

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
May 17, 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, Kachel, Chairperson Smith

**ABSENT:** Commissioner Johnson

**ALSO PRESENT:** City Manager Tom Westbrook, Director of Engineering Services/City Engineer Daniel Padilla, Senior Planner James Michaels, Redevelopment and Economic Development Manager Steve Hallam, 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 17, 2021 was posted on May 13, 2021.
2. Approval of Minutes
  - a. May 3, 2021

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

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

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

None

### **PUBLIC HEARINGS:**

3. Vesting Tentative Subdivision Map (VTSM) 20-10 entitlement to subdivide 19.3 acres into 107 residential lots at 3340 E. Whitmore Avenue. Grant Alvernaz and Steve Alvernaz, applicants.

Senior Planner, James Michaels presented the staff report.

Brief Commission discussion ensued regarding traffic signals, the alley and the storm drain retention basin.

### **The Public Hearing was opened at 6:13 p.m.**

- Dave Romano

Mr. Romano stated that it is a great pleasure to be here this evening, noting that it's the second public hearing he's attended in over a year. He is representing the applicants, Steve and Grant Alvernaz, who are also in the audience. Mr. Romano explained that they were present in front of the Planning Commission as well as the City Council about three years ago, with this project. He added that North Star Engineering is also present this evening if there are any specific engineering questions. Mr. Romano provided a brief project history, explaining that the tentative map is really almost exactly what is in the Specific Plan. He remarked that they're in agreement with the Conditions of Approval and understand that prior to homes being built, that lotting plans and elevations will come back to the Planning Commission. Mr. Romano stated they were thankful to be at the meeting tonight, near the end of this process and asked for the Planning Commission's approval.

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

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to make the determination that this project is exempt from environmental review pursuant to CEQA Guidelines 15182, Residential Projects Pursuant to a Specific Plan, as the proposed vesting tentative subdivision map request conforms to the Whitmore Ranch Specific Plan, thereby meeting the exemption requirements of the above noted CEQA Guidelines section; and approve 20-10 VTSM, subject to the findings and conditions contained in PC Resolution 21-10. Motion passed by the following vote:

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

**ADJOURNED AS THE PLANNING COMMISSION TO THE CERES DOWNTOWN REVITALIZATION AREA BOARD at 6:17 p.m.**

**ROLL CALL:**

**PRESENT:** Board Members: Del Nero, Kachel, Chairperson Smith

**ABSENT:** Board Member Johnson

**ALSO PRESENT:** City Manager Tom Westbrook, Director of Engineering Services/City Engineer Daniel Padilla, Redevelopment and Economic Development Manager Steve Hallam, Senior Planner James Michaels, City Attorney Nubia Goldstein, Administrative Secretary Ann Montgomery

**CONFLICT OF INTEREST DECLARATION:**

None

**NEW BUSINESS:**

4. Ceres Downtown Revitalization Area Board Annual Report (Hallam)

Redevelopment and Economic Development Manager, Steve Hallam presented the staff report.

Brief Board discussion ensued.

**The Public Hearing was opened at 6:27 p.m.**

**There being no public comments, the Public Hearing was closed at 6:28 p.m.**

**ACTION:** It was moved by Board Member Del Nero; seconded by Board Member Kachel to approve Resolution 2021-01 (CDRAB). Motion passed by the following vote:

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

**RECONVENED AS THE PLANNING COMMISSION at 6:30 p.m.**

**NEW BUSINESS:**

5. Capital Improvement Program, FY 2021-22 Project Priority List. (Padilla)

Director of Engineering Services, City Engineer Daniel Padilla presented the staff report.

Brief Commission discussion ensued.

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to approve Resolution 2021-11. Motion passed by the following vote:

**AYES:** Board Member Del Nero, Kachel, Chairperson Smith

**NOES:** None

**ABSENT:** Board Member Johnson

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

City Engineer, Daniel Padilla provided an update on several projects that are currently in the construction phase in Ceres:

- Roundabout project at El Camino and Pine has started construction.
- Project to replace 35 air lease valves from our treatment plant to the Turlock treatment plant will be starting in a couple weeks.
- Project to line a couple sewer mains with a cured in place pipe plastic liner; one in downtown between 4<sup>th</sup> and 5<sup>th</sup> Street, in the alley from Magnolia to El Camino, and then at the River Oaks Golf Course as well.
- Project that's in construction, waiting for some equipment to arrive, to replace some concrete around Hatch and Service Road, between Morgan Road and Crows Landing.
- Two projects that are out to bid to overlay Blaker Road, between Hackett and Whitmore and then Central, between the roundabout and Service Road.
- An ITS project to install traffic signal, interconnected fiber to interconnect many different traffic signals in the City of Ceres.

Mr. Padilla noted that some of those projects are small, but the Engineering department has a lot of activity going on along with the large project, the River Bluff Reservoir Pump Station that will be awarded to Garney Pacific at Monday evening's City Council Meeting. That's the largest locally funded city project in many years - \$10 million.

### ADJOURNMENT

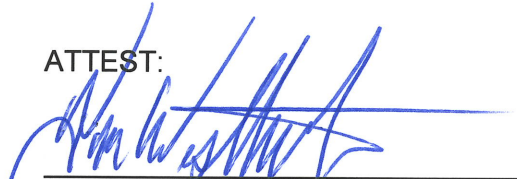
The Commission adjourned at 6:44 p.m. to the next regularly scheduled meeting of Monday, June 7, 2021.

APPROVED:



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Laurie Smith, Chairperson

ATTEST:

  
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Tom Westbrook, Secretary