

**MINUTES OF THE FOWLER CITY COUNCIL
SPECIAL MEETING
MAY 3, 2005**

Mayor Simonian called the meeting to order in the Council Chambers at 5:34 p.m.

Councilmembers present: Simonian, Shaw, Aguayo, Cardenas, & Nagata

City staff present: City Manager Elias, City Clerk Davis, Finance Director Wong, Community Development Director Deaver, Police Chief Jamgochian, Senior/Recreation Director Monis, City Attorney Wolfe, Planning Consultant Bruce O'Neal

DISCUSSION: FUTURE DEVELOPMENT OF AREA NEAR MERCED AND 10TH STREETS

Community Development Director Deaver began the discussion by asking for the Council's vision for the future development of the area near Merced and 10th Streets. He said that because the area is such a visible part of town, staff's goal would be to ensure that all development is well planned and a "hodgepodge" is avoided.

Mr. Deaver said that the engineer's office is currently reviewing the improvement plans for a Johnny Quik gas station/convenience store on the west side of Highway 99. City Manager Elias reported that the next phase of street improvements on Merced Street extending to the highway would soon be going out to bid. Planning Consultant O'Neal noted that the property owner on the northwest corner of Merced and 10th Streets wanted to establish a convenience store and gas station. Staff's concern is that it would create the situation of having too many gas stations located in close proximity to one another. In addition, the site is too small for adequate parking and landscaping. He added that a unified site plan and pedestrian accessibility would be an important consideration for the area. City Manager Elias spoke of having a large marquee sign shared by a group of businesses as being preferable to having too many individual business signs.

Comments were made about having stores, restaurants and multi-family residences with good architectural design. The area should be pedestrian friendly, accessible to citizens on the west side of the highway all the way to downtown, and nicely landscaped. Property owner Jim Marderosian spoke of plans for a new food/beverage establishment. It was stated that in conjunction with the planned improvements, the property owners on Golden State Boulevard should make an effort to enhance their properties.

DISCUSSION: GOALS AND OBJECTIVES FOR DOWNTOWN

City Manager Elias noted that specific land uses for the downtown had been adopted as part of the recent General Plan update. One idea discussed was to have a combination of well-designed

office buildings with residential apartments located on the upper floors, as Fresno and other cities have. Planning Consultant O'Neal said that government uses are very typical to a downtown area. It was suggested that a master plan be created, perhaps with the assistance of consultants who are experienced in downtown revitalization and with input from the public.

ADJOURNMENT

Having no further business, Councilmember Aguayo made a motion, seconded by Councilmember Cardenas, to adjourn. The motion carried and the meeting adjourned at 6:59 p. m.