



MINUTES
Planning Commission Regular Meeting
Council Chambers, 380 Civic Drive, Galt, California
Thursday, February 14, 2019 6:30 p.m.

The meeting was called to order at 6:30 p.m. by Vice Chair Crews. Commissioners present: Papineau, and Pratton. Commissioners absent: Jones, McFaddin.

Staff members present: Community Development Director Chris Erias, Development Engineer Bill Forrest, City Attorney Ashley Zambrano, Assistant Planner/Planning Commission Secretary Kristyn Bitz, and Assistant Planner Stacy Schafer.

PUBLIC COMMENTS – None

INFORMATION/CONSENT CALENDAR

4. **SUBJECT:** Minutes of the January 10, 2019 Regular Meeting.

ACTION: Commissioner Pratton motioned to approve the minutes. Commissioner Papineau second the motion. Motion passed by Vice-Chair Crews, Commissioner Papineau, and Commissioner Pratton.

PUBLIC COMMENTS – The Secretary announced that members of the audience could address Commissioners on any matter which was not on the agenda, but within the subject matter jurisdiction. She advised the location of the speaker sheets, asked that speaker sheets be presented to the Secretary prior to addressing Commissioners, and advised that each person would have a three-minute time limit to speak.

PUBLIC HEARING:

5. **A. SUBJECT:** Dry Creek Oaks – Architectural Review

RECOMMENDED ACTION: The Planning Commission adopt the resolution approving the Architectural Plans for the Dry Creek Oaks Subdivision (floor plans and exterior elevations).

ACTION: Staff Erias gave presentation. Commissioner Papineau brought up an issue with security and the post and cable fence. He would like to see something that would provide more security to the residence while still being able to see through it. Vice-Chair Crews would like to see something more substantial as well, such as tubular steel. Staff Forrest clarified the space North of the recreation center is storm water basin. Commission Pratton was not in favor of the look the post and cable fence gave the subdivision and felt that the fence would need to be taller than 4 feet to provide security.

Staff Erias introduced Tanner Judkins from Riverland Homes to advise more on the thought behind the fence. Judkins explained that parts of the fence will always remain open for golf cart access and public access to the open space making security difficult. He agrees that the tubular steel would provide better barrier however the long stretch of road that will need to be fenced in had trouble spots. Staff Erias suggested a tubular steel fence that started at 6ft in the North and moved down to

4ft for the southern section of fence.

Vice-Chair Crews opened the public hearing. There being no speakers present, Vice-Chair Crews closed the public hearing.

Commissioner Papineau motioned to approve Resolution 2019-2 (PC) approving architectural plans for the Dry Creek Oaks Subdivision plus noted amendments to the post and cable fence in favor of the higher tubular steel fence. Commissioner Pratton second the motion. Motion passed by Vice-Chair Crews, Commissioner Papineau, and Commissioner Pratton.

6. SCHEDULED MATTERS:

A. SUBJECT: Annual 2030 Galt General Plan and Housing Element Progress Report 2018

RECOMMENDED ACTION: Review the Annual 2030 Galt General Plan and Housing Element Progress Report for 2018, and recommend that City Council approve the report. Upon City Council acceptance of the report, it shall be submitted to the Governor's Office of Planning and Research and Department of Housing and Community Development in accordance with Government Code 65400.

ACTION: Staff Erias gave presentation. Staff Erias provided explanation on who report was for as well as the results.

Vice-Chair Crews opened the public hearing. There being no speakers present, Vice-Chair Crews closed the public hearing.

Commissioner Pratton motioned to accept and route the Annual 2030 Galt General Plan and Housing Element Progress Report 2018. Commissioner Papineau second the motion. Motion passed by Vice-Chair Crews, Commissioner Papineau, and Commissioner Pratton.

7. COMMENTS BY STAFF/DIRECTOR'S REPORT:

None

8. COMMENTS BY PLANNING COMMISSION MEMBERS/FUTURE AGENDA ITEMS

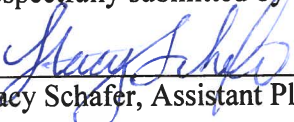
None

9. ADJOURN

Meeting adjourned at 7:20 p.m.

MEETING MINUTES MAY BE HEARD IN ITS ENTIRETY BY REQUESTING A COPY OF THE AUDIO RECORDING FROM THE PLANNING COMMISSION SECRETARY.

Respectfully submitted by Stacy Schafer, Assistant Planner/Planning Commission Secretary



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