



CITY OF FOWLER
PLANNING COMMISSION MEETING
September 1, 2011
MINUTES

Chairman Mukai called the meeting to order at 6:32 p.m.

Commissioners Present: Gary Mukai, Craig Mellon, Sandie Monis and Henry Fernandez

Commissioners Absent: Mark Rodriguez

City Staff Present: City Attorney, Scott Cross, Planning Consultant, Bruce O'Neal, Chief of Police Russell Snow, Police Sergeant Keith Berry, and Planning Secretary Corina Burrola

Approval of Minutes:

Commissioner Monis moved to approve the minutes for July 7, 2011 and was second by Commissioner Fernandez and passed by a unanimous vote.

Public Presentation:

There were no public presentations (Public Presentation closed at 6:34 p.m.)

Agenda Item No. 5:

Public Hearing to Consider General Plan Consistency Finding – Fowler Unified School District Alternative Education Relocation and Grass Parking/Athletic Field Expansion Project. (Resolution No. 572) Planning Consultant, Bruce O'Neal opened with presenting to the staff a brief summary of the project description. The item brought before the commission was brought forward by the Fowler Unified School District to request that the Commission consider the consistency of their proposed facility with the Fowler General Plan. California Government Code 65402 requires that a school district shall not acquire property or construct a public building until the local planning agency has reported on the conformity of the proposal with the adopted General Plan. The Planning Commission shall investigate the proposed site; submit to the governing board a written report of the investigation and its recommendations concerning acquisition of the site. In summary, development of the proposed FUSD Alternative Education Relocation and Grass Parking/Athletic Field Expansion Project is consistent with the General Plan land use designation and zoning and with objective and policies of the General Plan. The project is appropriate for the proposed location.

Superintendent Eric Cedarquist stepped up to the podium and presented to the Commission and public regarding parking. Twenty nine parking stalls will be provided during school days and during athletic activities parking will be provided on the grassy area. Lighting has been mitigated with hooded lighting so that lighting does not disburse out into the neighborhood. The new snack bar will be intended for the lunch needs of the students during school days and during football games to eliminate crowd control and rivalry games in keeping home and rival teams separated.

Fowler resident, Linda Haller voiced her concerns regarding Agriculture and losing land for grapes and raisins.

Chairman Mukai questioned Superintendent Cedarquist if he has received any citizen resistance to this plan at any of the school board meetings. Mailers were sent out for several meetings for the project, they were sent out to the adjacent property owners including those residences to the north of Adams. Only one member of the public showed up to the meeting to ask questions, no written negative responses were received.

There were no other public presentations pertaining to the General Plan Consistency for the Fowler Unified School District (Closed at 6:57 p.m.)

A motion was made by Vice-Chair Mellon to approve Resolution No. 572 finding consistency with the Fowler General Plan this was second by Commissioner Fernandez and passed on a roll call vote of 4-0-0-1.

Agenda Item No. 6:

Public Hearing to Consider the Revocation of Conditional Use Permit (CUP) No. 08-03

(Ruiz) 206 N. 8th Street Planning Consultant, Bruce O'Neal presented to the Commission a brief summary. The owner of the bar has forfeited her liquor license and transferred ownership and we consider the CUP null and void for that reason however in order that we maintain consistency on our files we would request that you revoke this permit. The Staff Report includes the rationale for the revocation. Mr. O'Neal has spoken to the property owner, Mr. Kahanian, and he understands that in order for anyone to re-open the bar in that location they would require a new Conditional Use Permit and he is fine with that.

Chairman Mukai thanked Chief Snow for providing complaint and incident reports in the Staff report pertaining to the bar located at 206 N. 8th Street.

There were no public presentations pertaining to revoking Conditional Use Permit (CUP) No. 08-03 (Closed at 7:01 p.m.)

A motion was made by Vice Chair Mellon to approve Resolution No. 573 revoking Conditional Use Permit No. 08-03, this was second by Commissioner Fernandez and passed on a roll call vote of 4-0-0-1.

Communications:

Bruce O'Neal informed the Commission and staff of an upcoming Planning Commission Hearing scheduled for Thursday, October 6, 2011.

Commissioner Mellon brought up the new sea food restaurant that just opened a few weeks ago and the status of the owner/applicant submitting a Conditional Use Permit for the sale of alcohol.

No other business was discussed and the meeting was adjourned at 7:10 p.m.