



MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION

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THURSDAY, February 23, 2023  
6:00 PM  
CITY HALL COUNCIL CHAMBER  
1700 7<sup>th</sup> 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 PM.

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

Absent: Commissioner Drew Esquer

**B. FLAG SALUTE**

The Flag salute was led by Chair Carter.

**C. APPROVAL OF AGENDA**

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

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

**D. APPROVAL OF MINUTES**

1. SUBJECT: Minutes of a Regular Planning Commission meeting held on January 26, 2023.

The Commission by motion of Commissioner Lopez approved the January 26, 2023, regular meeting minutes as presented. The motion was seconded by Commissioner Aguilar and approved by the following roll call vote:

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

**E. PUBLIC FORUM**

Chair Carter announced that item F3 public hearing would be moved to the March 23, 2023, Planning

Commission meeting.

Public Comment:

Unidentified person requested the definitions of residential medium and other terms.

There were no public comments from Zoom or email.

The public forum was closed.

**F. PUBLIC HEARINGS**

1. **SUBJECT:** Proposed General Plan Amendment No. 2022-01, Proposed Zoning Amendment No. 2022-05, and Finding of Consistency with the Environmental Impact Report Prepared for the 2035 General Plan for property located northeast of Acacia Avenue across the Southern Pacific railroad line tracks, west of Academy Avenue northwest of the Fowler Switch Canal, and south of the future E. California Avenue alignment (APN 315-051-10) (Hodge/Recharge Basin).

City Planner Tristan Suire presented on the item.

Chair Carter opened the public hearing.

City Engineer Josh Rogers provided information on the public hearing.

Public Comments:

There was no public comments.

Chair Carter closed the public hearing.

The Commission by motion of Commissioner Aguilar, adopted Resolution No. 2023-02, a Resolution of the Planning Commission of the City of Sanger recommending the City Council of the City of Sanger i) approve General Plan Amendment 2022-01 – redesignating real property from the “Storm Drain Facility” and “Residential – High Density” designations to the “Storm Drain Facility” and “Residential – High Density” designations in different proportions; ii) approve Zoning Amendment 2022-05 – zoning designation change from Light Manufacturing (M-L) to the Recreation, Schools, And Conservation (RSC) and High Density Residential (RM-1) districts; and iii) adopt a finding of consistency with the Environmental Impact Report (EIR) (SCH #2018031047) prepared for the 2035 General Plan (APN 315-051-10). The motion was seconded by Commissioner Lopez and approved by the following roll call vote:

AYES: CARTER, GARCIA, AGUILAR, DANISKA, ECHEVERRIA, LOPEZ

NOES:

ABSTAIN:

ABSENT: ESQUER

2. SUBJECT: Proposed Zoning Amendment No. 2022-04 and Finding of Consistency with the Environmental Impact Report prepared for the 2035 General Plan for a total of 347 parcels within the City (identified in Staff Report Attachment “A”) (Zoning Map Update).

City Planner Tristan Suire presented on the item.

Chair Carter opened the public hearing.

Public Comments:

Unidentified person referred to slide #6 and asked for an example of the area. City Planner Tristan Suire responded that an example is the area north of Almond near Bethel.

There was no public comment by Zoom or by email.

Chair Carter closed the public hearing.

Chair Carter entertained a motion and Commissioner Aguilar so moved.

The Commission by motion of Chair Carter adopted Resolution No. 2023-03, a resolution of the Planning Commission of the City of Sanger recommending the City Council of the City of Sanger adopt an ordinance approving Zoning Amendment No. 2022-04 – zoning map amendment to rezone real property for a total of 347 parcels within the City to be consistent with the 2035 General Plan and adopt of a Finding of Consistency with the Environmental Impact Report (EIR) (SCH #2018031047) prepared for the General Plan. The motion was seconded by Commissioner Daniska and approved by the following roll call vote:

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

3. SUBJECT: 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)).

RECOMMENDATION: Staff recommends this item be continued to the next regular meeting of the Planning Commission on March 23, 2023, to allow for submission of additional materials.

City Planner Tristan Suire reported that additional information for item F3 would be provided at the next meeting.

Chair Carter announced that the public hearing for item F3 will be continued to March 23, 2023.

**G. COMMISSIONER COMMUNICATIONS**

There were no Commissioner comments.

Community Development Director David Brletic provided a brief comment about the upcoming Planning Commissioner Academy.

**H. NEXT MEETING DATE**

Chair Carter announced that the next Planning Commission meeting is scheduled for March 23, 2023.

**I. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:50 PM.

ATTEST:

  
Deputy City Clerk, Corina Tamez