

Minutes

- I. Call to Order Chairman Epperson called to order 6:35p.m.
- II. Introduction: Chairman Epperson introduced and welcomed the new and returning Planning Commissioners listing the returning commissioners (Mike Arabian, Robert D. Epperson, and Kevin Nehring) and welcoming the two new Commissioners (Louie Garcia and Michael L. Lopez)
- III. Appointment of New Officers:
 - A. Chairman: C/Felker made a motion to reappoint C/Epperson as Chairman, Second C/Nehring. Unanimously approved. (5/0, 1absent) Epperson accepted.
 - B. Vice-Chairman:C/Felker made a motion to reappoint C/Arabian as Vice-Chairman, Second C/Nehring, Unanimously approved (5/0, 1absent) Arabian accepted.
- IV. Approval of Agenda C/ Felker made motion to approve the agenda as presented, second C/Nehring
- V. Approval of Minutes 12/17/07, 1/28/07-no meeting C/Felker motion to approve minutes as presented, second C/Nehring
- IV Commissioners Absences C/Haist, excused
- V. Request to Address the Commission
 - A. Mr. Louis Lopez, Dreams Recycling Center 15401 W. California addressed the Commission to introduce himself and his recycling business.
- VI. Public Hearing(s)/Meeting(s)
 - A. Resolution No. 08-01, Approving a Conditional Use Permit 08-01, Autumn Ridge Senior Assisted living Facility northwest corner of Stanislaus Avenue and 16th Avenue alignment (apart of NE Annexation Tract 5832 Covington).

Staff gave a brief report on this request from Mr. Barry Byers, Autumn Riidge Senior Assisted Living Facility. The applicant, Trinity Retirement Services, Inc., has submitted a Conditional Use Permit application for the development and management of a 34 bed senior assisted living facility in Kerman (Autumn Ridge Assisted Living Facility). The applicant is proposing to build the facility on approximately 1.94 acres located at the northwest corner of Stanislaus Avenue and 16th Street alignments. The proposed facility is a single-story building consisting of 27, one bedroom apartments, private studios, and shared suite arrangements. The facility will provide kitchen areas, two separate dinning rooms, activity area, walking areas, and a multi-purpose room.

Staff explained that the proposal was reviewed by the planning staff and by the site plan review committee. The site plan review evaluated the site layout, including, but not limited to, internal circulation, ingress and egress to the site, parking, future expansion area, public infrastructure and services, as well as fire related concerns. These issues are addressed in this report and specific recommendations are included in the conditions of approval for the project.

Staff gave a power point presentation of the site layout that showed a single-story structure consisting of 15,447 square feet on 1.94 acres. The building is situated in the center of the property and includes one primary driveway to the east, a circular one-way driveway at the main entrance, and a one-way ingress to the west. Off-street parking is provided primarily along the front, west side, and rear of the building. The site plan also shows some conceptual landscaping along the frontage and around the building.

Opened Public Hearing: ----6:40 p.m

Bary Byers owner of Trinity Retirement Services, Inc., 2008 Thompson Avenue Reedley California addressed the Commission's questions regarding Disability Act and assured the Commission that the facility was in compliance with all associated requirements. They had another similar facility and invited the Commission to visit the site in Fowler, California.

Close Public Hearing: 6: 55 p.m.

C/Epperson spoke in support of the proposed project and complimented staff and the applicant on the professional presentation.

C/Felker made a motion to approve Resolution 08-01, Approving a Conditional Use Permit 08-01, Autumn Ridge Senior Facility, as presented, second C/Arabian carried by the following votes:

Ayes: Felker, Epperson, Nehring, Arabian, Garcia, Lopez
Nays: None
Absent: Haist
Abstain: None

VII. Petitions, Resolutions
A. None

VIII. Administrative Reports/Resolutions

- A. Staff update: Staff reported a recent approved site plan review (07-19) known as the Kerman Neighborhood Shopping Center for a shopping center proposed on the SEC of Madera Avenue and Whitesbridge. Project will include nine commercial buildings. The applicant will be submitting an application for a tentative parcel map for the Commission's consideration at the next scheduled meeting (3/24/08) to divide the property into nine individual parcels to allow the owner to sell off parcels to interested retail chain commercial projects. Staff noted that the entire shopping center will have one maintenance agreement and be required to submit a sign plan to avoid multiple signs concerns.

Staff reported that they would be bringing the Landscape Ordinance and others before the Commission for review and revisions.

- B. Fresno Bee Article: Staff shared a very positive recent Fresno Bee article on a project owned by Ken Boyd known as Pebble Brook Village, 82 unit apartment s located on the Southwest corner of Kearney Blvd and Siskiyou.

IX. . Communications
A. None

X. Commissioners Comments

- A. C/Epperson commented on the new proposed shopping center (KNSC) and that the sign issue needed to be addressed especially because the parcels will be divided into 9 separate parcels. C/Felker commented on the traffic that existed already on Whitesbridge and the excessive accesses that allowed excessive number of vehicles to cross north and south on Whitesbridge between Savemart shopping center and Plaza shopping center. Would there be any mitigated measures to avoid this with the new shopping center (KNSC). Staff explained that the median island being required as a condition of approval for the east of Madera Ave. along the Whitesbridge frontage of the KNSC would address this concern. C/Epperson said it would be possible to apply for a TEA Grant for funds to construct a median for Whitesbridge to the west, in front of Carl's Jr. to control traffic. C/Nehring commented on the sign plan and asked that staff review the plans based on the entire site, not the individual parcels.

Staff stated that they will be doing a workshop on the sign ordinance in the near future

C. Next regular Planning Commission Meeting will be March 25, 2008

xiii. Adjournment

C/Epperson - made motion to Adjourn at 7:45-p.m., second C/ Nehring

Minutes prepared by: _____
Olivia Pimentel, Secretary