

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
April 17, 2023**

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Kachel.

ROLL CALL:

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

ABSENT: Commissioner Jammu

ALSO PRESENT: Director of Community Development Christopher Hoem, Redevelopment and Economic Development Manager Tamra Spade, Senior Planner Teddie Hernandez, City Attorney Christian Smit, 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 17, 2023 was posted on April 14, 2023.
2. General Correspondence – Information only
 - a. Ceres Downtown Revitalization Area (CDRAB) FY2022-23 Quarterly Report – 2nd Quarter (Spade)
 - b. Ceres Downtown Revitalization Area (CDRAB) FY2022-23 Quarterly Report – 3rd Quarter (Spade)

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

AYES: Commissioners Del Nero, Johnson, Otero, Chairperson Kachel
NOES: None
ABSENT: Commissioner Jammu

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

3. Specific Plan Site Plan (SPSP) 23-02; Proposal for a Specific Plan Site Plan to construct a 636 square foot addition on the north side of the existing structure at La Morena’s restaurant located at 2500 Mitchell Road. Diego Zepeda, applicant.

Senior Planner, Teddie Hernandez presented the staff report.

The Public Hearing was opened at 6:07 p.m.

There being no comments, the Public Hearing was closed at 6:07 p.m.

Brief Commission discussion ensued.

ACTION: It was moved by Commissioner Johnson; seconded by Commissioner Otero to make the determination that this project is exempt from environmental review pursuant to CEQA Guidelines 15303, Class 3, and approve 23-02 SPSP, subject to the findings and conditions contained in Resolution PC 23-13. Motion passed by the following vote:

AYES: Commissioners Del Nero, Johnson, Otero, Chairperson Kachel
NOES: None
ABSENT: Commissioner Jammu

4. Vesting Tentative Subdivision Map (VTSM) 20-10; Consideration of a 2-year time extension for “Whitmore Ranch Subdivision, Phase 1,” a previously approved Vesting Tentative Subdivision Map (VTSM) to subdivide 19.3 acres into 107 residential lots located at 3340 E. Whitmore Avenue. Grant Alvernaz and Steve Alvernaz, applicants.

Senior Planner, Teddie Hernandez presented the staff report.

The Public Hearing was opened at 6:11 p.m.

- Dave Pratt, Ceres citizen

Mr. Pratt remarked that before they do any work in there, he’d like them to close and lock the gate up Moore Road and clean up all the trash that’s there.

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

Chairperson Kachel asked if staff was aware of the comment that Mr. Pratt made; what he's referring to.

Director of Community Development, Christopher Hoem replied that staff would follow-up with Mr. Pratt after the meeting.

ACTION: It was moved by Commissioner Del Nero; seconded by Commissioner Johnson to approve the two-year time extension for previously approved 20-10 VTSM, subject to the previously approved findings and conditions contained in Resolution PC 23-14. Motion passed by the following vote:

AYES: Commissioners Del Nero, Johnson, Otero, Chairperson Kachel
NOES: None
ABSENT: Commissioner Jammu

5. Vesting Tentative Parcel Map (VTPM) 20-12; Consideration of a 2-year time extension for "Sam Bella Plaza," a previously approved Vesting Tentative Parcel Map (VTPM) to subdivide 11.9 acres into 6 commercial zoned parcels and 1 storm drainage basin parcel at the southeast corner of Mitchell Road and Rohde Road. Khacho Enterprises, applicant.

Senior Planner, Teddie Hernandez presented the staff report.

The Public Hearing was opened at 6:14 p.m.

There being no comments, the Public Hearing was closed at 6:15 p.m.

ACTION: It was moved by Commissioner Johnson; seconded by Commissioner Otero to approve the two-year time extension for the previously approved Vesting Tentative Parcel Map with the findings and conditions contained in Resolution PC 23-15. Motion passed by the following vote:

AYES: Commissioners Del Nero, Johnson, Otero, Chairperson Kachel
NOES: None
ABSENT: Commissioner Jammu

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Chairperson Kachel announced that he will not be in attendance at the second meeting in May, as he has a conflict that day.

City Attorney, Christian Smit stated he had nothing to report, but noted that the Zoom feed was excellent again and thanked the Commission, staff and attendees for another great meeting.

Administrative Secretary, Ann Montgomery conveyed birthday wishes to Chairperson Kachel.

ADJOURNMENT:

The Commission adjourned at 6:17 p.m. to the next regularly scheduled meeting of Monday, May 1, 2023.

APPROVED:



Robert Kachel, Chairperson

ATTEST:



Christopher Hoem, Secretary