

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
October 4, 2021**

Planning Commission conducted this meeting in accordance with California Governor Newsom's Executive Orders N-20-20 and N-35-20 and COVID-19 pandemic protocols.

MEETING CALLED TO ORDER: 6:02 p.m.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Smith.

ROLL CALL:

PRESENT: Commissioners: Del Nero, Johnson, Kachel, Chairperson Smith

ABSENT: None

ALSO PRESENT: Director of Community Development Christopher Hoem, Senior Planner James Michaels, Associate Engineer Sam Royal, City Attorney Nubia Goldstein, 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 October 4, 2021 was posted on September 29, 2021.
2. Approval of Minutes
 - a. August 16, 2021 (all present)

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

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

3. Conditional Use Permit (CUP) 21-05; Proposal from McDonald's restaurant to expand its current restaurant operation with the demolition of its existing 3,096 square foot restaurant facility and replacing it with a new 4,506 square foot restaurant facility at 1324 E. Hatch Road. Deanna Uecker, McDonald's USA, LLC., applicant.

Senior Planner, James Michaels presented the staff report.

Brief Commission discussion ensued.

The Public Hearing was opened at 6:15 p.m.

There being no public comments, the Public Hearing was closed at 6:15 p.m.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to make the determination that the project is exempt from environmental review pursuant to CEQA Guidelines 15332, Class 32 and approve 21-05 CUP, subject to the findings and conditions in PC Resolution 21-18. Motion passed by the following vote:

AYES: Commissioners Del Nero, Johnson, Kachel, 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:

- Chairperson Smith welcomed Director of Community Development, Christopher Hoem, stating the Commission looks forward to working with him.
- Director of Community Development, Christopher Hoem stated he was glad to be here and apologized for the technical difficulties this evening.
- Senior Planner, James Michaels announced that the Super WalMart plans to open on November 17th and staff is diligently working with them to facilitate that.
- Administrative Secretary, Ann Montgomery introduced Interim City Engineer, Sam Royal and welcomed him to his first Planning Commission meeting.
- Interim City Engineer, Sam Royal remarked he was happy to be attending, provided a brief update on some of the engineering projects and encouraged the Commission to contact him with any questions or concerns they may have.
- Chairperson Smith thanked Mr. Royal and stated they look forward to working with him as well.

ADJOURNMENT

The Commission adjourned at 6:19 p.m. to the next regularly scheduled meeting of Monday, October 18, 2021.

APPROVED:



Robert Kachel, Commissioner

ATTEST:



Christopher Hoem, Secretary