



MINUTES

Planning Commission Regular Meeting Council Chambers, 380 Civic Drive, Galt, California Thursday, May 10, 2012, 6:30 p.m.

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

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

PUBLIC COMMENTS – None.

INFORMATION/CONSENT CALENDAR

1. **SUBJECT:** Minutes of the April 12, 2012 regular meeting.

ACTION: Dees moved to approve the consent calendar; second by Pellandini. A roll call vote was taken by those commissioners present: Dees – Yes; Pellandini – Yes; McFaddin – Yes; Morris – Yes; Rodriguez – Yes. **Motion was unanimously carried.**

PUBLIC MEETING

1. **SUBJECT:** PROPOSED CHANGES TO THE ARCHITECTURAL REVIEW REQUIREMENTS AND PROCEDURES FOR NEW SINGLE FAMILY RESIDENCES INCLUDING THOSE IN 13 PREVIOUSLY APPROVED SUBDIVISIONS.

RECOMMENDATION:

1. Recommend that City Council introduce Ordinance No. 2012-__ Amending certain provisions of Chapters 18.08 and 18.52 of the Galt Municipal Code regarding Establishment of Zoning Districts and Permit Procedures respectively and also amending the official Galt zoning map to reflect the changes; and
2. Recommend that City Council introduce Ordinance No. 2012-__ Repealing and Readopting Chapter 18.24 of the Galt Municipal Code Regarding Combining Zoning District Regulations and Specific Plans; and
3. Recommend that City Council introduce Ordinance No. 2012-__ Rescinding or otherwise modifying conditions of rezoning ordinance approval, relating to Architectural Review procedures and requirements for new single family homes, imposed on identified residential developments noted herein; and
4. Adopt Resolution No. 2012-__ (PC) Repealing or otherwise modifying certain tentative subdivision map conditions for the projects specifically identified herein (subject to current landowner consent), related to architectural review requirements and procedures. These projects will be required, by zoning regulation, to instead comply with Galt Zoning Code requirements for Architectural Review. This Resolution is contingent on City Council ultimately adopting the preceding Ordinances. Otherwise, it will be null and void.

Kiriu gave staff report noting that the date shown on the 2nd ordinance and the Planning Commission resolution were incorrect and should be May 29th, not June 5th. The correction would need to be included in any motion regarding these documents.

Chairperson McFaddin opened the public hearing.

Patrick O'Flaherty, 1068 Elk Hills Drive, stated that he thinks the current process works well for the community. It gives the community opportunity for input. He also stated that the current economic climate should not change the requirements for developers. He reminded the commission that their responsibility is to the community not the developer.

Kelly Keagy, 1079 Ranford Court, explained that she would prefer the code requiring a three-fifths vote from approval to remain as is, rather than the proposed change to a majority vote of the quorum present. Ms. Keagy also said she does not see the need for the Planning Director to approve insubstantial modifications. She thinks all changes should come before the Commission.

Discussion ensued regarding what would constitute insubstantial modifications. It was the consensus of the commission that insubstantial modifications would be defined by a later Planning Commission action.

Kim O'Neal, 569 Ewell Ct., inquired as to what would be changed with tonight's actions ... zoning changes, larger lots, smaller homes, etc. Ms. O'Neal expressed concern that smaller homes may result in a larger amount of rental homes. Kiri explained that this process does not affect lot sizes or allowable uses in the zoning districts already existing. It only affects the architecture of the proposed homes. Ms. O'Neal also agreed with Ms. Keagy regarding the majority vote vs. three-fifths vote.

Lorraine Graham, Galt resident, said her biggest concern is with the empty lots behind her home on Killebrew. Ms. Graham would like to see those homes built.

Chairperson McFaddin closed the public hearing.

ACTION: Morris moved to approve staff's recommendations with two minor exceptions:

1) require that the term "insubstantial modifications", referring to changes to an approved architectural review plan that could be approved administratively without a public hearing, be further defined by a later Planning Commission action with further opportunity for public input. The ordinance in Action #2 would be modified so proposed section 18.24.030 B would read as follows:

"18.24.030 B. Modifications to an approved ARC Plan shall require Planning Commission approval at a noticed public hearing with the exception of insubstantial modifications which may be approved administratively by the Community Development Director. The term "insubstantial modifications" shall be as defined by the Planning Commission in adopted design guidelines or by separate resolution."

2) correct the dates in the ordinance in Action 2 and resolution Action #4 from June 5 to May 29;

second by Pellandini. A roll call vote was taken by those commissioners present: Dees – Yes; Pellandini – Yes; McFaddin – Yes; Morris – Yes; Rodriguez - Yes. **Motion was unanimously carried.**

2. SUBJECT: 2012-2017 CAPITAL IMPROVEMENT PROGRAM PROJECTS: FINDING OF CONSISTENCY WITH GALT GENERAL PLAN

RECOMMENDATION

1. Adopt Resolution 2012-___(PC) finding that the major public works projects proposed for fiscal year 2012-2013, and identified in the pending Five Year 2012-2017 Capital Improvement Program (CIP), are consistent with the 2030 Galt General Plan.

Kiriu gave staff report. Bill Forrest gave some additional information to the Commission regarding the total CIP list which extends past fiscal year 2012-2013. A brief discussion ensued.

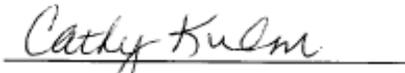
ACTION: Dees moved to approve staff's recommendation as presented; second by Pellandini. A roll call vote was taken by those commissioners present: Dees – Yes; Pellandini – Yes; McFaddin – Yes; Morris – Yes; Rodriguez - Yes. **Motion was unanimously carried.**

DEPARTMENT REPORTS – None

Commissioner Dees asked about the status of Walmart. Forrest said that he was hoping for a submittal in mid June.

Meeting adjourned at 7:50 p.m.

Respectfully submitted by:



**Cathy Kulm, Secretary
Galt Planning Commission**