

MINUTES

GONZALES PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBERS - 117 FOURTH STREET
GONZALES, CALIFORNIA 93926
MONDAY, FEBRUARY 14, 2011
5:00 P.M.

MEET AND GREET

Community Development Director Thomas Truskowski introduced himself to the Planning Commission.

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, Tim Jackson, and Chairperson Angel Mendez

Chairperson Angel welcomed Tim Jackson as the new Planning Commissioner.

2. Elect Chair Pro Tem

STAFF PRESENT

Community Development Director Thomas Truskowski, Administrative Assistant Paula Bonincontri, and Administrative Assistant Hortencia Vargas

BUSINESS FROM THE PUBLIC

3. There was none.

CONSENT AGENDA

4. Consider Approval of December 14, 2010 Planning Commission Minutes.

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

REGULAR AGENDA

5. 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

Community Development Director Truskowski introduced Planning Consultant Bill Farrel who would present the staff report.

Staff Report: Mr. Farrel stated that the applicant would be allowed to present their project principles first.

Brian Finegan, 60 W. Alisal Street, Salinas, represents D'Arrigo Bros Co., of California, John Culligan; Controller of D'Arrigo is also present.

Mr. Finegan indicated that the presentation would be made in part by himself, Sandy Vance, Planner and Luke McNeel-Caird, Traffic Consultant for the project.

Mr. Finegan thanked Bill Farrel, René Mendez, and Carlos Lopez, who have worked very cooperatively and diligently with them on the project.

Mr. Finegan stated that D'Arrigo are not developers, they are farmers. He explained how they got into this position of coming before the Commission to approve a subdivision of 138 acres of their farmland.

Mr. Finegan indicated that in 2000 when the Gonzales School District wanted to obtain 35 acres in the middle of their land to build a school and D'Arrigo was not very happy. It became clear that when the school initiated Eminent Domain proceedings to acquire the site and D'Arrigo was not going to win the battle.

Mr. Finegan stated in 2005 D'Arrigo entered into a contract with R. W. Hurtell Company, high quality residential developers, to buy the balance of the 138 acres to develop a residential project. The project was named Sun Valley. Unfortunately in 2007 R. W. Hurtell Company collapsed along with the rest of the residential development industry and withdrew from the project and D'Arrigo ended up with the property back.

Mr. Finegan indicated that Hurtell Company spent thousands of dollars for application, background studies, EIR, and tentative map. So, D'Arrigo figured that with the investment that was made they would take the property through the balance of the entitlement project and would have the project ready when the residential market reappears. And they would have a product that will attraction another high quality residential developer to the City of Gonzales.

Mr. Finegan mentioned that the Foletta project was included in the EIR and background studies evaluated both project together. Since then Mr. Foletta withdraw from the project.

Mr. Finegan explained that the project name was changed from Sun Valley to Rincon Villages. The D'Arrigo Family wanted an identity for the project that spoke of the City of Gonzales, so they chose Rincon Villages. In part, the name came from the original land grant name of Rancho Rincon del la Puente del Monte.

Mr. Finegan stated that D'Arrigo has had many meetings with City staff working on the design and conditions for the project.

Also, Mr. Finegan indicated that D'Arrigo has negotiated with the Gonzales Unified School District and have reached an agreement that has been ratified by the school board.

Mr. Finegan stated that D'Arrigo is focused on the 610 single family dwelling lots proposed in the project not the 70 unit multi-family portion of the project. The multi-family lot would likely be developed by an affordable housing agency.

Mr. Finegan indicated that this project was not subject to the new 2010 General Plan. But D'Arrigo has strived to make the project fall under the policy of the new 2010 General Plan.

Sandy Vance and Katie Baylis, representing Wood Rodgers, gave a design overview of the project with a slide presentation.

Luke McNeel-Caird, Traffic Engineer with Wood Rodgers, presented an overview of the Transportation Analysis for the project.

Commissioner Jackson questioned that at what point in the project would the improvements to Gloria Road go from emergency to actual.

Mr. Finegan stated that this would be addressed at the next meeting with the conditions of approval.

Bill Farrel, Planning Consultant answered that prior to the issuance of the Certificate of Occupancy for the 440th residential unit that the issue would be addressed.

Mr. Farrel presented the staff report.

Commissioners Bonincontri mentioned that in the case of affordable housing proposed in the Cipriani subdivision one price was stated and the price escalated by the time the homes were ready for purchase.

Mr. Farrel indicated that the conditions regarding affordable housing is on page 115 of the agenda for reference.

Commissioner Bonincontri asked would the storage unit be provided by the developer.

Mr. Farrel indicated yes.

Commissioner Jackson questioned the number of bedrooms in the units.

Mr. Farrel indicated that there are a large number of larger units in this project.

Commissioner Bonincontri stated that he was concerned with the garage sizes.

Mr. Farrel indicated that typical garage size is 20 feet deep.

Chairperson Mendez opened the public hearing at 7:47 p.m.

Public Hearing: No comments came forward.

Chairperson Mendez closed the public hearing at 7:47 p.m.

Commissioner Bonincontri asked if the first phase of the project traffic would funnel back to Fifth Street and the final phase to Gloria Road.

Mr. Farrel stated that prior to the issuance of the Certificate of Occupancy for the 440th residential unit 2/3 of the project traffic to funnel to Fifth Street.

Chair Pro Tem Rios complemented the developers on the affordable housing and variety of lot sizes. His concern was that City has made a concerted effort to mix affordable housing throughout subdivisions in the past. He was not in favor of the small lots against the freeway. Also, the neighborhoods do not flow together.

Mr. Farrel indicated that the developers are required; in each phase have no less than 10 percent devoted to affordable housing.

Commissioner Bonincontri stated that he was skeptical of the small lots.

Action: Commissioner Bonincontri moved to continue the public hearing to the next meeting on March 14, 2011. Chair Pro Tem Rios seconded the motion. Approved by; all ayes.

BUSINESS FROM COMMISSION

6. Oral Communication

There was none.

BUSINESS FROM STAFF

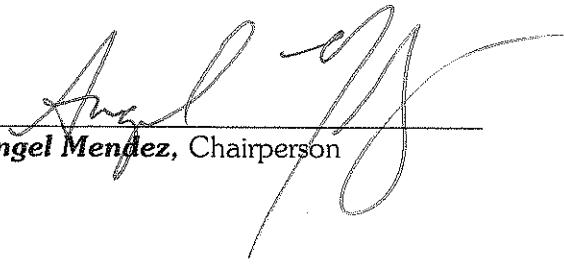
Community Development Director Truszkowski indicated that the item 2 was skipped over on the agenda. Mr. Rios was nominated sometime last summer as Chair Pro Tem.

7. Oral Communication

ADJOURNMENT

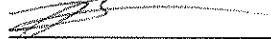
Chairperson Mendez made a motion to adjourn. Chair Pro Tem Rios seconded the motion. Approved by vote; all ayes.

The Planning Commission Meeting was adjourned at 8:00 p.m.



Angel Mendez, Chairperson

ATTEST:



René L. Mendez, City Clerk