



MINUTES

**Planning Commission Regular Meeting
Council Chambers, 380 Civic Drive, Galt, California
Thursday, May 9, 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: Community Development Director Kiriou, Senior Planner Erias, City Engineer Forrest and PC Secretary Kulm.

PUBLIC COMMENTS – **None.**

INFORMATION/CONSENT CALENDAR

1. **SUBJECT:** **Minutes of the Mar. 14, 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.)

PUBLIC HEARING

1. **SUBJECT:** **2030 GENERAL PLAN UPDATE 2008-2013 HOUSING ELEMENT**

RECOMMENDATION: That the Planning Commission:

1. Conduct public hearing to receive testimony; and
2. Recommend that the City Council adopt Resolution 2013 - ___ approving the California Environmental Quality Act (CEQA) Initial Study/Negative Declaration (IS/ND), and approving an amendment to the Galt 2030 General Plan adopting the 2008-2013 Housing Element.

Erias gave the staff report using a powerpoint presentation.

Chairperson Dees opened the public hearing. No discussion. Chairperson Dees closed the public hearing.

ACTION: Dees moved to approve the staff's recommendation as presented; 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:** **PROPOSAL TO INCREASE THE PLANNING COMMISSION FROM FIVE TO SEVEN MEMBERS**

RECOMMENDATION: That the Planning Commission provide City Council with one of the following recommendations:

1. Increase the current Planning Commission (PC) membership from five to seven members. Each Council member would appoint one member of the PC. Two additional members would be appointed by a majority vote of the full City Council (proposal from City Council); or
2. Leave the Planning Commission membership at its current level of five members with each Council member appointing one member of the PC; or

3. Alternate recommendation of the Commission's choice.

Kiriu gave the staff report.

Chairperson Dees opened the public hearing.

Rodriguez comments:

- Only one meeting was cancelled due to lack of a quorum and in his opinion is not a good enough reason to increase the number of members. He stated the reason for the meeting cancellation was because two members had a conflict of interest with the only agenda item and one member had a family member in the hospital. He said to avoid potential conflicts of interest, council would have to appoint members who have no interest in the City or be sensitive of a member that may have a family member in the hospital.

Sandhu questions/comments:

- How many other City committees and/or commissions have more than five members? Kiriu stated that currently all committees/commissions have five members or less.
- Who was on the Council when the alternate position was eliminated two years ago? Kiriu said former Councilmember Shelton and all the current members with the exception of Councilmember Campion voted to eliminate the alternate position.
- Five members are a good representation of the community. He noted that the population of the City of Galt is approximately 24,000, which is less than half of the population of other cities that have seven members, i.e., Rancho Cordova (65,000), Lodi (63,000), Folsom (73,000), and Davis (66,000).
- I believe that this Planning Commission has more diversity than ever before. The current commission offers different points of view.
- Budget – he feels that for the extra \$3,800, there is not enough benefit to the community to increase the budget. Therefore it is wasteful spending of the citizen's money.
- Lack of a quorum has occurred once in the last 13 years. The one meeting that was cancelled was due to two commissioners having a conflict of interest and another had a family member in the hospital. This could happen to anybody, anytime.
- He believes the process is very simple and effective. Five members appointed by the five council members.
- Since the council chose to eliminate the alternate position two years ago, he is not in favor of reappointing another alternate.

Morris questions/comments:

- Why is the budget increased by \$3,800? Kiriu explained that the increase was based on travel/registration expenses for commissioners to attend the annual PC conference, printing and duplicating costs, monthly meeting stipends, and transportation costs for delivering packets.
- Why was the alternate position eliminated? Kiriu explained the Council wanted to have all the same basic rules apply to all committees/commissions in the city and since no other committee/commission had an alternate, the position was eliminated. The rules were not clear on when alternates could vote, participate in a discussion, sit at the dais, etc. Erickson said that his understanding was that some alternates may have participated in meetings they should not have when all five commissioners were present.

Dees comments:

- The Architectural Review Committee used to be a separate entity and those duties were recently transferred to the Planning Commission.
- He has received emails from the PC Secretary confirming his attendance at a meeting to ensure a quorum, so he has switched things in the past when he was going to be out of town to attend to make sure there was a quorum. Last June before he left on vacation, he made sure there would be a quorum for that meeting.
- Likes the idea of seven commissioners and 4 for the majority which allows a member to be absent if something comes up. Morris agreed.

Erickson comments:

- Quorum didn't seem to be an issue, yet council spent a lot of time on that in their discussions.
- The vice mayor asked to add an alternate commissioner in Dec. 2012, but I don't recall a reason being stated and the lack of a reason seems to be the struggle now.
- He explained that when he and Commissioner Sandhu attended the commissioner's conference in Pasadena, one of the most important things they learned was "transparency". The commission must maintain the trust of the public, and unfortunately this issue has been bounced around so much, the public is wondering what's going on. The reason for the change has changed so much that we don't even know why we want extra folks on the commission. It's not that I'm opposed to having extra folks, but I wish Council had given us a reason why they want extra folks on the commission. I think that's what is lacking and that's why we are struggling. Why? Without full disclosure, I would lean toward not increasing this commission without having full transparency so the public understands why we are doing this.

ACTION: Sandhu moved to recommend to City Council that the Planning Commission membership be left at its current level of five members with each Council Member appointing one member of the PC; second by Erickson. A roll call vote was taken by those commissioners present: Erickson – Yes; Morris – No; Sandhu – Yes; Rodriguez – Yes; Dees – No. **Motion carried.**

3. **SUBJECT: 2012-2017 CAPITAL IMPROVEMENT PROGRAM PROJECTS:
FINDING OF CONSISTENCY WITH GALT GENERAL PLAN**

RECOMMENDATION: That the Planning Commission adopt Resolution 2013-___(PC) finding that the major public works projects proposed within the 2012-2017 City of Galt Capital Improvement Program (CIP) for Fiscal Year 2013-2014 are consistent with the 2030 Galt General Plan.

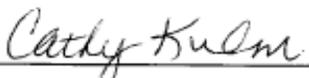
Kiriu gave the staff report. City Engineer Forrest was available for questions. Commission had no discussion.

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

DEPARTMENT REPORTS – Kiriu reported that on May 6th an Administrative Hearing was held and two Minor Use Permits were approved pursuant G.M.C. Section 18.76.020 C. The Minor Use Permits include a Beauty Salon located at 545 Industrial Drive, Ste. 103 and a Real Estate Tract Office located at 906 and 910 Fermoy Way in the Meadows Subdivision.

Meeting adjourned at 7:05 p.m.

Respectfully Submitted by:



Cathy Kulm, Secretary
Galt Planning Commission

Approved 6-13-13