

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
October 7, 2019**

**MEETING CALLED TO ORDER:** 6:00 p.m.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairperson Condit.

**ROLL CALL:**

**PRESENT:** Commissioners: Del Nero, Kachel, Chairperson Condit

**ABSENT:** Vice-Chairperson Johnson, Commissioner Smith

**ALSO PRESENT:** Director of Community Development Tom Westbrook,  
Director of Engineering Services/City Engineer Daniel Padilla,  
City Attorney Nubia Goldstein, Senior Planner James Michaels,  
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 7, 2019 was posted on October 3, 2019.
2. Approval of Minutes
  - a. September 16, 2019 (Condit absent)

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

**AYES:** Commissioners Del Nero, Kachel, Chairperson Condit

**NOES:** None

**ABSENT:** Vice-Chairperson Johnson, Commissioner Smith

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

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

**AYES:** Commissioners Del Nero, Kachel  
**NOES:** None  
**ABSENT:** Vice-Chairperson Johnson, Commissioner Smith  
**ABSTAIN:** Chairperson Condit

## **PUBLIC HEARINGS:**

3. Conditional Use Permit (CUP) 19-18; Proposal to construct a gas station consisting of 4 fueling stations for the existing 7-11 convenience store located at 1305 Herndon Road. Tait & Associates on behalf of 7-Eleven, Inc., applicant.

Senior Planner, James Michaels presented the staff report.

Director of Community Development, Tom Westbrook explained that tonight is a unique circumstance. Because this is a Conditional Use Permit proposal, the City's by-laws indicate that approval must be by a majority of the body (the Planning Commission); so, three "yes" votes of the five members would be needed to advance the project. If during deliberations, the Commission feels they are not able to come to three votes, staff's recommendation would be to simply continue the item, after the Public Hearing portion is completed, to the next meeting when we have a complement of the Commission.

Brief Commission discussion ensued.

### **The Public Hearing was opened at 6:08 p.m.**

- Everett Cardenas, Ceres resident

Mr. Cardenas remarked that he is glad the City is allowing something to be done on the vacant lot near his home. He expressed his concerns with the lighting, ensuring that it will not be directed at his property. In addition, he is concerned about the building of the sound wall; being 8 feet, not 6 feet tall, along with the cross traffic, heading towards McDonald's and Starbucks. Another major concern of his is the vent tube, which is going to be about 15 feet from his bedroom window.

- Henry Gary, Ceres resident

Mr. Gary stated he is also excited about the project; however, he is a little concerned about the noise, the nuisance, the people that cause the noise, and the trash pick-up.

- Esther Cardenas, Ceres resident

Mrs. Cardenas remarked that she actually wrote a letter, and thanked Mr. Westbrook and Lisa Fletcher with Tait & Associates for responding to her letter. She then read her letter for the record, listing her concerns with some project conditions and chemicals in the area.

**The Public Hearing was closed at 6:20 p.m.**

Commissioner Kachel stated that there have been some very good issues raised, but he believes, reading through the Conditions, they've all been addressed.

Brief Commission discussion ensued regarding the Bertolotti trash pick-up schedule.

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to:

- 1) Make the determination that this project is exempt from environmental review pursuant to CEQA Guidelines 15332, Class 32 In Fill Development Projects.
- 2) Approve 19-18 CUP subject to the findings and conditions contained in PC Resolution 19-20.

Motion passed by the following vote:

**AYES:** Commissioners Del Nero, Kachel, Chairperson Condit  
**NOES:** None  
**ABSENT:** Vice-Chairperson Johnson, Commissioner Smith

**NEW BUSINESS:**

None

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

Chairperson Condit welcomed City Attorney, Nubia Goldstein back and congratulated her on her baby boy.

Director of Community Development, Tom Westbrook announced:

- Kase Manufacturing Grand Opening/Ribbon Cutting with the Chamber of Commerce will be on Wednesday, October 16<sup>th</sup> at 4:30 p.m. at 4111 Brew Master Drive.
- Artist Spotlight, featuring Annabell Sousa will be held on Thursday, October 17<sup>th</sup> from 5:00 p.m. to 7:00 p.m. at the Community Center.
- Ceres Unified Community Foundation with the School District will be having their 8<sup>th</sup> Annual Fundraising Dinner on Friday, October 18<sup>th</sup>.

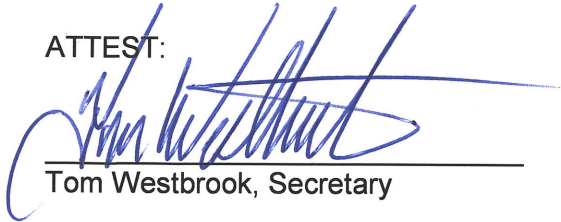
**ADJOURNMENT:**

The Commission adjourned at 6:25 p.m. to the next regularly scheduled meeting of Monday, October 21, 2019.

APPROVED:

  
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Couper Condit, Chairperson

ATTEST:

  
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Tom Westbrook, Secretary

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