



MINUTES

**Planning Commission Regular Meeting
Council Chambers, 380 Civic Drive, Galt, California
Thursday, April 14, 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: Principal Planner Kiriu, Senior Planner Erias, City Attorney Rudolph, City Engineer Forrest and PC Secretary Kulm.

PUBLIC COMMENTS – **None.**

INFORMATION/CONSENT CALENDAR

1. **SUBJECT:** Minutes of the March 10, 2011 meeting.
ACTION: Dees moved to approve the consent calendar; second by Pellandini. Motion was unanimously carried by those Commissioners present. (McFaddin, Pellandini, Dees, Rodriguez and Morris)

PUBLIC HEARING

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.

Erias gave the staff report noting that the plan was to create two condo units based on the map that was provided. However, it came to our attention after the staff report was mailed, that the applicant wished to have a more flexible condo plan which includes the ability to create more condo units on the site. The flexible condo plan will be based on tenant demand rather than a set number of tenants. According to the applicant, ten units would probably be the maximum. Currently there is a plan to sell one unit to Softcom. Other units would be dependent on tenant demand. A condo association will be formed and CC&R's will be recorded. Each newly created condo unit will be required to be a part of the association. As a result in the change of number of units, a revised resolution and revised CEQA Notice of Exemption has been provided. The revised NOE reflects the general rule exemption rather than the minor land division exemption. The general rule allows for exemptions when it can be seen with certainty that there will be no significant effect on the environment and the proposed project does not include any construction. Since there is no construction and all future uses must be consistent with the Zoning Code, it can be seen with certainty that the condo plan will not have an adverse effect on the environment.

McFaddin opened the public hearing. There was no public comment and McFaddin closed the public hearing.

ACTION: Rodriguez made a motion to approve staff's recommendations as presented with the revised resolution and revised CEQA Notice of Exemption; second by Morris. Motion was unanimously carried by those Commissioners present. (McFaddin, Pellandini, Dees, Rodriguez and Morris)

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.

Bill Forrest gave the staff report. Forrest discussed public meetings, presentations to various committees and how the public was notified of meetings, i.e., newspaper, City's website, Galt Herald website calendar, and large poster signs placed in project site. Ben Woodside, Callendar Associates, gave a powerpoint presentation outlining the proposed improvements.

Planning Commissioners had the following comments and/or suggestions:

- no medians on C Street (need parade route)
- regarding the proposed extra turn lane from Lincoln Way to C Street (corner by fast food restaurant) ~ would like more information, i.e., turning radius
- likes the Gateway into Old Town
- likes the proposed park but should reorient the amphitheater so guests are not looking into the west sun
- concern about the noise and number of the trains
- didn't want to eliminate any parking on C Street from approximately Maple Street to Lincoln Way

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.

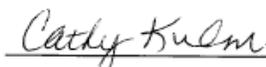
City Attorney Rudolph gave the staff report. Several members of the Commission indicated that they would like the boundary limits for qualifications expanded to be the same as the Galt High School boundary, within Sacramento County only.

ACTION: McFaddin made a motion to approve staff's recommendations as presented with the following revision; change the "qualifications" so that two members of the Commission can reside outside City limits, but "within Galt High School District boundary (Sacramento County)"; second by Morris. Motion was unanimously carried by those Commissioners present. (McFaddin, Pellandini, Dees, Rodriguez and Morris)

COMMISSION REPORTS – In March, commissioners Morris and Rodriguez attended the 2011 Planner's Institute in Pasadena. Both commissioners explained that they enjoyed the Institute as it was very informative, offered good resources and contacts, had good speakers, and felt that it was important to represent the City at these events.

DEPARTMENT REPORTS – Kiriu discussed the purchase of resources recommended by Commissioner Morris, as well as free Planning Commissioner Training Workshop offered by SACOG. The Commission would like to purchase the resources, and would like business cards for each commissioner. The PC Secretary will order the resources and provide business cards. Commissioners will register individually for SACOG trainings if they so desire.

Meeting adjourned at 7:45 p.m.



Cathy Kulm, Secretary
Galt Planning Commission

Approved 5-12-11