

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
November 18, 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, City  
Manager Toby Wells, 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 November 18, 2019 was posted on November 13, 2019.
2. Approval of Minutes
  - a. October 21, 2019 (all present)
3. General Correspondence – Information Only
  - a. Ceres Downtown Revitalization Area Board (CDRAB) FY 2019-20 Quarterly Report – 1<sup>st</sup> Quarter (Hallam)

**ACTION:** It was moved by Commissioner Smith; seconded by Commissioner Kachel to approve 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**

None

**PUBLIC HEARINGS:**

4. Conditional Use Permit (CUP) 17-19 Time Extension; Proposal for a one-year time extension request for a previously approved Conditional Use Permit associated with the construction of a 4,500 square foot 2-story building with retail uses on the first floor and a single-family residence on the second floor at 2436 E. Whitmore Avenue & 2504 5<sup>th</sup> Street. GDR Engineering, applicant.

Director of Community Development, Tom Westbrook presented the staff report.

**The Public Hearing was opened at 6:03 p.m.**

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

Mr. Jantz stated that he is here on behalf of their client and is available to answer any questions there may be about the project.

**The Public Hearing was closed at 6:03 p.m.**

**ACTION:** It was moved by Commissioner Kachel; seconded by Vice-Chairperson Johnson to determine the one-year time extension is consistent with the original project, and the time extension is not subject to further environmental review, and recommend approval of 17-19 CUP Time Extension, subject to the findings and conditions contained in PC Resolution 19-22. Motion passed by the following vote:

**AYES:** Commissioners Del Nero, Johnson, Kachel, Smith

**NOES:** Chairperson Condit

**ABSENT:** None

5. PCDP 16-08 2<sup>nd</sup> Time Extension; proposal for a second one-year time extension for a previously approved development plan associated with the construction of a 20-unit multi-family residential project located at 2800-2808 Blaker Road. GDR Engineering, applicant.

Director of Community Development, Tom Westbrook presented the staff report.

**The Public Hearing was opened at 6:06 p.m.**

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

Mr. Jantz stated that he is here on behalf of their client, who is also in attendance and happy to answer any questions.

Commissioner Johnson asked what the hold-up has been since 2016.

Mr. Jantz explained the biggest setback has been the economy, and with construction costs right now, it's just not feasible at this time; however, Mr. Ledbetter has given GDR the go-ahead to start with the improvement plans in the process.

**The Public Hearing was closed at 6:07 p.m.**

**ACTION:** It was moved by Commissioner Smith; seconded by Commissioner Kachel to approve PC Resolution 19-23. 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:**

Director of Community Development, Tom Westbrook announced:

- Ceres Chamber of Commerce is sponsoring the second annual "*12 Days of Christmas Shopping Spree*" Raffle. Tickets are \$10 and are available at the Chamber Office.
- Christmas Tree Lane will be on Saturday, December 7<sup>th</sup> at Smyrna Park.
- Ceres Chamber of Commerce will be having a Wine Stroll on December 6<sup>th</sup>, hosted by several businesses in the downtown.
- City Engineer, Daniel Padilla is celebrating his 40<sup>th</sup> Birthday this week on a cruise with his family.


City Manager, Toby Wells announced:

- Apologized for arriving a few minutes late; he was attending a Youth Forum that Councilmember Condit has organized. He met with a good group of students from Ceres High School and discussed the City Manager job and functions. It was a great interaction.
- Municipal Code Update – Staff and the City Council have been working diligently on revisions to the Muni Code. After the first of the year, the chapters pertinent to the Planning Commission will be presented.

**ADJOURNMENT:**

The Commission adjourned at 6:10 p.m. to the next regularly scheduled meeting of Monday, December 16, 2019.

APPROVED:

  
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Couper Condit, Chairperson

ATTEST:

  
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Tom Westbrook, Secretary