



## **MINUTES**

**Planning Commission Regular Meeting  
Council Chambers, 380 Civic Drive, Galt, California  
Thursday, June 9, 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: Pellandini, Dees, McFaddin, and Rodriguez. Morris. was absent.

Staff members present: Senior Planner Erias, City Engineer Forrest and PC Secretary Kulm.

**PUBLIC COMMENTS** – None.

### **INFORMATION/CONSENT CALENDAR**

1. **SUBJECT:** Minutes of the May 12, 2011 meeting.  
**ACTION:** Dees moved to approve the consent calendar; second by Pellandini. Motion was unanimously carried by those Commissioners present. (Pellandini, Dees, McFaddin and Rodriguez)

### **PUBLIC HEARING**

1. **SUBJECT:** CARILLION CORNERS NORTHEAST AREA SPECIFIC PLAN AMENDMENT AND REZONE REQUEST

**RECOMMENDATION:** That the Planning Commission:

- 1) Recommend that City Council adopt Resolution 2011-\_\_ adopting the Carillion Corners Northeast Area Specific Plan Amendment and Rezone Project CEQA Exemption, and approving the Northeast Area Specific Plan Amendment from Public/Social to Commercial; and
- 2) Recommend that City Council introduce Ordinance 2011-\_\_\_ approving the proposed Rezone for the Carillion Corners Northeast Area Specific Plan Amendment and Rezone Project from Public/Quasi-Public (PQ) to Commercial (C).

Erias gave the staff report.

McFaddin opened the public hearing.

David Beebee, Lake Park resident, addressed the commission with the following concerns: speeding traffic on Lake Park Avenue, prefers no access to the site from Lake Park Avenue, and a possible decrease in his property value due to a retail store located across the street. McFaddin explained that when the Hudson Bay Apartments were built there was discussion about putting a stop sign at Lake Park Ave. and Thornbridge; however, that did not occur. She would like to see something done about that. Bill Forrest explained that when a stop sign request is brought forward, the Council would like it reviewed by the Public Safety Committee. McFaddin suggested that they address the Public Safety Committee with their concerns. Forrest will contact Mr. Beebee with the date of the next Public Safety meeting.

Laura Crane, city resident, commented that the speed on Lake Park Avenue is already very fast and would like to see it slowed down.

Al Crane, city resident, asked if any studies had been done as it relates to property values when a large retail store is built nearby. Erias said the city did not conduct such a study.

Mitch Zeemont, project applicant, explained that he was hearing the community concerns and would do as much mitigation as possible to orient the traffic toward Twin Cities Road. Mr. Zeemont said that he planned to work closely with city planners and engineers, as well as the fire department to do the best job possible.

Rodriguez said that the community concerns were valid and suggested they take those concerns to the Public Safety Committee as suggested earlier.

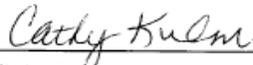
McFaddin closed the public hearing.

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

Erias talked briefly about the upcoming special commission meeting on Monday, June 27<sup>th</sup> regarding the Walmart project. He explained that the project was going before City Council on Tuesday, June 21<sup>st</sup> in order to de-certify the Environmental Impact Report (EIR) and then will come to the commission for certification of the EIR and approval of the Conditional Use Permit on the 27<sup>th</sup>.

Meeting adjourned at 7:15 p.m.

Respectfully submitted by,



Cathy Kufm, Secretary  
Galt Planning Commission

Approved 6-27-11.