

**MINUTES OF THE FOWLER CITY PLANNING COMMISSION MEETING**  
**April 04, 2019**

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

Commissioners Present: Mejia, Mukai, Fernandez, Kandarian

Commissioners Absent: Mellon

City Staff Present: City Manager Davis, City Attorney Cross, Planning Consultants Marple and O'Neal, City Engineer Peters, Planning Secretary Zavala

**APPROVAL OF MINUTES FOR January 3, 2019:**

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

**AGENDA ITEM NO. 5**

**Public hearing to consider Tentative Subdivision Map (TSM) No. 6188 and adoption of a Mitigated Negative Declaration, submitted by Sunshine Raisin Corporation for approximately 30.7 acres at the northeast corner of Adams Avenue and Armstrong Avenue.**

- a. Consider Adoption of Resolution No. 637 recommending that the City Council adopt a Mitigated Negative Declaration before the Planning Commission of the City of Fowler, County of Fresno, State of California.**
  
- b. Consider Adoption of Resolution No. 638 recommending that the City Council approve TSM No. 6188 with conditions before the Planning Commission of the City of Fowler, County of Fresno, State of California.**

Mr. O'Neal presented the project. The property is zoned R-1-10, it is in the city limits, and is a proposing to divide 30 acers into 80 single family lots, with sizes being 10,000 square feet to just under 16,000 square feet. Building will start in and around the year 2020, and will take up to 2 ½ years to complete. This project would not interfere with the growth ordinance. Marshall Elementary has plans to expand that would include a drive way approach, so staff is asking for communication to stay open with the City, School District, and Developers for possible 4-way stop at East Curtis Avenue, in the future. The final map needs to show an open space, which will not alter the tentative map substantially if approved. There possible needs to be a treatment facility, which developers have been talking to the City about for the future plans for a treatment facility.

The City Engineer, Mr. Peters, would like for amend condition 11 to state: The developer shall annex the city lighting and landscape maintenance district or community facility district as deemed appropriate by the City Engineer. The reason for the change is the developer impact fee update.

## **Public Presentation**

Public presentation opened at 6:48 PM.

Mr. Hansen, Fowler resident, asked about the impact that the project may have on the existing homes, and if there would be fencing or screening. Staff explained that there will be separation fencing as part of the conditions of the project.

Mr. Maldonado, Fowler resident, had a few questions in regards to financial obligations existing home owners in the surrounding area have. Staff advised him that the builder would have full financial obligations to improvements needed for this project.

Mr. Crutchfield, Fowler Resident, shared concerns for traffic in the morning. Staff advised him there is a condition that makes the builder responsible to mitigate the traffic impact by contributing funds for future improvements. Mr. Crutchfield also inquired about greengage or open space water pressure. Staff advised him that 5% needs to reelect on final map and that water pressures are constantly being checked and maintained.

Ms. Hiyama, Fowler Resident, shared concerns for her property line and to make sure it will actually go to the property line, curbs and gutters, the 80-foot right-of-way, the remainder lot, new sewer impact on her property, if the project would raise her property tax, and if there will be a connection to Armstrong. Staff advised Ms. Hiyama that fencing would go to exact property line, there will be curbs and gutters which will include the front of her property, the 80-foot right-of-way would mean that the road would need to be 80-feet wide, the reminder lot needs to be kept but the City cannot make them do anything with it but to have them keep it clean, the new sewer would not have an impact on her property nor will it raise her property taxes, and the connection to Armstrong would be through Curtis.

Mr. Bacon, Fowler resident, had concerns of sewage issue and an analysis from SKF, which staff advised him there will be an analysis and SKF is aware of project. Mr. Bacon also had concerns for water capability and if new wells will be needed, staff advised him that the City of Fowler has plenty of water and new wells would not be needed.

Ms. McGill, Fowler resident, had a few questions in regards to how the project is going to impact and or change to her property and the water pressure. Staff advised Ms. McGill that there would not be any change other than a new fencing being put in at the property line and that the water pressure in Fowler is above what it needs to be and the City is always checking it to make sure it's at levels it needs to be at.

Mr. Brown, Fowler resident, had some concern for two-story homes going in against his property and already existing home. Staff advised Mr. Brown that there can be conditions put in if the Commission deems it's appropriate.

Mr. Rangel, Fowler Resident, had questions which direction the sewer would go, street lights being added, the traffic with school kids at Marshall, and more officers for the growth of the City. Staff advised Mr. Rangel that the sewer line is not designed just yet but it will most likely go up Armstrong, and the expansion of Marshall is proposing a parking lot to help with traffic and drop off/pick up of student.

Mr. Daggat, the engineer of the project, wanted to point out that there will be setbacks for two-story homes to prevent privacy issues and the project would only increase property values.

Mr. B. Bedrosian spoke on behalf of him and his family, who owns the property. Mr. Bedrosian just wanted to let the commission know that he is excited to start something new within his family.

Mr. M, Bedrosian also spoke on behalf of his family, he is party owner. He is also excited and ready for new homes to be added to Fowler.

Public Presentation closed at 7:25

Commissioner Mukai made a motion to adopt resolution number 637 recommending that the City Council adopt a Mitigated Negative Declaration and 639 recommending that the City Council approve TSM No. 6188 with amendments to condition 11, seconded by Commissioner Fernandez. Ayes: Mejia, Fernandez, Kandarian, Mukai. Noes: None.

#### **AGENDA ITEM NO. 6.**

**Public Hearing to Consider Revised Vesting Tentative Subdivision Map (VTSM) No. 5952, General Plan Amendment No. 19-01, Zoning Ordinance Amendment (Rezone) No. 19-01, Annexation to the City of Fowler, and Adoption of a Mitigated Negative Declaration, submitted by RJ Hill for approximately 67.17 acres at the southwest corner Sumner Avenue and Sunnyside Avenue and the northeast corner of Parlier Avenue and Sunnyside Avenue.**

- a. **Consider Adoption of Resolution No. 639 recommending that the City Council adopt a Mitigated Negative Declaration before the Planning Commission of the City of Fowler, County of Fresno, State of California.**
- b. **Consider Adoption of Resolution No. 640 recommending that the City Council deny General Plan Amendment No. 19-01 before the Planning Commission of the City of Fowler, County of Fresno, State of California.**
- c. **Consider Adoption of Resolution No. 641 recommending that the City Council approve Rezone No. 19-01 before the Planning Commission of the City of Fowler, County of Fresno, State of California.**
- d. **Consider Adoption of Resolution No. 642 recommending that the City Council approve VTSM No. 5952 with conditions before the Planning Commission of the City of Fowler, County of Fresno, State of California.**

Mr. O'Neal presented a brief summary of the project. The project is being represented of a before project, years before. The owner has changed from Medium-Low Density Residential Use to Medium-Density Use. The project owner is RJ Hill. The proposal will be on 67 acers, with 143 lots being on 40 acers, with a 4 acer triangular lot for a possible canal easement. The lot sizes range from 6300 square feet to 14000 square feet. The project is proposing Annexation to the City of Fowler, which is already in the spear of influence, and a Pre-zone to R-1-6. The proposed project will expand over a 4-year period which will start in 2020 with a completion estimate in 2024. The project is expected to accommodate 450 people, with homes ranging from 1300 square feet to 2900 square feet. There is a Tax Sharing Agreement with Fresno County and Each of their Cities, in part if land is going to be annexed into a city, 50% of it has to subject to a development that the city has approved, conditioned upon the annexation. The developer has complied with all suggestions and recommendations that Council, Commission, and staff has made in order to bring back up to the Commission.

The City Engineer, Mr. Peters, would like for amend condition 11 to state: The developer shall annex the city lighting and landscape maintenance district or community facility district as deemed appropriate by the City Engineer. The reason for the change is the developer impact fee update.

### **Public Presentation**

Public Presentation opened at 7:49 PM

Mr. Bacon, Fowler resident, had some questions in regards to how many homes have the same amount of square footage. Staff advised him that all the lots are diff

Mr. Gonzales, Fowler resident, shared concern on when Fowler would stop growing, staff advised him it is all in the General Plan, and the City is taking into consideration each project to make sure the City does not exceed the Growth Management Plan.

Mr. Kahaian, Fowler Resident, had some concerns for the spear of influence and where it landed in within this project. Staff advised him of the outline of the spear of influence.

Public Presentation closed at 8:07 PM

Commissioner Mukai made a motion to adopt resolution 639 recommending that the City Council adopt a Mitigated Negative Declaration, adopt resolution 640 recommending that the City council deny General Plan Amendment 19-01, adopt resolution 641 recommending that the City Council adopt Zoning Ordinance Amendment 19-01, and adopt resolution 642 recommending that the City Council approve Vesting Tentative Tract Map 5952, all seconded by Commissioner Kandarian. Ayes: Mejia, Fernandez, Kandarian, Mukai. Noes: None.

### **AGENDA ITEM NO. 7.**

#### **COMMUNICATIONS:**

City Manager Notified Commission of the Employee Appreciation Dinner on May 3, 2019, at Cattlemen's Restaurant. She also notified the commission of a part time employee brought in for Code Enforcement.

Commissioner Kandarian made a motion to adjourn, seconded by Commissioner Mukai. The motion carried and meeting was adjourned at 8:12 pm.