



CITY OF FOWLER
SPECIAL PLANNING COMMISSION MEETING
February 5, 2015
MINUTES

Meeting called to order at 6:31 p.m.

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

Commissioners Absent: None

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

Approval of Minutes:

Chairman Mellon moved to approve the minutes for January 8, 2015 this was second by Commissioner Fernandez and passed by a roll call vote of 5-0-0-0.

Public Presentation:

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

Agenda Item No. 5:

Continued Public Hearing from January 8, 2015 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 to the Commission that this is a continued public hearing from last month's meeting. Conditional Use Permits are required for all uses of selling alcohol, the Liquor Cabinet which is probably the oldest establishment in Fowler selling alcohol and only general license in the city has changed ownership. The applicant is here tonight and will make a brief presentation. Staff is recommending approval of the CUP with conditions. The Police Chief is in favor of the Conditional Use Permit and says there have been no calls for service at this location since he's been with the City. If approved, the Conditional Use Permit will be made in effect until there is a change in ownership or a change in the type of license.

Kulwinder Sekhon, Applicant and new owner of the Liquor Cabinet approached the lectern to answer any questions regarding the Conditional Use Permit. Ms. Sekhon was asked if she has operated a Liquor store business before. Her husband and she have had 15 years' experience running a liquor store in Nevada; this will be her first business in California. Ms. Sekhon was asked if any of the conditions have been implemented such as installing a surveillance equipment, which have already been installed. All employees are properly trained to screen for proper identification and selling of alcoholic beverages and tobacco. Ms. Sekhon understands that the CUP can be revoked if any of the conditions are violated.

Public Presentation:

There were no public presentations (Public Presentation closed at 6:40 p.m.)

Commissioner Mukai moved to approve Conditional Use Permit No. 14-02; this was second by Commissioner Mejia, passed by roll call vote of 5-0-0-0

Agenda Item No. 6:

Discussion Item: Senate Bill 2 – Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing

Mr. O'Neal provided a handout of tonight's item for discussion and give the Commission a brief background on this item as well as the overall housing element. Fowler is in the process of updating their housing element which is required by the State of California, the next update is due January 1, 2016. The Fresno COG is managing the preparation of a multi-jurisdictional housing element, so the same consultant out of Sacramento is preparing the housing element for Kingsburg, Selma, Fowler and all the cities on the west and east side of Highway 99. The Housing element is required it's part of the General Plan it is the only element of the General Plan that's reviewed and approved by the State. Our general obligation for over the next 10 years is about 1,000 residential units' total, which about 430 would be for low and very low income households. The consequences of not preparing a Housing Element include potential loss of state and federal funds and other penalties. The City is not responsible for building any houses but they are responsible under the Housing Element for facilitating the construction. As a component of this, the consultant has recommended that the City adopt the provisions of SB2. SB2 required that we provide zoning for homeless shelters as well as zoning or transitional housing. The City of Fowler has a very low homeless population but by law we must provide zoning for at least one homeless room. A public hearing will be held before the Commission probably in March or April to consider these issues and where the most appropriate zone districts are you will than make a recommendation to the Council who would consider the item as a formal amendment to the Zoning Ordinance. The Housing Element itself is an amendment to the Fowler General Plan and will require a public hearing before the Planning Commission for recommendation to the Council. Because this requires a zoning ordinance amendment, public hearing will be required before the Planning Commission and City Council. This public hearing could occur in June or July but the timing has not yet been determined. The Commission will also be invited to any workshops or public information meetings on the Housing Element.

Public Presentation:

There were no other public presentations (Public Presentation closed at 6:55 p.m.)

Communications:

No scheduled item for the March 5th Planning Commission date due to the Planning Institute which will be held on March 3 – 6, 2015.

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



