

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
July 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, Jammu, Johnson, Otero, Chairperson Kachel

ABSENT: None

ALSO PRESENT: Director of Community Development Christopher Hoem, Director of Engineering Services/City Engineer Kevin Waugh, Redevelopment and Economic Development Manager Tamra Spade, Senior Planner Teddie Hernandez, 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 July 17, 2023 was posted on July 13, 2023.
2. Approval of Minutes
 - a. January 17, 2023 (all present)
 - b. March 20, 2023 (all present)
 - c. April 17, 2023 (Jammu absent)

3. Lot Line Adjustment (LLA) 23-07, Resolution No. PC 23-18; Approving a Lot Line Adjustment for Baumbach & Piazza, Inc. to consolidate two properties located on 4220 Farm Supply Drive (APN: 041-063-034) and 4180 Farm Supply Drive (APN: 041-063-035) into one parcel.
4. General Correspondence – Information only
 - a. Ceres Downtown Revitalization Area (CDRAB) FY2022-23 Quarterly Report – 4th Quarter (Spade)
 - b. Ceres Downtown Revitalization Area Board (CDRAB) Annual Report. (Spade)

ACTION: It was moved by Commissioner Del Nero; seconded by Commissioner Johnson to approve Items 1, 2.a., 2.b., 3, 4.a. and 4.b. on the Consent Calendar. Motion passed by the following vote:

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

ACTION: It was moved by Commissioner Johnson; seconded by Commissioner Otero to approve Item 2.c. on the Consent Calendar. Motion passed by the following vote:

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

5. Conditional Use Permit (CUP) 19-19 Time Extension; Proposal for a 2-year time extension for “Whitmore Towers,” a previously approved Conditional Use Permit to construct a 7,280 square foot retail commercial building at the Northwest Corner of Whitmore Avenue and Herndon Road. GDR Engineering, Inc., 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.

ACTION: It was moved by Commissioner Johnson; seconded by Commissioner Jammu to make the determination that this project is exempt from environmental review pursuant to CEQA Guidelines, Section 15332, Class 32, In Fill Development Projects and approve 19-19 CUP Time Extension, subject to the findings and conditions contained in PC Resolution 23-16. Motion passed by the following vote:

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

NEW BUSINESS:

6. Capital Improvement Program, FY 2023-24 Project Priority List.

Director of Engineering Services, City Engineer Kevin Waugh presented the staff report, explaining that the Capital Improvement Program is a capital planning and management tool and is designed to assist the City in identifying projects and infrastructure improvements for both current and future needs.

Chairperson Kachel opened the meeting for public comments at 6:10 p.m.

- John Warren, Ceres citizen

Mr. Warren asked why Ceres will pay out \$100,000 for Fire Training Facility Site Improvements when we contract with Modesto Fire.

Chairperson Kachel closed the meeting for any further public comments at 6:12 p.m.

Commissioner Del Nero asked if there was an answer for Mr. Warren's question.

City Engineer, Kevin Waugh responded that he believes that the project will be presented to City Council for review, and stated that at this time he wouldn't want to comment on that. He further explained that according to the Fire Chief, there is a great need for that type of training facility, and they're currently in the funding acquisition part.

Director of Community Development, Christopher Hoem suggested that since this item is to decide whether this list conforms with the General Plan, the Commission could forward this to the City Council, stating yes, this does conform to the General Plan, and include the comment that was provided, so that staff can further look into that by the time it gets to the City Council.

Chairperson Kachel agreed that it's important that the Council knows this was brought up. It seems a fair question to ask, and that's what the Fire people can answer for the Council. The Commission is simply making the recommendation.

ACTION: It was moved by Commissioner Jammu; seconded by Commissioner Del Nero to find the Capital Improvement Program (CIP) Project Priority List for FY 2023/2024 consistent with the General Plan, and approve the Project List as noted in PC Resolution

2023-17, and to include the comments regarding Line 10. Motion passed by the following vote:

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

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

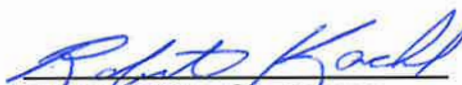
Chairperson Kachel stated that he missed everyone, as it's been three months since our last meeting, which is unusual.

Director of Engineering Services, City Engineer Kevin Waugh provided an update, noting that the Engineering department, he believes with all the projects they're working on, they already have four projects in solicitation. We have attempted to double our output this year; he's prepped our staff and he believes they're going to do a fine job in supporting the City.

ADJOURNMENT:

The Commission adjourned at 6:17 p.m. to the next regularly scheduled meeting of Monday, August 7, 2023.

APPROVED:


Robert Kachel, Chairperson

ATTEST:


Christopher Hoem, Secretary