



City of Fowler **PLANNING PROJECT 23-13**

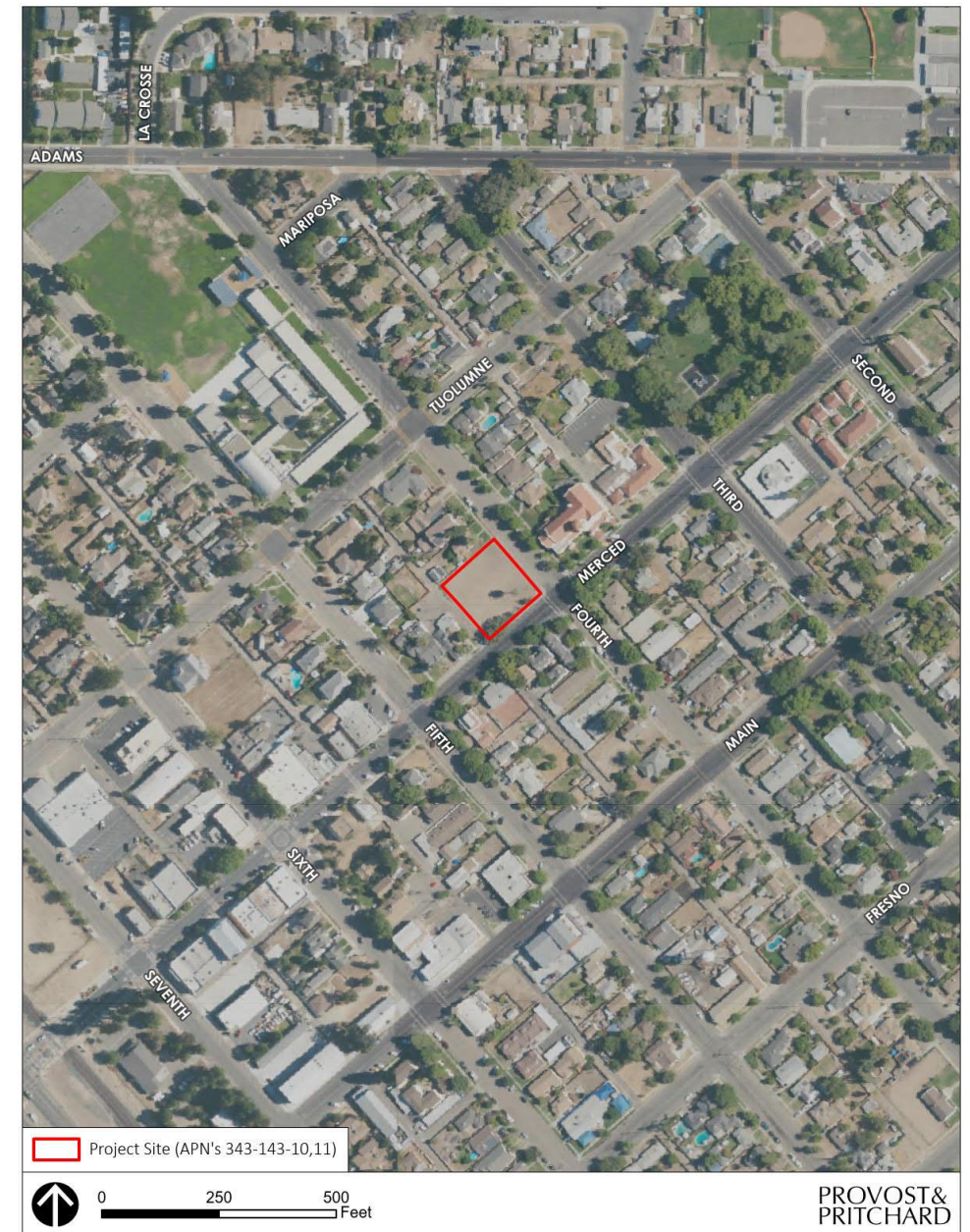
Planning Commission

August 3, 2023



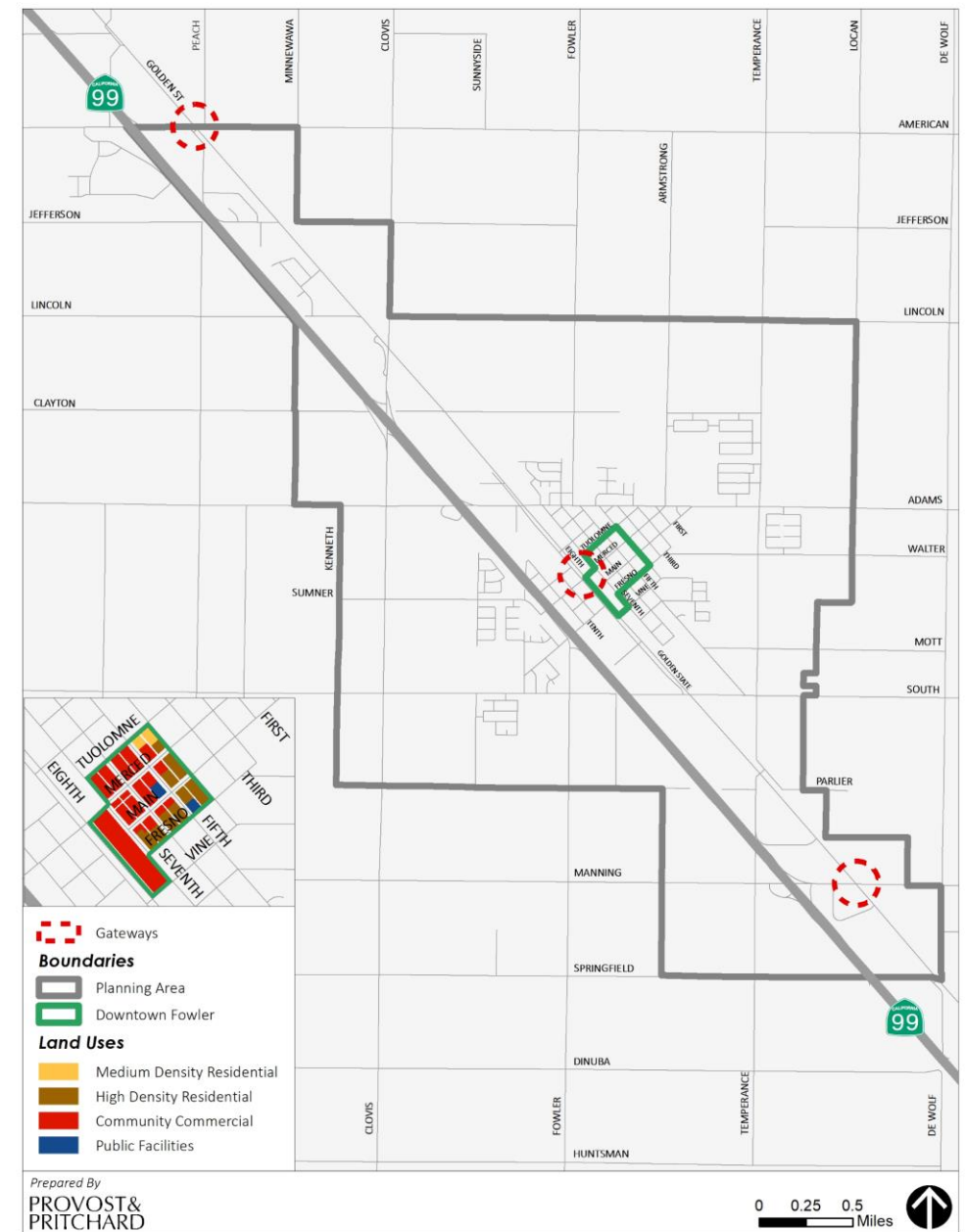
SUBJECT PROPERTY & PROPOSAL

- Project Site – 0.52 acres (APN 343-143-10 & 11)
- Located on the northwest corner of North 4th and East Merced Streets
- Site is vacant and previously developed, Planned HDR (High Density Residential) and zoned R-1-7 (One-family Residential, 7,000 sqft lot minimum)
- REZ: Rezone to FBC, allowing development to FBC standards
- CUP: Multi-family developments conditionally allowed in FBC
- LLA: Merges the two underlying parcels into one
- SPR: Proposes a 10-unit multi-family development in association with the CUP
- CEQA: NOD to be filed utilizing General Plan EIR



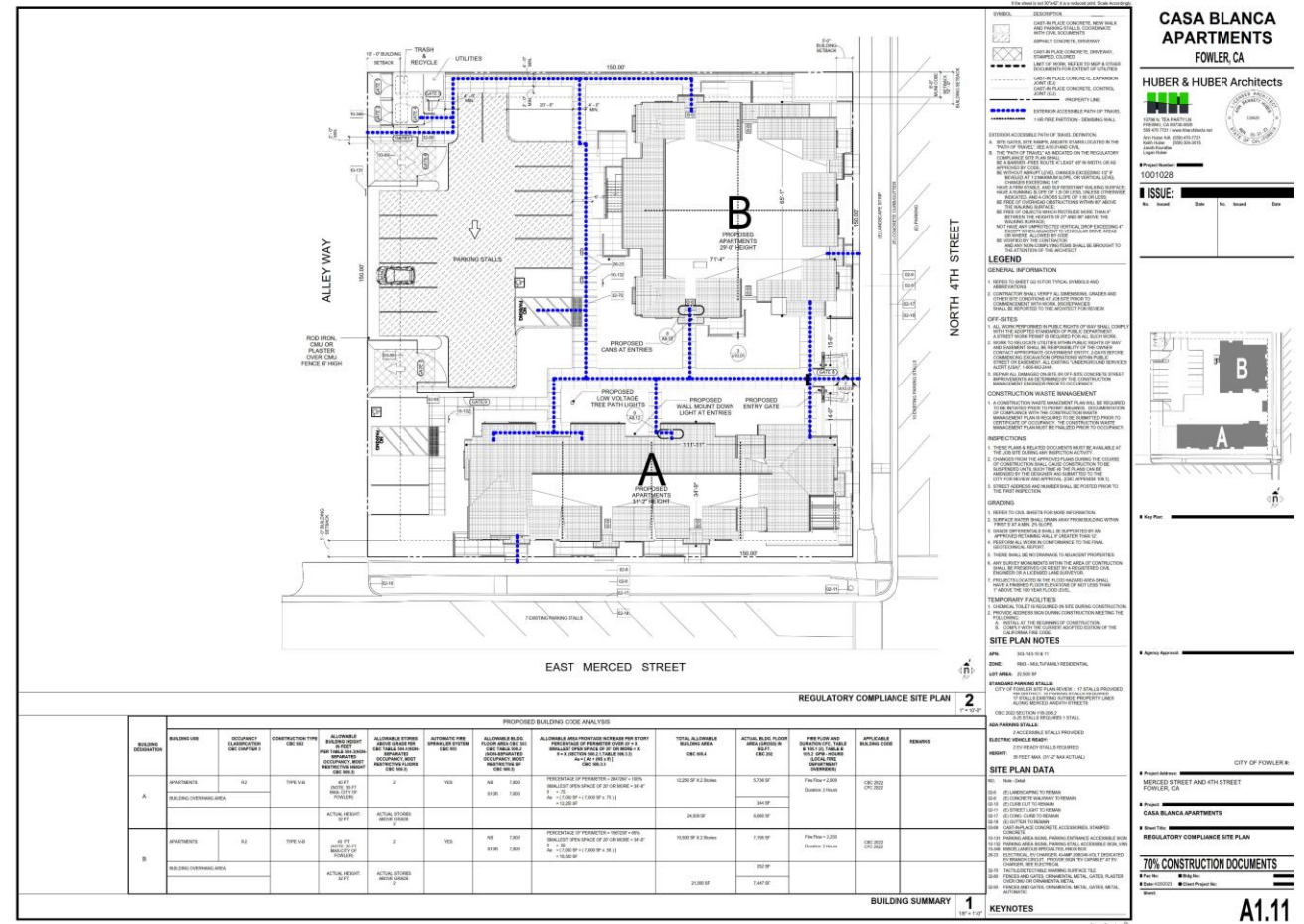
REZ, CUP, AND LLA

- Site is located within “Downtown Fowler” and will be rezoned FBC
- Multi-family housing development allowed in FBC with a CUP
- Project results in 19.23 du/ac, consistent with the site’s HDR land use designation
- To ensure that construction of the proposed building does not occur over parcel lines, the underlying parcels will be merged



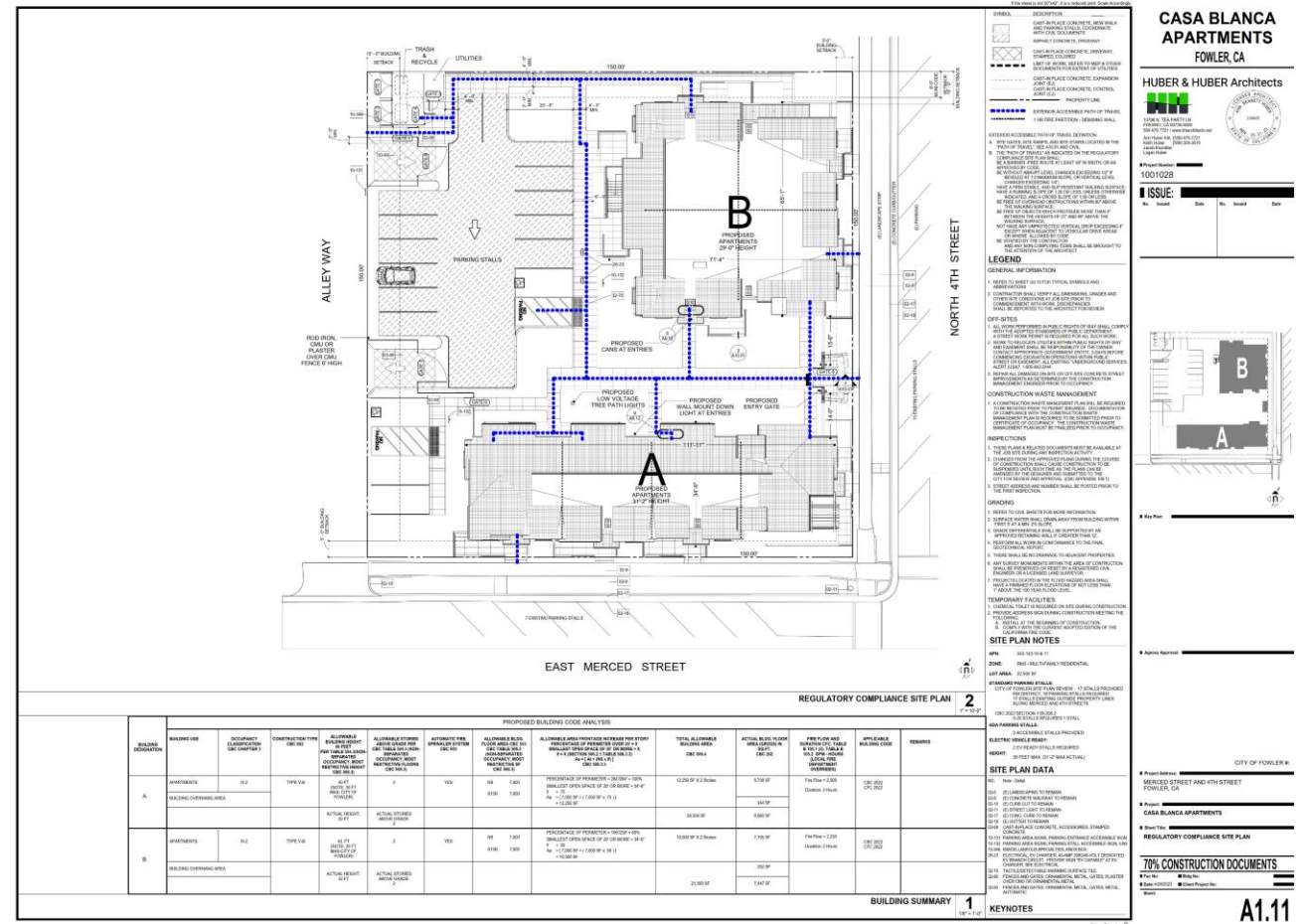
SITE PLAN

- Under the CUP, a SPR is required to be submitted and approved by the City
- Project proposes the construction of a 10-unit residential housing development, including a 4-plex and 6-plex (both two stories)
- 4-plex would be 6,080 sqft and contain three 3-bedroom units and one 2-bedroom unit
- 6-plex would be 7,447 sqft and contain two 3-bedroom units and four 2-bedroom units
- Central courtyard provides open space
- Alley loaded parking area and adjacent on street parking provides 36 total stalls



PROJECT CONDITIONS

- Approval of the CUP and LLA is contingent upon the City Council's approval of the REZ
- Parking may deviate from typical City standards within the FBC zone district, however, the ability to safely maneuver about the parking area shall be demonstrated on a revised site plan, confirmed by the City Engineer.
- A minimum of 10 on-site parking stalls shall be covered
- Each dwelling unit shall have one assigned parking stall
- The alley adjacent to the project site shall be reconstructed to City standards



PROJECT CONDITIONS

- Condition 26: All on-site parking stalls shall be striped to current City standards, or shall be determined by the City Engineer to provide for adequate maneuverability and circulation within the parking area in relation to aisle clearance, pursuant to the parking standards of the Form Based Code zone district set in Fowler Municipal Code (FMC) Section 9-5.1702(D). In the event that the Applicant deviates from typical City standards, as allowed under the aforementioned FMC section, ADA path of travel and facilities shall not be inhibited as a result. If typical parking standards are deviated from, the Applicant shall provide a revised site plan which demonstrates that ADA path of travel and facilities are maintained, and that the proposed parking area will not result in reasonably foreseeable conflicts due to an inability of vehicles to safely maneuver throughout the parking area. The revised site plan shall be reviewed for approval by the City Engineer.
- Condition 27: All parking areas shall have adequate ingress and egress to and from a street or alley. ~~Sufficient room for turning and maneuvering vehicles shall be provided on the site, pursuant to current City standards.~~



PROJECT CONDITIONS

- Condition 46: A trash enclosure meeting City standards, as confirmed by the City Engineer, shall be constructed. Such trash enclosure shall be constructed with the same color, material, and design as the other proposed buildings on-site. Elevations, color, and materials of the trash enclosure shall be submitted to the City Engineer for review and approval. The trash enclosure shall be screened by landscaping so as not to be viewed from East Merced Street, confirmed by the City Engineer and City Planner.



CEQA

- Project is consistent with the newly adopted General Plan and General Plan EIR
- Pursuant to Public Resources Code Section 21094.5 & CEQA Guidelines Section 15183.3, infill projects consistent with a previously adopted EIR may file an NOD for the project
- The project meets the criteria for an infill project under the aforementioned code sections and an NOD would be filed subsequent to project approval



CITY OF FOWLER 2040 GENERAL PLAN

DRAFT ENVIRONMENTAL IMPACT REPORT

DECEMBER 2022

SCH NO. 2021110053

Prepared For:

The City of Fowler
Community and Economic Development Department
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PRITCHARD**
CONSULTING GROUP
An Employee Owned Company

ELEVATIONS, COLORS, & MATERIALS



STAFF RECOMMENDATION

Staff Recommends that the Commission move to adopt a resolution taking the following action:

- i. Find that the project qualifies as an infill project and is therefore exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183.3, and Public Resources Code Section 21094.5.
- ii. Approve a Lot Line Adjustment (LLA) merging two (2) parcels into one (1).
- iii. Approve a Conditional Use Permit (CUP), subject to the findings and conditions of approval.
- iv. Recommend the Fowler City Council approve a Rezone of the project from R-1-7 to Form Based Code (FBC).



ALTERNATIVES FOR CONSIDERATION

Alternatively, the Commission may:

- i. Move to continue the public hearing to the September 7th, Planning Commission meeting; OR
- ii. Move to deny the request based on specified findings (Planning Commission to articulate reasons for denial)

