

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
August 21, 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, Johnson, Otero, Chairperson Kachel

**ABSENT:** Commissioner Jammu

**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 Josh Varinsky, 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 August 21, 2023 was posted on August 17, 2023.
2. Approval of Minutes
  - a. October 3, 2022 (Del Nero, Johnson, Kachel to vote on) [continued from August 7, 2023 meeting]
  - b. August 7, 2023 (Johnson absent)

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

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

**ACTION:** It was moved by Commissioner Johnson; seconded by Commissioner Del Nero to approve Item 2.a. on the Consent Calendar to the next Planning Commission meeting. Motion passed by the following vote:

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

**ACTION:** It was moved by Commissioner Otero; seconded by Commissioner Del Nero to approve Item 2.b. on the Consent Calendar. Motion passed by the following vote:

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

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

None

### **PUBLIC HEARINGS:**

3. Site Plan Approval (SPA) 23-08; Proposal to construct a 7,453 square foot retail commercial building for O'Reilly Auto Parts, located at 960 E. Whitmore Avenue. O'Reilly Auto Parts, Esterly Schneider, applicant.

Senior Planner, Teddie Hernandez presented the staff report.

Brief Commission discussion ensued regarding the quantity of parking spaces.

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

- John Warren, Ceres citizen

Mr. Warren asked if either of the other two O'Reilly Auto Parts stores in Ceres will be closed with the opening of this new store, and are they owned by the same people.

Senior Planner Teddie Hernandez responded that staff has not been notified of any store closures and does not know if the stores are owned by the same people.

**The Public Hearing was closed at 6:11 p.m.**

Brief Commission discussion ensued regarding development on the west side.

**ACTION:** It was moved by Commissioner Johnson; seconded by Commissioner Otero to make the determination that this project is exempt from environmental review pursuant to CEQA Guidelines Section 15300.1 and approve 23-08 Site Plan Approval subject to the findings and conditions contained in Resolution PC 23-19. Motion passed by the following vote:

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

**NEW BUSINESS:**

None

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

- Director of Community Development, Christopher Hoem reported on the weather, noting a tropical storm is coming up through California and is hopeful we will remain unscathed by it.


**ADJOURNMENT:**

The Commission adjourned at 6:15 p.m. to the next regularly scheduled meeting of Monday, August 21, 2023.

APPROVED:

  
Robert Kachel, Chairperson

ATTEST:

  
Christopher Hoem, Secretary