

**CLOVIS PLANNING COMMISSION MINUTES**  
June 27, 2024

A meeting of the Clovis Planning Commission was called to order at 6:04 p.m. by Chair Antuna in the Clovis Council Chamber.

Flag salute led by Commissioner Bedsted

**Present:** Commissioners Bedsted, Hatcher, Hinkle, Chair Antuna

**Absent:** Commissioner Hebert

**Staff:** Renee Mathis, PDS Director  
Dave Merchen, City Planner  
George Gonzalez, Senior Planner  
McKencie Perez, Senior Planner  
Liz Salazar, Assistant Planner  
Marissa Jensen, Assistant Planner  
Joyce Roach, Planning Technician II  
Sean Smith, Supervising Civil Engineer  
Ruben Amavizca, Engineer II  
Jeff Brown, Engineer II  
Christopher Kelly, Civil Engineer  
Matt Lear, City Attorney

**MINUTES – 6:05**

**ITEM 1 – APPROVED.**

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, to approve the May 23, 2024, minutes. Motion carried 2-0-3 with Chair Antuna and Commissioner Hinkle abstaining and Commissioner Hebert absent.

**COMMISSION SECRETARY – 6:07**

None.

**PLANNING COMMISSION MEMBERS COMMENTS – 6:07**

Commissioner Hinkle informed that residents of the area behind the Clovis Nissan dealership on Peach and Magill Avenues had approached him with complaints regarding lights from the business shining brightly into their bedrooms at night and employees of the business parking in front of their houses and along Peach Avenue during the day.

**PUBLIC COMMENTS – 6:08**

Robert Martin of 1238 N. Locan Avenue stated that he does not receive project notifications due to addressing issues stemming from the annexation of his area, resulting in him and several neighbors using post office boxes to receive regular mail. In addition, he informed regarding ongoing drainage issues along Nees Avenue. Chair Antuna referred him to Supervising Civil Engineer Smith.

**PUBLIC HEARINGS**

**ITEM 1 - 6:14 – APPROVED – RES. 24-17, 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.

Motion by Commissioner Bedsted, seconded by Commissioner Hinkle, for the Planning Commission to approve **Resolution 24-17**, a resolution approving an adoption of a Class 11 Categorical Exemption from further environmental review under CEQA and a conditional use permit to allow operation of a parking lot with special parking standards at 201 Bullard Avenue. Motion carried 4-0-1 with Commissioner Hebert absent.

ITEM 2 - 6:24 – APPROVED – **RES. 24-18, 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; ORLANDO RAMIREZ, REPRESENTATIVE.

Motion by Chair Antuna, seconded by Commissioner Bedsted, for the Planning Commission to approve **Resolution 24-17**, a resolution approving an adoption of a Class 32 Categorical Exemption from further environmental review under CEQA and a conditional use permit for an 18-bed congregate care facility for the properties located at 2901 and 2939 Armstrong Avenue. Motion carried 4-0-1 with Commissioner Hebert absent.

ITEM 3A – 7:44 – APPROVED – **RES. 24-19, 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 WITHIN THE MU-BC LAND USE DESIGNATION; ITEM 3B – APPROVED – **RES. 24-20, 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; ITEM 3C – APPROVED – **RES. 24-21, 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; AND ITEM 3D – APPROVED – **RES. 24-21**, 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.

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 24-19**, a resolution approving a recommendation that the City Council consider 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 within the MU-BC land use designation. Motion carried 4-0-1 with Commissioner Hebert absent.

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 24-20**, a resolution approving a recommendation that the City Council consider 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. Motion carried 4-0-1 with Commissioner Hebert absent.

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 24-21**, a resolution approving a recommendation that the City Council approve 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. Motion carried 4-0-1 with Commissioner Hebert absent.

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 24-22**, a resolution approving a recommendation that the City Council consider 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. Motion carried 4-0-1 with Commissioner Hebert absent.

ADJOURNMENT AT 9:06 P.M. UNTIL the Planning Commission meeting on July 25, 2024.

A handwritten signature in black ink, appearing to read 'Alma Antuna', written over a horizontal line.

Alma Antuna, Chairperson