



CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION

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

www.cityofclovis.com

February 27, 2020

6:00 PM

Council Chamber

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 January 23, 2020.

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. 20-___, **TM6166**, A request to approve a one-year extension to the approved vesting tentative tract map, TM6166 located at the southeast corner of Gettysburg (alignment) and Highland Avenues. Cressey River, LLC., owner; Fagundes Bros. Dairy, owner; Yamabe & Horn Engineering, Inc.

Staff: Lily Cha, Assistant Planner
Recommendation: Approve

- 3 Consider Approval - **TM6123**, A request to approve a one-year extension to an approved tentative tract map for property located on the north side of Shaw Avenue, west of Highland Avenue. Fagundes Dairy, owner/applicant; Precision Civil Engineering, representative.

Staff: Ryder Dilley, Planning Intern
Recommendation: Approve

- 4 Consider items associated with approximately 50.80 acres of land located in the southwest area of Teague and N. Fowler Avenues. Multiple property owners; Woodside Homes of Fresno, LP., applicant; Yamabe & Horn Engineering, Inc., representative.

- a. Consider Approval - Res. 20-___, A request to approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2019-006, Prezone R2019-007, Prezone R2020-002, & Vesting Tentative Tract Map TM6284.

b. Consider Approval - Res. 20-____, **GPA2019-006**, A request to amend the General Plan to re-designate approximately 34.3 acres from Rural Residential (1 lot per 2 acres) classification to Low Residential (2.1 to 4 DU/Ac) classification.

c. Consider Approval - Res. 20-____, **R2019-007**, A request to prezone approximately 36.80 acres from the County R-R (Rural Residential) Zone District to the Clovis R-1 (Single-Family Residential) and R-R (Rural Residential) Zone Districts.

d. Consider Approval - Res. 20-____, **R2020-002**, A request to prezone approximately 14 acres from the County R-R (Rural Residential) Zone District to the Clovis R-R (Rural Residential) Zone District.

e. Consider Approval - Res. 20-____, **TM6284**, A request to approve a vesting tentative tract map for a 74-lot single-family subdivision on 32.19 acres of land.

Staff: George González, MPA, Associate Planner

Recommendation: Continue to the March 26, 2020, Planning Commission hearing.

- 5 Consider Approval - Res. 20-____, **CUP1996-010A4**, a request to approve a conditional use permit amendment to allow for the placement of signage on the gas island canopy at an existing convenience store located at the southeast corner of Ashlan and Fowler Avenues. Major S. Deol, property owner; Sign Development, Inc., Gus Ortega, applicant/representative.

Staff: Maria Spera, Planning Technician II

Recommendation: Approve

- 6 Consider items associated with approximately 1.6 acres of property located along the east side of Osmun Avenue and the west side of Baron Avenue, north of Second Street. TGP Investments LLC & Flyline Investments, owner/applicant; Dirk Poeschel, Representative.

a. Consider Approval - Res. 20-____, **GPA2018-03**, A request to amend the General Plan to re-designate from the Medium Density Residential (4.1 to 7.0 DU/Ac) to the Very High Density Residential (25.1 to 43.0 DU/Ac) classification for future development.

b. Consider Approval - Res. 20-____, **R2018-09**, A request to approve a rezone from the R-1 (Single Family Residential-6,000 Sq Ft) to the R-4 (Very High Density Multiple Family Residential) Zone District.

Staff: Orlando Ramirez, Deputy City Planner

Recommendation: Approve

- 7 Consider items associated with approximately 1.49 acres of property located along the south side of Shaw Avenue between Stanford and Fowler Avenues. FE Monterey, LLC, owner; Moss Ventures, LLC, applicant; Pamela Jardini, Planning Solutions, representative.

a. Consider Approval - Res. 20-____, **GPA2019-005**, A request to amend the text of the Shaw Avenue Specific Plan to permit drive-thru uses for this specific site.

b. Consider Approval - Res. 20-____, **CUP2019-009**, A request to approve a conditional use permit to allow for an approximately 600 square foot drive-thru coffee shop.

Staff: Dave Merchen, City Planner
Recommendation: Approve

8 Consider Approval - Res. 20-____, **OA2020-001**, A request to amend the City of Clovis Sign Ordinance to allow video and LED changeable copy signs in the R-T (Research and Technology Park) and C-R (Commercial Recreation) Zone Districts. California Health Sciences University and Clovis Rodeo Association, applicants.

Staff: Dwight Kroll, PDS Director
Recommendation: Approve

9 Consider items associated with approximately 2.78-acres of property located south of Shaw Avenue, north of Gettysburg Avenue, between De Wolf and Leonard Avenues. City of Clovis, property owner/applicant/representative.

a. Consider Approval - Res. 20____, **SPR2019-019**, A request to approve a site plan review for the construction of an approximately 7,742 sq. ft., 3-bay fire station on a portion of an approximately 2.78-acre parcel.

b. Consider Approval - Res. 20____, **AUP2019-021**, A request to approve an administrative use permit for the construction of an approximately 165 foot high telecommunications tower on property of the proposed fire station considered under SPR2019-019.

Staff: Ricky Caperton, AICP, Senior Planner
Recommendation: Approve

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MEETINGS & KEY ISSUES

Regular Planning Commission Meetings are held at 6 P.M. in the Council Chamber. The following are future meeting dates:

March 26, 2020

April 16, 2020

May 28, 2020