

CLOVIS PLANNING COMMISSION MINUTES
May 23, 2024

A meeting of the Clovis Planning Commission was called to order at 6:05 p.m. by Commissioner Bedsted in the Clovis Council Chamber.

Flag salute led by Commissioner Hebert

Present: Commissioners Bedsted, Hatcher, Hebert

Absent: Chair Antuna, Commissioner Hinkle

Staff: Dave Merchen, City Planner
Lily Cha-Haydostian, Senior Planner
Liz Salazar, Assistant Planner
Eric Garcia, Planning Technician I
Sean Smith, Supervising Civil Engineer
Matt Lear, City Attorney

MINUTES – 6:06

ITEM 1 – APPROVED.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, to approve the April 18, 2024, minutes. Motion carried 2-0-3 with Chair Antuna and Commissioner Hinkle absent and Commissioner Bedsted abstaining.

COMMISSION SECRETARY – 6:07

None.

PLANNING COMMISSION MEMBERS COMMENTS – 6:08

None.

PUBLIC COMMENTS – 6:08

None.

PUBLIC HEARINGS

ITEM 1 - 6:08 – APPROVED – **RES. 24-14, 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.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-14**, a resolution approving an adoption of a Class 1 Categorical Exemption from further environmental review under CEQA and a conditional use permit to allow operation of a banquet hall at 458 W. Shaw Avenue. Motion carried 3-0-2 with Chair Antuna and Commissioner Hinkle absent.

ITEM 2 - 6:15 – APPROVED – **RES. 24-15**, GENERAL PLAN CONSISTENCY FINDING FOR THE PROPOSED 2024-2025 COMMUNITY INVESTMENT PROGRAM.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-15**, a resolution approving a General Plan Consistency Finding for the Proposed 2024-2025 Community Investment Program. Motion carried 3-0-2 with Chair Antuna and Commissioner Hinkle absent.

ITEM 3A – 6:25 – APPROVED – **RES. 24-16, 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 ACRES; ITEM 3B – APPROVED – **RES. 24-17, 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.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-16**, a resolution approving a recommendation that the City Council consider 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 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. Motion carried 3-0-2 with Chair Antuna and Commissioner Hinkle absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-17**, a resolution approving a recommendation that the City Council consider 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. Motion carried 3-0-2 with Chair Antuna and Commissioner Hinkle absent.

ADJOURNMENT AT 6:38 P.M. UNTIL the Planning Commission meeting on June 27, 2024.



Alma Antuna, Chairperson