



CITY OF FOWLER
SPECIAL PLANNING COMMISSION HEARING
September 21, 2017
MINUTES

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

Commissioners Present Gary Mukai, Kevin Kandarian, Henry Fernandez

Commissioners Absent: Craig Mellon, Juan Mejia

City Staff Present: Interim City Manager, Jeannie Davis, City Attorney, Scott Cross, Planning Consultants, Dawn Marple and Trevor Stearns, Public Works Director, David Weisser, Planning Secretary, Corina Burrola

Approval of Minutes for August 3, 2017:

Commissioner Fernandez made a motion to approve the Minutes for August 3, 2017, second by Commissioner Kandarian, roll call vote of 3-0-0-2

Public Presentation: None – Closed at 6:32 p.m.

Agenda Item No. 5:

Public Hearing to Consider Conditional Use Permit No. 17-02, filed by Quikserve Kern, INC. to construct an approximate 1,633 square foot freestanding fast food restaurant and drive-through at 217 West Merced Street (APN: 343-161-12)

Trevor Stearns presented to the Commission a brief summary of the proposed project and clarified that the address listed is not the correct address, the parcel is currently unaddressed but the APN is correct. Applicant has updated the site plan and has been provided to the Commission. Subject parcel is zoned C-2 (Community Commercial) the site is located on the south east corner of West and Merced Street and South 10th Street, it's approximately 0.43 acres which is vacant and has been for more than 15 years. The applicant is requesting to develop a 1,633 square foot freestanding fast food restaurant with a drive-through.

Applicant, Joe Guagliardo, spoke on behalf of the owner for the proposed Taco Bell. Staff has recommended modifications to the site plan, which have been modified. The building has been rotated 90 degrees, drive-through speakers have been moved away from the residences, and in addition a 6-foot high masonry wall will be added. Remigio Torres, Fowler resident, had some concerns about privacy and if a wall will be placed between his property and the taco bell. Reverend Dominic Holland, pastor of the church east of the proposed project asked about the hours of business and concerns about a block wall to prevent noise. Julio Tinajero, Milestone & Associates, who designed the project spoke about the concerns of the project.

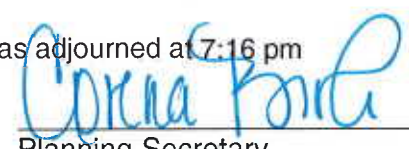
Public Presentation: Closed at 7:09 p.m.

Commissioner Fernandez moved to approve Conditional Use Permit No. 17-02 with removal of conditions 21 and 22 and adding hours of operation and alley improvements along frontage of the property, second by Commissioner Kandarian, passed on roll call vote 3-0-0-2.

Communication: None.

No other business was discussed and the meeting was adjourned at 7:16 pm


Chairman/Commissioner


Planning Secretary