



# CITY OF SANGER

## PLANNING COMMISSION AGENDA

R. Drew Esquer, Chair

Commissioners: Olga Huerta – Vice Chair, Ken Garcia, B.J. Jhutti, Frank Valles,  
David Gonzalez, Daniel Martinez

**Thursday, September 24, 2015, 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 August 27, 2015 meeting

- F. 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. 2015-01 filed by San Juanita Rubio proposing a Tattoo Parlor to be located at 1310 Seventh Street. Zoning is C-3 (Central Commercial).
2. Conditional Use Permit No. 2015-02 filed by SAM Academy proposing to paint a mural on the Alley side of 802 N Street. Zoning is C-3 (Central Commercial).
3. Zoning Amendment No. 2015-06 proposing to amend Section 90-23 of the Sanger Municipal Code adding a definition for Emergency Shelters; amend Section 90-772 Related Uses Permitted in the M-L (Light Industrial) District by adding subsection (25) Emergency Shelters; and, adding Section 90-899 related to Emergency Shelter regulations.

- G. ACTION ITEMS:

1. Request filed by Lennar, Inc. to allow modification to Condition of Approval No. 62 of Tract 5383 (Royal Woods) to allow the use of different models that include composition tile roofs on seven lots in Phase II and the 93 lots of Phase III.

- H. STAFF COMMUNICATIONS:

1. Proposed Zoning Ordinance Amendment regarding Transitional/Supportive Housing

2. Proposed Zoning Ordinance Amendment regarding Second Residential Units
3. Schedule of upcoming Zoning Amendments

**I. COMMISSIONERS COMMENTS / COMMUNICATIONS:**

**J. NEXT MEETING DATE:** October 22, 2015

**K. 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.
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