

MINUTES OF THE FOWLER CITY PLANNING COMMISSION MEETING
October 3, 2019

Chair Mellon called the meeting to order at 7:02 p.m. Roll call was taken.

Commissioners Present: Mellon, Mejia, Mukai, Fernandez

Commissioners Absent: Kandarian

City Staff Present: City Manager Davis, City Attorney Cross, Planning Consultants Marple, Planning Secretary Zavala

APPROVAL OF MINUTES FOR August 1, 2019:

Commissioner Mukai made a motion to approve the minutes for August 1, 2019, seconded by Commissioner Fernandez. Motion carried by unanimous voice vote.

AGENDA ITEM NO. 5

Public hearing to consider Vesting Tentative Subdivision Map (VTSM) No. 6274, Zoning Ordinance Amendment (Rezone) No. 19-02, annexation to the City of Fowler (Annexation Request No. 19-02), and adoption of a Mitigated Negative Declaration, submitted by Woodside 06N, LP for approximately 19.25 acres at the northwest corner of East Sumner Avenue and South Sunnyside Avenue.

Ms. Marple Presented the proposed project. The project is proposing 100 single family lots on 19.25 acres. The lot is not in the city limits but is in the sphere of influence, so an annexation is being proposed. The lot is zoned AE20 by Fresno County and proposed at R-1-5 family residential 5,000 square foot lot by the applicant. The proposed subdivision is proposing lot sizes ranging from 5,000 square feet to 8,800 square feet.

Ms. Marple needed to make some revisions/deletions to the conditions. Condition number 22 requires a traffic stop, which staff is not requiring for a traffic stop rather a fair share contribution for future traffic additions. Conditions 32 and 34 will be deleted.

Public Presentation

Ms. Medellin, Woodside Homes valley controller, came to speak on behalf of Woodside. Ms. Medellin is looking forward to working in Fowler once again. Lot sizes are going to be a little smaller than the previous subdivision they built, but solar will be provided for the housing.

Mr. Lemus, Land Developer for Woodside Homes, came to speak on behalf of Woodside. Mr. Lemus explained that adding another street to enter and exit the subdivision would not allow the subdivision to meet the density requirement. Mr. Lemus spoke about the possible future development of subdivisions.

Commissioner Mukai made a motion to adopt Resolution No. 645 recommending approval of a Mitigated Negative Declaration for Vesting Tentative Subdivision Map No. 6274, Zoning Ordinance Amendment No. 19-02, seconded by Commissioner Fernandez. Ayes: Mellon, Mejia, Fernandez, Mukai. Noes: none.

Commissioner Mukai made a motion to adopt Resolution No. 646 recommending approval of Zoning (prezoning) Ordinance Amendment No. 19-02, seconded by Chair Mellon. Ayes: Mellon, Mejia, Fernandez, Mukai. Noes: None.

Commissioner Mukai made a motion to adopt Resolution No. 647 recommending approval of Vesting Tentative Tract Map No. 6274 with the revision of conditions 22, 32, and 34, seconded by Commissioner Fernandez. Motion carried by 3-1 vote. Ayes: Mellon, Mukai, Fernandez. Noes: Mejia.

AGENDA ITEM NO. 6

Public Hearing to consider Conditional Use Permit Application No. 17-03 proposing to remove the existing use and replace it with a new, more modern facility to be called the Buford Oil Co. Travel Center. The proposed expansion will utilize the entire 19 acres and in addition to a newer diesel truck fueling and automobile gas fueling facility, weigh station, and convenience store, the expanded development will also include a hotel, two quick-serve and one sit-down family style dining options, and a truck wash, tire and lube center.

Ms. Marple asked commission to continue the project to November 7th meeting.

Chair Mellon made motion to continue item to November meeting, seconded by Commissioner Mejia. Ayes: Mellon, Mejia, Fernandez, Mukai. Noes: None

AGENDA ITEM NO. 7 Communication

Commissioner Mukai had a question about the continuance of Cup 19-01. Ms. Marple and Attorney Cross advised Commission that it was deemed approved due to State Law. After 60 days of no action, the project will then be deemed approved. Ms. Marple advised that in order for it to not happen again, there needs to be a quorum.

Chair Mellon made a motion to adjourn, motion seconded by Vice Chair Mejia. Motion carried and meeting was adjourned at 8:02 PM.