

MINUTES

GONZALES PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBERS - 117 FOURTH STREET
GONZALES, CALIFORNIA 93926
MONDAY, FEBRUARY 8, 2010
6:00 P.M.

CALL TO ORDER

Chairperson Robert Bonincontri 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

Chairperson Robert Bonincontri, Juan Mendez, Angel Mendez, and Chair Pro Tem Jose Rios.

Ronald Kingsford arrived at 6:25 p.m.

STAFF PRESENT

Community Development Director Bill Farrel and Administrative Assistant Paula Bonincontri

BUSINESS FROM THE PUBLIC

2. There was none.

CONSENT AGENDA

3. Consider Approval of January 11, 2009 Planning Commission Minutes

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

REGULAR AGENDA

4. Review Conditional Use Permit 2009-01 – Administrative Modification to Special Condition #2 for American Cooling

Staff Report: Mr. Farrel presented the staff report.

Chair Pro Tem Rios asked would this condition apply if someone would purchase the building/property.

Public Comment: David Sanders representing American Cooling, indicated that the special condition would run with the land.

Also, Mr. Sanders indicated that the property is slated to sell to another group and they have indicated they would be building and have agreed to co-sign the modification to Special Condition #2.

The consensus of the Commission was for staff to make the administrative modification to Special Condition #2.

5. Conceptual Approval of Gonzales 2010 General Plan Update – Review of Draft Chapter I – Introduction. Chapter VII – Community Facilities and Services, and Chapter X - Implementation

Staff Report: Mr. Farrel presented the staff report hi-lighting areas of each chapter.

Mr. Farrel indicated that the AECOM conceptual studies for waste water, storm water drainage, and sewer treatment will be available in three weeks. The studies will not be adopted but will be referred to in the General Plan.

Chair Pro Tem Rios asked would police and fire sub stations be placed on the east side of the freeway?

Mr. Farrel indicated yes, in the future.

Public Comment: Glenn Pace, Cielo Grande Ranch, suggested that referring to 2035 would be good to include.

Mr. Pace stated that the Council decided along the way that the Specific Plans could run concurrent with the General Plan and this was not referenced in the Introduction.

Mr. Pace noted that new product types, narrower streets, concepts and flexibility are referenced. The construction and residential market has changed dramatically.

Mr. Pace questioned what the term “primary growth area” meant?

Mr. Farrel stated that it refers to the 2035 growth area.

Mr. Pace stated that the retention visa detention is a good concept and glad the City is adopting.

Mr. Pace stated that the type of school could be more flexible.

Mr. Pace suggested that the school fees should be collected at the time of occupancy.

Mr. Pace complimented staff that by using the phrase "neighborhood" as the unit of growth which is important to emphasize to LAFCO that they should only consider sphere changes to include complete neighborhoods and not portions of neighborhoods.

Mr. Pace asked what are "no access strips".

Mr. Farrel stated that a developer could dedicate an easement on the out-board side of his property adjacent to agricultural land that would preclude the City or others from extending roads or utilities into the adjoining ag land.

Mr. Farrel asked that Mr. Pace provide a written summary of his comments.

John Bailey, representing D'Arrigo Bros, indicated that he was very pleased with the General Plan concepts that were presented and the flexibility.

Commission Discussion: There was none.

Action: Commissioner Kingsford moved to recommend approval by the City Council. Commissioner Angel Mendez seconded the motion. Approved by vote; all ayes.

BUSINESS FROM COMMISSION

6. Oral Communication

There was none.

BUSINESS FROM STAFF

7. Oral Communication

Mr. Farrel noted that the annual Planners Institute is scheduled for this March and recommended that Commissioner Angel Mendez attend since he is the newest commissioner.

Commissioner Kingsford indicated that he has not attended and would like to in the future.


ADJOURNMENT

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

The Planning Commission Meeting was adjourned at 7:34 p.m.


Robert Bonincontri, Chairperson

ATTEST


René L. Mendez, City Clerk