



MINUTES

**Planning Commission Special Meeting
Council Chambers, 380 Civic Drive, Galt, California
Thursday, August 23, 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. Dees was absent.

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

INFORMATION/CONSENT CALENDAR

- SUBJECT: Minutes of the July 12, 2012 regular meeting.**
ACTION: Rodriguez moved to approve the minutes of the July 12, 2012 meeting; second by Morris. Motion was unanimously carried by those Commissioners present. (Pellandini, McFaddin, Morris, Rodriguez)
- SUBJECT: Report to Planning Commission of Planning Director's approval of a Site Plan and Minor Use Permit application to erect and operate a 40 foot tall Amateur Radio Antenna and related equipment at 955 Roundstone Drive**
ACTION: Rodriguez moved to accept the Planning Director's approval of a Site Plan and the Minor Use Permit application at 955 Roundstone Drive; second by Pellandini. Motion was unanimously carried by those Commissioners present. (Pellandini, McFaddin, Morris, Rodriguez)

PUBLIC COMMENTS – None

Chairperson McFaddin moved agenda item #1 to the end of the agenda.

PUBLIC HEARING:

- SUBJECT: EGG-LAYING CHICKENS**

RECOMMENDATION

That the Planning Commission recommend to the City Council the adoption of an ordinance amending Chapter 18 of the Galt Municipal Code regarding the keeping of egg-laying chickens.

Rudolph gave the staff report.

Commissioner Morris asked if there was any previous code which allowed chickens in the City. Rudolph said no. Rodriguez asked how the ordinance would be enforced. Rudolph explained that it would be enforced by the Code Compliance Office in the same way other complaints are handled.

Chairperson McFaddin opened the public hearing.

Jim Klassen, City resident, spoke in opposition of egg-laying chickens within the City limits.

Rick Walter, City resident, spoke in opposition of egg-laying chickens within the City limits.

Patrick O'Flaherty, City resident, spoke in favor of egg-laying chickens within the City limits.

Chairperson McFaddin closed public hearing.

It was the general consensus of the Commission that egg-laying chickens should not be allowed in the City limits.

ACTION: Rodriguez moved that the Planning Commission's recommendation to the City Council would be against the adoption of the ordinance amending Chapter 18 of the Galt Municipal Code regarding the keeping of egg-laying chickens; second by Pellandini. A roll call vote was taken by those commissioners present: Pellandini – Yes; Morris – Yes; Rodriguez – Yes; McFaddin - Yes. **Motion was unanimously carried.**

2. SUBJECT: PLANNING COMMISSION ANNUAL REPORT – FY 2011-12

RECOMMENDATION

That the Planning Commission review and make recommendations and/or revisions as needed to finalize the first Planning Commission Annual Report for presentation to the City Council.

Erias gave the staff report. Erias noted the report is scheduled for presentation to the Council at the Sept. 18, 2012 meeting and that a commissioner should probably do the presentation. Secretary Kulm will send an email to Commissioners on Monday, Aug. 27th, requesting all final revisions and/or comments.

Commissioner Rodriguez left the meeting due to a conflict. Rudolph noted that the commissioner is recusing himself because he owns property within 500' of the project boundaries.

3. SUBJECT: FAIRWAY OAKS REZONE AND VESTING TENTATIVE SUBDIVISION MAP PROJECT

RECOMMENDATION

- 1) Recommend that the City Council adopt Resolution 2012-___ adopting the Initial Study, Mitigated Negative Declaration and adopting the Mitigation Monitoring and Reporting Program for the Fairway Oaks Project; and
- 2) Recommend that City Council introduce Ordinance 2012-___ amending the district zoning map of the City of Galt for the Fairway Oaks Project; and
- 3) Approve Resolution 2012-___PC adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and conditionally approving the Vesting Tentative Subdivision Map for the Fairway Oaks Project.

Rudolph reminded the Commission that since there were only three members present, any action on this item would require a concurrence of all commissioners.

Erias gave the staff report. Erias explained that there are two recommended actions for this meeting; 1) make a recommendation to the City Council on the proposed rezone and the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and 2) continue action on the proposed Vesting Tentative Subdivision Map to the October PC meeting. The public right-of-way on Cornell Road could not be verified and as result the map will not be approved tonight pending resolution of the right-of-way issue.

Ron Stinson, Raney Planning & Management (CEQA consultant), gave a brief overview of the CEQA document.

McFaddin asked about potential traffic issues on Ranch Road. Mr. Stinson said that the traffic analysis did not identify Ranch Road as operating at an unacceptable level. The level of service is considered consistent with CEQA and the City's standards.

Mike Oliver, Arcadia Homes representative, gave a power point presentation describing the project. Morris asked what would be done to minimize traffic and other impacts on adjacent properties. Mr. Oliver explained that the impacts on Cornell Road could be minimized by narrowing the street, preserving as many trees as possible, and not putting in curb, gutter and sidewalk to keep that corridor inviting and to maintain the country view. He also talked about the possible connection at Glendale; however it was confirmed by Cal Trans that they do not want any interference with the hook ramp on Hwy. 99. Their goal is to create a project that people don't drive through to get somewhere else.

Tina Skinner, 13184 Midway Ave, said that she owns property at 918 Bridle Path near this project and that a few years ago the Planning Dept. discussed the problems for residents living in Creekside concerning the difficulty of getting in and out at Ranch Road onto Lincoln Way. Ms. Skinner said that this project will increase the amount of the traffic and hopes the planners look at a possible stop sign and/or stop light at Ranch Road and Lincoln Way. McFaddin said she remembers there was a promise made to the Creekside residents indicating that when Fairway Oaks was developed there would be something done at that intersection to increase safety for cars exiting and entering. Erias said that although the traffic counts did not warrant a stop sign or light; it doesn't mean one shouldn't be there. Erias said that independent of this project, the intersection needs to be studied in order to make it safer and it will be pursued.

Wendy Blevins, homeowner on Cornell Road, said she has no problems with the Fairway Oaks project, just the Cornell access. She said that Cornell Road is not adequate to handle all the traffic that will be generated by this project and suggested an alternative route through Glendale Ave. Ms. Blevins also noted that her deed says her property extends to the middle of Cornell Road; therefore, there are no right of way easements for use of the road. Ms. Blevins also asked that a letter from Sacramento County Dept. of Transportation be read into the record. Ms. Blevins read the letter.

James Templeton, 10570 Cornell Road, spoke in opposition to the project. Mr. Templeton's concerns are related to traffic, residents safety when entering and exiting Lincoln Way, lack of proper easement rights, emergency vehicle access, and the inadequate width of Cornell Road. Mr. Templeton's stated that Glendale Ave. would be a better access point.

Dale Templeton, 10601 Cornell Road, spoke in opposition to the project. Mr. Templeton's concerns are related to traffic, easement issues, drainage, proposed walking path, street width, adequate access and egress and Mr. Templeton likes the proposed subdivision but thinks a better access point would be Glendale Ave. which would offer a better connection to city sidewalks, safer exit for bicycles, and motor vehicles would have better access to the highway.

Jeff Silack, resident on Cornell Road, spoke in opposition to the project. Mr. Silack's concerns are related to traffic, drainage, street width, proposed walking path, loss of parking due to path, safety for walking pedestrians and children who currently are able to play in the street.

Carol Smith, resident on Cornell Road, spoke in opposition to the project. Ms. Smith's concerns are related to traffic, safety for children, entry and exit from Cornell Road onto Lincoln Way, proposed walking path, and thinks that Glendale Ave. should be the primary thoroughfare.

McFaddin asked that Erias point out the vacant lot on Glendale Ave. which is mentioned by the previous speakers. Bill Forrest explained that is not technically a vacant lot, it is the vacant part of a larger lot which the tire store occupies.

Chairperson McFaddin closed public hearing.

McFaddin explained the two proposed actions and asked staff if either of these actions would affect the issues that need some further resolution. Erias responded no, but as the issues are investigated and/or resolved, there could be some items that affect the CEQA analysis and may require additional studies. If that happens, the CEQA document would be amended and re-circulated. Erias stated that if PC recommends that Council approve the rezone and environmental document, staff would come back to the PC in October with the appropriate course of action how to handle the public right-of-way issue(s) on Cornell Road. If Cornell Road is removed from the map as a point of access, the traffic study would need to be redone and re-circulated for review.

Rudolph said that the rezone can move forward regardless of how the subdivision is ultimately designed. However, this project is a proposal before the Commission and it would be appropriate for the PC to provide input and direction to staff as it relates specifically to the access issue and/or any other issues. If the PC desires a redesign of the subdivision with an access point other than Cornell Road that direction needs to be relayed to staff. Erias said that at this point there is no indication that the applicant is looking at removing Cornell as an access point. The only other access to the subdivision we can move forward with is the Glendale connection because it was evaluated in the CEQA document. But even with the Glendale connection, Cornell would still be an access point.

McFaddin stated she wants to see what happens legally regarding the right-of-way issues on Cornell and wants staff to come up with something at Glendale Ave. and then come back to PC for one more meeting. Pellandini expressed concern regarding the flooding issues discussed earlier.

McFaddin asked Mr. Oliver to return to the podium for further questions. McFaddin asked Mr. Oliver if the flooding issues would be corrected if the project was redesigned. Mr. Oliver referred to Bill Forrest. Mr. Forrest explained that the flooding issues associated with Cornell Road (County island) are a result of no current functional drainage to handle existing flooding. He said that the cross culverts on Cornell are nearly plugged or partially filled and have no connections for the water flow to go into the drainage ditch which doesn't really go anywhere and is also partially filled. Morris asked if any of the homeowners had complained to the county. Mr. Silack said he had not contacted the county. Carol Smith said she also has had some flooding and called the City. The City came out and put some rock in even though her property is not in City limits. Erias explained that the project would be required to address all drainage issues associated with the project.

McFaddin asked if the walkway is needed. Erias said that staff recommended the walkway for pedestrian walking safety but it is not a requirement. Forest said that after community meetings, path of travel for pedestrians was a concern of the residents given the width of Cornell Road; therefore, the pathway was created. Mike Oliver explained that the pathway could be a work in progress. He also understands that this project will be required to provide the appropriate drainage. Forrest reiterated that although he can't say exactly what the drainage solution will be, it will be addressed if there are any additional impacts due to this project. Erias explained that there is a mitigation measure requiring the developer to submit a drainage plan.

Mr. Oliver explained that the subdivision will be required to maintain the landscaping, soundwall and pathway on the north side of Cornell, if built.

Discussion continued regarding the amount traffic trips, the possibility of an additional access point, drainage issues, roadway proximity to Cornell Road resident's leech fields, possible speed tables on Cornell Road and a potential stop sign/Smart light at Ranch Road and Lincoln Way.

Commissioner McFaddin closed the public hearing.

The Commission directed staff to review the drainage issues, resolve the right-of-way issues, review the path on Cornell Road and look at access at Glendale Avenue. The Commission also directed staff to look at doing something to alleviate the safety issues associated with Ranch Road and Lincoln Way. Erias said he would be speaking with Public Works next week.

Mike Oliver said there may be issues with acquiring property if an additional access point is a Condition of Approval

and would look to the City for assistance with that process.

ACTION: Morris moved to recommend that the City Council adopt Resolution 2012-___ adopting the Initial Study, Mitigated Negative Declaration and adopting the Mitigation Monitoring and Reporting Program for the Fairway Oaks Project; second by Pellandini. A roll call vote was taken by those commissioners present: Pellandini – Yes; Morris – Yes; McFaddin - Yes. **Motion was unanimously carried.**

ACTION: Pellandini moved to recommend that City Council introduce Ordinance 2012-___ amending the district zoning map of the City of Galt for the Fairway Oaks Project; second by Morris. A roll call vote was taken by those commissioners present: Pellandini – Yes; Morris – Yes; McFaddin - Yes. **Motion was unanimously carried.**

ACTION: Morris moved to continue action on the Vesting Tentative Subdivision Map for the Fairway Oaks Project to the October 11, 2012 regular meeting; second by Pellandini. A roll call vote was taken by those commissioners present: Pellandini – Yes; Morris – Yes; McFaddin - Yes. **Motion was unanimously carried.**

DEPARTMENT REPORTS – None

Meeting adjourned at 8:45 p.m.



Cathy Kulm, Secretary
Galt Planning Commission

Approved 10-11-12