

MINUTES

GONZALES PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBERS - 117 FOURTH STREET
GONZALES, CALIFORNIA 93926
MONDAY, SEPTEMBER 13, 2010
6:00 P.M.

CALL TO ORDER

Chairperson Angel Mendez called the regular meeting to order at 6:04 p.m.

PLEDGE OF ALLEGIANCE

The flag salute was recited by all present.

ROLL CALL

1. PLANNING COMMISSIONERS PRESENT

Robert Bonincontri, Jose Rios, and Chairperson Angel Mendez

Juan Mendez arrived at 6:12 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 July 12, 2010 Planning Commission Minutes.

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

REGULAR AGENDA

4. Public Hearing to Consider Conditional Use Permit 2010-09 Amendment "A", Applicant Pure Pacific Organics located at 180 Katherine Street request to expand the cooler by 9,793 square feet.

Staff Report: Mr. Farrel presented the staff report.

Public Hearing: Chairperson Angel Mendez opened the public hearing at 6:10 p.m.

David Peartree, Senior Project Manager, with Belli Architect, representing the applicant indicated he had no comments at this time.

Mr. Farrel asked was he ok with the additional condition for parking?

Mr. Peartree stated that his only concern was the logistic for the two additional parking spaces considering the flow of forklift and truck traffic that exist on the rear portion of the site and since the front portion is built out.

He requested that the condition not be required.

Chairperson Angel Mendez questions what was the original intent of the concrete pad.

Mr. Peartree indicated that the pad was for future building.

Commissioner Rios asked how many current employees are there.

Mr. Peartree indicated that there are currently thirty employees.

Commissioner Rios indicated that the commission's intent was to abide by the rules that have been set.

Mr. Peartree questioned would striping for the parking be sufficient.

Mr. Farrel indicated yes.

Chairperson Angel Mendez closed the public hearing at 6:13 p.m.

Action: Commissioner Rios moved to approve Conditional Use Permit 2010-09, Amendment "A", with requirement of two additional parking spaces. Commissioner Bonincontri seconded the motion. Approved by; all ayes.

Commissioner Juan Mendez rescued himself from item 5 do to a conflict of interest.

5. Public Hearing to Consider Conditional Use Permit application 2010-03, for applicant Juan Mendez to permit the operation of a martial arts studio located at 27 Fourth Street.

Staff Report: Mr. Farrel presented the staff report.

Mr. Farrel recommended that the outdoor storage area to the rear of the building be converted to three to five parking spaces and a trash enclosure to be constructed.

Public Hearing: Chairperson Angel Mendez opened the public hearing at 6:21 p.m.

Moises Arizmendi, an instructor for the proposed martial arts studio, indicated that the property owner requested that the parking spaces on the side of the building be used and that parking to the rear of the building was not needed.

Commissioner Rios asked would the recommendation for the parking in the rear be a deal breaker.

Mr. Arizmendi stated no.

Mr. Farrel stated that the lot next door is a separate lot and could be used for parking in the interim, but the area behind the building has been less than aesthetically pleasing and needs to be cleaned up.

Chairperson Angel Mendez closed the public hearing at 6:31 p.m.

Commissioner Bonincontri agreed that the back area of building needs to be cleaned up.

Commissioner Bonincontri indicated that when projects are approved and special conditions are required, that they should be followed up to see that they are completed.

Mr. Farrel suggested that the Conditional Use Permit be issued for an initial three month period at which time staff would report back that the work has not been accomplished and would sunset at that time.

Action: Commissioner Rios moved to adopt Resolution No. PC 2010-10 approving Conditional Use Permit 2010-03, with a condition of three months to complete the parking and trash enclosure construction. If not completed the CUP would automatically terminate. If the work is completed the CUP would automatically continue. Commissioner Bonincontri seconded the motion. Approved by; all ayes.

6. Public Informational Meeting on the Draft EIR for the Draft Gonzales 2010 General Plan

Staff Report: Mr. Farrel stated that the Draft EIR for Draft Gonzales 2010 General Plan is out for public review.

Mr. Farrel reviewed the summary of the EIR.

There were no public comments.

BUSINESS FROM COMMISSION

7. Oral Communication

Commissioner Rios mentioned that there was a three foot steel pipe projecting into the air past the community church between the sidewalk and planter strip that is a safety hazard.

He also mentioned that at the McDonald's Restaurant between the fence and retaining wall landscaping debris was dumped.

Commissioner Bonincontri wished Mr. Mendez good luck on his new martial arts venture.

Chairperson Angel Mendez announced that there is an opening on the Planning Commission and applications are welcomed.

BUSINESS FROM STAFF

8. Oral Communication

There was none.

ADJOURNMENT


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

The Planning Commission Meeting was adjourned at 7:15 p.m.



Angel Mendez, Chairperson

ATTEST:



René L. Mendez, City Clerk