



## **MINUTES**

**Planning Commission Regular Meeting  
Council Chambers, 380 Civic Drive, Galt, California  
Thursday, April 9, 2009, 6:30 p.m.**

The meeting was called to order at 6:30 p.m. by Chairperson Powers. Commissioners present: Powers, McFaddin, and Yates. Davenport arrived late. Pellandini and Daley were absent.

Staff members present: Community Development Director Campion, Principal Planner Kiriu, Associate Planner Erias, City Engineer Forrest, City Attorney Hollender and PC Secretary Kulm.

**PUBLIC COMMENTS** – **None.**

### **INFORMATION/CONSENT CALENDAR**

1. **SUBJECT:** Minutes of the March 12, 2009 meeting.

**ACTION:** McFaddin moved to approve the consent calendar as presented; second by Yates. Motion was unanimously carried by those Commissioners present. (Powers, McFaddin, Yates)

### **PUBLIC HEARING**

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

**RECOMMENDATION:** That the Planning Commission 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..

Kiriu gave staff report.

Chairperson Powers opened the public hearing.

Yates asked if any residents had contacted the city regarding this project. Kiriu explained that a letter was received from two residents (Beverly Bland & E. Laverne Moore) who live at 10375 Live Oak Avenue asking questions regarding hours of operation, potential impacts, etc. Staff mailed a staff report with Conditions of Approval to the residents and they called and said they no longer have any concerns. Powers asked if the other residents received notice of this proposed project. Kiriu said that a Notice of Public Hearing was mailed to all residents. McFaddin asked if the hours of operation would be left open allowing the applicant to work on Sundays. Kiriu explained that staff's recommendation is 6:00 a.m. to 8:00 p.m. daily.

The applicant and project manager, Jim Allman of Lord Construction, thanked staff for their work on the project. On behalf of the owner, Mr. Allman said they have read all the Conditions of Approval and accept the conditions as written.

**ACTION:** McFaddin made a motion to 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; second by Davenport. The motion was unanimously carried by those Commissioners present. (Powers, McFaddin, Yates, Davenport)

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

**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.

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

**LOCATION:** That 5± acre located east of Hwy. 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.

Erias gave these two staff reports simultaneously.

Commissioners expressed the following concerns:

- In regard to changing the lot sizes and square footage of the proposed homes.
- Increased traffic.
- Public roads connecting to other subdivisions (Will they be required to pay fair share?)
- Liability regarding railroad tracks.
- ARC recommended all tile roofs. Staff report indicated tile roofs will be presented as an option only. PC wants all tile roofs. Applicant agreed to this request.

Laura Brandon, applicant, indicated she is willing to work with the Commission and staff to address their concerns, including larger homes.

Kimberly O'Neil, resident of neighboring Mitchell Estates subdivision, expressed concerns about the potential increase in traffic, the size and quality of the homes, as well as the requested rezoning of the lot sizes.

Richard O'Neil, resident of neighboring Mitchell Estates subdivision, expressed concerns about the potential increase in traffic.

Commissioners discussed placing a limit on the number of homes (10) that could be between 1,295 sq. ft. and 1,400 sq. ft. within both subdivisions. Campion asked for a straw poll from the commissioners regarding placing a limit on the number of smaller homes. Straw poll results: Yates & Davenport – No, Powers & McFaddin – Yes.

**Action for: Four Seasons Estates Rezone and Tentative Subdivision Map Project**

**ACTION:** Davenport made a motion that 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 (*the PC approved this recommendation with the condition that the applicant resubmit a new ARC package with homes ranging in size from 1,400 square feet to ,600 square feet rather than the proposed 1,295 square feet to 1,400 square feet and that all roofing material be tile*); and
- 3) Approve Resolution 2009-\_\_\_PC conditionally approving the Tentative Subdivision Map for Four Seasons Estates.

Motion seconded by McFaddin. The motion was carried as amended by the following vote: Ayes - Powers, McFaddin, Davenport; Yates abstained.

**Action for: Lonnie Estates Rezone and Tentative Subdivision Map Project**

**ACTION:** Davenport made a motion that 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 (*the PC approved this recommendation with the condition that the applicant resubmit a new ARC package with homes ranging in size from 1,400 square feet to 1,600 square feet rather than the proposed 1,295 square feet to 1,400 square feet and that all roofing material be tile*); and
- 3) Approve Resolution 2009-\_\_\_PC conditionally approving the Tentative Subdivision Map for Four Seasons Estates.

Motion seconded by Powers. The motion was unanimously carried as amended by those Commissioners present. (Powers, McFaddin, Yates, Davenport).

**DEPARTMENT REPORT:** - Campion reported to the Commission results of a duly noticed public hearing and approval of 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.

Meeting adjourned at 7:55 p.m.  
Respectfully submitted by

Cathy Kulm, Planning Commission Secretary