



## AGENDA

### REGULAR PLANNING COMMISSION MEETING COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT

**THURSDAY, APRIL 9, 2009, 6:30 P.M.**

**NOTE:** Speaker Request Sheets are provided on the table inside the Council Chambers. If you wish to address the Commission during the meeting, please complete a Speaker Sheet and give to the Secretary of the Commission. A maximum of five 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.

**NOTE:** If at any time during this meeting, a quorum of the Galt City Council is present, the meeting will continue as a joint meeting of the City Council and the Planning Commission until such time as a quorum of the Council is no longer present.

#### **CALL MEETING TO ORDER**

**ROLL CALL:** COMMISSIONERS: Daley, Pellandini, Powers, Yates, McFaddin, Davenport

**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 March 12, 2009 meeting.

**RECOMMENDATION:** That the Planning Commission approve the minutes of the March 12, 2009 meeting.

#### **PUBLIC HEARING**

(3) 1. **SUBJECT:** Conditional Use Permit for Consolidated Fabricators Metal Fabrication Facility

**LOCATION:** The project is proposed on a 6.9 acre vacant property on the southeast corner of the intersection of Industrial Drive and Live Oak Avenue. The site is within the Galt Industrial Park area at the intersection of two designated truck routes in the City. The Assessor's Parcel Number is 150-0011-034.

**RECOMMENDATION:** That the Planning Commission:

1. Adopt Resolution 2009-\_\_ (PC) approving the Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving a Conditional Use Permit for Consolidated Fabricators Metal Fabrication Facility.

(85)2. **SUBJECT:** Four Seasons Estates Rezone and Tentative Subdivision Map Project

**LOCATION:** That 5.74± acres located at 1106 Ayers Lane, east of Nathaniel Avenue and north of the Union Pacific Spur Line. The property is in the City of Galt, County of Sacramento, California. The site is particularly identified as Assessor Parcel Number 150-0042-093.

**RECOMMENDATION:** That the Planning Commission:

1. Recommend that the City Council adopt Resolution 2009-\_\_ approving the Initial Study, Mitigated Negative Declaration and adopting the Mitigation, Monitoring, and Reporting Program for the Four Seasons Estates and Lonnie Estates Rezone and Tentative Subdivision Map Project; and

2. Recommend that City Council introduce Ordinance 2009-\_\_\_ approving the proposed Rezone for the Four Seasons Estates Rezone and Tentative Subdivision Map Project from Single-family Residential, Low Density (R1A-PD with 10,000 sq. ft. minimum lot size) to Maximum-Density Single Family Residential, (R1C-PD with 6,500 sq. ft. minimum lot size) including the proposed architectural drawings for the future homes for the project; and
3. Approve Resolution 2009-\_\_\_PC conditionally approving the Tentative Subdivision Map for Four Seasons Estates.

**(183)3. SUBJECT: Lonnie Estates Rezone and Tentative Subdivision Map Project**

**LOCATION:** That 5± acre located east of Highway 99, bordered by Ayers Lane to the south and Lyonia Drive to the north in the City of Galt. The site is particularly identified as Assessor Parcel Number 150-0030-013.

**RECOMMENDATION:** That the Planning Commission:

1. Recommend that the City Council adopt Resolution 2009-\_\_\_ approving the Initial Study, Mitigated Negative Declaration and adopting the Mitigation, Monitoring, and Reporting Program for the Four Seasons Estates and Lonnie Estates Rezone and Tentative Subdivision Map Project; and
2. Recommend that City Council introduce Ordinance 2009-\_\_\_ approving the proposed Rezone for the Lonnie Estates Rezone and Tentative Subdivision Map Project from Single-family Residential, Low Density (R1A-PD with 10,000 sq. ft. minimum lot size) to Maximum-Density Single Family Residential, (R1C-PD with 6,500 sq. ft. minimum lot size) including the proposed architectural drawings for the future homes for the project; and
3. Approve Resolution 2009-\_\_\_PC conditionally approving the Tentative Subdivision Map for Lonnie Estates.

**DEPARTMENT REPORTS –**

Pursuant to Galt Municipal Code Section 18.76.020, the Planning Director shall review and decide applications for Minor Use Permits and report any determinations made to the Planning Commission at its next regular meeting.

This is to report that on April 3, 2009, the Planning Director held a duly noticed public hearing and approved a Minor Use Permit application from Sacramento County Office of Communications and Information Technology to construct an emergency responder radio tower at the Galt Wastewater Treatment Plant--10059 Twin Cities Road in Galt, California. The project consists of a one hundred forty foot tall lattice design tower structure with approximately eight round antenna dishes mounted at various heights on the tower. It also includes a 12' X24' equipment shelter, diesel generator, and 500 gallon above ground diesel storage tank. The entire facility encompasses a fenced area of 50' X 40'. It will be located in the southeastern portion of the 300 acre WWTP site, just north of the existing agricultural barn leased to the Galt High School District for Future Farmers of America activities. The site is approximately 2,100 feet north of Twin Cities Road and 60 feet west of the entrance driveway that runs parallel to the UPRR tracks.

**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