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## **MINUTES**

### **Planning Commission Regular Meeting Council Chambers, 380 Civic Drive, Galt, California Thursday, March 8, 2012, 6:30 p.m.**

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

Staff members present: Principal Planner Kiriu, City Attorney Rudolph and PC Secretary Kulm.

**PUBLIC COMMENTS** – None.

#### **INFORMATION/CONSENT CALENDAR**

- SUBJECT:** Minutes of the January 12, 2012 regular meeting.  
**ACTION:** Dees moved to approve the consent calendar; second by Morris. Motion was unanimously carried by those Commissioners present. (Dees, Morris, McFaddin)

#### **PUBLIC MEETING**

- SUBJECT:** City of Galt Annual 2030 Galt General Plan and Housing Element Progress Report: 2011

**RECOMMENDATION:** That the Planning Commission review the City of Galt Annual 2030 Galt General Plan and Housing Element Progress Report: 2011, 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.

Kiriu gave the staff report noting two corrections: 1. The Government Code citation in the Introduction Section (page 3) should be 65400 (a)(2); and 2. Table 5 on page 13 should be revised to include a Low Income, Deed Restricted unit for Habitat for Humanity for which a permit was issued in 2007.

Morris said he was amazed at the number of accomplishment noted in the report.

McFaddin asked what is currently holding up the 2006-2013 Housing Element certification. Kiriu explained that HCD has made a determination this cycle that the minimum housing density for multi-family housing should be a minimum of 20 dwelling units per acre. That number is substantially higher than what the City has in the Zoning Code. In the last cycle, HCD determined it would be 14 units per acre and the City did adopt that number. The City is currently in discussion with HCD regarding the issue. If the issue is not resolved soon, the City may consider waiting until the 2013-2021 cycle. McFaddin asked Kiriu to explain what it means to not have a certified Housing Element. Kiriu explained that there have been incidents in the past where HCD tied some grant funding to a certified Housing Element. Without one, the City may not qualify for certain grant funding. However, without a certified Housing Element, the City may also be more susceptible to a lawsuit from an affordable housing advocate group.

Kelly Keagy, city resident, noted that she was going to ask the same question as Ms. McFaddin and thanked Kiriu for her response.

McFaddin noted for the audience that the City of Galt has addressed approximately 34 items in 2011 in regards to the Galt General Plan Goals & Policies. She also reminded them that the Report is available on the City's website.

**ACTION:** Morris moved to approve staff's recommendation with the following two corrections: 1. The Government Code citation in the Introduction Section (page 3) should be 65400 (a)(2); and 2. Table 5 on page 13 should be revised to include a Low Income, Deed Restricted unit for Habitat for Humanity for which a permit was issued in 2007; second by Dees. Motion was unanimously carried by those Commissioners present. (Dees, Morris, McFaddin)

**DEPARTMENT REPORTS** – None

Meeting adjourned at 6:55 p.m.

  
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**Cathy Kulm, Secretary**  
**Galt Planning Commission**

Approved 4-12-12