



# CITY of CLOVIS

## AGENDA • PLANNING COMMISSION

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060  
[www.cityofclovis.com](http://www.cityofclovis.com)

June 27, 2024

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you need special assistance to access the City Council Chamber to participate at this meeting, please contact the City Clerk or General Services Director at (559) 324-2060 (TTY – 711). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council Chamber.

The Clovis City Council meetings are open to the public at the physical address listed above. There are numerous ways to participate in the City Council meetings: you are able to attend in person; you may submit written comments as described below; and you may view the meeting which is webcast and accessed at [www.cityofclovis.com/agendas](http://www.cityofclovis.com/agendas).

### **Written Comments**

- Members of the public are encouraged to submit written comments at: [www.cityofclovis.com/agendas](http://www.cityofclovis.com/agendas) at least two (2) hours before the meeting (4:00 p.m.). You will be prompted to provide:

- Council Meeting Date
- Item Number
- Name
- Email
- Comment



- Please submit a separate form for each item you are commenting on.
- A copy of your written comment will be provided to the City Council noting the item number. If you wish to make a verbal comment, please see instructions below.
- Please be aware that any written comments received that do not specify a particular agenda item will be marked for the general public comment portion of the agenda.
- If a written comment is received after 4:00 p.m. on the day of the meeting, efforts will be made to provide the comment to the City Council during the meeting. However, staff cannot guarantee that written comments received after 4:00 p.m. will be provided to City Council during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

## CALL TO ORDER

## FLAG SALUTE

## ROLL CALL

## APPROVAL OF MINUTES

1. Planning Commission Minutes for the Meeting of May 23, 2024

## COMMISSION SECRETARY COMMENTS

## PLANNING COMMISSION MEMBER COMMENTS

**PUBLIC COMMENTS** - This is an opportunity for the members of the public to address the Planning Commission on any matter within the Planning Commission's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 3 minutes or less, or 10 minutes per topic. Anyone wishing to be placed on the Agenda for a specific topic should contact the Planning Division and submit correspondence at least 10 days before the desired date of appearance.

**PUBLIC HEARINGS** - A public hearing is an open consideration within a regular or special meeting of the Planning Commission, for which special notice has been given and may be required. When a public hearing is continued, noticing of the adjourned item is required as per Government Code 54955.1.

2. Consider Approval - Res. 24-\_\_\_, CUP2024-004, Adopting a Class 11 Categorical Exemption from further environmental review under CEQA and a request to approve a conditional use permit to allow operation of a parking lot with special parking standards at 201 Bullard Avenue. Waterhouse Family Investments, LLC, applicant and owner; Harbour & Associates Engineers, Inc., representative.  
**Staff:** Liz Salazar, Assistant Planner  
**Recommendation:** Approve
3. Consider Approval - Res. 24-\_\_\_, CUP2024-003, Adopting a Class 32 Categorical Exemption from further environmental review under CEQA and approving a conditional use permit for an 18-bed congregate care facility for the properties located at 2901 and 2939 Armstrong Avenue. Cheryl Nelson, owner; ARK Congregate Living – Fresno, LLC, applicant, and Orlando Ramirez, representative.  
**Staff:** Marissa Jensen, Assistant Planner  
**Recommendation:** Approve
4. Consider items associated with approximately 333 acres of land located adjacent to the north side of Highway 168 from Armstrong Avenue to Owens Mountain Parkway; otherwise known as the City of Clovis Research and Technology Park. Various property owners; City of Clovis, applicant.
  - a) Consider Approval - Res. 24-\_\_\_, GPA2021-007, A resolution recommending City Council's consideration of an approval of an amendment to the General Plan to correctly designate the Research and Technology Park boundary in Focus Area 6, incorporate amendments allowing campus-affiliated housing within the Research and Technology Park

and include the existing P-C-C and P-F zone districts as consistent zone districts within the MU-BC land use designation.

b) Consider Approval - Res. 24-\_\_\_\_, OA2021-004, A resolution recommending City Council's consideration of an approval of an amendment to the Clovis Development Code as a cleanup action to further define the MU-BC land use designation to allow for certain ancillary campus-affiliated housing uses in the R-T zone district, add development standards for those campus-affiliated housing uses and establish an R-T overlay zone district.

c) Consider Approval - Res. 24-\_\_\_\_, R2021-010, A resolution recommending City Council's consideration of an approval of a rezone of approximately 63 properties inconsistently zoned within the designated Research and Technology Park plan area from the R-A, R-1-AH, R-1-7500, R-1-8500 and C-P zone districts to the R-T zone district or R-T overlay zone district.

d) Consider Approval – Res. 24-\_\_\_\_, A resolution recommending City Council's consideration of an approval of an amendment to the Clovis Research and Technology Architectural Guidelines to add development and design standards for campus related housing consistent with the General Plan and Development Code.

**Staff:** McKencie Perez, MPA, Senior Planner

**Recommendation:** Approve

## **ADJOURNMENT**

## **MEETINGS & KEY ISSUES**

Regular Planning Commission Meetings are held at 6 P.M. in the Council Chamber. The following are future meeting dates:

July 25

August 22

September 26