



CITY of CLOVIS

AGENDA • PLANNING COMMISSION

Thursday, October 24, 2019

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2340

www.cityofclovis.com

6:00 PM

Council Chamber

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

The Planning Commission welcomes you to this meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate at this meeting, please contact Planning Division staff at (559) 324-2340. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City of Clovis Planning Division, located in the Planning and Development Services building, between 8:00 a.m. and 3:00 p.m. Monday through Friday. In addition, such writings and documents may be posted on the City's website at www.cityofclovis.com.

ABOUT THE MEETING

The Planning Commission consists of five Clovis residents appointed by the City Council to make decisions and recommendations on City planning issues. Decisions made by the Planning Commission may be appealed to the City Council.

After the approval of minutes, the Chairperson of the Planning Commission will ask for business from the floor. If you wish to discuss something which is NOT listed on the agenda, you should speak up at this time.

Next, the Planning Commission will discuss each item listed on the agenda. For the items on the agenda which are called "public hearings," the Planning Commission will try to follow the procedure listed below:

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing. Once this is complete, the Chairperson will close the public hearing and the Commission will discuss the item and cast their votes.

If you wish to speak on an item, please step to the podium and clearly state your name and address for the record. The Planning Commission wants to know how you feel about the items they are voting on, so please state your position clearly. In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition to the project will be limited to five minutes per person. In order for everyone to be heard, please limit your comments to 5 minutes or less.

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CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- 1 Planning Commission Minutes from the Meeting of September 26, 2019.

COMMISSION SECRETARY COMMENTS

PLANNING COMMISSION MEMBER COMMENTS

PUBLIC HEARINGS

- 2 Consider items associated with approximately 21.52 acres of property located along the south side of Shepherd Avenue between Clovis and Sunnyside Avenues. John and Kristen Sobaje (Owners) / Lennar Homes of California, Inc. (Applicant) / Yamabe & Horn Engineering, Inc. (Representative).

a. **Consider Approval, Res. 19-____**, A request to adopt an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2019-001, Rezone R2019-003, and Vesting Tentative Tract Map TM6263.

b. **Consider Approval, Res. 19-____, GPA2019-001**, A request to amend the General Plan and Herndon-Shepherd Specific Plan to re-designate from the Low Density Residential (2.1 to 4.0 DU/Ac) to the Medium Density Residential (4.1 to 7.0 DU/Ac) classification.

c. **Consider Approval, Res. 19-____, R2019-003**, A request to approve a rezone from the R-1-7500 (Single Family Residential-7,500 Sq Ft) to the R-1-PRD (Single Family Planned Residential) Zone District.

d. **Consider Approval, Res. 19-____, TM6263**, A request to approve a vesting tentative tract map for a 137-lot Planned Residential Development.

Staff: Ricky Caperton, AICP, Senior Planner

Recommendation: Approve

- 3 Consider items associated with approximately 42.39 acres of property within area bounded by Teague Avenue to the south, Powers Avenue to the north,

between Temperance and DeWolf Avenues. John & Patricia Baldwin, Robert & Deborah Brach Bracich, Vincent & Diane Genco, Vong & Mindy Her, James & Leanore McKoane, Janet Nicholson, Edward & Roxanna Stevens, James White, Delores Whitford, Valley Coastal Development LLC., owners; Valley Coastal Development LLC. - Drew Phelps, applicant.

a. **Consider Approval, Res. 19-____**, A request to adopt an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2019-004, Rezone R2019-005, Rezone R2019-006, Vesting Tentative Tract Map TM6264, and Vesting Tentative Tract Map TM6239.

b. **Consider Approval, Res. 19-____, GPA2019-004**, A request to amend the General Plan and Herndon Shepherd Specific Plan to re-designate approximately 42.39 acres of property from Very Low Density Residential (0.6 to 2.0 DU/Ac) to Medium Density Residential (4.1 to 7.0 DU/Ac) classification.

c. **Consider Approval, Res. 19-____, R2019-005**, A request to approve a rezone of approximately 5 acres of property from the R-1-AH (Single family Residential – 18,000 Sq. Ft.) to the R-1-PRD (Single Family Planned Residential Development) Zone District.

d. **Consider Approval, Res. 19-____, R2019-006**, A request to approve a rezone of approximately 37.39 acres of property from the R-1-AH (Single family Residential – 18,000 Sq. Ft.) to the R-1-PRD (Single Family Planned Residential Development) Zone District.

e. **Consider Approval, Res. 19-____, TM6264**, A request to approve a vesting tentative tract map for a 36-lot planned single family residential development on approximately 5 acres of property.

f. **Consider Approval, Res. 19-____, TM6239**, A request to approve a vesting tentative tract map for a 170-lot planned single family residential development on approximately 39.39 acres of property.

Staff: Lily Cha, Assistant Planner

Recommendation: Approve

4 a. **Consider Recommendation for Approval, Res. 19-____**, A request to approve an environmental finding of a Mitigated Negative Declaration for the 2019 City of Clovis Dog Parks Master Plan.

b. **Consider Recommendation for Approval, Res. 19-____**, A request to approve the Draft 2019 City of Clovis Dog Parks Master Plan

Staff: Claudia Cazares

Recommendation: Approve / Deny

ADJOURNMENT