



CITY of CLOVIS

AGENDA • SEPTEMBER 26, 2019

Thursday, September 26, 2019

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

www.cityofclovis.com

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 for the meeting of August 22, 2019.

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. 19-____, A request for the approval of a conditional use permit to allow for the operation of a recreational vehicle and boat storage facility on property located at 2391 Tollhouse Road in Clovis, CA. Nick Hafen, owner/applicant.

Staff: Lily Cha, Assistant Planner

Recommendation: Approve

3. Consider Approval, Res. 19-____, CUP2017-011A, A request to amend a conditional use permit for a 24-hour convenience store and fuel service station with beer and wine sales to include the sale of general liquor on the property located at 3771 Shaw Avenue. Balbir Singh Dhillon, applicant; Cloverleaf Capital, LLC, owner.

Staff: Joyce Roach, Planning Assistant

Recommendation: Approve

4. Consider Approval, Res. 19-____, CUP2014-22A, A request to approve a conditional use permit amendment to allow for modification to the hours of operation to include a 24-hour drive-thru window use at the Del Taco restaurant located at 1415 Herndon Avenue. MTE Foods Inc., owner/applicant; Christina Solomon, representative.

Staff: Maria Spera, Planning Technician II

Recommendation: Approve

5. Consider Approval, Res. 19-____, V2019-002, A request to approve a variance to the City of Clovis Sign Ordinance to allow for single lane drive-thru tandem menu boards in association with the drive-up window use for the property located at 1055 Herndon Avenue. McDonald's USA LLC, owner; Vigen Incorporated, applicant and representative.

Staff: Ryder Dilley, Planning Intern

Recommendation: Approve

6. Consider Approval, Res. 19-____, CUP2019-008, a request to approve a conditional use permit for a 3-story, 90-room hotel, with a request for a maximum height of 50 feet located at 2355 Willow Avenue on a portion of a 2.52-acre site. Steve Espinoza, Maria Espinoza, Charles Claborn, Betty Claborn, Leon Gardner, and Helen Gardner, owners; Jay Virk, applicant/representative.

Staff: Ricky Caperton, AICP

Recommendation: Approve

7. Consider items associated with approximately 117 acres of land located on the north side of the Clovis Landfill at 15679 Auberry Road to be utilized as a buffer zone only, with no proposed improvements and/or development. City of Clovis, United States Bureau of Reclamation, owners; City of Clovis Public Utilities, applicant.

- a) Consider Approval, Res. 19-____, GPA2019-003, A request to amend the Clovis General Plan to add land to the Clovis Land Use Diagram and designate this land to the Public/Quasi-Public Facilities and Water classifications.
- b) Consider Approval, Res. 19-____, R2019-002, A request to approve a prezone from the County AE-20 and AE-40 Zone Districts to the Clovis P-F (Public Facilities) Zone District.

Staff: George González, MPA, Associate Planner

Recommendation: Approve

- 8. Consider Approval, Res. 19-____, SPR2007-25A2, A request to approve a site plan review amendment to allow for construction on .8 acres of land within phase 1 of the Sierra Meadows Park Master Plan for the Fresno Wildlife Rehabilitation Nature Center building and associated park improvements for property located east of Temperance Avenue at Sierra Avenue. City of Clovis, owner; Fresno Wildlife, applicant/representative.

Staff: Dwight Kroll, AICP, Director of Planning and Development Services

Recommendation: Approve

ADJOURNMENT