



CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION

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

www.cityofclovis.com

November 21, 2019

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 October 24, 2019.

COMMISSION SECRETARY COMMENTS

PLANNING COMMISSION MEMBER COMMENTS

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, 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: Maria Spera, Planning Technician II

Recommendation: Approve

3 Consider Approval, Res. 19-____, CUP2019-016, A request to approve a conditional use permit for 24-hour operation of an existing fitness facility (Crunch Fitness) on approximately 2.20 acres of property located at 284 West Shaw Avenue. 284 W Shaw LLC, property owner; Crunch Fitness (Shaw Fitness Investment Group LLC), Ray Chung, applicant; Joe Wilson, Venture Fit, representative.

Staff: Ricky Caperton, AICP, Senior Planner

Recommendation: Approve

- 4 Consider Approval, Res. 19-____, CUP2019-015, A request for the approval of a conditional use permit to amend the adopted use schedule to the Planned Commercial Center (P-C-C) Zone District for the Sierra Pavilions Shopping Center to allow an indoor amusement center use. A specific location is proposed in Building "G" at 1175 Shaw Avenue Unit 101. Clovis 1A, LLC, owner; M and M Indoor Playground, applicant and representative.

Staff: Ryder Dilley, Planning Intern

Recommendation: Approve

- 5 Consider items associated with approximately 3.53 acres of land located on the west side of Clovis Avenue, north of the Palo Alto Avenue alignment. Swedish Inn, LLC, owner; RED INC Architects, applicant/representative.

a. Consider Approval, Res. 19-___, A request to approve an environmental finding of a Mitigated Negative Declaration for Rezone Amendment R2004-036A3, pursuant to CEQA guidelines.

b. Consider Approval, Res. 19-___, R2004-036A3, A request to approve a modification to the master site plan and an amendment to the general development plan standards of the P-C-C (Planned Commercial Center) Zone District to allow buildings not to exceed five (5) stories or sixty-three (63') feet in height within 3.53 acres of land located on the west side of Clovis Avenue, north of the Palo Alto Avenue alignment and recommending adoption of a mitigated negative declaration for R2004-036A3.

Staff: George González, MPA, Associate Planner

Recommendation: Approve

- 6 Consider items associated with approximately 4.31-acres of property located at the northeast corner of Leonard and Barstow Avenues. BN 6120 LP, property owner; John A. Bonadelle, applicant; Lorren Smith, Harbour and Associates, representative.

a. **Consider Approval, Res. 19___, R2019-008**, A request to approve a rezone from the R-1 (Single Family Residential Low Density) Zone District to the R-1-PRD (Single Family Planned Residential Development) Zone District.

b. **Consider Approval, Res. 19___, TM6254**, A request to approve a vesting tentative tract map for a 23-lot planned residential development.

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:

December 19, 2019