



MINUTES

**Planning Commission Regular Meeting
Council Chambers, 380 Civic Drive, Galt, California
Thursday, July 12, 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: Senior Planner Erias, City Attorney Rudolph, Development Services Engineer Forrest, Senior Building Inspector James and PC Secretary Kulm.

INFORMATION/CONSENT CALENDAR

- SUBJECT: Minutes of the June 14, 2012 regular meeting.**

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

PUBLIC COMMENTS –

Kelly Keagy, 1079 Ranford Court, asked to be notified of any upcoming Planning Commission discussions defining design guidelines and/or insubstantial modifications for construction of single family dwellings.

Chairperson McFaddin reversed the order of the agenda items, hearing #2 first.

PUBLIC HEARING:

- SUBJECT: 1021 MEADOWVIEW DRIVE SETBACK VARIANCE FOR SIDE AND REAR YARD SETBACKS**

RECOMMENDATION

That the Planning Commission adopt Resolution 2012-____(PC) denying a variance at 1021 Meadowview Drive modifying the required setbacks in the side yard from 5 feet to approximately 4.5 feet and in the rear yard from 10 feet to 4.5 feet.

Erias gave the staff report. Morris noted that he had met with the applicant to discuss the issues.

Herbert Hobbs, property owner, explained the background of the property noting that the surrounding property owners are in support of the project. Mr. Hobbs talked about some of the work he had put into the rental, i.e., new HVAC and new roof. McFaddin asked the owner if he had secured building permits for either of those repairs. Mr. Hobbs said that he did not pull permits for either project. McFaddin asked if there was a way the building could remain in the current location. Erias explained in order for that to happen, the Commission would have to grant the variance and Mr. Hobbs would then need to secure a building permit(s) for a shed/shop and meet all current Building Codes. Pellandini asked if the building had a separate electrical meter. Mr. Hobbs replied no, the electricity comes from the house.

Chairperson McFaddin opened the public hearing.

City Attorney Rudolph noted that a possible solution to meet City codes and regulations might include a lot line adjustment of the rear property line. Rudolph also indicated the Commission could choose to continue the matter to a later date which would allow Mr. Hobbs additional time to seek an alternative solution. Discussion continued regarding setbacks, code compliance, safety issues, possible solutions, etc.

Rita Villareal, 1101 Meadowview Dr., neighbor to Mr. Hobbs is opposed to granting the variance; however, she is not opposed to converting the rental to a storage shed.

Jose (inaudible), 1017 Meadowview Drive, spoke in favor of the variance.

ACTION: Dees moved to continue the project to the Sept. 2012 regular meeting; 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.**

ACTION: Dees revised the motion to continue the project to the Oct. 2012 regular meeting to accommodate the applicant; 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: ARCHITECTURAL REVIEW MODIFICATION FOR CREEKSIDE 2 UNIT 2 RESIDENTIAL SUBDIVISION

RECOMMENDATION

That the Planning Commission Adopt Resolution 2012 - __ (PC) modifying the approved Architectural Review Plan to include additional home plans (floor plans and elevations) to the range of approved home options in the Creekside 2 Unit 2 Subdivision (and changes to the plans will not become effective until July 19, 2012.

Commissioners McFaddin and Rodriguez excused themselves from the project due to a conflict of interest.

Commissioner Morris noted that he had met with the applicant on July 10, 2012 to discuss the issues.

Erias distributed revised floor plans to the commissioners and then gave the staff report. Morris said that he had received a phone call from a concerned citizen regarding possible water issues on the west side of the City when the new homes are built. Forrest explained that City wells should be sufficient enough to accommodate the homes in the proposed subdivision.

Mike Guttridge, applicant, explained that his company is trying to focus more on homes in the 1,800 sq. ft. range for now because getting appraisals for anything larger is very difficult due to the current economy.

ACTION: Morris moved to approve staff's recommendation as presented with the revised floor plans distributed by Mr. Erias; second by Pellandini. A roll call vote was taken by those commissioners present: Pellandini – Yes; Morris – Yes; Dees - Yes. **Motion was unanimously carried.**

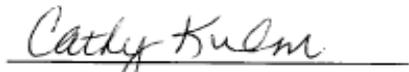
Commissioner Dees closed the public hearing.

DEPARTMENT REPORTS – Tentative Map Information

Erias gave a presentation on the mapping process. Erias and Bill Forrest explained the various steps and processes necessary to approve a tentative map.

Meeting adjourned at 8:20 p.m.

Respectfully submitted by:



Cathy Kulm, Secretary

Galt Planning Commission

Approved 8-23-12.