



MINUTES

**Planning Commission Regular Meeting
City Council Chambers, 380 Civic Drive, Galt, California
Thursday, August 8, 2013, 6:30 p.m.**

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

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

PUBLIC COMMENTS – None.

INFORMATION/CONSENT CALENDAR

1. **SUBJECT:** Minutes of the July 11, 2013 meeting.

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

Chairperson Dees moved agenda item #3 to the first item on agenda.

PUBLIC HEARING

1. **SUBJECT:** THE CHANCELLOR ESTATES UNIT 6 SUBDIVISION REVISED ARCHITECTURAL PLANS

RECOMMENDATION: That the Planning Commission:

1. Conduct public hearing to receive testimony; and
2. Adopt Resolution 2013 - _____ (PC) approving the revised Architectural Plans for The Chancellor Estates Unit 6 Subdivision.

Erias gave the staff report and a power point presentation.

Chairperson Dees opened the public hearing.

Rodriguez asked what's the most significant change and Erias explained that the home sizes are changing from approximately 4,000 sq. ft. to 3,000 sq. ft., but that is probably the most significant. Other than that the home design is very similar. Sandhu asked about the lot sizes, number of models and cost benefits to building the original plans. Erias said that the lot sizes remained the same, the numbers of models decreased by two and that in most cases a new developer prefers to build their own plans.

Chairperson Dees closed the public hearing.

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

PUBLIC MEETING

2. SUBJECT: PUBLIC WORKSHOP FOR THE 2013-2021 HOUSING ELEMENT UPDATE

PURPOSE OF WORKSHOP: The purpose of the workshop is to provide an overview of the Housing Element Update process and discuss housing needs, potential barriers to affordable housing, and policies to address these needs and barriers in the 2013-2021 Housing Element. The public is invited and encouraged to participate in the discussion.

Erias gave the staff report. Chelsea Norton, consultant from Mintier Harnish, conducted the public workshop. After the powerpoint presentation by Ms. Norton, the Commission had some general discussion and questions. For example: strategies used by the city to meet the housing needs, barriers (unemployment), affordable homes (size & sales price), density, and next steps. There was no action necessary.

PUBLIC HEARING

3. SUBJECT: PROPOSED AMENDMENT TO THE GALT ZONING ORDINANCE (GALT MUNICIPAL CODE SECTIONS 18.16, 18.20 AND 18.92) RELATED TO EMERGENCY SHELTERS, TRANSITIONAL HOUSING AND SUPPORTIVE HOUSING

RECOMMENDATION:

1. Conduct a public hearing to receive testimony; and
2. Recommend that the City Council introduce Ordinance 2013-__ approving the proposed zoning text amendments to allow Emergency Shelters by right in the Light Manufacturing (LM) and Public/Quasi Public (PQ) zones, adding Section 18.20.035 Emergency Shelter Development Standards, and adding definitions for Transitional Housing and Supportive Housing amending Section 18.16.030 permitted and conditionally permitted uses, adding footnote 21.

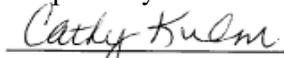
Erias gave the staff report and a powerpoint presentation. Erias explained that this code amendment will bring the City in compliance with the requirements of State Law. In addition, the amendments will qualify the City for expedited review of the Housing Element Update by the Department of Housing and Community Development (HCD). Dees noted that he was not in agreement rushing this through just to qualify for an expedited review. Rudolph explained that the item before the Commission is not about the streamlining process but complying with State Law and the obligation to submit a Housing Element that is in compliance and if we don't do that our Housing Element will not be certified by the State.

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

DEPARTMENT REPORTS:

Meeting adjourned at 7:30 p.m.

Respectfully submitted by:



Cathy Kufm, Secretary

Galt Planning Commission

Minutes approved 9-12-13