

MINUTES OF THE FOWLER CITY PLANNING COMMISSION MEETING
January 9, 2020

Vice Chair Mejia called the meeting to order at 6:36 p.m. Roll call was taken.

Commissioners Present: Mejia, Mukai, Kandarian, Fernandez

Commissioners Absent: Mellon

City Staff Present: City Manager Davis, City Attorney Cross, Planning Consultants Marple, Public Works Director Dominguez, City Engineer Peters, Planning Secretary Zavala

AGENDA ITEM NO. 3

APPROVAL OF MINUTES FOR OCTOBER 3, 2019, General Plan Update Workshop

Commissioner Kandarian made a motion to approve the minutes for October 3, 2019, seconded by Commissioner Mukai. Motion carried by unanimous voice vote.

AGENDA ITEM NO. 4

APPROVAL OF MINUTES FOR OCTOBER 3, 2019, Planning Commission Meeting

Commissioner Mukai made a motion to approve the minutes for October 3, 2019, seconded by Commissioner Kandarian. Motion carried by unanimous voice vote.

AGENDA ITEM NO. 5

PUBLIC PRESENTATION

Mr. Gonzales, Fowler Resident, expressed concern for the upcoming developments of Fowler. He also brought the need for road improvements of Fresno Street between 8th and 10th street to the Commissions attention.

AGENDA ITEM NO. 6

Public hearing to consider Conditional Use Permit No. 17-03, filed by Buford Oil Co., Inc., to construct a 7.96-acre travel center, 10,000 square foot truck tire repair, lube, and wash building, a 4,627 square foot dine-in restaurant, two (2) restaurants with drive throughs, 4,378 and 3,116 square feet in size, and a 120-room, four-story hotel, at 2747 East Manning Avenue (APN: 345-180-03)

Ms. Marple Presented the proposed project. The project zoned General Commercial. The project is proposing different phases of constructions. Phase One is the travel center redo; Phase Two is a 10,000 square foot Lupe and Wash for trucks, Phase Three is a dine in restaurant which would be about 4600 square feet; Phase Four and Five are pros[posing drive-through restaurants; and Phase Six is a four story, 120-room hotel.

The City required an EIR, which an initial study was focused on certain impact sections. A public scoping meeting was held on June 20, 2019, which concerns brought up by citizens are addressed in the EIR document. On July 19, 2019 the draft EIR was made public for comments, and one comment was returned and addressed in the final EIR. In the EIR there were 17 impact areas reviewed. A Traffic impact study is included in the EIR. A recommendation, for an interim 10 year signal light for the on ramp/off ramp for Manning and 99. The north bound off ramp at manning and 99 is already in F stage, which means it is failing, without this proposed project. The City will work with Cal-Trans and Fresno County to find a long term solution. The short term solution, which will be included in this project, is for a traffic signal to be put in at the off-ramps. Staff recommends the approval of the proposed project.

Commission had some concern for street lights and traffic back up with the lights. Staff advised them that the lights will be synchronizes and they will be working with Cal-Trans to get the lights working in sync with one another. Commission also expressed the design of traffic and how it will compare to the requirements of 2040, which staff advised them that this project, along with other projects within Fowler, are required to pay a fair-share portion for future developments/requirements. Commission shared their concerns for Golden State and Valley Drive and needing a stop light at that entrance and exit. Staff advised commission that a stop light is in the works for the year 2040, but the traffic study done did not require a stop light at the moment.

Public Presentation

Ms. Woods, Sunny Truck Wash Representative, shared her concerns of traffic back up with the off ramp on Manning. Ms. Woods also expressed her concern about the need for a traffic stop in the area with the additional traffic the project will bring.

Mr. Gonzales, Fowler Resident, asked for clarification for Cal-Trans approval of a traffic stop in the area.

Commissioner Mukai made a motion to approve Resolution 649 and Resolution 650, motion died due to lack of a second.

Commission discussed with staff their concerns with traffic that the project would bring and asked that a condition be put in place in between phases two and three.

Commissioner Mukai made a motion to adopt Resolution No. 649 certifying an environmental impact report prepared for conditional use permit 17-03 pursuant to the California Environmental Quality Act with the condition that a traffic study be done 6 months after the completion of Phase Two seconded by Vice Chair Mejia. Motion carried by a unanimous vote. Ayes: Mejia, Kandarian, Fernandez, Mukai. Noes: None.

Commissioner Mukai made a motion to adopt Resolution No. 650, approving of CUP 17-03, seconded by Commissioner Fernandez. Motion carried by a unanimous vote. Ayes: Mejia, Kandarian, Fernandez, Mukai. Noes: None.

AGENDA ITEM NO. 7

Communication

Chief Alcaraz, Chief of Police, announced the Public Safety Forum that will be held on Thursday, January 30, 2020, at 6 PM.

Ms. Marple, City Planner, gave an update on what is going on within the Planning Department. The General Plan Update is still being worked on, next joint workshop will be in March which is going over policies and what would still be relevant to Fowler, and new legislation, applied for SB2 Grant for needed upgrades for Computer Programs Planning/Building Departments as well as a City Server.

Vice Chair Mejia made a motion to adjourn motion carried and meeting was adjourned at 7:53 PM.