

MINUTES

GONZALES PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBERS - 117 FOURTH STREET
GONZALES, CALIFORNIA 93926
MONDAY, MARCH 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, and Angel Mendez

Excused Absence: Chair Pro Tem Jose Rios and Ronald Kingsford

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 February 8, 2009 Planning Commission Minutes

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

REGULAR AGENDA

4. Consider General Plan Clean-Up Revisions

Staff Report: Mr. Farrel presented the staff report.

Public Comment: Glenn Pace, Cielo Grande Ranch, commented that in the Circulation Element the Traffic Engineer is proposing a road on Associated Lane that is 50% wider than the Highway 101 that carries traffic from seven million people in the bay area to twenty plus million in the Los Angeles basin area. There would be a lot of empty lanes if the road is built that way.

Mr. Pace stated that the storage of storm water temporary should be moved to the Specific Plan phase.

Mr. Pace stated that General Plan should reference the year 2035 as the planning period.

James Pace, Cielo Grande Ranch, commented that roundabouts for major intersections and why not for minor intersections.

Mr. Pace commented that the locations of the schools in the Land Use Diagram, inset #2 should be changed.

Mr. Pace stated that on page 8, NR Medium, column 4 should read 5%(4).

Mr. Pace stated that on page 14, Schools, column 2, 1 high school/1,200 students. In every document through this process it talks about 1 high school/2,000 students.

Mr. Pace stated that on page 15 the 200 feet width in the Agricultural Buffer Overlay is overly restrictive.

Mr. Pace stated on page 16 the phrase "each of which are no smaller than 125 acres and no larger that 400 acres" seems to be confusing and inconsistent. He recommended referring to the Neighborhood Guidelines.

John Bailey, representing D'Arrigo Bros Co of California cautioned staff that by putting a minimum of 5-acres instead of 3-acres for parkland could scare developers off.

Commissioner Angel Mendez noted that is it possible to change the language so it is not as restrictive.

Glen Pace stated that they agreed with the 5-acres per thousand.

Commission Discussion: There was none.

Action: Commissioner Juan Mendez moved to approve the Conceptual General Plan cleanups with consideration of public comment. Commissioner Angel Mendez seconded the motion. Approved by vote; all ayes.

BUSINESS FROM COMMISSION

5. Oral Communication

BUSINESS FROM STAFF

6. Election of Chairperson and Chair Pro Tem at April meeting

Mr. Farrel indicated at the next meeting the commission will be considering election of the chair and chair pro tem.

7. Mr. Farrel indicated at the next meeting zoning amendments will be presented.


ADJOURNMENT

Chairperson Bonincontri made a motion to adjourn. Commissioner Juan Mendez seconded the motion. Approved by vote; all ayes.

The Planning Commission Meeting was adjourned at 7:45 p.m.


Robert Bonincontri, Chairperson

ATTEST,


René L. Mendez, City Clerk