



## AGENDA

### REGULAR PLANNING COMMISSION MEETING COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT THURSDAY, APRIL 9, 2026, 6:00 PM

**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 it 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.

#### 1. **CALL MEETING TO ORDER**

##### **PLEDGE OF ALLEGAANCE**

2. **ROLL CALL:** COMMISSIONERS: Denier, Gerling, Johnson, Jones, and Jackson.

3. **PUBLIC COMMENTS:** Under Government Code Section 54954.3, members of the audience may address the Commission on non-agenda items. Speakers may address the Commission on any agenda item during consideration of the item. Speakers shall restrict their comments to issues that are within the subject matter jurisdiction to the Planning Commission and limit comments to a maximum of three minutes. Please fill out a speaker sheet located on the table inside the entrances to the Council Chambers and forward the completed speaker sheet to the Recording Secretary.

#### 4. **INFORMATION/CONSENT CALENDAR:**

A. **SUBJECT:** Minutes of the February 12, 2026 Regular Meeting.

**RECOMMENDATION:** The Planning Commission approve the minutes of the February 12, 2026 Regular Meeting.

#### 5. **PUBLIC HEARING:**

A. **SUBJECT:** Dry Creek West

**RECOMMENDATION:** Recommend that the City Council approve the following: 1) Addendum to the Dry Creek Oaks Subdivision Project Initial Study and Mitigated Negative Declaration (“IS/MND”); 2) Amendment to the City’s General Plan to change the land use designation for a portion of the Project site to Medium High Density Residential (“MHDR”); 3) Rezone a portion of the Project site to Medium-High-Density Multiple Family Residential (“R3”); 4) A Tentative

Subdivision Map (“TSM”); 5) Design Review approval; and 6) Conditional Use Permit (CUP) for a multi-family residential use in the Commercial zone.

**B. SUBJECT:** Sheffield Design Review

**RECOMMENDATION**: 1. Receive presentation; 2) Open public hearing to receive comments; and 3) Upon closing the public hearing, recommend that the Planning Commission adopt the resolution approving the Design Review (Project Architecture) for the Sheffield Subdivision.

**6. PUBLIC MEETING:**

None

**DIRECTOR’S REPORT:**

Development update

**7. ADJOURN**

**STACY SCHAFFER, ASSOCIATE PLANNER /PLANNING COMMISSION SECRETARY:** Agenda Report. The agenda for this Galt Planning Commission Meeting was posted at 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. Community Development Department, 495 Industrial Drive