

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
August 15, 2022**

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. 2022-71, and the Federal Americans with Disabilities Act.

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, Johnson, Kachel, Chairperson Smith

ABSENT: Commissioner Martinez

ALSO PRESENT: Director of Community Development Christopher Hoem, Director of Engineering Services, City Engineer Kevin Waugh, 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 August 15, 2022 was posted on August 11, 2022.

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

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

NOES: None

ABSENT: Commissioner Martinez

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

2. Conditional Use Permit (CUP) 22-11; Proposal to construct a 15-unit apartment complex consisting of 2-3 bedroom units that range from 1,494-1,743 square feet of living area at 2519 Magnolia Street. Haren Sanghera, applicant.

Director of Community Development, Christopher Hoem presented the staff report.

Brief Commission discussion ensued.

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

- Jim Shaw, Yoshino/Shaw Architects

Mr. Shaw stated he is the architect, representing the client. He explained that basically, they are wanting to build apartment complex/townhouse units in this residential, commercial area. He feels it's a good fit for the City and a good fit for the client as well, to provide housing in that area.

The Public Hearing was closed at 6:08 p.m.

Brief Commission discussion ensued regarding concerns with parking.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to make the determination that the project is exempt from environmental review pursuant to CEQA Guidelines, Section 15332, Class 32 for In-fill Development and to approve 22-11 CUP subject to the findings and conditions contained in PC Resolution 22-20. Motion passed by the following vote:

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

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

- Commissioner Johnson reported that he attended the recent S.W.A.T. fundraising event on Saturday, which was very well attended.
- Chairperson Smith stated that we all wish Senior Planner, James Michaels a speedy recovery.

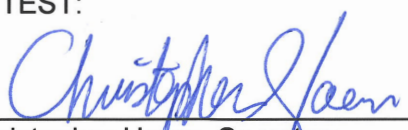
ADJOURNMENT

The Commission adjourned at 6:13 p.m. to the next regularly scheduled meeting of Tuesday, September 6, 2022.

APPROVED:


Laurie Smith, Chairperson

ATTEST:


Christopher Hoem, Secretary