

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
March 4, 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, Johnson, Kachel, Smith, Chairperson Condit

**ABSENT:** None

**ALSO PRESENT:** Director of Community Development Tom Westbrook, City Manager Toby Wells, Director of Engineering Services/City Engineer Daniel Padilla, Police Chief Brent Smith, Senior Planner James Michaels, City Attorney Vincent Wu, 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 March 4, 2019 was posted on February 26, 2019.
2. Approval of Minutes
  - a. February 4, 2019 (Commissioner Del Nero 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

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

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

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

None

### **PUBLIC HEARINGS:**

3. Site Plan Approval (SPA) 19-01; Proposal for a Site Plan Approval entitlement to construct a new 6,236 square foot 2-story building to include commercial and residential occupancies at 2928 3<sup>rd</sup> Street. Satwant Singh and Malkit Kaur Sanghera, applicants.

Senior Planner, James Michaels presented the staff report.

Brief Commission discussion ensued.

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

- Josh Jantz, GDR Engineering, 3525 Mitchell Road, Suite G, Ceres, CA

Mr. Jantz remarked that he is here on behalf of Mr. Sanghera, who was not able to attend this evening. He noted that Mr. Sanghera's grandson is here to answer any questions for the property owner. Mr. Jantz is here to answer any questions regarding the Site Plan and also Joe Smith, from API Architecture is available to answer any questions the Commission may have regarding elevations.

Mr. Jantz noted one thing he did want to mention is, the Condition regarding the temporary trailer for the Barber Shop, while construction is going on.

Mr. Michaels clarified that there was discussion pertaining to the existing tenant being able to continue to operate their business during construction, but would need use of a temporary trailer. Staff agreed that during construction, a condition could be added in the project that would reflect that. Since staff forgot to put it in the staff report, Mr.

Michaels noted that they would like to add it to the Resolution, and read it into the record.

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

Commissioner Smith requested that Mr. Michaels read the Condition to be added to the Resolution, for the record.

Mr. Michaels stated that the Condition would be added on page 15, and would be numbered *B.12* and read as follows: *“During the Construction of this project, the applicant shall be allowed to provide a temporary trailer on the property to accommodate the existing barber shop use thereby allowing it to remain open during construction. The trailer shall be removed from the site upon completion of the project and prior to the City granting final occupancy to the building.”*

Mr. Westbrook provided a brief history about the project and noted that this location will be near the new ACE Train stop. Staff is extremely excited about this project.

**ACTION:** It was moved by Commissioner Smith; seconded by Commissioner Johnson to make the determination that this project is exempt from Environmental Review, approve PC Resolution 19-01, and include Condition B.12 as read by Mr. Michaels. Motion passed by the following vote:

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

4. Conditional Use Permit (CUP) 19-02; Proposal for a Conditional Use Permit entitlement to replace an existing 112-foot tall radio communication tower with a new 140-foot tall radio communication tower at 2727 3<sup>rd</sup> Street to improve public safety operations.

Senior Planner, James Michaels presented the staff report.

**The Public Hearing was opened at 6:16 p.m.**

**Seeing there were no public comments, the Public Hearing was closed at 6:16 p.m.**

**ACTION:** It was moved by Commissioner Smith; seconded by Commissioner Kachel to approve PC Resolution 19-02. 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 introduced our new City Engineer, Daniel Padilla.
- Director of Engineering Services/City Engineer, Daniel Padilla stated it is a privilege to be here and looks forward to working with the Planning Commission
- City Manager, Toby Wells announced that he's the happiest guy in the room. With two recent hires; the Fire Chief started in January and Mr. Padilla in February, the City is back to full staff at the department head level, so he can return full time to his City Manager role. We do look forward to an exciting year, with more activities in the downtown and continuing to see private development pick up.

**ADJOURNMENT:**

The Commission adjourned at 6:19 p.m. to the next regularly scheduled meeting of Monday, March 18, 2019.

APPROVED:

  
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Couper Condit, Chairperson

ATTEST:

  
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Tom Westbrook, Secretary