



CITY of CLOVIS

AGENDA • JULY 11, 2019 PLANNING

Thursday, July 11, 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.

* * * * *

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. Planning Commission Minutes for the Meeting of June 27, 2019.

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 items associated with approximately 12.50 acres of property located at the northwest corner of Spruce and Peach Avenues. Edward J. and Janis M. Donaghy (Owners) / Ara Chekerdemian of Lennar Homes of California, Inc. (Applicant) / Keith Jolly of Morton Pitalo, Inc. (Representative).
 - a. **Consider Approval, Res. 19-____**, A request adopt an environmental finding of a Mitigated Negative Declaration for Rezone R2019-004, Conditional Use Permit CUP2019-004, Vesting Tentative Tract Map TM6262, Variance V2019-001, and Residential Site Plan Review RSPR2019-003.
 - b. **Consider Approval, Res. 19-____, R2019-004**, A request to approve a rezone of a portion of the site from the R-A (Single-Family Residential – 24,000 Sq. Ft.) to the R-2 (Low Density Multiple Family Residential) (1 Unit / 3,000 Sq. Ft.) Zone District.

- c. **Consider Approval, Res. 19-____, CUP2019-004**, A request to approve a conditional use permit for a 185-lot Planned Residential Development with private streets.
- d. **Consider Approval, Res. 19-____, TM6262**, A request to approve a vesting tentative tract map for a 185-lot Planned Residential Development.
- e. **Consider Approval, Res. 19-____, V2019-001**, A request to approve a variance to reduce the minimum drive aisle width from 26 feet to 20 feet for portions of the private roadway network to accommodate a 185-unit townhome project for property located at Assessor Parcel Numbers (APNs) 561-260-10 and 561-260-17.

Staff: Ricky Caperton, AICP, Senior Planner

Recommendation: Approve

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 25, 2019

August 22, 2019

September 26, 2019