



MINUTES

**Planning Commission Regular Meeting
Council Chambers, 380 Civic Drive, Galt, California
Thursday, October 10, 2019 6:00 p.m.**

The meeting was called to order at 6:00 p.m. by Chair Jones. Commissioners present: Crews, Jones, McFadden, Papineau, and Pratton.

Staff members present: Community Development Director Chris Erias, Development Engineer Bill Forrest, Interim City Manager Thomas J. Haglund, City Attorney Kimberly Hood, Economic Development Manager Amie Mendes, and Assistant Planner Kristyn Bitz.

PUBLIC COMMENTS – None

4. INFORMATION/CONSENT CALENDAR

SUBJECT: Minutes of the July 11, 2019 Regular Meeting.

ACTION: Vice Chair Crews motioned to approve the minutes. Commissioner McFadden second the motion. Motion passed by Chair Jones, Vice-Chair Crews, Commissioner McFadden, 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.

5. PUBLIC HEARING:

A. **SUBJECT:** 500 Fairway Drive Electronic Billboard Project

RECOMMENDATION: Adopt a resolution recommending that the City Council adopt the 500 Fairway Drive Electronic Billboard Project Initial Study/Negative Declaration (IS/ND) and approve the agreement between the City of Galt and Clear Channel Outdoor for the installation and operation of an electronic billboard.

ACTION: Staff Erias gave a presentation. Rob LaGrone and Erik Neese of Clear Channel Outdoor, and Scott Sheldon of Terra Realty Advisors provided additional information as needed.

Chair Jones opened the public hearing.

Harry Wensel asked if the 5% advertising that is stipulated to be reserved for the City of Galt is available to use at any time. City Attorney Kimberly Hood clarified that it would be available every four weeks for a 24 hour period.

Paul Giddens of Giddens Brothers expressed concern about the new billboard potentially impacting the businesses located along Fairway Drive. Mr. Giddens also asked for a financial impact report. City staff and consultants stated that there is no data to support the notion that billboards hurt nearby businesses. And, it's more likely that the billboard draws positive attention to the local businesses.

Jack Hirtel, owner of The Glass Shop, requested that any potential impacts be researched. City staff and consultants responded with the same response given to Mr. Giddens. In addition, it was noted that the appropriate time to request impacts would have been during the public review period, which closed on October 7, 2019.

Susan Padilla stated that she lives near the Giddens Brothers business, and that the light and glare from their thermometer sign shines into areas of her home. Ms. Padilla asked the Commission what options there are in the event that the billboard causes a similar lighting nuisance as the Giddens Brothers thermometer sign. City staff and consultants explained that there is dimming software installed in the billboard that allows adjustments to be made if needed. In addition, the two faces of the sign were strategically angled to prevent glare into the nearby residential neighborhood.

Robert Kraude asked for clarification that 100% of the income earned from the billboard lease goes directly to the Parks & Recreation department. City staff confirmed income goes directly to 'fund 06' which is the Parks & Recreation fund. Mr. Kraude asked about cost allocation of the income.

Jay Vandenburg asked the Commission if they would appreciate having a billboard in their respective neighborhoods, and asked if any of the Commissioners drove around to look at other billboards in the area. Mr. Vandenburg stated that many of the other billboards are too bright for the surrounding uses, and that installing a billboard was not wise for the City to do.

There being no further public comments, the item was closed.

Vice Chair Crews motioned to approve the resolution. Commissioner McFaddin second the motion. Motion passed by Chair Jones, Vice-Chair Crews, Commissioner McFadden, Commissioner Papineau, and Commissioner Pratton.

6. SCHEDULED MATTERS:

A. SUBJECT: Galt Market Community Plan

RECOMMENDATION: Receive presentation, provide comments as needed.

ACTION: Staff Erias gave presentation. Interim City Manager Tom J. Haglund discussed the current budget issues.

Harry Wensel stated he visits the market frequently, and has spoken to the vendors for their opinion for the future of the market. He urged City staff and consultants to do the same, and include currently vendors in plans for the market.

Susan Padilla suggested that future community outreach include presentations to the Hispanic community, and requested materials to be presented in both Spanish and English including use of a translator. This is one method to engage more members of the community.

Robert Kraude asked for clarification on the funding for Williams & Patton in relation to the California Energy Commission (CEC) Grant.

7. COMMENTS BY STAFF/DIRECTOR'S REPORT:

Staff Erias stated the November 14, 2019 Planning Commission meeting will include an update on current residential and commercial projects.

8. COMMENTS BY PLANNING COMMISSION MEMBERS/FUTURE AGENDA ITEMS

None

9. ADJOURN

Meeting adjourned at 8:26 p.m.

Respectfully submitted by Kristyn A. Bitz, Assistant Planner

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