



CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION
Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2340
www.cityofclovis.com

June 25, 2020

6:00 PM

Council Chamber

* SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19*

Given the current Shelter-in-Place Order covering the State of California and the Social Distance Guidelines issued by Federal, State, and Local Authorities, the City is implementing the following changes to participate in Planning Commission meetings until notified otherwise. The Council chambers will be open to the public but we will be implementing social distancing policies and will limit the number of people who may be in the Council chambers. We are encouraging residents to participate virtually following the directions below. If you are sick, please do not attend the meeting. Any member of the Planning Commission may participate from a remote location by teleconference.

- The meeting will be webcast and accessed at: <https://cityofclovis.com/planning-and-development/planning/planning-commission/planning-commission-agendas/>

Written Comments

- Members of the public are encouraged to submit written comments at: <https://cityofclovis.com/planning-and-development/planning/planning-commission/planning-commission-agendas/> at least one (1) hour before the meeting (5:00 p.m.). You will be prompted to provide:

- Planning Commission Meeting Date
- Item Number
- Name
- Email
- Comment (please limit to 300 words or 3 minutes)



- Please submit a separate form for each item you are commenting on.
- A copy of your written comment will be provided to the Planning Commission noting the item number. Your written comment will be made part of the record.
- Please specify if you would like to have your written comment read into the record. If so, your comment will be read into the record during the public comment portion when the item is heard. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions, but will be made part of the record of proceedings.

- 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 5:00 p.m. on the day of the meeting, efforts will be made to provide the comment to the Planning Commission during the meeting. However, staff cannot guarantee that written comments received after 5:00 p.m. will be provided to the Planning Commission during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

Verbal Comments

- If you wish to speak to the Commission on the item by telephone, you must contact the Deputy City Planner, Orlando Ramirez, at (559) 324-2345 no later than 5:00 p.m. the day of the meeting.
- You will be asked to provide your name, phone number, and your email. You will be emailed instructions to log into Webex to participate in the meeting. Staff recommends participants log into the Webex at 5:30 p.m. the day of the meeting to perform an audio check.
- All callers will be placed on mute, and at the appropriate time for your comment your microphone will be unmuted.
- You will be able to speak to the Planning Commission for up to three (3) minutes.

Webex Participation

- Reasonable efforts will be made to allow written and verbal comment from a participant communicating with the host of the virtual meeting. To do so, a participant will need to chat with the host and request to make a written or verbal comment. The host will make reasonable efforts to make written and verbal comments available to the Planning Commission. Due to the new untested format of these meetings, the City cannot guarantee that these written and verbal comments initiated via chat will occur. Participants desiring to make a verbal comment via chat will need to ensure that they accessed the meeting with audio transmission capabilities.

Commission Members: Amy Hatcher Chair, Paul Hinkle Chair Pro Tem, Alma Antuna, Brandon Bedsted, Mike Cunningham

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CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. Planning Commission Minutes for the Meeting of May 28, 2020.

COMMISSION SECRETARY COMMENTS

PLANNING COMMISSION MEMBER COMMENTS

BUSINESS FROM THE FLOOR

This is an opportunity for the members of the public to address the Planning Commission on any matter that is not listed on the Agenda.

PUBLIC HEARINGS

2. Consider Approval - Res. 20-____, CUP2019-014, A request to approve a conditional use permit for establishment of a government facility in a business campus setting with associated customer service and parking for the property generally bound by Peach, Dakota, a portion of Airways Blvd, Villa and Ashlan Avenues. County of Fresno-Department of Social Services, applicant; Cook Land Company, property owner; Arc Tec, representative.

Staff: Orlando Ramirez, Deputy City Planner

Recommendation: Approve

3. Consider items associated with approximately 52 acres of land located in the southeast area of Leonard and Barstow Avenues. Glen H. Millhollin and Darlene A. Millhollin, Trustees of the Millhollin Family Trust property owners; Bonadelle Neighborhoods, applicant; Harbour & Associates, representative.

- a. Consider Approval - Res. 20-____, A request to approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2020-001, Prezone R2020-001, & Vesting Tentative Tract Map TM6304.

- b. Consider Approval - Res. 20-____, GPA2020-001, A request to amend the General Plan to re-designate approximately 34 acres from the Low Density Residential (2.1 to 4 DU/Ac) classification to the Medium Density Residential (4.1 to 7.0 DU/Ac) classification.

- c. Consider Approval - Res. 20-____, R2020-001, A request to prezone approximately 34 acres from the County AE20 (Exclusive Agricultural) Zone District to the Clovis R-1-PRD (Single-Family Planned Residential Development) and approximately 18 acres from the County AE20 (Exclusive Agricultural) to the Clovis O (Open Space Conservation) zone district.

- d. Consider Approval - Res. 20-____, TM6304, A request to approve a vesting tentative tract map for a 217-lot single-family subdivision on approximately 34 acres of land.

Staff: Ricky Caperton, AICP, Senior Planner

Recommendation: Approve

OLD BUSINESS

NEW BUSINESS

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 23, 2020

August 27, 2020

September 24, 2020