

**MINUTES OF THE FOWLER CITY COUNCIL
AND FOWLER PLANNING COMMISSION
SPECIAL JOINT WORKSHOP
OCTOBER 4, 2007**

Mayor Simonian called the meeting to order at 7:16 p. m. Roll call was taken.

Councilmembers present: Simonian, Aguayo, Cardenas, Shaw & Zadourian
Commissioners present: Mellon, Parra & Fernandez
Commissioners absent: Mukai, Monis (recused)

City staff present: City Manager Elias, City Clerk Davis, City Attorney Wolfe,
Community Development Director Deaver, Public Works
Supervisor Weisser, Planning Consultant O'Neal

Also present: Fowler Unified School District Assistant Superintendent Eric
Cederquist

City Attorney Wolfe announced that Commissioner Monis left the Council Chamber before the meeting began due to having a conflict-of-interest from owning property within 500 feet of one of the residential projects to be discussed.

**DISCUSSION ON WESTSIDE RESIDENTIAL AND RECREATIONAL DEVELOPMENT
PROJECTS**

City Manager Elias said that at the last City Council meeting, the Council discussed whether to move forward with Tentative Tract Maps for subdivision projects from: D. R. Horton, for development near Sunnyside and Sumner Avenues; and R. J. Hill, for development near South and Sunnyside Avenues. The Council called for a joint meeting with the Planning Commission to get their input.

Planning Consultant O'Neal explained the proposed projects. The D. R. Horton project consisted of 20 acres north of Sumner Avenue, not yet annexed into the City. The R. J. Hill project consisted of 40 acres north of South Avenue, on land already annexed into the City. He showed a drawing of the new school and recreation complex planned for the area. Both projects would be subject to the environmental review process, and public hearings before the Planning Commission and Council. Mr. O'Neal showed a table of the estimated number of housing units to be built through 2011 on current and proposed projects. These included R. J. Hill - Tract No. 5198 and proposed Tract No. 5834; Del Valle Homes - Tract No. 5090; Generation Homes - Tract No. 5785; Denken Farms - Tract No. 5623; D. R. Horton - Tract Nos. 5212 and 5779, and proposed Tract No. 5884. All are subject to the City's Growth Management Ordinance. By the year 2011, Tract No. 5884 is estimated to build 84 new units, and Tract No. 5834 is estimated to build 80 new units. He circulated information on how subdivision activity has affected school enrollment over the past several years, noting that enrollment had actually declined by 16 students over the past year. He said that Fowler Unified School District conveyed that they do not object to additional housing, with the understanding that enrollment would continue to be monitored as part of the overall growth management process.

Tim Howard, a representative of D. R. Horton, Inc., stated that their company would like to move forward with their project, as it would provide needed housing supply and infrastructure to the City. Randy Hill, of the R. J. Hill Company, spoke of the City's need for a new park, and of the need to work closely with the school district in planning the streets near the future new elementary school. City Manager Elias noted that proposed higher density projects were necessary for the City to meet the State's Housing Element requirements. Mr. O'Neal affirmed that the projects were for the most part, consistent with the General Plan.

It was mentioned that the City should consider having a more openly designed community without block wall barriers surrounding the new neighborhoods. Mr. O'Neal stated that staff could work with the developers to incorporate desired design provisions, such as those that were recommended at a recent charrette. City Manager Elias added that, due to increased traffic from future development of homes and schools, it may be difficult to situate homes in a way that the driveway approaches open to highly traveled roads.

Discussion followed on aspects of growth management and the need for further growth to help spur the building of the new school and sports park. It was stated that the proposed projects would be helpful to this goal. The general consensus was to move forward with the process on both the D. R. Horton and R. J. Hill projects.

ADJOURNMENT

Having no further business, Councilmember Cardenas made a motion to adjourn, seconded by Mayor Pro-Tem Shaw. The motion carried unanimously and the meeting adjourned at 8:24 p. m.