

MINUTES OF THE FOWLER CITY PLANNING COMMISSION MEETING
August 2, 2018

Chair Mellon called the meeting to order at 6:47 p.m. Roll call was taken.

Commissioners Present: Mellon, Fernandez, Kandarian

Commissioners Absent: Mejia, Mukai

City Staff Present: City Manager/City Clerk Davis, City Attorney Cross, Planning Consultants Marple and Stearns, Planning Secretary Zavala

APPROVAL OF MINUTES FOR JANUARY 4, 2018:

Commissioner Fernandez made a motion to approve the Minutes for May 3, 2018, seconded by Commissioner Kandarian. Motion carried by unanimous voice vote.

AGENDA ITEM NO. 5.

Public hearing to consider General Plan amendment No. 17-01, Rezone 17-01, and the accompanying CEQA Addendum for an approximately 7,500 square foot parcel (Parcel 7 of the recorded Parcel Map No. 2016-01) (343-40-21S)

Ms. Marple presented a brief summary of the proposed amendment and the rezone request. The applicant, Fresno Business and Professional Park LLC. is proposing to rezone General Plan Amendment 17-01 from Medium Density Residential Land Use to Community Commercial Land Use. They are also proposing a change of zoning from R-1-6 (One Family Residential Zone District) to C-2 (Community Commercial Zone District). In 2016 the applicant submitted a Site Plan Review (SPR) and Tentative Parcel Map (TPM) for the proposed construction of a 46,000 square foot medical clinic and medical office complex. Tentative Parcel Map proposed a nine-parcel commercial subdivision. During the processing of TPM discoveries were made that ultimately included the 7,500 square foot parcel into the final recordation of the map. Therefore, the 7,500 square foot became Parcel 7 of the recorded map. At the time subject property was included it was unknown if the property belonged to the applicant. During the process of the TPM, discoveries were made that the subject property did belong to Fresno Business and Professional Park, LLC.

Chair Mellon mentioned when the original proposed project was presented to the Commission in 2016 there was discussion that subject property's zoning was not going to be changed due to the residency of the site. Commission raised some concern about the existing housing surrounding the project and the citizens who live in the homes. Ms. Maple explained that staff reached out to neighboring property owners, Joe and Lupe Chavez, to gauge their interest in being in the General Plan Amendment and Rezone, ultimately they decided not to be included in the process.

PUBLIC PRESENTATIONS

Jessie Hudgins, Vice President of Construction for Valley Children's Healthcare, provided construction status of the project; he mentioned they plan to open the medical plaza by the first week of June, 2019. He explained that during the original submission of the project the parcel in question was being researched as to whom the parcel belonged to, but it has been confirmed that the parcel

does belong to Valley Children's Hospital. They have no plans to utilize this parcel; however they may use it for the overflow of parking if needed.

Commissioner Fernandez made a motion to adopt Resolution No. 630, approving the General Plan Amendment 17-01 and the accompanying CEQA Addendum, seconded by Commissioner Kandarian and carried by a unanimous voice vote: Ayes: Mellon, Fernandez, Kandarian. Noes: None. Abstain/Absent: Mukai, Mejia.

COMMUNICATIONS:

Chair Mellon asked about the status of the burned house on 5th and Vine Street. City Manager Davis said they are waiting to hear from PG&E to disconnect gas and power lines.

Chair Mellon and Commissioner Kandarian expressed concern for citizens not following City Ordinances, such as parking vehicles on lawns and the duration of parking a recreational vehicle on City Street.

Chair Mellon made a motion to adjourn, seconded by Commissioner Fernandez. The motion carried and meeting was adjourned at 7:04 p.m.