



City of Fowler
128 S. 5th Street
Fowler, California 93625

FWLER PLANNING COMMISSION MEETING
AGENDA
April 1, 2021
6:30 P.M.

This meeting will be conducted pursuant to the provisions of Paragraph 11 of the Governor's Executive Order N-25-20 which suspends certain requirements of the Ralph M. Brown Act, and as a response to mitigating the spread of COVID-19, the meeting will not be open to the public. The telephone number listed below will provide access to the City Council meeting via teleconference.

Please note: when joining the meeting you will be asked your name which will be used to identify you during any public comment period.

Telephone Number: 978-990-5175
Meeting ID: 494026#

It is requested that any member of the public attending while on the teleconference to have his/her/their phone set on "mute" to eliminate background noise or other interference from telephonic participation.

1. Meeting Called to Order
2. Roll Call
3. Approval of minutes for March 4, 2021 meeting.
4. Communication
 - A. Planning Commissioners Workshop
5. Adjournment

Next Resolution No.: 657

CERTIFICATION: I, Sennaida Zavala, Planning Secretary for the City of Fowler, California, hereby certify that the foregoing agenda was posted for public review on, Monday, March 29, 2021.

Sennaida Zavala
Planning Secretary

MINUTES OF THE FOWLER CITY PLANNING COMMISSION MEETING
March 4, 2021

Chairman Mellon called the meeting to order at 6:30 p.m. Roll call was taken.

Commissioners Present: Mellon, Kandarian, Prado, Rodriguez

Commissioners Absent: Hammer

City Staff Present: City Manager Quan, City Attorney Cross, City Attorney Carlson, Planning Consultant Marple, Public Works Director Dominguez, Deputy City Clerk Burrola, Planning Secretary Zavala

AGENDA ITEM NO. 5

APPROVAL OF MINUTES FOR JANUARY 7, 2021 MEETING

Vice Chair Kandarian made a motion to approve the minutes from the January 7, 2021 meeting, motion seconded by Chair Mellon. Motion carried by unanimous vote. Ayes: Mellon, Kandarian, Prado, Rodriguez. Noes: None.

AGENDA ITEM NO. 6

Public hearing to consider a request for a discretionary extension of time for Conditional Use Permit No. 17-03, which permitted the construction of 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 request. Due to the requirement the applicant needs to meet, he has not had a chance to pull a building permit within the one year time frame. The applicant has asked for a two (2) year extension, in which he believes he will be able to pull a building permit for the project.

Public Presentation

No public comments presented.

Vice Chairman Kandarian made a motion to adopt resolution no. 656 approving an extension of time for Conditional Use Permit 17-03, motion Seconded by Chair Mellon. Motion carried by unanimous vote. Ayes: Mellon, Kandarian, Prado, Rodriguez. Noes: None.

AGENDA ITEM NO 6

Communication

Ms. Marple presented an Audit Report for Zoning Ordinance. Ms. Marple mentioned key factors from the audit that need some improvements. Consistency, Compliance with Law,, and a more efficient way to process applications that come in. Commission had concerns about applications going through admin and never going to them, and possible tiny home development. Ms. Marple advised Commission that they will be able to have input on this in later workshops, but these are all on the topic for discussion for the Zoning Ordinance.

Commission had questions in regards to 8th street. Ms. Marple advised them that they are getting fined and can no longer use the lot. The owner and applicants have been advised.

Vice Chair Kandarian made a Motion to adjourn, seconded by Commissioner Prado. Motion carried by a unanimous voice vote and meeting was adjourned at 7:40 PM