NOTICE OF PUBLIC HEARING FOR SUMMERFIELD AT TWIN CITIES – CONDITION A-20 MODIFICATION REQUEST

Notice is hereby given that the Galt Planning Commission will hold a Public Hearing in the Council Chamber of Galt City Hall, 380 Civic Drive, Galt, California, on the date and time indicated below, or as soon thereafter that the matter can be heard, to receive and consider all evidence and reports relative to the application described herein. The Planning Commission will take action on the vesting tentative subdivision map condition modification request.

PROJECT TITLE: Summerfield at Twin Cities – Condition A-20 Modification Request

PROJECT LOCATION: North side of Twin Cities Road, north of intersection with Marengo Road. APN: 148-1100-006

PROJECT DESCRIPTION: The Summerfield at Twin Cities project was approved by City Council on September 15, 2020.

As part of the original approval, the City Council added a condition (A-20) to require a specific amount of home sizes. This condition was crafted by the Council at the public hearing on September 15, 2020.

> **A-20: The homes built will be executive style housing. Minimum house sizes will be at least 20% - 2,000 sq. ft. in size, 20% - 2,400 sq. ft. in size, 20% - 2,800 sq. ft. in size, 20% - 3,200 sq. ft. in size and 20% - 3,500 sq. ft. in size. The homes may be larger.**

Homes by Town (HBT) officially purchased the property on April 6, 2022. On June 21, 2022, HBT applied to the Planning Division to request a modification of condition A-20. HBT is requesting to (1) reduce the number of tiers from five to three, and (2) adjust the square footage sizes in accordance with the new tiers. The request would be:

> **The homes built will be executive style housing. Minimum house sizes will be at least 16% at 2,000 sq. ft. in size, 16% at 2,400 sq. ft. in size and 16% ranging from 2,600 to 3,700 sq. ft. in size.**

OWNER/APPLICANT: Towne Development of Sacramento
11060 White Rock Road, Ste. 150
Rancho Cordova, CA 95670

PLANNING COMMISSION PUBLIC HEARING:

DATE AND TIME: Thursday, August 11, 2022; 6:00 P.M, or as soon thereafter that the matter can be heard.

If you have any questions regarding the proposed project or wish to review the tentative maps or other details prior to the public hearing, please contact Kristyn A. Bitz, Associate Planner at 209-366-7230 or kbitz@cityofgalt.org.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Sections 65009, 66020, and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.