



**CITY OF SANGER
PLANNING COMMISSION AGENDA**

R. Drew Esquer, Chair

**Commissioners: Daniel Martinez Vice Chair, Olga Huerta, Ken Garcia,
Frank Valles, David Gonzalez, Daniel Martinez, Johnny Perez**

Thursday, April 28, 2016 6:00 pm, City Hall Council Chambers

- A. CALL TO ORDER AND ROLL CALL**
- B. FLAG SALUTE**
- C. AGENDA APPROVAL, ADDITIONS AND/OR DELETIONS**

D. PUBLIC PARTICIPATION

This portion of the meeting is reserved for persons desiring to address the Commission on any matter that is not on the agenda and within the area of responsibility of the Planning Commission. It is the policy of the Commission not to answer any questions impromptu and concerns should be referred to the City Planner's office. Speakers shall limit their comments to three minutes.

E. CONSENT CALENDAR

Matters under the consent calendar are routine and will be enacted by one motion and one vote. There will be no separate discussion of these items unless requested by a Commissioner or a member of the audience in which case the item will be removed from the Consent Calendar and considered separately.

1. Minutes of the Meeting of February 25, 2016

F. PRESENTATIONS

1. Presentation by Collins and Schoettler on the General Plan Update
2. Presentation by Bessie Yang, Public Health Education Specialist, Fresno County Public Health Department regarding a No-Smoking Ordinance for multiple family residential projects.

G. PUBLIC HEARINGS:

For items listed, the public will be given an opportunity to speak and present testimony. After presentation of the staff report, the Chairperson will open the public hearing. At that time, the applicant will be allowed ten (10) minutes to present the case. Members of the public will then be allowed three (3) minutes each to speak. After all have spoken the applicant is allowed three minutes to summarize, and then the chairperson will close the hearing. Commissioners may ask the speaker and staff questions. Those questions will not be counted against the applicant's time limit.

1. Conditional Use Permit No. 2016-03 for a Planned Unit Development filed by Lennar Inc. proposing to allow modification of side yard, rear yard, and lot coverage requirements for lots 1 to 100 of Tract No. 5383 (Royal Woods). Project has been determined to be exempt from the requirements of the California Environmental Quality Act pursuant to Section

15305 of the CEQA Guidelines – Minor Alterations in Land Use Limitations

2. Zoning Amendment No. 2015-12 proposing to Amend Sections 90-122 (Urban Reserve District) and 90-182 (Single Family Residential Agricultural District) of the Sanger Municipal Code to allow Farmworker/employee housing. Amendment No. 2015-12 has been determined to be exempt from the requirements of the California Environmental Quality Act pursuant to Section 15305 of the CEQA Guidelines – Minor Alterations in Land Use Limitations.
3. Zoning Amendment No. 2015-13 proposing to add Section 90-899 Reasonable Accommodations to the Sanger Municipal Code establishing a procedure for individuals with disabilities to request reasonable accommodation in seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act. Amendment No. 2015-12 has been determined to be exempt from the requirements of the California Environmental Quality Act pursuant to Section 15311 of the CEQA Guidelines - Accessory Structures
4. Zoning Amendment No. 2015-09 amending Sanger Municipal Code Section 90-894 (5) related to Second Residential Units in the R-1-10 (Single Family Residential, 10,000 square foot minimum lot size); R-1-7.5 (Single Family Residential, 7,500 square foot minimum lot size); and the R-1-6 (Single Family Residential. 6,000 square foot minimum lot size) Zone Districts. Amendment No. 2015-12 has been determined to be exempt from the requirements of the California Environmental Quality Act pursuant to Section 15305 of the CEQA Guidelines – Minor Alterations in Land Use Limitations.

H. ACTION ITEMS:

None

I. STAFF COMMUNICATIONS/DISCUSSIONS:

1. Approval of Housing Element by City Council/Next Steps
2. Design standards related to planter strips
3. Cell Towers – New state law
4. Report on the U.C. Davis Extension course – Annual Land Use Law Update
5. Medical Marijuana Update

J. COMMISSIONERS COMMENTS / COMMUNICATIONS:

K. NEXT MEETING DATE: May 26, 2016

L. ADJOURNMENT

The Council Chambers are accessible to the physically disabled and requests for additional assistance to participate at the meeting should be made 48 hours in advance by contacting the City Clerk at 559-876-6300 x1350.