



# CITY of CLOVIS

## AGENDA • PLANNING COMMISSION

**Thursday, December 20, 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. Minutes from the November 15, 2018, Meeting  
**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-\_\_\_\_, TM6023, A request to approve a one-year extension to an approved vesting tentative tract map for property located on the south side of Ashlan Avenue, between Highland and Thompson Avenues. Wilson Homes, owner/applicant; Harbour & Associates, representative.

**Staff:** George Gonzalez, Associate Planner  
**Recommendation:** Receive and File

3. Consider Approval, Res. 18-\_\_\_\_, V2018-04, A request to approve a variance to reduce the front yard setback requirement of the R-1 (Single-Family Residential – 6,000 sq. ft.) Zone District for the construction of a 6-foot fence along Leonard Avenue for the property located at 811 Leonard Avenue. Barbara L. Brown, owner; City of Clovis, applicant/representative.

**Staff:** Orlando Ramirez, Deputy City Planner

**Recommendation:** Approve

4. Consider Approval, Res. 18-\_\_\_\_, CUP2018-12, A request to approve a conditional use permit to allow a Dutch Bros Coffee drive-up/drive-thru window use for property located on the west side of N. Fowler Avenue, south of Herndon Avenue. Buchanan Crossroads, LLC, owner/applicant; Brady McGuiness, representative.

**Staff:** George Gonzalez, Associate Planner

**Recommendation:** Approve

#### NEW BUSINESS

5. Accept nominations and vote for Chair and Chair Pro Tem to serve for the next two years.

**Staff:** Bryan Araki, City Planner

**Recommendation:** Nominate and Vote

#### 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