



AGENDA

CITY OF SANGER PLANNING COMMISSION SPECIAL MEETING

Monday, June 29, 2026
6:00 PM
CITY HALL COUNCIL CHAMBER
1700 7th STREET
SANGER, CA 93657

Prior to action by the Commission on any item on this agenda, the public may comment on that item.

Levine Act Disclosure. Pursuant to the Levine Act (Govt Code Section 84308), any party to a permit, license, contract, or other entitlement before the City Council is required to disclose on the record any contribution, including aggregated contributions, of more than \$500 made by the party or the party's agents within the preceding 12 months to any City official. Participants and agents are requested to make this disclosure as well.

The disclosure should be made when the agenda item is called and must include the name of the party, participant, or agent, and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made. Council Members are also required to make such disclosures and recuse themselves.

A. CALL TO ORDER AND ROLL CALL

B. FLAG SALUTE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. SUBJECT: Minutes of a Special Planning Commission meeting held on February 26, 2026 and March 26, 2026.

RECOMMENDATION: That the Planning Commission approve the meeting minutes.

E. PUBLIC FORUM

(This portion of the meeting is reserved for persons desiring to address the Planning Commission on any matter not otherwise on the agenda and within the jurisdiction of the Planning Commission. Speakers shall address all comments to the Chair and the Commission as a body and not to any particular Commission Member or member of the staff. Speakers should limit their comments to three (3) minutes).

F. PUBLIC HEARINGS

1. **SUBJECT:** A request by Apex Development and Investment Company for a one (1) year extension of Tentative Parcel Map 2023-01. TPM 2023-01 was originally approved on July 25, 2024, to allow for the creation of two parcels to facilitate the development of Conditional Use Permit 2023-05 (a self-storage facility). The project site is located on the southwest corner of Academy Avenue and Geary Avenue (APN 315-051-09).
RECOMMENDATION: That the Planning Commission adopt Planning Commission **Resolution No 2026-06**, approving a one (1) year extension of time for Tentative Parcel Map 2023-01.
2. **SUBJECT:** Conditional Use Permit (CUP) No. 2026-01 for a Type 41 ABC license (onsite sale of beer and wine at eating places) for Arsenio's Mexican Food at 1005 Academy Avenue, Sanger, CA 93657.
RECOMMENDATION: That the Planning Commission adopt Planning Commission **Resolution No 2026-07**, approving Conditional Use Permit No. 2026-01, allowing the onsite sale of beer and wine, and adopting a finding that the project is categorically exempt under CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures).
3. **SUBJECT:** Proposed Variance Application No. 2026-01 to allow a 75-square-foot monument sign where a maximum of 35 square feet is permitted under Sanger Municipal Code Section 90-891 at 2037 Academy Avenue, Sanger, CA 93657 (Assessor's Parcel Number 332-190-36), and adoption of a Class 11 (Accessory Structures) Categorical Exemption under CEQA.
RECOMMENDATION: That the Planning Commission adopt **Resolution No. 2026-08**, Approving Variance 2026-01 to allow a monument sign that exceeds existing sign standards.
4. **SUBJECT:** Extension to Conditional Use Permit No. 2021-02 (CUP 2021-02), which conditionally approved installation and operation of a Battery Energy Storage System (BESS) array at the existing power plant located at 1125 Muscat Avenue, Sanger, CA 93657, APN 332-042-71
RECOMMENDATION: That the Planning Commission adopt **Resolution No. 2026-09**, approving the one (1) year extension of CUP 2021-02, which will expire on June 29, 2027. This is consistent with the provisions of Sanger Municipal Code Section 90-998 and 90-1001(a)(2).
5. **SUBJECT:** Extension Request for Tentative Parcel No. 2023-02 (located at the southwest corner of Academy and California Ave, APN 315-051-10)
RECOMMENDATION: That the Planning Commission adopt Planning Commission **Resolution No. 2026-10**, approving a one (1) year extension of time for Tentative Parcel Map 2023-02.

G. COMMISSIONER COMMUNICATIONS

(This portion of the meeting is reserved for the Commissioners (i) to make brief reports on relevant matters to the Planning Commission, (ii) to request updates, and (iii) to initiate new agenda items. No action may be taken under this section of the Agenda.)

H. STAFF COMMUNICATIONS

(This portion of the meeting is reserved for the City Staff (i) to make brief reports on relevant matters to the Planning Commission, (ii) to provide updates, and (iii) to initiate new agenda items. No action may be taken under this section of the Agenda.)

I. NEXT MEETING DATE

1. July 23, 2026
2. August 27, 2026

J. ADJOURNMENT

I certify under the penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Dated this 26th day of June 2026.



Lina Martinez, Secretary to the Commission

ADA COMPLIANCE AND REASONABLE ACCOMMODATIONS POLICY. The Council has adopted a Reasonable Accommodation Policy which is available on the City website at www.ci.sanger.ca.us or upon request by emailing the City Clerk at city.clerk@ci.sanger.ca.us. The Policy provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. If you need assistance in order to attend this Planning Commission meeting or require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Planning Commission, please email the City Clerk or call by phone at (559) 876-6300 extension 1500 so such aids or services can be arranged. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation.

NOTICE OF AVAILABILITY OF AGENDA DOCUMENTS. Writings related to the agenda are available at Sanger City Hall, 1700 7th Street, Sanger, CA 93657 and are posted online at www.ci.sanger.ca.us. Writings provided to a majority of the Planning Commission within 72 hours of the meeting regarding any item on this agenda will be made available for public inspection at the City Clerk's Office located at Sanger City Hall, 1700 7th Street, Sanger, CA 93567 and will be posted online at www.ci.sanger.ca.us.