

MINUTES OF THE PLANNING COMMISSION MEETING
December 6, 2007

Chairman Mukai called the meeting to order at 6:32 p.m.

Commissioners Present: Mukai, Mellon, Parra, Fernandez
Commissioners Absent: Monis

City Staff Present: Development Director Randy Deaver, City Attorney Scott Cross, Planning Consultant Bruce O'Neal, Public Works Superintendent David Weisser and Planning Secretaries Tammy Stone and Jennie Navarrette

Approval of the Minutes of Special Planning Commission Meeting of November 15, 2007:

A motion was made by Chairman Mukai to table the approval of the Minutes of November 15, 2007 as Commissioners Fernandez, Mellon and Parra did not receive a copy of the minutes in advance for review. Motion was seconded by Commissioner Mellon and passed by an unanimous vote to table approval until the next regular meeting.

Public Presentation

No one spoke at the public presentation.

Items 6 and 7 are taken out of order . Bruce O'Neal, Planning Consultant present and advises the Planning Commission that LAFCO has obtained a mediator to discuss CID concerns with five Cities managers in their district and LAFCO as well. We allow additional time for LAFCO and CID to respond to the initial study until December 10, 2007. Public Hearings are to be held after that date. The City Council cannot hear on this matter until January 15, 2007. Mr. O'Neal suggests that Items 6 and 7 be considered at the next regular Planning Commission meeting of January 3, 2008 to consider these two tracts in light of comments from LAFCO and CID as it relates to potential impacts to CID facilities and ground water recharge.

Motion by Commissioner Parra to continue all items pertaining to Vesting Tentative Tract Map 5884, Item 6 to January 3, 2008 and seconded by Chairman Mukai. Motion was passed by Commissioners Parra, Mukai and Fernandez with Commissioners Mellon and Monis absent.

Motion by Chairman Mukai to continue all items pertaining to Tentative Tract Map 5834, Item 7 to January 2008 and seconded by Commissioner Parra. Motion was passed by Commissioners Mukai, Parra and Fernandez with Commissioners Mellon and Monis absent.

Bruce O'Neal states that new separates notices will be sent for the Public Hearings regarding Items 6 and 7 for the planning commission meeting as a date certain was sent.

Mr. Stanley Simonian is present and expresses an interest in responding regarding the ponding basin that he owns. Bruce O'Neal will discuss this with Mr. Simonian by phone.

Public Hearing to Consider Conditional Use Permit No. 07-02, a Proposal to Allow Alcohol Sales at the Johnny Quick Food Store Located at 125 E. Sumner Avenue (Filed by Baba Nanak Corporation):

Commissioner Mellon is excused as he lives within 500' of the address.

Bruce O'Neal has revised the Staff Report and re-presented it to the commission including the three additional conditions. A letter from Commissioner Monis was submitted in her absence. Applicants had asked earlier today that the application for CUP be withdrawn due to changes in their desire to transfer or purchase the license.

Bruce O'Neal states that a Conditional Use Permit is necessary if the applicants wish to sell alcohol at the store in compliance with the Zoning Ordinance. In response to the letter of Commissioner Monis' letter there are no conditions to comply with until the Conditional Use Permit is approved. Mr. O'Neal recommends approval of the Conditional Use Permit.

Applicant, Sukdir Brar, 2873 Whitmore Avenue, Clovis, California 93619 is present and states that he wishes to continue with the application for Conditional Use Permit.

Sandra Stats, 1031 Oak Court, Fowler, California, 93625 is present and comments regarding the City of Fowler staff members.

A motion was made by Chairman Mukai and seconded by Commissioner Parra to approve the Conditional Use Permit No. 07-02 and passed by a **3-0-1-1** vote.

Communications:

Randy Deaver reminds commission of the Employee Appreciation Dinner for December 13, 2007. Comments by 76 Station by Commissioner Parra regarding previous Conditional Use Permit.

No other business was discussed and the meeting was adjourned at 7:00 p.m.