



MINUTES

Planning Commission Regular Meeting Council Chambers, 380 Civic Drive, Galt, California Thursday, June 14, 2012, 6:30 p.m.

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

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

PUBLIC COMMENTS – None.

INFORMATION/CONSENT CALENDAR

1. **SUBJECT:** Minutes of the May 10, 2012 regular meeting.

ACTION: Morris moved to approve the consent calendar; second by Pellandini. Motion was unanimously carried by those Commissioners present. (Pellandini, McFaddin, Morris, Rodriguez)

PUBLIC HEARING:

1. **SUBJECT:** **CONDITIONAL USE PERMIT FOR MATERIALS RECOVERY AND RECYCLING FACILITY AT 175 ENTERPRISE COURT**

RECOMMENDATION

That the Planning Commission adopt Resolution 2012-__ (PC) approving the CEQA Negative Declaration and approving a Conditional Use Permit for a material recovery and recycling facility use at 175 Enterprise Court (California Waste Recovery Systems).

Erias gave a powerpoint presentation and then turned it over to the applicant, Rudy Vaccarezza from California Waste Recovery Systems. Mr. Vaccarezza also used a powerpoint presentation to present the company profiles, objectives of the recycling center and other general information.

Erias explained that several Conditions of Approval (COA) ensure a clean and safe environment, i.e., #5 states all transport trucks will be designated to an established truck route and all loads must be covered to prevent fugitive litter, COA #7 states that equipment repair and maintenance shall occur within the existing structure, COA #11 gives the city the right to inspect the facility at any reasonable time and review all records. COA #13 states the operator shall maintain the property and the facilities and equipment associated with the station in a safe, neat and clean and operable condition at all times. Erias noted that violation of any of these conditions can result in revoking of the Use Permit.

Chairperson McFaddin asked if the applicant agreed to all Conditions of Approval. Erias said yes.

Open Public Hearing.

Rick Walters, Galt citizen, asked if the facility would be on a water meter, would there be sewer improvements necessary to accommodate the water use and who pays for the road maintenance due to the truck traffic. Bill Forrest said the site is already on a water meter and there will be no upgrades made to the sewer system. Mr. Forrest also explained that the streets in the industrial area were designed for "industrial uses" such as truck traffic and maintenance would come from various sources, i.e., gas tax. Mr. Walters also expressed concern regarding the truck noise for the mobile home residents. Nick Pappani, Traffic Study Consultant, said that an analysis was completed and the noise level is within the City of Galt required threshold in the General Plan EIR.

Mark Robinson, representing the Savage Family who owns the parcel immediately south of the proposed project (United Rotary Brush), said they are not opposed to the recycling facility just the location. The biggest concern is the truck traffic on the shared driveway and the limited parking spaces. Mr. Robinson asked the Commission to include some additional conditions if the Use Permit is granted. For example, they should be restricted to using the right in and out shown on attachment 1, required to load and unload inside the building, required to keep records, required to remove the waste within 48 hours, and Mr. Robinson also recommended that the 24/7 hours be reduced to decrease the truck traffic.

Tracy Gross, Galt citizen, expressed a concern that the Recycling Center would turn into a Transfer Station. Ms. Gross asked the Commission to postpone the decision one month to allow additional community input.

Close Public Hearing.

Commissioner Morris explained that he met prior to tonight's meeting with Dave Vaccarezza. He also toured a similar facility with Mr. Vaccarezza in Tracy on May 14, 2012.

Commissioner Rodriguez explained that he met prior to tonight's meeting with Dave Vaccarezza. He also toured a similar facility with Mr. Vaccarezza in Tracy on May 26, 2012. The Tracy facility was not in operation at the time of the visit, but Mr. Vaccarezza explained the operation. Commissioner Rodriguez also visited the proposed site.

Chairman McFaddin explained that she met prior to tonight's meeting with Dave Vaccarezza, but did not visit the Tracy facility. McFaddin noted that she was not in favor of the previous transfer station project due to the location; however, this recycling facility is in a good location.

Commissioner Pellandini spoke briefly with Mr. Vaccarezza via telephone prior to the meeting and made a trip to the Tracy facility on his own time without Mr. Vaccarezza. He noted that the facility was very clean.

Commissioner Morris asked if the City would receive any revenue from the recyclables. Applicant indicated that the current rate structure between Cal Waste and the City is not structured so that the City receives revenues.

Principal Planner Kiriu responded in more depth to a question regarding noise asked earlier by Mr. Walters. Kiriu explained that the noise study measured existing noise levels and determined that the day/night average was 59 dbl at the intersection of Enterprise and Industrial. The predicted traffic levels would be 62 dbl. The General Plan states that noise up to 75 dbl is acceptable in an industrial park for transportation purposes and 65 dbl for mobile or stationary sources between 10 p.m. and 7 a.m. So the 62 dbl is beneath both the operational and the transportation limit.

ACTION: Morris moved to approve staff's recommendation as presented for the Recycling Center at 175 Enterprise Court; second by Pellandini. A roll call vote was taken by those commissioners present: Pellandini – Yes; McFaddin – Yes; Morris – Yes; Rodriguez - Yes. **Motion was unanimously carried.**

- 2. **SUBJECT: ARCHITECTURAL REVIEW MODIFICATION FOR CREEKSIDE 2 UNIT 2 RESIDENTIAL SUBDIVISION — This item to be continued to the July 12, 2012 regular meeting.**

Kiriu explained that this item will need to be continued to the July 12, 2012 regular meeting because we do not have the required 3/5 vote present at the tonight meeting.

- 3. **SUBJECT: SET A SPECIAL PLANNING COMMISSION PUBLIC HEARING DATE FOR AUGUST 23, 2012 AND CANCEL THE REGULAR AUGUST 9, 2012 MEETING**

RECOMMENDATION

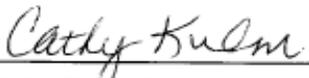
That the Planning Commission changes the August 2012 public meeting/hearing date from August 9, 2012 to August 23, 2012 and confirm planned attendance.

Kiriu explained that due to a tentative subdivision map coming forward, the August 9, 2012 public meeting/hearing date needs to be changed to August 23, 2012. Erias explained that the project includes a rezone, EIR certification, review of ARC submittal and approval of the Tentative Map. Also on the August 23rd agenda, there may be a specific plan amendment, rezone and general plan amendment for a property in the Downtown area, as well as a variance application.

DEPARTMENT REPORTS – Kiriu gave a report back on City Council’s action on the Architectural Review Amendments that the Planning Commission recommended at the June 14, 2012 meeting. City Council elected not to change the code to allow a simple majority vote on the ARC, they wanted to leave it at the 3/5 vote. Kiriu explained that because of the 3/5 requirement, we will be starting a new procedure. PC Secretary Kulm will email the commissioners a couple of weeks in advance regarding upcoming agenda items (location, applicant names, etc.) in order to ensure that a 3/5 vote can be taken on the proposed agenda items. City Council also requested that staff begin work on the design guidelines and the definition of insubstantial modifications as soon as possible. Staff will be bringing something back at a later meeting.

Meeting adjourned at 7:20 p.m.

Respectfully submitted by:



Cathy Kulm, Secretary
Galt Planning Commission

Minutes approved 7-12-12.