

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
March 15, 2021**

Planning Commission conducted this meeting in accordance with California Governor Newsom's Executive Orders N-20-20 and N-35-20 and COVID-19 pandemic protocols.

Chairperson Smith called the March 15, 2021 Regular Planning Commission meeting to order via Zoom.

MEETING CALLED TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited by Chairperson Smith.

ROLL CALL:

PRESENT: Commissioners: Del Nero, Johnson, Kachel, Chairperson Smith

ABSENT: None

ALSO PRESENT: City Manager Tom Westbrook, Director of Engineering Services/City Engineer Daniel Padilla, Senior Planner James Michaels, City Attorney Nubia Goldstein, Administrative Secretary Ann Montgomery

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

None

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of March 15, 2021 was posted on March 11, 2021.
2. Approval of Minutes
 - a. February 16, 2021

3. General Correspondence – Informational only

(removed from Consent/Chairperson Smith)

- a. Ceres Downtown Revitalization Area Board (CDRAB) FY 2020-21 Quarterly Report – 2nd Quarter (Hallam)
- b. Annual Progress Report on the Implementation of the City’s Housing Element (Westbrook)
- c. Lot Line Adjustment (LLA) 20-01, Resolution No. PC 21-05; Approving a Lot Line Adjustment for Charanjit Singh to consolidate two properties located at 4376 Farm Supply Drive (APN: 041-064-021) into one parcel. (Michaels)

Chairperson Smith stated she would like Item 3.a. removed from the Consent Calendar for discussion and would like to entertain a motion to approve Items 1, 2, 3.a. and 3.c. on the Consent Calendar.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Johnson to approve Items 1, 2, 3.a. and 3.c. on the Consent Calendar. Motion passed by the following vote:

AYES: Commissioners Del Nero, Johnson, Kachel, Chairperson Smith
NOES: None
ABSENT: None

Commissioner Smith noted that she meant to include 3.b., not 3.a. in the proposed motion, and enlisted the City Attorney’s advice.

City Attorney, Nubia Goldstein advised the Commission to reconsider the Consent Calendar by motion and start over.

ACTION: It was moved by Commissioner Johnson; seconded by Commissioner Kachel to reconsider the Consent Calendar.

AYES: Commissioners Del Nero, Johnson, Kachel, Chairperson Smith
NOES: None
ABSENT: None

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Johnson to approve Items 1, 2, 3.b. and 3.c. on the Consent Calendar. Motion passed by the following vote:

AYES: Commissioners Del Nero, Johnson, Kachel, Chairperson Smith
NOES: None
ABSENT: None

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

3. a. Ceres Downtown Revitalization Area Board (CDRAB) FY 2020-21 Quarterly Report – 2nd Quarter (Hallam).

Chairperson Smith explained that she asked to remove 3.a. from the Consent Calendar to inquire about the last page of the report, which includes the quarterly financial statement. She noted that the revenue as predictable, is significantly behind. She started to do the math but thinks it's less than 20% where we're at right now at the end of the 2nd Quarter. Ms. Smith remarked that *The American Relief Rescue Act* was just passed and does include relief to state and local governments. She asked the City Manager if this will be eligible for any relief funding, and if he can give us any information on that.

City Manager, Tom Westbrook explained that it does appear that it would be eligible for funding; essentially anywhere where we're impacted by revenue losses that's related to COVID, could be an eligible expense. The CDRAB Budget is included in that amount. We're anticipating that we probably won't receive funding for between 60-90 days; however, that will be right around the time we adopt our annual budget anyway, so it shouldn't impact the CDRAB budget at all.

Chairperson Smith thanked Mr. Westbrook for the explanation.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to approve Item 3.a. on the Consent Calendar. Motion passed by the following vote:

AYES: Commissioners Del Nero, Johnson, Kachel, Chairperson Smith
NOES: None
ABSENT: None

PUBLIC HEARINGS:

4. Conditional Use Permit (CUP) 19-11 Time Extension; Proposal for a two (2) year time extension request for a previously approved Conditional Use Permit for the construction of a 7,922 square foot church building and maintaining an existing wedding event venue at 1748 Evans Road. Holy Apostolic Catholic Assyrian Church of the East, applicant.

Senior Planner, James Michaels presented the staff report.

The Public Hearing was opened at 6:12 p.m.

- Edmond Jacobs – Architect

Mr. Jacobs stated he is the architect for this project, representing the applicant and is available to answer any questions the Commission may have.

The Public Hearing was closed at 6:13 p.m.

MOTION: It was moved by Commissioner Kachel; seconded by Commissioner Johnson to make the determination that the two year time extension request for the project is exempt from environmental review as an infill development project and approve 19-11 Conditional Use Permit (CUP) Time Extension subject to the findings and conditions contained in PC Resolution 21-06. Motion passed by the following vote:

AYES: Commissioners Del Nero, Johnson, Kachel, Chairperson Smith
NOES: None
ABSENT: None

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

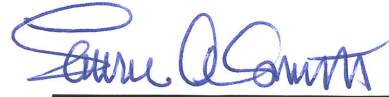
REPORTS:

- Commissioner Kachel announced that his wife is retiring after 40 plus years with Stanislaus County, so congratulations to her!
- Commissioner Del Nero reported that he and his wife celebrated their 39th wedding anniversary on Saturday.
- City Manager, Tom Westbrook reported that we are going to have the City Council meeting in person next Monday night, March 22nd. We're going to social distance, put staff tables around and see how that goes. The Council has been in the Chambers and we're running Zoom through there. If it goes off without a hitch, then we'll schedule the Planning Commission to do the same.

ADJOURNMENT

The Commission adjourned at 6:19 p.m. to the next regularly scheduled meeting of Monday, April 5, 2021.

APPROVED:



Laurie Smith, Chairperson

ATTEST:



Tom Westbrook, Secretary

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