

CLOVIS PLANNING COMMISSION MINUTES  
April 18, 2024

A meeting of the Clovis Planning Commission was called to order at 6:00 p.m. by Chair Antuna in the Clovis Council Chamber.

Flag salute led by Commissioner Hebert

Present: Commissioners Hatcher, Hebert Hinkle, Chair Antuna

Absent: Commissioner Bedsted

Staff: Dave Merchen, City Planner  
George Gonzalez, Senior Planner  
Lily Cha-Haydostian, Senior Planner  
Marissa Jensen, Assistant Planner  
Joyce Roach, Planning Technician II  
Sean Smith, Supervising Civil Engineer  
Matt Lear, City Attorney

MINUTES – 6:01  
ITEM 1 – APPROVED.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, to approve the March 28, 2024, minutes. Motion carried 4-0-1 with Commissioner Bedsted absent.

COMMISSION SECRETARY – 6:02  
None.

PLANNING COMMISSION MEMBERS COMMENTS – 6:02  
None.

PUBLIC COMMENTS – 6:02  
None.

PUBLIC HEARINGS

ITEM 1 - 6:04 – APPROVED – **RES. 24-08, R2024-001**, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA GUIDELINES SECTION 15183, AND APPROVE A REZONE, ADJUSTING THE EXISTING ZONING DESIGNATION FROM THE R-1-7500 (SINGLE FAMILY RESIDENTIAL – 7,500 SQ. FT.) ZONE DISTRICT TO THE C-P (ADMINISTRATIVE AND PROFESSIONAL OFFICE) ZONE DISTRICT FOR THE PROPERTY LOCATED AT 488 N. ARMSTRONG AVENUE. DALE AND MARY DE GEODE, OWNER; GMA ENGINEERING, APPLICANT AND REPRESENTATIVE.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-08**, a resolution approving a recommendation that the City Council approve R2024-001, an exemption from further environmental review under CEQA Guidelines Section 15183, and approve a rezone, adjusting the existing zoning designation from the R-1-7500 (Single Family Residential – 7,500 sq. ft.) Zone District to the C-P (Administrative and Professional Office) Zone District

for the property located at 488 N. Armstrong Avenue. Motion carried 4-0-1 with Commissioner Bedsted absent.

ITEM 2A – 6:10 – APPROVED - **RES. 24-09**, A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL: (1) CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE TM6343 PROJECT; (2) ADOPT CEQA FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATION; AND (3) ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM; ITEM 2B – APPROVED - **RES. 24-10, GPA2021-003**, A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN FOR THE DEVELOPMENT AREA (APPROXIMATELY 71.54 ACRES) FROM THE MEDIUM DENSITY LAND USE DESIGNATION TO THE MEDIUM HIGH DENSITY LAND USE DESIGNATION; ITEM 2C – APPROVED - **RES. 24-11, R2021-006**, A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST TO PREZONE THE PROPERTIES WITHIN THE ANNEXATION AREA (246 ACRES) FROM THE FRESNO COUNTY AE-20 ZONE DISTRICT TO THE CLOVIS O, P-F, R-A, R-1, AND R-1-PRD ZONE DISTRICTS; ITEM 2D – APPROVED - **RES. 24-12, TM6343**, A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE TRACT MAP FOR A 590-LOT SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT; AND ITEM 2E – APPROVED - **RES. 24-13, PDP2021-001**, A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR A 590-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

Motion by Commissioner Hatcher, seconded by Commissioner Hinkle, for the Planning Commission to approve **Resolution 24-09**, a resolution approving a recommendation that the City Council: (1) certify the Final Environmental Impact Report for the TM6343 Project; (2) adopt CEQA Findings of Fact and a Statement of Overriding Consideration; and (3) adopt a Mitigation Monitoring and Reporting Program. Motion carried 4-0-1 with Commissioner Bedsted absent.

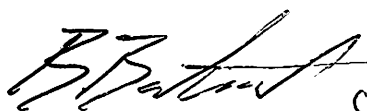
Motion by Commissioner Hatcher, seconded by Commissioner Hinkle, for the Planning Commission to approve **Resolution 24-10**, a resolution approving a recommendation that the City Council approve a request to amend the land use element of the General Plan for the Development Area (approximately 71.54 acres) from the Medium Density land use designation to the Medium High Density land use designation. Motion carried 4-0-1 with Commissioner Bedsted absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-11**, a resolution approving a recommendation that the City Council approve a request to prezone the properties within the annexation area (246 acres) from the Fresno County AE-20 Zone District to the Clovis O, P-F, R-1, and R-1-PRD Zone Districts. Motion carried 4-0-1 with Commissioner Bedsted absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-12**, a resolution approving a recommendation that the City Council approve a vesting tentative tract map for a 590-lot single-family planned residential development with modification to Condition #63(d). Motion carried 3-1-1 with Commissioner Bedsted absent and Chair Antuna against.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-13**, a resolution approving a recommendation that the City Council approve a request to approve a planned development permit for a 590-lot single-family planned residential development. Motion carried 4-0-1 with Commissioner Bedsted absent.

ADJOURNMENT AT 8:16 P.M. UNTIL the Planning Commission meeting on May 23, 2024.



CHAIR PROTEM  
ON BEHALF OF

Alma Antuna, Chairperson