



AGENDA

REGULAR PLANNING COMMISSION MEETING COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT THURSDAY, AUGUST 8, 2013, 6:30 P.M.

NOTE: Speaker Request Sheets are provided inside the Council Chambers. If you wish to address the Commission during the meeting, complete a Speaker Sheet and give to the Secretary of the Commission. A maximum of three (3) minutes is allowed for each speaker.

NOTE: If you need disability-related modifications or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Community Development Dept., 209-366-7230, 495 Industrial Drive, at least two days prior to the meeting.

CALL MEETING TO ORDER

ROLL CALL: COMMISSIONERS: Dees, Erickson, Morris, Sandhu, Rodriguez

PUBLIC COMMENTS: Under Government Code §54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item.

INFORMATION/CONSENT CALENDAR

(1) **SUBJECT:** Minutes of the July 11, 2013 meeting.

RECOMMENDATION: That the Planning Commission approve the minutes of the July 11, 2013 meeting.

PUBLIC MEETING

(3) 1. **SUBJECT:** PUBLIC WORKSHOP FOR THE 2013-2021 HOUSING ELEMENT UPDATE

PURPOSE OF WORKSHOP: The purpose of the workshop is to provide an overview of the Housing Element Update process and discuss housing needs, potential barriers to affordable housing, and policies to address these needs and barriers in the 2013-2021 Housing Element. The public is invited and encouraged to participate in the discussion.

PUBLIC HEARING

(7) 2. **SUBJECT:** PROPOSED AMENDMENT TO THE GALT ZONING ORDINANCE (GALT MUNICIPAL CODE SECTIONS 18.16, 18.20 AND 18.92) RELATED TO EMERGENCY SHELTERS, TRANSITIONAL HOUSING AND SUPPORTIVE HOUSING

RECOMMENDATION:

1. Conduct a public hearing to receive testimony; and
2. Recommend that the City Council introduce Ordinance 2013-__ approving the proposed zoning text amendments to allow Emergency Shelters by right in the Light Manufacturing (LM) and Public/Quasi Public (PQ) zones, adding Section 18.20.035 Emergency Shelter Development Standards, and adding definitions for Transitional Housing and Supportive Housing amending Section 18.16.030 permitted and conditionally permitted uses, adding footnote 21.

**(15) 3. SUBJECT: THE CHANCELLOR ESTATES UNIT 6 SUBDIVISION REVISED
ARCHITECTURAL PLANS**

RECOMMENDATION

1. Conduct public hearing to receive testimony; and
2. Adopt Resolution 2013 -____ (PC) approving the revised Architectural Plans for The Chancellor Estates Unit 6 Subdivision.

DEPARTMENT REPORTS – None.

ADJOURN

CATHY KULM, PLANNING COMMISSION SECRETARY: Agenda Report. The agenda for this Galt Planning Commission Meeting was posted in the following listed sites before the close of business at 5:00 p.m. on the Monday preceding the meeting:

1. City Hall Lobby, 380 Civic Drive
2. U. S. Post Office, 600 N. Lincoln Way
3. Marian O. Lawrence Library, 1000 Caroline Avenue



MINUTES

Planning Commission Regular Meeting
City Council Chambers, 380 Civic Drive, Galt, California
Thursday, July 11 2013, 6:30 p.m.

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

Staff members present: Community Development Director Kiriu, City Attorney Rudolph, City Engineer Forrest, and PC Secretary Kulm.

PUBLIC COMMENTS – Mike McCune addressed the commission regarding ADA compliance of the council chamber modifications. Mr. McCune offered his services to the City of Galt if so required.

INFORMATION/CONSENT CALENDAR

1. **SUBJECT:** Minutes of the June 13, 2013 meeting.

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

PUBLIC HEARING

1. **SUBJECT:** PLANNING COMMISSION ANNUAL REPORT – FY 2013-2013

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

Kiriu gave the staff report noting that the Annual Report would be presented to the City Council at their Sept. 17, 2013 regular meeting. Kiriu also requested that the chairperson designate a representative to present the report to council. Brief discussion ensued.

ACTION: Dees moved to approve the Annual Report as presented and designated himself to present the report to Council with Morris as an alternate representative; second by Rodriguez. A roll call vote was taken by those commissioners present: Erickson – Yes; Sandhu – Yes; Dees – Yes; Rodriguez – Yes; Morris - Yes. **Motion was unanimously carried.**

2. **SUBJECT:** CITY ATTORNEY PRESENTATION – “PLANNING COMMISSION RULES, PROCEDURES AND BEST PRACTICES”.

Rudolph gave a brief power point presentation. The presentation will continue at the next regular Commission meeting.

DEPARTMENT REPORTS: Kiriu discussed items that would be presented at the August meeting: 1) Housing Element 2013-2021 – Public Workshop, 2) Revised SFD plans from Signature Homes of Chancellor Estates formerly owned by Hoffman Homes.

Meeting adjourned at 7:15 p.m.

Respectfully submitted by:

Cathy Kulm, Planning Commission Secretary

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PLANNING COMMISSION AGENDA REPORT

Meeting Date: August 8, 2013

FROM: Sandra Kiriu, Community Development Director *SK*
Prepared By: Chris Erias, Senior Planner *CE*
SUBJECT: Public Workshop for the 2013-2021 Housing Element Update

PURPOSE OF WORKSHOP: The purpose of the workshop is to provide an overview of the Housing Element Update process and discuss housing needs, potential barriers to affordable housing, and policies to address these needs and barriers in the 2013-2021 Housing Element. The public is invited and encouraged to participate in the discussion.

DISCUSSION

Background

The City of Galt is updating its Housing Element pursuant to State Law. The Housing Element is one of seven mandatory elements of the General Plan. The purpose of the Housing Element is to identify and analyze existing and projected housing needs in an effort to preserve, improve, and develop housing for all economic segments of the community. The Housing Element has several unique requirements that set it apart from the other six elements. State law is much more detailed on the specific topics that the Housing Element must address. It is the only element for which the State sets the schedule for updates. The Housing Element is also the only element reviewed and certified by the State for compliance with State law. The Department of Housing and Community Development (HCD) is the State department responsible for this certification.

The City adopted its existing (2008-2013) Housing Element on June 4, 2013, and HCD certified it on June 21, 2013. The 2013 Housing Element plans for the period between 2013 and 2021. The most significant change in State law affecting this Housing Element is SB 375, enacted in 2008. SB 375 established an eight-year cycle for housing element updates to match up with the timing for greenhouse gas reduction targets and Regional Transportation Plan (RTP) preparation. Cities and counties that do not adopt their housing elements within 120 days of the mandated due date will be required to update their housing element every four years instead of eight. The adoption deadline for the 2013 Housing Element is October 31, 2013. According to the schedule established by SB 375, the City has until February 28, 2014, to adopt the Housing Element without incurring the four-year penalty.

Regional Housing Needs Allocation

Each jurisdiction in California is required to plan for its fair share of the region's housing need. This fair share is determined through a process called the Regional Housing Needs Allocation (RHNA). HCD identifies the total housing need for each region of the state. In the Sacramento region the Sacramento Area Council of Governments (SACOG) is responsible for distributing this need to local governments. Once a local government has received its RHNA, it must revise its housing element to show how it plans to accommodate its portion of the region's housing need.

The City of Galt's share of the regional housing need is 679 units, including 222 affordable units (i.e., very low- and low-income units) (see table below). While the City's share of the 2013-2021 RHNA is slightly higher than the 2006-2013 share (635 total units and 203 lower-income units), it is expected that with the City's existing residential inventory, the City will have adequate sites available to meet its total fair share housing allocation of 679 units during the 2013-2021 planning period.

Regional Housing Needs Allocation, 2013 to 2021		
Income Level	Dwelling Units	Percent of Total
Extremely Low-Income	65	9.6%
Very Low-Income	66	9.7%
Low-Income	91	13.4%
Moderate-Income	126	18.6%
Above Moderate-Income	331	48.7%
Total	679	100

Sources: SACOG 2013-2021 Regional Housing Needs Plan.

Summary of Anticipated Changes

The existing Housing Element provides a solid foundation for the 2013 update. It addresses all changes in State law that were relevant at the time the Housing Element was adopted. As stated previously, it is expected that the City's existing residential inventory, identified in the 2008-2013 Housing Element, will have adequate sites to meet the RHNA for the 2013-2021 planning period. The focus of this update to the Housing Element will be on making minor changes to reflect current conditions, including:

- Updating the Community Profile with 2010 Census and other recent data sources;
- Updating the Housing Characteristics section and Constraints section with information on the current state of the housing market;
- Evaluating implementation of the 2008-2013 Housing Element;
- Removing language related to Redevelopment Agency activities since the Redevelopment Agency no longer exists; and
- Removing programs that have been implemented.

HCD Streamlined Review and Requirements for Certification

A new aspect of this fifth round of housing element updates is HCD's streamlined review process. Recognizing that conditions and circumstances have not changed much since the last housing element update, HCD has developed a new approach to facilitate their review process. The process allows HCD to focus on the information that has changed since the previous Housing Element and not focus on areas of the Housing Element that have not changed. This will hopefully reduce review times and minimize the number of HCD comments. Streamlined review would be beneficial for the City of Galt since the adoption deadline (October 31, 2013) is approaching.

In order to qualify for streamlined review, HCD requires jurisdictions to have implemented the following programs:

1. **Rezone Program.** If the local government's previous housing element included a rezone program to address a shortfall of adequate sites, the program to rezone must have been completed.
2. **Zoning for Emergency Shelters.** The zoning ordinance must permit emergency shelters without discretionary action pursuant to State law.
3. **Zoning for Transitional Housing and Supportive Housing.** The zoning ordinance must permit transitional housing and supportive housing as residential uses subject to the same restrictions that apply to other residential dwellings of the same type in the same zone.
4. **Reasonable Accommodation.** The City must have a policy, procedure, or ordinance established to allow reasonable accommodation for persons with disabilities.
5. **Density Bonus.** The City must have adopted a density bonus ordinance consistent with State law as of January 1, 2005.

The first item is not applicable to Galt since the City did not have a program to rezone sites. The City already complies with the fifth item since the City's density bonus ordinance is consistent with State law. The City has not yet implemented the other three items: zoning for emergency shelters, zoning for transitional and supportive housing, and reasonable accommodation.

Two of these items are included in a separate staff report for the next item on the August 8, 2013, agenda: a zoning code amendment for emergency shelters and a zoning code amendment for transitional housing and supportive housing. These two items, which are requirements of State law (SB 2-2007), are important, not only to qualify the City for streamlined review, but also for HCD to certify the 2013-2021 Housing Element. HCD has indicated that they will not certify housing elements for jurisdictions that have not implemented the requirements of SB 2.

To comply with the fourth item, City staff is in the process of preparing a Reasonable Accommodation Ordinance, which will be presented to the Planning Commission and City Council prior to the October 31, 2013 Housing Element due date.

Schedule and Next Steps

This Public Workshop with the Planning Commission and the Stakeholder Workshop held in the afternoon of August 8, 2013, mark the start of the public participation process on the Housing Element Update. City staff and the Consultants will publish the Draft Housing Element in late August and attend a study session with the City Council on September 3, 2013 to review the Draft Housing Element.

Before adopting the Housing Element, the City is required to submit the Housing Element to HCD for review of compliance with State law. HCD has 60 days to complete their review. City staff and the Consultants will work closely with HCD during this 60-day period to try to secure a letter of conditional approval. The City Council will then consider the Housing Element for adoption before submitting the adopted Housing Element to HCD for certification.

The table below shows the target dates for the steps in the Housing Element update process.

Housing Element Task	Target Date
Stakeholder Workshop	August 8, 2013
Planning Commission Workshop	August 8, 2013
Public Review Draft Housing Element	August 31, 2013
City Council Study Session	September 3, 2013
Submit Draft Housing Element to HCD	End of September
60-day HCD Review of Draft Housing Element	October-November 2013
Respond to HCD Comments	November 2013
Environmental Review	December-January 2013
Adoption Hearings	January 2013
90-day HCD Review for Certification of Adopted Housing Element	January-March 2013

Discussion Questions

1. What are the major housing issues that should be addressed in the Housing Element?
2. What are the barriers to affordable housing in Galt?
3. What can be done to address these issues and barriers?



PLANNING COMMISSION AGENDA REPORT

Meeting Date: August 8, 2013

FROM: Sandra Kiriu, Community Development Director *SK*
Prepared By: Chris Erias, Senior Planner *CE*
SUBJECT: Proposed Amendment to the Galt Zoning Ordinance (Galt Municipal Code Sections 18.16, 18.20 and 18.92) related to Emergency Shelters, Transitional Housing and Supportive Housing.

RECOMMENDATION

- 1) Conduct public hearing to receive testimony; and
- 2) Recommend that City Council introduce Ordinance 2013 - ___ approving the proposed zoning text amendments to allow Emergency Shelters by right in the Light Manufacturing (LM) and Public/Quasi Public (PQ) zones, adding Section 18.20.035 Emergency Shelter Development Standards, and adding definitions for Transitional Housing and Supportive Housing amending Section 18.16.030 permitted and conditionally permitted uses, adding footnote 21.

LOCATION

The proposed amendment to allow Emergency Shelters by right within the Zoning Ordinance will affect all properties within the Galt City limits that are zoned Light Manufacturing (LM) and Public/Quasi-Public (PQ). The amendment adding definitions for Transitional Housing and Supportive Housing will affect all properties zoned Office Professional (OP), Rural Agriculture (RA), Low-Density Residential Single Family (R1A), Intermediate-Density Residential Single Family (R1B), Maximum-Density Residential Single Family (R1C), Medium-Density Residential (R2), and Multiple-Family Residential (R3).

PROJECT SPONSOR: City of Galt Planning Department
495 Industrial Drive
Galt, CA 95632
Phone: (209) 366-7230

PROJECT DESCRIPTION:

The proposal is for consideration of an amendment to Galt Municipal Code (GMC) Section 18.16.030, Table 18.16-1 (Zoning Code) to permit Emergency Shelters by right in the Light Manufacturing (LM) and Public/Quasi Public (PQ) zones, amend the code by adding Section 18.20.035 Emergency Shelter Development Standards, and add definitions for Transitional Housing and Supportive Housing amending Section 18.16.030 permitted and conditionally permitted uses, adding footnote 21.

DISCUSSION

Background

Senate Bill 2 passed in 2007 amending Sections 65582, 65583 and 65589.5 of the Government Code pertaining to local planning. The Bill added emergency shelters, transitional housing and supportive housing to these provisions and required that Housing Elements identify zones in each city where emergency shelters are allowed as a permitted use without a Conditional Use Permit. The Statute allows local jurisdictions to establish operational and development standards. In addition, SB 2 requires that transitional housing and supportive housing be considered as a residential use, and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

An *emergency shelter* is a facility that provides shelter to homeless families and/or individuals on a limited short term basis.

Transitional housing is generally defined as temporary, often six months to two years, housing for a homeless individual or family who is transitioning to permanent housing.

Supportive housing has no limit on length of stay for a target population, as defined in Section 50675.14 of the Health and Safety Code, and is linked to other services that assist the residents in retaining housing.

The City of Galt adopted its 2008-2013 Housing Element on June 4, 2013 and the California State Department of Housing and Community Development (HCD) certified it on June 21, 2013. The Housing Element addressed needs for homeless persons, Policies 18 and 19, and compliance with the requirements of SB 2. Currently the Galt Municipal Code allows emergency shelters in the LM and PQ zone upon approval of a conditional use permit (CUP), so this amendment will remove the CUP requirement and establish minimum development standards instead. The City does not currently restrict the siting of Transitional Housing and Supportive Housing. Transitional Housing and Supportive Housing are permitted by right in residential zoned property, and the City does not have any occupancy restrictions in the zoning code that apply specifically to unrelated adults.

Proposed Amendment Analysis

The proposed code amendment involves provisions related to emergency shelters, transitional housing, and supportive housing as required by State Law. The proposed Code Amendments will bring the City in compliance with the requirements of State Law. In addition, the amendments will qualify the City for expedited review of the City's 2013-2021 Housing Element. City staff is now working with a consultant on updating the new Housing Element which is due to HCD by the end of October 2013.

Emergency Shelters

For compliance with the SB 2 requirements, in the adopted Housing Element Policy 18, Action 18a, the City identified the LM and PQ zones for potential establishment of emergency shelters

by right. The City identified the LM and PQ zones because emergency shelters are already conditionally permitted in the zones.

The Housing Element shows that the City has ample available land in the LM and PQ zones and that the zones are suitable for emergency shelter use (2008-2013 HE, pgs 69 and 70). While the LM zone was established to provide "a working environment for industrial uses likely to have limited impacts on neighboring uses" there are other allowable uses that fall outside the strict parameters of the definition. The Housing Element also describes how The LM district permits compatible uses such as restaurants, fast food restaurants, medical clinics, churches and other religious institutions. Sites in the LM district are located near commercial districts that would be within walking distance to services like grocery stores, laundry mats, medical offices, and the post office (2008-2013 HE, pg. 70). In addition, as mentioned previously, emergency shelters use is currently a conditionally permitted use in the LM zone.

The Galt Municipal Code (GMC) defines the PQ zone as a zone established "to provide an environment for uses that are public or quasi-public in nature". Per Section 18.12.020(M) of the GMC this zoning district is designed for institutional and public oriented uses such as schools, libraries, community centers, places of worship, parking lots, waste water treatment plants, and public parks. In addition, other uses such as hospitals and medical buildings are permitted or are permitted if a minor use or conditional use permit is obtained. The Housing Element identifies how most of the vacant parcels in the PQ zones are located in or near residential zones, and would be close to services (2008-2013 HE, pg. 70).

SB2 allows for operational and development standards for emergency shelters. Staff recommends adding Section 18.20.035 providing standards for emergency shelters. These standards are intended to address potential land use conflicts by establishing parking, maximum number of beds, occupancy standards and shelter management.

The addition of the Emergency Shelter development standards will help minimize impacts associated with the use and similar to conditions imposed on shelters that may have located to the City under the current Conditional Use Permit process. It should be noted that the City does not currently have an emergency shelter type use in the City.

Transitional Housing and Supportive Housing

SB 2 requires Transitional Housing and Supportive Housing to be considered a residential use, and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. These uses allow longer stays and provide more social services to their residents. This code amendment includes addition of definitions of Transitional Housing and Supportive Housing required by SB 2 and amending the land use matrix to allow transitional and supportive housing in all zoning districts where residential uses are permitted.

Transitional Housing and Supportive Housing are defined per Health and Safety Code Section 50675.2 and 50675.14 as follows:

"Transitional Housing" means buildings configured as rental housing developments, but are operated under program requirements that call for the termination of assistance and recirculation

of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Transitional housing that is provided in single family dwelling, multi-family dwelling units, residential care facilities, or boarding house uses, shall be permitted, conditionally permitted or prohibited in the same manner as the other single family dwelling units, residential care facilities, or boarding house uses under this code.

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Supportive housing that is provided in single family dwelling, multi family dwelling units, residential care facilities, or boarding house uses, shall be permitted, conditionally permitted or prohibited in the same manner as the other single family dwelling units, residential care facilities, or boarding house uses under this code.

Housing Element Policy 19, Action 19a, calls for the City to amend the Zoning Code to add definitions for transitional and supportive housing and to allow these uses with the same level of review given to other residential housing types. The City does not restrict the siting of Transitional Housing and Supportive Housing nor requires a minimum distance between them. Transitional Housing and Supportive Housing are permitted by right in residential zoned property, and the City does not have any occupancy standards in the zoning code that apply specifically to unrelated adults. Consequently, providing the definition will not impact nearby uses. The action merely calls out already permitted uses.

In addition to adding the definitions of Transitional Housing and Supportive Housing, Section 18.16.030, permitted and conditionally permitted uses, adding footnote 21, “Residential uses include Transitional Housing and Supportive Housing as defined in Chapter 18.92”.

Environmental Status

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), and has been found to be exempt pursuant to Section 15061 (b) (3) (general rule) of the CEQA Guidelines, in that it can be seen with certainty that there is no possibility that the proposed amendment to the Zoning Code will have a significant effect on the environment.

ATTACHMENTS:

Ordinance 2013 - ___ approving the proposed zoning text amendments to allow Emergency Shelters by right in the Light Manufacturing (LM) and Public/Quasi Public (PQ) zones and to add definitions for Transitional Housing and Supportive Housing and amend Section 18.16.030 permitted and conditionally permitted uses, adding footnote 21.

ORDINANCE NO. 2013-___

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT
AMENDING SECTION 18.16.030 PERMITTED AND CONDITIONALLY
PERMITTED USES AND TABLE 18.16-1 OF THE GALT MUNICIPAL
CODE (AND THE LAND USE MATRIX),
ADDING SECTION 18.20.035
(EMERGENCY SHELTER DEVELOPMENT STANDARDS)
AND AMENDING CHAPTER 18.92 (DEFINITIONS)**

THE CITY COUNCIL OF THE CITY OF GALT hereby ordains as follows:

Section 1. Purpose. The purpose of this ordinance involves provisions related to emergency shelters, transitional housing, and supportive housing as required by State Law. The proposed Code Amendments will bring the City in compliance with the requirements of Senate Bill 2. The amendments are also action items of the City’s 2008-2013 Housing Element. This matter was considered by the Galt Planning Commission at a noticed public hearing on August 8, 2013 and by the City Council at a noticed public hearing on September 3, 2013.

Section 2. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. Revised Chapters. Chapters 18.16 (Table 18.16-1 and Section 18.16.030 (B)), 18.20 (18.20.035) and 18.92 of the Galt Municipal Code, regarding Land Use Matrix and footnotes, Emergency Shelter Development Standards, and Definitions respectively, are hereby amended as follows:

- A. Adding footnote number 21 to Section 18.16.030 (B), permitted and conditionally permitted uses, and permitting Emergency Shelters by right in the Light Manufacturing (LM) and Public/Quasi Public (PQ) zones; and

21. Residential uses include Transitional Housing and Supportive Housing as defined in Chapter 18.92.

Galt Code

TABLE 18.16-1

N = not permitted; P = permitted; M = minor use permit; C = conditional use permit
Uses that are capitalized can be found in section 18.92 – Definitions.

USE TYPE	SPECIAL.		RESIDENTIAL						COMMERCIAL				INDUSTRIAL	
	OS	PQ	RA	R1			R2	R3	C	HC	NC	OP	LM	M
				A	B	C								
RESIDENTIAL USES²¹														
SINGLE-FAMILY DWELLING, DETACHED	N	N	P	P	P	P	P	N	N	N	N	N	N	N
SINGLE-FAMILY DWELLING, ATTACHED	N	N	N	N	N	N	C	P	N	N	N	N	N	N
DUPLEX	N	N	N	N	N	N	P	P	N	N	N	N	N	N
MULTIPLE-FAMILY DWELLING, three or more	N	N	N	N	N	N	C	P	N	N	N	N	N	N
SECOND RESIDENTIAL UNITS	N	N	P	P	P	P	P	N	N	N	N	N	N	N
MOBILEHOME PARK ³	N	N	C	C	C	C	C	C	N	N	N	N	N	N
Dwelling unit in non-residential BUILDING	N	N	N	N	N	N	N	N	N	N	N	P ⁵	N	N
EMERGENCY SHELTER	N	C-P	N	N	N	N	N	N	N	N	N	N	C-P	N
CARE PROVIDERS, RESIDENTIAL (various, see definition)	N	N	P	P	P	P	P	P	N	N	N	P	N	N
HOME OCCUPATION ²	N	N	P	P	P	P	P	P	N	N	N	P	N	N

B. Add Section 18.20.035 Emergency Shelter Development Standards; and

In addition to the development standards in the zoning district, the following standards apply to emergency shelters and each emergency shelter shall comply with the standards set forth in this Section. In the event of conflict between these standards and the underlying zoning district regulations, the provisions of this Section shall apply.

A. Facility compliance with applicable state and local standards and requirements.

1. Federal, state and local licensing as required for any program incidental to the emergency shelter.

B. Physical Characteristics.

1. Compliance with applicable state and local uniform housing and building code requirements.
2. The facility shall have on-site security, acceptable to the Galt Police Department, during all hours when the shelter is open.
3. Facilities shall provide exterior lighting on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets.
4. Facilities shall provide secure areas for personal property.
5. If the emergency shelter is proposed in conjunction with a religious facility, the area utilized for emergency shelter facilities may not exceed 50 percent of the total floor area used for the religious facility.

C. Limited Number of Beds per Facility. Emergency shelters accessory to a religious facility shall not exceed 20 beds (20 persons). Emergency shelters located in the City shall not exceed 40 beds (40 persons).

D. Limited Terms of Stay. The maximum term of staying at an emergency shelter is 6 months in a consecutive 12-month period.

E. Parking. The emergency shelter shall provide on-site parking at a rate of 2 spaces per facility for staff plus 1 space per 6 occupants allowed at the maximum capacity.

F. Emergency Shelter Management. A management plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. Such plan shall be submitted to and

approved by the Galt Planning Department prior to operation of the emergency shelter. The plan shall include, but not be limited to, hours of operation, proposed food or other ancillary services, a security plan, property maintenance plan and proposed complaint resolution procedure. The plan shall include a floor plan that demonstrates compliance with the physical standards of this chapter. The operator of each emergency shelter shall annually submit the management plan to the Galt Planning Department with updated information for review and approval. The city council may establish a fee by resolution, to cover the administrative cost of review of the required management plan.

- C. Amend Chapter 18.92 including definitions for Transitional Housing and Supportive Housing.

“Supportive housing” as defined in Health and Safety Code Section 50675.14 shall mean housing with no limit on length of stay, that is occupied by the target population (meaning homeless persons as required by Senate Bill 2 - 2007) and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

“Transitional housing” as defined in Health and Safety Code Section 50675.2 shall mean rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months, and in no case more than two years. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

Section 4. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unlawful.

Section 5. Environmental Review. The proposed changes to Chapters 18.16, 18.20 and 18.92 of the Galt Municipal Code and are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) (general rule) of the CEQA Guidelines, in that it can be seen with certainty that there is no possibility that the proposed amendment to the Zoning Code will have a significant effect on the environment.

Section 6. Effective Date. This Ordinance shall take effect thirty days after its final adoption as provided by Government Code Section 36937. Within 15 days after its final passage, the City Clerk shall cause a summary of this Ordinance to be published and posted in accordance with Section 36933(c)(1) of the California Government Code.

The foregoing Ordinance was introduced and the title thereof read at a meeting of the City Council on the 3rd day of September, 2013 and by unanimous vote of the City Council members present, further reading was waived.

On motion by Council Member _____, seconded by Council Member _____, the foregoing Ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this ___ day of ___, 2013 by the following vote, to wit:

AYES: Council members:
NOES: Council members:
ABSTAIN: Council members:
ABSENT: Council members:

MAYOR City of Galt

ATTEST:

City Clerk, City of Galt

APPROVED AS TO FORM:

Steven P. Rudolph, City Attorney



PLANNING COMMISSION AGENDA REPORT

Meeting Date: August 8, 2013

Prepared by: Chris Erias, Senior Planner *CE*
Reviewed by: Sandra Kiriu, Community Development Director *SK*

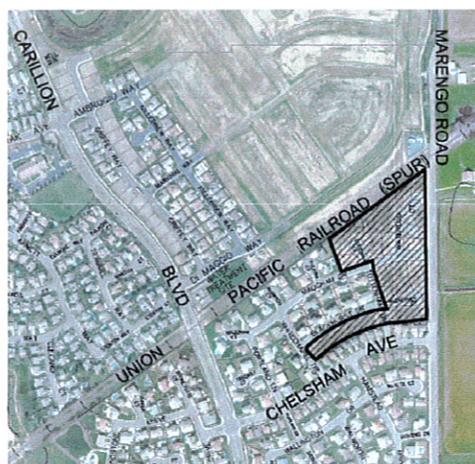
SUBJECT THE CHANCELLOR ESTATES UNIT 6 SUBDIVISION REVISED ARCHITECTURAL PLANS

RECOMMENDATION

- 1) Conduct public hearing to receive testimony; and
- 2) Adopt Resolution 2013 - _____ (PC) approving the revised Architectural Plans for The Chancellor Estates Unit 6 Subdivision.

LOCATION

The approved subdivision is Chancellor Estates Unit 6 located west of Marengo Road, east of Carillion Boulevard, south of the Union Pacific Railroad Ione Spur and north of Chelsham Avenue in Galt, California. This site is located within the boundary of the Northeast Area Specific Plan.



OWNER/APPLICANT	Signature Homes 4670 Willow Road, Suite 200 Pleasanton, CA 94588 Dave Taylor 925-468-3749
EXISTING ZONING	R1A-ARC, Low-Density Single-Family Residential (minimum 10,000 square foot lots) ARC stands for Architectural approval required
EXISTING USE	Single family residential subdivision with 18 units built and 26 lots remaining
SURROUNDING LAND USE	North: Vacant land: The Union Pacific Ione Spur Railroad and the River Oaks 3 Subdivision beyond it for single family homes zoned

Previously approved floor plans

2048 Square Feet, Single Story, three Bedrooms, two Baths, three-Car Tandem Garage
2552 Square Feet, Single Story, four Bedrooms, two Baths, three-Car Tandem Garage
2884 Square Feet, Two Story, three Bedrooms, five Baths, three-Car Tandem Garage
3309 Square Feet, Two Story, five Bedrooms, three Baths, three-Car Garage
3734 Square Feet, Two Story, five Bedrooms, three Baths, four-Car Tandem Garage

Signature Homes, the builder and new property owner, is planning on replacing the existing plans shown above with three new floor plans. The three floor plans have three elevation variations for a total of nine different elevations. The nine elevations proposed by Signature Homes meets the minimum requirement for the remaining 26 lots in the subdivision.

Proposed new floor plans for Chancellor Estates Unit 6

Plan 1 2254 Square Feet, Two Story, four Bedrooms, three Baths, two-Car Garage, three elevation variations
Plan 2 2518 Square Feet, Single Story, four Bedrooms, three Baths, three-Car Garage, three elevation variations
Plan 3 2980 Square Feet, Two Story, four Bedrooms, three Baths, three-Car Tandem Garage, three elevation variations

Roofing: The applicant has proposed to roof all homes with a concrete tile. The Craftsman and Tradition elevation options will have flat concrete tile and the Spanish elevation will have a concrete "S" tile roofing material.

Exterior Wall Treatments: The applicant is proposing stucco. The Craftsman elevation will have a stone veneer added to the base of the home and the Spanish and Traditional elevations will offer a wood shutter option. There are a variety of neutral paint schemes with numerous trim options for the homeowner to select which is similar to the existing colors.

Garage Door: The applicant is offering garage door windows as an option to home buyers.

Architectural Diversity: In order to ensure a reasonable distribution of the various floor plans and elevations within the subdivision, a condition is recommended that the Chancellor Estates Unit 6 Subdivision shall not place two identical elevations directly across from nor adjacent to one another. Further, staff is recommending that there may be no less than 10% (three homes) of any one floor plan nor more than 37% (10 homes) of any one floor plan.

As mentioned above, the zoning ARC suffix stands for "Architecture Review." This combining zone district requires that the developer obtain approval of floor plans and building elevations from the Planning Commission at a noticed public hearing. Since the subject site is R1A-ARC, the revised plans for the Chancellor Estates Unit 6 must be approved by the Planning Commission at a noticed public hearing.

ENVIRONMENTAL STATUS

The project is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3), General Rule Exemption, which states that CEQA is not required when there is no possibility that the action under consideration could have a significant effect on the environment. Revising the proposed architectural plans for Chancellor Estates Unit 6 subdivision has been determined to have no potential to significantly adversely impact the physical environment. The design of the revised floor plans and elevations is similar to the originally approved plans and the same general construction materials and color scheme are proposed. No other changes are proposed to the previously approved rezone or subdivision map. Consequently, there will be no significant impact on the environment.

ATTACHMENTS

Resolution 2013-____ (PC), approving the revised Architectural Plan for the Chancellor Estates Unit 6 Subdivision.

Exhibit A: Proposed replacement home options and exterior elevations.

Attachment 1: Formerly Approved Architectural Plan (to be revised)

RESOLUTION NO. 2013-___ (PC)

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GALT, CALIFORNIA,
APPROVING A REVISED ARCHITECTURAL PLAN
FOR THE CHANCELLOR ESTATES UNIT 6 SUBDIVISION**

WHEREAS, the Galt Planning Commission conditionally approved a Tentative Subdivision Map on August 10, 2000 for The Chancellor Estates Unit 6 residential subdivision project (Resolution 2000-04 (PC); and

WHEREAS, the architectural plan (floor plans and exterior elevations) for The Chancellor Estates Unit 6 residential subdivision project was approved on December 11, 2002; and

WHEREAS, Resolution 2012-03 (PC) rescinded or modified language in the original tentative map approval related to Architectural Review requirements so that Chapter 18.24 of the GMC now supersedes any previously recorded building plans or conditions related to the ARC process. However, property owner approval is required before the City can unilaterally modify any Tentative Map's conditions of approval, so Signature Homes has submitted a letter of consent on file with the City Planning Department; and

WHEREAS, the applicant, Signature Homes, requests approval to replace the approved floor plans and elevations with new production home options for the Chancellor Estates Unit 6 residential subdivision ranging in size from 2,254 square feet to 2,980; and

WHEREAS, The Chancellor Estates Unit 6 residential subdivision is zoned R1A-ARC(Single family residential 10,000 square foot minimum lots); and

WHEREAS, the ARC suffix stands for "Architectural Review" and the ARC combining zone district requires that floor plans and building elevations be approved by the Planning Commission at a noticed public hearing; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3), General Rule Exemption, which states that CEQA is not required when there is no possibility that the action under consideration could have a significant effect on the environment; and

WHEREAS, the Planning Commission of the City of Galt held a duly noticed public hearing on August 8, 2013; and

WHEREAS, the Planning Commission reviewed all evidence in the record including the staff report and oral and written testimony.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Galt, California, using their independent judgment, hereby approves the Project and makes the following findings:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on August 8, 2013.

B. Resolution 2012-03 (PC) rescinded or modified language in the original tentative map approval related to Architectural Review requirements so that Chapter 18.24 of the GMC now supersedes any previously recorded building plans or conditions related to the ARC process. However, property owner approval is required before the City can unilaterally modify any Tentative Map's conditions of approval, so Signature Homes has submitted a letter of consent on file with the City Planning Department.

C. The Planning Commission determined that the new production home options are replacing the previously approved architectural plans and that there are no other changes being requested to the previously approved subdivision map for Chancellor Estates.

D. The Planning Commission determined that the request to change the architectural package is consistent with Galt Municipal Code requirements.

E. This project's architectural floor plans and elevations shall be in substantial compliance with the architectural floor plans and elevations per the attached Exhibit A and on file in the official file for the project at the City Clerk's Office. Modifications to the building elevations will require subsequent approval by the Planning Commission at a duly noticed public hearing; and

F. The Planning Commission requires this subdivision to not place two identical elevations directly across from nor adjacent to one another. Further, there may be no less than 10% (three homes) of any one floor plan nor more than 37% (10 homes) of any one floor plan and all other conditions to remain in effect.

G. The applicant is offering garage door windows as an option to home buyers.

The Planning Commission Secretary shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED by the Planning Commission of the City of Galt, California, this 8th day of August 2013, upon motion by Commissioner _____ seconded by Commissioner _____ by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

 Planning Commission Chair, City of Galt

 Planning Commission Secretary, City of Galt

Style	Roof	Body	Fascia/Gutter	Window/Door Trim	Shutters	Entry Door	Garage Door
'A' Spanish	1 California Mission Blend	SW 7507 China Soil	SW 6082 Cobble Brown	SW 6108 Latte	SW 6061 Tanbark	SW 6061 Tanbark	SW 6108 Latte
	2 Saterno Clay	SW 7573 Chop Sticks	SW 6083 Sable	SW 6144 Dapper Tan	SW 6118 Leather Bound	SW 6118 Leather Bound	SW 6144 Dapper Tan
	3 California Mission Blend	SW 6066 Kilim Beige	SW 6089 Grounded	SW 7522 Meadowlark	SW 2837 Aurora Brown	SW 2837 Aurora Brown	SW 6089 Grounded
'B' Craftsman	4 Charcoal Brown Blend	SW 6106 Universal Khaki	SW 6147 Panda White	SW 7040 Smokehouse	SW 0006 Toile Red	SW 7040 Smokehouse	Andante Fieldledge
	5 Appalachian Blend	SW 7731 San Antonio Sage	SW 6144 Kaffee	SW 6105 Divine White	SW 6104 Kaffee	SW 6104 Kaffee	Lucera Hillstone
	6 Charcoal Brown Blend	SW 2835 Craftsmen Brown	SW 2806 Rookwood Brown	SW 6141 Solter Tan	SW 2807 Rookwood Brown	SW 2806 Rookwood Brown	Verona Hillstone
	7 Desert Sage	SW 7510 Mexican Sand	SW 7520 Plantation Brown	SW 7531 Canvas Tan	SW 7026 Griffin	SW 7026 Griffin	SW 7531 Canvas Tan
'D' Traditional	8 Appalachian Blend	SW 6107 Nomadic Desert	SW 7040 Smokehouse	SW 7002 Downy	SW 7040 Smokehouse	SW 7040 Smokehouse	SW 7002 Downy
	9 Charcoal Brown Blend	SW 7508 Tavern Taupe	SW 7042 Shoji White	SW 7042 Shoji White	SW 675 Sealskin	SW 7675 Sealskin	SW 7042 Shoji White
	10 Charcoal Brown Blend	SW 7508 Tavern Taupe	SW 7042 Shoji White	SW 7042 Shoji White	SW 675 Sealskin	SW 7675 Sealskin	SW 7042 Shoji White
	11 Charcoal Brown Blend	SW 7508 Tavern Taupe	SW 7042 Shoji White	SW 7042 Shoji White	SW 675 Sealskin	SW 7675 Sealskin	SW 7042 Shoji White

BELMONT

COLOR & MATERIALS

A0.1

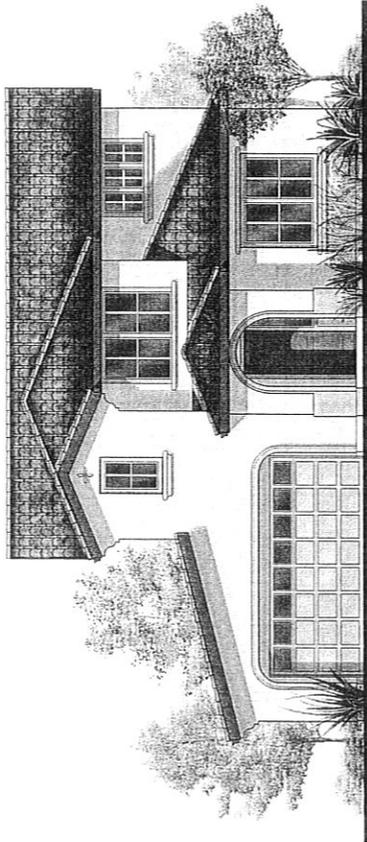


GALT, CALIFORNIA
GCT # 201148

KTYG Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktyg.com



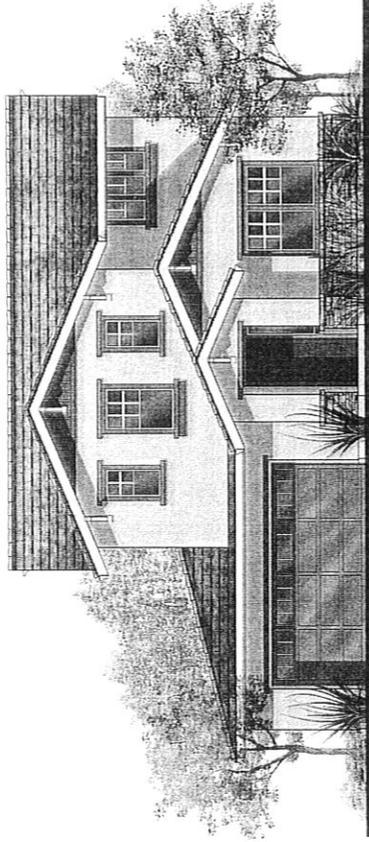
Manufacturers
Sherwin Williams Paint
Monier Littlele Roofing
El Dorado Stone



Plan 1A Front Elevation - Spanish

'A' Material List:

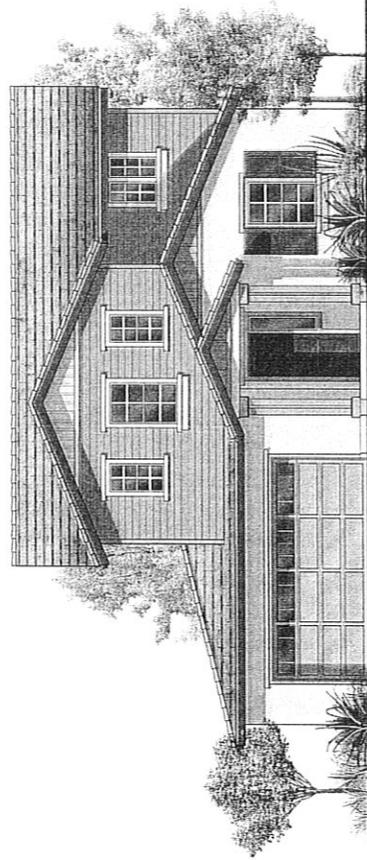
- Roof: Concrete "S" Tile
- Walls: Stucco
- Trims: 1x4 Stucco Finish
- Accents: Metal Pot Shelf
- Shaped Entry Surround
- Enhanced Sills



Plan 1B Front Elevation - Craftsman

'B' Material List:

- Roof: Concrete Flat Tile
- Walls: Stucco
- Trims: 1x4 Stucco Finish
- Accents: Gable End Detail
- Outlookers
- Enhanced Sills



Plan 1D Front Elevation - Traditional

'D' Material List:

- Roof: Concrete Flat Tile
- Walls: Stucco
- Trims: 1x4 Stucco Finish
- Accents: Gable End Detail
- Decorative Shutters
- Enhanced Sills

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SIGNATURE HOMES

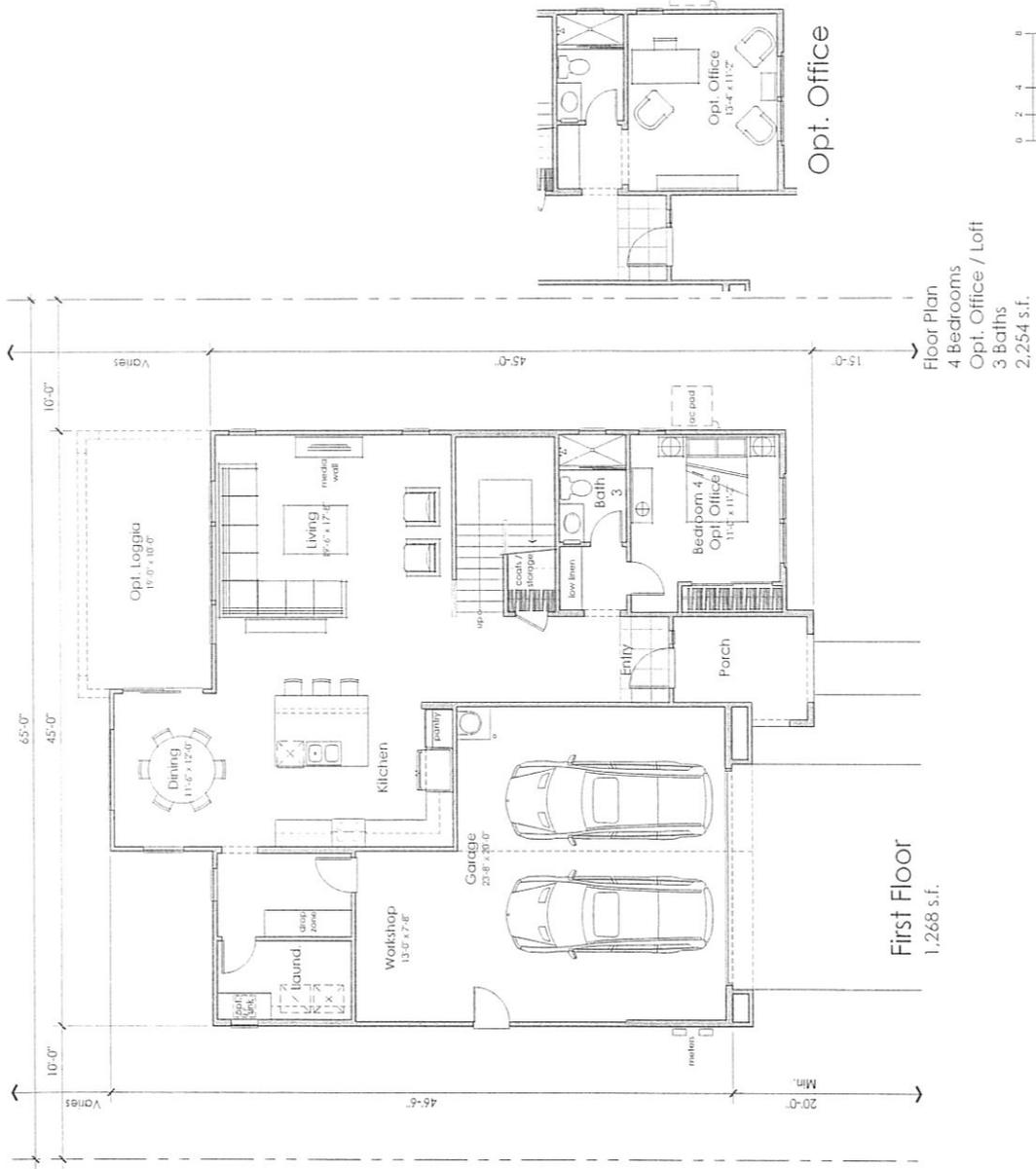
PLAN 1 - ELEVATIONS

GALT, CALIFORNIA
 Plot # 201-140

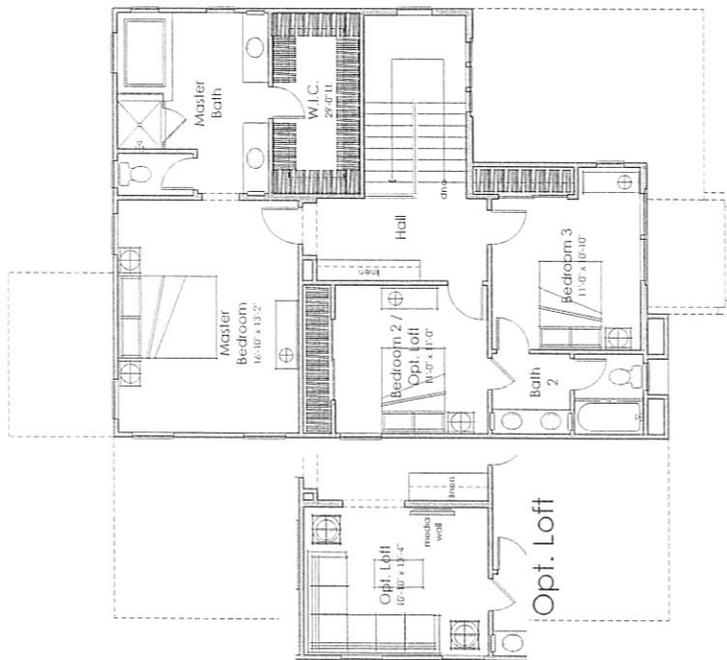
08/06/01

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 Architecture/Planning
 560 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com





First Floor
1,268 s.f.



Second Floor
982 s.f.

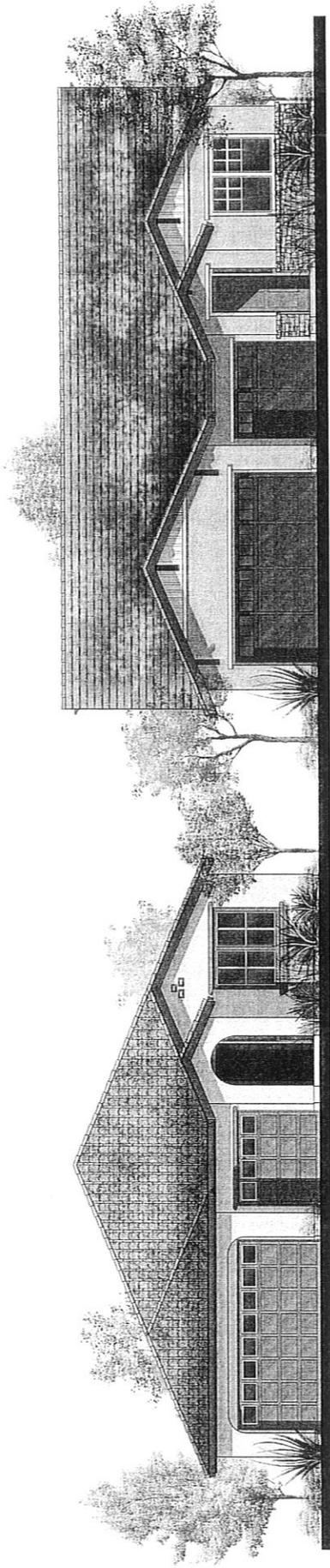


PLAN 1 - FLOOR PLAN

GALT, CALIFORNIA
REV. 01/14/16

KTGY Group, Inc.
Architecture+Planning
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Oakland, CA 94607
510.272.2910
ktgy.com





Plan 2A Front Elevation - Spanish

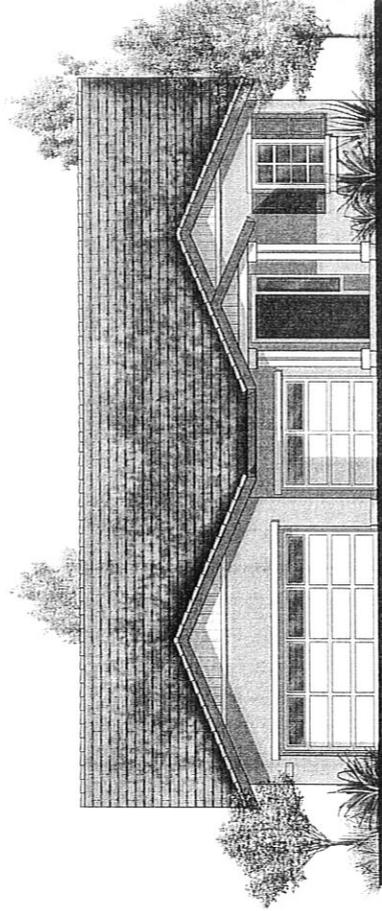
'A' Material List:

- Roof: Concrete "S" Tile
- Walls: Stucco
- Trims: 1x4 Stucco Finish
- Accents: Gable End Detail
Enhanced Sills

Plan 2B Front Elevation - Craftsman

'B' Material List:

- Roof: Concrete Flat Tile
- Walls: Stucco
- Trims: 1x4 Stucco Finish
- Accents: Gable End Detail
Outlookers
Enhanced Sills



Plan 2D Front Elevation - Traditional

'D' Material List:

- Roof: Concrete Flat Tile
- Walls: Stucco
- Trims: 1x4 Stucco Finish
- Accents: Gable End Detail
Decorative Shutters
Enhanced Sills



PLAN 2 - ELEVATIONS

GALT, CALIFORNIA
Plan # 2014-100

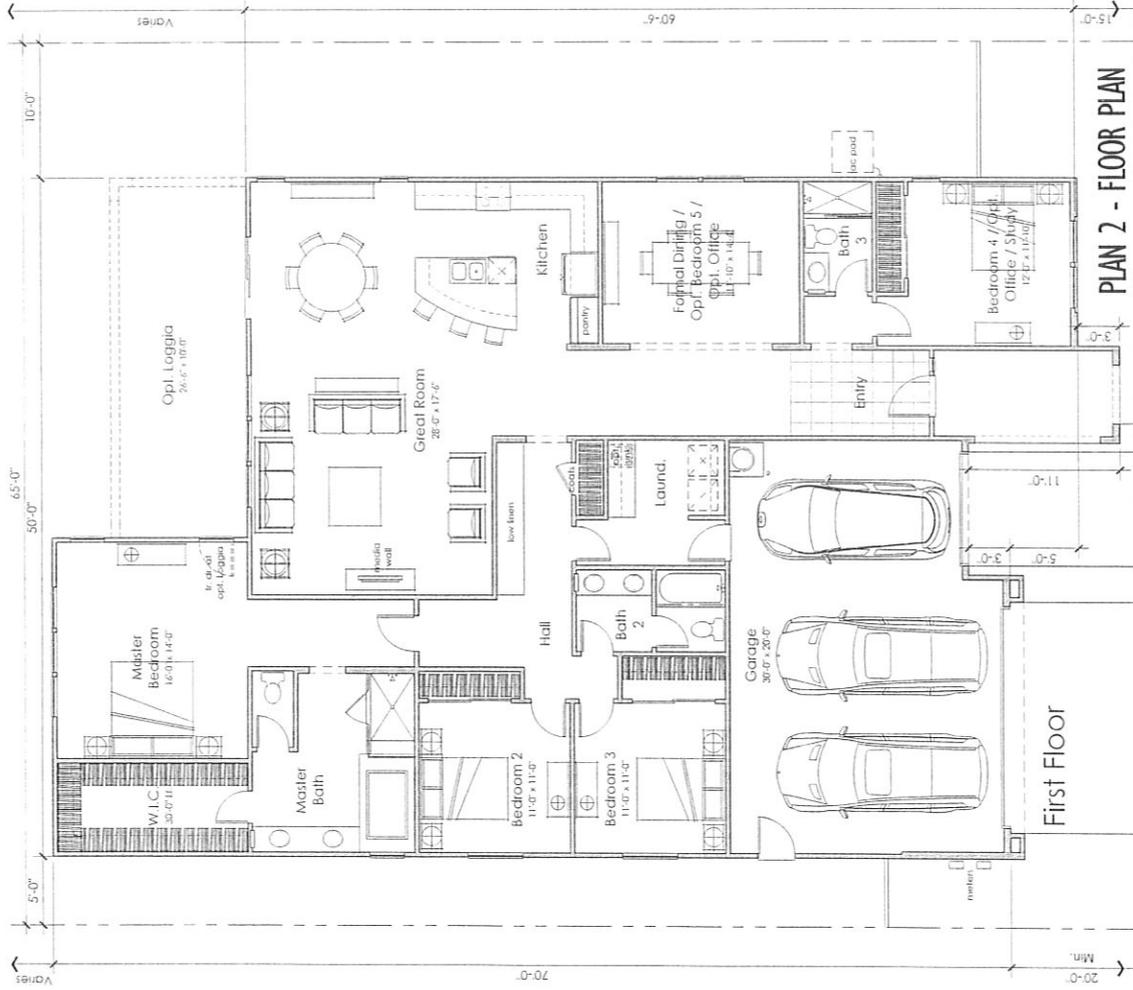
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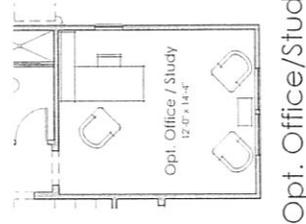
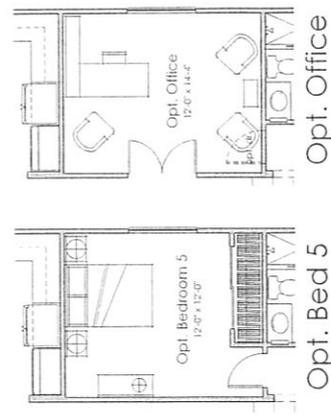




First Floor

PLAN 2 - FLOOR PLAN

GALT, CALIFORNIA
 812 R 201146
 0883.001

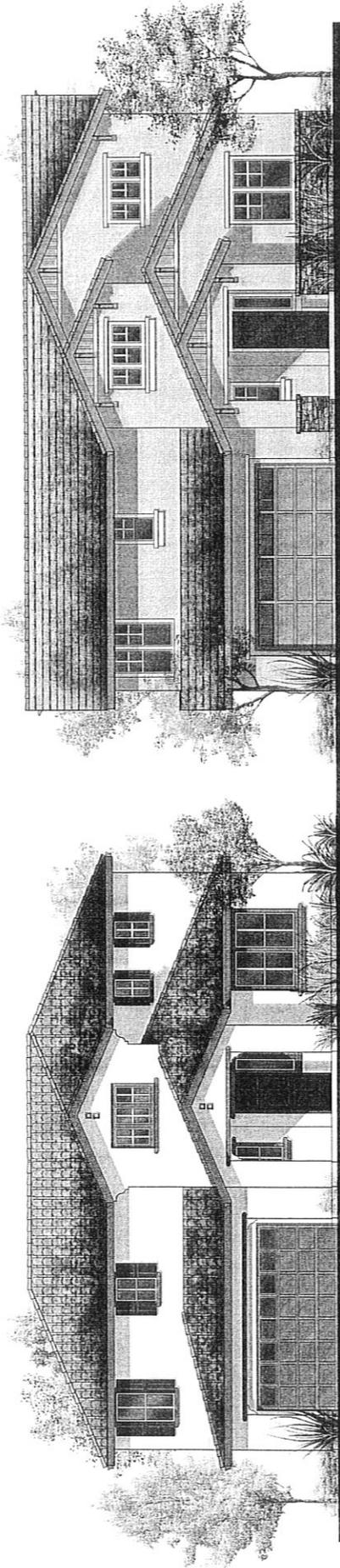


- Floor Plan
- 4 Bedrooms
- Opt. Bedroom 5 / Office 1 - 2
- 3 Baths
- 2,518 s.f.

A2.1



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 Oakland, CA 94607
 510.272.2910
 ktgy.com



Plan 3A Front Elevation - Spanish

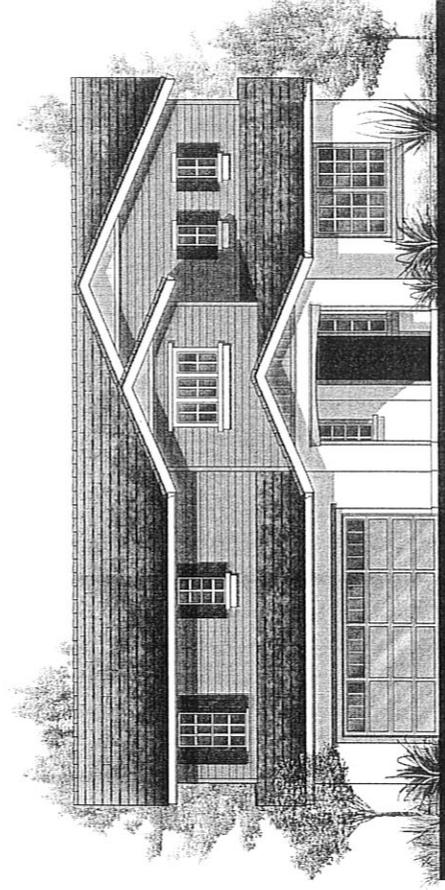
Plan 3B Front Elevation - Craftsman

'A' Material List:

- Roof: Concrete "S" Tile
- Walls: Stucco
- Trims: 1x4 Stucco Finish
- Accents: Decorative Shutters
- Enhanced Sills

'B' Material List:

- Roof: Concrete Flat Tile
- Walls: Stucco
- Trims: 1x4 Stucco Finish
- Accents: Gable End Detail
- Outlookers
- Enhanced Sills



Plan 3D Front Elevation - Traditional

'D' Material List:

- Roof: Concrete Flat Tile
- Walls: Stucco
- Trims: 1x4 Stucco Finish
- Accents: Gable End Detail
- Decorative Shutters
- Siding

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PLAN 3 - ELEVATIONS

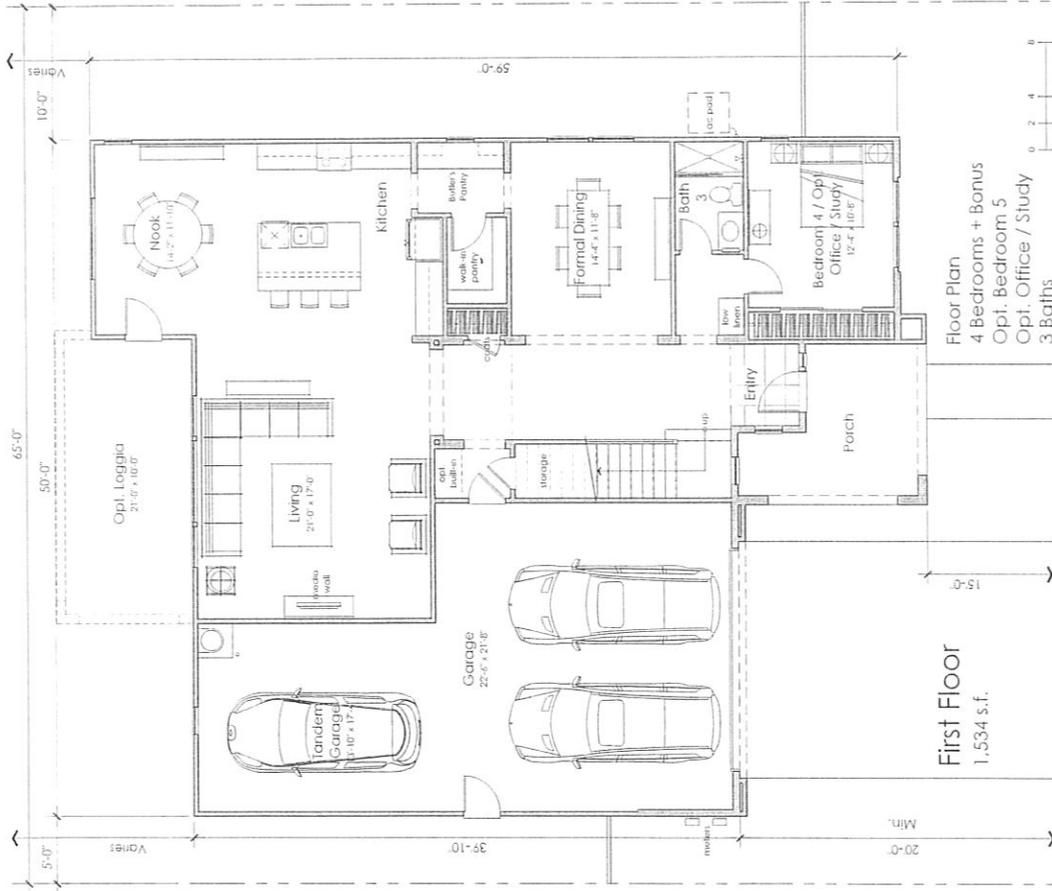
GALT, CALIFORNIA
W/10 # 2011100

01/08/2011

0 2 4 8
A3.0



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 Oakland, CA 94607
 510.272.2910
 kity.com



First Floor
1,534 s.f.

Floor Plan
4 Bedrooms + Bonus
Opt. Bedroom 5
Opt. Office / Study
3 Baths
2,980 s.f.

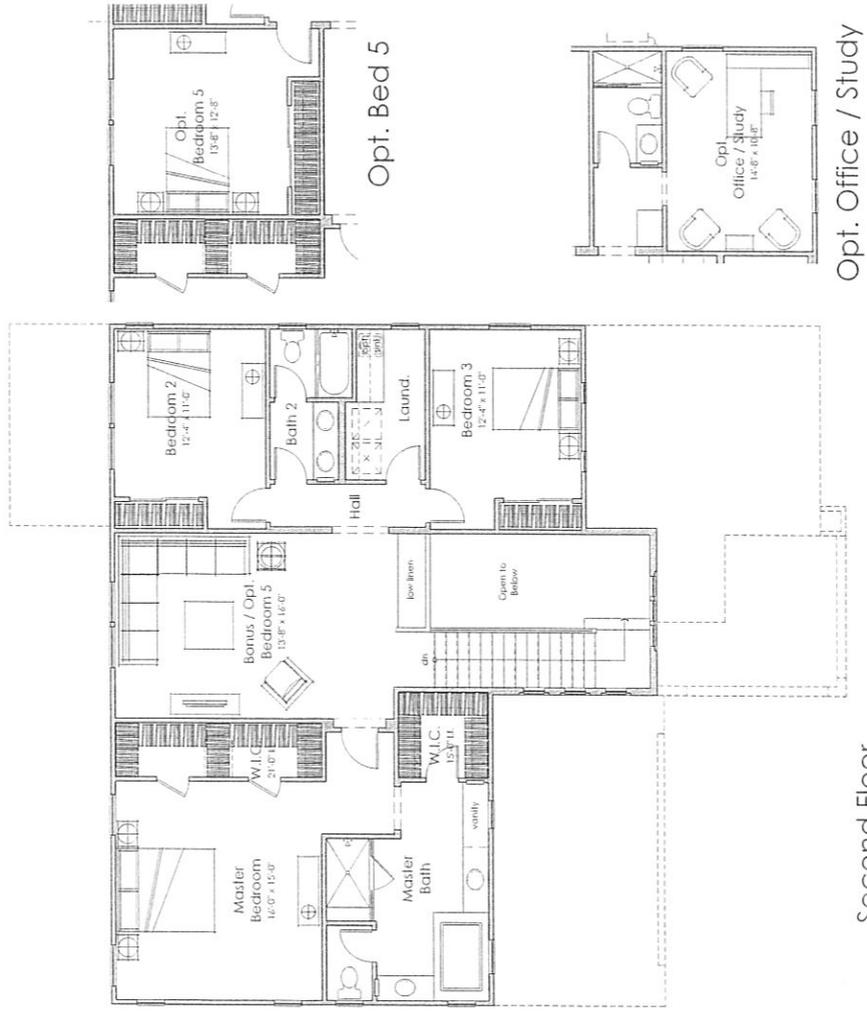
A3.1



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Oakland, CA 94607
510.272.2910
kgty.com

PLAN 3 - FLOOR PLAN

GALT, CALIFORNIA
R10 # 201-146



Second Floor
1,446 s.f.

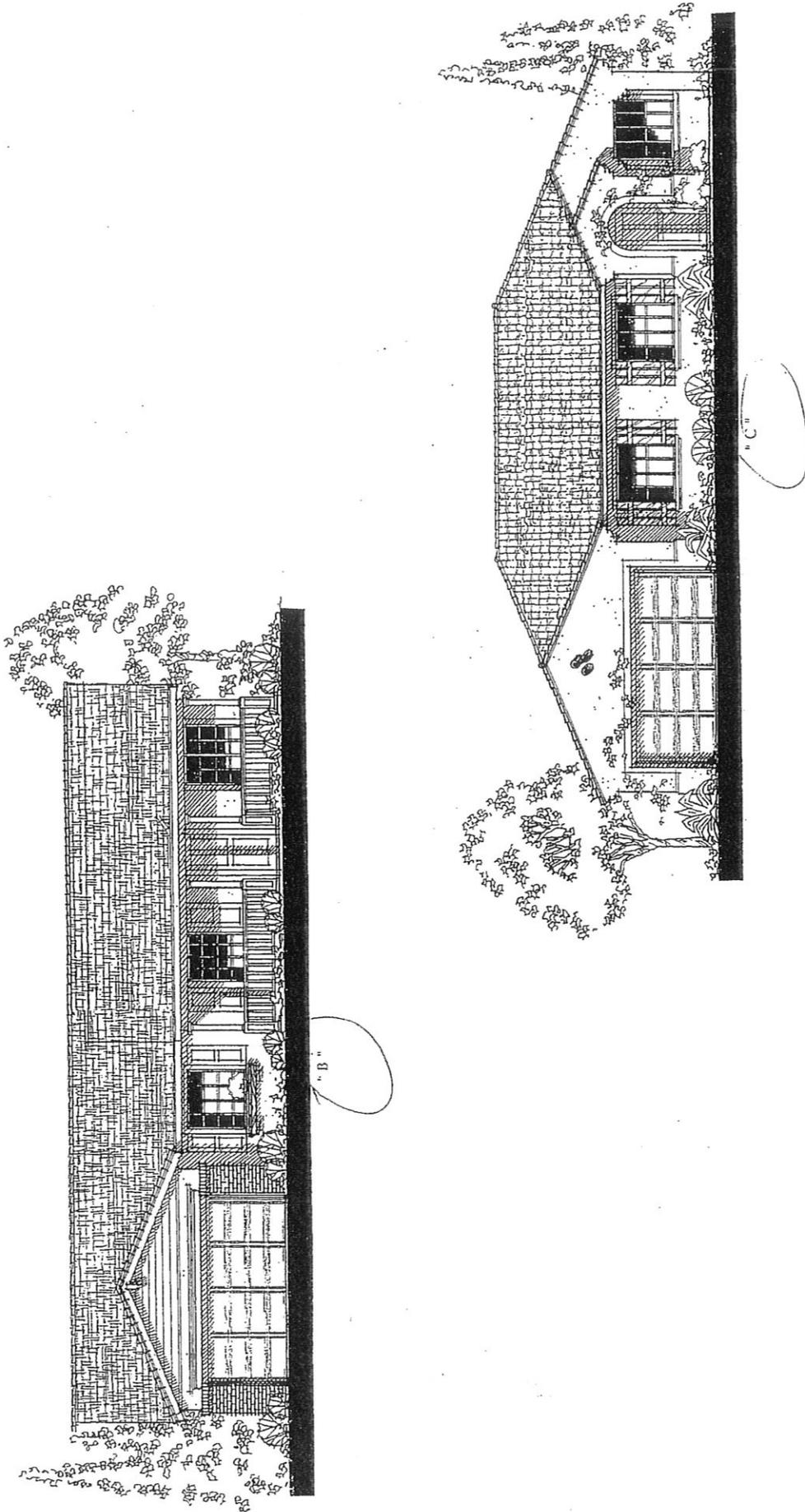
Opt. Office / Study
14'-6" x 10'-8"

Opt. Bed 5
13'-6" x 12'-8"

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Existing Floor Plans & Elevations

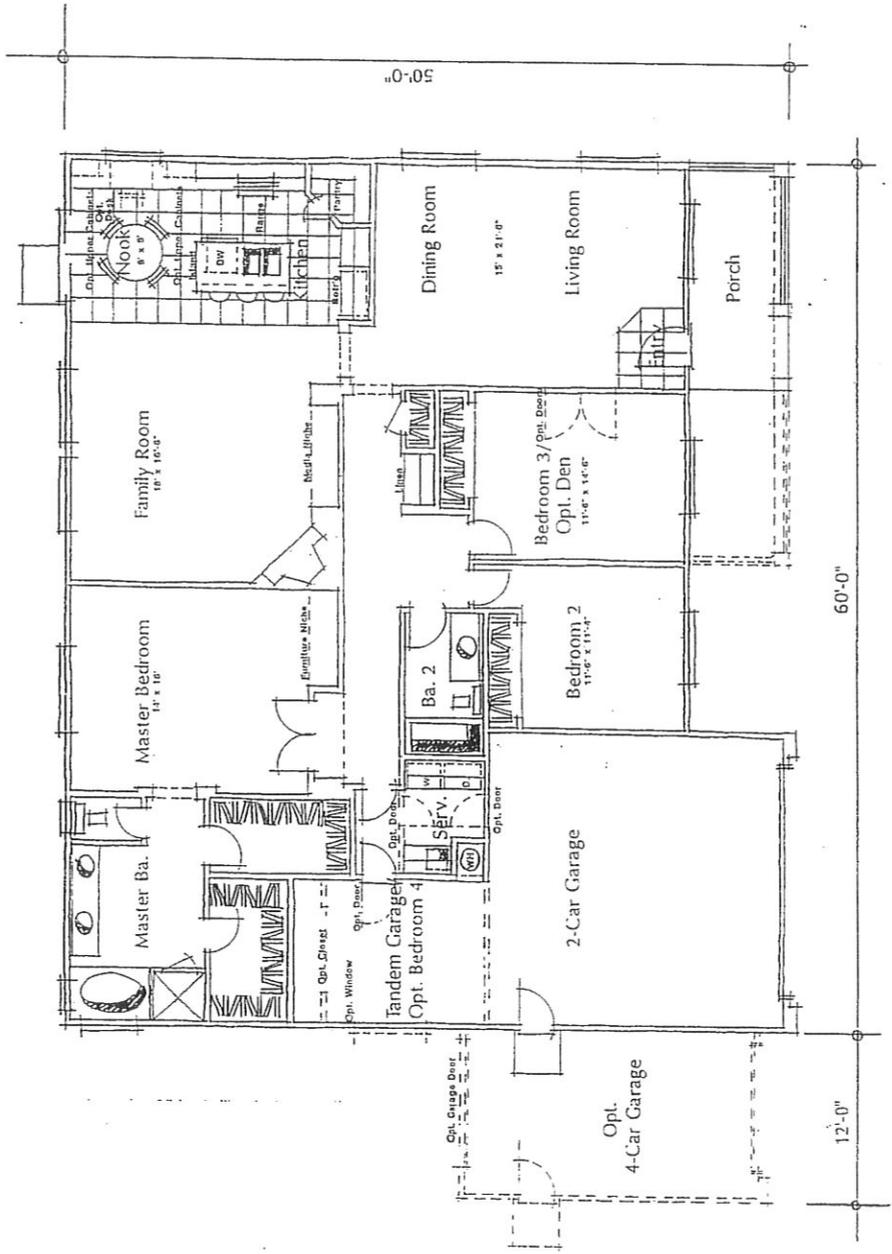


PLAN ONE

Mark Gross & Associates, Inc.

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CHANCELLOR ESTATES



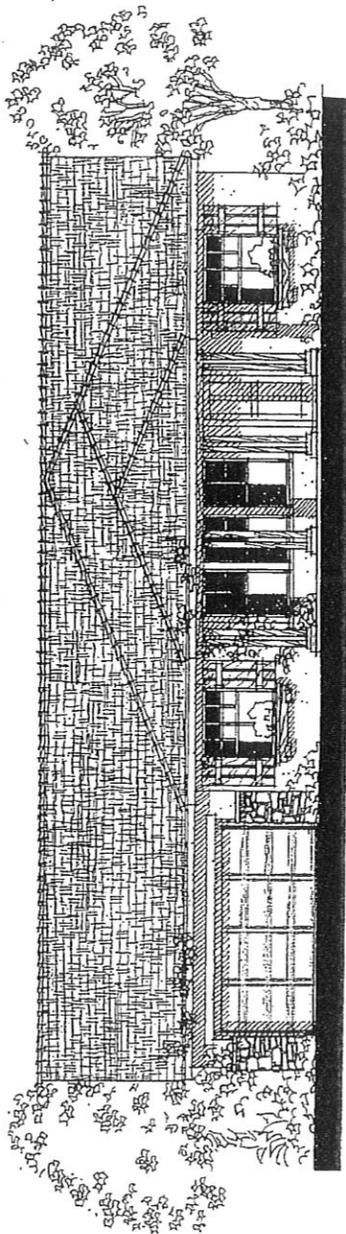
total: 2048 sq.ft.



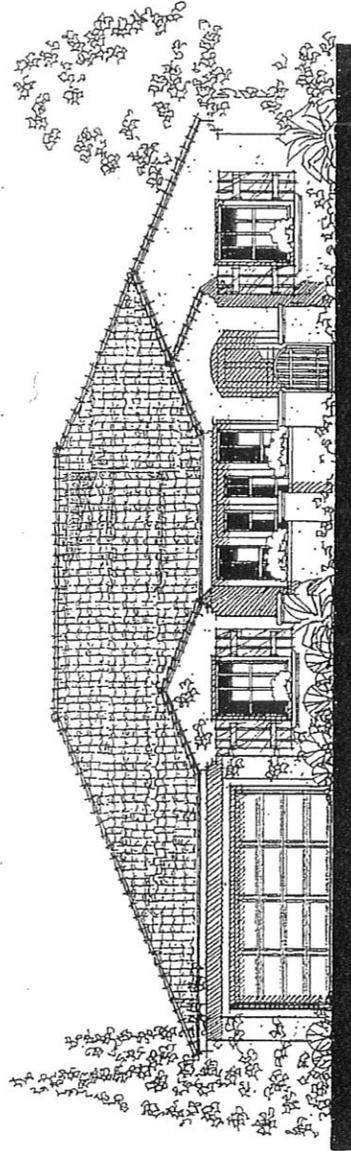
PLAN ONE
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Architect - Planning

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"CHANCELLOR ESTATES"



"A-A"



"C-C"

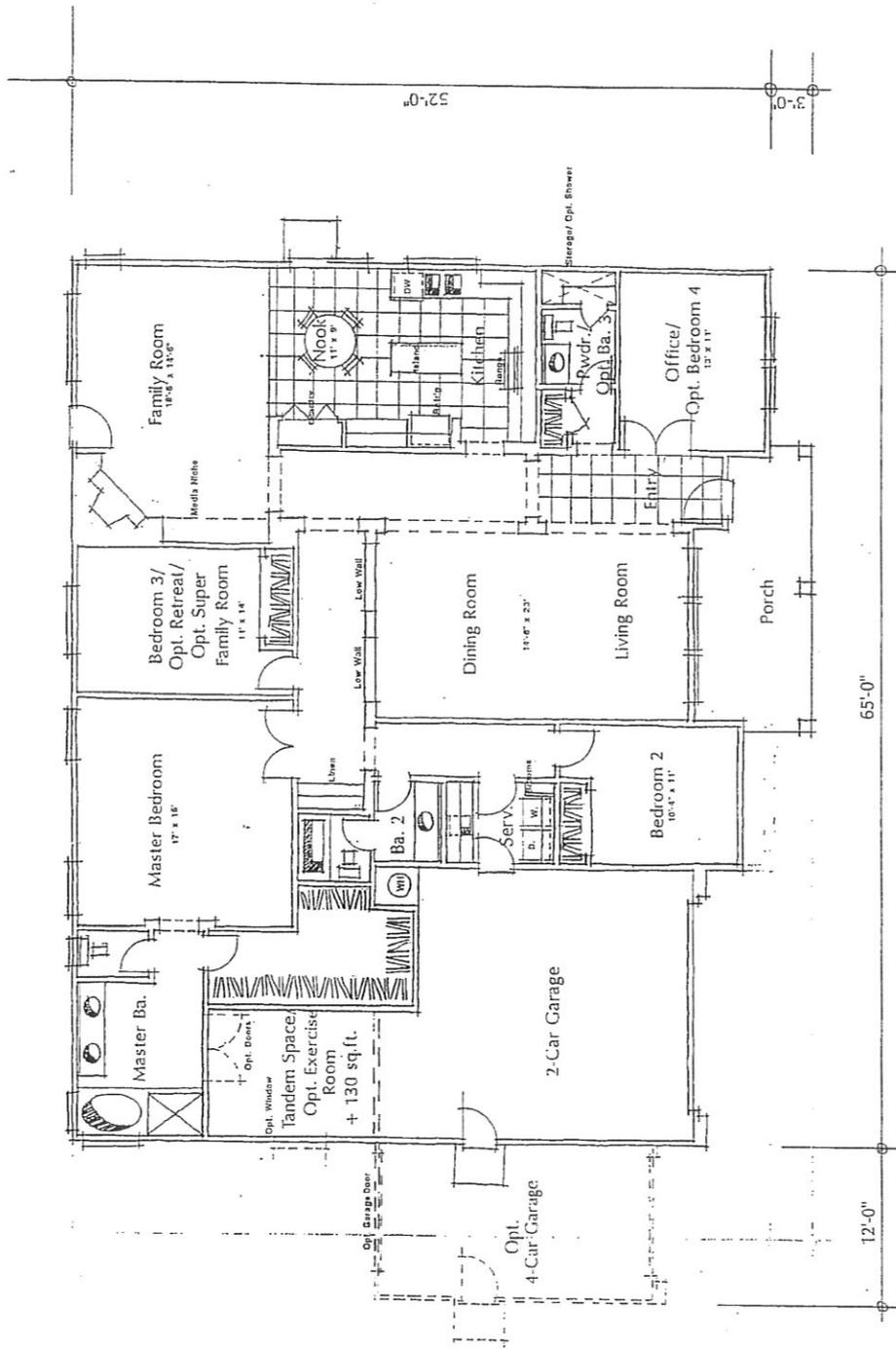
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PLAN TWO

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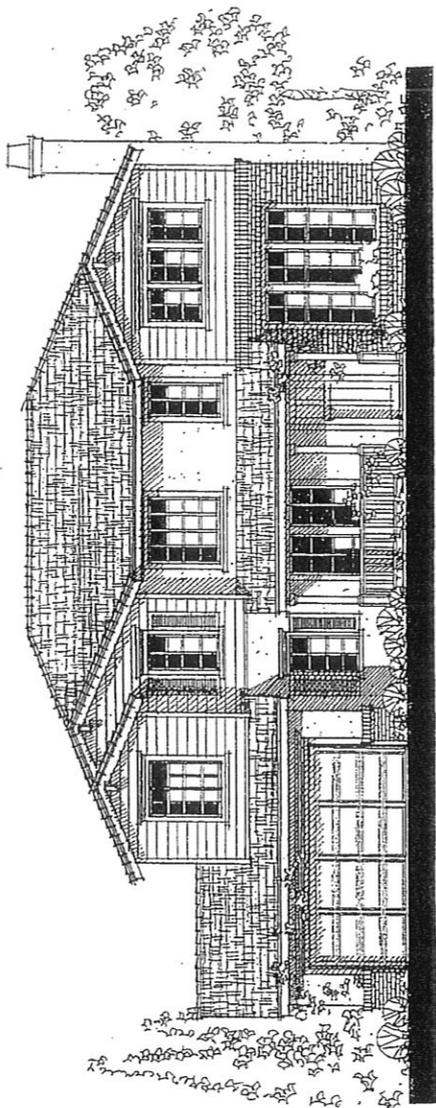
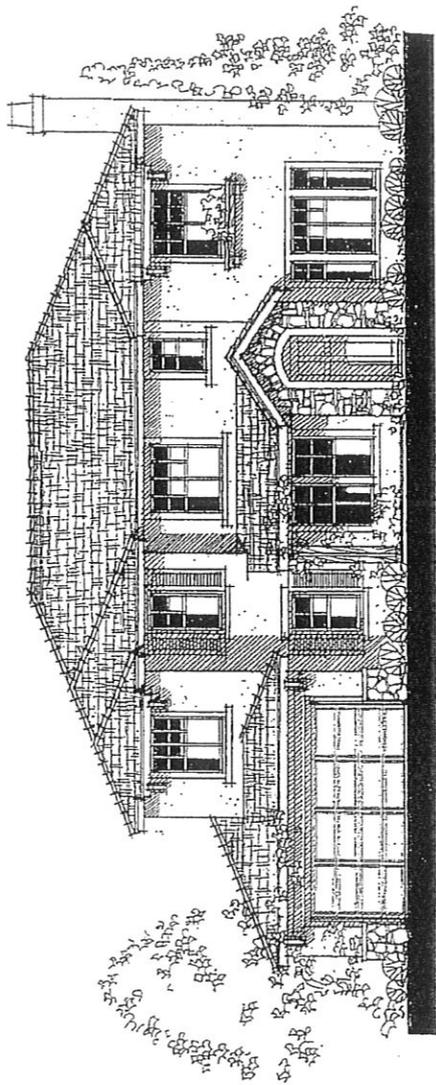
total: 2552 sq.ft.

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"CHANCELLOR ESTATES"

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PLAN TWO
Mark Gross & Associates, Inc.
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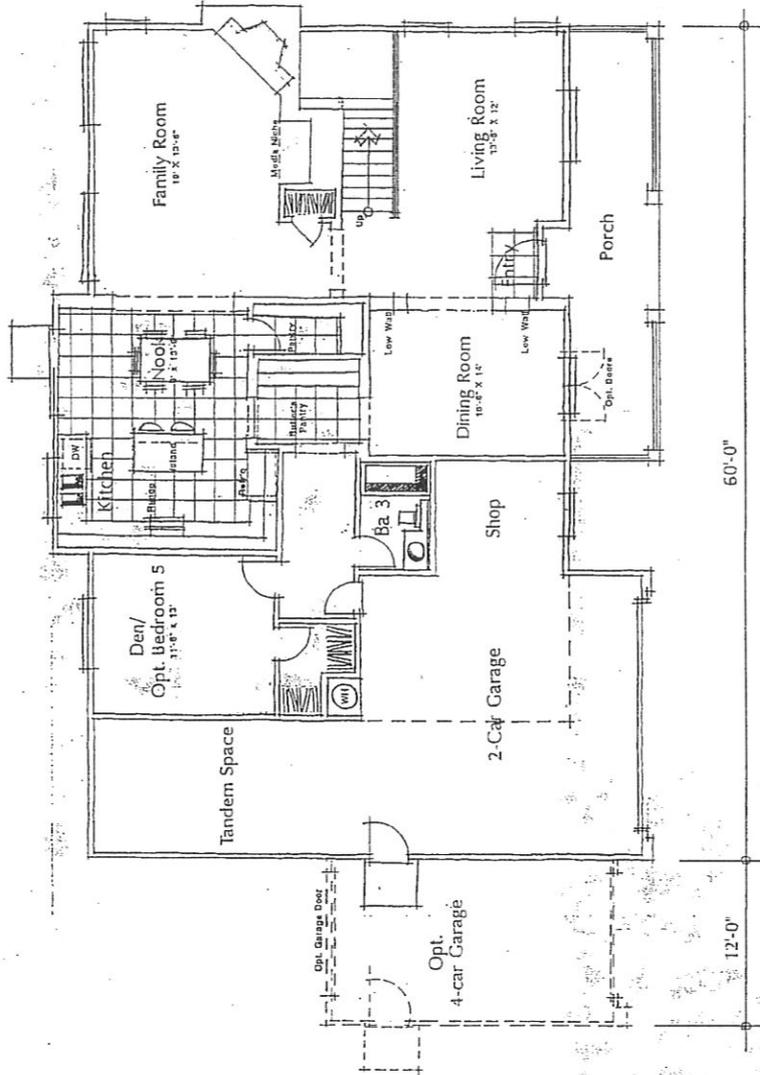
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PLAN THREE

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FIRST FLOOR PLAN:
 1501 sq.ft.
 total: 2884 sq.ft.



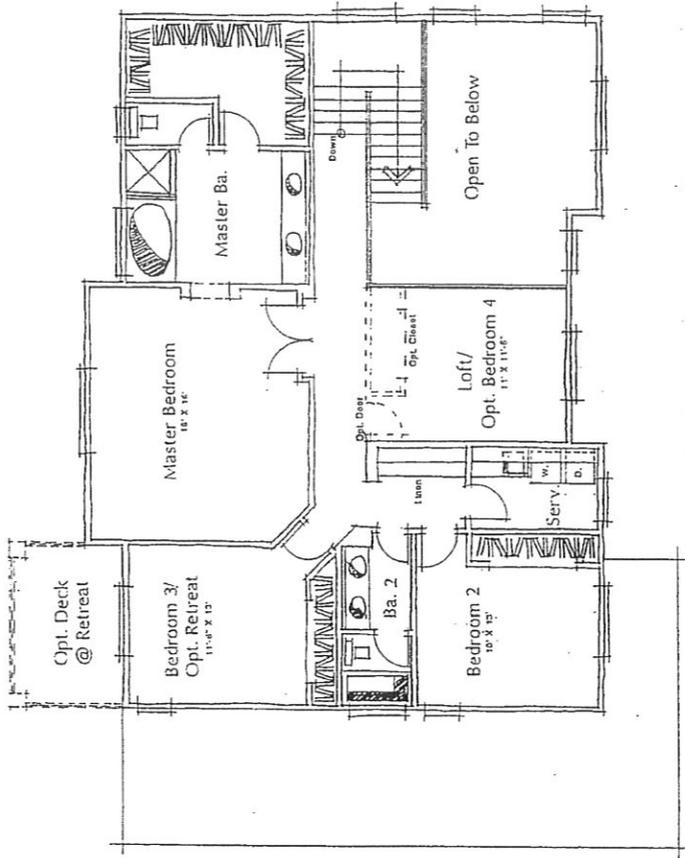
PLAN THREE
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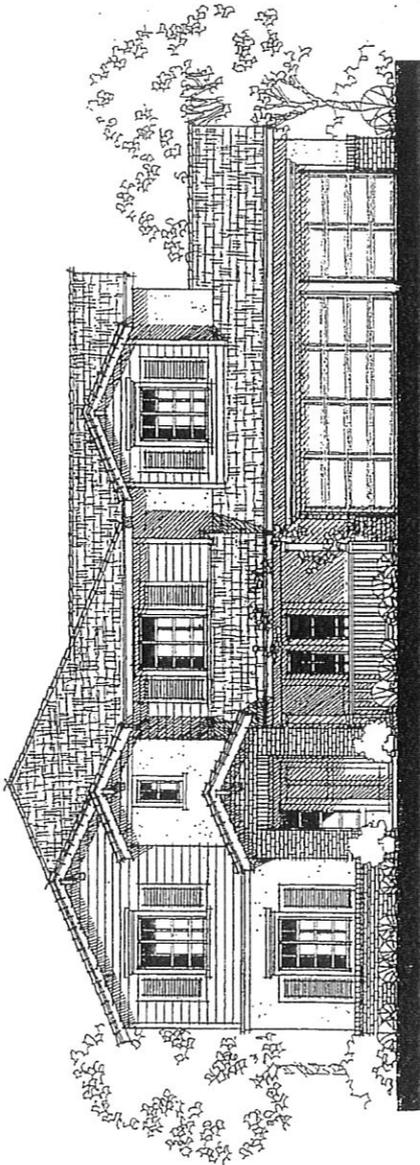
PLAN THREE
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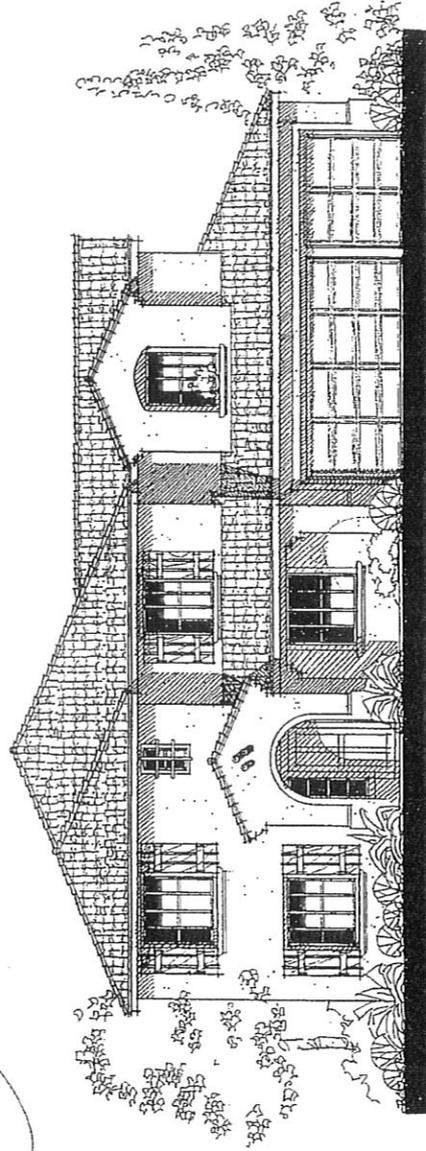
SECOND FLOOR PLAN:
1383 sq.ft.

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"CHANCELIOR ESTATES"

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"B"



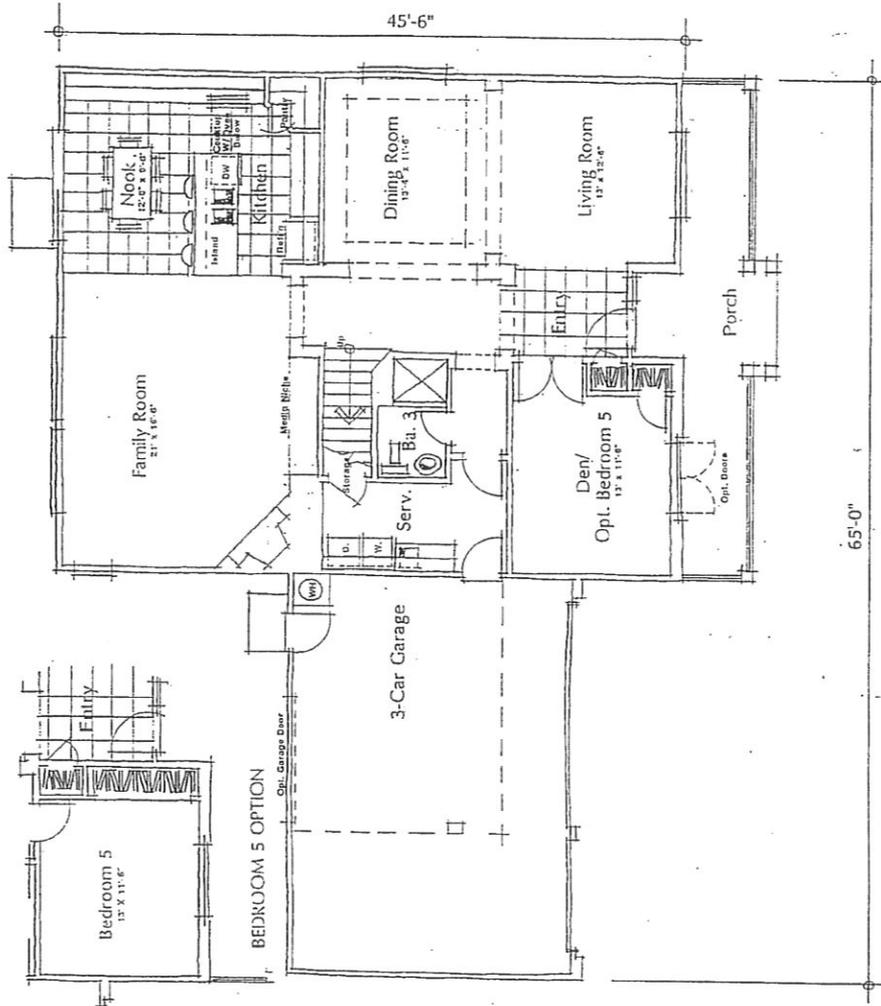
"C"

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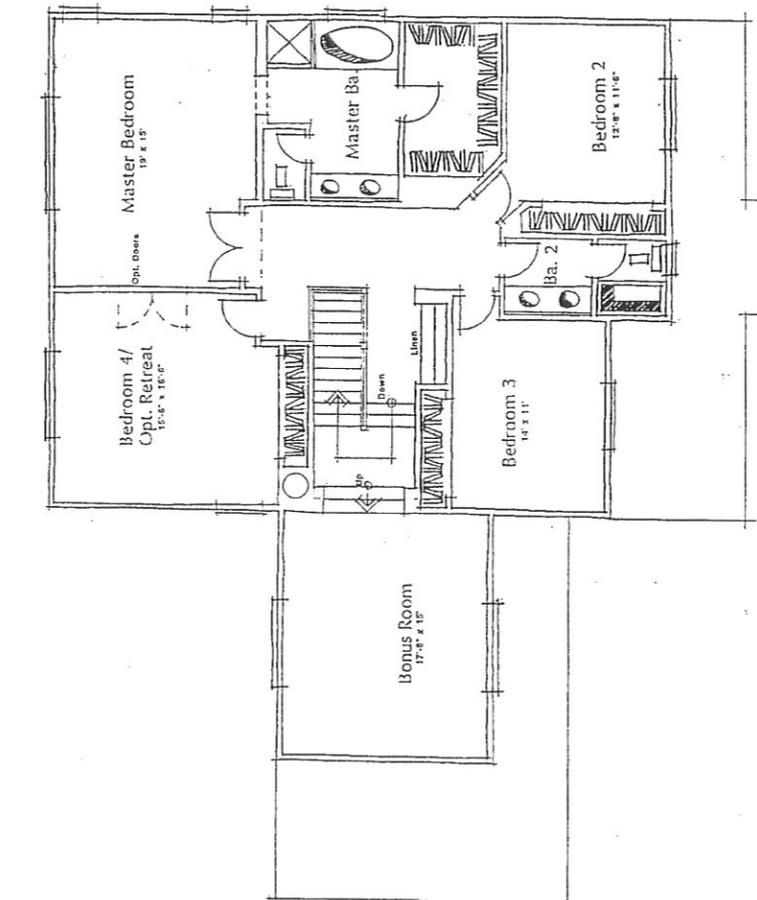
PLAN FOUR
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FIRST FLOOR PLAN:
1642 sq.ft.
total: 3309 sq.ft.

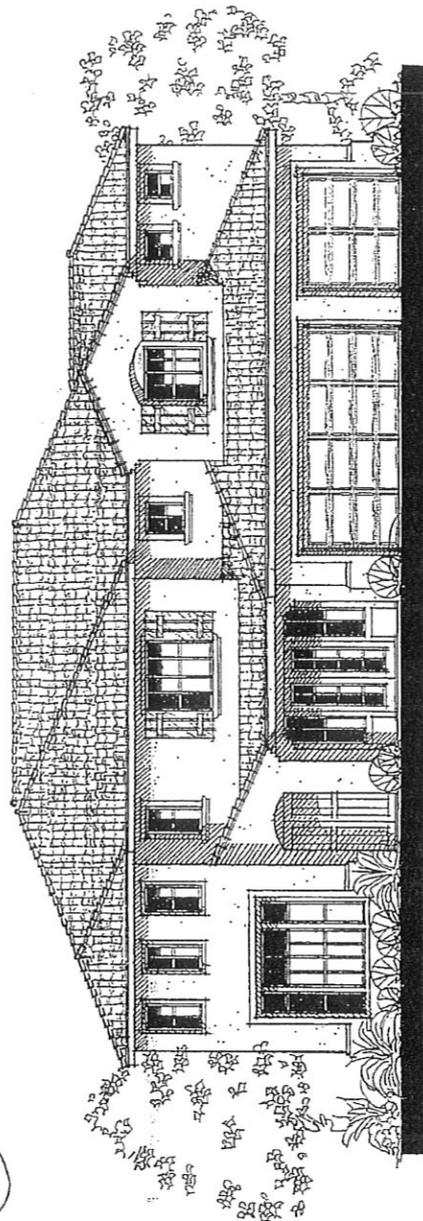
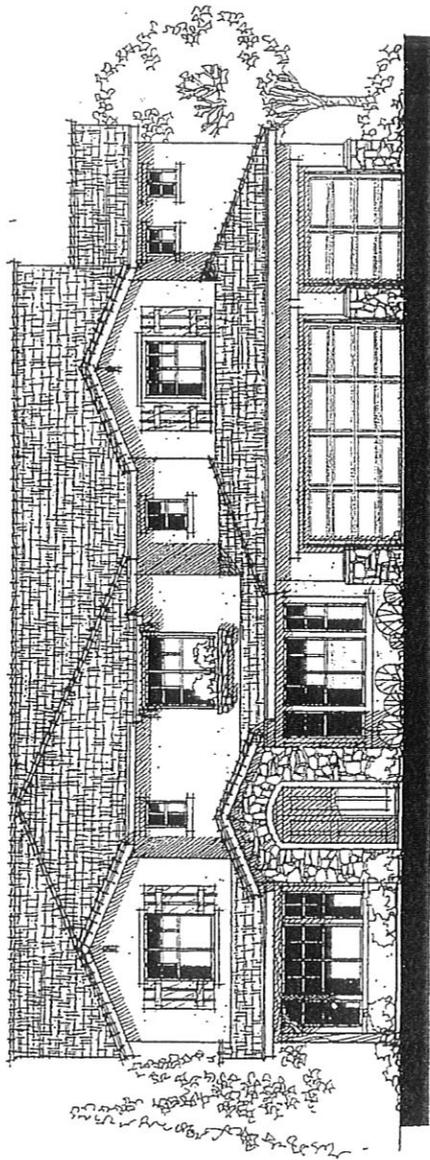


SECOND FLOOR PLAN:
1667 sq.ft.

HOFMANN COMPANY
"CHANCELLOR ESTATES"

PLAN FOUR
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Interior • Planning

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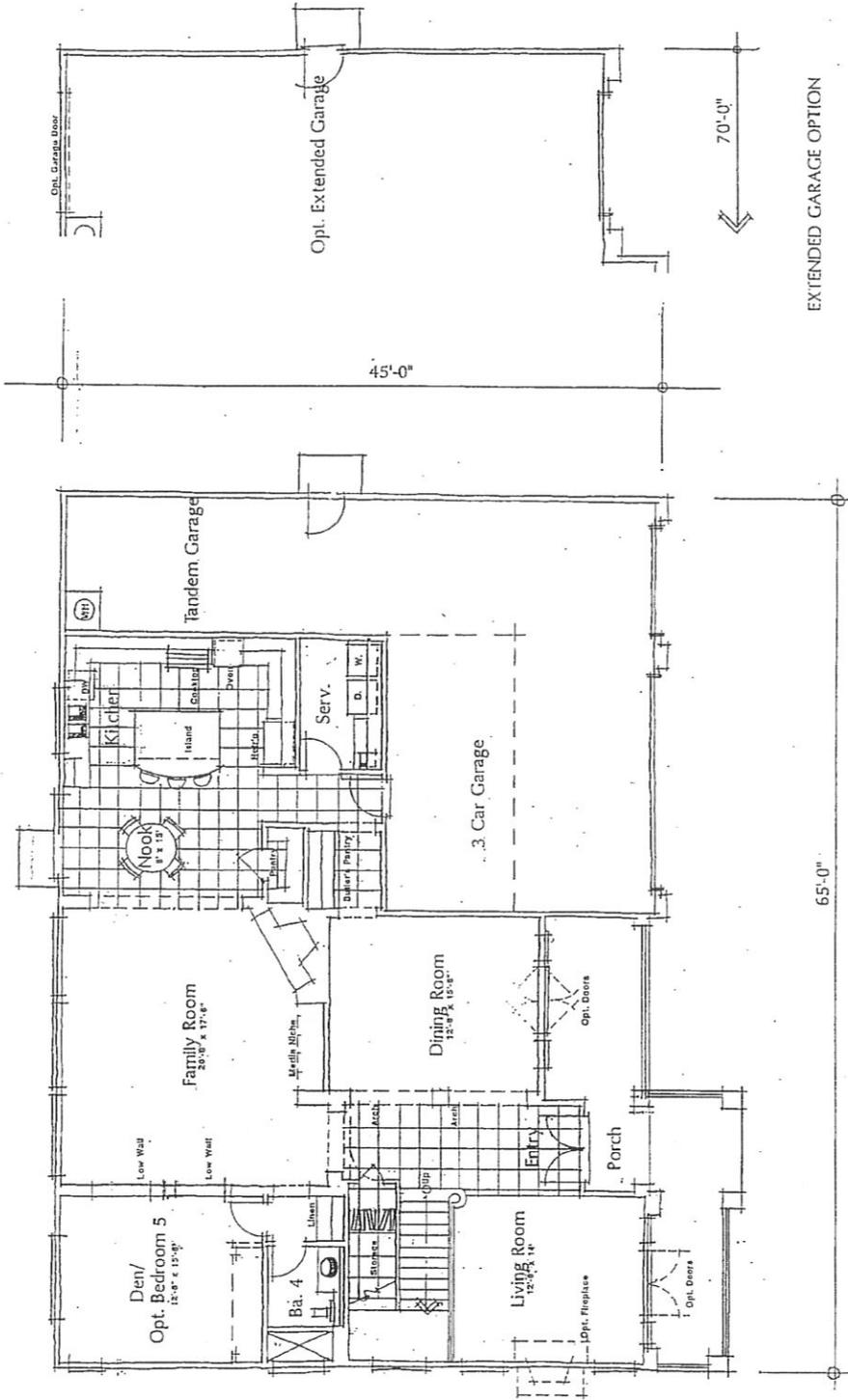


HOFMANN COMPANY
 CHANCELLOR ESTATES

PLAN FIVE
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FIRST FLOOR PLAN:
1855 sq.ft.
total: 3734 sq.ft.

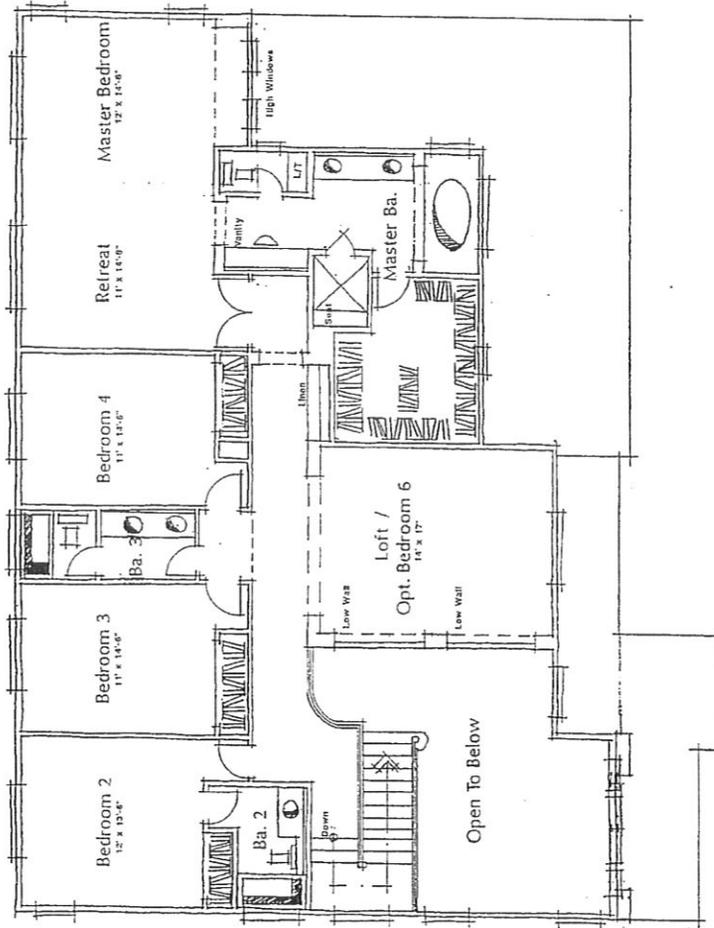
EXTENDED GARAGE OPTION



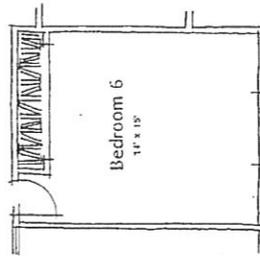
PLAN FIVE
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Architect • Planner

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"CHANCELLOR ESTATES"

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SECOND FLOOR PLAN:
1879 sq.ft.



BEDROOM 6 OPTION

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