

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
March 21, 2022**

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*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. 2022-06, and the Federal Americans with Disabilities Act.*

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**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, Kachel, Martinez, Chairperson Smith

**ABSENT:** Commissioner Johnson

**ALSO PRESENT:** Director of Community Development Christopher Hoem, Senior Planner James Michaels, Economic Development and Redevelopment Manager Anthony Sims, Associate Engineer/Interim Public Works Director Sam Royal, City Attorney Scott Miller, Administrative Secretary Ann Montgomery

**CONFLICT OF INTEREST DECLARATION:**

None

**CITIZEN COMMUNICATIONS:**

None

**CONSENT CALENDAR:**

Chairperson Smith noted that Item 2 will need to be voted upon separately, as she was not in attendance at the meeting of February 22, 2022; and asked City Attorney, Scott Miller for direction, proceeding with correcting the clerical error of the second address listed in Item 3.

Mr. Miller advised that the Commission move to accept the Consent Calendar noting that correction.

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of March 21, 2022 was posted on March 17, 2022.
2. Approval of Minutes
  - a. February 22, 2022 (Smith absent)
3. Lot Line Adjustment (LLA) 22-02; Resolution No. PC 22-03; Approving a Lot Line Adjustment for NGB Construction, Inc. to consolidate two properties located at 4435 Admiral Court (APN: 041-065-053) and 4435 Admiral Court (APN: 041-065-054) into one parcel.
4. General Correspondence – Information only
  - a. Annual Progress Report on the Implementation of the City's Housing Element
  - b. Ceres Downtown Revitalization Area (CDRAB) FY2021-22 Quarterly Report – 2<sup>nd</sup> Quarter (Sims)

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Martinez to approve Items 1, 3 and 4 on the Consent Calendar, with the correction to Item 3, of the second address from 4435 Admiral Court to 4436 Admiral Court. Motion passed by the following vote:

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

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

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

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

None

#### **PUBLIC HEARINGS:**

5. Vesting Tentative Subdivision Map (VTSM) 21-13; Proposal for a Vesting Tentative Subdivision Map entitlement to subdivide 8.4 acres into 46 residential lots for the property located 650 feet south of the Moore Road/Whitmore Avenue intersection, just east of Moore Rode. AMA Partners, LLC., applicant.

Senior Planner, James Michaels presented the staff report. Mr. Michaels stated that each Commissioner and staff member at the dais received a handout, listing the proposed

amendments to the Conditions of Approval in Resolution 22-04. He explained that after the staff report was sent to the applicant, the applicant contacted staff to discuss six Conditions of Approval that they wish to modify, noting these were engineering related conditions. Mr. Michaels reported that after reviewing the requests, staff is in agreement with the proposed modifications. If the Commission is looking to approve this item this evening, staff will be renumbering the Conditions of Approval accordingly.

Chairperson Smith asked Mr. Michaels to briefly explain each of the six proposed amendments, so that the Commission could better understand what they represent.

Mr. Michaels provided the following explanations:

- This has to do with the timing of when a developer is looking at when they want to acquire or obtain a certain right-of-way; if they're not able to obtain that, then they shall enter into an agreement with the City, giving them additional time to complete the improvements.
- Applicant requested Item 14, regarding the City having the right to review and reassess construction plans if construction doesn't happen soon after recording of the final map, be eliminated.
- Basically, there were some discrepancies in the numbers, so staff corrected those accordingly, so that the appropriate amount of feet of dedication and improvements were listed.
- Essentially, this was to clarify that the storm drain lines would be constructed to City standards.
- This had to do with clarifying the curb and gutter being permitted in certain places and not in others.
- Insertion of verbiage regarding slope easements.

**The Public Hearing was opened at 6:18 p.m.**

**There being no Public Comments, the Public Hearing was closed at 6:18 p.m.**

**ACTION:** It was moved by Commissioner Martinez; seconded by Commissioner Kachel to approve the Vesting Tentative Subdivision Map, PC Resolution 22-04, with revisions as provided by staff. Motion passed by the following vote:

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

6. Mitchell Road Corridor Specific Plan Text Amendment (ZOTA) 22-04; Proposal to consider a Zoning Ordinance Text Amendment to the Mitchell Road Corridor Specific Plan (MRCSP) that would give the City Planning Commission the authority to adopt main building heights exceeding the current Specific Plan limit of 35 feet on properties zoned "RC, Regional Commercial." City of Ceres, applicant.

Senior Planner, James Michaels presented the staff report.

Brief Commission discussion ensued.

**The Public Hearing was opened at 6:25 p.m.**

**There being no Public Comments, the Public Hearing was closed at 6:25 p.m.**

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Martinez to accept that this project is consistent with CEQA Guidelines Section 15061 (b-3) and recommend the City Council approve the Zoning Ordinance Text Amendment (ZOTA 22-04) per the findings and proposed revisions to the Mitchell Road Corridor Specific Plan listed in PC Resolution 22-05. Motion passed by the following vote:

**AYES:** Commissioners Del Nero, Kachel, Martinez, Chairperson Smith

**NOES:** None

**ABSENT:** Commissioner Johnson

**NEW BUSINESS:**

None

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

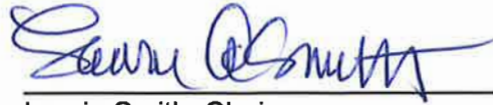
**REPORTS:**

- Commissioner Del Nero announced that he recently celebrated his 40<sup>th</sup> wedding anniversary!
- Chairperson Smith welcomed Redevelopment and Economic Development Manager, Anthony Sims this evening, as she was not in attendance at our last meeting. She's glad to have him on board and looks forward to seeing what he can accomplish for us.

**ADJOURNMENT**


The Commission adjourned at 6:29 p.m. to the next regularly scheduled meeting of Monday, April 4, 2022.

APPROVED:



Laurie Smith, Chairperson

ATTEST:

  
Christopher Hoem, Secretary

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