



MINUTES

**Planning Commission Regular Meeting
Council Chambers, 380 Civic Drive, Galt, California
Thursday, March 14, 2013, 6:30 p.m.**

The meeting was called to order at 6:30 p.m. by Chairperson Dees. Commissioners present: Erickson, Dees, Rodriguez, Sandhu and Morris.

Staff members present: Senior Planner Erias, City Attorney Rudolph, City Engineer Forrest and PC Secretary Kulm.

PUBLIC COMMENTS – **None.**

INFORMATION/CONSENT CALENDAR

1. **SUBJECT:** Minutes of the Feb. 21, 2013 meeting.

ACTION: Rodriguez moved to approve the consent calendar; second by Morris. Motion was unanimously carried by those Commissioners present. (Erickson, Dees, Morris, Rodriguez, and Sandhu.)

Chairperson Dees opened the public hearing.

PUBLIC HEARING

1. **SUBJECT:** 1021 MEADOWVIEW DRIVE SETBACK VARIANCE TIME EXTENSION AND USE CLARIFICATION REQUEST

RECOMMENDATION: That the Planning Commission adopt Resolution 2013-__ (PC) approving a time extension and use clarification for an approved variance at 1021 Meadowview Drive.

Erias gave the staff report using a powerpoint presentation. He noted the following changes to the Conditions of Approval originally presented with the staff report.

Original: # 3 - The accessory structure shall require a building permit and shall conform to all building code requirements. The property owner has 60 days from adoption of this Resolution to obtain all applicable permits for all unpermitted structures on the property and pay all necessary fees or to remove the unpermitted structures. The time limit can be extended with good cause by the Community Development Director. Any further extensions require Planning Commission approval at a noticed public hearing and subject to payment of the appeal fee, newspaper costs, and 500' radius mailing costs.

Revised: #3 - The accessory structure shall require a building permit and shall conform to all building code requirements. The property owner has 60 days from adoption of this Resolution to obtain all applicable permits for all unpermitted structures on the property and pay all necessary fees or to remove the unpermitted structures. The time limit can be extended with good cause by the Community Development Director.

COA #5 was deleted.

Morris reported that he had spoken to Mr. Hobbs in the grocery store. Erickson asked what the finds were to approve the variance initially. Erias explained the findings. Sandhu asked if this was the first request for an extension and Erias said yes. Rodriguez asked the applicant, Mr. Hobbs, if he was in agreement with all the conditions, including the revisions. Mr. Hobbs replied yes.

ACTION: Morris moved to approve the staff's recommendation with the noted changes; second by Rodriguez. A roll call vote was taken by those commissioners present: Erickson – Yes; Sandhu – Yes; Dees – Yes; Rodriguez – Yes; Morris - Yes. **Motion was unanimously carried.**

2. **SUBJECT:** **THE MEADOWS SUBDIVISION REVISED ARCHITECTURAL PLAN (FLOOR PLANS AND ELEVATIONS)**

RECOMMENDATION: That the Planning Commission adopt Resolution 2013-__ (PC) approving a new Architectural Plan (floor plans and exterior elevations) for the Meadows Subdivision.

Erias gave the staff report using a powerpoint presentation.

Mario Guerra, applicant for the project, indicated he is in agreement with all the Conditions of Approval.

There was minimal discussion. Commission was pleased with the COA regarding allowance of a minimum and maximum of any one floor plan.

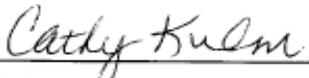
ACTION: Rodriguez moved to approve the staff's recommendation; second by Erickson. A roll call vote was taken by those commissioners present: Erickson – Yes; Sandhu – Yes; Dees – Yes; Rodriguez – Yes; Morris - Yes. **Motion was unanimously carried.**

Chairperson Dees closed the public hearing.

REPORTS – Both Commissioner Erickson and Sandhu attended the 2013 Planning Commissioners' Academy in Pasadena in late February. Erickson said the training was very informative. Sandhu said he thought it was very good for new commissioners and he learned a lot. Both commissioners thanked staff for arranging travel plans.

Meeting adjourned at 7:30 p.m.

Respectfully submitted by:



Cathy Kulm, Secretary
Galt Planning Commission

Approved 5-9-13.