

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
October 21, 2019**

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Vice-Chairperson Johnson.

ROLL CALL:

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

ABSENT: None

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 21, 2019 was posted on October 15, 2019.
2. Approval of Minutes
 - a. October 7, 2019 (Johnson, Smith absent)

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

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

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, Chairperson Condit
NOES: None
ABSENT: None
ABSTAIN: Vice-Chairperson Johnson, Commissioner Smith

PUBLIC HEARINGS:

3. Conditional Use Permit (CUP) 19-19; Proposal for a 7,280 square foot retail commercial building at the Northwest Corner of Whitmore Avenue and Herndon Road. GDR Engineering, applicant.

Senior Planner, James Michaels presented the staff report.

The Public Hearing was opened at 6:05 p.m.

- Josh Jantz, GDR Engineering, Inc., Ceres, CA

Mr. Jantz stated that he is here on behalf of their client, Anthony Nowaid, who is also in attendance this evening along with Renee Ledbetter, who is part of our team to help market the project. Mr. Jantz noted that rooftop seating was an amenity that they added to the project site, which is intended to be reserved for the main restaurant use only, with stairway access on the east and west sides of the building as well as elevator access located in the foyer area.

- Renee Ledbetter, Exit Realty, Ceres, CA

Mrs. Ledbetter stated she is representing the applicant through the real estate company, Exit Realty. The applicant has decided to move forward and construct a building with a variety of restaurants. She added that her other hat is representing the Ceres Chamber of Commerce. The Chamber is excited to get behind a project like this, as they want to see business growth and economic business dollars flow through our City. This project would be a great beginning for the future phases of that area.

The Public Hearing was closed at 6:10 p.m.

Brief Commission discussion ensued.

ACTION: It was moved by Commissioner Smith; seconded by Commissioner Kachel to approve 19-19 CUP subject to the findings and conditions contained in PC Resolution 19-21. Motion passed by the following vote:

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

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Chairperson Condit reported that he attended both the Artist Spotlight and the Kase Manufacturing Grand Opening/Ribbon Cutting events this past week.


Director of Community Development, Tom Westbrook announced:

- He also attended both events; the Artist Spotlight and Kase Manufacturing Grand Opening/Ribbon Cutting.
- The Lions Club is having their annual Harvest Festival on Saturday, October 26th from 5:00 p.m. to 8:00 p.m. Tickets are available in advance from any Lions Club Member.

ADJOURNMENT:

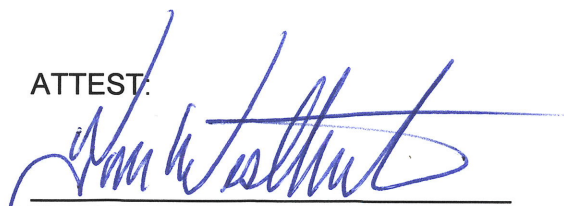
The Commission adjourned at 6:16 p.m. to the next regularly scheduled meeting of Monday, November 18, 2019.

APPROVED:



Couper Condit, Chairperson

ATTEST:



Tom Westbrook, Secretary