

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
April 19, 2021**

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

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led 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, Director of Public Works Jeremy Damas, Senior Planner James Michaels, City Clerk Diane Nayares-Perez, Recreation Manager Matthew Lohr, City Attorney Nubia Goldstein, Administrative Secretary Ann Montgomery

**CONFLICT OF INTEREST DECLARATION:**

None

**CITIZEN COMMUNICATIONS:**

- Dave Pratt, Ceres Citizen

Mr. Pratt stated that he was very glad to be attending in person, as he doesn't care for the Zoom meetings.

**CONSENT CALENDAR:**

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of April 19, 2021 was posted on April 14, 2021.

2. Approval of Minutes

- a. March 15, 2021

3. General Correspondence – Informational only

- a. Ceres Downtown Revitalization Area Board (CDRAB) FY 2020-21 Quarterly Report – 3<sup>rd</sup> Quarter (Hallam)

**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, Chairperson Smith  
**NOES:** None  
**ABSENT:** None

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

None

**PUBLIC HEARINGS:**

4. Site Plan Approval (SPA) 21-01; Proposal for a Site Plan Approval entitlement to redesign the City of Ceres Corporation Yard with a new master plan consisting of eight 2-story buildings that range in size from 3,840-7,200 square feet with additional on-site improvements located at 3420 Harold Avenue. City of Ceres, applicant.

Senior Planner, James Michaels presented the staff report.

Chairperson Smith inquired about the funding available for this project.

City Manager, Tom Westbrook replied that it is part of the City's Capitol Improvement Projects and will be funded by Water and Sewer funds.

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

- Director of Public Works, Jeremy Damas provided an explanation and stated that there would be no General Fund impacts.
- Greg Pires, Architect commented that they've been working on this for a few years.

Chairperson Smith expressed the Commission's appreciation for his attendance this evening.

**The Public Hearing was closed at 6:14 p.m.**

**MOTION:** It was moved by Commissioner Kachel; seconded by Commissioner Johnson to make the determination that this project is exempt from environmental review pursuant to CEQA Guidelines 15332, Class 32 In Fill Development Projects and approve 21-01 SPA subject to the findings and conditions contained in PC Resolution 21-07. 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 Del Nero remarked that he's very glad to be here and that after surgery, he is down to 40% vision in one eye.
- Commissioner Kachel stated that he is glad to be here and shared an article about an interview with the City of Modesto's Director of Parks, Recreation and Neighborhoods, Laurie Smith that was in the April edition of the Modesto View.
- Commissioner Johnson noted that is incredible to see everyone.
- Chairperson Smith expressed how wonderful it is to be together tonight.
- City Manager Westbrook stated that we will be opening City Hall back up on Monday, May 3<sup>rd</sup>.
- City Engineer, Daniel Padilla provided an update on the roundabout project at El Camino and Pine, beginning on May 17<sup>th</sup>. It will be under construction for about 2 months and he advised avoiding the area during that time.

**ADJOURNMENT**

The Commission adjourned at 6:19 p.m. to the next regularly scheduled meeting of Monday, May 3, 2021.

APPROVED:

  
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Laurie Smith, Chairperson

ATTEST:

  
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Tom Westbrook, Secretary