



CITY OF SANGER

PLANNING COMMISSION AGENDA

Thursday, October 26, 2017

R. Drew Esquer, Chair
Commissioners: Ken Garcia, Mia Geil, David Gonzalez,
Laura Franco Perez, Johnny Perez Frank Valles

Thursday, October 26, 2017 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. ELECTION OF OFFICERS
- 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. **PRESENTATIONS:**

None

H. **PUBLIC HEARINGS:**

1. Variance No. 2017-02

Request filed by Humberto Garza: Proposing to allow reduced lot area, reduce lot depth, a reduced rear yard setback, and increased maximum lot coverage in the RM-2.5 (Low Density Multiple Family Residential) Zone District on property located at 1389 "O" Street, APN 322-073-05.

I. **ACTION ITEMS:**

None

J. **STAFF COMMUNICATIONS/DISCUSSIONS:**

None

K. **COMMISSIONERS COMMENTS / COMMUNICATIONS:**

L. **NEXT MEETING DATE:**

Cancellation of November 23, 2017 Meeting

Schedule Alternate date of November 16, 2017 or November 30, 2017

M. **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 MARCH 14, 2017**

TO: Sanger Planning Commission

FROM: David Brletic, Senior Planner

SUBJECT: Variance Application No. 2017-02
Request filed by Humberto Garza: Proposing to allow reduced lot area, reduce lot depth, and reduced rear yard setback in the RM-2.5 (Low Density Multiple Family Residential) Zone District for on property located at 1389 “O” Street, APN 322-073-05.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Planning Commission Resolution No. 2017-05 approving Variance Application No. 2017-02.

PROJECT SURROUNDINGS:

	General Plan	Zone District	Existing Land Use
North	Medium High Density Residential	RM – 2.5 Low Density Multiple Family Residential	Single Family & Multiple Family Dwellings
South	General Commercial	C-4 General Commercial	Tire Shop Church
East	Medium High Density Residential	RM – 2.5 Low Density Multiple Family Residential	Single Family & Multiple Family Dwellings
West	Medium High Density Residential	RM – 2.5 Low Density Multiple Family Residential	Single Family & Multiple Family Dwellings

PROJECT BACKGROUND AND SUMMARY:

The project site is located on the north side of 14th Street between “O” Street and Sanger Avenue. See Exhibit “A”.

The General Plan designation of the project site is Medium High Density Residential and the zoning designation is RM – 2.5, Low Density Multiple Family Residential. The site is 7,500 square feet and contains two detached dwelling units. The application is being submitted in anticipation of a proposed parcel map to create two parcels from the existing single parcel. If the variance were to be approved, a tentative parcel map would be required to divide the property. Any future proposal to divide the property would be brought before the planning commission for review and approval.

The Zoning of the project site is RM-2.5 (Low Density Multiple Family Residential). In addition

to other property development standards, the RM-2.5 zone district requires the following lot area, minimum yard setbacks, maximum lot coverage, and minimum lot depth:

Requirement	Standard
Lot Area	6,000 Square Feet
Front Yard	20 Feet
Side Yard	5 Feet
Rear Yard	15 Feet
Maximum Coverage	45%
Minimum Lot Depth	100 Feet

As previously stated, the applicant would like to divide the existing single parcel into two parcels. See attachment “B” and “C”. However, doing so would result in parcels that do not meet the development standards of the RM – 2.5 zone district. The following chart lists the minimum standards, the existing conditions, and the proposed dimensions:

Requirement	Standard	Existing	Proposed
Lot Area	6,000 Square Feet	7,500 Square Feet	3,750 Square Feet
Front Yard	20 Feet	20 Feet	20 Feet
Side Yard	5 Feet	5 Feet	5 Feet
Rear Yard	15 Feet	15 Feet	5 Feet
Maximum Coverage	45%	52%	52%
Minimum Lot Depth	100 Feet	150 Feet	75 Feet

As indicated in the chart above, the proposed future lots would not meet the minimum lot area, the minimum rear yard, the maximum lot coverage, and the minimum lot depth. It should be noted that the single existing parcel currently exceeds the maximum coverage.

In review of a variance request, the Planning Commission is being asked to evaluate a request to deviate from adopted standards. This evaluation is objective in nature as opposed to subjective. The criteria for approval of a variance are as follows:

- (1) That because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings, but not including monetary hardship, the strict application of the provisions of this chapter deprives the subject property of privileges enjoyed by a substantial number of other properties in the vicinity and under identical zoning district classification.
- (2) That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.
- (3) That the granting of the variance will not adversely affect the city general plan, any adopted specific plan, or the purposes of this chapter.
- (4) That the granting of the variance will not constitute a grant of special privilege to the property owner.

(5) That any conditions established by the commission for the variance are deemed necessary to protect the public health, safety, and general welfare.

In review of the request, the Planning Department has evaluated properties in the vicinity of the project site to determine if there are nearby properties experiencing or benefiting from similar conditions. Exhibit "D" shows properties within the vicinity of the project site that do not meet the development standards of the RM – 2.5 zone district. The properties show in the exhibit include examples of lots that do not meet the minimum width or depth, the minimum yard setbacks, the minimum lot area, or exceed the maximum lot coverage.

Required Findings for the Variance:

In accordance with Municipal Code Section 90-1003, the commission, before granting a variance, shall make all of the following findings. Staff's analysis of each finding is included:

(1) That because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings, but not including monetary hardship, the strict application of the provisions of this chapter deprives the subject property of privileges enjoyed by a substantial number of other properties in the vicinity and under identical zoning district classification.

The strict application of the provisions of this chapter deprives the subject property of privileges enjoyed by a substantial number of other properties in the vicinity and under identical zoning district classification.

(2) That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.

The dwelling units currently exist and no additional structures can be constructed on the site. The proposed Variance would not result in any physical, visible change.

(3) That the granting of the variance will not adversely affect the city general plan, any adopted specific plan, or the purposes of this chapter.

The Medium High Density Residential General Plan designation is the primary multifamily housing category in the City providing for construction of one and two story rental units. The dwelling units currently exist and no additional structures can be constructed on the site. The proposed Variance would not result in an increase in units or density.

(4) That the granting of the variance will not constitute a grant of special privilege to the property owner.

As similar properties existing within the project vicinity, the proposed Variance is not considered to be the granting of a special privilege.

(5) That any conditions established by the commission for the variance are deemed necessary to protect the public health, safety, and general welfare.

The proposed Variance would not result in any physical change to the site.

ENVIRONMENTAL ANALYSIS

Submittal and review of a tentative parcel map will require completion of an initial study and any necessary subsequent CEQA review..

FISCAL EFFECTS:

No adverse fiscal effects are expected.

EXHIBITS:

- A. Location Map
- B. Plot Plan – Existing Parcel
- C. Plot Plan – Proposed Parcels
- D. Properties within Vicinity
- E. Planning Commission Resolution No. 2017-05



Exhibit "A"

Location Map

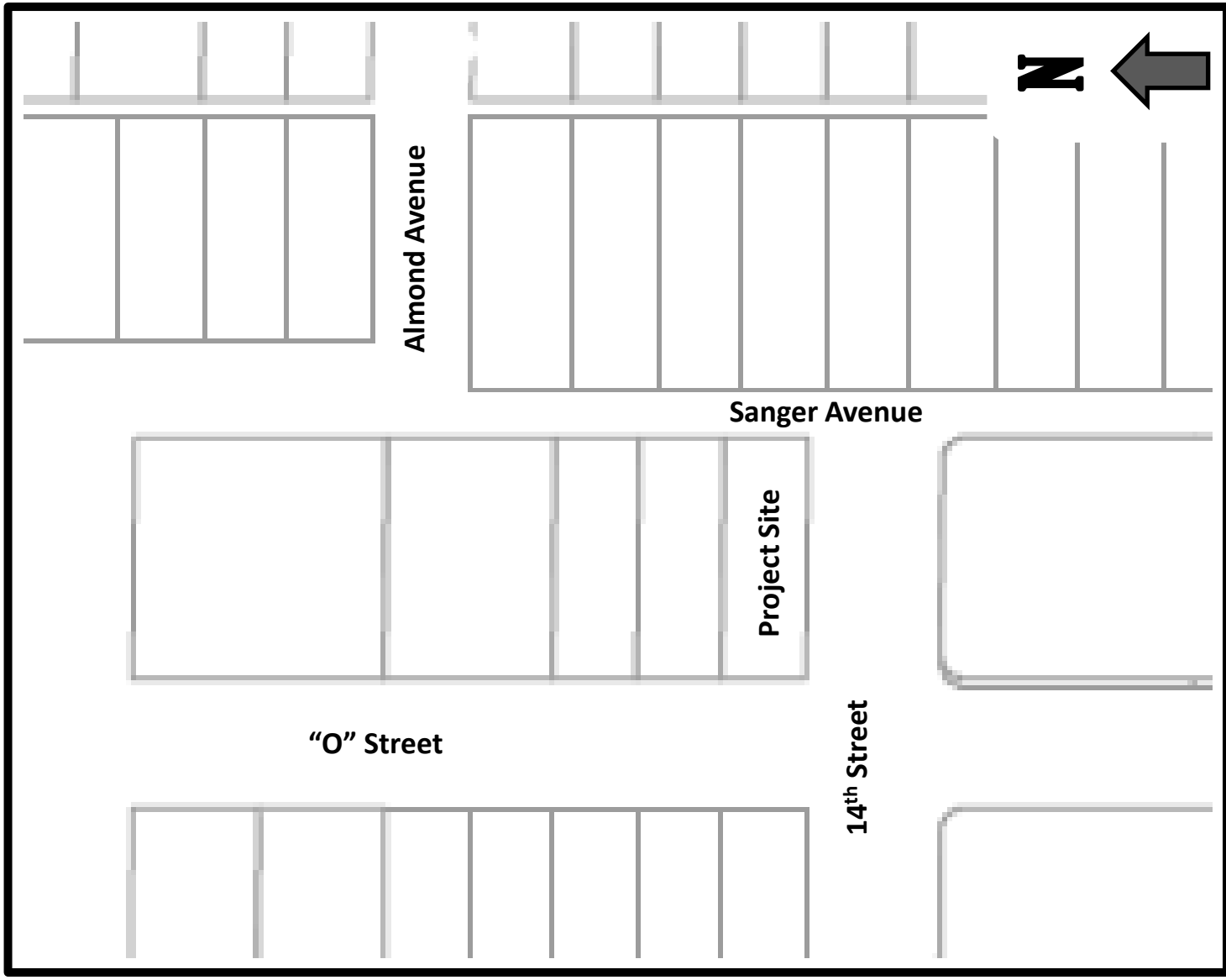




Exhibit "B"

Plot Plan - Existing

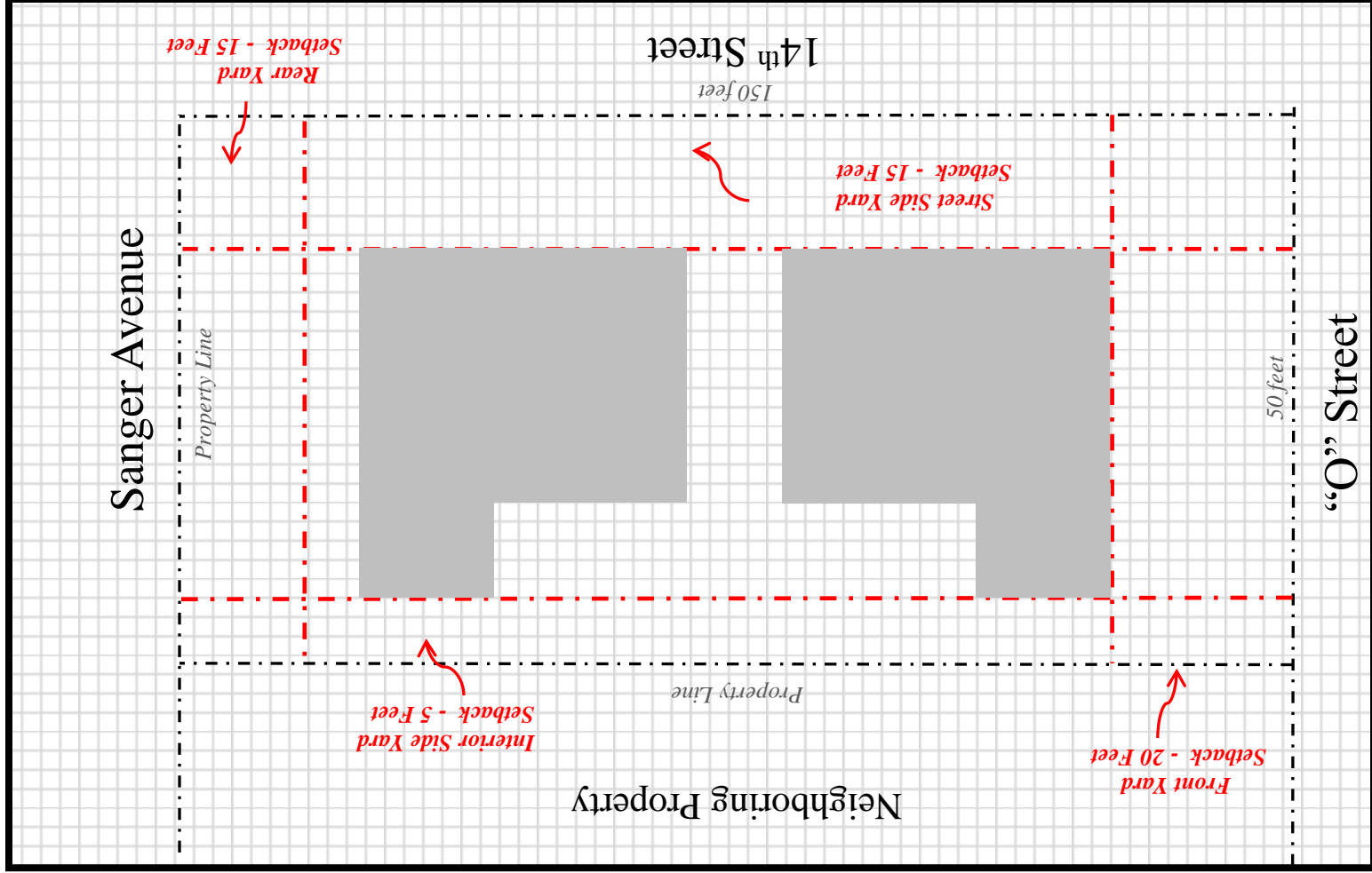




Exhibit "C"

Plot Plan – Future Parcels

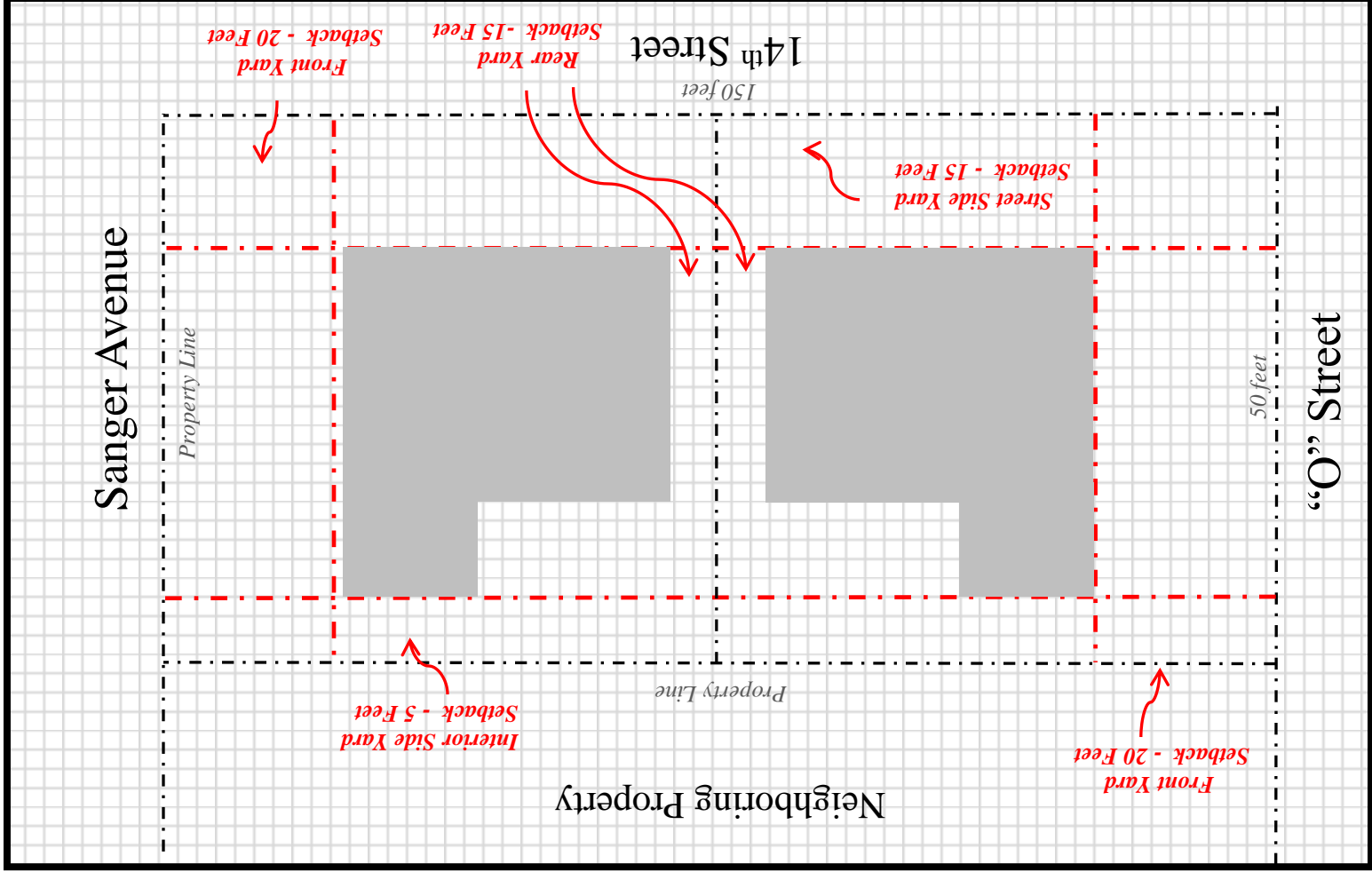


Exhibit “D”

Page 1

Properties within Vicinity



Exhibit 'D'

Page 2

Properties within Vicinity



1-
not shown only
as produced by
this survey

Exhibit 'D'

Page 3

Properties within Vicinity



322-06

317
T-1-68
Tax Area

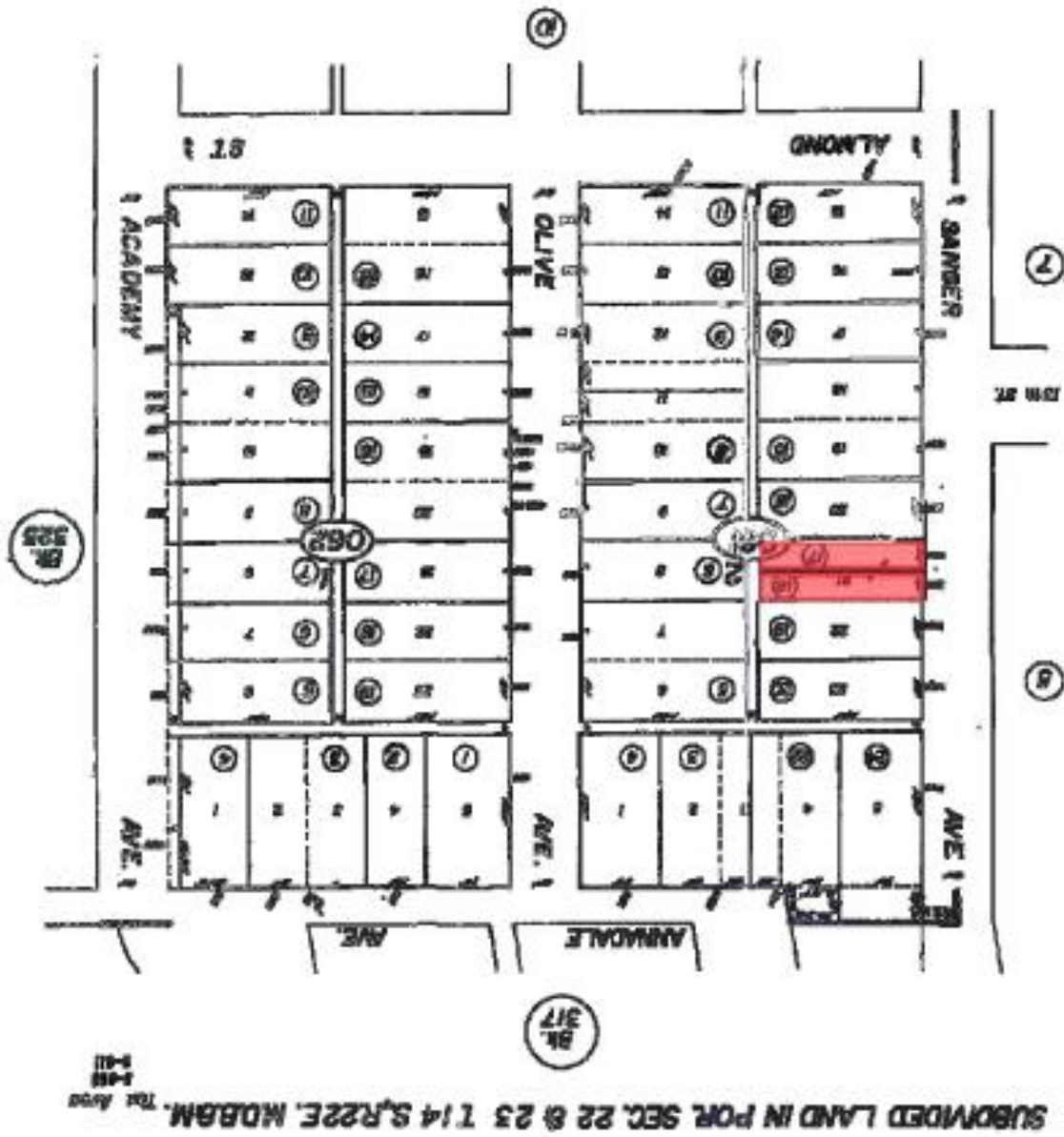
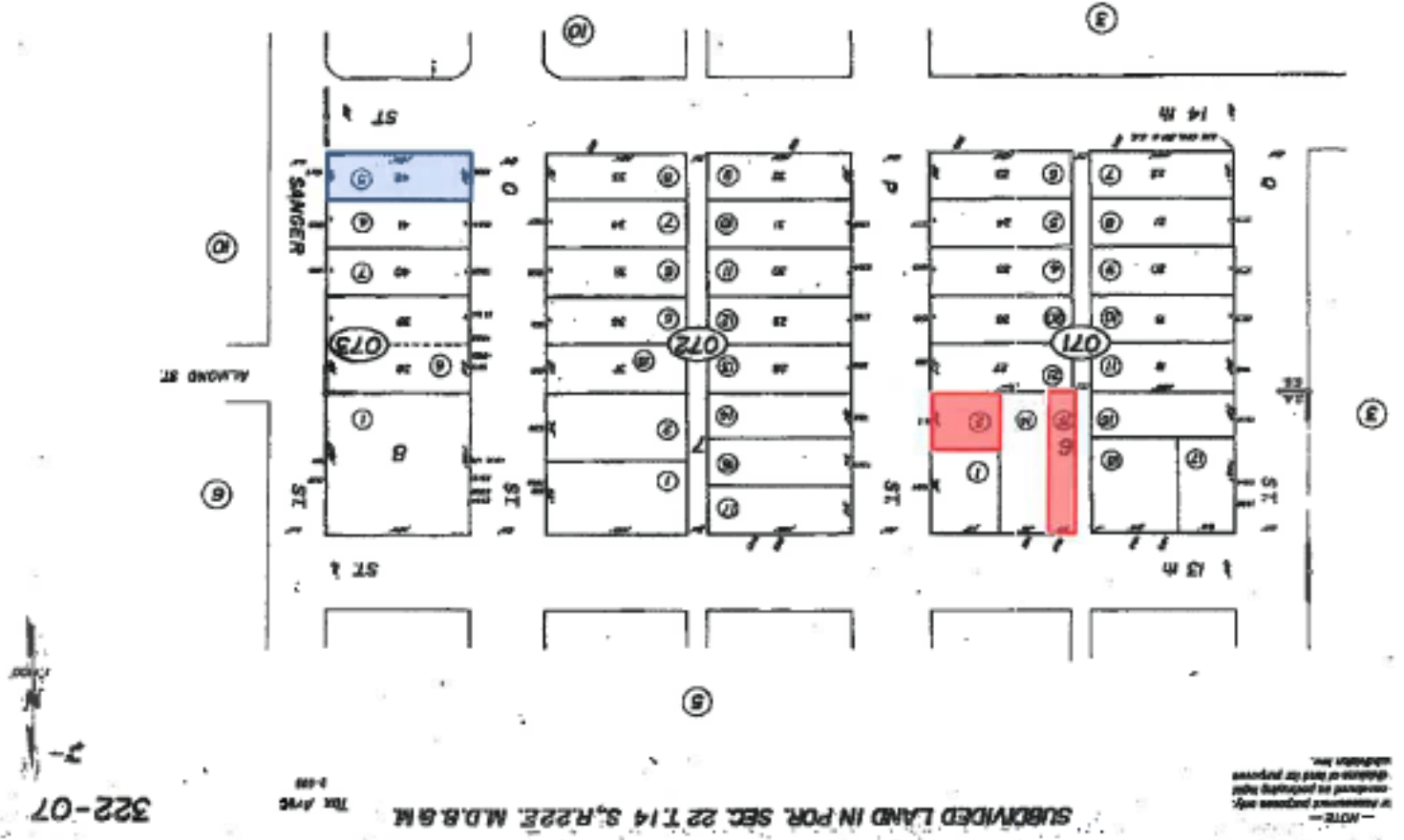




Exhibit 'D'

Page 4

Properties within Vicinity



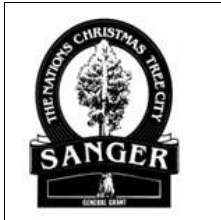


Exhibit “E”
CITY OF SANGER
PLANNING COMMISSION
RESOLUTION NO. 2017-05

VARIANCE APPLICATION NO. 2017-02

A REQUEST FILED BY HUMBERTO GARZA PROPOSING TO ALLOW REDUCED LOT AREA, REDUCED LOT DEPTH, AND REDUCED REAR YARD SETBACK IN THE RM – 2.5 ZONE DISTRICT ON PROPERTY LOCATED AT 1389 “O” STREET, APN 322-073-05.

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 October 26, 2017, to consider Variance Application No. 2017-02 to allow the following modifications to standard requirement in the RM-2.5 (Low Density Multiple Family Residential) District:

Allow seventy-five (75) foot lot depth

Allow a five (5) foot rear yard

Allow three-thousand, seven-hundred and fifty (3,750) square foot lot area

WHEREAS, the Commission, after reviewing the staff report prepared for the Project, which is herein incorporated by this reference, and hearing public testimony offered at the hearing on the project, did make the following required findings as stipulated in the Sanger Municipal Code in accordance with Section 90-1003:

(1) That because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings, but not including monetary hardship, the strict application of the provisions of this chapter deprives the subject property of privileges enjoyed by a substantial number of other properties in the vicinity and under identical zoning district classification.

The strict application of the provisions of this chapter deprives the subject property of privileges enjoyed by a substantial number of other properties in the vicinity and under identical zoning district classification.

(2) That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.

The dwelling units currently exist and no additional structures can be constructed on the site. The proposed Variance would not result in any physical or visible change.

(3) That the granting of the variance will not adversely affect the city general plan, any adopted specific plan, or the purposes of this chapter.

The Medium High Density Residential General Plan designation is the primary multifamily housing category in the City providing for construction of one and two story rental units. The dwelling units currently exist and no additional structures can be constructed on the site. The proposed Variance would not result in an increase in units or density.

(4) That the granting of the variance will not constitute a grant of special privilege to the property owner.

As similar properties exist within the project vicinity, the proposed Variance is not considered to be the granting of a special privilege.

(5) That any conditions established by the commission for the variance are deemed necessary to protect the public health, safety, and general welfare.

The proposed Variance would not result in any physical change to the site.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission hereby approves Variance Application No. 2017-02 subject to the following conditions:

1. The project shall comply with the approved lot depth, rear yard, and lot size approved by Variance Application No. 2017-02.

* * * * *

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 26th day of October, 2017, by the following vote:

- AYES:
- NOES:
- ABSENT:

Dated: October 26, 2017



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