



MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION

THURSDAY, March 23, 2023
6:00 PM
CITY HALL COUNCIL CHAMBER
1700 7th STREET
SANGER, CA 93657

A. CALL TO ORDER AND ROLL CALL

Chair Kevin Carter called the meeting of the Planning Commission to order at 6:10 PM.

Roll Call:

Present: Chair Kevin Carter, Commissioner Drew Esquer, Commissioner Victor Echeverria,
Commissioner Mary Lopez

Absent: Vice Chair Ken Garcia, Commissioner Kari Daniska, Commissioner Antonio Aguilar

B. FLAG SALUTE

The flag salute was led by Chair Carter.

Commissioner Kari Daniska joined the meeting at 6:14 PM.

C. APPROVAL OF AGENDA

The Commission by motion of Commissioner Esquer approved the agenda as presented. The motion was seconded by Commissioner Echeverria and approved by the following vote:

AYES: CARTER, ESQUER, ECHEVERRIA, LOPEZ, DANISKA

NOES:

ABSTAIN:

ABSENT: GARCIA, AGUILAR

D. APPROVAL OF MINUTES

1. SUBJECT: Minutes of a Regular Planning Commission meeting held on February 23, 2023.

The Commission by motion of Commissioner Echeverria approved the February 23, 2023, regular meeting minutes as presented. The motion was seconded by Commissioner Lopez and approved by the following vote:

AYES: CARTER, ESQUER, ECHEVERRIA, LOPEZ, DANISKA

NOES:

ABSTAIN:

ABSENT: GARCIA, AGUILAR

E. PUBLIC FORUM

There was no public comment.

F. PUBLIC HEARINGS

1. **SUBJECT:** APPROVED - Proposed General Plan Amendment No. 2023-01, Proposed Zoning Amendment No. 2023-01 (including annexation), Proposed Conditional Use Permit No. 2023-01, Proposed Tentative Tract Map No. 2022-01, and Mitigated Negative Declaration for the Somerset Residential Community Project located south of E. North Avenue, east of S. Bethel Ave, and west of S. Greenwood Avenue (APNs 332-090-017, 332-090-26, 332-090-27, and 332-090-01 (annexation only)).

Chair Carter opened the public hearing to discuss item F.1.

City Planner Tristan Suire presented on the item.

Applicant Mr. Jim Robinson of San Joaquin Valley Homes presented on the item.

Commissioner Daniska and Commissioner Esquer expressed concern over sufficient parking space at the sports park area and within the proposed subdivision. Commissioner Esquer also expressed concern about adequate parking areas for the US Post Office vehicles.

Public comments:

Melissa Echeverria said that the developer's presentation was not visible via zoom. She asked if the subdivision was an HOA community. In response, Mr. Robinson said that an HOA has not been determined, but the smaller homes might have an HOA.

Chair Carter closed the public hearing.

The Commission by motion of Commissioner Esquer adopted resolution 2023.04, and amended and adopted resolution 2023-05 - condition number 8, that the mail box locations be submitted to the US Post Master for approval. The adopted resolutions are as follows:

1. Adopt Resolution No. 2023-04, recommending the City Council i) adopt pre-annexation zoning by approving Pre-Zoning Amendment No. 2023-01; and ii) adopt a Mitigated Negative Declaration for the Somerset Residential Community Project generally located south of E. North Avenue, east of S. Bethel Avenue, and west of S Greenwood Avenue (APNs 332-090-017, 332-090-26 and 332-090-27; and
2. Adopt Resolution No. 2023-05 contingently approving Conditional Use Permit No. 2023-01 and Tentative Subdivision Map No. 2023-01 (Tentative Tract Map No. 6431) generally located south of E. North Avenue, east of S. Bethel Avenue, and west of S. Greenwood Avenue (APNs 332-090-17, 332-090-26 and 332-090-27) (Somerset Residential Community Project).

The motion was seconded by Commissioner Kari Daniska and approved by the following 5 to 0 vote:

AYES: CARTER, ESQUER, ECHEVERRIA, LOPEZ, DANISKA
NOES:
ABSTAIN:
ABSENT: GARCIA, AGUILAR

2. SUBJECT: APPROVED - Proposed Variance No. 2022-01, the Planning Commission will consider a Resolution approving a Variance to allow reduced rear yard setback standards and a Class 32 Categorical Exemption (Infill Development) under the California Environmental Quality Act. (Property located on the west side of Brehler Avenue, south of Webster Street)

Chair Carter opened the public hearing to discuss item F.2.: Adopt Resolution No. 2023-06, approving Variance No. 2022-01 to reduce the required rear yard setback standards for the subject property, and adopt a Class 32 (Infill Development) exemption under CEQA (Property located on the west side of Brehler Avenue, south of Webster Street; APN 315-121-09).

City Planner Tristan Suire presented on the item.

Public comment:

There was no public comment.

Chair Carter closed the public hearing.

The Commission by motion of Commissioner Daniska, adopted resolution No. 2023-06, approving Variance No. 2022-01 to reduce the required rear yard setback standards for the subject property, and adopt a Class 32 (Infill Development) exemption under CEQA (Property located on the west side of Brehler Avenue, south of Webster Street; APN 315-121-09). The motion was seconded by Commissioner Echeverria and approved by the following 5 to 0 vote:

AYES: CARTER, ESQUER, ECHEVERRIA, LOPEZ, DANISKA
NOES:
ABSTAIN:
ABSENT: GARCIA, AGUILAR

3. SUBJECT: APPROVED - City of Sanger Five-Year Capital Improvement Plan (FY 2023/2024-2027/2028).

Chair Carter opened the public hearing to discuss item F.3.

City Engineer Josh Rogers presented on the item.

Public comment:

There was no public comment.

The Commission by motion of Commissioner Esquer, adopted resolution No. 2023-07, making a finding of General Plan conformity for the proposed Five-Year Capital Improvement Plan (FY 2023/2024 – 2027/2028) in accordance with California Government Code Section 65401. The motion was seconded by Commissioner Daniska and approved by the following 5 to 0 vote:

AYES: CARTER, ESQUER, ECHEVERRIA, LOPEZ, DANISKA
NOES:
ABSTAIN:
ABSENT: GARCIA, AGUILAR

G. COMMISSIONER COMMUNICATIONS

Community Development Director David Brletic announced that Commissioner Lopez was unable to attend next week's Planning Commission Academy and asked if a Commissioner was interested in attending in Ms. Lopez' place. Commissioner Esquer expressed interest and will inform Mr. Brletic of his availability.


H. NEXT MEETING DATE

Chair Carter announced that the next Planning Commission meeting is scheduled for April 27, 2023.

I. ADJOURNMENT

There being no further business, the meeting adjourned at 7:50 PM.

ATTEST:



Corina Tamez, Deputy City Clerk