



CITY of CLOVIS

AGENDA • MAY 23, 2019 PLANNING

Thursday, May 23, 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 from April 18, 2019, Meeting.

COMMISSION SECRETARY COMMENTS

PLANNING COMMISSION MEMBER COMMENTS

COMMUNICATIONS AND REFERRALS

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-____, General Plan Consistency Finding for the Proposed 2019-2020 Community Investment Program

Staff: Thad Avery, Associate Engineer

Recommendation: Approve

3. Consider Approval, Res. 19-____, TM6268, A request to approve a tentative tract map for a 10-lot single-family residential development for property located on the east side of Clovis Avenue, south of Riordan Avenue. John Sobaje, owner/applicant; Dale G. Mell & Associates, representative.

Staff: Ricky Caperton, AICP, Senior Planner

Recommendation: Approve

4. Consider items associated with approximately 35.43 acres of property located at the southeast corner of Bullard and Leonard Avenues. Las Brisas Builders, Inc., owners; WCP Developers, LLC., applicant/representative.

- a. Consider Approval, Res. 19-____, CUP2017-10A2, A request to approve a conditional use permit amendment for the increase in lots, revise house plans, and a revision in circulation, for a 249-lot single-family Planned Residential Development with public and private streets, gated entry, reduced setbacks, reduced lot widths, and increased lot coverage.
- b. Consider Approval, Res. 19-____, TM6186A, A request to amend an approved vesting tentative tract map, increasing the lot count from 229-lots to 249-lots, for a single-family residential subdivision.

Staff: Orlando Ramirez, Deputy City Planner

Recommendation: Approve

NEW BUSINESS

5. Receive, Update on the North Kings Groundwater Sustainability Agency related to the Sustainability Groundwater Management Act. Verbal presentation - No staff report.

Presenter: Adam Claes, Fresno Irrigation District, North Kings Groundwater Sustainability Agency

Recommendation: Receive

6. Special Meeting Request

Presenter: Bryan Araki, City Planner
Recommendation: Approve

ADJOURNMENT

MEETING DATES

- June 27, 2019 – Regular Meeting
- July 25, 2019 – Regular Meeting
- August 22, 2019 – Regular Meeting