

MINUTES

GONZALES PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBERS - 117 FOURTH STREET
GONZALES, CALIFORNIA 93926
MONDAY, MAY 10, 2010
6:00 P.M.

CALL TO ORDER

Chairperson Elect Robert Bonincontri called the regular meeting to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE

The flag salute was recited by all present.

ROLL CALL

1. PLANNING COMMISSIONERS PRESENT

Jose Rios, Juan Mendez, and Chairperson Elect Robert Bonincontri

Excused Absence: Chair Pro Tem Ronald Kingsford and Chairperson Angel Mendez

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 April 12, 2010 Planning Commission Minutes

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

REGULAR AGENDA

4. Continue Public Hearing to Consider Resolution No. PC 2010-03, A Resolution of the Planning Commission of the City of Gonzales Announcing Findings and Recommending That the City Council Approve Zoning Ordinance Amendment ZOA 2010-02 Amending Gonzales Municipal Code Title 12, Chapter 12.116 to Modify the Sign Permit Approval Process and Sign Standards for the Downtown Mixed Use District and the Industrial District

Staff Report: Mr. Farrel presented the staff report.

Chairperson Elect Bonincontri indicated that signs erected without a permit should be required to obtain a sign permit to come into compliance.

Mr. Farrel stated that a flyer regarding the proposed changes to the sign code and inviting comments was distributed to the businesses. The flyer was in English and Spanish.

Public Hearing: Chairperson Elect Bonincontri opened the public hearing.

Juan Rodriguez, 146 Second Street, owner of Excelencia Musica, requested that the sign size be changed from one half square foot to one square foot so he could erect a Metro PCS sign on his business. It would help his business..

Chairperson Elect Bonincontri closed the public hearing.

Mr. Farrel indicated that sign permits are required and a drawing should be provided with the application.

Commissioner Rios asked where moving and flashing sign permitted.

Mr. Farrel stated that they are prohibited in the current code.

Action: Commissioner Rios moved to recommend to the City Council to approve Zoning Ordinance Amendment ZOA 2010-02. Commissioner Juan Mendez seconded the motion. Approved by; all ayes.

5. Continue Public Hearing to Amend Chapters 12.56 and 12.84 of the Gonzales City Code in order to modify standards for construction of apartments in the Downtown Mixed Use and the Highway Commercial zoning districts. The district currently utilizes the standards of the Residential-Medium Density (R-2) zoning district for purposes of regulating new apartment construction. These standards are difficult to apply effectively to sites within developed commercial areas. Therefore new standards will be proposed that address yard areas, building setbacks and lot coverage and similar regulations to achieve greater consistency with the commercial development standards.

Staff Report: Mr. Farrel presented the staff report.

Mr. Farrel reviewed the map showing the Mixed Use District and the possible proposed Mixed Use Commercial Core District with the Commissioners.

Public Hearing: Chairperson Elect Bonincontri opened the public hearing.

Chairperson Elect Bonincontri closed the public hearing.

Action: Commissioner Rios moved to continue the public hearing to the next Planning Commission meeting in June. Commissioner Juan Mendez seconded the motion. Approved by; all ayes.

6. Continue Public Hearing to Amend Chapter 12.56 Table 1 (Summary of Zoning Districts and Permitted Uses) to incorporate several housing implementation programs recently adopted by the City Council as part of the Gonzales Housing Element 2007-2014. These amendments include: allowing multi-family residential units in the R-2 zone "by-right"; allowing emergency shelters in the Downtown Mixed Use (MU) district "by-right; and, allowing affordable housing units, including Single Room Occupancy (SRO) units above commercial uses in the Downtown Mixed Use (MU) district and the Neighborhood Commercial (NC) district

Public Hearing: Chairperson Elect Bonincontri opened the public hearing and continued to the next Planning Commission meeting in June.

Action: Commissioners Rios moved to continue the public hearing to the next Planning Commission meeting in June. Commissioner Juan Mendez seconded the motion. Approved by; all ayes.

BUSINESS FROM COMMISSION

7. Oral Communication

There was none.

BUSINESS FROM STAFF

8. Oral Communication

Mr. Farrel indicated that D'Arrigo Bros. are continuing to work on the Rincon Village subdivision project.

Also, they are reviewing the Fifth Street conditions and the south interchange.

Mr. Farrel indicated that the Gonzales General Plan Administrative draft of the EIR and General Plan will be going out for public review shortly.

Commissioner Rios complimented staff on the sign flyer that went out to all the businesses.


ADJOURNMENT

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

The Planning Commission Meeting was adjourned at 7:12 p.m.


Robert Bonincontri, Chairperson Elect

ATTEST


René L. Mendez, City Clerk