



AGENDA

CITY OF SANGER PLANNING COMMISSION REGULAR MEETING

THURSDAY, January 26, 2023
6:00 PM
CITY HALL COUNCIL CHAMBER
1700 7th STREET
SANGER, CA 93657

This meeting will also be available for public viewing and participation through Zoom.

Weblink: <https://us02web.zoom.us/j/83816262753>

Telephone number: 1-669 900 9128

Meeting ID: 838 1626 2753

Public comment will be accepted in person, via Zoom, and by email at publicmeeting@ci.sanger.ca.us

Prior to action by the Commission on any item on this agenda, the public may comment on that item.

A. CALL TO ORDER AND ROLL CALL

B. FLAG SALUTE

C. APPROVAL OF AGENDA

D. CEREMONIAL ITEMS

1. Reappointed Commissioners Kevin Carter and Drew Esquer, and newly appointed Commissioner Mary Lopez will be given the oath of office.

E. ELECTION OF OFFICERS – Per Sanger City Code Section 2-160

1. Nominations and election proceedings for the position of Chairperson.
2. Newly elected Chairperson accepts nominations and conducts the election proceedings for the position of Vice Chair.

F. APPROVAL OF MINUTES

1. SUBJECT: Minutes of a Special Planning Commission meeting held on November 10, 2022.

RECOMMENDATION: That the Planning Commission approve the meeting minutes.

G. PUBLIC FORUM

(This portion of the meeting is reserved for persons desiring to address the Planning Commission on any matter not otherwise on the agenda and within the jurisdiction of the Planning Commission. Speakers shall address all comments to the Chair and the Commission as a body and not to any particular Commission Member or member of the staff. Speakers should limit their comments to three (3) minutes).

H. PUBLIC HEARINGS

1. **SUBJECT: Proposed Tentative Parcel Map (Tentative Parcel Map No. 2022-02) and Categorical Exemption (Minor Land Division):** The Planning Commission will consider a Resolution approving Tentative Parcel Map No. 2022-02 to divide the subject property, 2720 Jensen Avenue, Sanger, CA (APN: 315-021-023) into four new parcels and adopt a Categorical Exemption (Minor Land Division) under the California Environmental Quality Act (CEQA).

RECOMMENDATION: Receive staff's report and conduct public hearing. Adopt Resolution No. 2023-01, approving Tentative Parcel Map No. 2022-02 to divide APN 315-021-023 into four new parcels, and adopt an exemption per the California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Land Divisions) for the project.

I. COMMISSIONER COMMUNICATIONS

(This portion of the meeting is reserved for the Commissioners (i) to make brief reports on relevant matters to the Planning Commission, (ii) to request updates, and (iii) to initiate new agenda items. No action may be taken under this section of the Agenda.)

1. Planning Commissioners Academy, March 29-31, 2023

J. NEXT MEETING DATE

1. February 23, 2023

K. ADJOURNMENT

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the office of the City Clerk at 559-876-6300, Ext 1350. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting. [28 CFR 35.104 ADA Title II].

I certify under the penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Dated this 20th day of January 2023.



Deputy City Clerk, Corina Tamez



CITY OF SANGER
Planning Commission

Meeting of January 26, 2023
Agenda Item No. **E-1 and E-2**

TO: Sanger Planning Commission
FROM: Tristan Suire, Contract Planner
SUBJECT: Election of Officers

RECOMMENDATION:

Staff recommends the Planning Commission conduct election of officers per Sanger City Code Section 2-160.

PROJECT BACKGROUND SUMMARY:

Provision for election of a Planning Commission chairman and vice chairman are contained in to Sanger City Code Section 2-160. The chairman and vice chairman shall hold offices for one year and until their successors are elected. Election of the chairman and vice chairman shall occur at the first meeting following January 1 of each year.

ENVIRONMENTAL ANALYSIS

The item is not considered a project by California Environmental Quality Act (CEQA) and is therefore not subject to review.

RECOMMENDATION:

Staff recommends the Planning Commission conduct election of officers per Sanger City Code Section 2-160.

FISCAL EFFECTS:

This application has no fiscal impact.

ATTACHMENTS:

- A. Sanger City Code Section 2-160

Attachments

Sanger City Code

Sec. 2-160. - Powers; duties; quorum; procedures.

- (a) The powers and duties of the planning commission shall be those prescribed by law. The city council may, from time to time by resolution or ordinance, prescribe additional powers and duties not inconsistent with state law.
- (b) A majority of the members of the planning commission shall constitute a quorum for the conduct of business.
- (c) The planning commission may adopt such rules of procedure as it deems necessary and appropriate and may elect a chairman and vice chairman to preside over its meetings. The chairman and vice chairman shall hold offices for one year and until their successors are elected. Election of the chairman and vice chairman shall occur at the first meeting following January 1 of each year.
- (d) Robert's Rules of Order shall apply to the conduct of planning commission meetings except as they may be modified by rules of procedure adopted by the planning commission.

(Ord. No. 1139, § 4, 10-3-13.)



MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION

F-1

THURSDAY, November 10, 2022
6:00 PM
CITY HALL COUNCIL CHAMBER
1700 7th STREET
SANGER, CA 93657

A. CALL TO ORDER AND ROLL CALL

Vice Chair Carter called the Special Meeting of the Planning Commission to order at 6:05 pm.

Roll Call:

Present: Vice Chair Kevin Carter, Commissioner Ken Garcia, Commissioner Kari Daniska,
Commissioner Victor Echeverria, Commissioner Antonio Aguilar

Absent: Chair Drew Esquer, Commissioner Alvaro Alfaro Contreras

B. FLAG SALUTE

The flag salute was led by Vice Chair Carter.

C. APPROVAL OF AGENDA

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

AYES: CARTER, GARCIA, DANISKA, ECHEVERRIA, AGUILAR

NOES:

ABSTAIN:

ABSENT: ESQUER, CONTRERAS

D. APPROVAL OF MINUTES

1. SUBJECT: APPROVED - Minutes of a Regular Planning Commission meeting held on October 27, 2022.

The Commission by motion of Commissioner Garcia approved the October 27, 2022, minutes as presented. The motion was seconded by Commissioner Echeverria and approved by the following roll call vote:

AYES: CARTER, GARCIA, DANISKA, ECHEVERRIA, AGUILAR

NOES:

ABSTAIN:

ABSENT: ESQUER, CONTRERAS

E. PUBLIC FORUM

Public Comment: None

F. PUBLIC HEARINGS

1. **SUBJECT:** The Planning Commission will consider a Resolution approving Tentative Parcel Map No. 2022-01 to divide the subject property, 742 Academy Avenue (APN: 320-011-52S) into two new parcels.

The Planning Commission held a public hearing to hear all written and oral comments for consideration of a Resolution approving Tentative Parcel Map No. 2022-01 to divide the subject property, 742 Academy Avenue (APN: 320-011-52S) into two new parcels.

Senior Planner Tristan Suire presented on the item.

The public hearing opened to the public.

Public Comment: None

The Planning Commission closed the public hearing.

The Planning Commission by motion of Commissioner Aguilar adopted Resolution No. 2022-09, approving Tentative Parcel Map No. 2022-01 and adopt an exemption per the Cal. Code Regs. tit 14 section 15315 (Minor Land Divisions) for the project. The motion was seconded by Commissioner Echeverria and approved by the following roll call vote:

AYES: CARTER, GARCIA, DANISKA, ECHEVERRIA, AGUILAR

NOES:

ABSTAIN:

ABSENT: ESQUER, CONTRERAS

G. ACTION ITEM

There were no action items.

H. COMMISSIONER COMMUNICATIONS

1. Community Development Department Quarterly Report

Community Development Director David Brletic presented on the item, noting there were no updates and reminded the Planning Commission of the March 2023 new Commissioner Academy. Commissioner Aguilar expressed interest in attending the Academy.

2. Planning Commission Recruitment

Community Development Director David Brletic presented on the item, noting that Mr. Alvaro Alfaro Contreras had resigned from the Planning Commission.

I. NEXT MEETING DATE

The next meeting of the Planning Commission is a Special Meeting scheduled for December 8, 2022.

J. ADJOURNMENT

There being no further business, the Special Meeting adjourned at 6:18 PM.

ATTEST:

Deputy City Clerk, Corina Tamez



For the Meeting of: January 26, 2023
Agenda Item No. **H-1**

CITY OF SANGER
Planning Commission

TO: Sanger Planning Commission
FROM: Tristan Suire, Contract City Planner
SUBJECT: Public Hearing

Proposed Tentative Parcel Map (Tentative Parcel Map No. 2022-02) and Categorical Exemption (Minor Land Division): The Planning Commission will consider a Resolution approving Tentative Parcel Map No. 2022-02 to divide the subject property, 2720 Jensen Avenue, Sanger, CA (APN: 315-021-023) into four new parcels and adopt a Categorical Exemption (Minor Land Division) under the California Environmental Quality Act (CEQA).

Recommendation: Receive staff's report and conduct public hearing. Adopt Resolution No. 2023-01, approving Tentative Parcel Map No. 2022-02 to divide APN 315-021-023 into four new parcels, and adopt an exemption per the California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Land Divisions) for the project.

ATTACHMENTS:

- A. Planning Commission Resolution No. 2023-01
- B. Tentative Parcel Map No. 2022-02

PROJECT BACKGROUND & SUMMARY:

The subject property is a developed parcel zoned C-4 (General Commercial), which contains an existing vacant nursery and automobile repair shop.

The Sanger Municipal Code Chapter 62, Article III – Maps, Division 2 “Tentative Maps” concerns the process by which parcels within the City are subdivided. Section 62 – 75 of this Chapter requires the Planning Commission to review the tentative map as proposed and consider the following: (1) Environmental impacts of the project, (2) Applicable provisions of this chapter, (3) Applicable provisions of the map act, (4) Applicable provisions of the zoning ordinance, (5) Where a planned unit development has been approved or tentatively approved subject to approval of a tentative map, the commission shall consider whether the tentative map conforms to such planned unit development (not applicable), (6) Report and recommendation of the planning director (this report), and (7) Comments received by the public in conjunction with the public hearing (none

The 2035 General Plan, adopted in 2020, defines the purpose of the General Commercial designation as providing for shopping centers, retail uses, offices, and related uses, at appropriate locations. It goes on to state locational criteria, “areas of high visibility and good vehicular and pedestrian access, but away from sensitive uses such as lower density residential neighborhoods, schools and parks”. The proposed Tentative Subdivision Map will comply with these locational criteria and is therefore consistent with the 2035 General Plan.

The site is physically suitable for the subdivision as proposed, sufficient roadway capacity and public improvements ensure that the project are not likely to cause any detriment to health, safety, and welfare. Given that the project is located on an existing, urbanized site, and represents infill development, the project will have no significant impact to the human environment.

ENVIRONMENTAL ANALYSIS

The proposed Tentative Parcel Map is considered exempt by the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15315, Minor Land Division, and no significant environmental impacts will result from this division.

RECOMMENDATION:

Staff recommends the Planning Commission approve Resolution No. 2023-01, approving Tentative Subdivision Map 2022-02 subject to conditions of approval.

FISCAL EFFECTS:

This application has no fiscal impact.

ATTACHMENTS:

- A. Planning Commission Resolution No. 2023-01
- B. Tentative Parcel Map No. 2022-02

Attachments

Attachment A



**CITY OF SANGER
PLANNING COMMISSION**

RESOLUTION NO. 2023-01

TENTATIVE PARCEL MAP NO. 2022-02

RESOLUTION APPROVING TENTATIVE PARCEL MAP NO. 2022-02 FILED BY SCOTT HARBOUR, TO ALLOW ONE PARCEL OF LAND TO BE DIVIDED INTO FOUR PARCELS OF LAND ON PROPERTY ZONED C-4, GENERAL COMMERCIAL, LOCATED AT 2720 JENSEN AVENUE, SANGER, CA (APN: 315-021-023)

WHEREAS, the Planning Commission of the City of Sanger did conduct a duly noticed public hearing in the Council Chambers of the Sanger City Hall in Sanger, California, on January 26, 2023, to consider Tentative Parcel Map Application No. 2022-02, to allow the subdivision of one (1) existing parcel into four (4) proposed parcels; and

WHEREAS, said Tentative Parcel Map is located on at 2720 Jensen Avenue, Sanger, CA (APN: 315-021-023); and

WHEREAS, the proposed Tentative Parcel Map is considered a “project” by California Environmental Quality Act (CEQA); however, this project is exempt from review under Cal. Code of Regs. Tit. 14 (CEQA Guidelines) section 15315, Minor Land Division, and no significant environmental impacts will result; and

WHEREAS, Sanger Municipal Code Chapter 62 establishes the procedures for processing Tentative Parcel Maps, and the application has been processed in accordance with the requirements of thereof; and

WHEREAS, the proposed Tentative Map has been reviewed by the City Engineer and the City Planner to ensure compliance with the Subdivision Map Act; and

WHEREAS, the City has conducted an environmental analysis of the project and has been determined to be a project that is consistent with the 2035 General Plan and EIR certified by the City for the General Plan; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on January 26, 2023, at which time all interested parties were given an opportunity to be heard and present evidence; and

WHEREAS, after due consideration of all the items before it, the Planning Commission now desires to approve Tentative Parcel Map Application No. 2022-02 and adopt a finding under CEQA Guidelines section 15315 for the project.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sanger as follows:

1. Recitals. The Planning Commission hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
2. CEQA: The Planning Commission finds and determines that this project is exempt from the requirements of CEQA pursuant to Section 15315 of the CEQA Guidelines (Class 15) – Minor Land Divisions, as the project consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels; the division is in conformance with the General Plan and zoning; no variances or exceptions are required; all services and access to the proposed parcels to local standards are available; the parcel was not involved in a division of a larger parcel within the previous 2 years; and the parcel does not have an average slope greater than 20 percent. Finally, there are no exceptions to the exemption as contemplated by CEQA Guidelines section 15300.2.
3. Tentative Parcel Map Findings: The Planning Commission finds that all findings necessary for the approval of Tentative Parcel Map No. 2019-02 can be made, and has reviewed the tentative map for compliance with Sanger City Code Section 62-75 including the following:
 - a. Environmental impacts of the project.

The proposed Tentative Parcel Map is considered a project by California Environmental Quality Act (CEQA). The proposed project is exempt from CEQA review as a Class 15 Categorical Exemption under CEQA Guidelines Section 15315 (Minor Land Divisions) as further described in Section 2 of this Resolution, above.

b. Applicable provisions of this chapter.

Sanger City Code Section 62-75 establishes the procedures for the processing of Tentative Maps and Final Maps. The application has been processed in accordance with the requirements of Sanger City Code, and meets all of the applicable requirements set forth therein.

c. Applicable provisions of the map act.

Tentative Parcel Map No. 2019-02 has been reviewed and is in compliance with the State Map Act with the conditions of approval that are applicable to the project.

d. Applicable provisions of the zoning ordinance.

The proposed parcels all meet the development standards for lot size, lot frontage, lot depth, and other requirements of the C-4 (General Commercial) District to the extent required by the City's zoning ordinance.

e. Where a planned unit development has been approved or tentatively approved subject to approval of a tentative map, the commission shall consider whether the tentative map conforms to such planned unit development.

Not applicable

f. Report and recommendation of the planning director.

Staff recommended approval of the project subject to conditions of approval.

g. Comments received by the public in conjunction with the public hearing.

The Planning Commission has considered any public testimony or comments offered to the Planning Commission.

4. The Planning Commission hereby approves Tentative Parcel Map No. 2019-02 subject to the

following conditions of approval

- a. Per Sanger City Code Section 62-77, approval of Tentative Parcel Map No. 2022-02 shall expire 24 months from the date that the map was approved. Any extension request for Tentative Parcel Map 2022-02 shall be in accordance with the provisions of the map act. In granting an extension, the Planning Commission may impose new conditions of approval or revise previously imposed conditions of approval.
- b. Notwithstanding all other conditions, all construction and improvements need to be in strict accordance with zoning, building, fire, and all other codes and ordinances of the City of Sanger.
- c. No abandoned, junk or inoperative vehicles or equipment of any kind can be parked, kept and/or stored on the premises.
- d. Construction debris must be contained within an on-site trash bin and the project site must be watered for dust control during construction.
- e. All contractors or sub-contractors working within the City of Sanger are required to obtain a business license from the City Finance Department at Sanger City Hall
- f. All property not occupied by structures, paving or landscaping on the subject site shall be maintained for both health and aesthetic reasons. Grasses and weeds shall be kept to a minimum as required by the Fire Department and County Health Department.
- g. An all-weather surface around the entire facility must be maintained as required by the Fire Department.
- h. The drive aisles will be kept unobstructed at all times to allow clear access by the Fire Department. Vehicles shall not block any driveways.
- i. The developer/owner needs to obtain approval and any required permits from the Fire Department prior to the storage of flammable and/or combustible materials on the site. Fire extinguishers shall be provided inside of the building at locations determined by the Fire Department.

- j. A Final Parcel Map shall be prepared in conformance with the provisions of Government Code Section 66445. The Final Parcel Map package shall include a current preliminary title report or title report, closure calculations, and any other documentation required by the City or necessary for completion of the Final Parcel Map. Any and all public or private easements on the property identified in the title report shall be shown on the Final Parcel Map with recording data.
- k. In accordance with the City of Sanger Zoning Ordinance, any development of the parcels is subject to Site Plan Review. All improvements necessary to serve the parcels will be made a requirement of the Site Plan Review approval.
- l. Property corner monumentation shall be placed and shown on the final Parcel Map in accordance with the California Subdivision Map Act, California Land Surveyor's Act and City Standards. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps required for installation of new monuments or replacement of existing monuments shall be provided by the applicant and approved by the City prior to installation. Upon payment to the engineer or surveyor for setting the final monuments, the developer shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.
- m. All conditions of approval shall be fully complied with prior to the recording of the final Parcel Map.
- n. Prior to review of the Final Parcel Map, the Applicant shall deposit with the City a sum determined by the City Engineer for map check fees.
- o. Upon approval by the City Engineer of the Final Parcel Map, an AutoCAD file of the Parcel Map shall be provided.
- p. The Applicant shall annex the subject properties to the Sanger Landscaping and Lighting District prior to the recording of the Final Parcel Map. In a manner approved by the City,

the Applicant shall notify all potential buyers of the parcels of this annexation. The Applicant shall supply all necessary assessment diagrams and other pertinent materials for the Landscaping and Lighting District.

- q. The Applicant will be required to annex the parcels to a Community Facilities District (CFD) to provide special tax revenue for the anticipated cost increases associated with providing City services (i.e. police, fire, ambulance, paramedic, parks maintenance, etc.) prior to the recording of the Final Map. The Applicant shall disclose to all potential lot buyers that the parcels are part of a Community Facilities District.
- r. All existing structures must be removed prior to recordation of the Final Parcel Map.

5. Effective Date. This Resolution shall become effective upon adoption.

* * * * *

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted and passed by the Planning Commission of the City of Sanger, California, at a meeting held on the 26th day of January 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dated: January 26, 2023

David Brletic
Secretary of the Planning Commission
of the City of Sanger

