



MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION

THURSDAY, APRIL 29, 2021
6:00 PM
COUNCIL CHAMBER
1700 7th Street
Sanger, CA 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

The Planning Commission called their meeting to order at 6:01 PM.

B. ROLL CALL & FLAG SALUTE

Present: Chair Drew Esquer, Vice Chair Vincent Wall, Commissioner Kevin Carter,
Commissioner Ken Garcia, Commissioner Kari Daniska, Commissioner Monica Yamada

Absent: Commissioner Stephanie Moreno

The Flag salute was led by Chair Drew Esquer

C. APPROVAL OF AGENDA

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

AYES: ESQUER, WALL, CARTER, GARCIA, DANISKA, YAMADA

NOES:

ABSTAIN:

ABSENT: MORENO

D. PRESENTATIONS

There were no presentations.

E. CONSENT CALENDAR

There were no items on the consent calendar.

F. APPROVAL OF MINUTES

There were no meeting minutes.

G. PUBLIC COMMENT AND PARTICIPATION

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

Per Vice Chair Wall's suggestion, it was the consensus of the Planning Commission to exclude the Roll Call Vote for the Commissioner absent today.

Commissioner Stephanie Moreno joined the meeting at 6:08 PM.

H. PUBLIC HEARINGS

1. [Reserved]

2. [Reserved]

3. Zoning Ordinance Amendment No 2021-02 (Continued from meeting of April 22, 2021)
Proposed Pre-zoning of Master Plan Area (Zoning Ordinance Amendment No 2021-02):
The Planning Commission will consider a Resolution of the Planning Commission Recommending the City Council adopt a finding of consistency with the 2035 General Plan and corresponding Environmental Impact Report, and adopt pre-annexation zoning for the North Academy Corridor Master Plan area.

Senior Planner Mr. David Brletic presented on the item.

Chair Esquer opened Public Comments at 6:13 PM

Cheryl Senn provided comment asking why items H. 1 and H. 2 were marked as Reserved.

Attorney Shannon Chaffin commented that at the April 22, 2021, Planning Commission meeting, four Commissioners were in attendance and the Commission had a divided vote of 3 to 1 on items H.1. and H.2. and therefore, the recommendation would be presented to the City Council as a divided recommendation.

There were no comments received by email.

Chair Esquer closed Public Comment at 6:16 PM

The Commission by motion of Commissioner Stephanie Moreno, 1.) Adopted Zoning Ordinance Amendment No 2021-02, Proposed Pre-zoning of Master Plan Area: 2.) Set a future agenda item to discuss the items that were raised by the City Council when they approved the General Plan so that the Planning Commission body as a whole can consider them. The motion was seconded by Chair Drew Esquer and approved by the following roll call vote:

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

4. Initiation of Annexation (Continued from meeting of April 22, 2021)
Proposed Annexation of the North Academy Corridor Master Plan Area: A Resolution of the Planning Commission Recommending the City Council Initiate Annexation for the North Academy Corridor Master Plan Area.

Senior Planner Brletic presented on the item at 6:48 PM.

Chair Esquer opened Public Comment at 6:51 PM

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

Vice Chair Wall moved to not Adopt Resolution No. 2021-06, recommending the City Council initiate annexation of the North Academy Corridor Master Plan Area. The motion failed due to lack of a second.

The Commission by motion of Commissioner Yamada, Adopted Resolution No. 2021-06, recommending the City Council initiate annexation of the North Academy Corridor Master Plan Area. The motion was seconded by Commissioner Daniska and approved by the following roll call vote:

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

I. GENERAL MATTERS

There were no general matters.

J. STAFF COMMUNICATIONS

There were no staff communications.

K. COMMISSIONER COMMUNICATIONS/ANNOUNCEMENTS/AGENDA ITEMS

1. Planning Commissioner Payroll

Senior Planner Brletic informed the Commission that payroll would be processed this week which included their payroll through this quarter.

2. Industrial Park Zoning

Senior Planner Brletic presented on the item.

Commission Kevin Carter presented on the item.

Chair Esquer opened public comment at 7:54 PM.

Cheryl Senn provided comment that she would like for the item to be brought back with more information.

There were no comments received by email.

The Commission by an amended and modified motion of Vice Chair Wall asked to set future agenda items for: 1.) A Workshop presented by Community Development Director Tom Navarro on the current status of the Industrial Park; 2.) Status of the Successor Agency Land and process for development thereunder; 3.) Staff to reach out to Developers in commercial and industrial backgrounds to see if they are available to come to a Planning Commission meeting and present their needs as to what it would take to develop the Industrial Park property or what they would need to facilitate development, as part of that process would be to request how the Planning Commission could help with staff or development. The motion was seconded by Commissioner Moreno and approved by the following roll call vote:

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

Chair Esquer called for a five-minute recess at 8:01 PM.

Commissioner Garcia left the meeting at 8:03 PM.

Chair Esquer resumed the meeting at 8:06 PM.

3. Growth Areas After North Academy

Senior Planner Brletic presented on the item.

The Commission by motion of Chair Esquer, set a future agenda item to discuss Growth Areas After North Academy so that the Planning Commission can discuss the item further and to direct staff on how to communicate to the Planning Commission and to inform the public of ongoing and completed projects. The motion was seconded by Vice Chair Wall and approved by the following roll call vote:

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

4. On-Going Items

Senior Planner Brletic presented on the item.

Attorney Shannon Chaffin explained to the Planning Commission what their role and responsibilities are as an advisory body to the City Council.

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

The Commission by motion of Vice Chair Wall, set future agenda items for all of the items under *On-Going Items* for further discussion, and for the Planning Commission to divide the items on the list into subcommittees. The motion was seconded by Commissioner Moreno and approved by the following roll call vote:

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

Next meeting:

It was the consensus of the Planning Commission to hold their next meeting on May 13, 2021.

L. ADJOURNMENT

Chair Esquer adjourned the meeting of the Planning Commission at 9:23 PM.

ATTEST:



Corina Tamez, Administrative Secretary to the City Manager