

MINUTES OF THE PLANNING COMMISSION MEETING  
January 3, 2008

Chairman Mukai called the meeting to order at 6:35 p.m.

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

City Staff Present: Development Director Randy Deaver, City Attorney Scott Cross, and Planning Secretary Tammy Stone

Chairman Mukai reviews the Agenda and makes some deletions. Item 6 will be referred to the City Council for decision, Item 7, the application has been withdrawn by DR Horton and Item 8 is going to be continued for staff investigation. Items 6, 7 and 8 are eliminated from the Agenda.

**Reorganization:** Motion to Nominate Commissioner Mukai for Chairman made by Commissioner Monis and seconded by Commissioner Mellon. Motion to Close the Nominations passed by unanimous vote. Confirmation of Commissioner Mukai for Chairman passed by unanimous vote. Motion to Nominate Commissioner Mellon for Vice Chair made by Commissioner Monis and seconded by Chairman Mukai. Motion to Close the Nominations passed by unanimous vote. Confirmation of Commissioner Mellon for Vice Chair approved by unanimous vote.

**Approval of the Minutes of Special Planning Commission Meeting of November 15, 2007:**  
A motion was made by Commissioner Monis to approve the minutes of November 15, 2007 and seconded by Commissioner Parra and passed by unanimous vote.

**Approval of the Minutes of Planning Commission Meeting of December 6, 2007:**  
A motion was made by Commissioner Parra to approve the minutes of December 6, 2007 and seconded by Commissioner Fernandez and passed by unanimous vote.

**Public Presentation**

Sandra Stats, 1031 Oak Court, Fowler, California, 93625 is present and comments regarding Items 7 and 8 and discusses smart growth and more planned pedestrian walkways. She also expresses her appreciation for the hard work of the Planning Commission.

Comments by Commissioner Monis regarding neighborhoods being more pedestrian friendly. Commissioner Mellon and Commissioner Monis discuss concerns regarding the walkways and sidewalk that was installed by the city at the Johnny Quick site. Randy Deaver will research this concern.

**Communications:**

Chairman Mukai comments regarding the League of Cities Planner's Institute to be held March 26, 2008 through March 28, 2008 in Sacramento.

Attorney Scott Cross indicates that Item 8 would require a vote to continue the matter to a date certain which would be the next Commission meeting of February 7, 2008. The applicant has requested a continuance and staff is in agreement to address some of the infrastructure and conditions of approval to create a record for the Growth Management Ordinance. Randy Deaver advised that the improvements were discussed when there were two projects and due to the withdrawal of the DR Horton project the improvements would have to be re-negotiated for the RJ Hill project.

Motion by Chairman Mukai to continue Item 8 to the next Commission meeting on February 7, 2008 Motion seconded by Commissioner Monis and passed by unanimous vote.

Randy Deaver gives summary of new permits that were issued including the Ice Plant and LaQuinta.

Concern by Chairman Mukai regarding a lot located on South and Goldenstate was addressed by Randy Deaver. A complaint form was filed with the County of Fresno who has jurisdiction. Chairman Mukai comments regarding the soil contamination and unsightliness of the property.

Discussion regarding pad that is located in front of the LaQuinta site.

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