AGENDA
CITY OF GUSTINE
PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
352 5th STREET GUSTINE, CALIFORNIA
JUNE 24, 2020 – 6:00 P.M.

In accordance with State and County "stay-home" orders and in an effort to protect public health and prevent the spread of COVID-19 (novel coronavirus), the City of Gustine will conduct the City Council meeting in accordance with the Governor's Executive Order N-29-20 as follows:

1. Council Chambers at City Hall will be open to the public for this meeting. Social distancing requirements will be followed resulting in limited seating. The City Council still encourages the public to dial in to the teleconference line to listen and participate in the meeting.
2. Members of the public who wish to comment on matters before the Council, in lieu of doing so in person, may use the following free teleconference line to listen and/or participate in the meeting: Dial (425) 436-6302, access code: 650906. Members of the public who choose to use the teleconference line are urged to place themselves on MUTE while listening in order to reduce static and background noise. Alternatively, members of the public may provide comment on an item by submitting an email to the City Clerk at: mcorrea@cityofgustine.com. Email comments will be read aloud at the meeting and included in the record, and will be subject to the same three (3) minute time limit when read aloud. Please include the agenda item in the subject line of the email. All email comments must be received by 5:00 p.m. on Wednesday June 24, 2020 to be included in the meeting.
3. If you have questions or require accommodation, please contact the City Clerk's office at (209) 854-9407 as soon as possible.

CALL TO ORDER - PLEDGE OF ALLEGIANCE

ROLL CALL

Commission Members: Gomes, Giles, Bruck, Vice-Chairperson Marsigli, Chairperson Gandy & Ex-Officio Alexander

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 Regular Meeting of February 26, 2020**
   1. Recommendation: Review and approve.

ADMINISTRATIVE AGENDA

2. Commission Reorganization: Election of Planning Commission Chairperson and Vice-Chairperson

1. *Receive staff report.*
2. *Receive public comment*
3. *Nominate and elect a Chairperson and a Vice-Chairperson*

3. Consider Revisions to Originally Adopted Master Plan for Southeast Gustine Annexation

1. *Receive staff report.*
2. *Receive public comment*
3. *Consider a motion to recommend to City Council approval of revised lot map*

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 18th day of June, 2020, at or before 5:00 p.m.

Melanie Correa

MINUTES OF GUSTINE
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 26, 2020

CALL TO ORDER - PLEDGE OF ALLEGIANCE

Chairperson Gandy called the meeting to order at 6:03 P.M. and conducted the pledge of allegiance.

ROLL CALL

Commission Members: Gomes, Giles, Marsigli, Gandy, Ex-Officio Alexander

Staff Present: City Manager Doug Dunford

PRESENTATIONS

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

1. **Minutes, Planning Commission Regular Meeting of January 22, 2020**
   1. *Recommendation: Review and approve.*

Chairperson Gandy introduced the consent calendar. There was no public comment. Vice Chairperson Marsigli made a motion to approve the consent calendar. The motion was seconded by Commissioner Giles and carried 4-0.

ADMINISTRATIVE AGENDA

2. **PUBLIC HEARING – Consider Resolution Recommending Approval of the Gustine 5th Cycle Housing Element Four-Year Update**
   1. *Receive Staff Report*
   2. *Open the public hearing*
   3. *Receive public comment*
   4. *Close the public hearing*
   5. *Consider a motion to approve the resolution recommending that the City Council both adopt an Urgency Ordinance and a Non-Urgency Ordinance amending the Gustine Municipal Code Relating to Accessory and Junior Accessory Dwelling Units*

City Manager Dunford presented the staff report. Martin Carver, with ZeroCity, gave a presentation on the need for the approval of the Gustine 5th Cycle Housing Element update. Chairperson Gandy opened the public hearing at 6:22 P.M. Vice Chairperson Marsigli advised of several items in the Housing Element that needed adjustments. Craig Turner, 266 1st Street Gustine, inquired on how much of an effect the new laws would have on the current Housing Element in place, to which Martin Carver provided information. There was some discussion from the commission. The public hearing was closed at 6:58 P.M. Vice Chairperson Marsigli made a motion to approve the resolution. The motion was seconded by Commissioner Gomes and carried 4-0.

ADJOURNMENT

Chairperson Gandy adjourned the meeting at 7:16 P.M.

ITEM NO. 2

PLANNING COMMISSION AGENDA ITEM

JUNE 24, 2020

PREPARED BY: Melanie Correa, Deputy City Clerk

SUBJECT: **Commission Reorganization: Election of Planning Commission Chairperson and Vice-Chairperson**

BACKGROUND/DISCUSSION

Pursuant to Municipal Code Section §4-2-33 "Officers and Meetings", the Planning Commission shall elect a chairperson and a vice-chairperson from among the appointed members. Elected officers shall hold the office for one year or until their successors are appointed. Historically, the Planning Commission conducts a reorganization in sync with the appointment of new members or reappointment of terms.

For the commission's information, the Planning Commission member term expiration dates are as follows:

Mike Gandy – December 2023
Sherri Marsigli – December 2023
Thomas Gomes – December 2023
Don Bruck – December 2021
Blake Giles – December 2021

RECOMENDATION

Nominate and elect candidates for Planning Commission Chairperson and Vice-Chairperson.

ITEM NO. 3

PLANNING COMMISSION AGENDA ITEM

JUNE 24, 2020

PREPARED BY: Doug Dunford, City Manager

SUBJECT: **Consider Revisions to Originally Adopted Master Plan for Southeast Gustine Annexation**

BACKGROUND/DISCUSSION

In March, 2018 the City considered and approved a Master Plan for the Southeast Gustine Area. Exhibit A depicts the adopted circulation concept and a conceptual layout based on lots of minimum 6,000 square feet. The area was then taken to LAFCO and annexed into the City.

City staff has been in discussion with the original proponents of the Master Plan area regarding two potential changes to the Master Plan. Proposed revisions are illustrated in Exhibit B (this exhibit depicts proposed lotting patterns only for the Katakis and Rasmussen properties as those are the areas currently in active consideration).

One is a revision to the internal street pattern to allow for the main access to Sullivan Rd. to align with Grove St. This would allow for installation of a roundabout at that intersection. Additionally, the easternmost street access shown on the current plan would be revised to eliminate the direct connection and allow for emergency vehicle access only. These revisions result in a less direct path through the internal part of the plan area. Overall, staff recommends that the proposed pattern is preferable in that the roundabout at Sullivan and Grove is a better solution for that intersection and removes closely spaced offset intersections. Further, the conversion of the easternmost intersection to emergency-only reduces conflicting movements near the school.

A second change would be to allow for a wider range of lot sizes with up to 10% of minimum 5,000 square foot lots and the balance remaining as minimum 6,000 square feet lots. This necessitates a minor change to the design guidelines to provide for the smaller lots. Staff suggests that this change provides an increased range of opportunity for housing type and is well within the acceptable range of lot size for single-family homes.

Staff is bringing these concepts to the Commission, and later to Council, for review to determine their acceptability before entertaining applications for tentative subdivision maps and a minor amendment to the Master Plan.

FISCAL IMPACT
There is no fiscal impact to the City.

RECOMMENDATION
Staff recommends that the Commission, by motion, provide their recommendation to the Council determining that the proposed implementation of the Specific Plan is acceptable in concept.

EXHIBIT(S)

A) Original Lot Map
B) Revised Lot Map

EXHIBIT A

GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
Contact: Joshua Jantz / Max Garcia
jantz@gdrengr.com / maxgarcia@gdrengr.com

VICINITY MAP

Southeast Gustine - Project Summary

Color	APN	Acreage	# of Lots	Density (U.P.A.)	Park Acreage
	063-180-018 & 063-180-015	30.90	140	4.5	2.94
	063-180-030 & 063-180-029	41.69	172	4.1	3.61
	063-180-010	17.94	72	4.0	1.51
	063-180-011	8.86	30	3.4	0.63
	063-180-023 (Michael)	20.34	60	2.9	1.26
	063-180-023 (Richard)	11.00	44	4.0	0.92
	PROJECT SUMMARY	130.73	518	4.0	10.88

0 100 200 600

Southeast Gustine

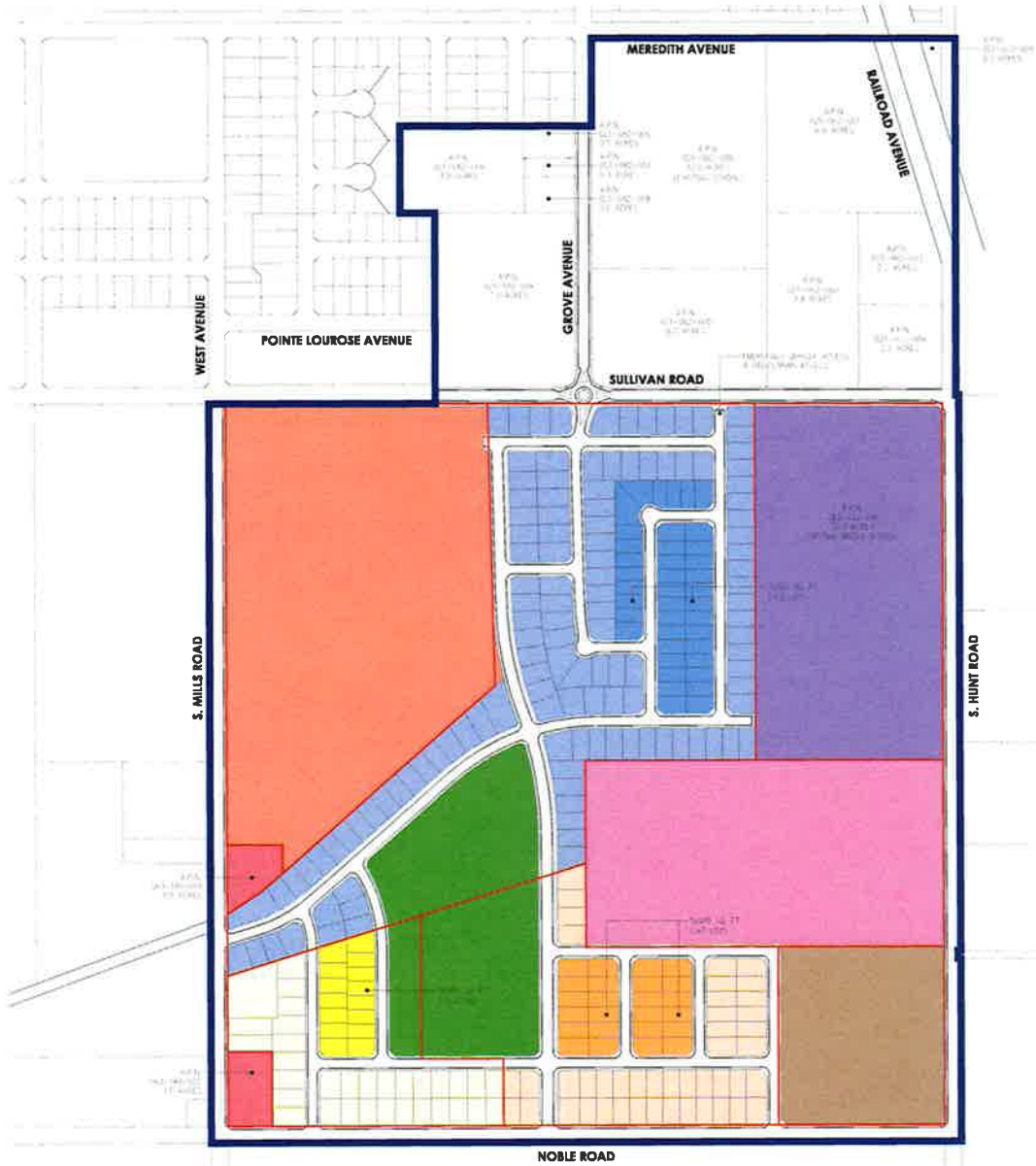
Conceptual Site Plan

City of Gustine
April 22, 2016

Merced County

California
Sheet 1 of 1

EXHIBIT B



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CURLS, CA 95307
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Contact: Joshua Jantz / Max Garcia
joshjantz@gdrengr.com / maxgarcia@gdrengr.com

VICINITY MAP

Southeast Gustine - Project Summary

Color	Phase	APN	APN Acreage	# of Lots
	1	063-180-029 & 030 (Kotakis)	41.69	162
	2	063-180-023 (Michael Rasmussen)	18.00	68
		063-180-023 (Richard Rasmussen)	11.00	47
	3	063-180-018 & 063-180-015 (Adams)	30.90	140 *
	4	063-180-010 (Tasle)	17.94	89 *
	5	063-180-011 (Gomez)	8.86	38 *
		PROJECT SUMMARY	**128.39**	**544**

* # of Lots as shown on Southeast Gustine Master Plan, adopted March 20, 2018

0 100 200 400

Southeast Gustine

Conceptual Site Plan

City of Gustine, Merced County, California
June 11, 2020