

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
September 5, 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, Senior Planner Teddie Hernandez, City Attorney Scott Miller, Administrative Secretary Ann Montgomery

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

None

Director of Community Development, Christopher Hoem requested a one-minute recess to attempt to fix the video issue.

Chairperson Kachel announced a short recess at 6:03 p.m.

Chairperson Kachel resumed the meeting at 6:04 p.m. without video, due to a technical issue.

CONSENT CALENDAR :

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of September 5, 2023 was posted on August 30, 2023.

2. Approval of Minutes

a. August 21, 2023 (Jammu 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, Jammu, Johnson, Otero, Chairperson Kachel
NOES: None
ABSENT: None

ACTION: It was moved by Commissioner Johnson; seconded by Commissioner Otero to approve Item 2.a. 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:

3. Vesting Tentative Parcel Map (VTPM) 23-10 and Site Plan Approval (SPA) 23-11; Proposal to subdivide a 4.8-acre parcel into 4 parcels and to construct a 950 square foot commercial building for Dutch Bros. Coffee; Grey Peak Development, LLC., applicant.

Senior Planner, Teddie Hernandez presented the staff report.

Brief Commission discussion ensued regarding the neighboring property, O'Reilly Auto Parts and the number of parking spots.

The Public Hearing was opened at 6:12 p.m.

- Dave Pratt, Ceres citizen

Mr. Pratt asked why the address or crossroads aren't shown on the map, noting that most maps that come before the Commission usually have a crossroad shown and also an address.

Chairperson Kachel thanked Mr. Pratt, noting that his point is well taken and suggested that perhaps project area maps in the future contain a cross street, to put the project in perspective.

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

Brief Commission discussion ensued regarding development on the west side.

The Public Hearing was reopened at 6:15 p.m. to allow comments via Zoom.

- Sandra Fox, Senior Planner with Barghausen Consulting Engineers, Inc.

Ms. Fox stated that they are the engineers and planners of record for Dutch Bros. Coffee. They've enjoyed working with City staff and appreciate their time and the patience that they have garnered them. They are supportive of the Conditions of Approval and thanked the Commission for their time. Ms. Fox also commented that she is available to answer any questions that the Commission might have.

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

Commission discussion ensued regarding improvements to the roadway.

ACTION: It was moved by Commissioner Johnson; seconded by Commissioner Del Nero to make the determination that this project is exempt from environmental review pursuant to CEQA Guidelines Section 21080(b)(1) and Section 15315, approve 23-10 VTPM, subject to the findings and conditions contained in Resolution PC 23-20 and approve 23-11 SPA, subject to the findings and conditions contained in Resolution PC 23-21. Motion passed by the following vote:

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

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

- Commissioners Del Nero, Johnson and Jammu all recently celebrated birthdays on August 30th and 31st, with Commissioner Del Nero reaching a milestone birthday.

ADJOURNMENT:

The Commission adjourned at 6:20 p.m. to the next regularly scheduled meeting of Monday, September 18, 2023.

APPROVED:


Robert Kachel, Chairperson

ATTEST:


Christopher Hoem, Secretary