

MINUTES OF THE FOWLER CITY COUNCIL, AND
FOWLER PLANNING COMMISSION
SPECIAL JOINT WORKSHOP
July 12, 2007

Planning Commission Chairman, Gary Mukai called the meeting to order in the Council Chambers at 6:10 p.m. Roll was taken.

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

Council members present: Mayor Simonian, Shaw, Aguayo, & Zadourian
Council members absent: Cardenas

City staff present: City Manager David Elias, Community Development Director Randy Deaver, City Attorney Scott Cross, Planning Consultant Bruce O'Neal, Public Works Superintendent David Weisser, City Clerk, Jeannie Davis and Planning Secretary Tammy Stone

Approval of Minutes for the Planning Commission/City Council Joint Workshop of May 10, 2007.

A motion was made by Commissioner Monis and seconded by Commissioner Parra to approve the minutes of May 10, 2007. The minutes were approved by unanimous vote of City Council and Planning Commission.

Public Presentation

There was no public presentation.

Discussion Regarding Review of the draft of the Fowler Zoning Ordinance update

Bruce O'Neal began a presentation by reviewing the Summary of the Draft Fowler Zoning Ordinance. Mr. O'Neal indicates that he has gone through the notes and made the changes.

Clarification of the process after review of the Summary by Mr. O'Neal. Bruce states that two other primary things must be accomplished:

1) Preparation of zoning map which is the existing zone map applying changes to conform to the General Plan. Randy Deaver and Bruce O'Neal will prepare and provide copies to everyone for review and comments.

2) After completion of revisions it would be appropriate to have a public workshop which will be noticed in the newspaper and/or notices included in the water bill to give them a chance to make comments.

A reasonable time for Planning Commission hearing would be the September meeting and City Council meeting in late September. The ordinance would be in effect some time after that date possibly in October. The Zoning Ordinance will be made consistent with the General Plan. Issue of filing fees will be addressed after the adoption of the Zoning Ordinance.

Bruce O'Neal continues reviewing the Summary of the Draft Fowler Zoning Ordinance beginning with Sections 9-5.1, 9-5.2, 9-5.3 highlighting those districts that have been added, 9.5.4 where noticing requirements are different with primary change that occupants of any property within one hundred (100) feet of the property added. Discussion regarding appeals of Planning Commission decisions. No comments regarding pages 3, 4, 5, 6.

6:40 p.m. Break for dinner.

6:57 p.m. Meeting resumed with all members as stated above present.

Bruce O'Neal continued his comments regarding the Summary of the Zoning Ordinance Section 9-5.17, Form-Based Code and discussion regarding expansion of area. Discussion regarding the (DRC) Development Review Committee. Sections 9-5.18 and 9-5.19 summarized.

Conditional Use Permit is not required for Carls Jr. as they are not subject to that requirement at this time. City will require a retaining wall for the drive-through facility from Merced Street with landscape in front of the wall. Review of Sections 9-5.20, 9-5.21, 9-5.22, 9-5.23 several highlights are listed, discussion regarding political signs. Sections 9-5.24 -9-5.31.

Discussion regarding sale of weapons in stores.

Zoning Ordinance is to be provided individually to the Planning Commission and City Council to be considered prior to the respective regular meetings.

Comments regarding R.V. discussion Community Development Department, Building Official and City Attorney will be making recommendations.

Communications:

Dan Parra's birthday is today. Happy Birthday is sung by City Council members, Planning Commissioners and city staff.

Adjournment

There being no further business to discuss the meeting was adjourned at 8:20 p.m.