



CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060
www.cityofclovis.com

May 23, 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.

Written Comments

- Members of the public are encouraged to submit written comments at: 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 April 18, 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-____, CUP2024-002, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and a request to approve a conditional use permit to allow operation of a banquet hall at 458 W. Shaw Avenue. A & A Tarzana Plaza LP, owner; Blackpool LLC, applicant.

Staff: Liz Salazar, Assistant Planner

Recommendation: Approve

3. Consider Approval - Res. 24-____, General Plan Consistency Finding for the Proposed 2024-2025 Community Investment Program

Staff: Fernando Copetti, Supervising Civil Engineer

Recommendation: Approve

4. Consider items associated with modifications to the existing density ranges for multifamily housing in the General Plan and Development Code. City of Clovis, applicant.
 - a. Consider Approval – Res. 24-____, GPA2024-002, A resolution recommending City Council's consideration of an addendum to the City's General Plan EIR and approval of a modification to the description of the MH (Medium-High Density Residential) land use designation to increase the maximum density from 15.0 to 20.0 dwelling units per acre and a modification to the H (High Density Residential) land use designation to increase the minimum density from 15.1 to 20.1 dwelling units per acre.

b. Consider Approval – Res 24-____, OA2024-001, A resolution recommending City Council's consideration of an addendum to the City's General Plan EIR and approval of an ordinance amendment modifying the description of the R-2 (Medium High Density Residential) Zone District to increase the maximum density from 15.0 to 20.0 dwelling units per acre, and modifying the R-3 (Multi-Family Residential, High Density) Zone District to increase the minimum density from 15.1 to 20.1 dwelling units per acre, and amending definitions relating to Major Street Development fees.

Staff: Dave Merchen, City Planner

Recommendation: Approve

ADMINISTRATIVE ITEMS - Administrative Items are matters on the regular Planning Commission Agenda other than Public Hearings.

ADJOURNMENT

MEETINGS & KEY ISSUES

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

June 27

July 25

August 22