



AGENDA
CITY OF GUSTINE
PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
352 5th STREET GUSTINE, CALIFORNIA
APRIL 13, 2016 – 7:00 P.M.

CALL TO ORDER - PLEDGE OF ALLEGIANCE

ROLL CALL

Commission Members: Martens, Oliveira, Hasness, Vice-Chairperson Marsigli,
Chairperson Gandy & Ex-Officio Anderson

PRESENTATIONS

ORAL COMMUNICATIONS

At this time, any person may comment on an item, which is not on the agenda. PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD. Members of the public, who have questions regarding a specific agenda item, may comment on that item before consideration of that item by the Planning Commission, when recognized to do so by the Chairman.

CONSENT CALENDAR

- 1. Minutes, Planning Commission Meeting of February 10, 2016**
 - 1. Recommendation: Review and approve.*

ADMINISTRATIVE AGENDA

- 2. STUDY SESSION – Annexation, Tentative Map, Final Map and Subdivision Process**
 - 1. Receive staff report*
 - 2. Receive public comment*
 - 3. Conduct study session*

CITY PLANNER REPORT

PLANNING COMMISSION REPORTS

ADJOURNMENT

Note:

- 1. In compliance with the Americans with Disabilities Act, a disabled person requesting a disability-related modification or accommodation to participate in this meeting, must contact City Hall at (209) 854-6471 or (209) 854-2127(fax). Requests must be made as early as possible, preferably one-full business day before the start of the meeting.*

2. Any document provided to a majority of the Planning Commission regarding any open session item on this agenda is available for public inspection during normal business hours at the front counter of City Hall located at 352 5th Street, Gustine, CA. Documents or writings received after the general distribution of the agenda are also available for inspection.

CERTIFICATION

I, Melanie Correa, Deputy City Clerk, do hereby declare under penalty of perjury that the foregoing agenda was posted on the outdoor bulletin board at the Gustine City Hall, 352 5th Street, Gustine CA and made available for public review on this 6th day of March, 2016, at or before 5:00 p.m.



Melanie Correa

**MINUTES OF
PLANNING COMMISSION MEETING
FEBRUARY 10, 2016**

CALL TO ORDER - PLEDGE OF ALLEGIANCE

Chair Mike Gandy called the meeting to order at 7:00 P.M. and conducted the pledge of allegiance.

ROLL CALL

Commission Members: Martens, Oliveira, Chairperson Gandy & Ex-Officio Anderson

Staff Present: City Manager Sean Scully, Public Works Director Kathryn Reyes

PRESENTATIONS

ORAL COMMUNICATIONS

There was no oral communications.

CONSENT CALENDAR

1. Minutes, Planning Commission Meeting of January 13, 2016

1. *Recommendation: Review and approve.*

Chairman Gandy introduced the minutes. Commissioner Oliveira made a motion to approve the minutes from the January 13, 2016 regular meeting. The motion was seconded by Commissioner Martens, and carried 3-0 with Vice Chair Marsigli and Commissioner Hasness absent.

ADMINISTRATIVE AGENDA

2. PUBLIC HEARINGS– Consider Resolution Approving Use Permit and Variance Requests; Auto Parts Sales Use

1. *Receive Staff Report*
2. *Open the public hearing for Use Permit and two separate Variance requests*
3. *Receive public comment*
4. *Close the public hearing*
5. *Consider a motion to approve the resolution declaring this project exempt from CEQA and approving the Use Permit for an auto parts sales use*
6. *Consider a motion to approve the variance request for parking lot landscape setback*
7. *Consider a motion to approve the variance request for parking stall dimension size*

City Manager Scully presented the staff report. Chairman Gandy opened the public hearing at 7:17 P.M. Melissa Higby, Architect for the project introduced herself. Chairman Gandy closed the public hearing at 7:18 P.M. Commissioner Oliveira made a motion to approve the resolution declaring this project

exempt from CEQA and approving the Use Permit for an auto parts sales use. The motion was seconded by Commissioner Martens, and carried 3-0 with Vice Chair Marsigli and Commissioner Hasness absent. Commissioner Oliveira made a motion to approve the variance request for parking lot landscape setback. The motion was seconded by Commissioner Martens, and carried 3-0 with Vice Chair Marsigli and Commissioner Hasness absent. Commissioner Oliveira made a motion to approve the variance request for parking stall dimension size. The motion was seconded by Commissioner Martens, and carried 3-0 with Vice Chair Marsigli and Commissioner Hasness absent.

3. WORKSHOP– Discuss and Provide Direction on Medical Marijuana Personal Cultivation and Public Use and Consumption

1. *Receive Staff Report*
2. *Receive public comment*
3. *Provide staff with direction on how to proceed*

City Manager Scully presented the staff report. After a lengthy discussion, in which Tom Gomes, 1065 Brentwood Gustine, urged the ban on outside grows. Derek Alexander, 72 Via Jodi Gustine, also advised on his oppositional view of outside grows. Commissioner Martens made a motion to take no action on this item at this time. The motion was seconded by Commissioner Oliveira, and carried 3-0 with Vice Chair Marsigli and Commissioner Hasness absent.

CITY PLANNER REPORT

City Manager Scully advised on the forward motion of the O'Reilly's project. He also provided a status update on the Formula project.

PLANNING COMMISSION REPORTS

Commissioner Martens advised that he had nothing to report.

Commissioner Oliveira advised that he had nothing to report.

Chairman Gandy advised that he had nothing to report.

ADJOURNMENT

Chairman Gandy adjourned the at 7:40 P.M.

ATTEST:

DEPUTY CITY CLERK



GUSTINE PLANNING COMMISSION AGENDA ITEM

APRIL 13, 2016

PREPARED BY: Sean Scully, City Manager

**SUBJECT: Study Session: Annexation, Tentative Map, Final Map And
Subdivision Process**

BACKGROUND/ DISCUSSION:

The City of Gustine is currently in the preliminary stages review and consultation on a potential annexation proposal as well as two other potential tentative map proposals for residential development. It has been roughly 15 years since the City of Gustine processed a new annexation request or processed a larger than average tentative map / final map for a residential project. As such, staff thought it would be an opportune time to have a study session with the Planning Commission on the process, procedures, legal framework for the annexation and subdivision of property.

The study session is intended to give the Planning Commission a "brush up" on this area of Planning ahead of the anticipated project presentations to the Planning Commission. Staff will have handouts and a power point presentation available at the time of the meeting for the study session.

RECCOMENDATION:

None

EXHIBIT(S):

None