



MINUTES

Planning Commission Regular Meeting Council Chambers, 380 Civic Drive, Galt, California Thursday, January 8, 2009, 6:30 p.m.

The meeting was called to order at 6:30 p.m. by Vice Chair Heuer. Commissioners present: Powers, McFaddin, Davenport, Yates and Pellandini. Daley arrived late.

Staff members present: Community Development Director Campion, Principal Planner Kiriu, City Engineer Cavanaugh and PC Secretary Kulm.

PUBLIC COMMENTS –

Mayor Randy Shelton welcomed Jim Pellandini and Leeann McFaddin, most recently appointed, as well as the remaining four commissioners, Daley, Yates, Davenport and Powers. Mayor Shelton complimented the Commission on the work they do and looks forward to working together in 2009.

ELECTION OF OFFICERS: Pursuant to Galt Municipal Code, Chapter 2.28, Section 2.28.050, election of a Planning Commission Chairperson and Vice Chairperson shall be conducted at the first regular meeting of the year.

Vice Chair Yates opened the floor for nominations for Chairperson.

Action: McFaddin nominated Powers for Chairperson, second by Pellandini. Davenport nominated Yates for Chairperson; second by Daley. After discussion whether or not the Planning Commission alternate can make a nomination when all five regular commissioners are present, it was decided that Commissioner Davenport could not make a nomination. Daley nominated Yates for Chairperson; second by Yates. There being no other nominations, the Vice Chair called for the vote: McFaddin, Pellandini and Powers voted for Powers; Daley and Yates voted for Yates. Powers was elected as Chairperson.

Chairperson Powers opened the floor for nominations for Vice-Chairperson.

Action: Pellandini nominated McFaddin for Vice Chairperson, second by Powers. Yates nominated Daley for Vice Chairperson; no second. There being no other nominations, McFaddin, was elected unanimously by those Commissioners present. (Daley, Pellandini, Powers, McFaddin, Yates)

INFORMATION/CONSENT CALENDAR – None.

PUBLIC HEARING

- SUBJECT:** Conditional Use Permit for Peak Manufacturing Sheet Metal Fabrication Facility
RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2009-__ (PC) approving the CEQA Notice of Exemption and approving a Conditional Use Permit for Peak Manufacturing Sheet Metal Fabrication Facility.

Kiriu gave staff report.

Chairperson Powers opened the public hearing.

Bill Jedlicka, 13536 McFarland, county resident, said he met with Patrick Jamet, owner of Peak Manufacturing and that Mr. Jamet explained the complete project. Mr. Jedlicka spoke in favor of the project.

Chairperson Powers closed the public hearing.

McFaddin asked the applicant Patrick Jamet, president of Peak Manufacturing, if he had read all the conditions of approval and if he agreed to them. Mr. Jamet said yes. McFaddin also asked when he anticipated putting an office in the building. Mr. Jamet indicated there is no need for an office at this time, although there is space allocated for an office.

Davenport asked if Mr. Jamet had ever worked with school districts and possible training program. Mr. Jamet said no, they are a small operation; however, if they ever expanded, they would be open to vocational training in the future.

Daley questioned the burrowing owl survey that would be required. Kiriu explained that the City has never had a problem with burrowing owls, but if owls are found, Peak would work with the Dept. of Fish & Game to mitigate.

ACTION: McFaddin made a motion to adopt Resolution 2009-__ (PC) approving the CEQA Notice of Exemption and approving a Conditional Use Permit for Peak Manufacturing Sheet Metal Fabrication Facility; second by Powers. The motion was unanimously carried by those Commissioners present. (Daley, Pellandini, Powers, McFaddin, Yates)

2. **SUBJECT:** Proposed Amendments to the Galt Zoning Ordinance (Galt Municipal Code Section 18.20.060, Table 18.20-2), addressing setbacks and maximum heights for accessory structures, buildings, and equipment in residential zoning districts.

RECOMMENDATION: That the Planning Commission recommends that City Council adopt Resolution 2009- _____ approving the CEQA Exemptions and Introduce Ordinance No. 2009-__ amending Table 18.20-2 of the zoning code as noted herein related to setback and height requirements for certain accessory buildings and structures in residential districts.

Kiriu gave the staff report. Discussion ensued between staff and commissioners. All commissioners spoke in favor of the "Downtown Special District" and the reduction in fence setbacks. Commissioners Daley, Pellandini, Powers, McFaddin and Davenport agreed that accessory buildings (under 120 sq. ft. in area, eg. sheds, greenhouses, and studios) should have the maximum height reduction from 15 feet to 10 feet and that the maximum height of accessory structures (under 120 sq. ft. in area) such as patio covers, gazebos, and play equipment, be reduced from 15 feet to 12 feet. Yates preferred a height requirement of 12 feet for both accessory building and structures.

Chairperson Powers opened the public hearing.

Councilmember Payne indicated that she supports the change recommended by staff regarding the "fencing issue".

Sandy Brecht, city resident, thanked Barbara Payne for helping get the ordinance changed regarding the fence.

Chairperson Powers closed the public hearing.

ACTION: Daley recommended that City Council approve staff's recommendation as written regarding the "Downtown Special District", the height requirements for accessory structures (maximum height reduced from 15 feet to 12 feet) and other miscellaneous amendments to the development standards for Residential Accessory Buildings, Structures, and Equipment **AND** that the current maximum height (15 feet) of detached accessory buildings, under 120 square feet in area (eg. sheds, greenhouses, and studios), be reduced to 10 feet; second by McFaddin. The motion was carried by the following vote; Ayes - Daley, Pellandini, Powers, McFaddin; Noes - Yates)

DEPARTMENT REPORT: - None.

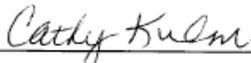
Campion congratulated Mr. Pellandini on his appointment. Powers thanked Lori Heuer for her four years of service as a Planning Commissioner.

Daley asked Campion for information regarding the 2009 Planners Institute. Campion said that the Commission Secretary would send the information to commissioners.

Paul Cavanaugh introduced himself to the commission. Kiriu indicated that Paul would be taking over at future meetings for Bill Forrest.

Meeting adjourned at 7:30 p.m.

Respectfully submitted by



Cathy Kufm, Secretary
Galt Planning Commission