



**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, May 26, 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 April 28, 2016

F. PRESENTATIONS

1. Presentation by Collins and Schoettler on the General Plan Update

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. Mural Permit No. 2016-01 filed by Starlite Dance Studio proposing a mural on the alley side and southern side of 615 Academy Ave. Zoning is C-3 (Central Commercial). 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. Variance Application No. 2016-02 filed by Marvin Armstrong, AIA, proposing to allow the following modifications to the required yard requirements of the C-P (Commercial –

Professional) District for two proposed medical office buildings to be located at the northwest corner of the intersection of Greenwood Avenue and Jensen Avenue. Assessor Parcel Numbers 315-096-17, 315-096-18: Allow a five (5) foot front yard (15 feet required) on Jensen Avenue. Allow a -0- foot street side yard (10 feet required) on Greenwood Avenue. 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.

3. 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.
4. Zoning Amendment No. 2015-11 proposing to amend Sanger Municipal Code Section 90-24 related to the definition of “Family”. The proposed Amendment has been determined to be exempt from the requirements of the California Environmental Quality Act – Not a Development Project.

H. ACTION ITEMS:

None

I. STAFF COMMUNICATIONS/DISCUSSIONS:

J. COMMISSIONERS COMMENTS / COMMUNICATIONS:

K. NEXT MEETING DATE: June 23, 2016

L. ADJOURNMENT

<p>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.</p>
