

**MINUTES OF THE FOWLER CITY PLANNING COMMISSION MEETING
MAY 3, 2018**

Vice Chair Mukai called the meeting to order at 6:30 p.m. Roll call was taken.

Commissioners Present: Mukai, Kandarian, Fernandez, Mejia

Commissioners Absent: Mellon

City Staff Present: City Manager Davis, City Clerk Burrola, City Attorney Cross, Planning Consultants Marple and Stearns, Fire Chief Lopez, Building Official/Code Enforcement Baxa
Planning Secretary Zavala

APPROVAL OF MINUTES FOR JANUARY 4, 2018:

Commissioner Fernandez made a motion to approve the Minutes for March 1, 2018, seconded by Commissioner Kandarian. Motion carried by unanimous voice vote.

PUBLIC PRESENTATIONS:

Andy Gonzales, Fowler Barber Shop, expressed his concerns regarding the Taco Bell Permit Status and when construction will begin. He also was interested in and if the city of Fowler will get towers for better reception. Mr. Gonzales showed some concern for the repaving of Golden State Boulevard.

AGENDA ITEM NO. 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.

Ms. Marple presented to the Commission a brief summary of the proposed project which is currently zoned M-2 (Heavy Industrial) and is located between South Harris and South Golden State Boulevard. National Raisin Company proposes to build a distillation and fermentation at the southeastern portion of the parcel which will take up approximately 20,000 square feet of the overall 20-acre parcel. Through the fermentation process the applicant would be creating grape high proof alcohol to be distributed to breweries and wineries.

The design engineer for the project spoke on behalf of National Raisin to answer any questions from the Commission. The Commission raised some questions about environmental issues, storage, failure of tanks, and odor. The engineer spoke about the concerns and their fail design plan for any failure of tanks.

Commissioner Mejia made a motion to adopt Resolution No. 628 approving Conditional Use Permit No. 18-021, seconded by Commissioner Kandarian and carried by a unanimous voice vote: Ayes: Mukai, Fernandez, Kandarian, Mejia. Noes: None. Abstain/Absent: Mellon.

AGENDA ITEM NO 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)

Commissioner Kandarian recused himself due to being within the 500-foot variance. Ms. Marple presented to the Commission a brief summary of the proposed project. The applicant is proposing to utilize the site at the northwest corner of Adams Avenue and 8th Street as a used car lot and to continue to use the existing tire installation shop. This item was presented to the Commission before under a different applicant, which the previous applicant was only proposing to use a portion of the site but did not continue with the project. Staff presented modification to one of the conditions. Selma, Kingsburg, Fowler Sanitation District (SKF) changed their first condition; they would like condition number 21 stricken from the record, and would like it to read, "Install a sewer clean out and box at property line if one does not exist".

Juan Gonzales, applicant's father, answered questions from the Commission and the process of utilizing the lot. The Commission expressed concerns regarding cars on the lot, since the lot is supposed to be vacant and providing a solid fence along the back of the property. Chick Kandarian longtime resident of Fowler, owns property adjacent to the proposed project, expressed his concerns for the property as is. Eugene Kandarian, Fowler resident, expressed his concern for salvaged/used parts being sold.

The Commissioner added to existing condition number 5: "The dismantling of any vehicles and the sale of salvaged parts is prohibited".

Commissioner Fernandez made a motion to adopt Resolution No. 629 approving Conditional Use Permit No. 18-02, with changes to be made to condition numbers 5 and 21, seconded by Commissioner Mejia, passed on roll call unanimous vote: Ayes: Mukai, Fernandez, Mejia. Noes: None. Abstain/Absent: Kandarian, Mellon

COMMUNICATION:

City Manager Davis reminded the Commissioners of the upcoming Mayor's Breakfast Friday, May 11th, at 6:30 a.m. at Favorito Restaurant, and the Employees Appreciation Dinner Friday is May 18th, at Cattlemans Restaurant at 6:00 p.m.

Commissioner Fernandez moved to adjourn, seconded by Commissioner Mejia. The motion carried and meeting was adjourned at 7:13 p.m.