

MINUTES

GONZALES PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBERS - 117 FOURTH STREET
GONZALES, CALIFORNIA 93926
MONDAY, APRIL 11, 2011
6:00 P.M.

CALL TO ORDER

Chairperson Angel Mendez called the regular meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The flag salute was recited by all present.

ROLL CALL

1. PLANNING COMMISSIONERS PRESENT

Robert Bonincontri, Jose Rios, Gloria Velasquez, and Chairperson Angel Mendez

Tim Jackson excused absence

STAFF PRESENT

Community Development Director Thomas Truszkowski, Administrative Assistant Paula Bonincontri, Planning Consultant Bill Farrel

BUSINESS FROM THE PUBLIC

- 2.** There was none.

CONSENT AGENDA

- 3.** Consider Approval of March 14, 2011 Planning Commission Minutes.

Action: Chair Pro Tem Rios moved to approve the Consent Agenda. Commissioner Velasquez seconded the motion. Approved by vote; all ayes.

REGULAR AGENDA

- 4.** Continued Public Hearing to Consider ZOA 2010-07 for PUD Rezoning for 138-acre D'Arrigo Property and approve VTM 2010-01 a Vesting Tentative Subdivision Map for the Rincon Villages Project

Staff Report: Community Development Director Truskowski asked Consultant Bill Farrel to present the staff report.

Public Hearing: Chairperson Mendez opened the public hearing at 6:25 p.m.

Brian Finegan, representing D'Arrigo Bros, Co., stated he handed out a copy of the applicants proposed revisions to conditions to the Commission.

Mr. Finegan thanked Community Development Director Truskowski for meeting with them last week and work out the detailed language on the conditions. However, there were a few items that they did not reach an agreement on.

1. Special Condition #1, Revised Vesting Tentative Subdivision Map. Requires that the Developer submit a revised tentative map because of the recommendations that the Commission made at the last meeting for the widening of the paseos, and the addition of a paseo.

Mr. Finegan remarked that the condition to widen the paseos to fifteen feet takes about fifteen lots out of the project.

Mr. Finegan stated that this condition requires that a revised tentative map be filed.

Mr. Finegan indicated that as proposed to the Commission ninety days was given to file the tentative map. The applicant is asking for 180 days.

2. Condition #27, Affordable Housing. The applicant would prefer that the affordable income units shall be distributed throughout the Small Lots, Wide/Shallow Lots, and Standard lots of the Project and not the Large Lots.
3. Condition #30, Fiscal Neutrality (MM PS-2). The applicant feels that the condition goes well beyond the intent of the mitigation measure.
4. Condition #31, Fire Services (MM PS-1). The applicant understanding is that the decision about the location of the fire station would be with the developer; in the project, or outside the project or the developer could pay the City's fire impact fee. The fire impact fee was computed to accommodate the building of two new fire sub-stations east of the freeway. The applicant would like the decision on which option to select to be his.
5. Condition #46, Parking Analysis. Provide flexibility for developer to decide the best way to meet the 1.5 parking standard.

Mr. Finegan indicated that they are in agreement with the changes Community Development Director Truskowski presented to the Commission. He thanked Community Development Director Truskowski and Consultant Farrel for their efforts to meet with the applicant.

Duane Wolgamott, Director of Support Services and Facilities with Gonzales Unified School District stated that the district would like to be involved in the future regarding this project, including being made aware of any public meetings or hearings.

Chairperson Mendez closed the public hearing at 6:32 p.m.

Chair Pro Tem Rios asked what was staff's take on the fire station issue that Mr. Finegan spoke about.

Community Development Director Truskowski indicated that the decision regarding the method of approving a fire station site should remain with the City. This item will likely be explored in greater detail when the development agreement comes forward for this project.

Consultant Farrel stated the City would like to preserve the option and to obtain the land from the developer for the fire station as part of the subdivision map.

Consultants Farrel stated that during the EIR report process a fire sub-station was recommended on the east side of the City. Also during an emergency the presence of the fire sub-station on the east side would better serve the community.

Chair Pro Tem Rios asked for direction from staff.

Community Development Director Truskowski stated that City would prefer to have the determination.

Action: Commissioner Bonincontri moved to approve the revised conditions as described in Planning Commission Handout A: (i.e., Exhibit B – Vesting Tentative Map Permit – Conditions, Page 8, Staff Report Page 95 and i.e., Conditions, Page 10, Staff Report Page 97; Exhibit A – CEQA Findings, Page 9, Mitigation Measure D-1, Staff Report Page 24; and Exhibit B – Mitigation Monitoring Program, Page 9, D-1, Staff Report Page 60). Chair Pro Tem Rios seconded the motion. Approve by vote; all ayes.

Action: Chair Pro Tem Rios moved to allow the applicant 180-days to revise Vesting Tentative Subdivision Map. Chairperson Mendez seconded the motion. Approved by vote; Commissioners Mendez, Rios, and Velasquez. Opposed; Commissioner Bonincontri.

Action: Chair Pro Tem Rios moved to distribute moderate income units throughout the project including the large lots, as recommended by staff. Commissioner Velasquez seconded the motion. Approved by vote; all ayes.

Action: Chair Pro Tem Rios moved to keep Condition #30 (Fiscal Neutrality) as, written and recommended by staff. Commissioner Velasquez seconded the motion. Approved by vote; all ayes.

Action: Commissioner Bonincontri moved to change Condition #46 (Parking Analysis with Each Phase) as recommended by staff. Chair Pro Tem Rios seconded the motion. Approved by vote; all ayes.

Action: Commissioner Bonincontri moved to adopt Resolution No. PC 2011-01, recommending approval of ZOA 2010-07 subject to the findings set forth in the resolution

and Exhibits and the Planning Commission Handout – A. Chair Pro Tem Rios seconded the motion. Approved by vote; all ayes.

Action: Chair Pro Tem Rios moved to adopt Resolution No. PC 2011-02, recommending approval of VTM 2010-01 subject to the findings set forth in the resolution and Exhibit A and subject to the conditions set forth in Exhibit B and subject to modifications by the Commission as Consultant Farrel read into the record. Commissioner Bonincontri seconded the motion. Approved by vote; all ayes.

Community Development Director Truskowski congratulated the Commission for moving forward with the Rincon Villages. This was a milestone for the City of Gonzales.

BUSINESS FROM COMMISSION

5. Oral Communication

There was none.

BUSINESS FROM STAFF

6. Oral Communication

Community Development Director Truskowski announced that tomorrow, April 12, he would be meeting with the Climate Action Plan Technical Advisory Committee. There were laws past in 2005, 2006, and 2008 that require local jurisdictions to reduce green house gases and the carbon footprint. He has assembled a technical working group of various people from the air quality district, AMBAG, County and other city folks to talk about the technical aspects to put the program together.

The CAC group will be used as a sounding board for the program.

Community Development Director Truskowski stated that he would be meeting with the Stakeholders that participated in the General Plan process. They will be talking about the next step in the process which is getting an application ready to present to LAFCo.

Community Development Director Truskowski noted that a letter was received from CHISPA announcing that they are a participant in the federal Neighborhood Stabilization Program and they have purchased a house in Gonzales and it will be renovated for resale. He plans to meet with CHISPA to discuss the renovation and that the work conforms to City standards.

Community Development Director Truskowski indicated that he would report back to the Commission on the discussion with CHISPA.

ADJOURNMENT

Chairperson Mendez made a motion to adjourn. Chair Pro Tem Rios seconded the motion. Approved by vote; all ayes.

The Planning Commission Meeting was adjourned at 7:04 p.m.


Robert Bonincontri, Commissioner

ATTEST:


René L. Mendez, City Clerk