

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
August 1, 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 Josh
Varinsky, City Clerk Fallon Martin, Deputy City Clerk
Cristina Aguilar

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 August 1, 2022 was posted on July 26, 2022.
2. Approval of Minutes
 - a. July 18, 2022 (all present)

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

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

3. Conditional Use Permit (CUP) 22-13; Proposal for a Conditional Use Permit to allow In-Shape Health Club to expand its existing location at 1769 Mitchell Road with an outdoor fitness area to provide additional programming and fitness opportunities to the Ceres community. In-Shape Solutions, Inc., applicant.

Senior Planner, James Michaels presented the staff report.

Brief Commission discussion ensued.

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

- Sandra Stephenson, In-Shape Solutions, Inc., Gold River, California

Ms. Stephenson expressed her appreciation to the Commission and staff for their consideration of their project this evening, noting that she has worked with In-Shape for 15 years. Considering everything we've been through in the last two plus years, it is really wonderful to be here with a health club expansion project. In-Shape thinks this is a great use for that parcel that has been vacant for a very long time. Ms. Stephenson stated she is here to answer any questions the Commission may have and provide any additional information.

The public hearing was closed at 6:16 p.m.

ACTION: It was moved by Commissioner Johnson; seconded by Commissioner Kachel 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 22-13 CUP subject to the findings and conditions contained in PC Resolution 22-19. 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:

- Director of Engineering Services, City Engineer, Kevin Waugh provided an update on the following engineering projects: Cambridge Estates, Morrow Village – Phase I and Morgan Road. He also announced that he will be providing a presentation on the SR-99, Service and Mitchell Road Interchange design update, at the next City Council meeting.
- Chairperson Smith thanked Ms. Martin and Ms. Aguilar for filling in for Ms. Montgomery while she is in Wisconsin, enjoying family time.

ADJOURNMENT

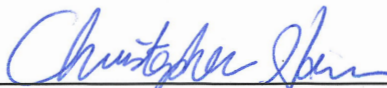
The Commission adjourned at 6:20 p.m. to the next regularly scheduled meeting of Monday, August 15, 2022.

APPROVED:



Laurie Smith, Chairperson

ATTEST:



Christopher Hoem, Secretary