

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
May 3, 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, Senior Planner James Michaels, Recreation Manager Matthew Lohr, 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 May 3, 2021 was posted on April 28, 2021.
2. Approval of Minutes
  - a. April 19, 2021

**ACTION:** It was moved by Commissioner Johnson; 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:**

3. Vesting Tentative Parcel Map (VTPM) 20-12; Proposal for a Vesting Tentative Parcel Map to subdivide 11.9 acres into 6 commercial zoned parcels and 1 storm drainage basin parcel at the southeast corner of Mitchell and Rhode Road. Khaco Enterprises, applicant.

Senior Planner, James Michaels presented the staff report.

Commission discussion ensued.

**The Public Hearing was opened at 6:16 p.m.**

City Manager, Tom Westbrook stated that he confirmed with Mrs. Montgomery that the applicant, GDR Engineering was contacted and provided the link to the agenda last week; however, they are not in attendance this evening.

City Attorney, Nubia Goldstein clarified that it was fine to proceed with the proposal.

**The Public Hearing was closed at 6:18 p.m.**

**MOTION:** It was moved by Commissioner Kachel; seconded by Commissioner Johnson to approve a Mitigated Negative Declaration per the findings and conditions listed in PC Resolution 21-08 and approve 20-12 VTPM subject the findings and conditions contained in PC Resolution 21-09. 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

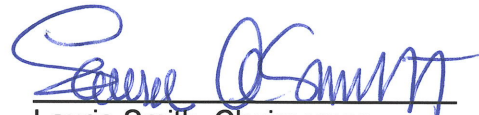
**REPORTS:**

- City Manager, Tom Westbrook noted that The Habit Burger project that the Commission previously approved, is under construction.
- 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 the next 2 months and he advised avoiding the area during that time.

**ADJOURNMENT**

The Commission adjourned at 6:23 p.m. to the next regularly scheduled meeting of Monday, May 3, 2021.

APPROVED:

  
Laurie Smith, Chairperson

ATTEST:

  
Tom Westbrook, Secretary