

**ADJOURNED JOINT MEETING OF THE  
CITY COUNCIL/PLANNING COMMISSION  
Monday, February 6, 2006 – 5:30 p.m.  
Minutes**

Mayor Cannella called the meeting to order at 5:30 p.m. with the following in attendance

**PRESENT:** Councilmembers Lane, Ochoa, Phipps, Vierra and Mayor Cannella  
Commissioners Bowman, Del Nero, Meyer

**EXCUSED:** Commissioner Williams, Chairperson Felix

**OLD BUSINESS**

1. Master Plan #2

- A. Presentations: Nichol Killian from RRM recapped the land use concepts revised as requested at the last meeting. Council and Commission wanted to see land use concepts that included less medium density residential than what staff recommended and a commercial component, which staff did not recommend.

Nichol explained neighborhood commercial and the General Plan Designations for it. She showed three different possible locations for commercial and identified the pros and cons of each location. She further discussed the State Department of Alcohol and Beverage controls requirements for sales of alcohol near a school site.

Tom Westbrook, Senior Planner, gave a presentation on vacant commercial land in close proximity to this master plan. He noted that Ceres has 9 vacant parcels of land with different amounts of acreage, zoned commercial, close enough to this project that when they are built will serve this master plan area.

Nancy Brown, Interim Director of Planning & Community Development, discussed medium density residential and the requirements for medium density in the Ceres Housing Element.

B. Public Comment:

- 1) Julie Norton, 2513 Redwood. Wanted to make sure her pool does not have a road going through it.
- 2) Rod Vilas, Moffet. Wants the park moved to the school property.
- 3) Vince Fletcher, Western Pacific Housing. Supports concept A or B
- 4) Dirk Wyatt, 3525 Mitchell Road. Wants commercial on his property.
- 5) Jim Wyatt, 3530 Service Road. Wants commercial on his property.
- 6) Scott Stringer, Stringer Development Company. Answered questions.

## C. Discussion Council/Planning Commission:

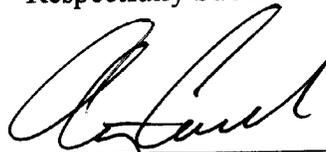
- 1) Bowman, concept 2 (less MDR), no commercial, park ok where it is. If commercial has to be included, 5 acres/concept 2 or 3.
- 2) Del Nero, concept 2 (less MDR), strip mall- 5 acres/concept 3, park ok where it is.
- 3) Meyer, concept 2 (less MDR), yes commercial-5 acres/concept 2, park ok where it is.
- 4) Lane, concept 2 (less MDR), yes commercial-5+/-1 acres/Wyatt property, leave Service Road as an Expressway. Wants visible commercial on Service Road even though there will be no entrance or exit from Service Road. Wants commercial squared off to include the Winchester property where there is an existing occupied house.
- 5) Phipps, concept 2 (less MDR), yes commercial-5+/-1 acres/Wyatt property, leave Service Road as an Expressway. Wants to have more commercial in the City. Ok with right-in-right-out only, entrance and exit to the commercial from Moffet Road. Agrees commercial should be squared off to include the Winchester property where there is an existing occupied house.
- 6) Vierra, concept 2 (less MDR), yes commercial-5+/-1 acres/Wyatt property, leave Service Road as an Expressway. Wants to have more commercial in the City. Any commercial development would require entrance and exit to the commercial from Moffet Road. Agrees commercial should be squared off to include the Winchester property where there is an existing occupied house. Wants to explore the feasibility of designating the commercial property MX, similar to what is in the Mitchell Road Corridor Specific Plan.
- 7) Ochoa, concept 2 (less MDR), no commercial. If commercial has to be included, small- on Wyatts property. Supports commercial and wants more commercial for the City but does not think this is a good location for it.
- 8) Cannella, concept 2 (less MDR), no commercial. If commercial has to be included, small- close to Copper Trails. Supports commercial and wants more commercial for the City but does not think this is a good location for it since there are many other parcels zoned commercial in this area and we are working on a General Plan amendment to designate properties directly east across Moffet Regional Commercial.

## D. Council Direction to Staff:

Move forward with Concept #2, with approximately 22 acres of Medium Density Residential designation; include a 5 acre +/- commercial designation at the northeast corner of the Master Plan area, squaring it off to include the Winchester parcel; and explore the possibility of a mixed-use designation on the commercial piece.

There being no further business, the meeting was adjourned at 6:45 p.m. to the next regular Council meeting Monday, February 13, 2006 in the City Council Chambers, 2210 Magnolia St., Ceres, CA

Respectfully Submitted:



Anthony Cannella, Mayor

ATTEST:

Cindy Heidorn, Deputy City Clerk

