



AGENDA
REGULAR PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT
THURSDAY, APRIL 14, 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.

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 March 10, 2011 meeting.

RECOMMENDATION: That Planning Commission approve the minutes of the March 10, 2011 meeting.

PUBLIC MEETING

(5)1. **SUBJECT:** PARCEL MAP WAIVER/CERTIFICATE OF COMPLIANCE
545 INDUSTRIAL DRIVE

RECOMMENDATION: That the Planning Commission adopt Resolution 2011-__ (PC) approving the CEQA Notice of Exemption and approving the Parcel Map Waiver/Certificate of Compliance at 545 Industrial Drive.

(15)2. **SUBJECT:** PRESENTATION OF THE CENTRAL GALT CORRIDOR REHABILITATION
(CIP #50H) AND UPRR PARKING LOT (CIP # 59B) IMPROVEMENTS

RECOMMENDATION: That the Planning Commission receives the presentation and let public and commission members offer comments to staff as needed.

(25)3. **SUBJECT:** 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 ordinance.

DEPARTMENT REPORTS – Discussion regarding free Planning Commissioner Training Workshops and the purchase of recommended resources by Mr. Morris.

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, March 10, 2011, 6:30 p.m.**

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

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

PUBLIC COMMENTS – **None.**

INFORMATION/CONSENT CALENDAR

1. **SUBJECT:** Minutes of the January 13, 2011 meeting.
ACTION: Pellandini moved to approve the consent calendar; second by McFaddin. Motion was unanimously carried by those Commissioners present. (McFaddin, Pellandini, Dees)

PUBLIC HEARING

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.

City Attorney Rudolph gave the staff report. He explained that the city council formed an ad-hoc committee to examine the by-laws of the various commissions/committees/boards “advisory body”. The committee focused more on the city ordinances rather than the by-laws and decided to create one “general” ordinance relating to all advisory bodies in which the same rules would apply. The council would then adopt a new ordinance for each advisory body that exists within the city.

There was brief discussion as to some of the suggested revisions. One suggestion from the ad-hoc committee is that members of any advisory body must be a resident and registered voter of the City. Rudolph also explained that the Commission would be required to submit an annual report to the Council in September. McFaddin asked if a special meeting would be required for that. Rudolph said that the item could be agendized in July or August and then presented to Council in September by the Chair or other commissioner.

Rudolph went on to explain that the general ordinance is still fluid and the ad-hoc committee will review suggestions made by the Commission and/or other advisory body members. Suggestions made by the Planning Commission include: using the same boundaries as Galt High School District, within Sacramento County, for member qualifications; hold a minimum of eight meetings per year which would allow the public a chance to address the Commission (if no business, conduct in house trainings, review zoning ordinance).

Rudolph will take suggestions back to the ad-hoc committee and bring back a final draft in March.

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 Replacing 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 Replacing 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

Campion gave staff report. McFaddin liked the idea of eliminating the ARC and asked for clarification regarding the sign revisions. Campion explained that there are conflicting provisions with the zoning code and the Downtown Plan. The provision in the Downtown Plan allowed only eight square feet of sign face over a right of way, which isn't always feasible depending on the size and location of the building. For example the Brewster building, due to the size of this building the sign definitely needed to be larger than the limited eight square feet. However, the proposed sign for the Brewster building would have been approved under the zoning code. McFaddin asked for clarification about the changes suggested to the Big Box Ordinance in the Feb. 1, 2011 City Council report. Rudolph explained that suggested changes were related to internal inconsistencies and this would be done as a clean up provision. However, staff is not recommending that change at this time. There were no additional questions from the commissioners.

ACTION: Pellandini made a motion to approve staff's recommendations as presented; second by Dees. Motion was unanimously carried by those Commissioners present. (McFaddin, Pellandini, Dees)

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.

Campion gave the staff report. General discussion ensued. Dees asked if there had been any outreach regarding ED-G: Supplier Business Attraction, ED-H: Employment Trend Tracking and ED-I: Existing Business Outreach. Campion explained that the City Manager has been meeting on a regular basis with various businesses throughout the community as one of the methods of outreach. The City has the Economic Development Roadmap, which discusses various programs to undertake. One of which is the "C" Street Corridor Project which is an infrastructure project. By improving the downtown, it becomes a more attractive area to increase businesses and by increasing the number of businesses, the Jobs Housing Balance will be improved as well.

ACTION: Dees made a motion to approve staff's recommendations as presented; second by Pellandini. Motion was unanimously carried by those Commissioners present. (McFaddin, Pellandini, Dees)

DEPARTMENT REPORTS -

Bill Forrest, Senior Civil Engineer, invited the Planning Commissioners to attend the second community meeting at Littleton Center on March 30th to discuss the Central Galt Corridor Rehabilitation, which will include the improvements to the railroad properties on 4th Street.

Rudolph gave a brief update on the Walmart litigation. There was a hearing in December and a court ruling came at the end of January. The court sided with the City on everything with the exception of one deficiency with the noise analysis saying that we did not comply with our own noise ordinance concerning fork lift back up beepers. The City is in the process of doing a supplemental noise analysis related to the noise generated by fork lift back up beepers which should be completed in the next couple of weeks. Once the document is completed and approved by the City Council, it will be forwarded to the court for review. The City is looking at approximately a little over a year to complete the process.

Meeting adjourned at 7:45 p.m.

Respectfully submitted by

Cathy Kulm, Commission Secretary

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**PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: April 14, 2011

Prepared By: Chris Erias, Senior Planner *CE*
Reviewed By: Sandra Kiriu, Principal Planner *SKiriu*

SUBJECT: **PARCEL MAP WAIVER/CERTIFICATE OF COMPLIANCE
545 INDUSTRIAL DRIVE**

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution 2011-__ (PC) approving the CEQA Notice of Exemption and approving the Parcel Map Waiver/Certificate of Compliance at 545 Industrial Drive.

LOCATION: 545 Industrial Drive is located in the Galt Industrial Park's Light Manufacturing zoning district at the southeast corner of Industrial Boulevard and Pringle Avenue. The Assessor's Parcel number is 150-0041-062.

APPLICANT: Terry Parker, 545 Industrial Drive, Galt, CA 95632

ZONING: Light Manufacturing (LM)

GENERAL PLAN

DESIGNATION: Industrial

EXISTING USE: There are multiple uses currently onsite. The Squeeze Inn Restaurant, Captured Moments Photography, Wrapped Graphics, A Plus Smog, Brian's' Automotive, Dugout Batting Cages, and Parker Realty.

SURROUNDING LAND USE:

North:	Vacant LM zoned property and a nonconforming residence zoned LM. Country Villa Mobile Home Park is northeast of the site.
South:	Secured Self Storage mini storage complex zoned LM.
East:	Three Palms Mobile Home Park zoned R3 (multi-family)
West:	Carson's Coatings Light Manufacturing facility.

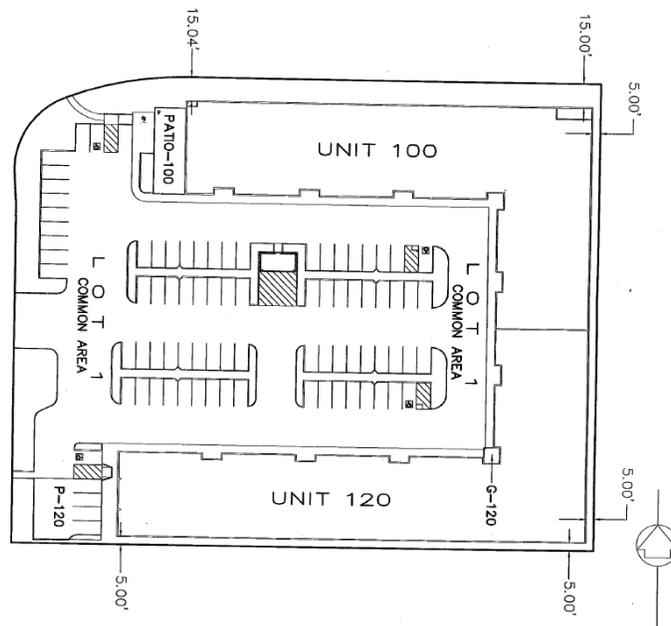
ENVIRONMENTAL STATUS

The project is exempt from the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15315 allows exemptions for division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed project does not include any new construction. It proposes to create two (2) condominium units by dividing an existing building into two separate parcels. The site complies with all the required criteria.

PROJECT DESCRIPTION

The applicant is proposing to divide the existing building located at 545 Industrial Drive into 2 separate condominium units creating two new separate parcels. The building is on a 2.54 acre lot. The underlying land and common areas (parking, landscaping, and refuse area) will be under the control of a newly formed Condominium Association formed through a recorded Declaration of Covenants, Conditions, and Restrictions (CCR's). The ownership of each newly formed parcel will be required to join and maintain the Association.

Unit 100, the north side of the building, will be 19,562 square feet. Unit 120 is slightly larger at 20,598 square feet. Unit 100 has a variety of businesses including the Squeeze Inn Restaurant. Unit 120 will be sold to Softcom, the local internet service provider. They will be moving their office from Twin Cities Road to this new location. Parker Realty, currently located in Unit 120 will relocate to Unit 100.



Site Map

To accomplish the condominium split, the applicant is seeking a waiver of the Parcel Map requirements along with a Certificate of Compliance.

DISCUSSION

Parcel Map Waiver:

Section 17.24.020 (C) of the Galt Municipal Code (GMC) provides for the waiver of parcel map requirements for Condominium Projects based on the findings that the division of land complies with requirements as to area, improvement and design, flood water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other local requirements for land division. The waiver must also include a plat map showing the division and a certificate of compliance filed with the County Recorder.

Staff has reviewed the request for the proposed Map Waiver, and determined that the project conforms to the applicable requirements; please see the Review and Analysis Section of this staff report, shown below.

As a result, the requirements for a parcel map may be waived for this project, with the attached conditions. A Certificate of Compliance will need to be recorded in the Office of the County Recorder.

Certificate of Compliance:

Section 66499.35 (a) of the Subdivision Map Act establishes that cities or counties, through local ordinances, can use certificates of compliance to subdivide land providing that the land division meets all local requirements. Section 66499.35 (b) of the Subdivision Map Act allows cities to impose conditions on land divisions using a certificate of compliance. The City Engineer has authority to act on the certificate of compliance once the Planning Commission has considered the application.

The City Engineer has reviewed the request for the proposed Certificate of Compliance, and has determined that the project conforms to the applicable requirements of the Subdivision Map Act and the Galt Municipal Code.

REVIEW AND ANALYSIS

The required findings for waiver of a parcel map are as follows:

1. *The proposed land division complies with area, improvement and design requirements.*

The property is already developed and meets all improvement and design requirements. The proposed subdivision meets minimum lot size for the zoning designation.

2. *The proposed land division complies with flood water drainage control requirements.*

The site was fully developed in 2009. All applicable flood water and drainage control measures were included as part of the development. The subdivision of the existing building into two parcels will not affect drainage.

3. *The proposed land division complies with local requirements related to public roads, sanitary disposal facilities, water supply availability, and environmental protection.*

The project is located in a fully developed site with improved public roads which lead to the site. The existing building contains appropriate sanitary disposal facilities and it is served with an adequate water supply. All environmental protections were addressed prior to site development and any new development and any new uses on the site will be required to meet City and State requirements in place at the time of development.

4. *The proposed project meets other local requirements for land division*

See "Findings" Section below.

FINDINGS

Pursuant to Municipal Code Section 17.16.110, the Planning Commission may approve or conditionally approve a map (other local requirements) if it finds all of the following:

FINDING: The proposed subdivision, together with the provisions for its design and improvement is consistent with the General Plan and any applicable Specific Plan.

DISCUSSION: The proposed project does not include any new construction. It proposes to create two (2) condominium units by dividing an existing building into two separate parcels. The site was developed in accordance with General Plan policies. All existing uses on the site are consistent with the General Plan via the zoning code. Any future uses will also be required to conform.

FINDING: The housing needs of the surrounding region have been balanced against the public service needs of the City's residents and available fiscal and environmental resources pursuant to Section 66412.3 of the CA Government Code.

DISCUSSION: Does not apply to this project. The proposed project does not include any new construction. It merely proposes to create two (2) condominium units by dividing an existing building into two separate parcels. There are no housing units proposed with this project.

FINDING: Except for condominium conversion projects where no new structures are added, that the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in Section 66473.1 of the subdivision Map Act and any guidelines promulgated by the City Council.

DISCUSSION: Condominium projects are exempt from this requirement.

PUBLIC NOTICE

The project was advertised for public hearing in the Galt Herald on March 30, 2011 and notice was mailed to all property owners within 500 feet of the property boundary.

ATTACHMENTS

Resolution 2011-__ (PC) approving the CEQA Notice of Exemption and approving the Parcel Map Waiver/Certificate of Compliance at 545 Industrial Drive.

Exhibit A – Site Map

Exhibit B – Conditions of Approval

Attachment 1 – Notice of Exemption

RESOLUTION NO. 2011____ (PC)

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GALT, CALIFORNIA,
ADOPTING A NOTICE OF EXEMPTION IN COMPLIANCE WITH THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
AND MAKING FINDINGS FOR APPROVAL OF
A PARCEL MAP WAIVER AND CERTIFICATE OF COMPLIANCE
AT 545 INDUSTRIAL DRIVE**

WHEREAS, Terry Parker, the applicant, has requested a Parcel Map Waiver and Certificate of Compliance for a Condominium project in the Light Manufacturing (LM) zoning district at 545 Industrial Drive located in the City of Galt (Exhibit A); and

WHEREAS, Section 66428 of the California Government Code, and Galt Municipal Code Section 17.24.020 (C) permit Parcel Map waivers; and

WHEREAS, California Government Code Section 66499.35, and Galt Municipal Code Section 17.44.010 allows for Certificates of Compliance; and

WHEREAS, staff is recommending the filing of a CEQA Notice of Exemption per CEQA Guidelines Section 15315 which allows exemptions when division of property in an urbanized area zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed project does not include any new construction. It proposes to create two (2) condominium units by dividing an existing building into two separate parcels and it meets all of the required criteria; and

WHEREAS, the Planning Commission of the City of Galt held a duly noticed public hearing on April 14, 2011 to consider the Notice of Exemption and the Parcel Map Waiver/Certificate of Compliance application; and

WHEREAS, the Planning Commission, using their independent judgment, reviewed the Notice of Exemption and the Parcel Map Waiver/Certificate of Compliance and 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.

NOW THEREFORE BE IT RESOLVED AND ORDERED, by the Planning Commission of the City of Galt, California, that the proposed CEQA Notice of Exemption is hereby approved and the following findings have been made on the Parcel Map Waiver/Certificate of Compliance at 545 Industrial Drive Project:

- A. A legally noticed public hearing was held for input and testimony on April 14, 2011 by the Galt Planning Commission;
- B. The proposed subdivision, together with the provisions for its design and improvement is consistent with the General Plan and any applicable Specific Plan. It does not include any new construction. It proposes to create two (2) condominium units by dividing an existing building into two separate parcels. The site was developed in accordance with General Plan policies. All existing uses on the site are consistent with the General Plan

via the zoning code. Any future uses will also be required to conform;

- C. The housing needs of the surrounding region have been balanced against the public service needs of the City’s residents and available fiscal and environmental resources pursuant to Section 66412.3 of the CA Government Code. The proposed project does not include any new construction. It merely proposes to create two (2) condominium units by dividing an existing building into two separate parcels. There are no housing units proposed with this project;
- D. This project is a commercial condominium conversion project where no new structures are added, so the design of the proposed subdivision does not need to provide for future passive or natural heating or cooling opportunities in the subdivision, as described in Section 66473.1 of the subdivision Map Act and any guidelines promulgated by the City

BE IT FURTHER RESOLVED AND ORDERED, that the Parcel Map Waiver/Certificate of Compliance at 545 Industrial Drive is hereby approved subject to the Conditions of Approval set forth in Exhibit B to this Resolution. The approval of said Parcel Map Waiver/Certificate of Compliance shall expire on April 14, 2012 if it has not been recorded before that date.

PASSED AND ADOPTED by the Planning Commission of the City of Galt, California, this 14th day of April 2011, upon motion by Commissioner _____, seconded by Commissioner _____, by the following vote, to wit:

AYES:	Commissioners:
NOES:	Commissioners:
ABSTAIN:	Commissioners:
ABSENT:	Commissioners:

Planning Commission Chair, City of Galt

ATTEST:

Planning Commission Secretary, City of Galt

NOTES

DEVELOPER: PARKER INDUSTRIAL CENTER LLC
 1500 GALT AVENUE
 GALT CA 95622
 ATTN: TERRY PARKER

SURVEYOR: ABACUS LAND SURVEYING
 13013 BOURNEVIEW COURT
 SACRAMENTO CA 95834
 TEL: 916-486-5200
 FAX: 916-486-5200
 ATTN: JERRY JONES

CITY OF GALT
 CITY OF GALT
 CITY OF GALT

PG & E
 PACIFIC BELL
 150-0041-062

THIS PROJECT IS THE CONSEQUENCE TO CONDOMINIUM DEVELOPMENT OF AN EXISTING AND RECENTLY CONSTRUCTED TREATY (20) UNIT INDUSTRIAL DEVELOPMENT PROJECT.

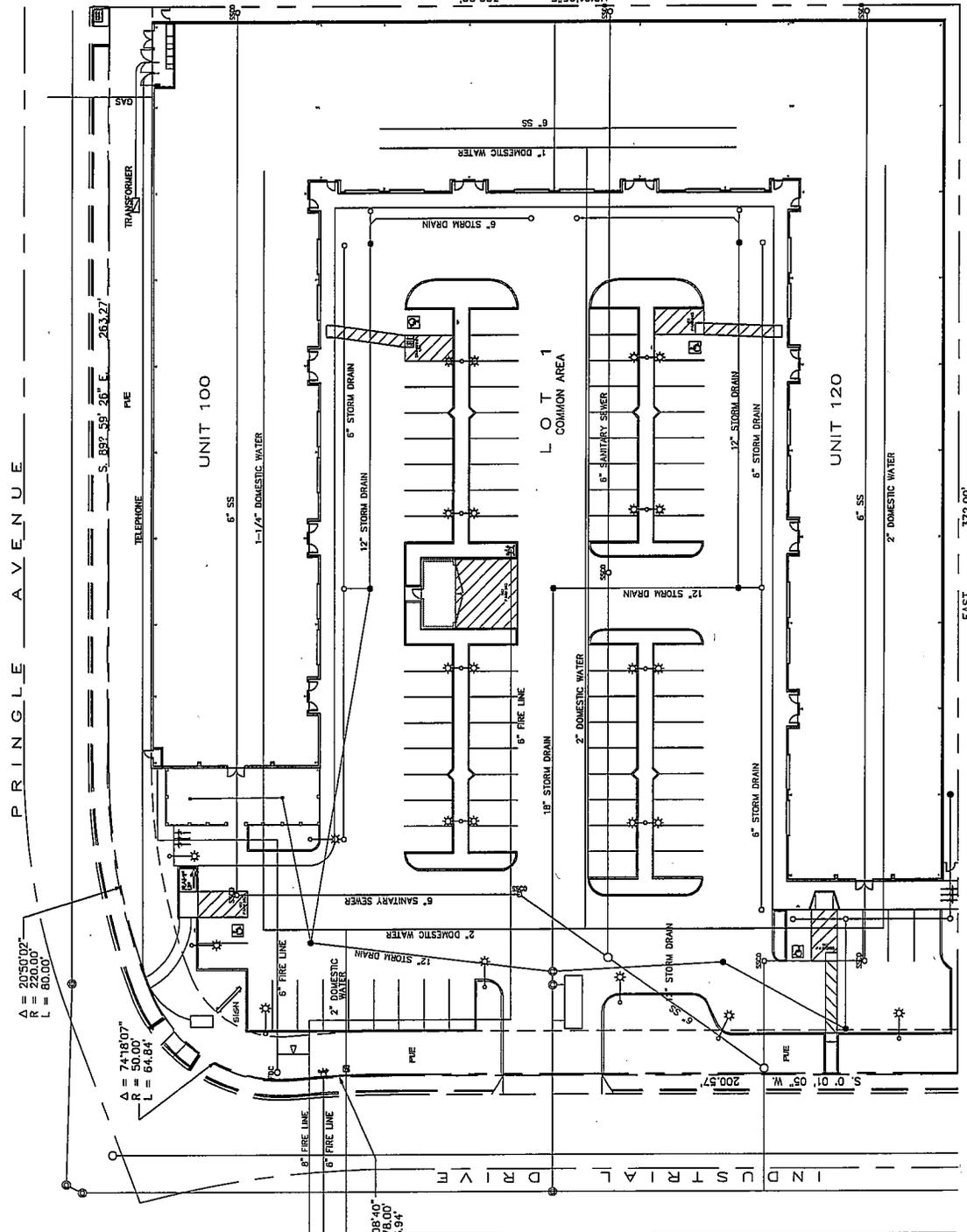
INFORMATION BASED UPON THE APPROVED ARCHITECTURAL PLANS AND THE CIVIL ENGINEERING PLANS PREPARED BY JOHN AND ASSOCIATES, INC DATED 03-29-07.

LEGEND

- PROPERTY LINE
- CURB, GUTTER AND SIDEWALK
- CENTER LINE
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM SEWER MAIN
- STORM SEWER MANHOLE
- CATCH-BASIN
- STORM DRAIN CLEANOUT
- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- CHECK VALVE - BFP
- FIRE DEPARTMENT CONNECTION
- WATER METER
- ELECTRIC LINE
- ELECTROUCLER
- TELEPHONE CONDUIT

EXHIBIT A

SHEET 1 OF 1



LANDS OF BELDT FAMILY TRUST
 APN 150-0041-035

LANDS OF BELDT FAMILY TRUST
 APN 150-0041-061



DATE: 2010
 SCALE: 1"=20'
 DRAWN BY: [Signature]
 APPROVED BY: [Signature]
 JEROME R. JONES
 P.L.S. NO. 4922, EXPIRES 12-31-12

DATE: 02-19-2011
 SCALE: 1"=20'
 DRAWN BY: [Signature]
 APPROVED BY: [Signature]

ABACUS
 Land Surveying

13013 BOURNEVIEW COURT
 SACRAMENTO CA 95834
 TEL: 916-486-5200

SITE PLAN

PARKER INDUSTRIAL CENTER CONDOMINIUM
 545 INDUSTRIAL DRIVE
 CITY OF GALT, SACRAMENTO COUNTY, CALIFORNIA

Exhibit B to Resolution 2011____ (PC)

Parcel Map Waiver/Certificate of Compliance
545 Industrial Drive
Conditions of Approval

(6 CONDITIONS)

1. Approval of the Parcel Map Waiver/Certificate of Compliance at 545 Industrial Drive shall expire 1 year from the date of Planning Commission approval if it has not been recorded by April 17, 2012.
2. Provide the Planning Department with the required fees for providing new addresses for the two parcels. Once the City receives a revised parcel map from Sacramento County, Industrial Drive addresses will be assigned to the two new Condo units and distributed using this information.
3. The owners shall comply with all applicable state and local laws, rules, ordinances and regulations regarding operation of the facilities.
4. A Condominium Association must be formed through a recorded Declaration of Covenants, Conditions, and Restrictions (CCR's). The ownership of each newly formed parcel will be required to join and maintain the Association. The CCR's shall include regular maintenance of the common areas including, but not limited to the stormwater quality treatment vault as well as roof runoff. The CCR's shall be approved by appropriate City departments prior to recording. An electronic Draft shall be provided to the Planning Department to initiate the review. Once recorded, a certified, recorded copy must be returned to the Planning Department for the public record.
5. All signage on site, Unit 100, Unit 120 and common areas, must conform to the approved Master Sign Plan for the Galt Industrial Center. A copy shall be included as Exhibit D of the CCR's.
6. Prior to occupancy of Unit 120, an approved property line fire wall and any other required improvements shall separate Units 100 and 120.

NOTICE OF EXEMPTION

To: Sacramento County Clerk
P.O. Box 839
Sacramento, CA 95812-0839

From: CITY OF GALT
Planning Department
495 Industrial Drive
Galt, CA 95632
209-366-7230

Project Title: Parcel Waiver/Certificate of Compliance 545 Industrial Drive

Project Location - Specific: The project is located at 545 Industrial Drive in the Galt Industrial Park’s Light Manufacturing zoning district at the southeast corner of Industrial Drive and Pringle Avenue. The Assessor's Parcel number is 150-0041-062.

Project Location: City of Galt, County of Sacramento, California

Project Applicant: Terry Parker, 545 Industrial Drive, Galt, CA 95632

Description of Project: The applicant is proposing to divide the existing building located at 545 Industrial Drive into 2 separate condominium units creating two new separate parcels. The building is on a 2.54 acre lot. The underlying land and common areas (parking, landscaping, and refuse area) will be under the control of a newly formed Condominium Association formed through a recorded Declaration of Covenants, Conditions, and Restrictions (CCR’s). The ownership of each newly formed parcel will be required to join and maintain the Association.

Name of Public Agency Approving Project: City of Galt, Planning Commission

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268);
- Categorical Exemption (Sec. 15315)
- Exemption, Consistent with Existing General Plan and Zoning (Section 15183)
- Funding Request: Feasibility and Planning Studies (Sec. 21102, 15262)
- Statutory Exemption. (Sec. 15282(1))

Reasons Why Project is Exempt: CEQA Guidelines Section 15315 allows exemptions when division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed project does not include any new construction. It proposes to create two (2) condominium units by dividing an existing building into two separate parcels and it meets all of the required criteria.

Lead Agency: City of Galt
Contact Person: Chris Erias, Associate Planner
Telephone/E-Mail: 209-366-7230/cerias@ci.galt.ca.us

Signed by Lead Agency X
Signed by Applicant _____

Date Received for filing at OPR: _____

Chris Erias, Senior Planner

Date

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PLANNING COMMISSION AGENDA REPORT

Meeting Date: April 14, 2011

Prepared By: Bill Forrest, Public Works

SUBJECT: PRESENTATION OF THE CENTRAL GALT CORRIDOR REHABILITATION (CIP #50H) AND UPRR PARKING LOT (CIP # 59B) IMPROVEMENTS

Recommendation:

That the Planning Commission receives the presentation and let public and commission members offer comments to staff as needed.

Discussion

The Central Galt Interchange (CGIC) serves as the gateway entrance to downtown Galt, the City civic center and the Galt Market. Reconstruction of the interchange is beginning and is scheduled to be completed in late 2012. From SR99, C Street extends westerly through the central business corridor through the historic Old Town district and then into residential areas. In 2001 the City completed the Old Town Improvement Project that constructed streetscaping and pedestrian improvements along C Street from Fourth Street to Sixth Street and along Fourth Street from B Street to D Street. Similar improvements were designed for the section of C Street from Sixth Street to Lincoln Way but were not constructed.

In 2008, the City developed a C Street Corridor Conceptual Plan to facilitate exploration of the possibilities and serve as a starting point guide for development for the C Street corridor. Preliminary design features, conceptual site layouts, priorities and costs considerations were also included.

The conceptual plan identified the following public space improvements:

- C Street
- Civic Plaza
- Landmark Intersection
- Lincoln Way
- Sixth Street Transition Zone
- Palm Park

The Palm Park element includes the UPRR Parking Lot. Improvements to Lincoln Way considered re-establishing diagonal parking, a mid-block pedestrian crossing and a parking lot. The parking lot at Lincoln Way was completed as a separate CIP in 2009. The improvements for the Landmark Intersection concept considered making the intersection of C Street and Lincoln Way a central gateway feature for the City. The Sixth Street Transition Zone improves C Street between Sixth Street and Lincoln Way to link and transition from the existing Old Town improvements and the proposed C Street improvements. The Civic Plaza and Façade Improvement Concepts referenced in the conceptual plan are not included in the scope of this project.

The Central Galt Corridor Rehabilitation (CIP # 50H) (CGCR) will serve to connect the Central Galt Interchange and Old Town by transitioning C Street between Civic Drive and Sixth Street. The

PC 16 CGCR will also include a portion of Lincoln Way, the north-south business corridor, between A Street and C Street. Originally a stand-alone project, delivery of the Union Pacific Railroad (UPRR) Parking Lot (CIP # 59B) is also included with the CGCR design.

The City selected Callander Associates in late December 2010 to provide planning, environmental and engineering services to design the improvements for the C Street, Lincoln Way and the Union Pacific corridor adjacent to Fourth Street in the City of Galt. The project involves community outreach, design refinement, preliminary engineering, environmental document preparation and preparation of Project Plans, Specifications and Estimates (PS&E) that includes civil/electrical/landscape/architectural designs for the Central Galt Corridor Rehabilitation (CIP #50H) and UPRR Parking Lot (CIP #59B) projects. The proposed project schedule calls for completing the needed design, engineering and environmental documents so that construction can start in 2012.

Using the C Street Corridor plan as a starting point and guide, Callander has developed and implemented a process to further establish, determine and define the specific components, improvements and limits to be included in the final project. Community outreach is anticipated to be instrumental to this effort to explore alternatives and inform and gain acceptance of the planned improvements to forward to engineering. Callander has facilitated two community meetings to the general public. The kickoff meeting was held on February 16, 2011 and the second one was just held on March 30th. Both meetings were held at the Littleton Community Center. For both meetings, notices were mailed to every Galt resident, advertisements were placed in the Galt Herald, notices were placed on both the City's and the Galt Herald's websites and poster-sized announcements were placed in storefronts' windows in the project area along Lincoln Way and C Street. In addition, a business stakeholders' outreach was held on February 17, 2011. The outreach took place at the Galt Chamber of Commerce's monthly luncheon at the Comfort Inn. All three workshops were fairly well attended, with approximately 20-25 people at each event. Furthermore, opportunities for additional public comment are planned for today at this commission meeting and a City Council meeting scheduled in May. This presentation was made to the Parks & Rec Commission meeting held yesterday. Outreach to the City's Historical Preservation Advisory Committee is scheduled for next week. The presentation before you is a direct result of the outreach and comments received to date.

Information and exhibits about the project can be found on the project's website, <http://www.ci.galt.ca.us/index.aspx?page=700>. Exhibits from the March 30th community meeting are attachments to this report.

Financial Impact

There is a no direct financial impact as a result of the recommended action. The design and construction costs (totaling about four million dollars) are included the 2010-2015 City of Galt CIP.

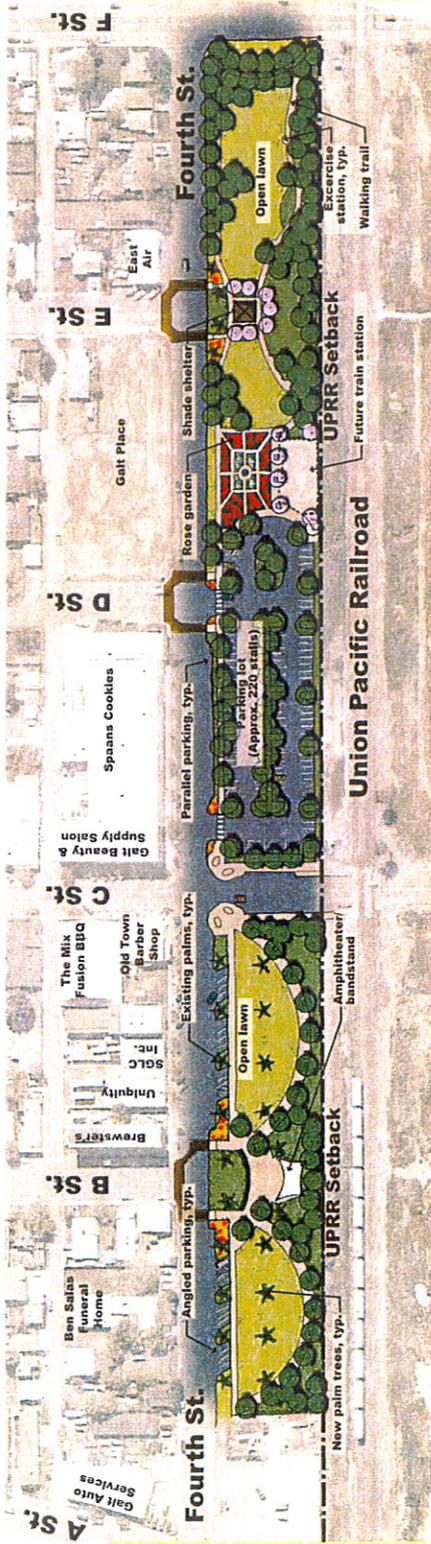
Attachments

- Project Area Exhibit
- Fourth Street and Civic Center Exhibit
- Transition Zone Exhibit
- Lincoln Way Exhibit
- C Street Exhibit

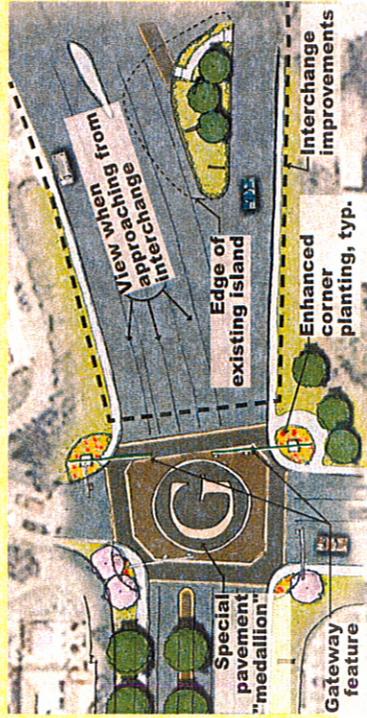


Palm Park and Civic Area Improvements

March 30th, 2011

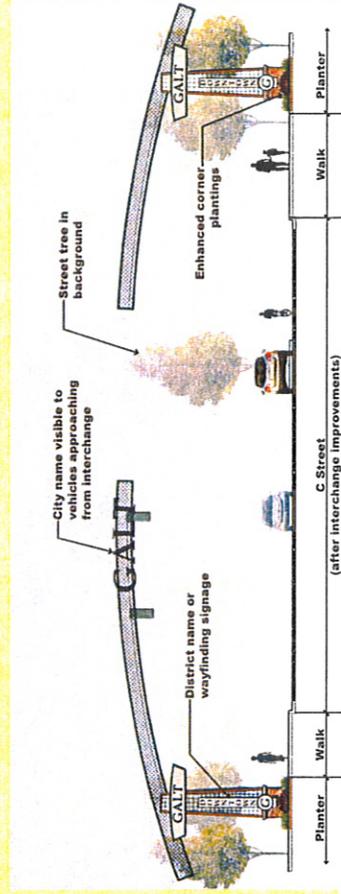


Park Plan



Civic Gateway - Plan

Callander Associates



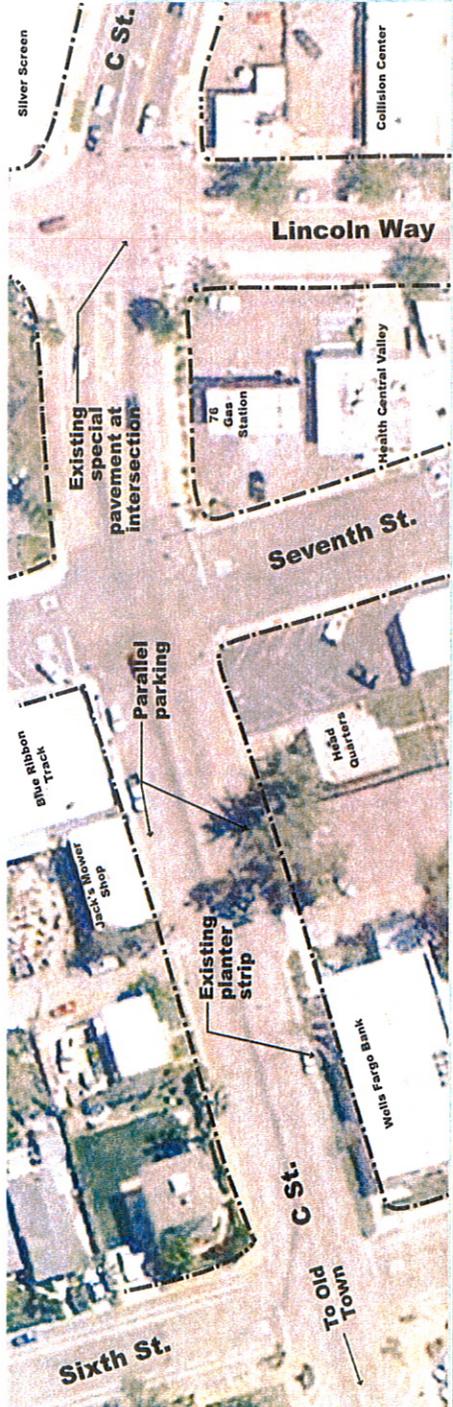
Civic Gateway - Elevation

Central Galt Corridor Rehabilitation

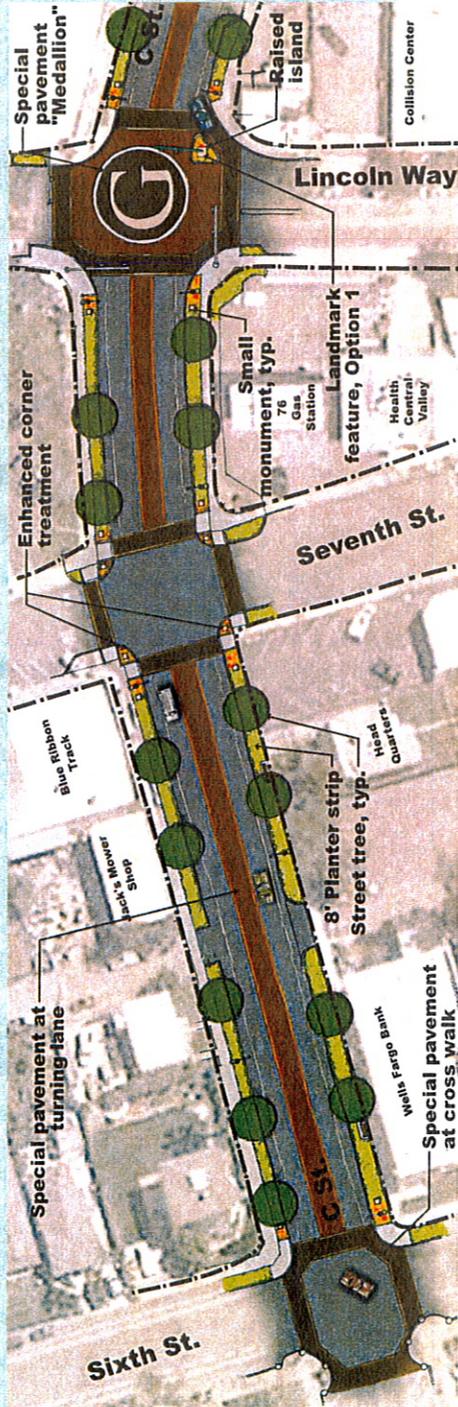
City of Galt
Public Works Department

Transition Zone Improvements

March 30th, 2017



Transition Zone - Existing



Transition Zone - No Median Option



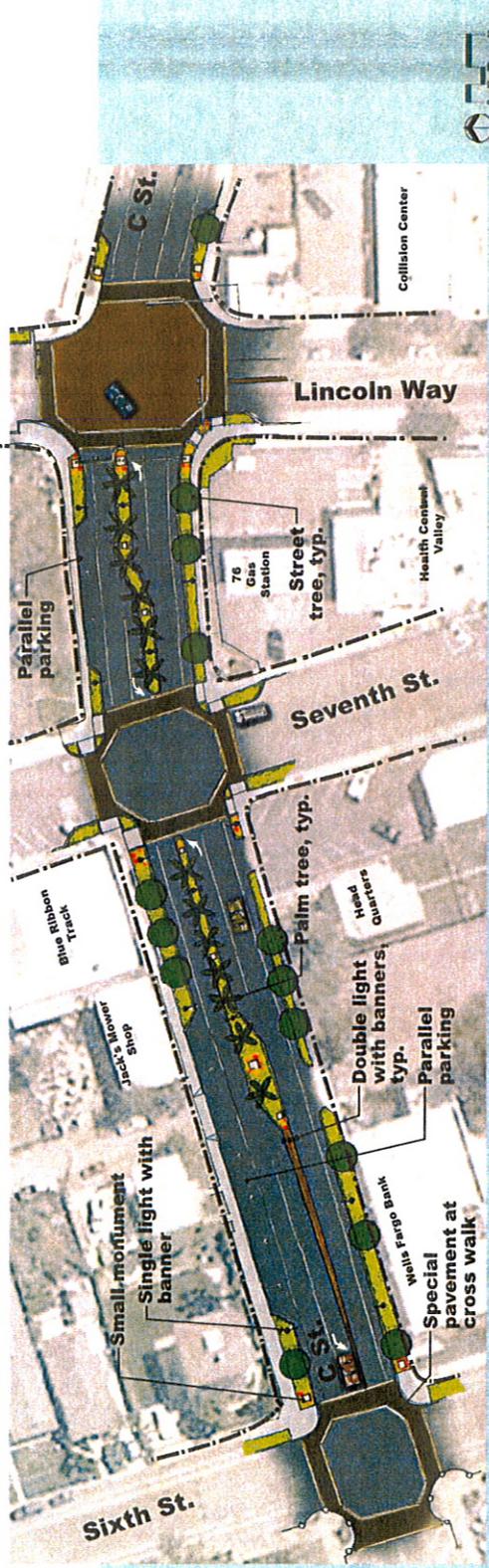
Callander Associates

Central Galt Corridor Rehabilitation

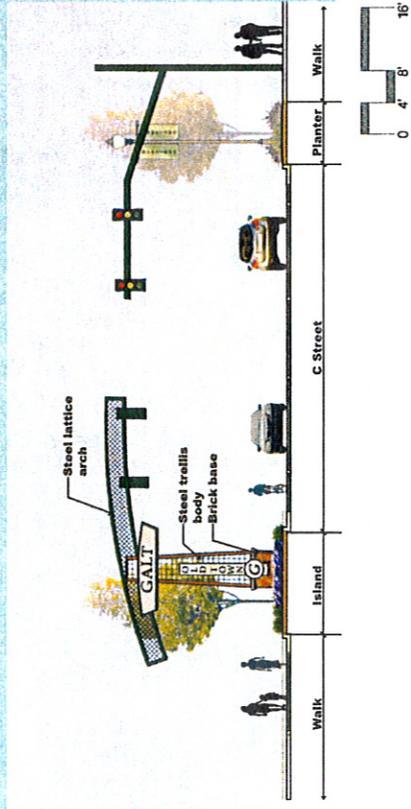


Transition Zone Improvements

March 30th, 2011

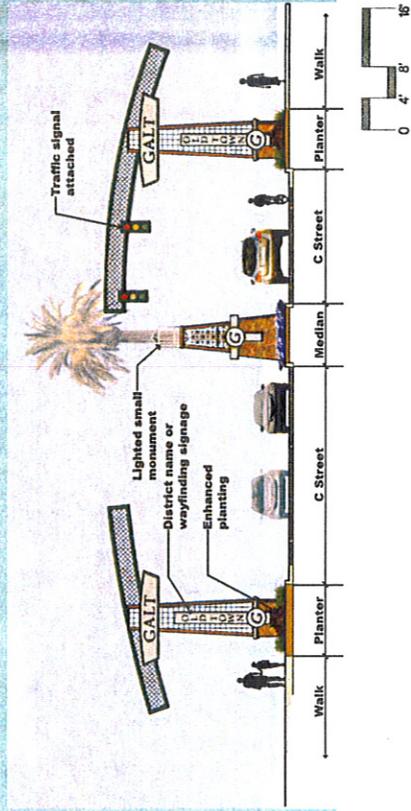


Transition Zone - Full Median



Landmark Feature - Option 1

Callander Associates

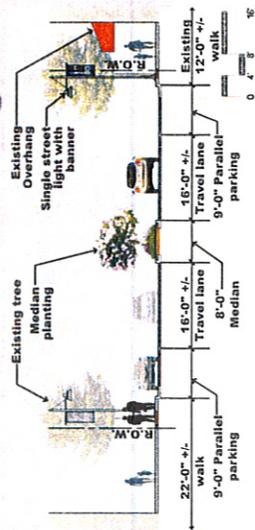
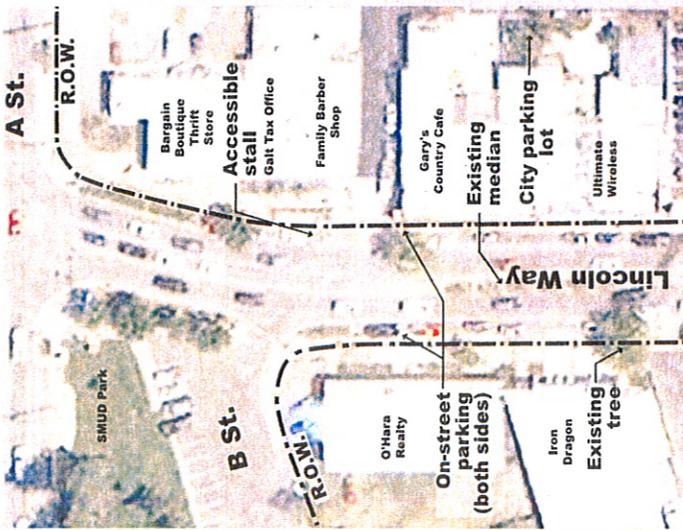


Landmark Feature - Option 2

Central Galt Corridor Rehabilitation
 City of Galt
 Public Works Department

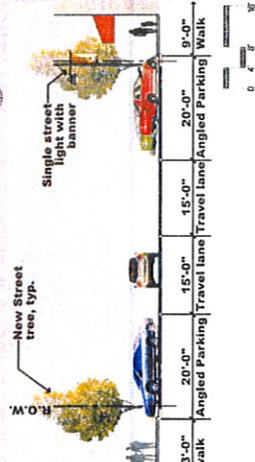
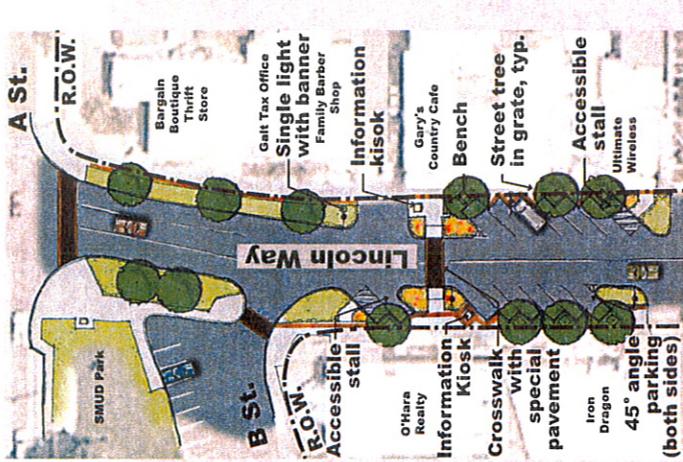
Lincoln Way Improvements

March 30th, 2011

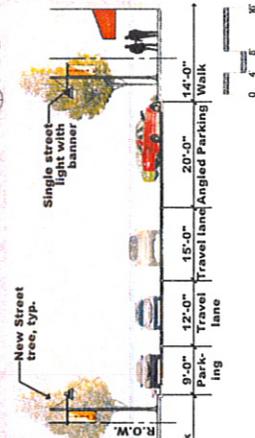
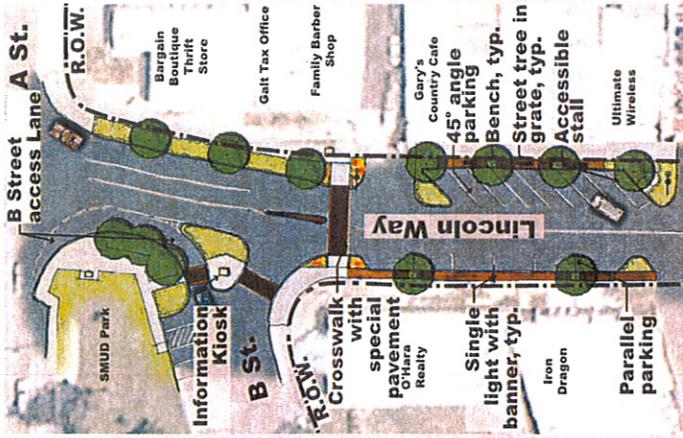


Existing

Callander Associates



All Angled Parking



Angled/Parallel Parking

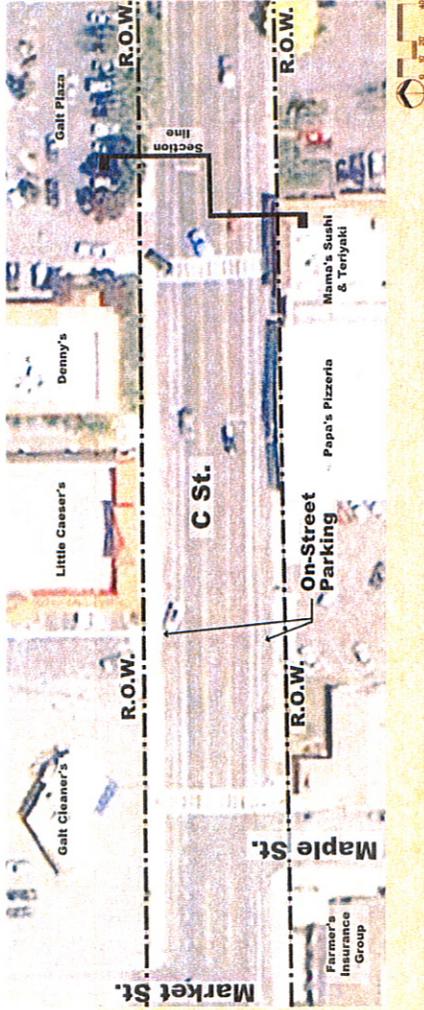
Central Galt Corridor Rehabilitation

City of Galt
Public Works Department

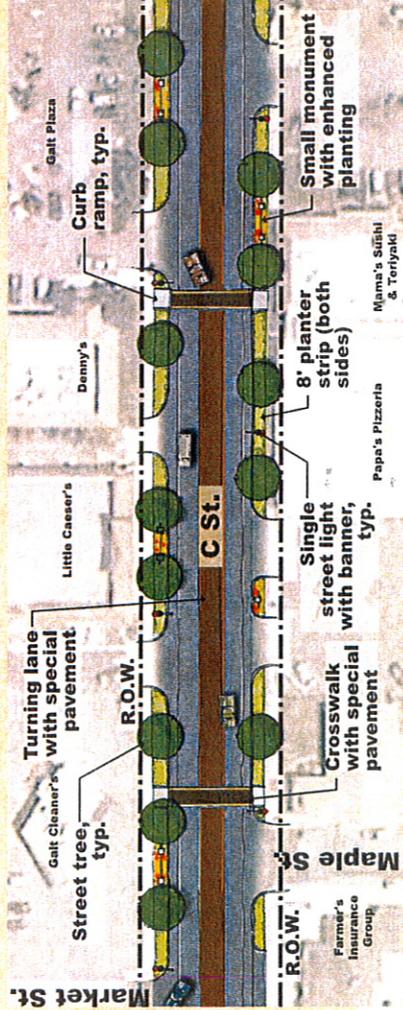
Callander Associates

C Street Improvements

March 30th, 2011

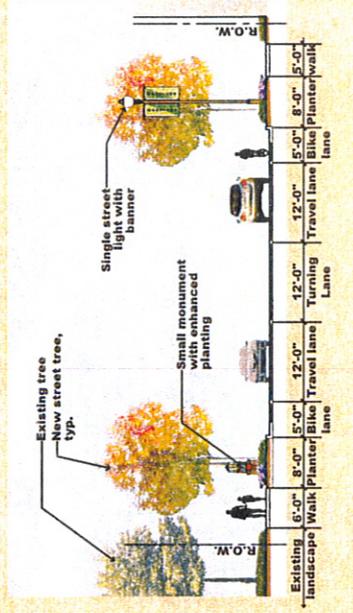
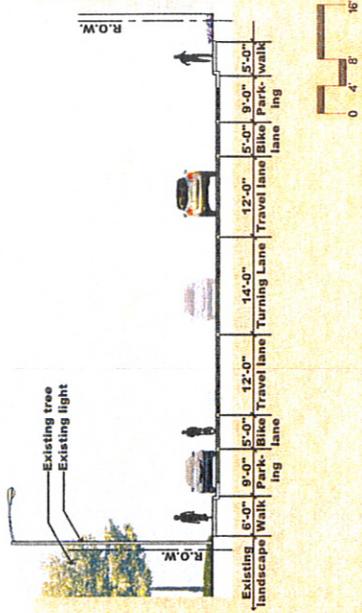


C Street - Existing



C Street - No Median Option

Callander Associates

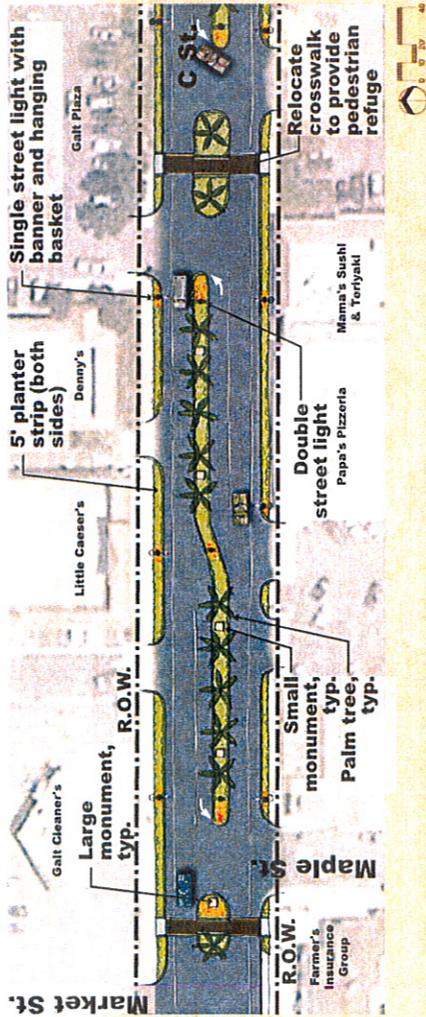


Central Galt Corridor Rehabilitation

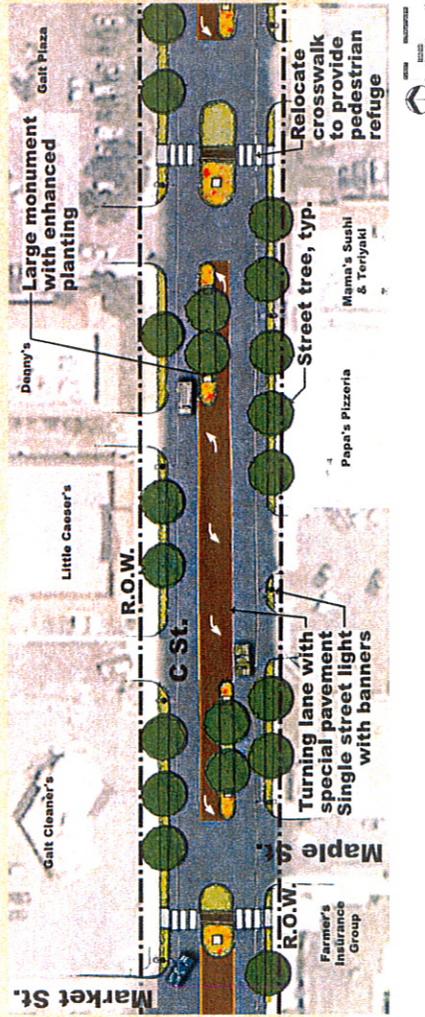
City of Galt
Public Works Department

C Street Improvements

March 30th, 2011

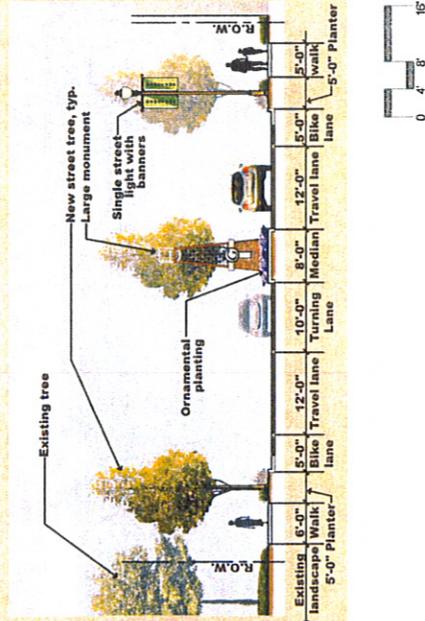
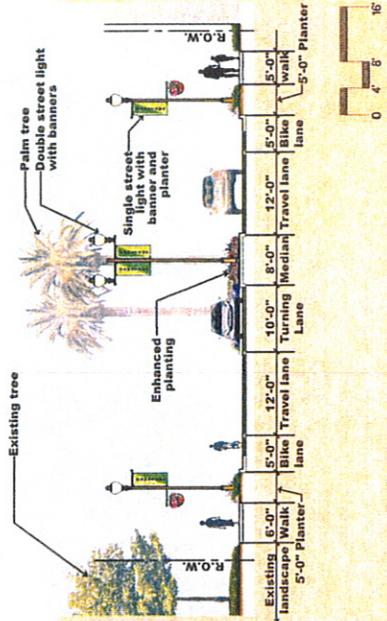


C Street - Full Median Option



C Street - Hybrid Option

Callander Associates



Central Galt Corridor Rehabilitation

City of Galt
Public Works Department

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PLANNING COMMISSION AGENDA REPORT

Meeting Date: April 14, 2011

FROM: City Attorney
Prepared By: City Attorney

SUBJECT: 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 ordinance.

DISCUSSION

This matter was first discussed at the Planning Commission meeting in March. As reported last month, 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 a separate ordinance for each commission or committee, which establishes the purpose, function, rules and regulations relating to that particular commission or committee.

A proposed ordinance establishing general requirements, and a revised ordinance pertaining to the Planning Commission, was presented for your review in March. The primary concern expressed by Commission members related to the proposed provision restricting membership to City residents and registered voters.

After receiving preliminary comments from the Planning Commission and the Parks and Recreation Commission, the ad hoc committee has prepared a new draft ordinance for your consideration. This ordinance incorporates some of the general requirements that initially were part of a separate ordinance applicable to all commissions and committees. The separate ordinance has been dropped, as it seemed to make matters overly complicated. So, only one revised ordinance is presented for your review and consideration.

The provision pertaining to membership requirements has been revised so that up to two members on each commission may reside outside of the City boundaries, but within the City Sphere of Influence.

It is anticipated that the proposed ordinance will be presented to the City Council for consideration in May.

ATTACHMENTS

1. 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
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 Purpose and functions.

A. The purpose of the planning commission is to review matters relating to planning and development; to make recommendations on goals and policies affecting the future development and growth of the City; and to consider land use matters, such as general plan amendments, specific plans, rezoning, use permits and subdivisions.

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 a 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, to 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 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. Review and act upon, or make recommendations to the City Council, as applicable, on land use applications.
8. Perform other functions as set forth in the Galt Municipal Code, or as the city council requests.

D. All ordinances and resolutions involving the general plan, specific plans or zoning shall be submitted to the commission for review and recommendation, prior to city council action. The commission shall report and make recommendation to the city council upon the matter within the time specified by the council or, if not specified, in a timely manner. 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.

2.70.040 Qualifications.

- A. City council members, when recommending or nominating persons to serve on the commission, shall seek outstanding individuals whose commitment and talents will contribute to the purposes and functions of the commission and who reflect the ethnic, geographic and gender diversity of the city.
- B. Except as otherwise provided herein, in order to be eligible to hold office on the commission, a person must be a resident and registered voter of the city. If, during his or her term of office, a member of the commission 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.
- C. Notwithstanding the provisions of paragraph B above, up to two members of the commission may reside outside the city limits, but within the city's sphere of influence boundaries.

2.70.050 Membership - Appointment and terms.

- A. The commission shall consist of five members. Each councilmember shall appoint one commission member whose term shall run concurrently with that of the councilmember so appointing.
- B. If the office of a member of the commission appointed by a councilmember becomes vacant, the appointing councilmember shall fill the vacancy by appointing a commission member whose term shall run concurrent with that of the appointing councilmember.
- C. The members of the 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 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.

2.70.060 Election of officers.

At the first regular meeting of the commission 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 commission shall designate a temporary chair.

2.70.070 Rules and regulations.

The commission may adopt and amend, by the affirmative vote of a majority of its members, rules and regulations for the conduct of the commission's business consistent with this chapter. Such rules and regulations shall be submitted to the city council and shall not become effective until approved by the city council.

2.70.080 Meetings.

A. The commission shall endeavor to hold meetings 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.

B. All meetings of the commission 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 commission's rules and regulations.

C. A permanent change in the date and time of the regularly scheduled meetings of the commission shall be submitted to the city council for approval.

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

2.70.090 Absences.

In the event a member has 3 consecutive unexcused absences from regular meetings of the commission, the city council may declare the office of such member vacant. The secretary to the commission shall advise the Mayor through the City Clerk of any member with 3 consecutive unexcused absences. The chair of the commission 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.

2.70.100 Annual report.

A. The commission 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 commission 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.

2.70.110 Board of zoning appeals.

The 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.

2.70.120 Compensation.

Each member of the commission shall receive \$25.00 for each meeting of the commission which he/she attends.

2.70.130 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.

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