

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
September 19, 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. 2022-105, 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,
Director of Engineering Services, City Engineer Kevin
Waugh, Deputy Chief Kevin Wise, City Attorney Nubia
Goldstein, Administrative Secretary Ann Montgomery

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

- John Warren, Ceres Citizen

Mr. Warren expressed his concerns about the Lazy Wheels Mobile Home Park; an item that was heard by the Planning Commission at a meeting in August 2013. He referenced the Minutes from that meeting where it was decided that the use of that establishment located at 1941 E. Whitmore Avenue, as a mobile home park end within 5 years. Mr. Warren noted that we're 9 years out and the problem is still there. He recommended that the Commission take some action, involve the City Attorney, find out what the proper steps are, and move forward with taking care of this particular issue.

Chairperson Smith thanked Mr. Warren for bringing it to the Commission's attention. She asked staff to conduct some research and bring it back to the Commission at the next meeting for a report.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of September 19, 2022 was posted on September 16, 2022.
2. Approval of Minutes
 - a. August 1, 2022 (all present)
 - b. August 15, 2022 (Martinez absent)
3. General Correspondence – Information only
 - a. Ceres Downtown Revitalization Area (CDRAB) FY2021-22 Quarterly Report – 4th Quarter (Hoem)

ACTION: It was moved by Commissioner Martinez; seconded by Commissioner Johnson to approve Items 1, 2.a. and 3.a. on the Consent Calendar. Motion passed by the following vote:

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

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

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

4. Specific Plan Site Plan (SPSP) 22-14; Proposal for a Specific Plan Site Plan to construct a 50,800 square foot, 122-room, 4-story hotel at the southwest corner of Mitchell and Service Roads. Ceres Gateway Center, LLC., applicant.

Director of Community Development, Christopher Hoem presented the staff report.

The Public Hearing was opened at 6:11 p.m.

There being no public comments, the Public Hearing was closed at 6:11 p.m.

Commission discussion ensued regarding adequate Fire department access for emergencies and the differences between an apartment complex and an extended-stay hotel.

ACTION: It was moved by Commissioner Martinez; seconded by Commissioner Kachel to accept that the proposed entitlement is found to be consistent with the original mitigated negative declaration approved for the Ceres Gateway Center project, that the proposed project also falls under Categorical Exemption 15332, Class 32 (In Fill Development Projects) of the California Environmental Quality Act, and that approval of this entitlement is not subject to further environmental review and approve 22-14 SPSP subject to the findings and conditions contained in PC Resolution 22-23. Motion passed by the following vote:

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

5. Conditional Use Permit (CUP) 22-15; Proposal for a Conditional Use Permit for a gas station and convenience store at the southwest corner of Mitchell and Service Roads. Charlie Brown, Owner – C.C. Planning and Permitting Services, applicant.

Director of Community Development, Christopher Hoem presented the staff report.

The Public Hearing was opened at 6:22 p.m.

- Charlie Brown, C.C. Planning and Permitting Services

Mr. Brown stated that he is the permit expeditor for the development and noted he is here to answer any questions there may be for the developer. The developer is also on ZOOM and we look forward to hearing the Commission's decision.

- Sunny Ghai

Mr. Ghai explained the inside use of this proposed project and added that he is here to answer any questions.

The public hearing was closed at 6:26 p.m.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Martinez to accept the proposed entitlement is found to be consistent with the original mitigated negative declaration approved for the Ceres Gateway Center project, that the proposed project also falls under Categorical Exemption Section 15332, Class 32 (In Fill Development Projects) of the California Environmental Quality Act, and that the approval of this entitlement is not subject to further environmental review, and approve 22-15 CUP, subject to the findings and conditions contained in PC Resolution 22-24. Motion passed by the following vote:

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

6. Conditional Use Permit (CUP) 22-16; Proposal for a Conditional Use Permit for a Popeye's restaurant at the southwest corner of Mitchell and Service Roads. Charlie Brown, Owner – C.C. Planning and Permitting Services, applicant.

Director of Community Development, Christopher noted a clarification to the agenda; the owner of the three projects presented this evening is Ceres Gateway Center, LLC., and the applicant is C.C. Planning and Permitting Services.

Director of Community Development, Christopher Hoem presented the staff report.

Brief Commission discussion ensued.

The Public Hearing was opened at 6:36 p.m.

- Sunny Ghai

Mr. Ghai noted that Ceres is one city that they have really enjoyed working with and thanked staff and Planning Commissioners for bringing this up so quickly.

Commissioner Kachel interjected that it's nice to hear the appreciation for staff and he'd like to congratulate Mr. Hoem for getting these projects turned out quickly. Mr. Hoem noted that he's getting a lot of support from Mrs. Montgomery as well.

The public hearing was closed at 6:38 p.m.

ACTION: It was moved by Commissioner Martinez; seconded by Commissioner Kachel to accept the proposed entitlement is found to be consistent with the original mitigated negative declaration approved for the Ceres Gateway Center project, that the proposed project also falls under Categorical Exemption Section 15332, Class 32 (In Fill Development Projects) of the California Environmental Quality Act, and that the approval of this entitlement is not subject to further environmental review, and approve 22-16 CUP, subject to the findings and conditions contained in PC Resolution 22-25. 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:

- Commissioner Kachel stated he feels really gratified to see these three projects as he doesn't remember the last time we had three projects at one Planning Commission meeting. It's nice to see this is coming to fruition after all these years of planning, hoping and then the pandemic slowing everything down.
- Commissioner Martinez announced that this past Saturday was the One Table, One Community event. It was a great turn out and he knows the Chamber put a lot of hard work in and a lot of restaurants participated in it.
- Chairperson Smith asked about and stated that perhaps Mr. Hoem would be addressing this in his report; the items that were on the agenda for the meeting that was cancelled due to the power outage.
- City Attorney, Nubia Goldstein announced that she was recently appointed as the City Attorney for the City of Ceres and also has a new addition to her family.
- Director of Engineering Services, City Engineer Kevin Waugh confirmed that the Engineering staff did the inspection of the asphalt on Service Road in front of the Ceres Gateway Center and it came out really well.
- Director of Community Development, Christopher Hoem announced:
 - The two items that were on the last meeting agenda, which was cancelled due to the power outage (September 6th) will be heard at the next Planning Commission meeting on October 3rd.
 - Cold Stone Creamery soft opening will be held at 11:00 a.m. on September 26th. The Ribbon Cutting Grand Opening will be on October 8th, time to be determined by their marketing department.

ADJOURNMENT


The Commission adjourned at 6:45 p.m. to the next regularly scheduled meeting of Monday, October 3, 2022.

APPROVED:



Laurie Smith, Chairperson

ATTEST:



Christopher Hoem, Secretary