



**CITY OF FOWLER
PLANNING COMMISSION MEETING
October 2, 2014
MINUTES**

Chairman Mellon called the meeting to order at 6:30 p.m.

Commissioners Present: Craig Mellon, Gary Mukai, Juan Mejia

Commissioners Absent: Henry Fernandez, Mark Rodriguez

City Staff Present: City Attorney, Scott Cross, Planning Consultant, Bruce O'Neal, and Planning Secretary Corina Burrola

Approval of Minutes:

Commissioner Mukai moved to approve the minutes for May 1, 2014 this was second by Commissioner Mejia and passed by a roll call vote of 3-0-0-0.

Public Presentation:

There were no public presentations (Public Presentation closed at 6:31 p.m.)

Agenda Item No. 5:

Zoning Amendment No. 14-01 to Consider Rezoning Properties Along 8th Street to Form Based Code (City of Fowler)

Planning Consultant, Bruce O'Neal presented to the Commission a brief summary of tonight's item. In November 2013, the Fowler City Council approved Zoning Text Amendment No. 13-02 to reduce the size of the Form Based Code area. The original Form Base Code was adopted in 2009 extended to Highway 99 and your commission recommended that the council approved reducing that area generally back to the railroad right-of-way and Golden State Blvd on the east side. The properties at that time were returned to their former zoning of generally C-2 and C-3 however following that reduction in the area and your recommendation to do so the Council was presented with the Golden State Blvd. Improvement Project, which is a Fresno COG Funded effort to look at Golden State improvements generally between the Fresno City Boundary on the north and Kingsburg boundary on the South. Fresno COG initiated a study to look at improvements along Golden State and that study produced what are called 30 percent engineering drawings, which means they are essentially a final product that need to be completed to a 100 percent. Fresno COG presented to the Council the 30 percent drawings including a proposed realignment of Golden State Blvd. within the City of Fowler. It would begin at Mariposa Avenue on the north and the realignment would extend down to 8th Street and 8th street would become the southbound lanes of Golden State Blvd. the existing southbound lanes would become the northbound lanes this realignment would occur generally between Mariposa and Vine Streets and would free up the right-of-way which now in the median island and in the north bound travel lane as private property that could be developed. City Council directed COG to proceed with the 100 percent engineering drawings that reflected that realignment. The City Council initiated this rezoning; they felt that the best land use alternatives adjacent to this realignment would be downtown oriented construction as reflected in the Form Based Code. The item before you is to make a recommendation to the Council on this particular rezoning the Council will consider this at a separate noticed public hearing.

Paul Noble, a Fowler Resident, who owns Garcia's Smog and Tire Shop on 8th Street, voiced his concerns regarding the parking in front of the businesses. Mr. O'Neal commented that parallel parking would be allowed along the curb, the median island would be somewhat narrowed between 8th street and south bound Golden State Blvd. which would make 8th street a little wider.

Saul Moreno, Owner of Sierra Auto Center located at the corner of Merced & 8th Street, asked how the change would affect his business. Mr. O'Neal stated that car dealers are allowed in the Form Based Code so there would be no change, the only change would be if in the future he decides to make an improvement to that corner than it would change how the building would have to be oriented to the street. Some businesses will lose parking spaces due to this change which won't take effect until 2018 that is when the funding will be available to start the project.

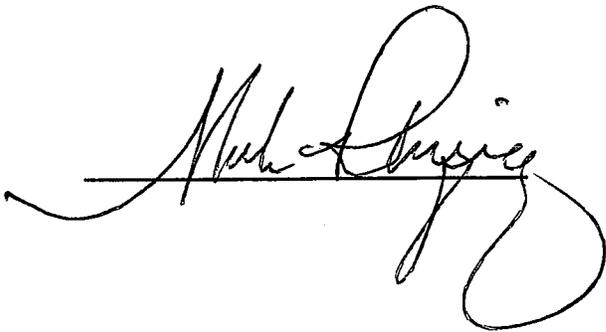
There were no other public presentations pertaining to Zoning Amendment No. 14-01
(Public hearing closed at 6:54 p.m.)

Commissioner Mukai made a motion to approve Zoning Amendment No. 14-01 this was second by Commissioner Mejia and passed on a roll call vote of 3-0-0

Communications:

None

No other business was discussed and the meeting was adjourned at 6:55 p.m.

A handwritten signature in black ink, appearing to read "Mark Lopez", written over a horizontal line.A handwritten signature in black ink, appearing to read "Corina Borner", written over a horizontal line.