



MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION

THURSDAY, JANUARY 27, 2022
6:00 PM
CITY HALL COUNCIL CHAMBER
1700 7th STREET
SANGER, CALIFORNIA 93657

A complete audio recording of the meeting is available at www.cityofsanger.net

This meeting was conducted via teleconference pursuant to the provisions of Paragraph 11 of the Governor's Executive Order N-25-20 which suspends certain requirements of the Ralph N. Brown Act, and as a response to mitigating the spread of COVID-19.

A. CALL TO ORDER AND ROLL CALL

The Planning Commission called their meeting to order at 6:02 PM.

Present: Chair Drew Esquer, Vice Chair Vincent Wall, Commissioner Kevin Carter,
Commissioner Kari Daniska

Absent: Commissioner Ken Garcia, Commissioner Stephanie Moreno, Commissioner
Monica Yamada

B. FLAG SALUTE

The Flag Salute was led by Chair Drew Esquer.

C. APPROVAL OF AGENDA

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

AYES: ESQUER, WALL, CARTER, DANISKA

NOES:

ABSTAIN:

ABSENT: GARCIA, MORENO, YAMADA

D. INSTALLATION OF JESSE CASTELLANOS AND VICTOR ECHEVERRIA AS NEW PLANNING COMMISSIONERS

Community Development Director David Brletic reported that Mr. Jesse Castellanos had declined his appointment to the Planning Commission.

City Attorney Shannon Chaffin informed the Planning Commission that two new Commissioners were appointed and were to be sworn in this evening; however, Mr. Jesse Castellanos declined the appointment. He suggested that Mr. Victor Echeverria be sworn in, and because Commissioner Yamada

is not present this evening, Vice Chair Wall remain on the Commission for the duration of this meeting until the next appointment is made to fill his position.

Vice Chair Wall had no objection.

Deputy City Clerk Corina Tamez administered the oath of office to newly appointed Planning Commissioner Victor Echeverria, Jr.

E. ELECTION OF OFFICERS

Community Development Director David Brletic presented the item, noting that per Sanger City Code Section 2-160, a Chairperson and Vice Chair are elected annually to serve a one-year term and until their successors are elected. Election of a Chairperson and Vice Chair shall occur at the first meeting following January 1 of each year.

1. SUBJECT: APPROVED - Election of Officers Per Sanger City Code Section 2-160.

Chair Esquer opened nominations for a Chairperson.

Commissioner Carter nominated Drew Esquer.

The Commission by motion of Vice Chair Wall nominated and moved to elect himself as Chairperson of the Planning Commission. The motion failed due to lack of a second.

The Commission by motion of Commissioner Carter nominated Drew Esquer as Chairperson. Drew Esquer accepted the nomination. The motion was seconded by Commissioner Daniska and approved by the following roll call vote:

AYES: ESQUER, CARTER, DANISKA, ECHEVERRIA
NOES: WALL
ABSTAIN:
ABSENT: GARCIA, MORENO, YAMADA

Chair Esquer opened nominations for Vice Chair.

Commissioner Wall nominated Kevin Carter.

The Commission by motion of Commissioner Wall nominated Kevin Carter as Vice Chair. Commissioner Carter accepted the nomination. The motion was seconded by Chair Esquer and approved by the following roll call vote:

AYES: ESQUER, CARTER, DANISKA, ECHEVERRIA, WALL
NOES:
ABSTAIN:
ABSENT: GARCIA, MORENO, YAMADA

F. APPROVAL OF MINUTES

The Commission by motion of Vice Chair Carter approved the following meeting minutes:

1. **SUBJECT:** APPROVED - Minutes of Special and Regular Planning Commission meetings held on February 1, 2021, February 11, 2021, March 25, 2021, and July 22, 2021.

The motion was seconded by Commissioner Echeverria and approved by the following roll call vote:

AYES: ESQUER, CARTER, DANISKA, ECHEVERRIA, WALL
NOES:
ABSTAIN:
ABSENT: GARCIA, MORENO, YAMADA

Commissioner Wall asked for a consensus to skip the roll call vote for those Commissioners absent. There was no consensus.

G. PUBLIC FORUM

Cheryl Senn congratulated newly elected Commissioner Victor Echeverria, Jr.

There were no comments received by email.

H. PUBLIC HEARINGS

1. **SUBJECT:** APPROVED - Conditional Use Permit No. 2022-01, submitted by Sean Fairfield, Liberty Power. Conditional Use Permit amendment to allow construction and installation of a Battery Energy Storage System (BESS) array for the storage of electricity, at an existing natural gas fired combination cycle power plant, 1125 Muscat Avenue, Sanger, CA 93657.

The Planning Commission conducted a public hearing to discuss Conditional Use Permit No. 2022-01, to allow installation of battery storage.

Assistant Planner Tristan Suire, presented on the item.

Public Comment:

Applicant Sean Fairfield of Liberty Powell stated the company is very excited about the project and was available to answer any questions the Commission may have.

Councilmember Hurtado asked if this item would go before the City Council for approval and that she would like for these items to be presented to City Council for consideration. Mr. Brletic responded that Conditional Use Permits do not go before the City Council.

There were no comments received by email.

The Planning Commission closed the Public Hearing at 6:28 PM.

Commissioner Wall had questions regarding fire and safety and requested a copy of the fire and safety plan. He also asked if there would be barriers around the structure and if there would be sufficient

electrical set up.

Vice Chair Carter asked if there was a decommissioning plan.

The Commission by motion of Vice Chair Carter. Adopted Resolution No. 2022-01, approving Conditional Use Permit No. 2022-01 for Battery Energy Storage System Installation (BESS) and operation at 1125 Muscat Avenue, Sanger, CA 93657. The motion was seconded by Commissioner Daniska and approved by the following roll call vote:

AYES: ESQUER, CARTER, DANISKA, ECHEVERRIA, WALL

NOES:

ABSTAIN:

ABSENT: GARCIA, MORENO, YAMADA

I. ACTION ITEM

1. **SUBJECT:** APPROVED - Initiation of Zoning Ordinance Amendment regarding development standards "Gateway Signs."

Community Development Director David Brletic presented on the item.

Public Comment:

There were no comments from the public and no comments were received by email.

Commissioner Wall asked about the signage and the process.

The Commission by motion of Vice Chair Carter Adopted Planning Commission Resolution No. 2022-02, initiating an intent to adopt a Zoning Ordinance Amendment regarding Gateway Signs. The motion was seconded by Commissioner Echeverria and approved by the following roll call vote:

AYES: ESQUER, CARTER, DANISKA, ECHEVERRIA, WALL

NOES:

ABSTAIN:

ABSENT: GARCIA, MORENO, YAMADA

J. COMMISSIONER COMMUNICATIONS

Commissioner Echeverria thanked the City Council for the opportunity to serve on the Planning Commission.

Commissioner Daniska welcomed and congratulated Commissioner Echeverria.

Commissioner Wall reported that the Design Ad Hoc Committee had dissolved and the Committee would no longer be meeting.

Commissioner Carter had nothing to report.

Chair Esquer inquired about attendance to the Planning Commissioner Academy.

K. NEXT MEETING DATE

Chair Esquer reported that the next regularly scheduled Planning Commission meeting is scheduled for February 24, 2022.

L. ADJOURNMENT

Being no further business, Chair Esquer adjourned the Planning Commission meeting at 6:54 PM.

A handwritten signature in blue ink, appearing to read "Corina Tamez", is written above a horizontal line.

Corina Tamez, Deputy City Clerk