



# CITY OF SANGER

## PLANNING COMMISSION AGENDA

### Thursday, January 25, 2018

Johnny Perez, Chair  
R. Drew Esquer, Vice Chair  
Commissioners: Ken Garcia, Mia Geil,  
Laura Franco Perez, Vincent Wall, Monica Yamada

**Thursday, January 25, 2018 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. INSTALLATION OF VINCENT WALL AND MONICA YAMADA AS NEW COMMISSIONERS
- E. 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.

F. **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.

None

G. **PUBLIC HEARINGS:**

1. Tentative Parcel Map No. 2017-01  
A land division request by Jose Carlos Gonzalez to allow one parcel of land to be divided into two parcels of land on property zoned R-1-6, Single Family Residential. The request is for property located at 1205 Rawson Avenue.

H. **COMMISSIONERS COMMENTS / COMMUNICATIONS:**

I. **NEXT MEETING DATE:**

February 22, 2018

J. **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.



**CITY OF SANGER  
PLANNING COMMISSION  
MEETING OF JANUARY 25, 2018**

**TO:** Sanger Planning Commission  
**FROM:** David Brletic, Senior Planner  
**SUBJECT:** Tentative Parcel Map Application No. 2017-01  
This item is an application by Jose Carlos Gonzalez to divided one (1) existing into two (2) proposed parcels. The proposed project is on property located at 1205 Rawson Avenue, APN 317-182-04.

**RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Planning Commission Resolution No. 2017-07, approving Tentative Parcel Map No. 2017-01.

**PROJECT SURROUNDINGS:**

	<b>General Plan</b>	<b>Zone District</b>	<b>Existing Land Use</b>
<b>North</b>	Low Density Residential	R-1-6, Single-Family Residential	Single-Family Residences
<b>South</b>	Low Density Residential	R-1-6, Single-Family Residential	Single-Family Residences
<b>East</b>	Schools	RSC, Recreation, School, & Conservation	SUSD Sports Fields
<b>West</b>	Low Density Residential	R-1-6, Single-Family Residential	Single-Family Residences

**PROJECT BACKGROUND AND SUMMARY:**

The existing parcel that is proposed to be divided is approximately 17,031± square feet. The zoning designation of the existing parcel is R-1-6, Single-Family Residential (Agriculture). The existing parcel fronts Rawson Avenue. The current property owner intends to divide the property into two (2) parcels. The two (2) proposed are Parcel A, approximately 10,119± square feet, and Parcel B, approximately 6,912± square feet. Both of the proposed parcels will have access to Rawson Avenue. The proposed land division is to accommodate construction of a new single-family dwelling on proposed Parcel B. Proposed Parcel A contains an existing single-family dwelling.

The existing single-family dwelling on proposed Parcel A is currently served by City and other utilities. Construction of a new single-family dwelling on Proposed Parcel B will require construction of new, independent, utility services to Proposed Parcel B.

The Planning Commission’s action on a Tentative Parcel Map is final unless appealed to the City Council.

## **ENVIRONMENTAL ANALYSIS**

The project has been determined to be exempt from the requirements of the California Environmental Quality Act pursuant to Section 15315 of the CEQA Guidelines – Minor Land Divisions. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

### **Recommended Findings and Planning Commission Determination**

Municipal Code Section 62-75 provides that prior to approving a tentative map that the planning commission makes the following determinations:

**1. Environmental impacts of the project.**

The project has been determined to be exempt from the requirements of the California Environmental Quality Act pursuant to Section 15315 of the CEQA Guidelines – Minor Land Divisions. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

**2. Applicable provisions of this chapter (Chapter 62).**

Chapter 62 establishes the procedures for the processing of Tentative Maps and Final Maps. This application has been processed in accordance with the requirements of the Municipal Code.

**3. Applicable provisions of the map act.**

The tentative map has been reviewed by the City Engineer to ensure compliance with the State Map Act.

**4. Applicable provisions of the zoning ordinance.**

The proposed parcels all meet the development standards for lot size, lot frontage, and lot depth of the R-1-6 Zone District.

**5. Where a planned unit development has been approved or tentatively approved subject to approval of a tentative map, the commission shall consider whether or not the tentative map conforms to such planned unit development.**

Not applicable.

**6. Report and recommendation of the Planning Director.**

Staff recommends approval of the application, subject to conditions of approval.

**7. Comments received by the public in conjunction with the public hearing.**

The Commission will consider all public comments.

**FISCAL EFFECTS:**

No adverse fiscal effects are expected.

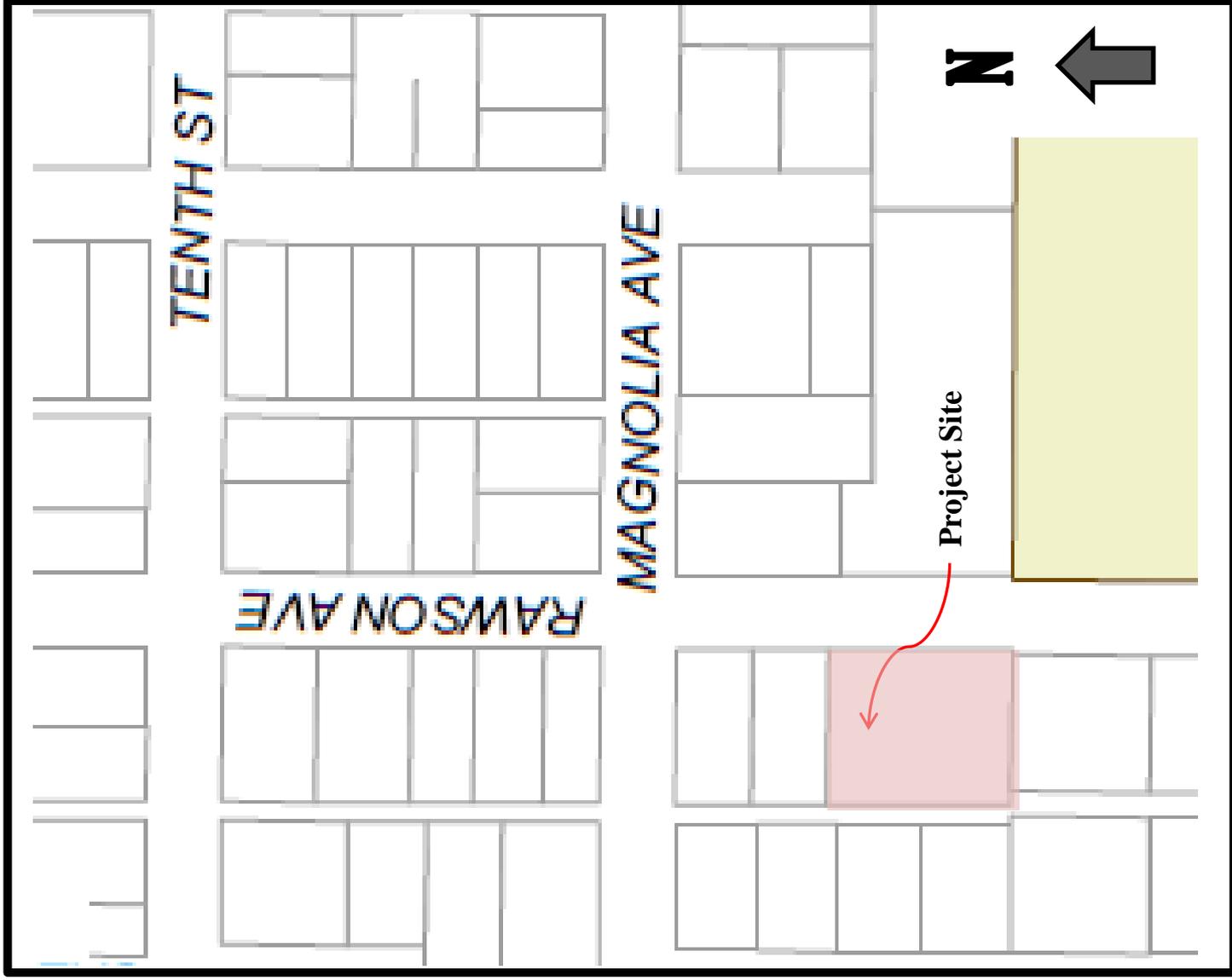
**ATTACHMENTS:**

- A. Location Map
- B. Tentative Parcel Map No. 2017-01
- C. Planning Commission Resolution No. 2017-07

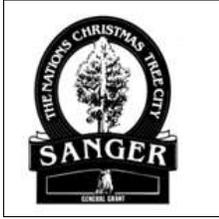


# Exhibit "A"

## Location Map







CITY OF SANGER  
PLANNING COMMISSION

**RESOLUTION NO. 2017-07**

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**TENTATIVE PARCEL MAP NO. 2017-01  
SUBMITTED BY JOSE CARLOS GONZALEZ FOR PROPERTY  
LOCATED AT 1205 RAWSON AVENUE, APN 317-182-04.**

*WHEREAS*, the Planning Commission of the City of Sanger did conduct a duly noticed public hearing in the Council Chambers of the Sanger City Hall in Sanger, California, on January 25, 2018, to consider Tentative Parcel Map Application No. 2017-01 to allow the subdivision of one (1) existing parcel into two (2) proposed parcels.

*WHEREAS*, said Tentative Parcel Map is located at 1205 Rawson Avenue, APN 317-182-04); and

*WHEREAS*, the Commission, after reviewing the staff report prepared for the Project, which is herein incorporated by this reference, and public testimony offered at the hearing on the project, did make the following findings:

**1. Environmental impacts of the project.**

The project has been determined to be exempt from the requirements of the California Environmental Quality Act pursuant to Section 15315 of the CEQA Guidelines – Minor Land Divisions. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

**2. Applicable provisions of this chapter (Chapter 62).**

Chapter 62 establishes the procedures for the processing of Tentative Maps and Final Maps. This application has been processed in accordance with the requirements of the Municipal Code.

**3. Applicable provisions of the map act.**

The tentative map has been reviewed by the City Engineer to ensure compliance with the State Map Act.

**4. Applicable provisions of the zoning ordinance.**

The proposed parcels all meet the development standards for lot size, lot frontage, and lot depth of the R-1-6 Zone District.

**5. Where a planned unit development has been approved or tentatively approved subject to approval of a tentative map, the commission shall consider whether or not the tentative map**

**conforms to such planned unit development.**  
Not applicable.

- 6. Report and recommendation of the Planning Director.**  
Staff recommends approval of the application, subject to conditions of approval.
- 7. Comments received by the public in conjunction with the public hearing.**  
The Commission will consider all public comments.

***NOW, THEREFORE BE IT RESOLVED,*** that the Planning Commission hereby approves  
Tentative Parcel Map No. 2017-01 subject to the conditions of approval found in Exhibit A.

\* \* \* \* \*

***I HEREBY CERTIFY*** that the foregoing is a full, true, and correct copy of a Resolution duly and  
regularly adopted and passed by the Planning Commission of the City of Sanger, California, at a  
meeting held on the 25<sup>th</sup> day of January, 2018, by the following vote:

- AYES:
- NOES:
- ABSENT:

*Dated: January 25, 2018*

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*David Brletic,*  
*Secretary of the Planning Commission of the City of Sanger*

# Exhibit "A"

## Conditions of Approval Tentative Parcel Map No. 2017-01

### **Community Development & Public Safety:**

1. Notwithstanding all other conditions, all construction and improvements need to be in strict accordance with zoning, building, fire, and all other codes and ordinances of the City of Sanger.
2. No abandoned, junk or inoperative vehicles or equipment of any kind can be parked, kept and/or stored on the premises.
3. Construction debris must be contained within an on-site trash bin and the project site must be watered for dust control during construction.
4. All contractors or sub-contractors working within the City of Sanger are required to obtain a business license from the City Finance Department at Sanger City Hall.
5. All property not occupied by structures, paving or landscaping on the subject site shall be maintained for both health and aesthetic reasons. Grasses and weeds shall be kept to a minimum as required by the Fire Department and County Health Department.
6. An all-weather surface around the entire facility must be maintained as required by the Fire Department.
7. The drive aisles will be kept unobstructed at all times to allow clear access by the Fire Department. Vehicles shall not block any driveways.
8. The developer/owner needs to obtain approval and any required permits from the Fire Department for the storage of flammable and/or combustible materials on the site. Fire extinguishers should be provided inside of the building at locations determined by the Fire Department.

### **Engineering Department:**

1. The Parcel Map shall be prepared in conformance with the provisions of Government Code Section 66445. Prior to further development of any of the parcels, the Applicant shall submit Improvement Plans to the City Engineer for review and approval. Said plans shall be drawn to a size and scale approved by the City Engineer and on reproducible materials. The plans shall be prepared, signed, and stamped by a California registered Civil Engineer. All improvements shall be designed and constructed in accordance with City of Sanger standards and specifications. Along with the plans, the Applicant shall submit a cost estimate for all improvements to be located on public property, all prepared, signed, and stamped by a California registered Civil Engineer.

2. Any and all public or private easements on the property identified in the title report shall be shown on the parcel map with recording data.
3. Property corner monumentation shall be placed and shown on the final Parcel Map in accordance with the California Subdivision Map Act, California Land Surveyor's Act and City Standards. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps required for installation of new monuments or replacement of existing monuments shall be provided by the applicant and approved by the City prior to installation.
4. All conditions of approval shall be fully complied with prior to the recording of the final Parcel Map.
5. If required by the City Engineer, the Applicant shall enter into an agreement with the City upon mutually agreeable terms to complete any required public improvements required for this Parcel Map. The performance of such an agreement shall be guaranteed by appropriate security. Any agreement entered into relative to these Conditions of Approval shall comply with the requirements of the Subdivision Map Act.
6. Prior to review of the Parcel Map and any proposed Improvement Plans, the Applicant shall deposit with the City a sum determined by the City Engineer for map and plan check fees. Prior to recordation of the Parcel Map, the Applicant shall deposit any required public works improvement inspection fees as determined by the City Engineer.
7. Upon approval by the City Engineer of the Parcel Map and any Improvement Plans, signed and stamped reproducible copies of these plans shall be provided to the City, as well as an AutoCAD file of the Parcel Map.
8. If applicable, the Applicant shall annex the subject properties to the Sanger Landscaping and Lighting District. In a manner approved by the City, the Applicant shall notify all potential buyers of the parcels of this annexation. The Applicant shall supply all necessary assessment diagrams and other pertinent materials for the Landscaping and Lighting District.
9. The Applicant will be required to annex the parcels to a Community Facilities District (CFD) to provide special tax revenue for the anticipated cost increases associated with providing City services (i.e. police, fire, ambulance, paramedic, parks maintenance, etc.). The Applicant shall disclose to all potential lot buyers that the parcels are part of a Community Facilities District.
10. Prior to any construction within existing public right-of-way the Applicant shall submit for review and approval an Encroachment Permit application. The application is to be submitted to the Public Works Department.
11. The Applicant shall install separate water and sewer services to each parcel if not currently existing in accordance with current City Standards.
12. Prior to or concurrent with ground rough plumbing inspection, water meters and meter boxes shall be installed. Upon installation of the meter, the City of Sanger has blanket authority to

establish a utility account for water usage in the Applicant's name. Water will be charged at the current base rate per month plus consumption. Before development begins, the Applicant must submit a valid blanket authority authorizing the City of Sanger to bill the Applicant for water usage, provide billing information and deliver a \$500.00 water deposit.

13. The Applicant shall pay applicable Development Impact Fees to the City of Sanger at the rate in effect at the time the Parcel Map is recorded. These fees may be deferred until final occupancy.
14. Grading/construction work including start-up of equipment/machinery shall not begin prior to 7:00 A.M. Monday through Friday. Prior authorization must be obtained from the City Engineer for any work (including underground work) occurring on weekends and holidays.
15. The Applicant shall continually maintain the existing pavements keeping them clear of dirt, dust, and mud until the Parcel Map improvements are accepted by the City. Applicant shall utilize best management practices (BMPs) for erosion and dust control during construction.
16. During construction, asphalt rubble and construction debris shall be disposed of in an appropriate landfill facility or some other method acceptable to the Public Works Director.
17. The Applicant shall construct a new concrete drive approach along the Rawson Avenue Street frontage to conform to City standards and ADA requirements.
18. The Applicant shall submit construction plans on 24"x36" sheets with City Standard title block for all required improvements. These plans shall be prepared by a registered civil engineer and shall be submitted to the Engineering Division at or before the time the building plans are submitted to the Building Division and shall be approved by the City and all other affected agencies prior to the issuance of any grading, encroachment, and/or building permits.
19. Prior to granting of final occupancy or final acceptance, the Applicant shall submit to the City Engineering Division an approved set of construction plans revised to reflect all field revisions and marked "Record Drawings."
20. Prior to the start of any demolition, grading and construction, the Applicant shall submit to the City Engineer and Chief Building Official a written list of his or her authorized representatives and their phone numbers of who will be present on the site while work is in progress.
21. Prior to the commencement of any work within the City of Sanger, the general contractor and all sub-contractors shall obtain a business license from the Finance Department.
22. As determined by the City Engineer and the Public Works Director, the Applicant will be required to abandon and seal any existing septic system, agricultural well, and water well in accordance with the California Department of Health Standards and the Fresno County Community Health Department. The Applicant shall submit evidence of such compliance to the Chief Building Official before the issuance of a Final Certificate of Occupancy.
23. Any trenches cut in public streets shall be backfilled, compacted, and resurfaced with rock base and AC paving in accordance with City Standards. Existing pavement shall be saw cut. The

Applicant shall resurface or reconstruct areas of the street as may be required by the Public Works Director.

24. The Applicant shall comply with any applicable requirements of the utility companies which have franchise agreements with the City of Sanger.
25. The Applicant shall underground all new gas main services, telephone lines, cable television lines, electric power lines, and new utility lines. The depth, size, type and spacing shall be approved by the City Engineer.
26. The Parcel Map shall reflect appurtenant easements or a shared utility or other common use agreement between Parcels A and B for any proposed cross-parcel utility services (i.e. electric, gas, cable, etc.).
27. The Applicant shall comply with the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activity, State Water Resources Control Board Order No. 2009-0009-DWQ as amended by 2010-0014-DWQ. The Applicant shall obtain coverage under the permit and implement all associated requirements including, but not limited to, the run-off reduction requirements and post-construction standards. Plans for these requirements shall be included in the previously required set of construction plans.
28. The Applicant shall install all on-site and off-site improvements in accordance with City of Sanger Standards and Specifications, and shall provide and pay for any compaction tests required by the City during the course of construction.