

A motion was made by Commissioner Franco and seconded by Commissioner Gularte to approve the process for recognizing local businesses and property owners for rehabilitating their property. The motion passed unanimously.

C. Approve Recognition of Ponzini Insulation for Property Rehabilitation

A motion was made by Commissioner Gularte to recognize Ponzini Insulation for rehabilitating the property at 207 Third Street, at the May 15 City Council Meeting. The motion passed unanimously.

Commissioner Garrett arrived at 6:45 p.m.

As it was not yet time to open the public hearing, it was consensus of the Planning Commission to proceed with Discussion Items.

7. DISCUSSION ITEMS

A. Report on Sign Ordinance Progress

City Manager Grimsley provided an update. Commissioner Franco explained the process.

B. Housing Element Update

City Manager Grimsley provided a staff report.

C. Urban Growth Boundary

City Manager Grimsley provided a staff report.

D. Certified Local Government Survey

Commissioner Gularte reported that she and Chairman Guibert attended a workshop in Monterey on the State Historic Building Code that meets the CLG training requirements.

8. FUTURE AGENDA ITEMS

Nothing was added to the agenda for next month.

9. COMMENTS

A. Planning Commissioners: Commissioner Gularte encouraged the public to attend planning commission meetings as new planning commissioners may be selected after November if new city council members are elected.

B. City Manager/City Planner: No comments were received.

Whereupon a break was taken at 6:52 p.m.

6. Public Hearing (7:00 p.m.)

Planning Commissioner Franco received the gavel from Vice Chairman Holmes and proceeded to facilitate the public hearing. Present were the applicant, Don D'Ambrosio of D;Ambrosio Investment Company and the Engineer, Allen Andrade of MH Engineering, and Gloria Ballard, also of MH Engineering.

City Manager Grimsley presented the project.

Commissioner Franco opened the public hearing. Salena Kennedy and Doug Kennedy (Residents, SJB), were concerned with traffic safety as large septage hauler trucks are already prevalent in the entry area of the PUD, the watershed and flooding, and noise.

Steve Harris (Resident, SJB), concerned with the recession and creating job, suggested using apprenticeship programs.

Chris Lee (Betabel Road), was concerned (1) that the multitude of owners could make it difficult to stay with the master plan, (2) the density being too high, and (3) the open space is minimal; encouraged mix of housing types.

Leslie Newcomb (Resident, SJB), was concerned with losing her view, traffic, and whether new property owners would be made aware of the sewage stink.

Julie Carroll (Resident, SJB), was concerned with traffic in front of the preschool, the prevalence of sewage haulers, the impact to City water and sewer system, and whether the environmental impact report was made available to residents.

Guy Balestrieri (Resident, SJB), was concerned with what the development would be giving back to the City, for example, parks.

Andrea Balestrieri (Resident, SJB), was concerned with traffic, additional police and fire protection, and the quality of the streets.

Ronna Moreno (Resident, SJB), was concerned with odor from the wastewater treatment plant, traffic, and children's safety as they play in the street.

Richard Ponce (Resident, SJB), spoke in support of the project, commented he has faith in the developer and encouraged working together to get a good project, and was concerned with drainage.

Julio Arriaga (Resident, SJB), was concerned with traffic and speeders, and lighting as it already is an issue on Ahwahnee Street.

Doug Brothers (Resident, SJB), was concerned with traffic and the width of the existing street.

City Manager Grimsley presented a written public comment from John and Salli O'Neil (Residents, SJB) who are concerned with water pressure, the pungent smell, and speeders.

Commissioner Franco closed the public comment and addressed a couple concerns: an EIR was completed and is available to read at the Library and City Hall, and the State of California does not guarantee anyone a view.

City Manager Grimsley reiterated that this public hearing does not involve architecture. Regarding other concerns from the public; speed bumps will be installed to alleviate problem of speeders, the street in front of the daycare will be widened, the

development will have storm drains to alleviate flooding, the City has already restricted the septage haulers, streets, storm drains, sewer and water lines will be built throughout the development during Phase I of the project, impact fees will be used to hire more police cruisers and install traffic signs, the bottleneck on Third Street will be addressed, and the City is also concerned with the shortage of police officers,

Commissioner Franco re-opened the public hearing.

Doug Kennedy (Resident, SJB) commented that speed bumps and stop signs are being ignored, a police officer would be more effective, and the septage haulers at 5:00 a.m. are still a concern.

Salena Kennedy (Resident, SJB) wants to be able to review the EIR documents on the website. (The City will accommodate.)

Commissioner Franco opened the public hearing to the Planning Commission.

Commissioner Garrett was concerned with the small lots and water drainage in specific areas, that Third Street be widened to 27 feet, and suggested moving the entrance to the project away from the daycare center.

Commissioner Gularte was concerned with the amount of open space and parks, improvements to Third Street, private streets inside the development, and was pleased with the positive comments about the City.

Commissioner Holmes was concerned whether the daycare center had been contacted, concerned with speeding heavy septage haulers, and wants a good working plan for the community.

Commissioner Franco asked to continue the hearing to a specific time and place.

A motion was made by Commissioner Garrett and seconded by Commissioner Gularte to continue the D'Ambrosio Vista PUD public hearing to June 12 at 6:30 p.m. The motion passed unanimously.

10. ADJOURNMENT

A motion was made to adjourn the meeting at 8:30 p.m.