

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
April 6, 2020**

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*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.*

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*Chairperson Smith called the April 6, 2020 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, Silveira, Chairperson Smith

**ABSENT:** None

**ALSO PRESENT:** Director of Community Development Tom Westbrook, City Manager Toby Wells, Director of Engineering Services/City Engineer Daniel Padilla, Senior Planner James Michaels, City Attorney Scott Miller, 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 April 6, 2020 was posted on April 3, 2020.

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

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

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR**

None

**PUBLIC HEARINGS:**

2. Conditional Use Permit (CUP) 17-01 2<sup>nd</sup> Time Extension; Proposal for a second one (1) year time extension for a previously approved project associated with the construction of a 47,348 square foot building for the development of a rehabilitation and nursing facility. Dr. Meetinder Rai, applicant.

Senior Planner, James Michaels presented the staff report.

**The Public Hearing was opened at 6:08 p.m.**

- Paul Pratt, Pratt Architecture, Modesto, CA

Mr. Pratt introduced the applicants, Dr. Rai and Mr. Rai and provided an explanation for the request for a second time extension.

**The Public Hearing was closed at 6:11 p.m.**

Brief Commission discussion ensued.

**ACTION:** It was moved by Commissioner Silveira; seconded by Commissioner Johnson to make the determination that the project is exempt pursuant to CEQA Guidelines 15332, Class 32, In-Fill Development, and approve CUP 17-01 2<sup>nd</sup> Time Extension, subject to the findings and conditions listed in PC Resolution 20-15. Motion passed by the following vote:

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

3. Second Amended Development Agreement; Hearing to consider the Second Amended Development Agreement by and between the City of Ceres and Kase Manufacturing for an existing operation located at 4111 Brew Master Drive. Kase Manufacturing, applicant.

City Manager, Toby Wells presented the staff report.

Brief Commission discussion ensued.

**The Public Hearing was opened at 6:17 p.m.**

- Mike Reynolds, Owner, Kase Manufacturing, Ceres, CA

Mr. Reynolds thanked the Commission and Staff for their support, noting that Ceres is ideal for his business and he extended an invitation to tour the facility.

**The Public Hearing was closed at 6:20 p.m.**

Brief Commission discussion ensued.

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to make the determination that the project is exempt pursuant to CEQA Guidelines 15061 (b-3), review for exemption and Section 15301-Existing Facilities, and approve PC Resolution 20-16. Motion passed by the following vote:

**AYES:** Commissioners Del Nero, Johnson, Kachel, Silveria, 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 congratulated Mr. Wells on his new position with the City of Turlock and also Mr. Westbrook on his new position with the City.
- Chairperson Smith concurred with Commissioner Kachel.

- Director of Community Development, Tom Westbrook announced that we will most likely be conducting the next few meetings, using the Zoom format during this COVID-19 pandemic, as we adhere to the Executive Orders issued by the Governor and COVID-19 pandemic protocols.
- City Engineer, Daniel Padilla provided an update on two construction projects: Whitmore Avenue Corridor and Blaker Road Overlay – Phase 1.

## ADJOURNMENT

The Commission adjourned at 6:25 p.m. to the next regularly scheduled meeting of Monday, May 4, 2020.

APPROVED:



Laurie Smith, Chairperson

ATTEST:

  
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Tom Westbrook, Secretary