



CITY OF MENDOTA PLANNING COMMISSION MINUTES

Regular Meeting

Tuesday, June 19, 2018

6:30 p.m.

Meeting called to order by Chairperson Luna at 6:30 PM.

Roll Call

Commissioners Present: Chairperson Juan Luna, Vice-Chairperson Albert Escobedo, Commissioners Jose Alonso, Jose Gutierrez, Jonathan Leiva, and Kevin Romero.

Commissioners Absent: None.

Staff Present: Cristian Gonzalez, Planning & Public Works Director; Matt Flood, Economic Development Manager; and Karl Schoettler, City Planner.

Flag Salute led by Chairperson Luna.

FINALIZE THE AGENDA

1. Adoption of final Agenda.

A motion was made by Commissioner Escobedo to adopt the agenda, seconded by Commissioner Romero; unanimously approved (5 ayes).

MINUTES AND NOTICE OF WAIVING OF READING

1. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

A motion to approve item 1 was made by Commissioner Escobedo, seconded by Commissioner Gutierrez; unanimously approved (5 ayes).

PUBLIC HEARING

1. Public Hearing to adopt **Resolution No. PC 18-02**, approving a Mitigated Negative Declaration for the La Colonia project.

Chairperson Luna introduced the item.

At 6:35 p.m. Commissioner Gutierrez recused himself and exited the chambers, declaring he has done business with the applicant's company in a professional capacity. In that same minute, Alternate Commissioner Alonso took a seat on the dais for the conducting of business on the relevant items.

Planning & Public Works Director Gonzalez introduced the recently hired City Planner Karl Schoettler.

City Planner Schoettler described the proposal from the applicant including different components of the project, including the commercial and open space components; the application for the Planned Unit Development (PUD) overlay that will allow modified lot sizes; the size and orientation of the residential lots; the findings that the Planning Commission is required to make in order to implement the PUD overlay; the traffic circulation; utility capacity and access, including providing adequate water pressure and storm drainage; the project being included in the Community Facilities District, and the creation of a landscape and lighting district within this project; part of the project includes negotiating a renovation of the soccer field at Rojas-Pierce Park; the Development Agreement that will be considered as part of the project; the Initial Environmental Study that was prepared that determined that the projects would have no significant impacts; the study being circulated for the appropriate timeframe, with no objections received within the timeframe; an objection received after the deadline from a Native American tribe expressing their concern about the possible existence of artifacts or even burials on the site; and staff communicating with the tribe to request follow-up and invite them to the meeting, with no further response received.

Discussion was held on whether any other Native American tribes had contacted the City on the project besides the one; and other projects that may have been proposed many years ago that never came to fruition.

At 6:55 p.m. Chairperson Luna opened the hearing to the public.

Rolando Castro (315 Blanco Street) - thanked Mr. Hair for his generous donation to the Mendota Fireworks Show and for building homes in the community; and commented on his wish to make sure that this development is clean and uniform via something that home purchasers agree to when they buy the home.

Discussion was held on what measures applicant and developer Steve Hair has taken to prevent undesirable views.

At 7:03 p.m. Chairperson Luna opened the hearing to the public.

A motion was made by Commissioner Romero to adopt Resolution No. PC 18-02, seconded by Commissioner Escobedo; unanimously approved (5 ayes, absent: Gutierrez).

2. Public Hearing to adopt **Resolution No. PC 18-03**, recommending approval of General Plan Amendment 2015-01 and Zone Change 2015-01.

Chairperson Luna introduced the item and opened the public hearing at 7:04 p.m. and seeing no one interested in commenting, closed it in that same minute.

A motion was made by Vice-Chairperson Escobedo to adopt Resolution No. PC 18-03, seconded by Commissioner Leiva; unanimously approved (5 ayes, absent: Gutierrez).

3. Public Hearing to adopt **Resolution No. PC 18-04**, recommending approval of Vesting Tentative Subdivision Map 2018-01.

Chairperson Luna introduced the item and opened the public hearing at 7:05 p.m. and seeing no one interested in commenting, closed it in that same minute.

A motion was made by Commissioner Alonso to adopt Resolution No. PC 18-04, seconded by Vice-Chairperson Escobedo; unanimously approved (5 ayes, absent: Gutierrez).

4. Public Hearing to adopt **Resolution No. PC 18-05**, recommending approval of a Development Agreement for the La Colonia project.

Chairperson Luna introduced the item and opened the public hearing at 7:06 p.m. and seeing no one interested in commenting, closed it in that same minute.

A motion was made by Commissioner Alonso to adopt Resolution No. PC 18-05, seconded by Commissioner Romero; unanimously approved (5 ayes, absent: Gutierrez).

At 7:07 p.m. Commissioner Gutierrez returned to the Council Chambers and took his seat on the dais, with Commissioner Alonso ceding his place on the dais and joining the audience.

5. Public Hearing to adopt **Resolution No. PC 18-06**, recommending approval of an ordinance creating the Economic Incentive Zone Overlay District.

Chairperson Luna introduced the item and Planning & Public Works Director Gonzalez reported on the proposed Enhanced Economic Incentive Area.

Discussion was held on the absence of beautification incentives in the proposed ordinance.

At 7:10 p.m. Chairperson Luna opened the hearing to the public and seeing no one in the public interested in commenting, closed the hearing in that same minute.

A motion was made by Commissioner Romero to adopt Resolution No. PC 18-06, seconded by Commissioner Leiva; unanimously approved (5 ayes).

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

None offered.

PLANNING DIRECTOR UPDATE

Planning & Public Works Director Gonzalez informed the Planning Commission on an auto parts store that wants to come to Mendota.

PLANNING COMMISSIONERS' REPORTS

Commissioner Leiva asked a question regarding the private property behind the fire department that people continue to drive through.

Discussion was held on methods to prevent access to that road.

Commissioner Romero asked about the work that will be done as part of the agreement with the developer of the La Colonia project.

Chairperson Luna talked to the Commission about behaving appropriately on social media, especially when Commissioners receive information about City business and complimented the commissioners on their work.

Commissioner Leiva commented on the dynamics of managing a group page on social media.

Discussion was held on the importance of acting civilly and professionally.

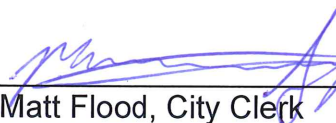
ADJOURNMENT

At the hour of 7:20 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Commissioner Leiva, seconded by Commissioner Romero; unanimously approved (5 ayes).



Juan Luna, Chairperson

ATTEST:



Matt Flood, City Clerk

