



# CITY of CLOVIS

## AGENDA • PLANNING COMMISSION

**Thursday, September 27, 2018**

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

[www.cityofclovis.com](http://www.cityofclovis.com)

Commission Members: Paul Hinkle, Chair, Amy Hatcher, 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](http://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. Approve, Planning Commission Minutes from August 23, 2018

Recommendation: Approve

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. 18-\_\_\_\_, **CUP2018-04**, A request to approve a conditional use permit for a 10-unit multiple-family condominium complex for the property located at 1855 Austin Avenue. Mohamed Annan, owner/applicant; Elias Saliba, Architect, representative.

Staff: Orlando Ramirez, Deputy City Planner

Recommendation: Continue to a date certain

3. Consider Approval, Res. 18-\_\_\_\_, **V2018-02**, A request to approve a variance to reduce the street side setback requirements of the R-1 (Single-Family Medium Density) Zone District for lot 110 of Tract 6181, located at the northeast corner of Shaw and Leonard Avenues. Century Communities, applicant/owner; Urpi Arriola, representative.

Staff: Maria Spera, Planning Technician II

Recommendation: Approve

4. Consider items associated with approximately 18.13 acres of land located at the northeast corner of Ashlan and Locan Avenues. Peter G. & Laura L. Herzog Trs., Sunrise Baptist Church of Clovis CA, owners; Wilson Premier Homes, Inc., applicant; Harbour & Associates, representative.
  - a. Consider Approval, Res. 18-\_\_\_, A request to approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2018-01, Rezone R2018-07 and Vesting Tentative Tract Map TM6225.
  - b. Consider Approval, Res. 18-\_\_\_, **GPA2018-01**, A request to amend the General Plan and Loma Vista Specific Plan to re-designate approximately 11.37 acres of land from Public/Quasi-Public Facilities classification to Medium High Density Residential (7.1 to 15.0 DU/AC) classification.
  - c. Consider Approval, Res. 18-\_\_\_, **R2018-07**, A request to approve a rezone of approximately 18.13 acres of land from the R-A (Single-Family Residential – 24,000 Sq. Ft.) Zone District to the R-1-PRD (Planned Residential Development) and P-F (Public Facilities) Zone Districts.
  - d. Consider Approval, Res. 18-\_\_\_, **TM6225**, A request to approve a vesting tentative tract map for a 94-lot single-family planned residential development on approximately 11.37 acres of land.

Staff: George Gonzalez, Associate Planner  
Recommendation: Approve

5. Consider Approval, Res. 18-\_\_\_, **CUP2018-08**, A request to approve a conditional use permit to allow for the addition of two modular buildings (a classroom and library) and an increase in the number of students from 120 students to 220, at an existing private school facility located at 108 N. Villa Avenue. Charlie Keyan Armenian Community School, owner/applicant; Shaunt Yemenjian, AIA, representative.

Staff: Orlando Ramirez, Deputy City Planner  
Recommendation: Approve

6. Consider Approval, Res. 18-\_\_\_, **CUP2018-10**, A request to approve a conditional use permit for a bar with ancillary micro brewing at 2700 Clovis Avenue, suites 103 and 104. Rodney and Dana Heinrich, owners; Ish Brewing Company, LLC., applicant.

Staff: Lily Cha, Assistant Planner  
Recommendation: Approve

7. Consider Approval, Res. 18-\_\_\_\_, **CUP2018-11**, A request to approve a conditional use permit to allow for seasonal outdoor recreation and entertainment events for the property located at 841 Clovis Avenue. Hodges Investment Group, LLC, owner; Shanna Collotzi and Jeff Spraez, applicants.

Staff: Joyce Roach, Planning Assistant  
 Recommendation: Approve

8. Consider items associated with the 2015-2023 Housing Element's Regional Housing Needs Assessment. City of Clovis, applicant.
- a. Consider Approval, Res. 18-\_\_\_\_, **GPA2018-05**, A text modification to the General Plan to add Multiple-Family Housing to the list of typical uses in Public, Schools, and Water designations and add the RHN (Regional Housing Needs) Zone District as a typical use within residential zoned properties.
- b. Consider Approval, Res. 18-\_\_\_\_, **OA2018-03**, A text modification to the Development Code to provide for Multiple-Family Housing as a permitted use in the P-F (Public Facility) Zone District and to add a new RHN (Regional Housing Needs) overlay zone district.

Staff: Bryan Araki, City Planner  
 Recommendation: Approve

ADJOURNMENT

<b>Meetings and Key Issues</b>			
October 25, 2018	6:00 P.M.	Regular Meeting	Council Chamber
November 5, 2018	6:00 P.M.	Joint Meeting with Council	Council Chamber
November 15, 2018	6:00 P.M.	Regular Meeting	Council Chamber
December 20, 2018	6:00 P.M.	Regular Meeting	Council Chamber
January 24, 2019	6:00 P.M.	Regular Meeting	Council Chamber