

MINUTES OF THE FOWLER CITY PLANNING COMMISSION MEETING
September 3, 2020

Vice Chair Mejia called the meeting to order at 6:34 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, Public Works Director Dominguez, Planning Secretary Zavala

AGENDA ITEM NO. 3
REORGANIZATION

Commissioner Fernandez made a motion to table the item until the first meeting of 2021, seconded by Commissioner Mukai. Motion carried by a unanimous vote.

AGENDA ITEM NO. 4
APPROVAL OF MINUTES FOR January 9, 2020, Planning Commission Meeting

Commissioner Mukai made a motion to approve the minutes for January 9, 2020, seconded by Commissioner Fernandez. Motion carried. Ayes: Mellon, Mejia, Mukai, Fernandez. Noes: None.

AGENDA ITEM NO. 5
PUBLIC PRESENTATION

Mr. Kandarian, Fowler Resident, expressed his concern for the car dealership on the North West corner of Adams and 8th doing business they are not allotted to. Staff addressed his concerns and notified Mr. Kandarian that by September 18th, all cars on that lot have to be gone and all business other than a tire shop must stop. Commission directed staff to monitor the site after deadlines to begin with the revocation proceedings if deadlines are not met.

AGENDA ITEM NO. 6
Public hearing to consider an Appeal of the Approval of Site Plan Review Application No. 19-03, an application filed by Jagvinder Singh to construct a 5,280 square foot truck repair building on the south side of West Adams Avenue between South Stearns Avenue and North 8th Street (APN: 343-060-06)

Ms. Marple Presented the appeal submitted by Mr. Hatch who is a business owner within 300 feet of the project approved. The project was approved as a Site Plan Review instead of a CUP. The applicant wants to work as a transfer terminal causing it to be converted to an SPR. As an SPR, the project does not need to be approved by Commission which addresses Mr. Hatches first point. Mr Hatches second reasoning for appeal was not valid due to Businesses changing their names frequently. Ms. Marple explained that Mr. Hatch's third reasoning for appeal was reasonable but the City cannot dictate when the USPS will be mailed therefore the reasoning cannot be justified. Mr. Hatches fourth reason for appeal is not a valid reason due to the applicant only having 5 parking spaces causing only 5 trucks allowed on site. The Golden State Corridor – Central Fowler plan does not include the area around the project causing Mr. Hatches 5th reason for appeal to not be a valid reason. The 6th and final reason Mr. Hatch for the approval of site plan is not a valid reason due to California having anti-idling laws which a diesel exhaust being minimal. Also, staff cannot predict future growth; they only review what is proposed, and put that as the cap of what the applicant it allowed to have on site. Staff recommends Commission to deny the appeal and uphold the approval of the Site Plan Review.

Commission had questions on how many trucks the site will have, who the applicant is and Sterns Ave entrance and exit. Staff advised Commission that the total fleet is 15, but only 5 parking's with 2 terminals to work on trucks, and the applicant is JAG Transportation. Mr. Kirby, representative of the applicant, advised the Commission that the applicant plans on closing one of the entrances which is Stearns Avenue. Ms. Marple addresses the concerns of the existing building

Public Presentation

Mr. Kandarian, Fowler Resident, had some questions on who the applicant is and if they have an active DOT number and how the project affects the Fowler Golden State Corridor. Staff and Commission advised Mr. Kandarian that the DOT number was unknown at the moment and the project has no influence on the Corridor.

Mr. Hatch, Fowler business owner, restated his concerns addressed in his appeal.

Commissioner Fernandez made a motion to adopt Resolution No. 651 denying the appeal of approved Site Plan Review Application No. 19-03, seconded by Commissioner Mukai. Motion carried by a 3-1 vote. Ayes: Mellon, Fernandez, Mukai. Noes: Mejia.

AGENDA ITEM NO. 7

Public Hearing to Consider Zoning Text Amendment No. 20-01 to Amend Accessory Structure Standards and Allowed Use Listings in the Fowler Zoning Ordinance.

Ms. Marple presented the item. There are seven text amendments that will be before the Planning Commission. 1). Accessory Building, 2). Yard Requirements, 3). C-1 Permitted Uses, 4). C-3 Permitted Uses, 5). M-1 Permitted Uses 6.) M-2 Permitted Uses, and 7). Form-Bases Code Permitted Uses.

Commission had some concern of the Form-Based Code Permitted Use and the square footage for a market of 10,000 square feet. Commission advised staff to strike the section of a market being 10,000 square feet and limit them to 1,500 square feet.

Commission also had some questions in regards to what a variety store entailed. Staff advised that a variety store, as described in the code, is a thrift store. Commission advised staff to limit the square footage of a variety store to 1,500 square feet.

Commissioner Fernandez made a motion to adopt Resolution No. 652 recommending approval of zoning text amendment No. 20-01 Clarifications to the Zoning Ordinance with the two purposed changes made by Commission to Section 8, removal of market less than 10,000 square feet and modification of variety store less limited to 1,500 square feet, seconded by Commissioner Fernandez. Motion carried by a 3-1 vote. Ayes: Mellon, Mejia, Fernandez, Mukai. Noes: None

AGENDA ITEM NO 8

Communication

- A. Susie Rico Vasquez, Fresno County Public Health Representative, gave an overview of the Biking and Walking Safety Review that took place on June 30th, 2020. The event done to improve the biking and walking in Fowler. Merced, Golden State Blvd, and Adams avenue were assessed during this event. The next steps will be providing educational information to citizens of Fowler, and to apply for grants to help with the future biking and walking of citizens.

Public Works Director Advised the Commission of the redoing of Adams and how it will improve the future of Fowler Biking and Walking.

Dawn gave a clarification of the Roundabout mentioned earlier in the meeting at the off ramp at Adams Avenue. There has not been any submittal but there has been discussion for a subdivision with additional 144 homes possibly going in in the area.

Ms. Marple also let Commission know that the Growth Management Ordinance can no longer be enforced due to a Bill that was recently signed.

Chair Mellon stressed his concern for U-Hauls being parked on a non-paved surface, which is part of municipal code.

Commissioner Fernandez Made a Motion to adjourn, Seconded by Chair Mellon. Motion carried by a unanimous voice vote and meeting was adjourned at 8:13 PM.