



AGENDA
REGULAR PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT
THURSDAY, MARCH 10, 2011, 6:30 P.M.

NOTE: Speaker Request Sheets are provided on the table inside the Council Chambers. If you wish to address the Commission during the meeting, please complete a Speaker Sheet and give to the Secretary of the Commission. A maximum of five minutes is allowed for each speaker.

NOTE: If you need disability-related modifications or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Community Development Dept., 209-366-7230, 495 Industrial Drive, at least two days prior to the meeting.

NOTE: If at any time during this meeting, a quorum of the Galt City Council is present, the meeting will continue as a joint meeting of the City Council and the Planning Commission until such time as a quorum of the Council is no longer present.

CALL MEETING TO ORDER

ROLL CALL: COMMISSIONERS: Dees, Morris, Pellandini, McFaddin, Rodriguez

PUBLIC COMMENTS: Under Government Code §54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item.

INFORMATION/CONSENT CALENDAR

(1)1. **SUBJECT:** Minutes of the January 13, 2011 meeting.

RECOMMENDATION: That the Planning Commission approve the minutes of the January 13, 2011 meeting.

PUBLIC HEARING

(3)1. **SUBJECT:** An Ordinance of the City Council of the City of Galt Adopting Chapter 2.65 of the Galt Municipal Code Regarding Advisory Bodies Generally

An Ordinance of the City Council of the City Of Galt Repealing Chapter 2.28 and Adopting Chapter 2.70 of the Galt Municipal Code Regarding the Planning Commission

RECOMMENDATION: That the Planning Commission recommend to the City Council adoption of the proposed ordinances.

- (13)2. **SUBJECT:** **Repealing and Amending Chapters 18.24 and 18.52 of the Galt Municipal Code (GMC) and Adoption of Resolution to Amend the Downtown Revitalization and Historic Preservation Specific Plan (DRHPSP) Regarding Signs**

RECOMMENDATION: That the Planning Commission:

1. Recommend that the City Council adopt Ordinance No. 2011-__ - An Ordinance of the City of the City of Galt Repealing and Readopting Chapter 18.24 of the Galt Municipal Code Regarding Combining Zoning District Regulations and Specific Plans.
2. Recommend that the City Council adopt Ordinance No. 2011-__ - An Ordinance of the City of the City of Galt Repealing and Readopting Chapter 18.52 of the Galt Municipal Code Regarding General Permit Procedures.
3. Recommend that the City Council adopt Resolution No. 2011-__ - A Resolution of the City of the City of Galt Amending the Galt Downtown Revitalization and Historic Preservation Specific Plan Removing Sign Limitations of Projecting Signs and Adopting a CEQA Exemption for Said Project

- (51)3. **SUBJECT:** **City of Galt Annual 2030 Galt General Plan and Housing Element Progress Report: 2010**

RECOMMENDATION: That the Planning Commission review the City of Galt Annual 2030 Galt General Plan and Housing Element Progress Report: 2010, comment and direct staff to make any needed modifications to the report and then by motion recommend that the City Council accept said report and direct staff to submit said report to the Governor's Office of Planning and Research and the Department of Housing and Community Development in accordance with Government Code §65400.

DEPARTMENT REPORTS – None.

ADJOURN

CATHY KULM, PLANNING COMMISSION SECRETARY: Agenda Report. The agenda for this Galt Planning Commission Meeting was posted in the following listed sites before the close of business at 5:00 p.m. on the Monday preceding the meeting:

1. City Hall Lobby, 380 Civic Drive
2. U. S. Post Office, 600 N. Lincoln Way
3. Marian O. Lawrence Library, 1000 Caroline Avenue



MINUTES

**Planning Commission Regular Meeting
Council Chambers, 380 Civic Drive, Galt, California
Thursday, Jan. 13, 2011, 6:30 p.m.**

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

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

PUBLIC COMMENTS – **None.**

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.

Chairperson McFaddin opened the floor for nominations for Chairperson.

Action: Pellandini nominated McFaddin for Chairperson. There being no other nominations, McFaddin was elected unanimously by the following vote: Ayes - Pellandini, Dees, Rodriguez, and Morris – Abstain – McFaddin. McFaddin was elected as Chairperson.

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

Action: “Inaudible” nominated Dees for Vice Chairperson, second by “inaudible”. There being no other nominations, Dees was elected unanimously by the following vote: Ayes – McFaddin, Pellandini, Rodriguez, Dees, and Morris. Dees was elected as Vice-Chairperson.

INFORMATION/CONSENT CALENDAR

1. **SUBJECT:** **Minutes of the October 14, 2010 meeting.**

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

PUBLIC HEARING

1. **SUBJECT:** **Time Extension Request for the Walmart Project Site Plan and Design Review Approval, and Conditional Use Permit**

RECOMMENDATION: That the Planning Commission:

1. Adopt Resolution 2011-__ (PC) approving the Time Extension Request for Walmart Project Site Plan and Design Review Approval, and Conditional Use Permit

Campion explained that under this agenda item, the Time Extension Request would be the only thing discussed, not the merits of the project.

Erias gave a brief summary and powerpoint presentation.

Chairperson McFaddin opened the public hearing.

Al Baldwin, concerned citizen, urged the Commission to approve the time extension request by Walmart.

Ron Clundt, Doucet & Associates, made himself available for questions from the commissioners. Morris asked why the word “accordance” was being changed to “insubstantial compliance”. Erias explained that when the Community Development Director issued the initial Notice of Decision, there was an appeal by Walmart attorneys for basic wording of the document and it was so slight that staff did not have an issue or concern with the changes. The reason for the change was for legal purposes.

Chairperson McFaddin closed the public hearing.

ACTION: Rodriguez made a motion to adopt Resolution 2011-__ (PC) approving the Time Extension Request for Walmart Project Site Plan and Design Review Approval, and Conditional Use Permit; second by Pellandini. Motion was unanimously carried by those Commissioners present. (McFaddin, Pellandini, Dees, Rodriguez, and Morris)

DEPARTMENT REPORTS -

Campion discussed the 2011 Planners Institute scheduled for March 9th – 11th in Pasadena. He noted that the Commission’s travel budget is \$4,000 and the estimated cost for each attendee is approximately \$1,300 (which includes registration, airfare, 2-night hotel stay, mileage and meals); therefore, the Commission needs to designate which commissioners (up to 3) would like to attend. Campion asked the Commissioners to confirm their attendance by Jan. 27th in order to make the necessary arrangements

Meeting adjourned at 6:45 p.m.

Respectfully submitted by



PLANNING COMMISSION AGENDA REPORT

Meeting Date: March 10, 2011

FROM: City Attorney
Prepared By: City Attorney

SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT ADOPTING CHAPTER 2.65 OF THE GALT MUNICIPAL CODE REGARDING ADVISORY BODIES GENERALLY

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT REPEALING CHAPTER 2.28 AND ADOPTING CHAPTER 2.70 OF THE GALT MUNICIPAL CODE REGARDING THE PLANNING COMMISSION

RECOMMENDATION

That the Planning Commission recommend to the City Council adoption of the proposed ordinances.

DISCUSSION

In January of 2011, the City Council formed an ad hoc committee, comprised of Council Members Shelton and Crews, to review the rules and regulations of the various City commissions and committees. Through this review process, the ad hoc committee determined that there was a lack of consistency regarding how commissions and committees are formed, and significant differences in the scope of the rules and regulations applicable to a particular commission or committee.

The ad hoc committee intends to recommend to the City Council the adoption of an ordinance that establishes general requirements for all City commissions and committees, and the adoption of an ordinance that establishes specific requirements for each commission or committee.

The proposed ordinance establishing general requirements, and a revised ordinance pertaining to the Planning Commission, are presented for your review and recommendations.

The ordinance applicable to all commissions and committees is summarized as follows:

1. Members of advisory bodies must be residents and registered voters of the City. This requirement would only apply prospectively.
2. Members serve at the pleasure of the City Council and may be removed for good cause.
3. Advisory bodies shall adopt bylaws that are consistent with applicable ordinances, and submit the bylaws to the City Council for approval.
4. The City Council may remove any member that has three consecutive unexcused absences.
5. Each advisory body shall submit an annual report to the City Council, providing a summary of their work or activity during the preceding year, and may include recommendations.

The ordinance pertaining to the Planning Commission will replace existing Chapter 2.28 of the Galt Municipal Code with new Chapter 2.70. This ordinance is summarized as follows:

1. The Commission would have five members, with each Council Member appointing one member.
2. The Commission shall meet at least once a month.
3. Powers, duties and functions are described in more detail.
4. The Commission would serve as the Board of Zoning Appeals.

ATTACHMENTS

1. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT ADOPTING CHAPTER 2.65 OF THE GALT MUNICIPAL CODE REGARDING ADVISORY BODIES GENERALLY
2. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT REPEALING CHAPTER 2.28 AND ADOPTING CHAPTER 2.70 OF THE GALT MUNICIPAL CODE REGARDING THE PLANNING COMMISSION

ORDINANCE NO. 2011-__**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT
ADOPTING CHAPTER 2.65 OF THE GALT MUNICIPAL CODE REGARDING
ADVISORY BODIES GENERALLY**

THE CITY COUNCIL OF THE CITY OF GALT hereby ordains as follows:

Section 1. **Purpose.** The purpose of this chapter to establish general requirements pertaining to city boards, commissions and committees, referred to in this chapter as “advisory bodies” or an “advisory body.” The city council hereby establishes general requirements for the appointment of persons to advisory bodies, the rules and regulations pertaining to advisory bodies, and the duties of advisory bodies.

Section 2. **Authority.** The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. **New Chapter.** Chapter 2.65 of the Galt Municipal Code, titled “Advisory Bodies Generally”, is hereby adopted to read in full as follows:

2.65.10 **Purpose**

A. The purpose of this chapter to establish general requirements pertaining to city boards, commissions and committees, referred to in this chapter as “advisory bodies” or an “advisory body.” The city council hereby establishes general requirements for the appointment of persons to advisory bodies, the rules and regulations pertaining to advisory bodies, and the duties of advisory bodies.

B. Other chapters of the Municipal Code set forth specific requirements pertaining to each advisory body. In the event of a conflict between the general requirements set forth in this chapter and the specific requirements set forth chapters applicable to a certain advisory body, the specific requirements shall control.

C. The term “advisory body,” as used in this chapter, shall refer to a standing board, commission or committee established by ordinance.

2.65.020 **Qualifications.**

A. City officials, when recommending or nominating persons to serve on city advisory bodies, shall seek outstanding individuals whose commitment and talents will contribute to the purposes and functions of the advisory body and who reflect the ethnic, geographic and gender diversity of the city.

B. Unless otherwise provided in the ordinance establishing a particular board, commission or committee, a person is not eligible to hold office on a city advisory body unless he or she is at the time of appointment, a resident and registered voter of the city. If, during his or her term of office, a member of an advisory body moves his or her residence outside the city limits, or ceases to be a registered voter of the city, such member's office shall immediately become vacant. This provision shall not apply to any members in office at the time of adoption of this chapter.

2.65.030 Membership - Appointment and terms.

The members of an advisory body serve at the pleasure of the city council and may be removed from office by the vote of a majority of the members of the city council. No public hearing need be held prior to removal, however, a member shall only be removed for good cause, as determined by the City Council.

2.65.040 Rules and regulations.

A. An advisory body shall adopt and amend, by the affirmative vote of a majority of its members, rules and regulations for the conduct of the advisory body's business consistent with this chapter and the ordinance establishing the particular advisory body. Such rules and regulations shall be submitted to the city council and shall not become effective until approved by the city council.

B. All meetings of advisory bodies shall be conducted in accordance with the latest edition of Robert's Rules of Order, unless the particular rule or matter is otherwise provided for by city ordinance or the advisory body's rules and regulations.

C. Changes in the date and time of the regularly scheduled meetings of an advisory body shall be submitted to the city council for approval.

2.65.050 Election of officers.

At the first regular meeting of an advisory body after January 1st of each year, the members shall elect a chair and a vice chair. In the absence or disability of the chair and vice chair, the advisory body shall designate a temporary chair.

2.65.060 Absences.

In the event a member has 3 consecutive unexcused absences from regular meetings of an advisory body, the city council may declare the office of such member vacant. The staff to the advisory body shall advise the Mayor through the City Clerk of any member with 3 consecutive unexcused absences. The chair of the advisory body has the discretion to determine whether absences are excused or unexcused. Absences should be excused if due to situations such as illness, religious observances, family emergencies, work conflicts, and vacations.

2.65.070 Compensation—Expenses.

Unless expressly provided in the ordinance establishing a particular board, commission or committee, members of advisory bodies shall serve without compensation, but shall be reimbursed for the actual and necessary expenses incurred in the discharge of their duties.

2.65.080 Annual report.

A. Each advisory body shall submit an annual report to the city council no later than September 1st of each year. The annual report shall provide a summary of the work or activities undertaken by the advisory body during the prior year, work or activities planned for the upcoming year, and may include recommendations

B. Attendance records of members shall be included as part of the annual report.

Section 4. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unlawful.

Section 5. Effective Date. This Ordinance shall take effect thirty days after its final adoption as provided by Government Code Section 36937. Within 15 days after its final passage, the City Clerk shall cause a summary of this Ordinance to be published and posted in accordance with Section 36933(c)(1) of the California Government Code.

The foregoing Ordinance was introduced and the title thereof read at the regular meeting of the City Council on the ___ day of _____, 2011 and by unanimous vote of the City Council members present, further reading was waived.

On motion by Council Member_____, seconded by Council Member _____, the foregoing Ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this ___ day of _____, 2011 by the following vote, to wit:

- AYES: Council members:
- NOES: Council members:
- ABSTAIN: Council members:
- ABSENT: Council members:

Mayor, City of Galt

THIS PAGE INTENTIONALLY LEFT BLANK.

ORDINANCE NO. 2011-__**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT REPEALING CHAPTER 2.28 AND ADOPTING CHAPTER 2.70 OF THE GALT MUNICIPAL CODE REGARDING THE PLANNING COMMISSION**

THE CITY COUNCIL OF THE CITY OF GALT hereby ordains as follows:

Section 1. **Purpose.** The purpose of this ordinance is to update the rules and regulations relating to the Planning Commission.

Section 2. **Authority.** The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. **Revised Chapter.** Chapter 2.28 of the Galt Municipal Code, titled "Planning Commission", is hereby repealed and Chapter 2.70 of the Galt Municipal Code, titled "Planning Commission", is adopted to read in full as follows:

2.70.010 Short title.

This chapter shall be known as the "Planning Commission Ordinance."

2.70.020 Establishment.

There is created and established a commission of the city to be known as the "planning commission" and hereinafter called "commission."

2.70.030 Membership - Appointment and terms.

A. The commission shall consist of 5 members. Each councilmember shall appoint 1 commission member whose term shall run concurrently with that of the councilmember so appointing.

B. If the office of a member of the planning commission appointed by a councilmember becomes vacant, the appointing councilmember shall fill the vacancy by appointing a planning commission member whose term shall run concurrent with that of the appointing councilmember.

C. The members of the planning commission serve at the pleasure of the city council and may be removed from office by the vote of a majority of the members of the council. No public hearing need be held prior to removal; however, a member shall only be removed for good cause, as determined by the City Council.

2.70.040 Meetings - Records.

A. The commission shall meet at least once a month. All its meetings shall be held in accordance with the Ralph M. Brown Act and shall be open to the public except as provided by law. Special meetings may be called by the chair or a majority of the commission.

B. A quorum shall be a majority of the commission. No action of the commission shall be valid without the affirmative vote of at least three members.

C. The commission shall keep a record, which shall be available for public inspection, of all of its resolutions, proceedings, and other actions.

2.70.050 Disclosure requirements.

Members of the commission shall be required to file annual statements of economic interest pursuant to the city's conflict of interest code.

2.70.060 Purpose and functions.

A. The purpose of the commission is to advise the council on the preparation and review of the general plan, as well as the adoption or implementation of programs under the plan, including the creation of districts and zones, modification to and administration of zoning regulations, review of the capital improvements program, and review of other programs and projects which affect city development.

B. The planning commission shall have such powers and duties as set forth in the state planning law, Government Code section 65000, et seq., and any amendments thereto. The commission is hereby assigned the duties and functions of the planning agency, pursuant to Government Code section 65100, et seq. The planning commission shall have such other powers and duties as may be designated or assigned by city ordinance.

C. The commission shall perform the following functions:

1. Annually review, and make recommendations for amendments, as necessary, the general plan.

2. Make recommendations regarding the implementation of the general plan through actions including, but not limited to, the formation or adoption of specific plans and zoning and subdivision ordinances.

3. Annually review the capital improvement program of the city for their consistency with the general plan, pursuant to Government Code section 65400, et seq.

4. Endeavor to promote public interest in, comment on, and understanding of the general plan, and regulations relating to it.

5. Consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and citizens generally concerning implementation of the general plan.

6. Promote the coordination of local plans and programs with the plans and programs of other public agencies.
7. Perform other functions as the city council requests.

D. No ordinance, order or resolution shall be adopted by the city council ordering or involving the general plan, specific plans or zoning, unless and until such ordinance, order or resolution shall first have been submitted to the commission for report and recommendation. The commission shall report and make recommendation to the council upon the matter within the time specified by the council or, if not specified, in a timely manner. Upon request by the commission, additional time for report and recommendation may be granted by the council. If the commission does not report and recommend within the period specified by the council, or otherwise within a reasonable time, the council may thereafter proceed to act upon the matter without such report and recommendation after first making the finding that the commission failed to act within a reasonable time period.

2.70.070 Board of zoning appeals.

The planning commission is hereby designated to perform the duties and functions of a board of zoning adjustment and a board of zoning appeals, pursuant to Government Code section 65900, et seq. The commission may prescribe such rules and regulations as may be necessary to carry out the functions and duties of the board of zoning adjustment and the board of zoning appeals. Three members shall constitute a quorum. No action taken shall be valid unless it receives the affirmative vote of 3 members of the board.

2.70.080 Compensation.

Notwithstanding Section 2.65.040, each member of the commission shall receive \$50.00 for each meeting of the commission which he/she attends.

Section 4. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unlawful.

Section 5. Effective Date. This Ordinance shall take effect thirty days after its final adoption as provided by Government Code Section 36937. Within 15 days after its final passage, the City Clerk shall cause a summary of this Ordinance to be published and posted in accordance with Section 36933(c)(1) of the California Government Code.

The foregoing Ordinance was introduced and the title thereof read at the regular meeting of the City Council on the ___ day of _____, 2011 and by unanimous vote of the City Council members present, further reading was waived.

On motion by Council Member_____, seconded by Council Member _____, the foregoing Ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this ___ day of _____, 2011 by the following vote, to wit:

AYES: Council members:
NOES: Council members:
ABSTAIN: Council members:
ABSENT: Council members:

Mayor, City of Galt

ATTEST:

Elizabeth Aguire, City Clerk

APPROVED AS TO FORM:

Steven P. Rudolph, City Attorney



PLANNING COMMISSION AGENDA REPORT

Meeting Date: March 10, 2011

TO: Honorable Chairperson and Planning Commissioners

FROM: Curt Campion, Community Development Director *CC*

SUBJECT: Repealing and Amending Chapters 18.24 and 18.52 of the Galt Municipal Code (GMC) and Adoption of Resolution to Amend the Downtown Revitalization and Historic Preservation Specific Plan (DRHPSP) Regarding Signs

Recommendation: That the Planning Commission:

1. Recommend that the City Council adopt Ordinance No. 2011-__ - An Ordinance of the City of the City of Galt Repealing and Readopting Chapter 18.24 of the Galt Municipal Code Regarding Combining Zoning District Regulations and Specific Plans.
2. Recommend that the City Council adopt Ordinance No. 2011-__ - An Ordinance of the City of the City of Galt Repealing and Readopting Chapter 18.52 of the Galt Municipal Code Regarding General Permit Procedures.
3. Recommend that the City Council adopt Resolution No. 2011-__ - A Resolution of the City of the City of Galt Amending the Galt Downtown Revitalization and Historic Preservation Specific Plan Removing Sign Limitations of Projecting Signs and Adopting a CEQA Exemption for Said Project.

Background

Over the last several months, the Community Development Department, working with the City Attorney, has been reviewing various permitting processes outlined in the City's Zoning Code. The purpose was to identify means by which the process could be streamlined and at the same time offer the same level of effectiveness and desired review as currently provided. Additionally, staff reviewed the code to look at other minor clarifications and clean up matters which are addressed as part of this report.

As a result, staff has identified issues which we believe could be amended to improve the permitting process and meet the above stated objectives. Staff provided a report to the City Council on February 1, 2011 (see attached), at which time seven different topics were discussed. These range from modification and clarification of the Architectural Review process, codifying the Planning Advisory Committee procedures, amending the code relating to Planned Unit Developments, the Big Box Ordinance, and to provide clarification on inter-relationship between site plan review and conditional use permits. Lastly, staff indicated the need to update application forms and look at developing hand outs regarding the General Plan Policy requirements demonstrating consistency with the City's General Plan. City Council agreed with staff's recommendations and directed staff to initiate implementation of the proposed amendments and/or work efforts identified Feb. 1, 2011 staff report.

Discussion

Chapter 18.24 of the GMC establishes regulations for combining districts to be combined with the base zoning district regulations addressing special needs or characteristics of areas within the city and specific plan areas. This chapter also establishes the review and approval process for architectural review. Currently, there are two sections to the ordinance dealing with architectural review. The first deals with those properties that have a Planned Development (PD) combining zoning district without a plan development. Secondly, the

chapter sets forth procedures by which a Planned Unit Development (PUD) application is submitted and the plan is then reviewed in accordance with the criteria set forth. Staff proposes fairly significant changes to both of these sections, as the current process is cumbersome and repetitive.

Residential Architectural Review PD No Plan.

Under the current process where properties have a PD combining district for residential lands, the applicant submits floor plans and elevations as required under the code which are then reviewed by the Architectural Review Committee (ARC), composed of one planning commissioner and two council members. After review by the ARC, the application is forwarded to the planning commission for review and consideration concurrent with a tentative map application.

Under the proposed amendment to Chapter 18.24, the ARC would be eliminated and replaced with the planning commission. The floor plans and elevations would be reviewed by the planning commission prior to approval of improvement plans or the final map, whichever occurs first.

In an effort to address concerns expressed by the development community, the floor plans and elevations would not be submitted concurrently with the tentative map application. This would make the process potentially faster and less costly to developers, but at the same time maintain the city control over the future architecture of homes. Tentative maps are valid for two years from the date of approval but can be extended for up to six years. Therefore, it may be difficult for a developer to make market decisions about product type when it may be at least two years before they intend to actually build homes.

In addition, many builders end up selling all or part of their subdivided land to other home builders. Under the current system, the subsequent home builder would have to build the same housing approved for the original subdivider or go back through the rezone process to get architectural approval of a different home type. While the current process ensures a baseline level of home quality in the review process for the city and neighboring properties, it can also stifle architectural diversity, create delays for homebuilders responding to changing market conditions, and increase housing costs.

This revised process still provides an opportunity for public input and review. The building elevations would be reviewed by the planning commission at a noticed public hearing. This provides neighboring property owners the opportunity to comment on the proposed housing product.

The significant change in this process is delaying the timeframe by which ARC approval would occur.

Clarify Architectural Review Requirements

The architectural review section does not specify the type of architectural theme but does set the minimum number of different floor plans and elevations by subdivision size and requires distribution of those floor plans/elevations evenly throughout the subdivision to create an aesthetically pleasing development. Staff recommends only minor changes to the overall objectives as noted in Section 18.24.024(b).

Planned Unit Development (PUD) Modifications.

As provided in Section 18.24.035, Planned Unit Development (PUD), a number of sections have been deleted which were repetitive and served little purpose. Because PUD's can include all types of development not just residential, Section H was added which lists the requirements of site plan review, (Chapter 18.68). By doing so, the requirements of 18.68.030 would be incorporated into the application process for a PUD which could include commercial, industrial and multi-family residential projects. This is not a new requirement as site plan review would have been required separately as set forth in Section 18.68 and is applicable to all projects securing building permits with the exception of single family residential.

Chapter 18.52 – General Permit Procedures. Under General Permit Procedures, there are several modifications recommended to clarify the development process.

Section 18.52.030(A) – Non-discretionary review by the planning director. It is recommended that a section be amended allowing the planning director to refer matters to the planning commission for review and decision. Under this same section, and in several others, the appeal period for decisions is recommended to be reduced from fourteen (14) to ten (10) days, which is very standard.

Section 18.52.060(2) It is recommended that this section be modified to include the appeal provisions of a planning commission decision to the city council where the city council can reverse, affirm, wholly or partially modify, or attach other conditions as appropriate.

Attached you will find a redline version of both ordinances for your review. These show all changes proposed.

Proposed Amendment to the DRHPSP. The proposed amendment to the Downtown Revitalization and Historic Preservation Specific Plan includes the removal of the size restriction of projecting signs on page IV-19. Currently, signs that project over the right-of-way cannot exceed 8 square feet per sign face. Staff recommends not limiting the size in this manner and removing this limitation because standards in the Municipal Code already impose size limitations on signs. Section 18.40.130 (C)(3) states that suspended signs cannot exceed three (3) feet in width and shall have a minimum clearance of ten (10) feet. Table 18.40-2 of the GMC limits the maximum total area per lot of permanent sign and Table 18.40-3 limits the size of individual permanent signs. The current size limits on the projecting signs is restrictive and may limit businesses from installing signs that would complement renovated and new construction projects.

Environmental Status

Adoption of the two ordinances repealing and readopting certain chapters of the Galt Municipal Code and approval of the resolution amending the Downtown Revitalization and Historic Preservation Specific Plan removing the sign limitations of projecting signs are exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project) as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

Attachments

Feb. 1, 2011 – City Council Staff Report

Ordinance No. 2011-__ - Appealing and Readopting Chapter 18.24 of the Galt Municipal Code Regarding Combining Zoning District Regulations and Specific Plans

Ordinance No. 2011-__ - Appealing and Readopting Chapter 18.52 of the Galt Municipal Code Regarding General Permit Procedures

Resolution No. 2011-__ - Amending the Galt Downtown Revitalization and Historic Preservation Specific Plan Removing Sign Limitations of Projecting Signs and Adopting a CEQA Exemption for Said Project



COUNCIL AGENDA REPORT

Meeting Date: February 1, 2011
Item Number:

FROM: Curt Campion, Community Development Director 
SUBJECT: DEVELOPMENT PERMIT PROCESS STREAMLINING
ALTERNATIVES

RECOMMENDATION

Review the attached list of alternative actions related to the development review process and provide direction to staff regarding the implementation of each.

SUMMARY

Over the last several months, the Community Development Department, in conjunction with the City Attorney, has been reviewing various permitting processes outlined in the City's Zoning Code. The purpose of this exercise was to identify means by which the process could be streamlined and at the same time offer the same level of effectiveness and desired review as currently provided.

As a result, staff has identified several processes that could be adjusted to meet those objectives. Since some of the proposals have multiple alternatives that could be considered in achieving a more streamlined process, staff is requesting direction with regard to selection and/or implementation of the alternatives.

DISCUSSION

All of the following topics to be discussed and potentially amended are found in the City Zoning Code (Title 18 – Zoning). Any change or amendment to the code will require public hearings before the Planning Commission and City Council in order to implement desired changes.

Staff will establish a prioritization schedule to address the amendments or processes which the City Council would like to see considered as part of a streamlining process.

- Codify the procedures involved in the Planning Department's long-standing Planning Advisory Committee (PAC) service and procedures.**

City Manager Approval: 

TYPE OF ITEM:	COUNCIL ACTION: Approved	Denied	Revised
<input type="checkbox"/> Consent	Reso No _____	Ord No _____	
<input checked="" type="checkbox"/> Departmental	Moved By:		
<input type="checkbox"/> Public Hearing	Seconded By:		
<input type="checkbox"/> Redevelopment Agency	Vote:		
<input type="checkbox"/> Other			

For over 20 years, the Planning Department has reserved every other Wednesday afternoon for the purposes of a Planning Advisory Committee (PAC) meeting. The PAC members are composed of representatives from Building, Public Works & Engineering, Planning, CCSD Fire Department and other departments that may be affected by a given development project. Potential applicants are given an opportunity to meet with the PAC committee in order to review a proposed project, idea and/or to discuss the development review process in general. All committee members are invited to not only attend but submit written comments to the Planning Department. After meeting with the applicant, a summary of identified issues are codified in a letter and provided to the applicant to assist them in processing their development application.

Historically, staff has found this process to be extremely beneficial to the applicant in that they are provided initial responses early in the process regarding their development proposal. During the meeting, the applicant is made aware of the application processes, development requirements, existing or needed public facilities to service the project site and/or other issues associated with the various agencies and departments involved. There is no cost to the applicant for this meeting which is a method of outreach to the development community in order to assist in the development and review process.

By codifying this process in the Municipal Code, it may bring a greater awareness as to the assistance available and thereby shorten future applicant processing time.

2. **Amendment of the Architectural Review process. The following provides a few revisions for City Council to consider with regard to streamlining the Architectural Review process, followed by a discussion of each.**

A. *Change the requirement for approval of the architectural review prior to a rezone or tentative map and make it a requirement of filing a final map or approval of public improvement plans.*

This would make the process potentially faster and less costly for developers, but maintain the City control over the future architecture of the homes.

Tentative subdivision maps are valid for 2 years from the date of approval, but that time can be extended (by request of the developer for up to 6 years or by the state legislature for various additional times). Therefore, it can be difficult for a developer to make market decisions about product type when it may be at least two years before they intend to actually build the homes.

In addition, many developers end up selling all or part of their subdivided land to other homebuilders. Under the current system, that subsequent homebuilder would have to build the same housing product approved for the original subdivider or go back through the rezone process to get architectural approval of a new home type.

While the current process ensures a baseline level of home quality in the review process for the City and neighboring properties, it can also stifle architectural diversity, create

delays for homebuilders responding to changing market conditions, and increase housing costs.

This process still provides an opportunity for public input and review. As in the current process, the building elevations would be reviewed by the approving body at a noticed Public Hearing. This provides neighboring property owners the opportunity to also comment on the proposed housing product.

The significant change in this alternative is delaying the timeframe by which approval would occur. As noted previously, there are benefits to the development community if the process occurs at a later time.

B. *Remove the requirement for a separate Architectural Review Committee (ARC) and vest the review authority with the Planning Commission.*

By removing this requirement, the architectural review would simply be made a part of the overall staff report going to the Planning Commission for approval or in the case of appeals, the City Council.

It eliminates a somewhat redundant process in that the ARC is composed of two council members and a planning commissioner. By vesting the approval authority with the Planning Commission, the architectural review would be done during the public hearing for the rest of the subdivision project rather than as a separate public meeting, thereby providing a more convenient opportunity for neighboring property owners, affected residents and interested persons to attend one public hearing to provide input.

C. *Clarify Architectural Review Requirements:*

Currently, the architectural review code section doesn't require anything more than providing some type of architectural theme (which is not defined), providing a minimum level of different floor plans and elevations, and distributing those floor plans/elevations evenly throughout the subdivision to create an aesthetically pleasing development. In the past, staff has made various comments regarding residential architecture in an attempt to encourage more variety in housing styles and to improve the pedestrian streetscape. Staff has typically commented on items such as encouraging more diversity of housing styles, reducing the prominence of garage-forward design, requesting more architectural detail on the garages, and encouraging front porches and living space. Many of staff's recommendations have not typically been upheld by the Architectural Review Committee.

Consequently, staff could completely eliminate this component of subdivision review and let the decision making authority make the decision on a case by case basis without any staff recommendation other than whether the project complies with the minimum diversity requirement set forth in Section 18.24.035, Table 1 of the GMC (see below) and that the homes are distributed somewhat evenly throughout the subdivision.

Table 1. Floor Plans and Elevations Required

Number of Units	Minimum Number of Floor Plans Required	Minimum Number of Elevations Required
Less than 40 units	Three (3)	Nine (9)
40 to 100 units	Four (4)	Twelve (12)
More than 100 units	Five (5)	Fifteen (15)

In summary, the architectural review process has been perceived by the development community as one of the more onerous requirements. This is most evident when a subdivider is not sure of what the housing market conditions are going to be when they start the application process. Staff believes that implementing options “A”, “B” and “C” would be positively received by the development community, simply because it would provide an expedited review and/or process which would delay the decision on specific housing types until such time as the home builder is ready to initiate construction. Implementing these options would also preserve the public review and hearing process for interested persons.

3. **Amendment of Section 18.24.030 – Planned Unit Development (PUD).** Developers can apply for a PUD to vary City development standards (eg. setbacks, road widths, or lot sizes) in order to create a more innovative development project. However, the current procedure for filing a PUD are burdensome and repetitive which tends to discourage its use. Staff would recommend that the review procedures be simplified and streamlined to encourage a more innovative design in development projects. At the same time, the City could also reduce the current fee charged for a PUD rezone, as the requirement would be more clearly set forth in the code identifying those specific elements that would need to be submitted as part of an application.
4. **Amend the Big Box Ordinance.** Staff has identified several inconsistencies in the Big Box Ordinance as it relates to architectural review, the Site Plan Review and Conditional Use Permit (CUP) processes. Staff would recommend that clarification be provided as to how these various types of applications interact and the approving authorities involved at various stages of review in the Big Box Ordinance. This is more of a clean up provision to provide internal consistency and clarification within the code in reviewing these types of projects.
5. **Amend the Site Plan Review and CUP chapter to clarify processes.** Currently the Site Plan Review and CUP chapters do not specifically indicate how the two processes are intended to interact. The main objective is to clearly identify how the two processes are utilized in the development review process in order to clarify that it is not a cumulative process but one which can incorporate both applications, as applicable.

6. **Update and simplify the application forms.** Staff has reviewed the application forms for various development projects utilized in the City. This process has not been undertaken for a number of years and is one which should be addressed in order to eliminate outdated or unnecessary submittal requirements.

This would expedite the review process and at the same time provide staff with the necessary information in order to process the application in an expeditious fashion.

7. **Develop a General Plan Policy Guide(s) for development projects.** As the Council is aware, all development projects need to be consistent with the City's adopted General Plan. That does not mean it must be consistent with every policy of the General Plan, but there needs to be a demonstration of consistency with the furtherance of the General Plan policies.

This process would involve the development of a separate attachment to application forms that would help developers identify General Plan policies typical to the proposed project being considered. This guide would address residential, commercial and industrial type projects and could provide examples as to the type of consistency that is needed in the various land use categories. Again, the development community would not have to address every single policy, but provide a reasonable analysis as to how their project generally furthers the city's policies and does not obstruct their attainment. We would include some examples so that developers can better understand what is expected. This type of document would assist applicants submitting projects that could include rezones, subdivisions, use permits, as well as other development application projects.

In conclusion, the foregoing provides a summary of issues which staff has investigated and believes could provide some relief in the application and review process to the development community. At the same time, the changes would not diminish the public input portion of the review process.

Some of the other measures reduce ambiguities that can be confusing to an applicant particularly as it relates to site plan review and the CUP process as well as providing clarification as it relates to the Big Box Ordinance. Development of the General Plan Policy Guide would provide assistance to the development community in the processing of applications, reducing time and cost involved in the application review process.

FINANCIAL IMPACT

Depending upon direction provided by City Council, costs associated with implementing the alternatives provided would include staff time and potentially some costs associated with Municipal Code revisions. Hard costs associated with Municipal Code revisions would most likely be less than \$1,000.00.

ORDINANCE NO. 2011-__

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT
REPEALING AND READOPTING CHAPTER 18.24 OF THE GALT
MUNICIPAL CODE REGARDING COMBINING ZONING DISTRICT
REGULATIONS/SPECIFIC PLANS**

THE CITY COUNCIL OF THE CITY OF GALT hereby ordains as follows:

Section 1. **Purpose.** The purpose of this ordinance is to amend the procedures for processing and approving development applications subject to Chapter 18.24, of the Galt Municipal Code..

Section 2. **Authority.** The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. **Revised Chapter.** Chapter 18.24 of the Galt Municipal Code, titled “Combining Zoning District Regulations/Specific Plans”, is hereby repealed and readopted to read in full as follows:

See Exhibit “A” attached.

Section 4. **Severability.** If any section, subsection, sentence, clause or phrase of this Ordinance is determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unlawful.

Section 5. **Environmental Review.** The proposed changes to Chapter 18.24 of the Galt Municipal Code are not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project) as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

Section 6. **Effective Date.** This Ordinance shall take effect thirty days after its final adoption as provided by Government Code Section 36937. Within 15 days after its final passage, the City Clerk shall cause a summary of this Ordinance to be published and posted in accordance with Section 36933(c)(1) of the California Government Code.

The foregoing Ordinance was introduced and the title thereof read at the regular meeting of the City Council on the 5th day of April, 2011 and by unanimous vote of the City Council members present, further reading was waived.

On motion by Council Member _____, seconded by Council Member _____, the foregoing Ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 5th day of April, 2011 by the following vote, to wit:

AYES: Council members:
NOES: Council members:
ABSTAIN: Council members:
ABSENT: Council members:

MAYOR City of Galt

ATTEST:

City Clerk, City of Galt

APPROVED AS TO FORM:

Steven P. Rudolph, City Attorney

Chapter 18.24

COMBINING ZONING DISTRICT REGULATIONS/SPECIFIC PLANS

Sections:

- 18.24.010 Purpose.**
- 18.24.020 Relation to base zoning district regulations.**
- 18.24.025 Residential Architectural Review Authority.**
- 18.24.030 Planned Unit Development.**
- 18.24.035 Land Zoned with a Planned Unit Development Designation without an Adopted Plan.**
- 18.24.040 Specific plan.**

Section 18.24.010 Purpose.

The purpose of this chapter is to establish regulations for combining zoning districts to be combined with base zoning district regulations or to address special needs or characteristics of areas within the City of Galt and Specific Plan areas which include special development standards and regulations.

(98-05, Repealed & Replaced, 03/17/1998)

Section 18.24.020 Relation to base zoning district regulations.

The regulations of the base zoning district shall apply to the combining zoning district except to the extent that the combining zoning district regulations supersede the base zoning district regulations.

(98-05, Repealed & Replaced, 03/17/1998)

Section 18.24.025 Residential Architectural Review Authority

A. Authority for review and approval of architectural plans for new single family residential developments subject to Section 18.24.030 is vested with the Galt Planning Commission.

B. Objectives. The following objectives shall guide the Planning Commission in its decision making process;

1. Encourage architectural diversity thus avoiding monotonous and repetitive subdivision design and appearance.

2. Preserve and enhance neighborhood

appearance through creative design.

3. Achieve compatibility, but not monotony, within the subdivision design and surrounding neighborhoods.

4. Balance the city housing stock by providing different housing types to meet the diverse needs of people in the community.

C. Application/review process. Prior to the applicant receiving approval for on and off site public improvement plans or prior to the submittal of a final subdivision map, which ever occurs first, the application for Residential Architectural Review shall be considered and acted on by the Planning Commission. The architectural review application shall be completed on forms provided by the planning department and reviewed by staff for determination of completeness. Once an application is deemed complete, staff will schedule a noticed public hearing before the Planning Commission.

The Planning Commission will examine the project and take one of the following actions:

1. approve the proposal;
2. approve the proposal subject to specific conditions or changes;
3. continue the review pending the study of certain elements, assembly of requested information and/or fundamental revisions; or
4. deny the proposal.

E. Plan approval. Approval of a submitted plan by the Planning Commission will require a three-fifths (3/5) vote of the Commission.

F. Appeals process and fees. Applicants may appeal the decision of the planning commission to the city council in accordance with the planning commission appeals procedures as specified in section 18.52.050 of the Galt Municipal Code.

Fees shall be as set from time to time by the city council.

(Ord. 99-05, Added, 05/18/1999)

Section 18.24.030 Land Zoned with a Planned Development Designation without an Adopted Plan.

When land is designated with the PD designation prior to a plan being recommended by the planning commission and approved by the city council as provided in section 18.24.035

of the Galt Municipal Code, the applicant, prior to approval of on and off site public improvement plans or acceptance of a final map by the City, whichever occurs first, shall submit a plan for consideration by the architectural review committee that addresses the following issues:

1. architectural theme of development.
2. floor plans/elevations as required in Table 1.

Table 1. Floor Plans and Elevations Required

Number of Units	Minimum Number of Floor Plans Required	Minimum Number of Elevations Required
Less than 40 units	Three (3)	Nine (9)
40 to 100 units	Four (4)	Twelve (12)
More than 100 units	Five (5)	Fifteen (15)

NOTE: Different colors schemes shall be included, however, the color schemes will not be counted as individual elevations.

3. General layout of the various elevations. The different floor plans and elevations should be distributed evenly throughout the development creating an aesthetically pleasing single family development.

4. Consistency with the objectives of the Residential Architectural Review process outlined in Section 18.24.025 B.

This section of the planned development regulations is not intended to vary any of the base zoning district requirements. If the applicant intends to vary any of the base district requirements, compliance with the provisions listed in section 18.24.035 will be required. (Ord. 99-05, Added, 05/18/1999)

Section 18.24.035 Planned Unit Development.

It is the intent of the planned development combining district to encourage a creative and efficient approach to the use of land and

buildings; to encourage housing diversity and transportation choice; to encourage the efficient allocation and maintenance of open space; to provide for the redistribution of overall density where such rearrangement is desirable; to maximize sustainability principles and, to provide the means for greater creativity and flexibility in design than is provided under the strict application of the other zoning district regulations while at the same time preserving the public interest, health safety, welfare, and property values. Various land uses may be combined in a planned development zoning district including residential, commercial, cultural, agricultural, utility, and other uses; provided, the combination of uses is compatible with the intent of the General Plan of the City and results in a balanced and stable environment. A PD planned development zoning district may be combined with any other zoning district classification.

A. Size criteria. A planned development or unit thereof shall be of sufficient size, composition and arrangement that its construction, marketing and operation is feasible as a complete unit independent of any subsequent unit.

B. Permitted uses. The following uses are permitted: The uses permitted in the districts with which the PD planned development combining district is combined, including uses which are authorized only with a use permit; provided those uses are approved as and made a part of the approved development plan. In residential planned development, the applicant may also include commercial and mixed uses.

C. Land use intensity.

1. The land use intensity shall be consistent with the General Plan of the City and complement existing and planned uses permitted in the neighborhood. If the proposed development indicates a greater intensity of land use than is permitted by the existing zoning regulations, the applicant shall show that the planned development merits the requested change of zoning, and will evaluate:

a. Traffic and circulation on the streets in the vicinity of the planned development;

b. Schools, parks, utilities, or public facilities in the vicinity of the planned

development;

c. Land use compatibility, neighborhood connectivity, consistency with adopted City plans, programs and policies.

2. Any increase in land use intensity which is greater than permitted by the existing zoning regulations shall be compensated for by additional amenities to be achieved by the design and type of development and the amount, location, use and development of open space.

D. Design standards. The City Council, after receiving a recommendation from the City Planning Commission, may permit deviations from the standards of the basic zones with which the PD district is combined; provided, the applicant demonstrates by the design proposal that the objectives of the General Plan of the City will be achieved.

E. Application - fee filing and contents.

1. The filing of an application for a PD planned development combining district shall be accompanied by the payment of a filing fee as set and established from time to time by resolution of the City Council. No part of such filing fee is returnable.

2. In addition to the requirements of Chapter 18.96 (*Amendments chapter in current code*), an application for a PD planned development combining district shall include:

a. Identification of the proposed land uses, the area and density of each land use, the proposed number of dwelling units, and the uses of adjacent lands;

b. Proposed circulation system indicating the public streets and any private streets;

c. A narrative description of the planned development and the deviations from the regulations otherwise applicable to the property; and

d. The proposed sequence and schedule of development.

e. Maps showing existing topography, tree cover, building, streets, and other existing physical features of the subject property and the adjacent area within three hundred feet of the boundaries of the proposed development;

f. A design plan showing proposed land uses, lot lines, location of structures, parking areas, common grounds, recreation facilities, and open spaces;

g. Elevation drawings of proposed typical structures (other than single family residential which is subject to later architectural review) and of each special function building;

h. Meet the requirements as listed in Section 18.68.030 (A thru H) of the Zoning Code.

i. Proposed agreements, deed restrictions, bylaws, and articles of incorporation which relate to the preservation and maintenance of the open spaces and of the associations created to preserve and maintain the open spaces and the exterior of the buildings;

j. A schedule and sequence of development for all of the property included in the overall development proposal even though only a portion of it is included in the proposed zoning amendment.

J. Application - Action by Planning Commission.

1. After a public hearing on an application for a PD planned development combining district, the City Planning Commission may recommend to the City Council that the application be approved, be approved with amendments and conditions or be disapproved.

2. The City Planning Commission shall not recommend approval or conditional approval unless it first finds that;

a. The proposed development is consistent with the General Plan of the City;

b. The proposed development is so designed and of sufficient size to provide a desirable environment within its own boundaries;

c. The proposed development would be compatible with existing and proposed land uses on the adjacent property;

d. Any exceptions to the standard requirements of the zoning ordinance are justified by the design of the development;

e. In residential areas the arrangement of dwellings and mixture of dwelling types is justified by the provision of larger an more usable open space;

f. All public improvements will be installed or satisfactory guarantees are provided or conditional to ensure installation of such improvements.

3. If the application is recommended to the City Council for approval or conditional approval, the City Planning Commission shall review a draft of an ordinance, to be prepared by the City Attorney, to amend the zoning ordinance of the City to incorporate the proposed PD planned development district.

K. Application - action by City Council.

1. The City Council shall hold a noticed public hearing on the application after receiving a recommendation from the City Planning Commission. The City Council may approve, approve with amendment and conditions, or disapproved the application. The City Council shall not approve or approve the application with conditions unless it first makes the same finding as required for action by the Planning Commission as specified in subsection 18.24.030(J)2.

2. The City Council may include in an ordinance adopting a PD planned development combining district:

a. delegation of authority to the City Planning Commission to approve insubstantial modifications of the approved plan.

b. The ordinance, related exhibits, conditions, and plans shall be recorded with the County Recorder in an agreement in a form approved by the City within thirty (30) days after approval of the ordinances.

(98-05, Repealed & Replaced, 03/17/1998)

Section 18.24.040 Specific plan.

The following specific plans have been prepared and approved by the City pursuant to the Sections 65450 and 65453 of the Government Code:

A. Northeast Area Specific Plan. The Northeast Area Specific Plan (NEASP) originally approved September 1987, and as amended is hereby incorporated by reference. For those matters and issues covered in both this ordinance and the NEASP, this ordinance shall control. The NEASP shall control all matters not covered by this ordinance.

B. Downtown Revitalization and Historic Preservation Specific Plan. The Downtown Revitalization and Historic Preservation Specific Plan (Downtown Plan) originally approved

September 1995, and as amended is hereby incorporated by reference. For those matters and issues covered in both this ordinance and the Downtown Plan, the Downtown Plan shall control. This ordinance shall control all other matters not covered by the Downtown Plan. (98-05, Repealed & Replaced, 03/17/1998)

Chapter 18.24

COMBINING ZONING DISTRICT REGULATIONS/SPECIFIC PLANS

Sections:

- 18.24.010 Purpose.**
18.24.020 Relation to base zoning district regulations.
18.24.025 Residential Architectural Review Committee Authority.
18.24.030 Planned Unit Development.
18.24.035 Land Zoned with a Planned Unit Development Designation without an Adopted Plan.
18.24.040 Specific plan.

Section 18.24.010 Purpose.

The purpose of this chapter is to establish regulations for combining zoning districts to be combined with base zoning district regulations or to address special needs or characteristics of areas within the City of Galt and Specific Plan areas which include special development standards and regulations.
 (98-05, Repealed & Replaced, 03/17/1998)

Section 18.24.020 Relation to base zoning district regulations.

The regulations of the base zoning district shall apply to the combining zoning district except to the extent that the combining zoning district regulations supersede the base zoning district regulations.
 (98-05, Repealed & Replaced, 03/17/1998)

Section 18.24.025 Residential Architectural Review Committee Authority

A. ~~Authority for review and approval of architectural plans for new single family residential developments floor plans, elevations, construction materials and colors, that are subject to this chapter. Section 18.24.030 is vested with the Galt Planning Commission Committee creation. The architectural Architectural review Review committee Committee is hereby created. Membership of the committee shall consist of of the two city council members and one planning commissioner. The mayor shall appoint~~

~~members to the committee with the consent of the city council. Meetings shall be posted consistent with the brown act.~~

B. Objectives. The following objectives shall guide the Planning Commission architectural review committee in its decision making process;

1. Encourage architectural diversity thus avoiding monotonous and repetitive subdivision design and appearance.
2. Preserve and enhance neighborhood appearance through creative design.
3. Achieve compatibility, but not monotony, within the subdivision design and surrounding neighborhoods.
4. Balance the city housing stock by providing different housing types to meet the diverse needs of people in the community.

C. ~~Design standards. The city may establish design standards. The purpose of these design standards is to complement the development standards for residential development with respect to the design features of a given project. In addition, the purpose of these standards is to assist the developer in understanding the city's goals and objectives for high quality residential development.~~

~~D. Application/review process. Prior to the applicant receiving approval for on and off site public improvement plans or prior to the submittal of a final subdivision map, which ever occurs first, the application for Residential Architectural Review shall be considered and acted on by the Planning Commission Committee. The architectural review application shall be completed on forms provided by the planning department and reviewed by staff for determination of completeness. Once an application is deemed complete, staff will schedule a noticed public hearing before the Planning Commission architectural review committee meeting.~~

The Planning Commission committee will examine the project and take one of the following actions:

1. approve the proposal;
2. approve the proposal subject to specific conditions or changes;
3. continue the review pending the study of certain elements, assembly of requested information and/or fundamental revisions; or

4. deny the proposal.

E. Plan approval. Approval of a submitted plan by the Planning Commission architectural review committee will require a two-thirds (2/3) three-fifths (3/5) vote of the committeeCommission.

F. Appeals process and fees. Applicants may appeal the decision of the committee-planning commission to the city council in accordance with the planning commission appeals procedures as specified in section 18.52.050 of the Galt municipal-Municipal codeCode, with the exception that no public hearing is required.

Fees shall be as set from time to time by the city council.
(Ord. 99-05, Added, 05/18/1999)

Section 18.24.030 Land Zoned with a Planned Development Designation without an Adopted Plan.

When land is designated with the PD designation prior to a plan being recommended by the planning commission and approved by the city council as provided in section 18.24.035 of the Galt Municipal Code, the applicant, prior to approval of on and off site public improvement plans or acceptance of a final map by the City, whichever occurs first, shall submit a plan for consideration by the architectural review committee that addresses the following issues:

1. architectural theme of development.

2. floor plans/elevations as required in Table 1.

Table 1. Floor Plans and Elevations Required

Number of Units	Minimum Number of Floor Plans Required	Minimum Number of Elevations Required
Less than 40 units	Three (3)	Nine (9)
40 to 100 units	Four (4)	Twelve (12)
More than 100 units	Five (5)	Fifteen (15)

NOTE: Different colors schemes shall be included, however, the color schemes will not be counted as individual elevations.

3. General layout of the various elevations. The different floor plans and elevations should be distributed evenly throughout the development creating an aesthetically pleasing single family development.

4. Consistency with the objectives of the Residential Architectural Review process outlined in Section 18.24.025 B.

This section of the planned development regulations is not intended to vary any of the base zoning district requirements. If the applicant intends to vary any of the base district requirements, compliance with the provisions listed in section 18.24.035 will be required.
(Ord. 99-05, Added, 05/18/1999)

Section 18.24.030035 Planned Unit Development.

It is the intent of the planned development combining district to encourage a creative and efficient approach to the use of land and buildings; to encourage housing diversity and transportation choice~~maximize choice in the type of development available in the city~~; to encourage the efficient allocation and maintenance of open space; to provide for the redistribution of overall density where such rearrangement is desirable; to maximize sustainability principles and, to provide the means for greater creativity and flexibility in design than is provided under the strict application of the other zoning district regulations while at the same time preserving the public interest, health safety, welfare, and property values. Various land uses may be combined in a planned development zoning district including residential, commercial, cultural, agricultural, utility, and other uses; provided, the combination of uses is compatible with the intent of the General Plan of the City and results in a balance-balanced and stable environment. A PD planned development zoning district may be combined with any other zoning district classification.

A. Size criteria. A planned development or unit thereof shall be of sufficient size, composition and arrangement that its construction, marketing and operation is feasible as a complete unit independent of any subsequent unit.

B. Permitted uses. The following uses are permitted: The uses permitted in the districts with which the PD planned development combining district is combined, including uses which are authorized only with a use permit; provided those uses are approved as and made a part of the approved development plan. In residential planned development, the applicant ~~must show that any may also include commercial and mixed uses, are intended to serve principally the residents of the development.~~

C. Land use intensity.

1. The land use intensity shall be consistent with the General Plan of the City and complement existing and planned uses permitted in the neighborhood. If the proposed development indicates a greater intensity of land use than is permitted by the existing zoning regulations, the applicant shall show that the planned development merits the requested change of zoning, and will ~~not evaluate:~~

a. ~~Create traffic congestion and circulation~~ on the streets in the vicinity of the planned development;

b. ~~Create an excessive burden on~~ Schools, parks, utilities, or public facilities in the vicinity of the planned development; ~~or~~

c. ~~Have a significant adverse impact on the reasonable use and enjoyment of neighboring property. Land use compatibility, neighborhood connectivity, consistency with adopted City plans, programs and policies.~~

2. Any increase in land use intensity which is greater than permitted by the existing zoning regulations shall be compensated for by additional amenities to be achieved by the design and type of development and the amount, location, use and development of open space.

D. Design standards. The City Council, after receiving a recommendation from the City Planning Commission, may permit deviations from the standards of the basic zones with which the PD district is combined; provided, the applicant demonstrates by the design proposal

that the objectives of the General Plan of the City will be achieved.

~~E. Common open space. The City Council may adopt regulations to govern the amount, use and location of the open space. After development, common open space may be conveyed to a private association or to a public agency. Prior to any such conveyance, the City Council shall approve all agreements relating to the use, maintenance and ownership of such common open space. The City Council may require that instruments of conveyance, covenants, or deed restrictions and articles or association provide that in the event that any common open space is not properly maintained consistent with the approved development plan, the City may cause adequate maintenance to be performed and to assess the costs thereof to the benefitted property owners or the responsible association(s). If common open space is designed, dedicated, or conveyed for use by the general public, or is so used, any assessment of maintenance costs may be made by benefit areas which are not necessarily restricted to the subject PD district.~~

~~F. Preliminary plan purpose. Prior to filing the drawings and documentation required for a formal application for a PD planned development combining district classification, an applicant may submit a preliminary plan to the City Planning Commission to demonstrate the feasibility and general design concept of a proposed development.~~

~~G. Preliminary plan contents. A preliminary plan shall include:~~

~~1. Maps or drawings, which may be schematic in form;~~

~~2. Identification of the proposed land uses, the area and density of each land use, the proposed number of dwelling units, and the uses of adjacent lands;~~

~~3. Proposed circulation system indicating the public streets and any private streets;~~

~~4. The nature of the applicants interest in the land;~~

~~5. A narrative description of the planned development and the deviations from the regulations otherwise applicable to the property; and~~

~~6. The proposed sequence and schedule~~

of development.

~~H. Preliminary plan action by Planning Commission. Within thirty (30) days after submission of a preliminary plan, the applicant shall meet with the City Planning Commission and review the proposal. Within thirty (30) days after that meeting or at its next regular meeting, the City Planning Commission shall either:~~

- ~~1. Grant approval in principle of the plan as submitted;~~
- ~~2. Grant approval in principle subject to specified modifications and conditions; or~~
- ~~3. Deny approval of the plan stating the reasons for denial.~~

~~I. Application - fee filing and contents.~~

1. The filing of an application for a PD planned development combining district shall be accompanied by the payment of a filing fee as set and established from time to time by resolution of the City Council ~~after public hearing~~. No part of such filing fee is returnable.

2. In addition to the requirements of Chapter 18.96 (*Amendments chapter in current code*), an application for a PD planned development combining district shall include:

a. ~~All information required for a preliminary plan as specified in Sections 18.24.030 F through H; Identification of the proposed land uses, the area and density of each land use, the proposed number of dwelling units, and the uses of adjacent lands;~~

b. ~~Proposed circulation system indicating the public streets and any private streets;~~

c. ~~A narrative description of the planned development and the deviations from the regulations otherwise applicable to the property; and~~

d. ~~The proposed sequence and schedule of development.~~

~~be. Maps showing existing topography, tree cover, building, streets, and other existing physical features of the subject property and the adjacent area within three hundred feet of the boundaries of the proposed development;~~

~~ef. A design plan showing proposed land uses, lot lines, location of structures, parking areas, common grounds, recreation facilities, and open spaces;~~

~~dg. Elevation drawings of proposed~~

typical structures (other than single family residential which is subject to later architectural review) and of each special function building;

~~e. At least one perspective drawing of model which will demonstrate the overall character of the project;~~

~~h. Meet the requirements as listed in Section 18.68.030 (A thru H) of the Zoning Code.~~

~~fi. Proposed agreements, deed restrictions, bylaws, and articles of incorporation which relate to the preservation and maintenance of the open spaces and of the associations created to preserve and maintain the open spaces and the exterior of the buildings;~~

~~gj. A schedule and sequence of development for all of the property included in the overall development proposal even though only a portion of it is included in the proposed zoning map amendment.~~

~~J. Application - Action by Planning Commission.~~

1. After a public hearing on an application for a PD planned development combining district, the City Planning Commission may recommend to the City Council that the application be approved, be approved with amendments and conditions or be disapproved.

2. The City Planning Commission shall not recommend approval or conditional approval unless it first finds that;

a. The proposed development is consistent with the General Plan of the City;

b. The proposed development is so designed and of sufficient size to provide a desirable environment within its own boundaries;

c. The proposed development would be compatible with existing and proposed ~~uses~~ uses on the adjacent property;

d. Any exceptions to the standard requirements of the zoning ordinance are justified by the design of the development;

e. In residential areas the arrangement of dwellings and mixture of dwelling types is justified by the provision of larger and more usable open space;

f. All public improvements will be installed ~~at the scheduled times~~ or satisfactory

~~guarantees are provided or conditional to ensure installation of such improvements; and.~~

~~g. There is adequate assurance that the development schedule will be met.~~

3. If the application is recommended to the City Council for approval or conditional approval, the City Planning Commission shall review a draft of an ordinance, to be prepared by the City Attorney, to amend the zoning ordinance of the City to incorporate the proposed PD planned development district.

K. Application - action by City Council.

1. The City Council shall hold a noticed public hearing on the application after receiving a recommendation from the City Planning Commission ~~or an appeal from the commission's action in the same manner as for other applications for a zoning district change.~~ The City Council may approve, approve with amendment and conditions, or disapproved the application. The City Council shall not approve or approve the application with conditions unless it first makes the same finding as required for action by the Planning Commission as specified in subsection 18.24.030(J)2.

2. The City Council may include in an ordinance adopting a PD planned development combining district:

a. ~~A~~ delegation of authority to the City Planning Commission to approve insubstantial modifications of the approved plan;

~~b. Specific building and/or landscaping plans or a requirement for approval of individual building plans and/or landscaping plans by the Planning Commission or the City Council prior to obtaining a building permit;~~

~~b. The ordinance, related exhibits, conditions, and plans shall be recorded with the County Recorder in an agreement in a form approved by the City within thirty (30) days after approval of the ordinance.~~

~~c. A specification as to the bonds, deposits of securities, or deposits of money required to guarantee the property completion of the project;~~

~~d. A specification of required engineering plans and reports; and~~

~~e. A specification that any covenants, restrictions, development plans, subdivision maps, parcel maps, or surveys~~

~~required by the PD ordinance be recorded with the County Recorder.~~

~~(98-05, Repealed & Replaced, 03/17/1998)~~

~~**Section 18.24.035 Land Zoned with a Planned Unit Development Designation without an Adopted Plan.**~~

~~When land is designated with the PD designation prior to a plan being recommended by the planning commission and approved by the city council as provided in section 18.24.030 of the Galt municipal code, the applicant, prior to acceptance of a tentative map application, final map approval, or building permit issuance, whichever occurs first, shall submit a plan for~~

Formatted Table

Number of Units	Minimum Number of Floor Plans Required	Minimum Number of Elevations Required
Less than 40 units	Three (3)	Nine (9)
40 to 100 units	Four (4)	Twelve (12)
More than 100 units	Five (5)	Fifteen (15)

~~consideration by the architectural review committee that addresses the following issues:~~

- ~~1. architectural theme of development.~~
- ~~2. floor plans/elevations as required in table 1.~~

Table 1. Floor Plans and Elevations Required

NOTE: Different colors schemes shall be included, however, the color schemes will not be counted as individual elevations.

~~3. general layout of the various elevations. The different floor plans and elevations should be distributed evenly throughout the development creating an aesthetically pleasing single family development.~~

~~This section of the planned unit development regulations is not intended to vary any of the base zoning district requirements. If the applicant intends to vary any of the base~~

~~district requirements, compliance with the provisions listed in section 18.24.030 will be required.~~

~~(Ord. 99-05, Added, 05/18/1999)~~

Section 18.24.040 Specific plan.

The following specific plans have been prepared and approved by the City pursuant to the Sections 65450 and 65453 of the Government Code:

A. Northeast Area Specific Plan. The Northeast Area Specific Plan (NEASP) originally approved September 1987, and as amended is hereby incorporated by reference. For those matters and issues covered in both this ordinance and the NEASP, this ordinance shall control. The NEASP shall control all matters not covered by this ordinance.

B. Downtown Revitalization and Historic Preservation Specific Plan. The Downtown Revitalization and Historic Preservation Specific Plan (Downtown Plan) originally approved September 1995, and as amended is hereby incorporated by reference. For those matters and issues covered in both this ordinance and the Downtown Plan, the Downtown Plan shall control. This ordinance shall control all other matters not covered by the Downtown Plan.
(98-05, Repealed & Replaced, 03/17/1998)

ORDINANCE NO. 2011-___

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT
REPEALING AND READOPTING CHAPTER 18.52 OF THE GALT
MUNICIPAL CODE REGARDING GENERAL PERMIT PROCEDURES**

THE CITY COUNCIL OF THE CITY OF GALT hereby ordains as follows:

Section 1. **Purpose.** The purpose of this ordinance is to amend certain permit processing requirements and procedures and appeal of various decisions.

Section 2. **Authority.** The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. **Revised Chapter.** Chapter 18.52 of the Galt Municipal Code, titled “General Permit Procedures”, is hereby repealed and readopted to read in full as follows:

See Exhibit “A” attached.

Section 4. **Severability.** If any section, subsection, sentence, clause or phrase of this Ordinance is determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unlawful.

Section 5. **Environmental Review.** The proposed changes to Chapter 18.52 of the Galt Municipal Code are not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project) as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

Section 6. **Effective Date.** This Ordinance shall take effect thirty days after its final adoption as provided by Government Code Section 36937. Within 15 days after its final passage, the City Clerk shall cause a summary of this Ordinance to be published and posted in accordance with Section 36933(c)(1) of the California Government Code.

The foregoing Ordinance was introduced and the title thereof read at the regular meeting of the City Council on the 5th day of April, 2011 and by unanimous vote of the City Council members present, further reading was waived.

On motion by Council Member _____, seconded by Council Member _____, the foregoing Ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 5th day of April, 2011 by the following vote, to wit:

AYES: Council members:
NOES: Council members:
ABSTAIN: Council members:
ABSENT: Council members:

MAYOR City of Galt

ATTEST:

City Clerk, City of Galt

APPROVED AS TO FORM:

Steven P. Rudolph, City Attorney

Chapter 18.52

GENERAL PERMIT PROCEDURES

Sections:

- 18.52.010 Purpose.**
- 18.52.020 Application for permits or legislative approvals.**
- 18.52.030 Non-discretionary review by the planning director.**
- 18.52.040 Discretionary review by the planning director.**
- 18.52.050 Review by the planning commission.**
- 18.52.060 Review by the city council.**
- 18.52.070 Public hearings and notices.**
- 18.52.080 Revocation and modifications.**

Section 18.52.010 Purpose.

The purpose of this chapter is to establish review and approval procedures for permits and legislative approvals provided for by this title. Development standards and conditions for the approval of permits are contained in other chapters of this title.

(98-05, Repealed & Replaced, 03/17/1998)

Section 18.52.020 Application for permits or legislative approvals.

All applications for permits or approvals shall be submitted and processed as follows:

A. All applicants for a permit or legislative approval pursuant to this title shall submit an application to the Planning Director in the format and number of copies specified by the Planning Director. The application shall contain all the information specified for the application by the Planning Director.

B. The Planning Director shall inform the applicant in writing within thirty (30) calendar days if additional information is needed to complete the application.

C. Upon acceptance of the application as complete, the Planning Department shall review the application and prepare the necessary staff analysis of the proposed project, including an initial environmental analysis, if required. The application and the accompanying staff analysis shall then be set for review and decision by the appropriate decision-making authority.

D. All applications for entitlements or appeals shall be accompanied by an application fee as set forth by the City. An application will not be accepted as complete without payment of the appropriate fee(s).

E. If, for a period of six (6) consecutive months, an applicant fails to take action with the City to advance its application, that application will be deemed withdrawn and all fees shall be forfeited; provided, however, that no application shall be deemed withdrawn if the applicant is incapable of advancing its application due to any statutory or other legal requirement.

(Ord. 2004-10, Amended, 01/04/2005; 98-05, Repealed & Replaced, 03/17/1998)

Section 18.52.030 Non-discretionary review by the planning director.

The procedure for non-discretionary review by the Planning Director shall be as follows:

A. The Planning Director shall review and decide applications for the following non-discretionary permits and approvals except that the Planning Director may, at his or her discretion, refer any of the following matters to the Planning Commission for review and decision:

1. Sign permits (Chapter 18.60)
2. Temporary Sign permits (Chapter 18.60)
3. Master signage plans (Chapter 18.60)
4. Site plan and Design review (Chapter 18.68)
5. Zoning Conformance Check (Chapter 18.64)

B. No hearing is required for any non-discretionary permit or approval.

C. The Planning Director shall approve, conditionally approve, or deny, an application reviewed pursuant to this section based on whether the proposed project complies with all applicable requirements of this title.

D. The decision of the director shall be final ten (10) calendar days after the decision, unless an appeal is filed in accordance with Section 18.52.030.E within that such time.

E. Any decision of the Planning Director made pursuant to this Section shall be subject to appeal to the Planning Commission by any interested Person. Appeal shall be made by

additional conditions to the decision applied from the Planning Commission. If the City Council proposes to modify an amendment to this title in a manner not previously considered by the Planning Commission, the City Council shall refer said matter back to the Planning Commission for report and recommendation before adoption. The failure of the Planning Commission to report within forty (40) days after referral shall be deemed to be a recommendation for approval of the proposed modification.

3. Written notice of the Council's final decision shall be given by mail within five (5) working days after the date of the decision to the applicant and any Person filing a written request for notice of the decision.

4. The decision of the City Council shall be final.

B. Appeals to City Council.

1. If a final action of the Planning Commission is appealed, including an action taken on the appeal of a discretionary action taken by the Planning Director, the City clerk shall set the application for public hearing by the City Council. Notice of the public hearing shall be given in the manner specified in Section 18.52.070.

2. The City Council may by a three-fifths (3/5) vote grant any appealed application reverse or modify the decision of the Planning Commission.

3. The decision of the City Council on any such appeal shall be final upon entry of an order or adoption of a resolution containing the Council's decision to affirm, modify, or reverse the action of the Planning Commission.

4. Written notice of such decision shall be given by mail within five (5) working days after the date of the decision to the applicant and any Person filing a written request for notice of the decision.

(98-05, Repealed & Replaced, 03/17/1998)

Section 18.52.070 Public hearings and notices.

When a public hearing is required by this title, public notice shall be given and the hearing shall be conducted as provided by this Section.

A. Notice of hearing: Notice of a public

hearing shall be given in accordance with applicable Government Code Sections.

B. Conduct of hearings. The Planning Director, Planning Commission, and City Council may establish its own rules for the conduct of hearings. Evidence shall be offered or presented, and the name and address of each witness shall be recorded and made a part of the permanent files. Any hearing may be continued provided that prior to adjournment or recess the presiding officer shall announce the time and place to which the hearing will be continued. (98-05, Repealed & Replaced, 03/17/1998)

Section 18.52.080 Revocation and modifications.

The procedure for revocation and modifications shall be as follows:

A. Basis for revocation or modification. Any permit or approval issued pursuant to this title may be modified or revoked by the decision-making authority (Planning Director, Planning Commission, or City Council) that originally issued the permit or approval by the same procedure under which the permit or approval was issued for any of the following causes:

1. That any term or condition of the permit or approval has not been complied with.

2. That the property or portion thereof subject to the permit or approval is used or maintained in violation of any statute, ordinance, law, or regulation.

3. That the use for which the permit or approval was granted has been so exercised as to be detrimental to the public health or safety or as to constitute a nuisance.

B. Revocation or modification. Upon violation of any applicable provision of this title or failure to comply with any condition imposed pursuant to this title the Planning Director shall notify the permittee of the commencement of proceedings to revoke or modify the permit or approval, including the bases for the proposed action, the specific modifications (if any) proposed to be made, and the time and place of the public hearing at which the proposed revocation or modification will be considered. The decision-making authority (Planning Director, Planning Commission, or City

Council) shall then hold a public hearing within thirty (30) days, and if not satisfied that the regulation, general provision, or condition is being complied with, may revoke the permit or approval or take such action as may be necessary to ensure compliance with the regulation, general provision, or condition. Within ten (10) days of the date of a decision by the decision-making authority revoking or modifying a permit or approval, the decision may be appealed to the next highest review level in accordance with applicable appeal procedures set forth in this chapter.

(98-05, Repealed & Replaced, 03/17/1998)

THIS PAGE INTENTIONALLY LEFT BLANK.

Chapter 18.52

GENERAL PERMIT PROCEDURES

Sections:

- 18.52.010 Purpose.
- 18.52.020 Application for permits or legislative approvals.
- 18.52.030 Non-discretionary review by the planning director.
- 18.52.040 Discretionary review by the planning director.
- 18.52.050 Review by the planning commission.
- 18.52.060 Review by the city council.
- 18.52.070 Public hearings and notices.
- 18.52.080 Revocation and modifications.

Section 18.52.010 Purpose.

The purpose of this chapter is to establish review and approval procedures for permits and legislative approvals provided for by this title. Development standards and conditions for the approval of permits are contained in other chapters of this title.

(98-05, Repealed & Replaced, 03/17/1998)

Section 18.52.020 Application for permits or legislative approvals.

All applications for permits or approvals shall be submitted and processed as follows:

A. All applicants for a permit or legislative approval pursuant to this title shall submit an application to the Planning Director in the format and number of copies specified by the Planning Director. The application shall contain all the information specified for the application by the Planning Director.

B. The Planning Director shall inform the applicant in writing within thirty (30) calendar days if additional information is needed to complete the application.

C. Upon acceptance of the application as complete, the Planning Department shall review the application and prepare the necessary staff analysis of the proposed project, including an initial environmental analysis, if required. The application and the accompanying staff analysis shall then be set for review and decision by the appropriate decision-making authority.

D. All applications for entitlements or appeals shall be accompanied by an application fee as set forth by the City. An application will not be accepted as complete without payment of the appropriate fee(s).

E. If, for a period of six (6) consecutive months, an applicant fails to take action with the City to advance its application, that application will be deemed withdrawn and all fees shall be forfeited; provided, however, that no application shall be deemed withdrawn if the applicant is incapable of advancing its application due to any statutory or other legal requirement. (Ord. 2004-10, Amended, 01/04/2005; 98-05, Repealed & Replaced, 03/17/1998)

Section 18.52.030 Non-discretionary review by the planning director.

The procedure for non-discretionary review by the Planning Director shall be as follows:

A. The Planning Director shall review and decide applications for the following non-discretionary permits and approvals except that the Planning Director may, at his or her discretion, refer any of the following matters to the Planning Commission for review and decision:

1. Sign permits (Chapter 18.60)
2. Temporary Sign permits (Chapter 18.60)
3. Master signage plans (Chapter 18.60)
4. Site plan and Design review (Chapter 18.68)
5. Zoning Conformance Check (Chapter 18.64)

B. No hearing is required for any non-discretionary permit or approval.

C. The Planning Director shall approve, conditionally approve, or deny, an application reviewed pursuant to this section based on whether the proposed project complies with all applicable requirements of this title.

D. The decision of the director shall be final ~~fourteen-ten (10+4)~~ calendar days after the ~~mailing of the notice of~~ decision, unless an appeal is filed in accordance with Section 18.52.030.E within that such time.

E. Any decision of the Planning Director made pursuant to this Section shall be subject to appeal to the Planning Commission by any

interested Person. Appeal shall be made by filing a written notice of appeal with the Planning Director prior to the time the decision becomes final. Such appeal shall be accompanied by the filing fee established by resolution of the City Council.
(Ord. 2001-03, Amended, 02/06/2001; 98-05, Repealed & Replaced, 03/17/1998)

Section 18.52.040 Discretionary review by the planning director.

The procedure for discretionary review by the Planning Director shall be as follows:

A. The Planning Director shall review and decide applications for the following discretionary permits and approvals, except that the Planning Director may at his/her discretion refer any of the following matters to the Planning Commission for review and decision:

1. Determinations of similar use (Chapter 18.72)
2. Minor use permits (Chapter 18.76)
3. Setback determination in the Public-Quasi Public zoning district

B. No hearing is required for approval of a discretionary permit by the Planning Director, provided, however, that the Planning Director at his/her own discretion may conduct such hearing. The application shall be set for such hearing in accordance with the requirements of Section 18.52.070.

C. The Planning Director may approve, conditionally approve, or deny any application reviewed pursuant to this section based on whether the proposed project complies with all applicable requirements of this title. Such decision shall include such findings, if any, required by the provision of this title applicable to the decision. The decision shall be final, subject to appeal in accordance with Subsection 18.52.040 F.

D. Written notice of decision shall be given by mail within five (5) working days after the date of the decision to the applicant and any Person filing a written request for notice of the decision.

E. The decision of the Planning Director shall be final ~~fourteen-ten~~ (1014) calendar after the mailing of the notice of decision, unless an appeal is filed in accordance with Subsection

18.52.040. F within such time.

F. Any decision of the Planning Director made pursuant to this Section shall be subject to appeal to the Planning Commission by any interested Person-. Appeals shall be made by filing a written notice of appeal with the Planning Director prior to the time the decision becomes final. Such appeal shall be accompanied by the filing fee established by resolution of the City Council.

G. No permit shall be issued prior to the expiration of any appeal period.
(98-05, Repealed & Replaced, 03/17/1998)

Section 18.52.050 Review by the planning commission.

The procedure for review by the Planning Commission shall be as follows:

A. Matters over which the Planning Commission has final jurisdiction.

1. The Planning Commission shall review and decide applications for the following discretionary permits and approvals:

a. Determinations of similar use, if referred by the Community Development Director or by action of the Planning Commission (Chapter 18.72)

b. Variances (Chapter 18.84)

c. Use permits (Chapter 18.80)

d. Conversion permits for mobile home parks (Chapter 18.33)

2. The application shall be set for hearing in accordance with Section 18.52.070.

3. The Planning Commission may approve, conditionally approve, or deny, any application reviewed pursuant to this section based on whether the proposed project complies with all applicable requirements of this title. Such decision shall include findings in accordance with the provisions of this title. The Planning Commission may also continue consideration of any application to a specified date in the future. Any decision shall be final, subject to appeal in accordance with Section 18.52.050.A.6 of this title.

4. Written notice of decision shall be given by mail within five (5) working days after the date of the decision to the applicant and any Person filing a written request for notice of the decision.

5. The decision of the Planning Commission shall be final ~~fourteen-ten~~ (10+4) calendar days after the mailing of the notice of decision, unless an appeal is filed in accordance with Subsection 18.52.050.A.6 within such time.

6. The applicant or any other Person aggrieved by a decision over which the Planning Commission has final jurisdiction may appeal such decision to the City Council by filing a written notice of appeal with the City Clerk prior to the time the decision becomes final. The City Clerk shall furnish forms of notice of appeal. The appeal shall be accompanied by the fee established by the City Council.

7. No permit shall be issued prior to the expiration of any appeal period.

8. For all permits or approvals over which the Planning Commission has final jurisdiction, the Planning Commission shall approve or certify any environmental document which may be required prior to taking action on the application.

B. Review and recommendation by the Planning Commission of matters over which the City Council has final jurisdiction. Any legislative application shall be reviewed and a recommendation made by the Planning Commission in accordance with the following provisions:

1. The application shall be set for hearing in accordance with Section 18.52.070.

2. After the hearing, the Planning Commission may recommend approval, conditional approval, denial, or denial without prejudice.

3. For all documents or approvals for which the Planning Commission is the recommending body, and the City Council is the approving body, the Planning Commission shall make recommendations as to approval or certification of any environmental documentation which may be required, and the City Council shall be the body finally approving or certifying such environmental documentation.

4. The Planning Commission shall submit its recommendation to the City Council together with a report of its reasons for such action. Recommendations shall be made by an affirmative vote of a majority of ~~a quorum of~~ the Planning Commission.

C. Consideration of appeals from decisions

by the Planning Director.

1. If an action of the Planning Director is appealed, the matter shall be set for hearing by the Planning Commission. Notice of the hearing on the appeal from the decision by the Planning Director shall be given in the manner and time provided in Section 18.52.070.

2. The Planning Commission may reverse, affirm wholly or partly, modify, or attach other or additional conditions to the decision appealed from.

3. The applicant or any other Person aggrieved by an appeal decision made by the Planning Commission may appeal such decision to the City Council by filing a written notice of appeal with the City clerk prior to the time the decision becomes final. The City clerk shall furnish forms of notice of appeal. The appeal shall be accompanied by the fee established by the City Council.

4. No permit shall be issued prior to the expiration of any appeal period.

5. Written notice of such decision shall be given by mail within five (5) working days after the date of the decision to the applicant and any Person filing a written request for notice of the decision.

(Ord. 2007-16, Amended, 01/15/2008; Ord. 2001-03, Amended, 02/06/2001; 98-05, Repealed & Replaced, 03/17/1998)

Section 18.52.060 Review by the city council.

The procedure for review by the City Council shall be as follows:

A. Matters over which the City Council has final jurisdiction. The City Council shall be responsible for reviewing and deciding applications for amendments to this title pursuant to Chapter 18.88.

1. Applications over which the City Council has final jurisdiction shall be reviewed by the Planning Commission in accordance with the procedures set forth in Subsection 18.52.050.B prior to City Council review. Following receipt of a recommendation from the Planning Commission, the City Council shall hold a public hearing thereon, notice of which shall be given in the manner specified in Section 18.52.070.

2. The City Council may ~~approve;~~

~~modify, or disapprove the recommendation of the Planning Commission. reverse, affirm wholly or partly, modify or attach other or additional conditions to the decision applied from the Planning Commission.~~ If the City Council proposes to modify an amendment to this title in a manner not previously considered by the Planning Commission, the City Council shall refer said matter back to the Planning Commission for report and recommendation before adoption. The failure of the Planning Commission to report within forty (40) days after referral shall be deemed to be a recommendation for approval of the proposed modification.

3. Written notice of the Council's final decision shall be given by mail within five (5) working days after the date of the decision to the applicant and any Person filing a written request for notice of the decision.

4. The decision of the City Council shall be final.

B. Appeals to City Council.

1. If a final action of the Planning Commission is appealed, including an action taken on the appeal of a discretionary action taken by the Planning Director, the City clerk shall set the application for public hearing by the City Council. Notice of the public hearing shall be given in the manner specified in Section 18.52.070.

2. The City Council may by a three-fifths (3/5) vote grant any appealed application reverse or modify the decision of the Planning Commission.

3. The decision of the City Council on any such appeal shall be final upon entry of an order or adoption of a resolution containing the Council's decision to affirm, modify, or reverse the action of the Planning Commission.

4. Written notice of such decision shall be given by mail within five (5) working days after the date of the decision to the applicant and any Person filing a written request for notice of the decision.

(98-05, Repealed & Replaced, 03/17/1998)

Section 18.52.070 Public hearings and notices.

When a public hearing is required by this

title, public notice shall be given and the hearing shall be conducted as provided by this Section.

A. Notice of hearing: Notice of a public hearing shall be given in accordance with applicable Government Code Sections.

B. Conduct of hearings. The Planning Director, Planning Commission, and City Council may establish its own rules for the conduct of hearings. Evidence shall be offered or presented, and the name and address of each witness shall be recorded and made a part of the permanent files. Any hearing may be continued provided that prior to adjournment or recess the presiding officer shall announce the time and place to which the hearing will be continued.

(98-05, Repealed & Replaced, 03/17/1998)

Section 18.52.080 Revocation and modifications.

The procedure for revocation and modifications shall be as follows:

A. Basis for revocation or modification. Any permit or approval issued pursuant to this title may be modified or revoked by the decision-making authority (Planning Director, Planning Commission, or City Council) that originally issued the permit or approval by the same procedure under which the permit or approval was issued for any of the following causes:

1. That any term or condition of the permit or approval has not been complied with.

2. That the property or portion thereof subject to the permit or approval is used or maintained in violation of any statute, ordinance, law, or regulation.

3. That the use for which the permit or approval was granted has been so exercised as to be detrimental to the public health or safety or as to constitute a nuisance.

B. Revocation or modification. Upon violation of any applicable provision of this title or failure to comply with any condition imposed pursuant to this title the Planning Director shall notify the permittee of the commencement of proceedings to revoke or modify the permit or approval, including the bases for the proposed action, the specific modifications (if any) proposed to be made, and the time and place of the public hearing at which the proposed

revocation or modification will be considered. The decision-making authority (Planning Director, Planning Commission, or City Council) shall then hold a public hearing within thirty (30) days, and if not satisfied that the regulation, general provision, or condition is being complied with, may revoke the permit or approval or take such action as may be necessary to ensure compliance with the regulation, general provision, or condition.

Within ~~fourteen-ten~~ (1014) days of the date of a decision by the decision-making authority revoking or modifying a permit or approval, the decision may be appealed to the next highest review level in accordance with applicable appeal procedures set forth in this chapter.

(98-05, Repealed & Replaced, 03/17/1998)

THIS PAGE INTENTIONALLY LEFT BLANK.

RESOLUTION NO. 2011-____**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF GALT, CALIFORNIA,
AMENDING THE GALT DOWNTOWN REVITALIZATION
AND HISTORIC PRESERVATION SPECIFIC PLAN
REMOVING THE SIGN LIMITATIONS OF PROJECTING SIGNS
AND ADOPTING A CEQA EXEMPTION FOR SAID PROJECT**

WHEREAS, the City Council adopted the Downtown Revitalization and Historic Preservation Specific Plan by Resolution 95-129 on September 5, 1995, hereby incorporated by reference, providing a basis of project approval; and

WHEREAS, the Downtown Revitalization and Historic Preservation Specific Plan provides Development Standards, Chapter IV, providing the primary zoning provisions for the plan area; and

WHEREAS, the Downtown Revitalization and Historic Preservation Specific Plan provides Sign Regulations and limits the size of projecting signs to 8 square feet per sign face (page IV-19); and

WHEREAS, The Downtown Revitalization and Historic Preservation Specific Plan should be amended to remove the size restriction of projecting signs because it may limit businesses from installing signs that would complement renovated and new construction projects, and provisions in Galt Municipal Code already limit sign area; and

WHEREAS, the Downtown Revitalization and Historic Preservation Specific Plan states that provisions of the Galt Municipal Zoning Code shall prevail when regulations are not provided in the Specific Plan or if there is a conflict between the Zoning Code and Specific Plan; and

WHEREAS, this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and Section 15061(b)(3) (General Rule exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3. The proposed amendment is simply to remove size limitations of a specific type of sign that is regulated by other size restrictions; and

WHEREAS, the City of Galt held two public hearings on the proposed CEQA Exemption and Downtown Revitalization and Historic Preservation Specific Plan Amendment by the Planning Commission, held March 10, 2011, and the City Council on April 5, 2011; and

WHEREAS, the Planning Commission, using their independent judgment, reviewed all evidence in the record related to the proposed project including the staff report, public testimony, and all evidence presented both orally and in writing; and

WHEREAS, the City Council, using their independent judgment, reviewed all evidence in the record related to the proposed project including the staff report, public testimony, and all evidence presented both orally and in writing; and

WHEREAS, the Downtown Revitalization and Historic Preservation Specific Plan Amendment is consistent with the City of Galt 2030 General Plan and Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Galt as follows:

- A. C.E.Q.A. Compliance: The City Council hereby finds and declares that the proposed amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Ssections 15060 (c) (2) and 15061 (b)(3) and a Notice of Exemption will be filed, in compliance with CEQA.

BE IT FURTHER RESOLVED, by the City Council of the City of Galt, California that the Downtown Revitalization and Historic Preservation Specific Plan is hereby amended by removing the sentence in Chapter IV, Development Standards, page IV-19, “Signs that project over a public right-of-way shall not exceed a size of eight square feet per sign face”.

The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED by the City Council of the City of Galt, California, this 5th day of April 2011, upon motion by Councilmember _____, seconded by Councilmember _____, by the following vote, to wit:

AYES: Councilmembers:
NOES: Councilmembers:
ABSTAIN: Councilmembers:
ABSENT: Councilmembers:

MAYOR, City of Galt

ATTEST:

City Clerk, City of Galt

EXHIBIT A
(1 of 2 pages)

Page 30 of the Northeast Area Specific Plan shall be amended to read as shown on the next page of this two page exhibit with new text shown in underline font and text deletions indicated in ~~strikeout~~ font. These editing marks are for ease of review only in this exhibit. The underlining and strikeout fonts shall be removed in the final text.

All text on Pages 31 through 41 of the Northeast Area Specific Plan (Excerpts from the Galt Zoning Ordinance) is hereby repealed in its entirety.

On Page 42 of the Northeast Area Specific Plan, footnotes 8 through and including 14 are hereby repealed in their entirety.

All pages after Page 30 are hereby renumbered to reflect the new chronology.

Exhibit A (2 of 2 pages)

Northeast Area Specific Plan Page 30 as revised with editing notations shown

RESIDENTIAL

Purpose and General Plan Implementation

The following Residential designations have been created to allow the range of housing types and densities needed in the Specific Plan area consistent with the General Plan.

LOW DENSITY

SINGLE-FAMILY RESIDENTIAL (R-1-A SP)

Purpose: to allow for single family homes on rural-suburban size lots (approximately 3.0 dwelling units/gross acre).

Implements: General Plan Low Density designation.

INTERMEDIATE DENSITY

SINGLE-FAMILY RESIDENTIAL (R-1-B SP)

Purpose: to allow for single family homes on suburban size lots (approximately 3.6 dwelling units/gross acre).

Implements: General Plan Low Density designation.

MEDIUM DENSITY

SINGLE-FAMILY RESIDENTIAL (R-1-C SP)

Purpose: to allow for single family homes on modest size lots approximately 4.3 dwelling units/gross acre.)

Implements: General Plan Low Density designation.

MEDIUM DENSITY

RESIDENTIAL (R-2 SP)

Purpose: to designate areas for single-family, duplex and other medium density multi-family residential uses (no greater than 6 dwelling units per gross acre). While single-family houses and duplexes typify this designation other innovative housing techniques, including clustered housing, zero-lot-line developments, and condominiums are permitted when combined with the (PD) Planned Development District.

Implements: General Plan Medium Density designation.

MULTIPLE-FAMILY RESIDENTIAL (R-3 SP)

Purpose: The Multiple-Family designation provides for the highest range of residential densities allowed in the Specific Plan area. The maximum allowed net density of 18 units per acre and an average of 12 units per gross acre is intended to allow housing compatible with single-family development and with the suburban character envisioned for the Specific Plan area.

Implements: General Plan High Density designation.

Permitted Uses and Development Standards

~~Uses listed in the table on the following pages shall be allowable in one or more of the residential designations as indicated in the columns beneath each residential designation heading. Where indicated with the letter "P", the use shall be a permitted use. Where indicated with the letter "C", the use shall be a conditional use subject to a Conditional Use Permit. This section shall not be construed to supersede more restrictive use regulations contained in the Conditions, Covenants and Restrictions of any property or dwelling units. However, in no case~~

~~shall uses be permitted beyond those allowable in this section.~~

The Galt Zoning Code, as amended from time to time, identifies the use types that are permitted "P", conditionally permitted "C" for (Conditional Use Permit) or "M" for (Minor Use Permit), and not permitted "N" in the aforementioned residential designations. Readers should refer to Chapter 18.16 of the Galt Municipal Code for use regulations and Chapter 18.20 of the Galt Municipal Code for development standards.

THIS PAGE INTENTIONALLY LEFT BLANK.



PLANNING COMMISSION AGENDA REPORT

Meeting Date: March 10, 2011

TO: Honorable Chairperson and Planning Commissioners
FROM: Curt Campion, Community Development Director *CC*
SUBJECT: City of Galt Annual 2030 Galt General Plan and Housing Element Progress Report: 2010

Recommendation:

That the Planning Commission review the City of Galt Annual 2030 Galt General Plan and Housing Element Progress Report: 2010, comment and direct staff to make any needed modifications to the report and then by motion recommend that the City Council accept said report and direct staff to submit said report to the Governor's Office of Planning and Research and the Department of Housing and Community Development in accordance with Government Code §65400.

Discussion:

Government Code §65400 requires that all counties and applicable cities submit to their legislative bodies an annual report on the status of the General Plan, as well as the status of the Housing Element including progress and implementation. A copy of this progress report must also be sent to the Governor's Office of Planning and Research, as well as the Department of Housing and Community Development.

The intent of the statute is to ensure that General Plans direct land use decisions and remains an effective guide for future development. Because the role of the General Plan is to act as a "constitution" for the long term physical development of the community and because it is required to be updated periodically to reflect current circumstances, it is important that local planning agencies review the General Plan and its implementation.

The first section of the report is related to the overall General Plan and the various elements. The second part of the report shows progress in meeting regional housing needs followed by the description of the Sphere of Influence Boundary Amendment which was approved in January 2011, as well as redevelopment activities, City accomplishments for 2010 and the status report on the implementation of various General Plan policies by element.

THIS PAGE INTENTIONALLY LEFT BLANK.



City of Galt Annual 2030 Galt General Plan And Housing Element Progress Report: 2010

City Council

Barbara Payne, Mayor
Mary Lou Powers, Vice Mayor
Mark Crews, Councilmember
Randy Shelton, Councilmember
Mike Singleton, Councilmember

City Manager

Jason Behrmann

Planning Commission

LeeAnn McFaddin Chairperson
Robert Dees, Vice Chairperson
Craig Morris
Jim Pellandini
Alfredo Rodriguez

Community Development Department

Curt Campion, Community Development Director
Cathy Kulm, Planning Commission Secretary

City of Galt – Sacramento County
495 Industrial Drive, Galt, CA 95632
(209) 366-7230 / (209) 744-1642 Fax
Email: planning@ci.galt.ca.us

Table of Contents

Introduction 2
 Acceptance Date..... 2
Status of General Plan 3
Elements
 Land Use..... 4
 Circulation 5
 Conservation and Open Space..... 5
 Public Facilities and Services 7
 Community Character 7
 Economic Development..... 8
 Noise..... 8
 Safety and Seismic 8
 Historic Resources..... 9
 Housing..... 9
Regional Housing Needs Allocation 10
Sphere of Influence Boundary Amendments 17
Redevelopment Activities 18
Affordable Housing Development Progress 19
City of Galt 2010 Accomplishments 20
General Plan Implementation Schedule Progress..... 21

Appendix A – Implementation/Status by Elements 22
Appendix B – State Income Limits for 2010 33
Appendix C – Home Prices Affordable to Designated Income Categories 34

Maps
 2030 Galt General Plan Land Use Map..... 6
 Galt Proposed Sphere of Influence..... 17

Tables
 Table 1. General Plan Elements..... 4
 Table 2. City of Galt RHNA by Income Level 2000-2007 10
 Table 3. 2010 Sacramento County Maximum Household Income Limits..... 10
 Table 4. Annual Building Activity Summary Report – New Construction..... 11
 Table 5. Annual Building Activity Summary Report – Units Rehabilitated,
 Preserved and Acquired 11
 Table 6. Annual Building Activity Summary Report for Above Moderate-Income Units 11
 Table 7. Regional Housing Needs Allocation Progress..... 12

Introduction

Government Code Section 65400 (b) (1) requires the City to file an annual report addressing the status of the General Plan and progress made toward implementation of its goals, policies, and programs, including progress in meeting its share of regional housing needs and efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The annual report requires presentation to the City Council for review and acceptance. A copy of the annual report is required by and provided to the Office of Planning and Research and the Department of Housing and Community Development by April 1 of each year.

This annual report covers the calendar year January 1 to December 31, 2010.

Acceptance Date

The 2010 Annual General Plan Progress Report was reviewed by the Planning Commission on March 10, 2011 and accepted by the City Council on April 5, 2011.

Planning Division

“The Legislature finds and declares that California’s land is an exhaustible resource, not just a commodity, and is essential to the economy, environment and general well-being of the people of California. It is the policy of the state and the intent of the Legislature to protect California’s land resource, to insure its preservation and use in ways which are economically and socially desirable in an attempt to improve the quality of life in California.” Government Code Section 65030

To this end, the Planning Division plans for and promotes reasonable, productive, and safe long-term uses of the land, which fosters economic and environmental prosperity.

Planning Division activities include preparing and administering the City’s General Plan and Zoning Ordinance, processing amendments, conducting environmental reviews, preparing specific plans, reviewing subdivisions and development proposals, informing the public of the City’s land use policies and development ordinances, processing annexation requests, and providing demographic and census information.

Planning Commission’s Activities

The Planning Commission has authority over planning and zoning matters as set forth by City Code and State law. The Planning Commission makes recommendations to the City Council regarding general plan amendments, zone changes, planned developments, and amendments to the Zoning and Subdivision Ordinances. The Commission may approve, conditionally approve, or deny applications for tentative subdivision maps, development plans, architectural plans, conditional use permits, and variances. The latter items are reviewed by the City Council only on appeal. The Commission also performs review of environmental documents in accordance with California Environmental Quality Act (CEQA) in conjunction with review of applications.

The Planning Division provides staff support to the Planning Commission. Routine tasks include the scheduling of meetings, preparing agendas, posting hearing notices, preparing staff reports and recommendations, and preparing minutes. Planning Division staff provides environmental review as

required under the California Environmental Quality Act (CEQA) and land use analysis, and prepares staff reports for the Planning Commission and City Council.

During the 2010 annual report period, the Planning Commission reviewed: one Zone Change, two Architectural Reviews, one Conditional Use Permit, one Tentative Subdivision Map, one Draft Environmental Impact Report, one Final Environmental Impact Report, one General Plan Amendment and one Specific Plan Amendment.

Status of General Plan

Each element of the General Plan was completed according to the General Plan Guidelines developed and adopted by the Governor's Office of Planning and Research. The City Council adopted the City of Galt's General Plan on April 7, 2009. The General Plan consists of ten elements. Adoption of the General Plan in 2009 culminated a five year period during which the City worked with the General Plan Advisory Committee, Planning Commission, and the City Council to update the General Plan. This process involved over 50 public meetings during this timeframe.

Table 1. General Plan Elements

Element	Date of Adoption or Major Revision	Comment
Land Use	4/7/09	
Circulation	4/7/09	
Housing	6/5/03	The Housing Element is under review by HCD.
Economic Development	4/7/09	
Public Facilities and Services	4/7/09	
Conservation and Open Space	4/7/09	
Historic Resources	4/7/09	
Noise	4/7/09	
Safety and Seismic	4/7/09	
Community Character	4/7/09	

LAND USE ELEMENT – Adoption Date: April 7, 2009

This part is the most familiar of all of the policy chapters in the General Plan. It contains the Land Use and Circulation Diagram that prescribes uses for all of the Planning Area and describes standards for each of the land use designations shown on Diagram (page 6). The element defines a series of goals, policies, and implementation measures related to the following topics:

- Overall City Growth and Expansion
- New Development
- Downtown
- Residential Growth
- Commercial, Mixed-Use, and Public/Quasi-Public Development
- Office Professional Development
- Industrial Development
- Agriculture, Open Space, and Parks
- Environmental Justice
- General Plan Maintenance

It is important that the users of this Policy Document understand that the goals, policies, standards, and implementation programs described in Part II are as important, if not more so, than the Land Use and Circulation Diagram in representing the City’s land use and development policy. Accordingly, any development proposals or review thereof must consider this Policy Document as a whole, rather than focusing solely on the Land Use and Circulation Diagram or on particular policies and programs.

The Land Use and Circulation Diagram include 13 land use designations falling within two major categories: residential and nonresidential.

Pending Amendments: None

CIRCULATION ELEMENT – Adoption Date: April 7, 2009

The General Plan addresses several transportation issues that are critical to the continued development of Galt. The Land Use and Circulation Diagram (page 6) depicts the proposed circulation system. This circulation system is represented on the diagram as a set of roadway classifications that have been developed to guide Galt's long-range planning and programming. Roadways are systematically classified based on the linkages they provide and their function, both of which reflect their importance to the land use pattern, traveler, and general welfare.

Major improvements to the roadway system include the widening of State Route 99; improvements and realignments of major State Route 99 overpasses and on- and off-ramps; and new north-south extensions of Carillion Boulevard, Marengo Road, and Industrial Drive; and new east-west extensions of Walnut Avenue, Simmerhorn Road, Boessow Road. The Land Use and Circulation Diagram and related policies also call for the widening and improvement of Twin Cities Road through the Planning Area.

In addition to addressing future roadway plans and improvements, the Circulation Element contains goals, policies, and implementation programs related to the following issues:

- City Street System
- Freeways and Highways
- Residential Streets
- Automobile Parking
- Transit Facilities and Services
- Non-Motorized Transportation
- Airports
- Complete Streets

Pending Amendments: None, however the City undertook an update of the City Bicycle Transportation Plan which should be complete in early 2011.

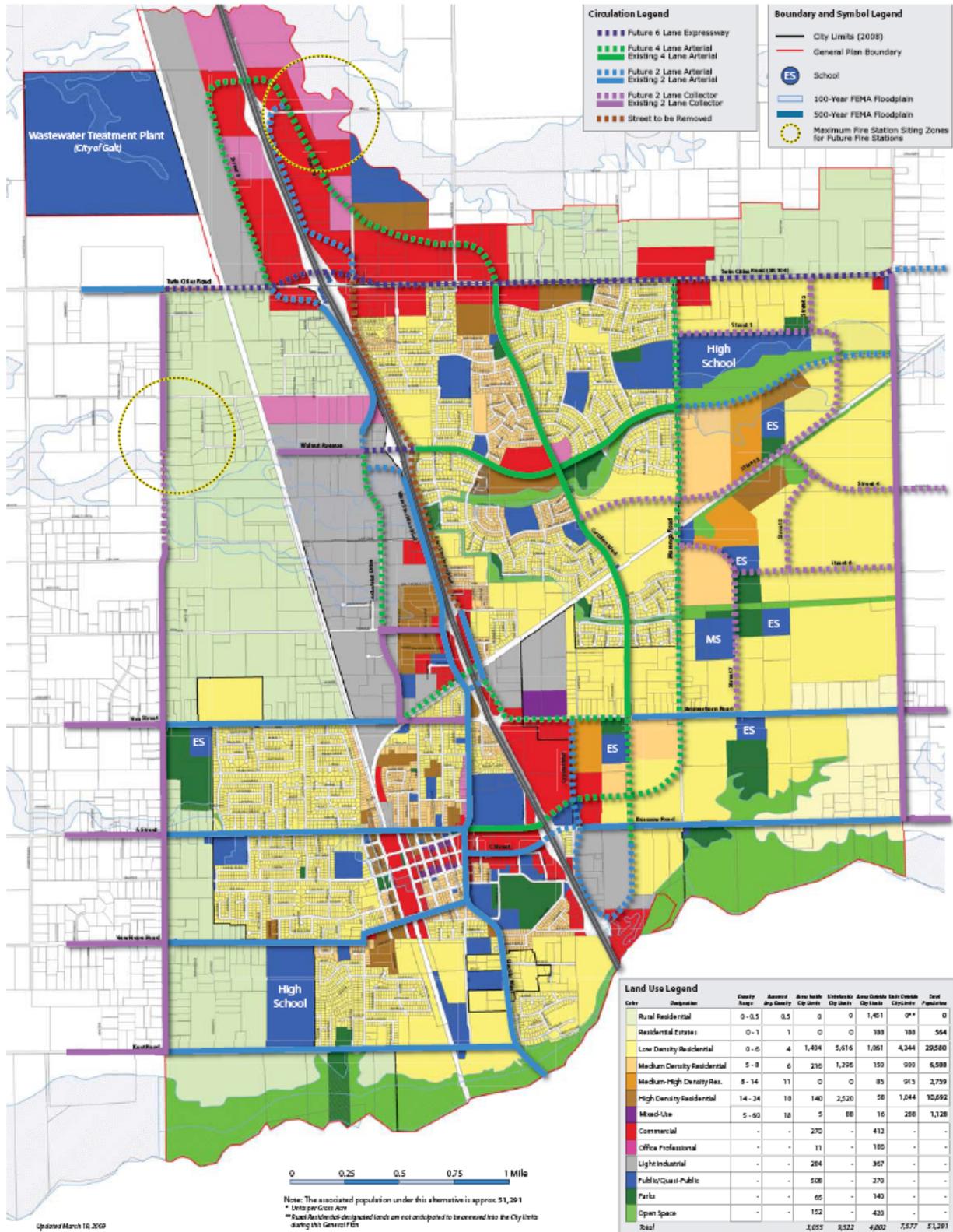
CONSERVATION AND OPEN SPACE ELEMENT– Adoption Date: April 7, 2009

Galt's environmental resources (water, vegetation, wildlife, and open space) contribute to the city's economy and are important elements in the quality of life of Galt's residents. These natural resources exist in limited quality and are at risk of destruction or degradation through continued urban development. The General Plan seeks to balance the need for growth with the need for conservation and enhancement of the area's natural resources, frequently in cooperation with other agencies. This chapter addresses the following topics:

- Water Resources
- Fish and Wildlife Habitat
- Vegetation
- Agriculture, Open Space, and Natural Resource Preservation
- Air Quality–General
- Air Quality–Transportation
- Global Warming and Energy Conservation

Pending Amendments: None. The City is a participant in the South Sacramento Habitat Preservation Plan. This document may be completed in 2011.

2030 Galt General Plan Land Use Map



PUBLIC FACILITIES & SERVICES ELEMENT – Adoption Date: April 7, 2009

This chapter addresses how to provide public facilities and services needed to adequately serve development within the General Plan. While the development of detailed plans for facilities and services is beyond the purview of the General Plan, this chapter does establish a framework for guiding planning decisions related to facility development and service provision. The general emphasis of the policies and programs is on ensuring the provision and maintenance of adequate services, while discouraging unnecessary, wasteful, or inefficient extension of existing systems or development of new facilities. This chapter contains goals, policies, and implementation programs related to the following facilities and services:

- Public Facilities and Services Funding
- Water Supply, Treatment, and Delivery
- Wastewater Collection, Treatment, Disposal, and Reuse
- Stormwater Drainage
- Solid Waste Collection and Disposal
- Law Enforcement
- Fire Protection and Emergency Medical Services
- Parks and Recreational Open Space
- Education
- Childcare
- Gas and Electric Services
- Information Technology

Pending Amendments: None.

COMMUNITY CHARACTER ELEMENT – Adoption Date: April 7, 2009

This chapter establishes qualitative urban design goals and policies which reinforce communitywide concepts depicting a framework of neighborhoods, corridors, and landmarks. Community design integrates diverse development concepts at an array of levels. From the overall city to neighborhoods and districts to streetscape and structure design, the goals and policies presented in this element provide for the visual pattern of land uses and circulation.

Key issues include the maintenance and enhancement of the quality of life in Galt by providing an overall theme of Galt as an urban city in the midst of a rural and open space landscape, establishing well-designed and inviting gateways and corridors in the city, providing the framework for the protection of Galt's Downtown and its historical assets, and preserving and enhancing Galt's trees.

The Community Character Element contains goals, policies, and implementation programs related to the following issues:

- Overall Community Design
- Gateways and Community Corridors
- Downtown
- Trees

Pending Amendments: None.

ECONOMIC DEVELOPMENT ELEMENT – Adoption Date: April 7, 2009

This chapter addresses key economic development issues relating to the maintenance and enhancement of Galt's quality of life by retaining and encouraging the expansion of existing industries and businesses in the community; encouraging the development of new industries and businesses in the community thereby creating new jobs for Galt residents; and preserving and enhancing the rich historic character

Economic development is about planning for a community where businesses can thrive and attract wealth, provide jobs and income growth for local residents, generate revenue for local government, and revitalize existing neighborhoods. The policies in this chapter will help Galt to identify its role within the regional economy and position the community to benefit from economic opportunities as they arise. This includes targeting the types of businesses that the community wants to attract and retain, ensuring that resources are available for the labor force to improve its occupational skills, and creating a business climate that makes the community attractive for business location and expansion.

This chapter addresses the following topics:

- Retail Attraction and Development
- Downtown Development
- Industrial and Office Attraction and Development
- Business Retention and Expansion
- Workforce Development

Pending Amendments: None.

NOISE ELEMENT – Adoption Date: April 7, 2009

A feature of Galt's small-town character and quality of life is its relatively quiet atmosphere. Noise results from many sources, including road traffic, railroad operations, aircraft, and industrial activities. Exposure to excessive noise has often been cited as a health problem, not so much in terms of actual physiological damage such as hearing impairment, but more in terms of general well-being and contributing to undue stress and annoyance.

This chapter contains goals, policies, and implementation measures on the following topic:

- Noise

Pending Amendments: None.

SAFETY AND SEISMIC ELEMENT – Adoption Date: April 7, 2009

Many of the health and safety risks associated with development can be avoided through location-specific decisions made at the planning stages of development, while others may be lessened through the use of mitigation measures in the planning and land use regulation process. This chapter outlines the City's strategy for ensuring the maintenance of a healthy and safe physical environment in Galt, and contains goals, policies, and implementation measures related to the following topics:

- General Health and Safety
- Seismic and Geologic Hazards

- Flood Hazards
- Fire Hazards
- Hazardous Materials
- Rail Corridors

Pending Amendments: None.

HISTORIC RESOURCES ELEMENT – Adoption Date: April 7, 2009

Galt has a rich historic heritage, and many significant historic buildings, events, and artifacts reflect its past. Downtown Galt in particular includes over twenty-five historically-significant buildings. The General Plan sets the framework for a comprehensive program to foster historic preservation efforts in Galt through a systematic program, community education, and coordination within the City and with historic preservation groups. This chapter contains goals, policies, and implementation measures related to the following topics:

- Historic Preservation
- Economic Incentives for Historic Preservation
- Historic Preservation Education and Awareness
- Archeological Resources

Pending Amendments: None.

HOUSING ELEMENT – Adoption Date: June 5, 2003

The Housing Element identifies and analyzes existing and projected housing needs and includes a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element is required to identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and to make adequate provisions for the existing and projected needs of all economic segments of the community.

HCD Compliance Date: September 15, 2003

Amendment/Pending Update: The Housing Element has been in the process of an update for the last several years. The Draft Element is currently under review by the California Department of Housing and Community Development (HCD). Following this 60 day review and comment period, the document will be presented to the Planning Commission and City Council for review and adoption. This will occur in late spring or early summer of 2011.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

In accordance with Government Code (Section 65584), the Sacramento Area Council of Governments (SACOG) adopted the Regional Housing Needs Allocation (RHNA) Plan in Sept. 2001. For the seven year period of the plan (2000-2007), the City of Galt was allocated 2,162 households in the RHNA Plan. Table 2 provides the housing need allocation for the City, classified by income level, as identified in the RHNA Plan.

Table 2. City of Galt RHNA By Income Level 2000-2007

Total Units	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
2,162	489	349	398	926

Source: Sacramento Area Council of Governments (SACOG). Regional Housing Needs Allocation (RHNA) Plan, 2000-2007 – Final Sept. 2001.

Table 3 provides the 2010 maximum household income limits for Sacramento County (very low-, low-, moderate-and above-moderate) as determined by the California Department of Housing and Community Development and derived from the U.S. Department of Housing and Urban Development. Although household incomes vary considerably throughout Sacramento County, the City is required to use countywide California Department of Housing and Community Development income limits to evaluate housing affordability.

Table 3. 2010 Sacramento County Maximum Household Income Limits

Income Level	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
Very Low Income	25,600	29,250	32,900	36,550	39,500
Lower Income	40,950	46,800	52,650	58,500	63,200
Median Income	51,150	58,500	65,800	73,100	78,950
Moderate Income	61,400	70,150	78,950	87,700	94,700

Source: California Department of Housing and Community Development (Based on the 2010 median family income of \$72,800 for Sacramento County).

Table 4 shows the number of dwelling units added in calendar year 2010.

Table 4 Annual Building Activity Report Summary – New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects											
Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Mod. Income	Above Mod Income			See Instructions		
Galt Place	5+	R	56	24		1	81	81	80 TCAC/RDA	80 DB	
(9) Total of Mod. And Above Mod. from Table 6 ▶ ▶ ▶				0	1		81	81			
(10) Total by income Table 4/6 ▶ ▶ ▶			56	24	0	1	81	81			
(11) Total Extremely Low-Income Units*								8			

* Note: These fields are voluntary.

State law requires the annual report to include “. . . the progress in meeting its share of regional housing needs . . .” for monitoring the effectiveness of the implementation programs of the Housing Element of the General Plan.

**Table 5
Annual Building Activity Report Summary – Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Gov. Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity					0	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units					0	
(5) Total Units by Income	0	0	0		0	

*Note: This field is voluntary.

Table 6
Annual Building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table 4)

	1. Single Family	2. 2-4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

*Note: This field is voluntary.

Table 7 provides a tabulation of Galt's regional fair share allocation within the RHNA and the City's overall progress in meeting its share of the projected regional housing needs for the various income levels.

Table 7
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	2000-2005 Year 1-6	2006 Year 7	2007 Year 8	2008 Year 9	2009 Year 10	2010 Year 11	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very low	Deed Restricted	489	20					56	76	344
	Non-deed restricted		69					69		
Low	Deed Restricted	349	3	26		1		24	54	93
	Non-deed restricted		199	2			1	202		
Moderate	Deed Restricted	398		28				28	28	-183
	Non-deed restricted		531	3		18	1	553		
Above Moderate		926	349	182	130	32	1	1	695	231
Total RHNA by COG		2,162								
Total Units ▶ ▶ ▶			1,171	241	130	51	3	81	1,677	485
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶										

*Note: Units serving extremely low-income households are included in the very low-income permitted units totals.

**Table 8
Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<i>Policy 1.</i> Ensure that sufficient sites are appropriately zoned, with access to public services and facilities, between 2009 and 2013, and beyond, to accommodate the County's share of regional housing needs.	Provide for very low, low, moderate, and above moderate income housing	2000-2007	The City identified an anticipated gap of 49 lower income units, and committed to rezone additional acreage to R3 to accommodate multi-family housing. Evaluation: The City is working towards meeting this objective and has designated approximately 50 acres for high density (14 to 24 du/ac) development in the 2030 General Plan. This action should be updated to reflect the City's 2006-2013 RHNA allocation.
<i>Policy 2.</i> Any residential down zoning approvals shall require compensation for loss of land zoned at higher residential densities (R-2 and R-3) intended for very low- and low income	To guarantee no net loss of higher density residential land.	On-going	No residential down zoning approvals have been granted since adoption of the 2002-2007 Housing Element. The City is meeting this objective and will continue this action, especially after economic conditions improve.
<i>Policy 3.</i> Allow for the development of affordable housing.	The City shall not disapprove very low-, low-, and/or moderate income housing developments or condition project approvals in a manner that would make the project infeasible for development, according to the requirements of CG Code Sections 65913.2 and 65589.5.	On-going	The City is meeting this objective and the action should be continued.
<i>Policy 4.</i> Review progress toward meeting housing affordability targets and implementation of each housing policy.	Tabulate housing starts in each affordability category and compare to targets. Building permit and development applications will be revised to request proposed rent or sales cost information.	On-going	The City has been successful in establishing a process by which to track progress towards achieving affordability targets. The action should be reworded to tabulate housing "finals", and should be continued.
<i>Policy 5.</i> City will offer density bonuses and other incentives in the construction of affordable housing.	The City will amend its Zoning Code to add a chapter implementing Section 65915 of the California Government Code.	2000-2007	The City amended its zoning code in December, 2007 to incorporate the density bonus provisions of the Government Code (Section 65915). This information is now codified in Galt Municipal Code Section 18.20.025.
<i>Policy 6.</i> Encourage infill development.	Allow for development of existing non-conforming small frontage lots. The City will encourage and facilitate the development of infill lots	On-going	The City is meeting this objective and the action will be continued. The City approved Galt Place in 2007, a mixed-use project, which will provide 80 extremely low-(8 du) very low (48 du), and low-income (24 du) restricted senior apartments in the City's downtown area.

<i>Policy 7.</i> Encourage developers to utilize innovative approaches to providing affordable housing in the City.	Use a proactive approach with housing developers when requested to provide information concerning the Zoning Ordinance's features (e.g., lot sizes, density bonuses, Planned Development zoning) aimed at promoting affordable housing in Galt.	On-going	The City has had success in achieving this objective (Galt Place, Grizzley Hollow) and will continue efforts in the next housing cycle. This action will be continued.
<i>Policy 8.</i> Continue to encourage planned unit developments or specific plans containing innovative planning approaches.	Encourage the use of planned unit development and specific plans	On-going	The City has been successful in educating developers about the benefits of planned unit developments and specific plans.
<i>Policy 9.</i> The City shall continue to monitor "at-risk" subsidized housing when subsidies are within ten years of expiring (CA Gov. Code Section 65583).	Continue to annually monitor "at risk" subsidized rental housing at Sunset Garden Apartments for its Section 8 status, and prepare a plan for the preservation of these units as affordable rental housing.	2000-2007	Sunset Garden Apartments have been on an annual renewal schedule for the past several years and are considered to be "at risk". The City continues to monitor the project, but there has been no change.
<i>Policy 10.</i> Assist in the rehabilitation of both owner and renter-occupied housing.	Continue providing grants and low interest loans to very low- and low-income owner occupants.	On-going	The Galt Housing Rehabilitation Loan and Grant Program have remained active since its inception in 1997. Sixty-six projects were funded from 2002-2007 for a total commitment of over \$1.1 million.
<i>Policy 11.</i> Continue to implement a residential code enforcement program.	Continue to implement a code enforcement program through the Code Compliance Officer, operating primarily on a complaint basis.	On-going	During the 2002-2007 Housing Element cycle, the City continued to sponsor an annual clean-up day where residents could dispose of most unwanted materials at no charge. Elderly and disabled residents were able to call the City and request pick up at their homes; all other residents were permitted to bring their refuse to the collection site at the City's flea market grounds near City Hall. The City also added an annual Household Hazardous Waste Collection event in 2000 and has continued that program every year since.
<i>Policy 13.</i> Permit migrant farm worker housing in Galt.	Amend the Zoning Code to add a separate use category and definition for migrant farm worker housing and designate zones where migrant farm worker housing will be permitted.	2010	The City has not met this objective.
<i>Policy 14.</i> Assist in maintaining existing senior housing to meet the needs of older residents.	Provide elderly residents financial assistance to modify homes for handicapped accessibility.	On-going	The City/Redevelopment Agency's Housing Rehabilitation Loan and Grant Program routinely provides funding for modifying mobile homes and single family homes for handicapped accessibility and to address various other necessary health and safety improvements.
<i>Policy 15.</i> Assist in increasing the supply of housing that meets the needs of older adults.	Continue to allow second residential units under the City's ordinance.	On-going	The City continues to allow second residential units, but there have been only two such units constructed in this Housing Element cycle (133-1/2 Oak Avenue and 346 Oak Avenue).

<i>Policy 16.</i> Provide for single-room occupancy and studio type living arrangements.	Continue to allow mixed-use developments that include housing and commercial activities, such as the areas identified in the Downtown Revitalization and Historic Preservation Specific Plan.	On-going	The City allows mixed-use developments in the Downtown Revitalization and Historic Preservation Specific Plan area. However, during the 2002-2007 reporting period, there were no new residential mixed-use projects proposed. There are four existing second story apartments (SROs) at 227-4th Street and the City did approve the Galt Place mixed-use project, which will provide 80 extremely low-(8 du) very low (48 du), and low-income (24 du) restricted senior apartments.
<i>Policy 17.</i> Permit emergency shelters in appropriate locations in the City.	Continue to allow emergency shelters, defined by the City's Zoning Code as a permanent facility providing temporary housing for one or more individuals who are otherwise homeless (Section 18.92.040), in the Light Manufacturing (LM) and Public/Quasi Public (PQ) zones with the approval of a conditional use permit.	2000-2007	The City has successfully codified this objective in the Municipal Code (Section 18.92.040).
<i>Policy 18.</i> Permit transitional housing and large group homes in appropriate locations in the City.	Amend the Zoning Code to add separate use category and definition for transitional housing and designate the zones in which transitional housing will be permitted. The City will select zoning district(s) in which there are existing vacant or under-utilized sites that could accommodate transitional housing. Appropriate locations for transitional housing are required to be considered during a public hearing process before any commitments can be made regarding suitable sites.	2000-2007	The City has not met this objective, and the action will be continued.
<i>Policy 19.</i> Facilitate the provision of family daycare for families in need of financial assistance to meet childcare needs.	Continue to permit family daycare centers by right in all residential zones (R-A, R-1, R-2, and R-3) consistent with state law (California Health and Safety Code Section 1597.4).	2000-2007	The City continues to successfully comply with state law (California Health and Safety Code Section 1597.4) to permit family daycare centers in all residential zones.
<i>Policy 20.</i> Encourage the development of housing to meet the needs of very low-, low-, and moderate-income large families.	In multi-family projects of ten or more units, the City shall require that a minimum of 10 percent of the units be three-bedroom or more. Developments guaranteed as retirement communities or for the elderly may be exempted from this requirement.	On-going	The only multi-family project with 10 or more units approved during 2002-2007 was Grizzly Hollow III. That project included 54 units and 18 of them were three-bedroom, representing more than 33 percent of the project. The City had made progress toward this objective.
<i>Policy 21.</i> Continue to increase energy efficiency of existing housing.	Continue to increase energy efficiency of existing housing.	On-going	Allowed energy efficiency upgrades as an eligible use in the Galt Housing Rehabilitation Program and provided educational information to residents and home builders.
<i>Policy 22.</i> Ensure energy conservation practices in new housing.	The City will implement the energy conservation requirements of the state building code standards (Title 24 of the California Code of Regulations).	On-going	The City implemented state building code energy conservation requirements on all building permits issued during the reporting time frame. The City waived permit fees for residential solar installation and requires a street tree for each new home.

<p><i>Policy 23.</i> Actively promote equal housing opportunities for all regardless of race, religion, sex, marital status, ancestry, national origin, or color.</p>	<p>Promote equal housing opportunities.</p>	<p>On-going</p>	<p>The City does not administer any housing programs (other than the Housing Rehabilitation Loan and Grant Program) nor does it manage any rental properties. Therefore, the City is not typically involved in issues involving equal housing opportunities. However, if a citizen wished to lodge a complaint the City would refer them to the District Office of Fair Employment and Housing.</p>
<p><i>Policy 24.</i> Encourage rehabilitation of older units under the Historic Building Code to lower renovation costs.</p>	<p>Minimize the impacts of governmental constraints.</p>	<p>On-going</p>	<p>The City has used the State Historic Building Code when applicable to assist a property owner with repairs of a historic structure</p>
<p><i>Policy 25.</i> Continue to upgrade sewer and water delivery system and update impact fees as necessary.</p>	<p>Analyze and recommend upgrades to sewer and water delivery system.</p>	<p>On-going</p>	<p>Water and sewer system upgrades are included in the City's Capital Improvement Plan, which is updated annually to include new projects or amend cost estimates. Projects from the CIP are then prioritized and funded in the budget process. Impact fees are regularly updated and were last done in 2009.</p>
<p><i>Policy 26.</i> Ensure that the City's Zoning Code and permitting procedures allow reasonable accommodations for persons with disabilities.</p>	<p>Establish written procedures to make certain that reasonable accommodations are made for persons with disabilities.</p>	<p>2000-2007</p>	<p>The City has made some progress toward this objective. This action should be continued while the City updates its zoning code.</p>
<p><i>Policy 27.</i> Revise the Housing Element every five years or as needed and include public participation in each revision.</p>	<p>Update the Housing Element according to state law.</p>	<p>On-going</p>	<p>The 2008 Housing Element update was delayed while the comprehensive 2030 General Plan Update was completed. The General Plan public process continued well into 2009, causing staff to put the Housing Element on hold and prioritize completion of the General Plan land use diagram and policies. Staff reinitiated the Housing Element update upon adoption of the General Plan.</p>

Sphere of Influence Boundary Amendments

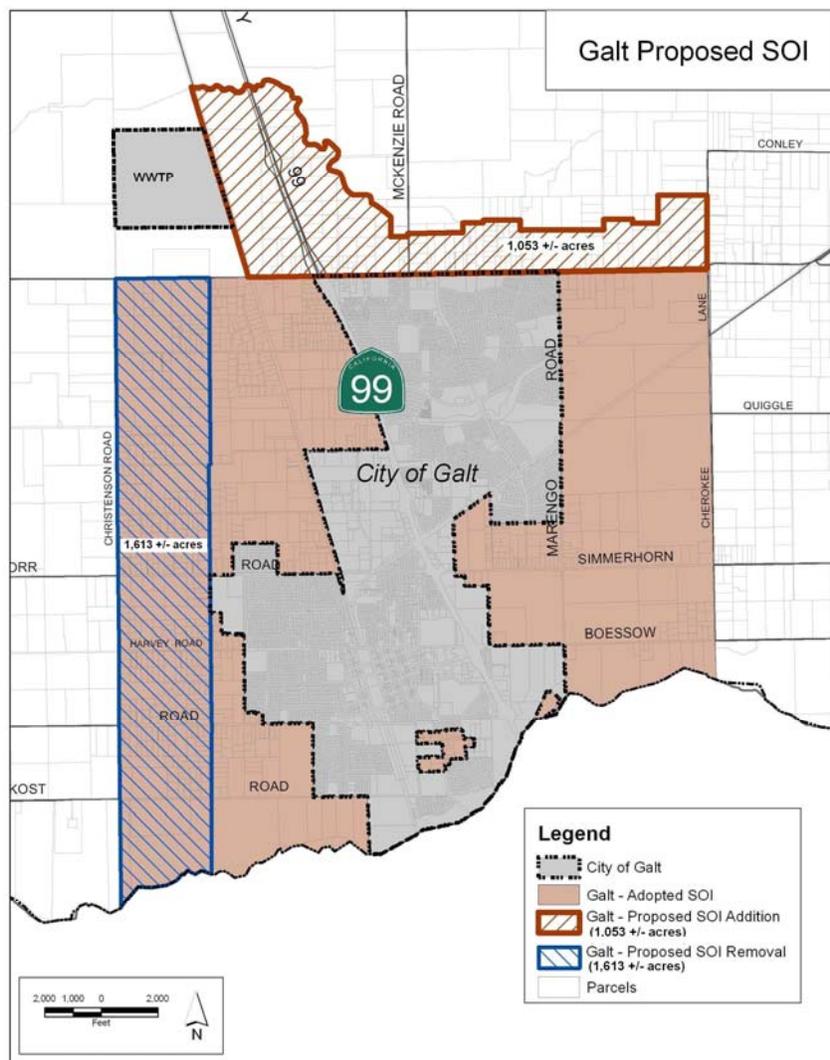
The City of Galt submitted an application to the Sacramento Local Agency Formation Commission (LAFCo) to amend the Sphere of Influence (SOI) on July 20, 2009 and was approved on Jan. 9, 2011. The application is consistent with the newly adopted 2030 Galt General Plan.

As part of this application submission, City staff prepared a Municipal Services Review (MSR), which was submitted with the SOI application.

The amended SOI application requests approximately 1,053 acres be added to the SOI on lands north of Twin Cities Road from Cherokee Road on the east to the U.P.R.R. mainline to the west. The northern boundary generally follows Skunk Creek between the eastern and western margins noted above. (see diagram below.)

A simultaneous detachment of approximately 1,613 acres is also proposed. The detached area is located between Sargent and Christensen Roads and from Twin Cities Road south to the County boundary.

The amended SOI would allow for future annexation and urbanization to the City of Galt.



Redevelopment Activities

The City of Galt established the Redevelopment Agency, pursuant to Redevelopment Law, in 1983 and created the Galt Redevelopment Project Area. The City Council declared itself the Agency and assumed all the rights, powers, duties and privileges vested in a redevelopment agency. The City amended the redevelopment project area in 2007. This amendment extended the expiration date of the project area and expanded its boundaries.

Commercial Revitalization:

Brewster Building Rehabilitation Project

The Galt Redevelopment Agency partnered with D&S Development for the rehabilitation of the historic Brewster building. The building, located at 201 4th Street, is in the City's Downtown Revitalization and Historic Preservation Specific Plan Area (DRHPSP). The building is listed on the National Register of Historic Places and the City of Galt's list of historic sites. The building was in poor shape and contributing to blighting conditions. In addition, the City, and Agency, has targeted this area for renovation. The improvement of the building will help eliminate blight and is consistent with the City's specific plan for the area and the Redevelopment Agency's 5 Year Implementation Plan. In conjunction with other revitalization projects in the area it is hoped that a renewed interest in the historic area will generate enough interest so that a vibrant commercial center could emerge. The project is very near completion, with a target date to open of April 1, 2011.

Façade Improvement Program

The Galt Redevelopment Agency initiated a Façade Improvement Program (FIP) in October of 2007. The program was created to help eliminate blighting conditions and preserve and restore the Downtown and Old Town Business District by providing incentives to stimulate investment in high quality building improvements.

Through this program, the Redevelopment Agency shares the costs of improving building exteriors promoting joint public/private action and investment which will complement and enhance other Agency downtown revitalization efforts. The FIP provides matching grants up to \$15,000 for commercial property and business owners in the DRHPSP area.

Program activity in 2010 includes the completion of two (2) FIP projects for a total of **\$99,000**.

All activity for the year includes the following:

227-241 S. Lincoln Way - The buildings are located on the east side of Lincoln Way between A and C Streets. The application was received in September of 2008. The project is complete is now complete. FIP contribution to the project totaled **\$45,000**.

253-257 S. Lincoln Way – The buildings are located on the northeast corner of Lincoln Way and C Street. The intersection is considered the heart of Galt as it is the crossroads of the City's two main thoroughfares. The application was received in March 2009. The project is complete and the FIP contribution totaled **\$54,000**.

232 S. Lincoln Way – The project is located on the west side of Lincoln Way across from the aforementioned projects. The application was received in June 2009. The project has not yet started.

825 C Street – The projected is located on the north side of C Street. The application was received in September 2010. The project has not yet started.

Affordable Housing Development Progress

Galt is also making significant progress in its affordable housing objectives, utilizing Redevelopment Agency Housing Set-Aside funds.

Affordable Housing Activities:

Galt Place

The Galt Redevelopment Agency partnered with and entered into an agreement (December 2008) with CFY Development, Inc, for the construction of Galt Place, a mixed use affordable senior housing project. The project will be located on a 1± acre property at the southeast corner of 4th and D Street in the City of Galt's Downtown area. The project will consist of one three story building. The ground floor contains commercial space, tenant common areas and parking. The second and thirds floors are comprised of the senior apartments. There will be a total of 81 apartments, 64 one bedroom and 17 two bedroom apartments. One apartment will be used for a live in manager unit. The remaining 80 will be restricted to those meeting age and income restrictions.

The building faces 4th, D and E Streets. Primary pedestrian access for tenants will be from D Street although there will be access points off of 4th Street. Commercial access will be from 4th, D Street and E Street. All parking will be accessed from the alley and E Street. In addition to providing affordable units, the project helps support the overall redevelopment goal of improving the older downtown area. The project broke ground on March 30, 2010 and should be completed by April, 2011.

Galt Housing Rehabilitation Loan Program

The Galt Housing Rehabilitation Program is available to low income owner/occupants and to investors who own rental property that is occupied by a low income household(s). The property must be within the Target Area or be specifically approved by the City. The dwelling unit must be in need of repairs to correct health and safety hazards. Funds may be approved for a room/bathroom addition only if it will correct certain overcrowding conditions as defined in the program guidelines.

The program allows for a range of financing options that will provide the most benefit to the homeowner while protecting the City/Agency and recirculating funds to the extent possible for other rehabilitation loans. In general, the total indebtedness against the property cannot exceed 95% of the after rehabilitation value. Loans will not be approved for less than \$5,000 (due to cost of processing) and the maximum amount shall not exceed \$50,000 unless there are exceptional circumstances and the loan to value ratio is not exceeded. The following is a summary of the programs options:

All projects are reviewed and approved by the Loan Review Committee (LRC). The LRC is comprised of two City of Galt Department Heads (currently the Finance Director and the Community Development Director) and a member of the community at large with working experience in housing loans (currently the Manager of local Union Bank).

GALT HOUSING REHABILITATION PROGRAM PROJECT LIST – CALENDAR YEAR 2010

<u>Address</u>	<u>Amount</u>	<u>Type</u>	<u>Income Category</u>	<u>Date</u>
----------------	---------------	-------------	------------------------	-------------

604 Pringle Ave. #32	4,895	Grant	Low	1/26/10
604 Pringle Ave. #51	5,000	Grant	Very Low	1/26/10
604 Pringle Ave. #94	2,995	Grant	Very Low	1/26/10
604 Pringle Ave. #2	3,995	Grant	Very Low	1/26/10
604 Pringle Ave. #51	900	Grant	Very Low	4/19/10
Total 2010 Grants		\$17,785		
Total 2010 Loans		0		
Total 2010 Program Expenditures		\$17,785		

Habitat for Humanity Project

The Redevelopment Agency partnered with Habitat for Humanity for the construction of two (2) income restricted for sale homes. In 2005 the Agency donated a single parcel of land to the project. Habitat for Humanity completed a lot split and construction of the homes. The Agency entered into a Housing Affordability Covenants Conditions and Restrictions Agreement with the first home owner, located at 719 Simons St., in May 2008. The second home was completed in July 2009 and the Agency entered into a Housing Affordability Covenants Conditions and Restrictions Agreement with the home owner, located at 725 Simons St., in Oct. 2009 (2009-2010 reporting year).

City of Galt 2010 Accomplishments

Some of the highlights of this year's accomplishments include:

- Completed the City Park Master Plan, 2010
- Began construction of Walker Park
- Provided web access for utility customers
- Continued success of the Galt Winter Bird Festival
- Established the Easter Egg Extravaganza in cooperation with Shop Local Project
- Implemented a city cash-handling policy
- Maintained reserves according to the city's reserve policy
- Completed downtown facade improvements (including 5 separate store fronts)
- Adopted Redevelopment Agency Implementation Plan (2004-2014)
- Completed eight grant applications for the Galt Housing Rehabilitation Program
- Added two new businesses to the Industrial Park
- Delivered a Sphere of Influence application to Local Agency Formation Commission (LAFCO)
- Established Downtown Farmer's Market
- Began construction on the Central Galt Interchange (\$20.9M bid)
- Awarded contract for Central Galt Corridor design and 4th Street railroad property improvements
- Completed Twin Cities and Carillion traffic signals
- Completed numerous ADA requirements for sidewalks and railroad crossings
- Completed 2010 Paving Program
- Completed Downtown 4th Street upgrades
- Installed UPRR Pedestrian Safety Crossing Improvement Project
- Completed Design for the A Street and Lincoln Way Flashing Crosswalk Project
- Completed Lincoln Way public parking lot
- Completed the design of Twin Cities/Highway104 roundabouts
- Completed Northeast Area Bike Lane project and processed 100% reimbursement request
- Completed TCIP, NEA & Capital Facilities fee update

- Public Works Streets staff used approximately 100 tons of asphalt for in-house paving repairs, installed 200 new street name signs, swept over 7,000 miles of streets, removed over 650 cubic yards of debris and cleaned approximately 24 miles of sanitary sewer main line
- Completed arsenic removal processes at the waste water treatment plants
- Near completion of the Wastewater Treatment Plant Upgrade Project (WWTP)
- Initiated negotiations to secure a solar power contract for the Wastewater Treatment Plant
- Completed water, sewage and drainage Master Plans
- Negotiated National Pollutant Discharge Elimination System permit for the WWTP
- Continued to expand the Neighborhood Watch Program; 52 neighborhoods involved
- Hired a school resource officer, three police officers and one dispatcher within last two years
- Increased traffic enforcement
- Reduced injury accidents, fatal accidents and total accidents
- Reduced crime rate by 16.8 % in 2010
- Exceeded closure rate of national average for Cities under 25,000 for all categories except larceny
- Reduced the number and severity of gang crimes
- Updated Police Department Strategic Plan
- Designated one of the 100 best communities for youth in the U.S.
- Developed three Business Watch Groups to prevent crime
- Fully implemented 800 radio system and became member of SRSCS
- Fully implemented COP-Link and placed system in use
- Moved pistol range development into CEQA phase
- Secured 5 year revenue stream from CDCR for range lease
- Selected and implemented SRO program
- Implemented Pastor on the Premises School Program
- Applied for and receive COPS Hiring Program Grant for 1 officer, 1 Sergeant (\$666,662)
- Receive OTS Click It or Ticket Grant (\$1,753.92)
- Received OTR Sobriety Checkpoint Grant (\$8,607.78)
- Participated in the Sacramento Area Green Partnership
- Obtained a Parking Management Grant from LGC (\$5,000)
- Obtained an Infill Streamlining Program Grant from LGC (\$15,000)
- Applied for Energy Efficiency Community Block (Small Cities Competitive Grant)
- Applied for and secured Energy Efficiency Community Block (Formulaic Grant) (\$133,000)
- Coordinated Energy Update California Program for City residents
- Collaborated with SMUD in the "SMUD Home Performance Grant (SEP 2)"
- Continued work on establishing a City owned Swainson's Hawk Mitigation Bank
- Completion rate of 100% for the New Business License Inspection Program
- Continued monthly Code Enforcement Task Force visits
- Issued over 320 building permits
- Received approximately 400 code violation complaints and closed approximately 340 cases

General Plan Implementation Schedule Progress

The City's progress in accomplishing the implementation measures set forth in the General Plan is depicted in Appendix A.

APPENDIX A

LAND USE

Implementation Programs	Status
<p>LU-A: Sphere of Influence</p> <p>The City should request that the Sacramento Local Agency Formation Commission (LAFCo) modify Galt’s sphere of influence consistent with the long-term growth plans reflected in the General Plan.</p>	<p>In July 2009, the City submitted an application to amend the SOI consistent with the 2030 General Plan. Additionally, staff prepared and submitted the Municipal Services Review Study (MSR) to accompany the application. The SOI was approved by LAFCo in Jan. 2011.</p>
<p>LU-B: Habitat Conservation Plan</p> <p>The City should work with Sacramento County to identify and protect critical species habitat as shown in the proposed South Sacramento County Habitat Conservation Plan (SSHCP).</p>	<p>The City continues to work with Sacramento County and other participating agencies in the preparation of the SSHCP.</p>
<p>LU-C: Landscape and Lighting District</p> <p>The City should explore the use of a citywide Landscape and Lighting District and other programs to fund landscape maintenance.</p>	<p>In May 2005, the City established Lighting, Landscaping and Maintenance District #3, which provides a funding mechanism addressing this policy for new development.</p>
<p>LU-D: Annual General Plan Reviews</p> <p>The City Council should review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the plan.</p>	<p>This report fulfills this program.</p>
<p>LU-E: Major General Plan Reviews</p> <p>The City should conduct a major review of the General Plan, including the General Plan Policy Document and Existing Conditions Report, beginning every ten years from the date of final approval of this General Plan, and should revise it as deemed necessary.</p>	<p>The City will conduct reviews as suggested.</p>
<p>LU-F: Ordinance Consistency</p> <p>The City should review and amend, as necessary, applicable ordinances, regulations, and plans referenced herein to ensure consistency with the General Plan. These shall include, but not be limited to, the Park Master Plan, Bicycle and Pedestrian Plan, Landscape Manual, and Building Code.</p>	<p>Reviews for consistency with the 2030 General Plan have begun. The Adopted Park Master Plan 2010 is consistent with the General Plan. Other ordinances and policies will be reviewed, revised and amended as necessary. The City initiated preparation of the Bicycle Transportation Plan update in 2010 and adopted an update of the Building Codes including the new California Green Code.</p>
<p>LU-G: Downtown Revitalization and Improvement</p> <p>The City should work with Downtown business and property owners to continue revitalization efforts via private property improvements and programs.</p>	<p>The Downtown Revitalization and Historic Preservation Committee meets periodically to review projects for consistency. Staff updates necessary policies periodically to address changed conditions. Staff actively engages property and business owners, encouraging revitalization of property as noted previously in this report.</p>
<p>LU-H: Zoning Ordinance and Zoning Map Consistency</p> <p>The City shall review and amend, as necessary, the Zoning Ordinance and Zoning Map to ensure consistency with the General Plan.</p>	<p>The Zoning Code is currently being evaluated for consistency and amendments. Should be completed in 2011.</p>

CIRCULATION ELEMENT

Implementation Programs	Status
<p>C-A: Capital Improvements Financing Plan and Development Fees</p> <p>The City shall update its Long-Term Capital Improvement Program (CIP) to include all new facilities identified in the General Plan with appropriate funding mechanism such as assessment districts and/or grants. The City shall subsequently update the CIP's five-year implementation plan as deemed appropriate.</p>	<p>In coordination with the completion of the 2030 General Plan, City staff undertook a comprehensive update of the CIP consistent with the General Plan in 2009. This update was completed in March, 2010.</p>
<p>C-B: Park-n-Ride</p> <p>The City shall investigate opportunities for new Park-n-Ride facilities as part of ongoing development project review, during design of new highway interchanges, and major street improvement projects, and during the annual review of the Transit Budget.</p>	<p>Ongoing as part of new project submissions or City initiated projects.</p>
<p>C-C: Bike and Pedestrian Master Plan</p> <p>The City should update the Bike and Pedestrian Master Plan every five years to maintain eligibility for grant funding. The plan shall also be updated to address the issues noted in the policies.</p>	<p>Plan update was undertaken in 2010 and will be completed in 2011.</p>
<p>C-D: Transit Planning</p> <p>The City will work with local transit service providers to improve transit in the City.</p>	<p>The City continues to work cooperatively with South County Transit.</p>
<p>C-E: Sidewalk Maintenance and ADA Program</p> <p>The City should maintain and inventory of City sidewalks and continue implementation of ADA compliance plans and periodic maintenance of sidewalks via the CIP funding program.</p>	<p>The City maintains an inventory of facilities in need of ADA compliance. This inventory is referenced annually for the sidewalk replacement, reconstruction and new construction program.</p>

CONSERVATION ELEMENT

Implementation Programs	Status
<p>COS-A: Annual Review</p> <p>The City should annually review General Plan goals, policies, and implementation programs and identify City priorities and any quantifiable objectives that should be addressed for the upcoming fiscal year.</p>	<p>This report fulfills this measure.</p>
<p>COS-B: Flood Protection Ordinance</p> <p>The City should monitor and update the flood protection ordinance to assure adequate flood controls.</p>	<p>New construction is evaluated regarding flood protection consistent with State, Federal and local laws.</p>

<p>COS-C: Aquifer Monitoring</p> <p>The City should prepare and regularly update a Water Supply Master Plan to monitor any activities that may degrade the aquifers of Cosumnes River, Laguna Creek, Skunk Creek, and Dry Creek and affect City water supplies.</p>	<p>The City completed the Water Supply Master Plan in 2010.</p>
<p>COS-D: Visual Accessibility of Floodplains</p> <p>The City should include in the floodplain ordinance a requirement for direct roadway access of the entire length of any particular stream (perennial or intermittent) and associated floodplain section being developed (both sides). This should include an explanation of the nexus between the requirement and the impact of development.</p>	<p>This policy will dictate development standards until such time as the floodplain or subdivision ordinance is amended to further implement this policy.</p>
<p>COS-E: Infill Development Priority</p> <p>The City should adopt incentives for implementing infill development near job centers and transportation nodes. Incentives can include, but are not limited to, building permit fee waiver, parking standard reductions, etc.</p>	<p>This may be addressed in the update of the Zoning Ordinance.</p>
<p>COS-F: City Fleet Vehicles</p> <p>The City should adopt a program for the phased replacement of City fleet vehicles with low-emission technology vehicles, as appropriate.</p>	<p>No formal program has been established as of this report. The City made its first purchase of a hybrid vehicle in 2009.</p>
<p>COS-G: Support Energy Conservation Legislation</p> <p>The City shall support legislation that promotes cleaner industry, lowest emission technology vehicles, and more efficient-burning engines and fuels.</p>	<p>The City does support low emission technologies and efficient fuels.</p>
<p>COS-H: City Facilities</p> <p>The City should upgrade existing City facilities so that energy use can be derived from sustainable energy sources by 2020. This can include, but is not limited to, the installation of solar panels or by purchasing electricity from service providers that use renewable energy sources.</p>	<p>The City is currently investigating purchasing power from a solar energy provided in attempts to reduce our carbon footprint for the Waste Water Treatment Plant.</p>
<p>COS-I: Energy Efficiency</p> <p>The City should encourage new housing units be constructed to meet and/or exceed LEED Certified energy efficiency standards.</p>	<p>As new development is proposed, the City will encourage such efficiency standards.</p>
<p>COS-J: Energy Conservation Features</p> <p>The City shall coordinate with utility providers to provide City residents with information on a variety of energy conservation features including tree planting programs, energy efficient development, and increased use of renewable energy sources.</p>	<p>In conjunction with SMUD, the City utility provider, several grant applications have been submitted to CEC for this purpose.</p>
<p>COS-K: Greenhouse Gas Emissions Reduction Plan</p> <p>The City will prepare and adopt a Greenhouse Gas Emissions Reduction Plan.</p>	<p>This project will be undertaken when funds are budgeted.</p>

<p>COS-L: Green Construction</p> <p>The City shall amend the municipal code as necessary to remove barriers to green construction.</p>	<p>As barriers are identified, appropriate review and subsequent action will be taken. The City adopted the new California Green Building Codes in December, 2010.</p>
---	--

PUBLIC FACILITIES & SERVICES ELEMENT

Implementation Programs	Status
<p>PFS-A: Infrastructure Master Plans</p> <p>The City shall prepare, annually review, and update every five years a Water Master Plan, Wastewater Master Plan, Storm Drainage Master Plan, and Pavement Management Plan.</p>	<p>The City has prepared all of these Plans. Regular reviews and updates will occur.</p>
<p>PFS-B: Capital Improvement Program</p> <p>The City shall annually review and update the Capital Improvement Program.</p>	<p>Ongoing and compliant.</p>
<p>PFS-C: Development Fee Schedule</p> <p>The City shall prepare development fee schedules based on the Capital Improvement Program.</p>	<p>Regular updates are ongoing and compliant.</p>
<p>PFS-D: Water Supply Alternatives Study</p> <p>The City shall conduct a study of future water supply alternatives to determine the most appropriate long-term water supply to serve Galt.</p>	<p>The City will address this issue in the update of the Urban Water Management Plan in 2011.</p>
<p>PFS-E: Water Management Plan</p> <p>The City shall update the Water Management Plan to include fire protection needs, water conservation, management measures, and monitoring as required by State law.</p>	<p>The City has initiated an update of the Urban Water Management Plan which is scheduled to be complete in July 2011. The City is also participating in preparation of a South Sacramento County Groundwater Management Plan.</p>
<p>PFS-F: Ground Water Protection Response Plan</p> <p>If the results from PFS-E indicate an imbalance between safe groundwater and project water requirements, the City should develop a response plan to address the imbalance, including an appropriate mix of water conservation measures, reuse, surface water supplements, and other water management techniques.</p>	<p>If needed, the City will address this issue in the update of the Urban Water Management Plan, contingent upon budget approval. The City is also participating in preparation of a South Sacramento County Groundwater Management Plan.</p>
<p>PFS-G: Stormwater Management Plan</p> <p>The City shall prepare, periodically update, and implement on an ongoing basis a Stormwater Management Plan in coordination with other member agencies.</p>	<p>Ongoing and compliant.</p>

<p>PFS-H: Stormwater and Flood Protection Ordinance</p> <p>The City shall prepare and adopt a Stormwater and Flood Protection Ordinance to implement the updated Storm Drainage and Flood Protection Master Plan to address stormwater runoff and flood protection.</p>	<p>With the completion in 2010 of the Storm Drain Master Plan, an evaluation will be undertaken to determine the necessity of such an ordinance.</p>
<p>PFS-I: Public Safety Services Master Plan</p> <p>The City shall update the Public Safety Services Master Plan for police services based on future development trends.</p>	<p>Like all other Master Plans, periodic updates occur as needed.</p>
<p>PFS-J: New Fire Substations</p> <p>The City shall work with the Cosumnes Community Services District Fire Department to identify and site new fire stations in accordance with the "maximum fire station siting zones" identified on the Land Use and Circulation Diagram (Figure LU-1).</p>	<p>Upon request, the City and CSD Fire Dept. will work cooperatively on this project as all others.</p>
<p>PFS-K: Park and Recreation Master Plan</p> <p>The City shall update the park and recreation master plan as necessary to outline facility needs and funding mechanisms.</p>	<p>The Parks & Recreation Master Plan was adopted by the City Council in 2010.</p>
<p>PFS-L: Technology Coordinator</p> <p>The City shall designate a Technology Coordinator, within a City department or agency, with responsibility for oversight over communitywide information technology infrastructure development.</p>	<p>This measure was accomplished with the hiring of an IT Coordinator in 2007.</p>
<p>PFS-M: Telecommunications Program</p> <p>The City shall develop and expand telecommunications programs at City Hall.</p>	<p>This is an ongoing process within budget constraints.</p>

COMMUNITY CHARACTER ELEMENT

Implementation Programs	Status
<p>CC-A: Existing Neighborhoods</p> <p>The City shall continue proactive code enforcement and nuisance abatement programs to ensure that existing neighborhoods remain attractive and free of public nuisances. To this end, the City shall work collaboratively with homeowners associations and other community groups to address nuisances, eliminate blight, and ensure that community aesthetic standards are maintained. The City shall also identify infrastructure deficiency needs of existing neighborhoods and incorporate repair and improvement costs into the Capital Improvement Program.</p>	<p>For 2010, Code Enforcement investigated 400 potential violations and closed 336 cases during the same period. Of the total case load, 220 were proactive investigations.</p>

<p>CC-B: Signage</p> <p>The City shall revise the sign provisions in the Zoning Ordinance to require replacement of non-conforming or non-operational signs.</p>	<p>Will be addressed in the Zoning Ordinance update to be undertaken in 2011, pending budget approval.</p>
<p>CC-C: Public Art</p> <p>The City shall adopt an Art in Public Places Ordinance.</p>	<p>Will be addressed as work load permits and priorities are established.</p>
<p>CC-D: Downtown Design Guidelines</p> <p>The City shall continue to enforce and periodically review and update as necessary the design guidelines of the Downtown Revitalization and Historic Preservation Specific Plan.</p>	<p>The Downtown Revitalization and Historic Preservation Committee meets periodically to review projects for consistency. Staff updates necessary policies periodically to address changed conditions.</p>
<p>CC-E: Tree Selection</p> <p>The City shall immediately prepare an informational addendum to the Galt Landscape Manual to encourage selection of tree species with low biogenic emissions and discourage those species with high emissions and to provide a list of trees in each category. In the longer term, the City shall conduct a comprehensive update of the Galt Landscape Manual and include a section on biogenic tree emissions.</p>	<p>The Air Quality Management District has provided a list of low biogenic species to include with our landscape/irrigation application package. A formal addendum to the Landscape Manual will occur as work load permits.</p>
<p>CC-F: Master Landscape and Lighting District Plan</p> <p>The City shall prepare a Master Landscape and Lighting District to finance the maintenance of natural areas in new developments or provide an alternative financing mechanism.</p>	<p>In May 2005, the City established Lighting, Landscaping and Maintenance District #3, which provides a funding mechanism addressing this police for new development.</p>
<p>CC-G: Enhance Visual Quality</p> <p>The City should work to improve visual quality of rail corridors and major road corridors in the city.</p>	<p>As new projects are considered for approval, appropriate consideration will be given toward visual enhancements.</p>

ECONOMIC DEVELOPMENT ELEMENT

Implementation Programs	Status
<p>ED-A: City Staff Participation</p> <p>The City should dedicate staff resources to economic development activities and identify ways to improve upon existing initiatives. The role of City staff should include business assistance, business recruitment, participation in regional economic development initiatives, coordination with regional labor force development agencies, promoting Galt as a business location, coordinating funding resources, business outreach, and participation with local business associations.</p>	<p>The City will continue to implement the strategies outlined in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>

<p>ED-B: Sales Tax Trend Tracking</p> <p>The City should use audits of its sales tax data to track taxable sales growth by industry category. This data can be used to track retail store sales, as well as identify non-retail businesses that generate sales tax from point-of-sale transactions. This information would also be used to prioritize the business outreach program, and provide comparison data for fiscal analyses.</p>	<p>The City has retained the services of The HDL Companies to assist the City of Galt in analyzing sales activity and the subsequent reporting of sales tax. Information is received and reviewed on a quarterly basis.</p>
<p>ED-C: Targeted Marketing Message</p> <p>The City shall develop specific marketing messages for different industry sectors, based on Galt's strengths, local and regional market positions, and future growth opportunities. Local-serving sectors would focus on Galt's location along State Route 99, the significant unmet local spending demand, and future spending growth. Export-oriented industry prospects would focus on available sites, the attributes of the local workforce, and growth prospects from Galt's proximity to regional economic centers around Sacramento and Stockton.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>
<p>ED-D: Business Attraction</p> <p>The City should Implement and prioritize business attraction initiatives in the categories identified in Goals ED-1.3, 3.3, and 3.4. This can include the development of an overall Economic Development Strategy.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>
<p>ED-E: Vacancy and Parcel Tracking</p> <p>The City should track and continually update available land parcels. This information should be matched up with any individual business needs identified through business outreach.</p>	<p>A Vacant Land Inventory is currently maintained by the Community Development Dept. and made available to interested parties.</p>

<p>ED-F: Funding Resources</p> <p>The City should continue to identify funding resources and apply for those resources for which the City of Galt qualifies. Outside funding resource that City can consider include the following:</p> <ul style="list-style-type: none"> ▪ Federal transportation funds (TEA 3 Funding Programs) ▪ CA Business, Transportation, & Housing Agency and CA Environmental Protection Agency ▪ California Infrastructure and Economic Development Bank: Infrastructure State Revolving Fund ▪ Economic Development Administration: Public Works Grants ▪ US Department of Agriculture Rural Development: Community Facilities Grants and Loans ▪ US Environmental Protection Agency: Brownfields Assessment, Revolving Loan Fund, and Clean-up Grants ▪ California Statewide Communities Development Authority ▪ State Transportation Improvement Program (STIP) 	<p>The City actively competes in various state and federal grant and other appropriation requests.</p>
<p>ED-G: Supplier Business Attraction</p> <p>The City should refine business attraction targets to include business-to-business suppliers, potentially including material distributors, service providers, and component manufacturing.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>
<p>ED-H: Employment Trend Tracking</p> <p>The City should consider dedicating staff resources to tracking employment and payroll trends. The U.S. Census ZIP Code Business Patterns can be used for tracking aggregate employment trends. In order to systematically track employment by detailed industry category, the City should request a custom data run from the California Employment Development Department, and continue to update this data on an annual basis. This data will also include wage and salary data, which can be used to track income growth by industry.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>

<p>ED-I: Existing Business Outreach</p> <p>The City should establish and implement a business outreach program that prioritizes businesses and/or industry sectors that constitute the most prominent sources for jobs and fiscal revenue in Galt. The outreach entails making initial contact with the local facility manager, and where applicable, making higher level corporate contacts. The outreach process would identify business climate issues, and future plans for the business, allowing time for the City to respond. Also use the outreach process to ensure that businesses that generate sales tax revenue are designating Galt as the point-of-sale location.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>
<p>ED-J: Business Climate Improvement</p> <p>The City should proactively use the business outreach process to identify priorities for business climate improvement, including issues such as the approval process and permitting, the quality of public services, infrastructure issues, public spaces, quality of life issues, labor force preparedness, business costs, and the quality and cost of business space. Once priorities are identified, the City can apply resources to addressing any identified weaknesses.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>
<p>ED-K: Rapid Response to Major Business Needs</p> <p>The City should assign staff and personnel from appropriate agencies to a "rapid response" team that will respond to changing needs for large employers in Galt and coordinate efforts with the Sacramento Area Commerce and Trade Organization. A rapid response approach entails having a designated team of city officials, and representatives from regional workforce development, business retention, and other agencies available to respond quickly in case of a major event that affects the local labor force, such as a large employer coming to or leaving the community, a significant facility expansion, or a change in facility operations that necessitates retraining the existing workforce.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>
<p>ED-L: Job Training</p> <p>The City should work with education providers, workforce investment boards, and other public agencies and private job training providers to develop and refine job training programs that meet the needs of private industry and prospective businesses seeking to locate in Galt. The City shall continue to assess these programs and make necessary adjustments in terms of how well they respond to the needs of local businesses and the degree to which they improve the employment prospects and skill sets for participating workers.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>

<p>ED-M: Job Training Agencies in Galt</p> <p>The City should identify opportunities to locate job training sites in Galt. Most of the existing job training and business assistance resources are based in Sacramento. Other agencies serving San Joaquin County residents are primarily based out of Stockton. If a major facility development or expansion can be attracted to Galt, opportunities should be explored to base any resultant job training activities within Galt.</p>	<p>The 2030 Galt General Plan provides for expanded industrial, commercial and office professional site development opportunities. Many of the locations are adjacent Highway 99 and provide good visibility and access desirable for such uses.</p>
--	--

NOISE ELEMENT

Implementation Programs	Status
<p>N-A: EIR Guidelines</p> <p>The City should incorporate noise mitigation requirements into the citywide Environmental Impact Report (EIR) guidelines.</p>	<p>When the City adopts local guidelines, noise analysis will be a component.</p>
<p>N-B: Noise-Impacted Areas Overlay Zone</p> <p>The City should update the Zoning Ordinance to include the “Noise-Impacted” overlay designation for areas within the city exposed to existing or projected exterior noise levels exceeding 60 db Ldn/CNEL or the Noise Level Performance Standards in Table N-1.</p>	<p>Such an analysis is desirable, but will be subject to budgetary constraints.</p>

SAFETY AND SEISMIC ELEMENT

Implementation Programs	Status
<p>SS-A: Uniform Address System</p> <p>The City shall continue to implement a Uniform Address System.</p>	<p>This is an ongoing process.</p>
<p>SS-B: Unreinforced Masonry Structures Inventory</p> <p>The City shall complete an inventory of non-single family unreinforced masonry structures.</p>	<p>Staff surveys such structures as opportunities arise. Inventories will be maintained or suggested by this measure.</p>
<p>SS-C: Sacramento County Hazardous Waste Management Plan</p> <p>The City should continue to implement the County’s Hazardous Waste Management Plan.</p>	<p>This program is ongoing.</p>
<p>SS-D: Use, Production, or Transport of Hazardous Materials and Wastes</p> <p>The City should develop siting and enforcement criteria for businesses that use, produce, or transport hazardous materials and wastes.</p>	<p>In conjunction with CSD Fire Dept., the City currently reviews projects on a case by case basis. Enforcement criteria are based on existing State and local laws, ordinances, policies and rules.</p>

HISTORIC ELEMENT

Implementation Programs	Status
<p>HRE-A: Façade Improvement Loan/Grant Program</p> <p>The City should consider establishing a façade improvement loan/grant program to improve the appearance of commercial structures. Special consideration should be given to historic structures and structures within the boundaries of the Downtown Revitalization and Historic Preservation Specific Plan (DRHPSP) that contribute to the aesthetic appearance of the Downtown area.</p>	<p>The City first adopted the Façade Improvement Program (FIP) in October 2007. The FIP focuses on properties located in the DRHPSP area. The FIP was amended in December 2009, allowing additional funding opportunities for on and offsite public improvements as needed.</p>
<p>HRE-B: Preservation Plan</p> <p>The City should develop a Historic Preservation Plan.</p>	<p>As resources are available, consideration will be given to complete this project.</p>
<p>HRE-C: Incentives for Historic Preservation</p> <p>The City should pursue establishing a Mills Act tax relief program, building permit fee reduction or waiver, and/or other programs to provide an incentive to property owners for the preservation and maintenance of historic structures and the revitalization of the Downtown commercial district.</p>	<p>The Façade Improvement Program and Housing Rehabilitation Program further implement this program.</p>
<p>HRE-D: Federal and State Grants</p> <p>The City should pursue Federal and State grants for historic preservation projects involving public-private partnerships, including HOME, Community Development Block Grant (CDBG), and Transportation Enhancement Activities (TEA) grant applications, where appropriate.</p>	<p>The City actively competes in various state and federal grant and other appropriation requests.</p>

HOUSING ELEMENT

Implementation Programs	Status
<p>NOTE: The Housing Element is currently being updated on a separate track from the rest of the General Plan. Once the Housing Element is updated and adopted, implementation programs will be included here. For more information on the Housing Element Update please visit the City's website at: http://www.ci.galt.ca.us/</p>	

Appendix B

State Income Limits for 2010

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Napa County	Extremely Low	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450
Area Median Income:	Very Low Income	28,650	32,750	36,850	40,900	44,200	47,450	50,750	54,000
81,800	Lower Income	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
	Median Income	57,250	65,450	73,600	81,800	88,350	94,900	101,450	108,000
	Moderate Income	68,700	78,500	88,350	98,150	106,000	113,850	121,700	129,550
Nevada County	Extremely Low	14,550	16,600	18,700	20,750	22,450	24,100	25,750	27,400
Area Median Income:	Very Low Income	24,250	27,700	31,150	34,600	37,400	40,150	42,950	45,700
69,200	Lower Income	38,750	44,300	49,850	55,350	59,800	64,250	68,650	73,100
	Median Income	48,450	55,350	62,300	69,200	74,750	80,250	85,800	91,350
	Moderate Income	58,150	66,450	74,750	83,050	89,700	96,350	103,000	109,650
Orange County	Extremely Low	19,500	22,300	25,100	27,850	30,100	32,350	34,550	36,800
Area Median Income:	Very Low Income	32,550	37,200	41,850	46,450	50,200	53,900	57,600	61,350
87,200	Lower Income	52,050	59,450	66,900	74,300	80,250	86,200	92,150	98,100
	Median Income	61,050	69,750	78,500	87,200	94,200	101,150	108,150	115,100
	Moderate Income	73,250	83,700	94,200	104,650	113,000	121,400	129,750	138,150
Placer County	Extremely Low	15,400	17,600	19,800	21,950	23,750	25,500	27,250	29,000
Area Median Income:	Very Low Income	25,600	29,250	32,900	36,550	39,500	42,400	45,350	48,250
73,100	Lower Income	40,950	46,800	52,650	58,500	63,200	67,900	72,550	77,250
	Median Income	51,150	58,500	65,800	73,100	78,950	84,800	90,650	96,500
	Moderate Income	61,400	70,150	78,950	87,700	94,700	101,750	108,750	115,750
Plumas County	Extremely Low	13,050	14,900	16,750	18,600	20,100	21,600	23,100	24,600
Area Median Income:	Very Low Income	21,700	24,800	27,900	31,000	33,500	36,000	38,450	40,950
62,000	Lower Income	34,750	39,700	44,650	49,600	53,600	57,550	61,550	65,500
	Median Income	43,400	49,600	55,800	62,000	66,950	71,900	76,900	81,850
	Moderate Income	52,100	59,500	66,950	74,400	80,350	86,300	92,250	98,200
Riverside County	Extremely Low	13,650	15,600	17,550	19,500	21,100	22,650	24,200	25,750
Area Median Income:	Very Low Income	22,750	26,000	29,250	32,500	35,100	37,700	40,300	42,900
65,000	Lower Income	36,400	41,600	46,800	52,000	56,200	60,350	64,500	68,650
	Median Income	45,500	52,000	58,500	65,000	70,200	75,400	80,600	85,800
	Moderate Income	54,600	62,400	70,200	78,000	84,250	90,500	96,700	102,950
Sacramento County	Extremely Low	15,400	17,600	19,800	21,950	23,750	25,500	27,250	29,000
Area Median Income:	Very Low Income	25,600	29,250	32,900	36,550	39,500	42,400	45,350	48,250
73,100	Lower Income	40,950	46,800	52,650	58,500	63,200	67,900	72,550	77,250
	Median Income	51,150	58,500	65,800	73,100	78,950	84,800	90,650	96,500
	Moderate Income	61,400	70,150	78,950	87,700	94,700	101,750	108,750	115,750
San Benito County	Extremely Low	17,050	19,500	21,950	24,350	26,300	28,250	30,200	32,150
Area Median Income:	Very Low Income	28,400	32,450	36,500	40,550	43,800	47,050	50,300	53,550
81,100	Lower Income	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
	Median Income	56,750	64,900	73,000	81,100	87,600	94,100	100,550	107,050
	Moderate Income	68,100	77,850	87,550	97,300	105,100	112,850	120,650	128,450
San Bernardino County	Extremely Low	13,650	15,600	17,550	19,500	21,100	22,650	24,200	25,750
Area Median Income:	Very Low Income	22,750	26,000	29,250	32,500	35,100	37,700	40,300	42,900
65,000	Lower Income	36,400	41,600	46,800	52,000	56,200	60,350	64,500	68,650
	Median Income	45,500	52,000	58,500	65,000	70,200	75,400	80,600	85,800
	Moderate Income	54,600	62,400	70,200	78,000	84,250	90,500	96,700	102,950

Appendix C

**Home Prices Affordable to
Designated Income Categories 2010**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$59,220 \$59,221 - \$98,700 \$98,701 - \$157,920 \$157,921 - \$236,880 over \$236,880	1 Bedroom Home Family of 3 Annual Median Income: \$65,800
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$65,790 \$65,791 - \$109,650 \$109,651 - \$175,440 \$175,441 - \$263,160 over \$263,160	2 Bedroom Home Family of 4 Annual Median Income: \$73,100
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$71,055 \$71,056 - \$118,425 \$118,426 - \$189,480 \$189,481 - \$284,220 over \$284,220	3 Bedroom Home Family of 5 Annual Median Income: \$78,950
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$81,585 \$81,586 - \$135,975 \$135,976 - \$217,560 \$217,561 - \$326,340 over \$326,340	4 Bedroom Home Family of 7 Annual Median Income: \$90,650
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$92,070 \$92,071 - \$153,450 \$153,451 - \$245,520 \$245,521 - \$368,280 over \$368,280	5 Bedroom Home Family of 9 Annual Median Income: \$102,300

¹ Extremely Low Income: less than 30% of area median income

Very Low Income: 30-50% of area median income

Low Income: 50-80% of area median income

Moderate Income: 80-120% of area median income

Above Moderate: over 120% of area median income

² Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2009**

Income Category ¹	Affordable Home Price Range ²	Home Type and Family Size
Extremely Low:	under - \$58,950	1 Bedroom Home Family of 3 Annual Median Income: \$65,500
Very Low:	\$58,951 - \$98,250	
Low:	\$98,251 - \$157,200	
Moderate:	\$157,201 - \$235,800	
Above Moderate:	over \$235,800	
Extremely Low:	under - \$65,520	2 Bedroom Home Family of 4 Annual Median Income: \$72,800
Very Low:	\$65,521 - \$109,200	
Low:	\$109,201 - \$174,720	
Moderate:	\$174,721 - \$262,080	
Above Moderate:	over \$262,080	
Extremely Low:	under - \$70,740	3 Bedroom Home Family of 5 Annual Median Income: \$78,600
Very Low:	\$70,741 - \$117,900	
Low:	\$117,901 - \$188,640	
Moderate:	\$188,641 - \$282,960	
Above Moderate:	over \$282,960	
Extremely Low:	under - \$81,225	4 Bedroom Home Family of 7 Annual Median Income: \$90,250
Very Low:	\$81,226 - \$135,375	
Low:	\$135,376 - \$216,600	
Moderate:	\$216,601 - \$324,900	
Above Moderate:	over \$324,900	
Extremely Low:	under - \$91,710	5 Bedroom Home Family of 9 Annual Median Income: \$101,900
Very Low:	\$91,711 - \$152,850	
Low:	\$152,851 - \$244,560	
Moderate:	\$244,561 - \$366,840	
Above Moderate:	over \$366,840	

¹ Extremely Low Income: less than 30% of area median income

Very Low Income: 30-50% of area median income

Low Income: 50-80% of area median income

Moderate Income: 80-120% of area median income

Above Moderate: over 120% of area median income

² Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2008**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$57,510 \$57,511 - \$95,850 \$95,851 - \$153,360 \$153,361 - \$230,040 over \$230,040	1 Bedroom Home Family of 3 Annual Median Income: \$63,900
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$63,900 \$63,901 - \$106,500 \$106,501 - \$170,400 \$170,401 - \$255,600 over \$255,600	2 Bedroom Home Family of 4 Annual Median Income: \$71,000
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$69,030 \$69,031 - \$115,050 \$115,051 - \$184,080 \$184,081 - \$276,120 over \$276,120	3 Bedroom Home Family of 5 Annual Median Income: \$76,700
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$79,200 \$79,201 - \$132,000 \$132,001 - \$211,200 \$211,201 - \$316,800 over \$316,800	4 Bedroom Home Family of 7 Annual Median Income: \$88,000
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$89,460 \$89,461 - \$149,100 \$149,101 - \$238,560 \$238,561 - \$357,840 over \$357,840	5 Bedroom Home Family of 9 Annual Median Income: \$99,400

¹ Extremely Low Income: less than 30% of area median income

Very Low Income: 30-50% of area median income

Low Income: 50-80% of area median income

Moderate Income: 80-120% of area median income

Above Moderate: over 120% of area median income

² Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2007**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$54,450 \$54,451 - \$90,750 \$90,751 - \$145,200 \$145,201 - \$217,800 over \$217,800	1 Bedroom Home Family of 3 Annual Median Income: \$60,500
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$60,480 \$60,481 - \$100,800 \$100,801 - \$161,280 \$161,281 - \$241,920 over \$241,920	2 Bedroom Home Family of 4 Annual Median Income: \$67,200
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$65,340 \$65,341 - \$108,900 \$108,901 - \$174,240 \$174,241 - \$261,360 over \$261,360	3 Bedroom Home Family of 5 Annual Median Income: \$72,600
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$74,970 \$74,971 - \$124,950 \$124,951 - \$199,920 \$199,921 - \$299,880 over \$299,880	4 Bedroom Home Family of 7 Annual Median Income: \$83,300
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$84,690 \$84,691 - \$141,150 \$141,151 - \$225,840 \$225,841 - \$338,760 over \$338,760	5 Bedroom Home Family of 9 Annual Median Income: \$94,100

¹ Extremely Low Income: less than 30% of area median income
 Very Low Income: 30-50% of area median income
 Low Income: 50-80% of area median income
 Moderate Income: 80-120% of area median income
 Above Moderate: over 120% of area median income

² Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2006**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Very Low:	\$53,011 - \$88,350	1 Bedroom Home
Low:	\$88,351 - \$141,360	Family of 3
Moderate:	\$141,361 - \$212,040	Annual Median Income: \$58,900
Above Moderate:	over \$212,040	
2 Bedroom Home		
Very Low:	\$58,861 - \$98,100	2 Bedroom Home
Low:	\$98,101 - \$156,960	Family of 4
Moderate:	\$156,961 - \$235,440	Annual Median Income: \$65,400
Above Moderate:	over \$235,440	
3 Bedroom Home		
Very Low:	\$63,541 - \$105,900	3 Bedroom Home
Low:	\$105,901 - \$169,440	Family of 5
Moderate:	\$169,441 - \$254,160	Annual Median Income: \$70,600
Above Moderate:	over \$254,160	
4 Bedroom Home		
Very Low:	\$72,991 - \$121,650	4 Bedroom Home
Low:	\$121,651 - \$194,640	Family of 7
Moderate:	\$194,641 - \$291,960	Annual Median Income: \$81,100
Above Moderate:	over \$291,960	
5 Bedroom Home		
Very Low:	\$82,441 - \$137,400	5 Bedroom Home
Low:	\$137,401 - \$219,840	Family of 9
Moderate:	\$219,841 - \$329,760	Annual Median Income: \$91,600
Above Moderate:	over \$329,760	

¹ Very Low Income: 30-50% of area median income
 Low Income: 50-80% of area median income
 Moderate Income: 80-120% of area median income
 Above Moderate: over 120% of area median income

² Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2005**

Income Category ¹	Affordable Home Price Range ²	Home Type and Family Size
Very Low:	\$51,931 - \$86,550	1 Bedroom Home
Low:	\$86,551 - \$138,480	Family of 3
Moderate:	\$138,481 - \$207,720	Annual Median Income: \$57,700
Above Moderate:	over \$207,720	
Very Low:	\$57,691 - \$96,150	2 Bedroom Home
Low:	\$96,151 - \$153,840	Family of 4
Moderate:	\$153,841 - \$230,760	Annual Median Income: \$64,100
Above Moderate:	over \$230,760	
Very Low:	\$62,326 - \$103,875	3 Bedroom Home
Low:	\$103,876 - \$166,200	Family of 5
Moderate:	\$166,201 - \$249,300	Annual Median Income: \$69,250
Above Moderate:	over \$249,300	
Very Low:	\$71,551 - \$119,250	4 Bedroom Home
Low:	\$119,251 - \$190,800	Family of 7
Moderate:	\$190,801 - \$286,200	Annual Median Income: \$79,500
Above Moderate:	over \$286,200	
Very Low:	\$80,731 - \$134,550	5 Bedroom Home
Low:	\$134,551 - \$215,280	Family of 9
Moderate:	\$215,281 - \$322,920	Annual Median Income: \$89,700
Above Moderate:	over \$322,920	

¹ Very Low Income: 30-50% of area median income
Low Income: 50-80% of area median income
Moderate Income: 80-120% of area median income
Above Moderate: over 120% of area median income

² Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2004**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Very Low: Low: Moderate: Above Moderate:	\$51,931 - \$86,550 \$86,551 - \$138,480 \$138,481 - \$207,720 over \$207,720	1 Bedroom Home Family of 3 Annual Median Income: \$57,700
Very Low: Low: Moderate: Above Moderate:	\$57,691 - \$96,150 \$96,151 - \$153,840 \$153,841 - \$230,760 over \$230,760	2 Bedroom Home Family of 4 Annual Median Income: \$64,100
Very Low: Low: Moderate: Above Moderate:	\$62,326 - \$103,875 \$103,876 - \$166,200 \$166,201 - \$249,300 over \$249,300	3 Bedroom Home Family of 5 Annual Median Income: \$69,250
Very Low: Low: Moderate: Above Moderate:	\$71,551 - \$119,250 \$119,251 - \$190,800 \$190,801 - \$286,200 over \$286,200	4 Bedroom Home Family of 7 Annual Median Income: \$79,500
Very Low: Low: Moderate: Above Moderate:	\$80,731 - \$134,550 \$134,551 - \$215,280 \$215,281 - \$322,920 over \$322,920	5 Bedroom Home Family of 9 Annual Median Income: \$89,700

¹ Very Low Income: 30-50% of area median income
Low Income: 50-80% of area median income
Moderate Income: 80-120% of area median income
Above Moderate: over 120% of area median income

² Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2003**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Very Low:	under -\$80,700	1 Bedroom Home Family of 3 Median Income: \$53,800/yr
Low:	\$80,700 - \$129,150	
Moderate:	\$129,151 - \$193,800	
Above Moderate:	over \$193,800	
Very Low:	under -\$87,000	2 Bedroom Home Family of 4 Median Income: \$59,800/yr
Low:	\$87,000 - \$143,550	
Moderate:	\$143,551 - \$215,250	
Above Moderate:	over \$215,250	
Very Low:	under -\$96,900	3 Bedroom Home Family of 5 Median Income: \$64,600/yr
Low:	\$96,900 - \$154,950	
Moderate:	\$154,951 - \$232,500	
Above Moderate:	over \$232,500	
Very Low:	under - \$111,300	4 Bedroom Home Family of 7 Median Income: \$74,150/yr
Low:	\$111,300 - \$177,900	
Moderate:	\$177,901 - \$266,850	
Above Moderate:	over \$266,850	
Very Low:	under -\$122,700	5 Bedroom Home Family of 9 Median Income: \$83,750/yr
Low:	\$122,700 - \$201,000	
Moderate:	\$201,001 - \$301,350	
Above Moderate:	over \$301,350	

¹Very Low Income: less than 50% of area median income
Low Income: 50-80% of area median income
Moderate Income: 80-120% of area median income
Above Moderate: over 120% of area median income

²Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2002**

Income Category³	Affordable Home Price Range⁴	Home Type and Family Size
Very Low:	under - \$77,325	1 Bedroom Home Family of 3 Median Income: \$51,550/yr
Low:	\$77,325-\$123,600	
Moderate:	\$123,601-\$185,400	
Above Moderate:	over \$185,400	
Very Low:	under - \$85,950	2 Bedroom Home Family of 4 Median Income: \$57,300/yr
Low:	\$85,950-\$137,520	
Moderate:	\$137,521-\$206,280	
Above Moderate:	over \$206,280	
Very Low:	under - \$92,850	3 Bedroom Home Family of 5 Median Income: \$61,900/yr
Low:	\$92,850- \$148,560	
Moderate:	\$148,561-\$222,840	
Above Moderate:	over \$222,840	
Very Low:	under - \$106,575	4 Bedroom Home Family of 7 Median Income: \$71,050/yr
Low:	\$106,575-\$170,520	
Moderate:	\$170,521-\$255,780	
Above Moderate:	over \$255,780	
Very Low:	under - \$120,375	5 Bedroom Home Family of 9 Median Income: \$80,250/yr
Low:	\$120,375-\$192,600	
Moderate:	\$192,601-\$288,900	
Above Moderate:	over \$288,900	

³Very Low Income: less than 50% of area median income
Low Income: 50-80% of area median income
Moderate Income: 80-120% of area median income
Above Moderate: over 120% of area median income

⁴Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2001**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Very Low:	under - \$84,468	2 Bedroom Home Family of 4 Median Income: \$56,312/yr
Low:	\$84,468 - \$135,149	
Moderate:	\$135,150 - \$202,723	
Above Moderate:	over \$202,723	
Very Low:	under - \$91,218	3 Bedroom Home Family of 5 Median Income: \$60,812/yr
Low:	\$91,218 - \$145,950	
Moderate:	\$145,951 - \$218,923	
Above Moderate:	over \$218,923	
Very Low:	under \$104,719	4 Bedroom Home Family of 7 Median Income: \$69,813/yr
Low:	\$104,719 - \$167,550	
Moderate:	\$167,551 - \$251,327	
Above Moderate:	over \$251,327	
Very Low:	under \$118,226	5 Bedroom Home Family of 9 Median Income: \$78,818/yr
Low:	\$118,226 - \$189,162	
Moderate:	\$189,163 - \$283,745	
Above Moderate:	over \$283,745	

¹Very Low Income: less than 50% of area median income
Low Income: 50-80% of area median income
Moderate Income: 80-120% of area median income
Above Moderate: over 120% of area median income

²Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2000**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Very Low:	under - \$79,313	2 Bedroom Home Family of 4 Median Income: \$52,875/yr
Low:	\$79,313 - \$126,900	
Moderate:	\$126,901 - \$190,350	
Above Moderate:	over \$190,350	
Very Low:	under - \$87,563	3 Bedroom Home Family of 5 Median Income: \$58,375/yr
Low:	\$87,563 - \$140,100	
Moderate:	\$140,101 - \$210,150	
Above Moderate:	over \$210,150	
Very Low:	under \$98,438	4 Bedroom Home Family of 7 Median Income: \$65,625/yr
Low:	\$98,438 - \$157,500	
Moderate:	\$157,501 - \$236,250	
Above Moderate:	over \$236,250	
Very Low:	under \$111,064	5 Bedroom Home Family of 9 Median Income: \$74,043/yr
Low:	\$111,064 - \$177,702	
Moderate:	\$177,703 - \$266,555	
Above Moderate:	over \$266,555	

¹Very Low Income: less than 50% of area median income
Low Income: 50-80% of area median income
Moderate Income: 80-120% of area median income
Above Moderate: over 120% of area median income

²Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.