

MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING
June 14, 2007

Chairman Mukai called the meeting to order at 6:30 p.m.

Commissioners present: Mukai, Mellon, Parra
Commissioners absent: Fernandez, Monis

City Staff Present: City Attorney, David Wolfe, Community
Development Director, Randy Deaver Planning,
Secretary Jennie Navarrette

Chairman Mukai states that this is a continuance of Meeting of June 7, 2007.

Approval of the Minutes of the Planning Commission Meeting for April 19, 2007.

A motion was made by Commissioner Parra and seconded by Commissioner Mellon to approve the minutes of April 19, 2007. The minutes were approved by unanimous vote.

Public Presentation: No one spoke at the public presentation.

Public Hearing to Consider Planned Unit Zone No. 2 and Vesting Tentative Tract Map No. 5785 filed by Generation Homes for 9.26 acres located at the Northeast Corner of Adams and Fowler Avenues (Fowler Estates) continued from June 7, 2007.

Community Development Director, Randy Deaver read the Staff Recommendation as prepared by Bruce O'Neal, Planning Consultant who is unable to be present due to a conflict. Recommendation is for the Planning Commission to adopt Planned Unit Zone No. 2 and R-1-6/P2 zoning and Vesting Tentative Tract Map No. 5785.

David Wolfe, City Attorney indicates that there were three comment letters from Consolidated Irrigation District, SKF, and the County of Fresno Department of Community Health and a couple of revisions to the conditions. Randy Deaver indicates that Bruce O'Neal e-mailed the information today. The revisions are as a result of discussions with the applicant and some that staff has worked out. Discussion regarding comment letters on the Negative Declaration. David Wolfe indicates that the comments were considered and addressed in the letters.

Representative from Generation Homes, Jeff Krueger gives a presentation of the project. Mr. Krueger explains that Generation Homes adheres to and promotes a clean air subdivision. Discussion regarding bike lanes and extending them out of the subdivision. Flooding problems in the area of Fowler and Adams are discussed and the impact of this subdivision in regard to that issue.

Revision regarding hours of construction which is condition #15, change of condition to: 7:00 a.m. to 7:00 p.m. except that on Monday through Friday, from June 1 through September 15, construction may commence at 6:00 a.m.

City Attorney David Wolfe addresses Staff Report in regards to the street widths and setbacks. The Staff Report does not reflect the change of setbacks.

A Motion was made by Chairman Mukai to adopt a Resolution Approving a Mitigated Negative Declaration for Zoning Ordinance Amendment for Planned Unit Zone No. 2 and Tentative Tract Map No. 5785 and this was seconded by Commissioner Parra and passed by a 3-0-0-2 vote.

A Motion was made by Chairman Mukai to adopt a Resolution Approving Amendment for Planned Unit Zone No. 2 with revised conditions of approval and this was seconded by Commissioner Parra and passed by a 3-0-0-2 vote. Chairman Mukai wants to make it clear that the Planning Commission is not ignoring the Growth Management Policy but simply facing the realities of our present housing market.

A Motion was made by Chairman Mukai to adopt a Resolution Approving Vesting Tentative Tract Map No. 5785 and this was seconded by Commissioner Parra and passed by a 3-0-0-2 vote.

Discussion of future subdivision designs. Randy Deaver comments regarding designs that have been coming in. Chairman Mukai suggests that the matter be tabled for a full Planning Commission meeting. Matter to be put on next Planning Commission Agenda.

Communications:

Commissioner Mellon requests consideration of reverse parking on Merced Street and/or reducing the speed limit to 15 miles per hour from 5th through 7th Street. Discussion regarding request by Commissioner Mellon for reverse parking and/or reducing the speed limit to 15 miles per hour. Commissioner get together with the Police Chief to look into this matter.

Community Development Director Randy Deaver advised the commission that the escrow closed this week on the triangle property and an asbestos report will be obtained prior to demolition which may be performed by Public Works staff may be utilized for demolition. The hotel planned groundbreaking is planned for July 16 th. Comments by David Wolfe regarding Telecommunications Towers. The City Attorney's Office will be providing Sexual Harassment Training for June 27th.

Adjournment

There being no further business to discuss the meeting was adjourned at 8:12 p.m.

