

**CITY OF CERES  
PLANNING COMMISSION  
MINUTES**

**April 4, 2016**

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

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairperson Kachel.

**ROLL CALL:**

**PRESENT:** Commissioners: Condit, Del Nero, Molina, Smith,  
Chairperson Kachel

**ABSENT:** None

**ALSO PRESENT:** Director of Community Development Tom Westbrook,  
Director of Engineering Services/City Engineer Daryl  
Jordan, City Manager Toby Wells, Associate Planner  
James Michaels, City Attorney Kerry Fuller,  
Secretary/Deputy City Clerk Ann Montgomery

**CONFLICT OF INTEREST DECLARATION:**

None

**CITIZEN COMMUNICATIONS**

- Leonard Shepherd, 2841 Fowler Road, Space 71, Ceres, CA

Mr. Shepherd stated the reason he is here this evening, is he is watching the Planning Commission, making sure they "do right" by the citizens of Ceres. He reminded the Commission that they are not there to curtail private property rights and uses, but to ensure that things that are put on that private property are up to code and meet the law.

**CONSENT CALENDAR:**

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of April 4, 2016 was posted on March 25, 2016.

**ACTION:** It was moved by Commissioner Condit; seconded by Commissioner Smith to approve the Consent Calendar. Motion passed by the following vote:

**AYES:** Commissioners Condit, Del Nero, Molina, Smith, Chairperson Kachel

**NOES:** None

**ABSENT:** None

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

None

### **PUBLIC HEARING:**

2. Conditional Use Permit (CUP) 16-04; Proposal for a Conditional Use Permit to allow a temporary used car dealership at 1612 E. Whitmore Avenue; Wyatt Family Partnership, L.P., applicant.

Associate Planner, James Michaels presented the staff report.

### **The public hearing was opened at 6:08 p.m.**

- Dirk Wyatt, 3525 Mitchell Road, Ceres, CA

Mr. Wyatt remarked that he has spoken with staff and if the appearance of the building is not what they're wanting, he would be willing to work with staff to create a better look. The family owns the property on Whitmore Avenue and feels that this will be an extension of something that's nice; it will all flow together.

- Commissioner Condit asked Mr. Wyatt for clarification, that he is willing to work with staff on the design of the building.

Mr. Wyatt confirmed that he has no problem working with staff at all. He stated that he will put a nice project in. He's here to make Ceres successful; making Ceres successful will make him successful too.

- Chairperson Kachel stated that staff had indicated that they're comfortable working with you on that.
- Commissioner Molina inquired if the design of the building is somewhat similar to the auto dealership in Turlock.

Mr. Wyatt explained that the design is a combination of several auto dealerships, including some from Lathrop. He wants to make it more of an upscale dealership, different than the ones on Mitchell Road. If for some reason the

business is not successful, the idea would be to extend the building on further and have it be an office building. Everything is laid out for the future.

- Commissioner Del Nero asked about a sign for the building.

Mr. Westbrook replied that the sign is something that will be worked out before the building is constructed.

- Leonard Shepherd, 2841 Fowler Road, Space 71, Ceres, CA

Mr. Shepherd asked why we are so concerned about color and not other things. He pointed out Mr. Wyatt is putting in a business in Ceres to help Ceres grow in the right way. He would think that the City would just be happy that he's doing it. Having a diverse look to our community is a plus. The creativity as seen by our own people is a lot better than "cookie cutter" stuff.

- Dirk Wyatt, 3525 Mitchell Road, Ceres, CA

Mr. Wyatt explained that with the staff that is here, noting he and his family have been here for years; it would be easy to work with them, comparing to years past. The staff we're dealing with currently is outstanding. It's been a relief as a business owner and a person in the community.

- Chairperson Kachel thanked Mr. Wyatt for his comments, noting it's always good to hear those things about our staff and the Planning Commission agrees.

**The public hearing was closed at 6:18 p.m.**

**ACTION:** It was moved by Commissioner Smith; seconded by Commissioner Molina to approve PC Resolution No. 16-08. Motion passed by the following vote:

**AYES:** Commissioners Condit, Del Nero, Molina, Smith, Chairperson Kachel  
**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 upcoming events:

- Ribbon Cutting Ceremony at the Howard Training Center on April 6<sup>th</sup> at 11:30 a.m.
- Fire Department Swearing-In Ceremony on April 6<sup>th</sup> at 5:30 p.m. in the Ceres Community Center, Small Assembly Room.
- Ribbon Cutting Ceremony at Franklin & Downs Mortuary on April 7<sup>th</sup> at 5:00 p.m.
- April 13<sup>th</sup> & 14<sup>th</sup> – He will providing General Plan Update presentations at St. Jude's Church; one in English and one in Spanish.
- April 14<sup>th</sup> – Chamber Mixer at the Health Markets at 1941 Mitchell Road.

Mr. Westbrook reported that the General Plan Update Surveys in English and Spanish were sent out; about 9800 to residential postal addresses in Ceres. They are also available through the webpage and are due back April 22<sup>nd</sup>. There'll be a notice in the Ceres Courier on Wednesday, announcing that the surveys are out. He's already received three back; two of which were in Spanish. He's hoping to exceed the 300 threshold in terms of returned surveys.

**ADJOURNMENT:**

The Commission adjourned at 6:22 p.m. to the next regularly scheduled meeting of Monday, May 2, 2016.

APPROVED:

  
Robert Kachel, Chairperson

ATTEST:

  
Tom Westbrook, Secretary