



CITY OF FOWLER
SPECIAL PLANNING COMMISSION MEETING
January 8, 2015
MINUTES

Meeting called to order at 6:30 p.m.

Commissioners Present Craig Mellon, Mark Rodriguez, Juan Mejia, Gary Mukai

Commissioners Absent: Henry Fernandez

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

Reorganization:

Approval of Minutes:

Commissioner Mukai moved to approve the minutes for December 4, 2014 this was second by Commissioner Mejia and passed by a roll call vote of 4-0-0-1.

Public Presentation:

There were no public presentations (Public Presentation closed at 6:32 p.m.)

Agenda Item No. 6:

Public Hearing to Consider Variance No. 14-01, a proposal filed by Fresno Neon Sign to permit expanded sign area for the Dollar General Store located at 130 N. 8th Street.

Mr. O'Neal presented to the Commission that Variance No. 14-01 was filed by Fresno Neon Sign. On behalf of Dollar General as you're aware the Dollar General Store is under construction on 8th & Tuolumne, last meeting the Commission approved a CUP for sales of beer and wine for that location. The store is located in C-2 Zone District, applications were filed for signage for the store and those are provided to you with the two signs in question. Section 9-5.27 of the Zoning Ordinance allows a Variance for signs, for height, size and for the number of signs and in this case the applicant has requested an oversized wall sign on both the eastern wall and the southern wall. A site map as well as the sign locations has been provided to review where the signs will be place, the sign would be 3'9" in height and 26" long on each wall surface. The Fowler City Zoning Ordinance only permits a 60 square foot wall sign on any frontage and the proposal is for 97.5 ft. which exceeds the standards. The City is required to make specific findings in order to grant a Variance. The City recommends to deny the Variance and to have the applicant prepare a sign application that conforms with the code, which would be 60 square feet per wall, a resolution of approval has also been provided in case the Commission feels it can make the findings.

K.C. Rutiaga, representing Fresno Neon, located at 5901 E. Clinton Avenue, Fresno, CA 93727 approached the lectern and presented to the Commission a brief summary for Variance 14-01. Fresno Neon has recently been doing a lot of work for Dollar General in the last few years. Dollar General conducts quite a bit of market research in terms with their signage and in fact manages all of their own signage projects. They have a corporate identity all their signs are pretty much identical and there all produced in one plant. Fresno Neon is just the installer/sub-contractor in this case. The sign that Dollar General has proposed is for the 97.5 sq. ft. signage

in terms of the location they feel they need greater visibility. The particular store has a corner entrance with is unusual so they feel it's necessary that they have signage on both sides. Unfortunately the next size available and the only smaller size would be 69 square feet which still exceeds the code. If the Variance is denied that would put them in a position where they would have to produce a custom sign that doesn't comply with the standards and this would be up against the clock because they would like to open in a reasonable amount of time.

Commissioner Mejia asked if there were other signs within the City limits that exceed the sign standards as to which there are no signs that exceed the code.

Commissioner Mejia moved to approve the Resolution accepting the Variance with a limitation of 69 square feet; this was second by Vice Chair Rodriquez, passed by roll call vote of 4-0-0-1

Agenda Item No. 7:

Public Hearing to Consider Conditional Use Permit (CUP) No. 14-02 for the Liquor Cabinet Market at 204 N. 8th Street (Kulwinder Sekhon) – Zoning Ordinance CUP Requirement for Uses Selling Alcohol

Mr. O'Neal presented a brief summary regarding Conditional Use Permit No. 14-02. The Liquor Cabinet Market has changed owners, in which they are not here tonight. ABC has preliminarily approved the transfer of the license from the present owners to the new owners. It is required to have a conditional use permit for all use of selling alcohol and one of the conditions is that when a store changes ownership they must apply for a new CUP. The Liquor Cabinet is the only Type 21 License that exists in the City of Fowler, which is the primary reason the new owners have taken over. ABC has no record of violations from this particular owner on file; our Police Chief has no particular issues remaining with the Liquor Cabinet. It is recommended that the CUP be approved and that there are conditions of approval which for the first time would be attached to the Liquor Cabinet. In the past they have not had a Conditional Use Permit so this would be the first permit on file.

Commissioner Mukai asked if the new owners were aware that their Item was going to be heard at tonight's meeting. A Staff Report along with the Agenda was mailed to the applicant on December 24th for attendance at tonight's meeting. The Commission did not feel comfortable that the applicants did not attend tonight hearing therefore it was suggested that the item be continued to February 5th date.

Vice Chair Rodriquez made a motion to continue tonight's Agenda Item No. 7, Conditional Use Permit No. 14-02 to February's date this was second by Commissioner Mejia, passed by roll call vote of 4-0-0-1

Public Presentation:

There were no other public presentations (Public Presentation closed at 7:11 p.m.)

Communications:

Mr. O'Neal reminded the Commissioners of the Planning Institute in Newport Beach

Next Planning Commission Meeting will be on Thursday, February 5th

No other business was discussed and the meeting was adjourned at 7:04 p.m.




