



## **MINUTES**

**Planning Commission Regular Meeting  
Council Chambers, 380 Civic Drive, Galt, California  
Thursday, March 10, 2011, 6:30 p.m.**

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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 30<sup>th</sup> to discuss the Central Galt Corridor Rehabilitation, which will include the improvements to the railroad properties on 4<sup>th</sup> 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 Kufm, Secretary  
Galt Planning Commission

Approved 4/14/11