



City of Fowler
128 S. 5th Street
Fowler, California 93625

FWLER PLANNING COMMISSION MEETING
AGENDA
May 3, 2018
6:30 P.M.

In compliance with the American with Disabilities Act, if you need special assistance to access the Council Chamber or to otherwise participate at this meeting, including auxiliary aid or services, please contact City Clerk Jeannie Davis at (559) 834-3113 ext. 102. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council/Planning Commission Meetings. The City of Fowler is an equal opportunity employer and provider.

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes for March 1, 2018
4. Public Presentation – (This portion of the meeting reserved for persons desiring to address the Commission on any matter not on this agenda. Presentations are limited to five minutes per person and no more than 15 minutes per topic).
5. Public hearing to consider Conditional Use Permit No. 18-01, filed by National Raisin Company to construct distillation and fermentation facilities on the southern portion of Assessor's Parcel No. (APN) 343-053-29

Consider Adoption of Resolution No. 628 approving Conditional Use Permit No. 18-01 before the Planning Commission of the City of Fowler, County of Fresno, State of California

6. Public hearing to consider Conditional Use Permit No. 18-02, filed by Oscar Gonzales to Operate an Automobile Sales Lot and Tire Sales/Installation at 600 North 8th Street (APN: 340-190-09)

Consider Adoption of Resolution No. 629 approving Conditional Use Permit No. 18-02 before the Planning Commission of the City of Fowler, County of Fresno, State of California

7. Communication
8. Adjournment

Next Resolution No.: 630

CERTIFICATION: I, Sennaida Zavala, Planning Secretary for the City of Fowler, California, hereby certify that the foregoing agenda was posted for public review on, Friday, April 27, 2018.

Sennaida Zavala
Planning Secretary



NOTICE OF PUBLIC HEARING

CITY OF FOWLER PLANNING COMMISSION MEETING May 3rd, 2018

NOTICE IS HEREBY GIVEN that on Thursday, May 3rd, 2018, at 6:30 p.m. or as soon thereafter as the matter can be heard, the Fowler Planning Commission will hold a public hearing at the City Hall Council Chambers at 128 S. 5th Street, Fowler, California to consider the following application:

Conditional Use Permit (CUP) Application No. 18-01 (National Raisin Company – Distillation and Fermentation Facilities): National Raisin Co. proposes to build distillation and fermentation facilities at the southeastern portion of Assessor's Parcel Number (APN) 343-053-29. The site is zoned M-2 (Heavy Industrial). The proposed use is located on approximately 20,000 square feet of the overall parcel. Section 9-5.1505 of the City of Fowler Zoning Ordinance requires a CUP in the M-2 zone district for chemical products manufacturing. Through the fermentation process the applicant would be creating grape high proof alcohol (GHPA) to be distributed to breweries and wineries. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to objectives of the zoning ordinance and with effects on surrounding properties. The Commission is empowered to grant or deny applications for CUPs and to impose reasonable conditions upon the granting of such permits.

Environmental Finding. The CUP is categorically exempt from CEQA under Class 32 Categorical Exemption – In-fill Development Projects. A Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

The decision of the Planning Commission is final unless appealed to the City Council. The Commission requests your participation and the public is welcome to speak at the hearing. If you challenge any action in court, you may be limited to only those issues raised at the public hearing, or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.

A staff report will be available to the public at least three days prior to the hearing and may be reviewed at Fowler City Hall located at 128 S. 5th Street. Any questions regarding this notice should be directed to Trevor W. Stearns, Assistant City Planner, at 559/834-3113, ext. 122.

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NOTICE OF PUBLIC HEARING

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Conditional Use Permit (CUP) Application No. 18-02 (Freedom Auto Sales): The applicant, Mr. Gonzales, proposes to use the existing tire shop located at 600 N. 8th Street (APN: 343-110-83) and convert a portion of the property as a used car sales lot and tire sales and installation shop. The site is zoned C-3 (General Commercial) and is a 0.43 acre parcel. Section 9-5.1205 of the City of Fowler Zoning Ordinance requires a CUP in the C-3 district for new and used automobile sales. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to objectives of the zoning ordinance and with effects on surrounding properties. The Commission is empowered to grant or deny applications for CUPs and to impose reasonable conditions upon the granting of such permits.

Environmental Finding. The CUP is categorically exempt from CEQA under a Class 1 Categorical Exemption – Existing Facilities. A Class 1 exemption includes projects consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination

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