



## MINUTES OF A MEETING OF THE PLANNING COMMISSION

---

THURSDAY, APRIL 22, 2021

6:00 PM

COUNCIL CHAMBER

1700 7<sup>th</sup> Street

Sanger, CA 93657

A complete audio recording of the meeting is available at [www.cityofsanger.net](http://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 6:03 PM.

### B. ROLL CALL & FLAG SALUTE

Present: Vice Chair Vincent Wall, Commissioner Kevin Carter, Commissioner Kari Daniska, Commissioner Monica Yamada

Absent: Chair Drew Esquer, Commissioner Ken Garcia, Commissioner Stephanie Moreno

The Flag salute was led by Vice Chair Vincent Wall.

### C. APPROVAL OF AGENDA

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

AYES: WALL, CARTER, DANISKA, YAMADA

NOES:

ABSTAIN:

ABSENT: ESQUER, GARCIA, 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.

**H. PUBLIC HEARINGS**

1. Administrative Hearing to Determine the Existence of Public Nuisance and to Abate in Whole or Part, 1302 Olive Avenue, Sanger, CA 93657, (APN 322-104-23).

**This Item was continued from the March 25, 2021 Planning Commission Meeting.**

**Recommendation:** Continue to the May 27, 2021 Planning Commission meeting.

Senior Planner Mr. David Brletic presented on the item.

The Commission by motion of Commissioner Carter approved to continue the item Administrative Hearing to Determine the Existence of Public Nuisance and to Abate in Whole or Part, 1302 Olive Avenue, Sanger, CA 93657, (APN 322-104-23) to the May 27, 2021, Planning Commission meeting. The motion was seconded by Commissioner Yamada and approved by the following roll call vote:

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

2. Zoning Ordinance Amendment No. 2021-01  
**Proposed Addition of New Zone Districts C-5 and RMU (Zoning Amendment No. 2021-01):**  
The Planning Commission will consider a Resolution of the Planning Commission Recommending the City Council 1) Adopt Zoning Amendment No. 2021-01 to Add the C-5 (Highway Commercial) Zone District and the RMU (Retail-Mixed Use) Zone District to the Sanger Municipal Code including by Amending Section 90-91 in Article II of Chapter 90, and by Adding Articles XXVIII and XXIX to Chapter 90 of the Sanger Municipal Code; and 2) Adopt an Exemption per CEQA Guidelines Section 15063(b)(3).

Senior Planner Mr. David Brletic presented on the item.

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

The Planning Commission reviewed the following for consideration for item 2. Zoning Ordinance Amendment No. 2021.01:

- 1.) **Amend Article XXVIII - RMU Retail-Mixed Use District: 90-1108 (3) a. Vehicle Sales – Require a Conditional Use Permit (CUP).** The item was approved for consideration by the following roll call vote - 3 - 1 vote:

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

Per Vice Chair Wall's suggestion, it was the consensus of the Planning Commission to skip the roll call vote for the absent Commissioners by the following roll call vote:

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

2.) **Amend Article XXVIII - RMU Retail-Mixed Use District:  
90-1108 (3) c. Repair of Vehicles – Require a Conditional Use Permit (CUP).** The item was approved for consideration by the following roll call vote - 3 - 1 vote:

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

3.) **Amend Article XXVIII - RMU Retail-Mixed Use District:  
90-1108 (22) Kennels & Boarding Facilities without Veterinarian – Require a Conditional Use Permit (CUP).** The item was approved for consideration by the following roll call vote 4 - 0 vote:

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

4.) **Amend Article XXVIII - RMU Retail-Mixed Use District:  
90-1108 (3) All Listed Uses – Require a Conditional Use Permit (CUP).** The item failed by the following roll call vote and will not be considered - 2 - 2 vote:

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

5.) **Amend Article XXVIII - RMU Retail-Mixed Use District:  
90-1108 (14) Allow 3-stories.** The item failed by the following roll call vote and will not be considered - 2 - 2 vote:

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

6.) **Amend Article XXVIII - RMU Retail-Mixed Use District:  
90-1108 (18) w. Flag Tobacco Shops for City Council.** The item failed by the following roll call vote and will not be considered - 2 - 2 vote:

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

**7.) Amend Article XXVIII - RMU Retail-Mixed Use District:**

**90-1108 (24) Wholesale businesses** – Remove from Uses Permitted. The item failed by the following roll call vote and will not be considered - 2 - 2 vote:

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

**8.) Amend Article XXVIII - RMU Retail-Mixed Use District:**

**90-1109 (9) Warehouses** – Remove from Uses permitted to conditional use permit. The item failed by the following roll call vote and will not be considered - 1 - 3 vote:

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

Vice Chair Wall called for a Roll Call of Commissioners present:

Present: Vice Chair Vincent Wall, Commissioner Kevin Carter, Commissioner Kari Daniska, Commissioner Monica Yamada

Absent: Chair Drew Esquer, Commissioner Ken Garcia, Commissioner Stephanie Moreno

**9.) 90-1111 (4) a. Increase to 3 stories**

The item failed by the following roll call vote and will not be considered - 2 - 2 vote:

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

**10.) 90-1111 (3)Population density** – Removed from discussion, by consensus of the Planning Commission.

**11.) 90-1111 (5) Yards** – Removed from discussion, by consensus of the Planning Commission.

**12.) 90-1108 (10)Feed stores and agricultural supply stores – Require a Conditional Use Permit (CUP).**

The item failed by the following roll call vote and will not be considered - 2 - 2 vote:

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

**13.) 90-1108 (11) Funeral parlors/mortuaries – Require a Conditional Use Permit (CUP).**

The item failed by the following roll call vote and will not be considered - 1 - 3 vote:

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

The Planning Commission added the following three (3) items for consideration of Resolution No. 2021-04 and approved by the following roll call vote:

- 1.) **Amend Article XXVIII - RMU Retail-Mixed Use District:  
90-1108 (3) a. Vehicle Sales – Require a Conditional Use Permit (CUP).**
- 2.) **Amend Article XXVIII - RMU Retail-Mixed Use District:  
90-1108 (3) c. Repair of Vehicles – Require a Conditional Use Permit (CUP).**
- 3.) **Amend Article XXVIII - RMU Retail-Mixed Use District:  
90-1108 (22) Kennels & Boarding Facilities without Veterinarian – Require a Conditional Use Permit (CUP).**

AYES: WALL, CARTER, DANISKA, YAMADA

NOES:

ABSTAIN:

ABSENT: ESQUER, GARCIA, MORENO

The Commission by motion of Commissioner Daniska approved Resolution No. 2021-04 as modified, recommending approval of Zoning Ordinance Amendment No. 2021-01. The motion was seconded by Commissioner Carter. The motion failed by a 3 to 1 vote, a divided vote, by the following roll call vote:

AYES: CARTER, DANISKA, YAMADA

NOES: WALL

ABSTAIN:

ABSENT: ESQUER, GARCIA, MORENO

Commissioner Yamada announced that she would be excusing herself from the meeting in a few minutes.

The Commission by motion of Vice Chair Wall approved to continue today's meeting to a special meeting on April 29, 2021, to address all items not discussed on today's agenda. The motion was seconded by Commissioner Yamada and approved by the following roll call vote:

AYES: WALL, CARTER, DANISKA, YAMADA

NOES:

ABSTAIN:

ABSENT: ESQUER, GARCIA, MORENO

Vice Chair Wall adjourned the Planning Commission meeting at 8:38 PM to a special meeting scheduled for April 29, 2021.

ATTEST:

  
\_\_\_\_\_  
Corina Tamez, Administrative Secretary to the City Manager