

MINUTES OF THE FOWLER CITY PLANNING COMMISSION MEETING
October 1, 2020

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

Commissioners Present: Mellon, Mejia, Fernandez, Kandarian, Mukai

Commissioners Absent: None

City Staff Present: City Manager Davis, City Attorney Cross, Police Chief Alcaraz (Via Teleconference), Planning Consultant Marple, Public Works Director Dominguez, City Engineer Peters (Via Teleconference), Planning Secretary Zavala

AGENDA ITEM NO. 3

APPROVAL OF MINUTES FOR September 3, 2020

Commissioner Kandarian made a motion to approve the minutes for September 3, 2020, seconded by Commissioner Mukai. Motion carried. Ayes: Mellon, Mejia, Fernandez, Kandarian, Mukai. Noes: None.

AGENDA ITEM NO. 5

Public hearing to consider Conditional Use Permit No. 19-02, filed by Bob and Gloria Bajwa and Bhupinder Singh, to construct a 30-room, two-story motel and a 1,500 square foot residence, at 312 West Tuolumne Street (APN: 343-110-13)

Ms. Marple presented the project. The project is zones C-2 and within the highway beautification overlay zone district. The general plan has planned for the site to be used as Community Commercial Land Uses. The lot is currently vacant. Access to the site has been reviewed by City Engineers, City Public Works, and Fire Department and has been deemed adequate as long as no parking is enforced to ensure emergency access. The Design Committee has required a higher quality esthetics and has ensured them in conditions 17-24. Staff recommends the approval subject to the conditions of approval.

Commission shared concerns for Tuolumne and the alleyway connected to the parcel and vacant houses on the Tuolumne. City engineer Peters, present via teleconference, confirmed that the alleyway and street will remain as is due to it meeting City Standards. Commission also had some concern for previous land use, and the parcel possibly being contaminated. Staff advised commission that they had no knowledge of prior contamination, but the building department has a requirement for Geotechnical Analysis which will indicate for any contamination concerns.

Commission also shared concerns for the designs, and the elevation of the proposed project.

Public Presentation

Mr. Bajwa, project applicant, added that the project proposed is similar to design as his other motel in Corcoran, CA.

Ms. Moreno, Fowler Resident, shared concern for another hotel/motel going in and the traffic and littering the proposed project may bring.

Commissioner Mukai made a motion to table the item until the applicant can demonstrate what esthetic qualities the building has, further idea of the design of project, and full details of the

proposed projects in terms of style, name, etc.; motion Seconded by Vice Chair Mejia. Motion carried by unanimous vote. Ayes: Mellon, Mejia, Fernandez, Kandarian, Mukai. Noes: None.

AGENDA ITEM NO 6

Communication

Ms. Marple noted that the CUP Revocation for the used car lot on Adams has begun. Tenants were sent a 60 notice and had to be vacated by the 18th of September. Due to that not being done, the Building Official, Mr. Baxa, has cited them daily.

Commissioner Kandarian Made a Motion to adjourn, seconded by Commissioner Mukai. Motion carried by a unanimous voice vote and meeting was adjourned at 7:12 PM.