

## **5 MINUTE MAXIMUM TIME LIMIT WHEN ADDRESSING COMMISSION**

**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.

### **CITY OF GALT**

### **AGENDA**

### **REGULAR PLANNING COMMISSION MEETING**

### **COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT**

**THURSDAY, AUGUST 11, 2005, 6:30 P.M.**

### **CALL MEETING TO ORDER**

**ROLL CALL:** COMMISSIONERS: Albright, Powers, McFaddin, Heuer, Hohsfield, Santillan

**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)1. **SUBJECT:** Minutes of the meetings of July 14, 2005 regular meeting.

**RECOMMENDATION:** That the Planning Commission approve the minutes of July 14, 2005 meeting.

### **PUBLIC HEARING**

(3)1. **SUBJECT:** Carillion Partners Parcel Map Project

**LOCATION:** The property is located on the south side of Twin Cities Road (SR 104) at the intersection with Carillion Boulevard in the Galt Northeast Specific Plan Area. Carillion Boulevard divides the property almost in half from east to west. Lake Park Avenue forms the southern boundary of the site on the east side of Carillion Boulevard. It intersects with the southern property line on the west side of Carillion Boulevard. It is more particularly identified as Assessor Parcel Number: 148-0080-029.

**RECOMMENDATION:** That the Planning Commission:

Adopt Resolution 2005-\_\_ (PC) approving the CEQA Notice of Exemption and the Tentative Parcel Map for the Carillion Partners Parcel Map Project.

**DEPARTMENT REPORTS** - None.

**PLANNING DIRECTOR'S REPORT** - None.

**COMMUNICATIONS**

**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

**City of Galt**  
**Planning Commission Regular Meeting Minutes**  
**Council Chambers, 380 Civic Drive, Galt, California**  
**Thursday, July 14, 2005, 6:30 p.m.**

The meeting was called to order at 6:30 p.m. by Commissioner Albright. Commissioners present: Albright, Heuer and Santillan. McFaddin, Powers, and Hohsfield were absent.

Staff members present: Planning Director Campion, Principal Planner Kiriou, Associate Planner Chris Erias, City Attorney Ingram, and Planning Commission Secretary Kulm.

**PUBLIC COMMENTS** - None

**INFORMATION/CONSENT CALENDAR**

1. **SUBJECT:** Minutes of the special meeting of June 30, 2005.

**RECOMMENDATION:** That the Planning Commission approve the minutes of June 30, 2005.

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

**PUBLIC HEARING:**

1. **SUBJECT:** Modification #2 to Galt Village Center Master Sign Plan Conditional Use Permit to increase the advertising space of the existing 100 foot tall pole sign from 600 sq. ft. to 900 sq. ft.

**RECOMMENDATION:** That the Planning Commission select one of the following:

Staff recommends that the Planning Commission adopt Resolution 2005- \_\_\_\_ (PC), labeled as "Denial Resolution" in the attachments, which denies the applicant's request. No CEQA document is necessary in this case. OR

If the Planning Commission wishes to approve the modified Conditional Use Permit, you would need to determine the appropriate findings for approval and complete Resolution 2005- \_\_\_\_ (PC), labeled as "Approval Resolution" in the attachments. This Resolution has been set up to approve the CEQA Notice of Exemption Section 15311, minor accessory structures including on-premises signs appurtenant to existing commercial facilities and approve the requested sign area expansion as soon as findings are made.

Commissioner Albright disclosed that he had spoken with Franklin Burris of Taylor Properties earlier in the day regarding the meeting structure due to so many commissioner absences. Albright explained that there would be a majority and as it was explained to him, an item could be approved with a majority vote of those commissioners present. City Attorney Ingram explained that the quorum (2 of 3) could act on behalf of the Commission. However, if the Commission is going to adopt a resolution than a majority of all the members (at 3 of 5) is required. Therefore, if the commissioners choose to adopt the resolution before them tonight, a majority vote would be needed. Ingram also noted that the approval of an amendment to the CUP does not have to be done by resolution. If the Commission's decision is unanimous (for or against) approving the amendment, they can act by resolution. However, if the vote is not unanimous, they can still act on behalf of the Commission by regular motion only, not resolution, and would need to orally read the findings into the record.

Kiriu gave the staff report.

Commissioner Albright opened the public hearing.

Franklin Burris, representative of Guttridge-Taylor LLC, addressed the Commission. Burris noted that one exhibit was missing from the staff report. Kiriu passed out the additional exhibit. Mr. Burris indicated that his company is hoping to draw a sit-down restaurant in the center. He feels that in order to entice a "chain" style restaurant, i.e., Applebees, they will need to offer a spot on the pole sign. Mr. Burris passed out information regarding "Other Small Market 75'-100' Pole Signs" provided by Pacific Neon Co. Mr. Burris encouraged the Planning Commission to support their application.

Santillan asked Mr. Burris asked why the existing panels could not be divided into two smaller panels. Mr. Burris noted that the existing tenants purchased the space on the pole sign based on the current size and their expectation of pulling traffic off the freeway. Santillan also commented that Comfort Suites will be approximately 3 stories high and usually has some sort of tower façade which will make the top of the building about 50 feet high and should be visible from the freeway without advertising on the pole sign. He believes that the existing pole sign should be divided into smaller panels rather than add additional square footage to the sign.

Heuer noted that the existing sign does seem more visual going northbound. Heuer thinks that there is too much sign clutter along the freeway and at this time is not convinced that the sign needs to be enlarged.

Mr. Burris reiterated that a panel on the pole sign will be requested by future businesses who may locate in the center and at this time there is no available space on the sign to draw additional businesses.

Albright commented that he believes many of the businesses currently in the center depend somewhat on freeway draw rather than just Galt residents. Albright encouraged Mr. Burris to contact larger restaurants and inquire as to what they would require for signage to locate in the center.

Additional discussion ensued between staff, the Commission and the applicant. After much discussion, Mr. Burris indicated that if the Commission would allow a bigger sign, he would like to have some flexibility as to how the additional space is divided based on type of tenant. (i.e., Applebee's has a long name and may need a more linear panel.) Albright would like to find out from the existing businesses how much they rely on highway traffic. Mr. Burris stated that he will contact the businesses regarding Mr. Albright's inquiry and report back to the Commission.

Albright closed the public hearing.

**ACTION:** Heuer made a motion to continue this item to the September 8, 2005 regular Planning Commission meeting to allow the applicant to submit additional designs; second by Santillan. The motion was unanimously carried by those Commissioners present. (Albright, Heuer, Santillan).

**PLANNING DIRECTOR'S REPORT:** None

Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Cathy Kulm, Planning Commission Secretary

Prepared By: Chris Erias, Associate Planner

P.C. Date: August 11, 2005

Reviewed By: Curt Campion, Assistant City Manager

**CITY OF GALT**  
**PLANNING COMMISSION**

**STAFF REPORT**

**TITLE:** Carillion Partners Parcel Map Project

**LOCATION:** The property is located on the south side of Twin Cities Road (SR 104) at the intersection with Carillion Boulevard in the Galt Northeast Specific Plan Area. Carillion Boulevard divides the property almost in half from east to west. Lake Park Avenue forms the southern boundary of the site on the east side of Carillion Boulevard. It intersects with the southern property line on the west side of Carillion Boulevard. It is more particularly identified as Assessor Parcel Number: 148-0080-029.

**APPLICANT:** Sam Miller  
Carillion Partners, LLC  
3006 Clairidge Court  
Sacramento, CA 95821

**ENGINEER:** R.E.Y Engineers, Inc  
3222 Ramos Circle  
Sacramento, CA 95827

**PROJECT SIZE:** 26.13 acres

**EXISTING ZONING:** C, Commercial (West of Carillion Blvd.)  
PQ, Public, Quasi Public (East of Carillion Blvd.)

**GENERAL PLAN**

**DESIGNATION:** Commercial west of Carillion Boulevard and Public-Quasi Public east of Carillion Blvd.

**EXISTING LAND USE:** Vacant

**SURROUNDING LAND USE:**

North: County property that is zoned mostly Agricultural - Residential.

South: Vacant R3, high density multi-family residential and existing residential subdivision zoned R1-C, max density single family residential (Twin Cities Estates, 2A)

East: Existing Comfrey Senior Apartments zoned R3-PD, multi-family residential.

West: Existing residential subdivision zoned R1-C, maximum density single family residential (Rancho San Jon Subdivision).

**RECOMMENDATION:**

That the Planning Commission adopt Resolution 2005-\_\_ (PC) approving the CEQA Notice of Exemption and the Tentative Parcel Map for the Carillion Partners Parcel Map Project.

**ENVIRONMENTAL STATUS:**

A CEQA Exemption (Section 15061(b) (3)) is proposed for this project. This exemption is the General Rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The parcel is already physically divided by an existing, arterial street (Carillion Boulevard) which runs through the middle of the parcel. Making the “virtual” subdivision official by actually creating the parcels by map will have no effect on the property’s future potential for development, will not change the zoning, and will not require substantial additional city infrastructure since the perimeter roadways are already in place. It is noted that future development of the parcels will also be subject to a separate CEQA analysis.

**PROJECT DESCRIPTION:**

The applicant is proposing to subdivide an existing parcel bifurcated by an arterial street into two (2) parcels using the road right of way as the parcel lines. The property on the east side of Carillion Boulevard is zoned Public/Quasi Public. The property west of Carillion Boulevard is zoned Commercial. There are no proposed development plans at this time. Subdivision of the property will allow the parcels to be sold individually.

**REVIEW AND ANALYSIS:**

**Land Use Compatibility:**

The surrounding land use is mostly residential. Nearby residential development includes Twin Cities Estates, Comfrey Senior Apartments and Rancho San Jon Subdivision. The Commercial and Public-Quasi Public zoning of the subject property is consistent with the City of Galt’s Northeast Area Specific Plan (NEASP) which calls for a “balanced” community of housing, employment and community facilities. While there is no project at this time, future development will be required to conform to existing zoning regulations to ensure NEASP compatibility and will be subject to separate CEQA review and analysis.

**Utilities and Public Services:**

It shall be the goal of the City to maintain an adequate and affordable system of public services and facilities that meet the needs of existing and future development (General Plan, pg. I-2). Water, wastewater and storm sewer are currently located on the main road separating the property. However, there are no development plans at this time and no impact on the system. Future building permit issuance will be determined by sewage treatment plant capacity at the time of development.

**Parking and Circulation:**

There are no proposed development plans at this time.

**Wastewater Capacity, Remaining Connections, Projected Building Permit Issuance:**

It was previously estimated in early 2005 that with the planned improvements for 2005 to raise the spillway at the dam reservoir by 1 foot, the City could accommodate the 102 single family residential building permits which had been issued and not finalized or occupied and an additional 235 building permits for this season. Based on historic records and projected growth rates, there should be sufficient storage and/or land for application of treated effluent to accommodate this projected growth.

Since the end of July 2005, 195 single family equivalent permits have been issued. This, in essence, would allow for 45 new building permits to be issued and finalized. This projection did not include any new high-discharge non-residential connections before October 2005. In addition, it should be noted that the 45 residential units are termed as "equivalent dwelling units" for purposes of non-residential development. This means any commercial or non-residential development to occur during this same period would reduce the number of permits available for dwelling units based on their discharge requirement, thus reducing the single family building permits by an equivalent amount.

The planned improvements to accommodate development in 2006 by bringing Field 18 (20 acres) into the reclamation system are currently in the design and permitting stage. It is anticipated that this project will be on-line in the spring or summer of 2006. Assuming this project is permitted and constructed, it could accommodate an estimated additional 340 permits. Additional permit capacity may also be available if the City discontinues sludge injection on about 24 acres and hauls it off-site instead.

However, because this project will not be on line until the spring of 2006, staff cannot predict at this time when the next round of building permits (i.e. 340) can be released. As this project proceeds to completion, it will be necessary to monitor its progress in order to estimate when and how many permits (or connections) may be issued.

#### **General Plan Consistency:**

1. The proposed project is simply the subdivision of a commercial parcel into two individual parcels for development and sale. Since there are no zoning changes and no development plans there will be no impact on the General Plan.

Furthermore, the findings for approval of the subdivision, as required in Section 17.16.110 of the Galt Municipal Code, are set forth in the attached Resolution for approval.

#### **ATTACHMENTS**

Resolution 2005-\_\_ (PC)

Exhibit A - Tentative Parcel Map

Exhibit B - Conditions of Approval

**RESOLUTION NO. 2005-\_\_ (PC)**

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF GALT, CALIFORNIA  
MAKING FINDINGS FOR APPROVAL OF THE  
TENTATIVE PARCEL MAP FOR  
CARILLION PARTNERS PARCEL MAP PROJECT**

**WHEREAS**, Carillion Partners, LLC has requested approval of the Tentative Parcel Map for the Carillion Partners Parcel Map Project; and

**WHEREAS**, the Planning Commission of the City of Galt held a duly noticed public hearing on August 11, 2005 and, using their independent judgment, reviewed the proposed CEQA Exemption Section 15061 (b) (3) and considered all evidence in the record including the staff report, comments received, and oral and written testimony regarding the proposed tentative parcel map project.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED**, by the Planning Commission of the City of Galt, California, that CEQA Exemption 15061 (b)(3) is approved for the Tentative Parcel Map for the Carillion Partners Parcel Map Project.

**BE IT FURTHER RESOLVED AND ORDERED**, by the Planning Commission of the City of Galt, California, that the following findings have been made on the Tentative Parcel Map for the Carillion Partners Parcel Map Project:

- A. A legally noticed public hearing was held for input and testimony on August 11, 2005 by the Galt Planning Commission;
- B. The site is physically suitable for the proposed density and intensity of use. Both parcels are located on arterial streets with good future circulation opportunities. Each site is relatively flat and both have streets and utilities immediately adjacent. These sites were originally planned in the North East Area Specific Plan (NEASP) for Commercial and Public/Quasi-Public uses to serve the surrounding residential community;
- C. The proposed Tentative Parcel Map for Carillion Partners Parcel Map Project is consistent with the Galt General Plan 1989-2005 and the Northeast Area Specific Plan as identified in the staff report associated with this project;
- D. The subdivision of the property will not cause substantial environmental damage. There are no trees on either site which could provide nesting sites for raptors or be impacted by development and there are no water courses which could provide habitat value for sensitive, threatened, or endangered species. Future development of the sites will be required to comply with all local codes and regulations regarding erosion control, storm drainage, air quality, and similar issues. There are no areas on the site that are subject to flood hazards;
- E. The proposed Tentative Parcel Map for the Carillion Partners Parcel Map Project is consistent with the City of Galt Zoning Ordinance. It meets all requirements for lot size;
- F. The design of the subdivision will not cause serious public health problems as the parcel is already physically divided by an existing, arterial street (Carillion Boulevard) which runs through the middle of the parcel. Making the “virtual” subdivision official by actually creating the parcels by



- map will have no effect on the surrounding properties or the public health;
- G. The design of the subdivision will not conflict with easements of record or assessments acquired by the public at large, for access through or use of, property within the proposed subdivision;
- H. All requirements of the California Environmental Act and the rules and procedures adopted by the City Council pursuant thereto have been met;

**BE IT FURTHER RESOLVED AND ORDERED**, that the Tentative Parcel Map for the Carillion Partners Parcel Map Project (Exhibit A) is hereby approved subject to the Conditions of Approval set forth in Exhibit B to this Resolution. Said tentative map shall expire on August 11, 2007.

**PASSED AND ADOPTED** by the Planning Commission of the City of Galt, California, this 11th day of August 2005, upon motion by Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_, by the following vote, to wit:

**AYES:** Commissioners:  
**NOES:** Commissioners:  
**ABSTAIN:** Commissioners:  
**ABSENT:** Commissioners:

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

\_\_\_\_\_  
Planning Commission Chairperson, City of Galt

ATTEST:

\_\_\_\_\_  
Planning Commission Secretary, City of Galt

# TENTATIVE PARCEL MAP

PARCEL C, 114 P.M. 1

MANIKAS PROPERTIES

CITY OF GALT

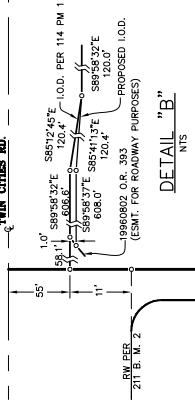
CALIFORNIA

JUNE 2005

SCALE: 1"=100'

SHEET 1 OF 1

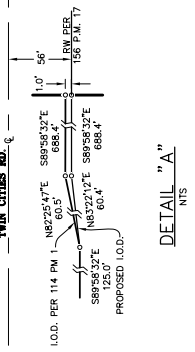
TWIN CITIES RD.



DETAIL "A"

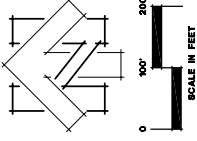
NTS

TWIN CITIES RD.



DETAIL "B"

NTS



SCALE IN FEET

0 100' 200'

NOT TO SCALE

SITE MAP

OWNER:

CARILLON PARTNERS, LP

A CALIFORNIA LIMITED LIABILITY PARTNERSHIP

3006 CLARIDGE COURT

SACRAMENTO, CA 95821

SUBDIVIDER:

CARILLON PARTNERS, LP

A CALIFORNIA LIMITED LIABILITY PARTNERSHIP

3006 CLARIDGE COURT

SACRAMENTO, CA 95821

A.P.N.S:

EXISTING:

148-0081-029

ACREAGE:

26.13 AC (GROSS)

2.118 AC (NET)

GENERAL PLAN:

PARCEL 1 - COMM - RESERVED

PARCEL 2 - PUBLIC/SOCIAL

ZONING:

PARCEL 1 - COMMERCIAL

PARCEL 2 - PQ

EXISTING USE:

VACANT

PARCEL SIZES:

MINIMUM PARCEL SIZE - 9.61 AC.

MAXIMUM PARCEL SIZE - 11.57 AC.

AVERAGE PARCEL SIZE - 10.59 AC.

WATER SUPPLY:

CITY OF GALT

SANITARY SEWER:

CITY OF GALT

SOLID WASTE DISPOSAL:

CALIFORNIA WASTE RECOVERY SYSTEM

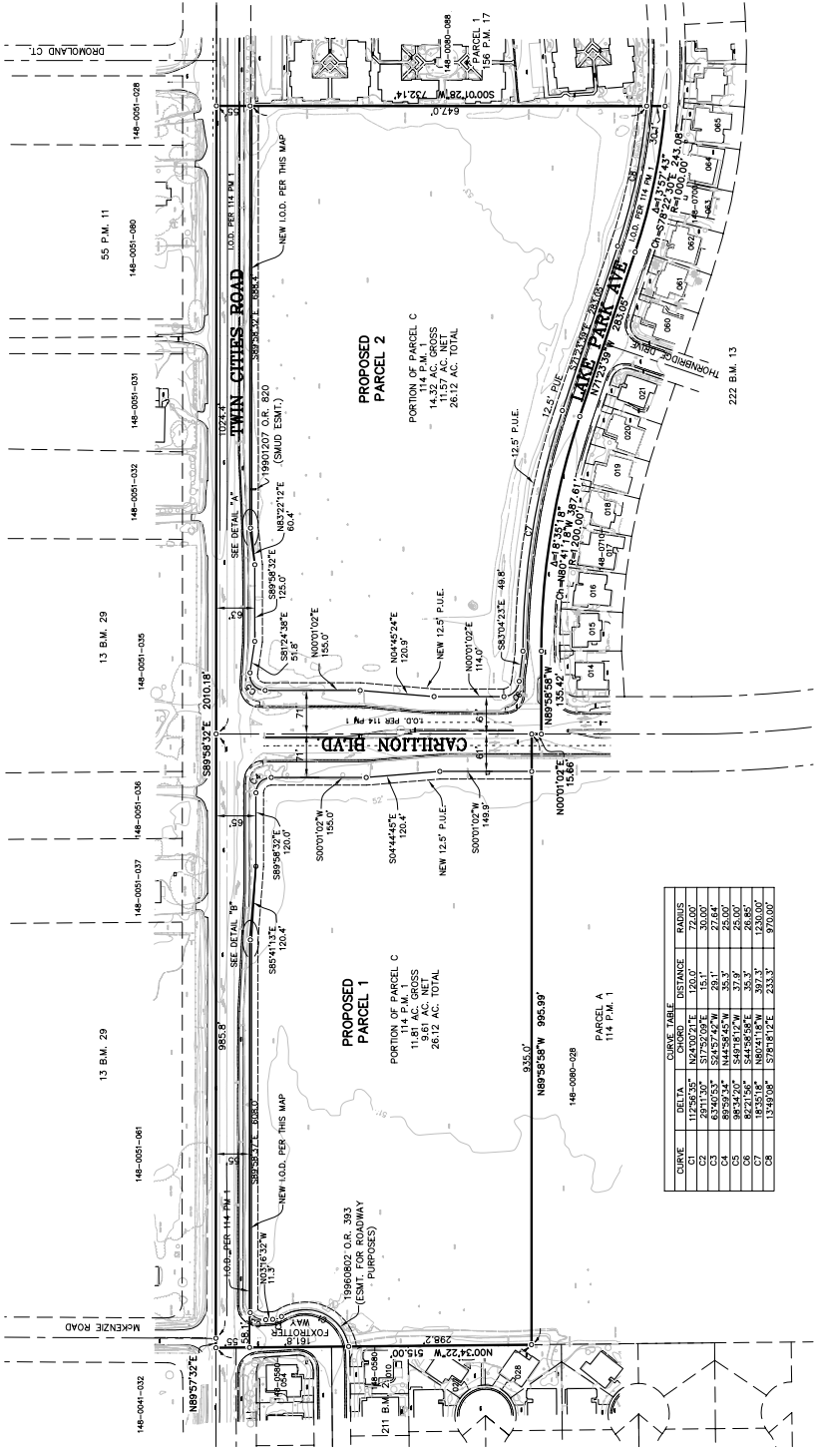
FIRE PROTECTION:

GALT FIRE DISTRICT

FLOOD ZONE:

ZONE X - OUTSIDE 500 YR. FLOOD PLAIN

PANEL NUM. 06034 0001 C



CURVE	CH. PT.	CURVE TABLE	CH. DISTANCE	RADIUS
C1	11294.36'	N240021'E	120.0'	72.00'
C2	23113.07'	S17325.0'E	18.1'	30.00'
C3	83525.07'	N44538.4'E	35.1'	22.60'
C4	844538.45'	S4418.1'E	37.9'	25.00'
C5	84418.12'	N44538.4'E	35.1'	22.60'
C6	844538.45'	S4418.1'E	37.9'	25.00'
C7	84418.12'	N44538.4'E	35.1'	22.60'
C8	134908'	S72181.2'E	233.3'	970.00'

## NOTE:

- 1.) THE PURPOSE OF THIS PROPOSED DIVISION IS TO CREATE SEPARATE LEGAL DESIGNATIONS FOR PARCEL C AS SEPARATED BY THE I.O.D. ACROSS CARILLON BLVD. PER 114 P.M. 1.
- 2.) A SPECIFIC PLAN AMENDMENT TO REMOVE THE CURRENT PLAN DESIGNATION "COMMERCIAL RESERVE" WILL BE REQUIRED PRIOR TO DEVELOPMENT OF PARCEL C OF THIS MAP.

## **EXHIBIT B**

### **Tentative Parcel Map for the Carillion Partners Parcel Map Project Conditions of Approval**

#### **(19 CONDITIONS)**

##### **SANITARY SEWER:**

1. Building permit issuance will be determined by sewage treatment plant capacity.

##### **MISCELLANEOUS:**

2. All costs for complying with these conditions of approval, unless otherwise noted, are the responsibility of the subdivider and/or his or her successors in interest.

##### **MAPS AND PLANS:**

3. Pay all delinquent taxes prior to final map approval.
4. A lettered lot shall be dedicated to the City of Galt for a future well site in accordance with the Galt General Plan land use map. This lot is to be located approximately in the northwest corner of proposed Parcel 1. The approximate dimensions and/or total acreage and location to be determined by the City Engineer at the time of Final Map.
5. Dedicate additional foot of right of way on the south side of Twin Cities Road.
6. The existing Public Service Easement on the south side of Twin Cities Road shall be shifted southward one (1) foot to maintain a 12.5' easement south of the new right of way.
7. Provide monumentation as required by the City Engineer in accordance with accepted standards.
8. All easements of record to be shown on the final map.
9. Provide the City of Galt Public Works Department with a reproducible Mylar or vellum of the recorded final map and three blackline prints. Three copies of the recorded final map information shall also be provided on computer disk compatible with Auto CAD 14 or higher on separate CD-ROM. Provide the Building Department, Police Dispatch office and Planning Department with 1:500' scale copies of the final map. Provide reproducible Mylar or vellum 'as-built' drawings, two blackline sets, and two copies on computer disk compatible with AutoCAD 14 or higher on separate CD-ROMs of the public improvements to the City Engineer prior to their acceptance.
10. A preliminary soils report prepared by a registered civil engineer shall be required and submitted in accordance with 66490 and 66491 (a), (b), of the Map Act prior to final map approval.
11. The developer should immediately consult with SMUD Distribution Planners. The developers must submit copies of all tentative maps to SMUD and PG&E for review.
12. All existing and proposed utilities, excluding 69 KV lines or higher, shall be underground in accordance with City Ordinances. If the lines are 69 KV or higher, developer shall ensure that the poles are steel and not wood.
13. The final map shall be prepared in accordance with Chapter 17.28 of the Galt Municipal Code.
14. The Carillion Partners Parcel Map shall expire 2 years from the date of Planning Commission approval.
15. Prior to final map approval, applicant shall pay all fees and costs as set forth in the Galt Fee Schedules adopted by City Council.
16. Provide the City Planning Department with two originals of the Sacramento County Assessor book and

page maps as soon as they are available. Addresses will be assigned and distributed using this information. Building Permits may not be issued until said maps are delivered.

17. Prior to final map approval, the developer or successors in interest shall execute an indemnification agreement, in a form to be approved by the City Attorney, acknowledging that the capacity at the Galt Wastewater Treatment Plant is limited, indemnifying the City against any legal challenges related to the project, and acknowledging that building permit issuance for this project will be based on sewer capacity at the time of future development.

**DEVELOPMENT:**

18. Any future development of either parcel will require subsequent analysis pursuant to the California Environmental Quality Act.
19. Both parcels are served by existing public streets. Public improvements including, but not limited to fire hydrants, street lights and sidewalks shall be deferred until development of the parcel is approved via site plan review or other entitlement.

I, the undersigned, am authorized to act as an agent for the applicant and have read, understand fully, and agree to comply with the Conditions of Approval for this project as outlined above.

\_\_\_\_\_  
Applicant's Authorized Agent

\_\_\_\_\_  
Date