



CITY OF GALT

MINUTES

SPECIAL CITY COUNCIL MEETING Council Chambers, 380 Civic Drive, Galt, California Tuesday, March 10, 2015, 3:30 pm

The meeting was called to order at 3:30 pm by the mayor. Council Members present: Payne, Campion, and Crews. Absent Heuer, Powers.

Staff members present: City Manager Behrmann, City Clerk Settles, City Attorney Rudolph, Public Works Director Winkler, and Community Development Director Stewart.

PUBLIC COMMENTS - The clerk announced that members of the audience could address the council on any matter which is not on the agenda but within the subject matter jurisdiction. She advised the location of the speaker sheets, asked that speaker sheets be presented to the clerk prior to addressing council and advised that each person would have a five-minute time limit to speak.

DEPARTMENTAL:

1. **SUBJECT:** Development Code Update, Related Zoning Map Clean-Up and Galt Landscape Design Guidelines.

RECOMMENDED ACTION: Provide direction to staff, as appropriate, regarding the proposed Development Code Update, Zoning Map Clean-Up and Galt Landscape Design Guidelines.

Stewart introduced the City's consultant, Cindy Gnos from Raney Planning Management, Inc. She gave an overview of the update. Stewart gave the presentation reviewing by chapter changes made by staff and the Planning Commission. Council, by consensus, directed staff as follows:

Chapter 18.04 – No additional direction by council.

Heuer arrived at 3:44 pm.

Chapter 18.08 – In section 18.08.030, Campion said Accessory Structure reference should read 18.16.060. Payne asked to add Check Cashing Places definition and require a conditional use permit.

Chapter 18.12 – No additional direction by council.

Chapter 18.16 – Table 18.16.3, Campion said over 8 foot height limitation on accessory buildings with a minimum setback of 10 feet. Section 18.16.060 B3, Campion asked why propane may not be used in conjunction with stationary structures and Stewart said he would ask the Cosumnes Fire Department.

Chapter 18.20 – Table 18.20-1, Heuer said add Pawn Shop definition and require a conditional use permit.

Chapter 18.24 – No additional direction by council.

Chapter 18.28 - No additional direction by council.

Chapter 18.32 – No additional direction by council.

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Chapter 18.36 – No additional direction by council.

Chapter 18.40 – No additional direction by council.

Chapter 18.44 – Section 18.44.040.07F, Heuer said add “free from graffiti” to the end of the sentence. Section 18.44.080.02D, Crews said he would like the words “permanent marker” changed to different descriptive words and Stewart said he would look up the wording used in the subdivision ordinance. Stewart was directed to confirm if State or City had jurisdiction over mobile home parks.

Campion asked if the mobile food vending section had been shared with the Chamber. Stewart said they had tried but had not been successful. Behrmann suggested using the Economic Task Force Meeting to share the information and Campion said he would at their next meeting.

Chapter 18.48 – Table 18.48-3, Heuer said change to four (4) stalls or 10 percent whichever is greater up to a maximum of 30 stalls. Council had concerns with the requirement for a two-car garage for new single-family dwellings and asked staff to bring back options.

Chapter 18.52 – Section 18.52.040B1, Heuer said allow artificial turf for more than 25% of front yard.

Chapter 18.56 – Council directed staff to bring back the discussion of real estate signs with the Eastview Development Project and maintain the current language on the real estate signs.

Chapter 18.60 – No additional direction by council.

Chapter 18.64 – No additional direction by council.

Chapter 18.68 – Section 18.68.110D4c and section 18.68.110G3, Heuer said remove the \$1,000 cash deposit.

Campion left at 5:50 pm

Stewart reviewed the proposed zoning map.

There being no further business to come before council, the meeting was adjourned by the mayor at 5:53 pm.

Respectfully submitted,

Donna Settles
City Clerk