

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
July 18, 2022**

Planning Commission conducted this meeting in accordance with California Government Code Section 59453, Subdivision (e) of the Ralph M. Brown Act (California Government Code Section 54950, Et. Seq.), Ceres Resolution No. 2022-71, and the Federal Americans with Disabilities Act.

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, Martinez,
Chairperson Smith

ABSENT: None

ALSO PRESENT: Director of Community Development Christopher Hoem,
Senior Planner James Michaels, Director of Engineering
Services, City Engineer Kevin Waugh, City Attorney Andrew
Doan, 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 18, 2022 was posted on July 14, 2022.
2. Approval of Minutes
 - a. June 6, 2022 (Del Nero absent)
 - b. June 20, 2022 (Johnson absent)

ACTION: It was moved by Commissioner Martinez; seconded by Commissioner Johnson to approve Item 1 on the Consent Calendar. Motion passed by the following vote:

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

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

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

ACTION: It was moved by Commissioner Martinez; seconded by Commissioner Kachel to approve Item 2.b. the Consent Calendar. Motion passed by the following vote:

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

3. Tentative Parcel Map (TPM) 22-10; Proposal for a Tentative Parcel Map to subdivide Parcel 7 of the Ceres Gateway Center project into two commercial zoned lots located at 4217 Mitchell Road. Hawkins & Associates Engineering, Inc., applicant.

Senior Planner, James Michaels presented the staff report.

Brief Commission discussion ensued.

The Public Hearing was opened at 6:09 p.m.

- Rod Hawkins, Hawkins & Associates Engineering, Inc.

Mr. Hawkins expressed his thanks to staff for their diligent work and stated that they had no objections to the Conditions proposed. He also noted that he will be happy to answer any questions.

- Renee Ledbetter

Mrs. Ledbetter stated as the Director of the Ceres Chamber of Commerce, they are very excited about this project and hopes that it has the full support of the Planning Commission.

The public hearing was closed at 6:11 p.m.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Johnson to accept that the proposed Tentative Parcel Map is found to be consistent with the original mitigated negative declaration approved for the Ceres Gateway Center project and that approval of the Tentative Parcel Map is not subject to further environmental review and also approve 22-10 TPM, subject to the findings and conditions contained in PC Resolution 22-17. Motion passed by the following vote:

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

4. Tentative Parcel Map (TPM) 22-12; Proposal for a Tentative Parcel Map to subdivide an existing 6.7-acre remainder parcel of the Ceres Gateway Center project into a 2.14-acre commercial zoned lot and a 4.61-acre remainder parcel located at 4217 Mitchell Road. Hawkins & Associates Engineering, Inc., applicant.

Senior Planner, James Michaels presented the staff report.

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

- Rod Hawkins, Hawkins & Associates Engineering, Inc.

Mr. Hawkins thanked staff once again and is available for any questions or comments.

The public hearing was closed at 6:15 p.m.

ACTION: It was moved by Commissioner Martinez; seconded by Commissioner Del Nero to accept that the proposed Tentative Parcel Map is found to be consistent with the original mitigated negative declaration approved for the Ceres Gateway Center project and that approval of the Tentative Parcel Map is not subject to further environmental review and also approve 22-12 TPM, subject to the findings and conditions contained in PC Resolution 22-18. Motion passed by the following vote:

AYES: Commissioners Del Nero, Johnson, Kachel, Martinez, 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:

- Senior Planner, James Michaels reminded the Commission that tomorrow night is the last night of Concerts in the Park, which starts at 6 p.m.
- Director of Community Development, Christopher Hoem thanked the Commission for being here this evening. We didn't have that many items of the agenda, but he appreciates everyone's dedication which makes Ceres a better place.
- Administrative Secretary, Ann Montgomery announced that she believes Deputy City Clerk, Cristina Aguilar will be clerking the next Planning Commission meeting on August 1st as she will be out of state, attending the 50th wedding anniversary celebration for her oldest brother and his wife.


ADJOURNMENT

The Commission adjourned at 6:18 p.m. to the next regularly scheduled meeting of Monday, August 1, 2022.

APPROVED:


Laurie Smith, Chairperson

ATTEST:


Christopher Hoem, Secretary