



CITY OF FOWLER
SPECIAL PLANNING COMMISSION MEETING
June 11, 2015
MINUTES

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

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

Commissioners Absent: None

City Staff Present: City Attorney, Gary Bell, Planning Consultant, Bruce
O'Neal and Administrative Assistant, Karen Mukai

Approval of Minutes:

Commissioner Mukai noted a correction to May 7th minutes: Under Public Presentation the vote should have been 3-1-0-1 (Commissioner Mukai was a no vote)
Motion was made by Commissioner Mukai to amend minutes; this was second by Commissioner Fernandez roll call vote of 5-0-0-0

Public Presentation:

There were no public presentations

Agenda Item No. 5:

Continued Public Hearing from May 7th to Consider the 4th Amendment to Conditional Use Permit No. 02-01, a Proposal Filed by Sunny Truck Wash to Allow Tire Sales Within a Recently Construction of a 25' x 90' Steel Building at the Existing Star Truck Wash Located at 2713 Vineyard Place (APN 348-031-08)

Mr. O'Neal presented to the Commission that this is a continued public hearing from May 7th meeting. This item has been brought to the Commission on more than several occasions. Originally approved in June 2004 the Commission approved CUP 02-01 for a truck/RV wash and small restaurant in 2005 the Commission approved an expansion of the restaurant and in 2012 the Commission approved construction of the steel building for lube and oil service. Truck tire sales are now proposed within that particular building so the building would serve two functions. Only concerns are project site, traffic congestion, turn movements from the truck wash onto adjacent roadways. The building is vacant at the moment because no one wants to lease the building unless it's a full service operation of lube and tire sales.

Jaspreet Shergill, owner of the Sunny Truck Wash explained that the truck wash is presently their main income, they are unable to lease because the premises is only permitted for lube and oil and leasers want tire service included

Public Presentation:

There were no public presentations

Commissioner Mukai moved to approve 4th Amendment to CUP No. 02-01 with additional conditions to include storage of used tires to be out of public site, this was second by Commissioner Fernandez, passed by roll call vote of 3-2-0-0

Agenda Item No. 6:

Public Hearing to Consider General Plan Amendment No. 15-01 and Rezone No. 15-01 for property located at 522 S. Sixth Street (APN 343-260-07)

Mr. O'Neal presented the parcel is 15,000 sq. ft. it has an existing home which will be removed, the site is planned medium residential and zoned RM-2 that means by right the applicant can construct 5 multi-family units, the applicant however has proposed 6 multi-family units and in order to accomplish that a General Plan Amendment to High Density Residential and Zoning to RM-3 is required. If the Commission recommends to the Council and they approve than a Site Plan Review would be completed. The primary issue is what's called spot zoning, which means a particular piece of property singled out for increases and density or other issues which is not in keeping with the balance of the neighborhood.

Cesar Rodriguez, CR Consulting Group, Designer/Engineer and representing the property owner approached the lectern to answer any question regarding the proposed project. Commissioner Mukai noticed that this would be the only two-story building on the block. Mr. Rodriguez has designed this to have more of a courtyard look, it will be fully gated and as you walk in nice landscaping and sidewalks and ample space

Commissioner Mukai moved to recommend denial for rezone; this was second my Commissioner Mejia with a roll call vote of 2-3-0-0

Motion to reconsider because some Commissioners misunderstood the motion all passed by roll call vote of 4-1-0-0

Agenda Item No. 7:

Public Hearing to Consider General Plan Amendment No. 15-02 and Rezone No. 15-02 for property located at 314 S. 5th Street (APN 343-232-04)

Mr. O'Neal presented to the Commission that this is a similar request except the subject lot zoned R-1-6 (Single Family Development) the lot is 7500 sq. ft. The applicant requests rezoning to be able to build a duplex at the back of the lot. 3-units require a General Plan Amendment to high density and rezoning to RM-3, if rezoned it would be eligible for 3-units. Denial is commended of the rezoning

Cesar Rodriguez, CR Consulting approached the lectern to answer questions. He has done other similar work in town in the past

Commissioner Mukai moved to deny GPA 15-02; this was second by Commissioner Fernandez with a roll call vote of 3-2-0-0

Public Presentation:

There were no other public presentations

Communications:

Mr. O'Neal gave updates on past recommendations by Planning Commission to Council:

- Laundromat (side access) Council denied
- Miramontes Bar has been appealed to the Council, that hearing will be next Tuesday night
- Denial of A-Frame signs was approved by Council; there will be an Administrative Temporary permits processed for A-Frame signs for the downtown area.
- Meeting scheduled for July 2nd, three Commissioners may not be available, so meeting scheduled for July 9th.

No other business was discussed and the meeting was adjourned at 7:50 p.m.

