



CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION

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

www.cityofclovis.com

June 24, 2021

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you require special assistance to access and/or participate in this Planning Commission meeting, please contact the Planning Division at (559) 324-2340 (TTY – 711). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council Chamber.

The Planning Commission meetings are open to the public at the physical address listed above. There are numerous ways to participate in the Planning Commission meetings: you are able to attend in person; you may submit written comments as described below; you may participate by calling in by phone (see “Verbal Comments” below); and you may view the meeting which is a webcast and accessed at: <https://cityofclovis.com/planning-and-development/planning/planning-commission/planning-commission-agendas/>

Written Comments

- Members of the public are encouraged to submit written comments at: <https://cityofclovis.com/planning-and-development/planning/planning-commission/planning-commission-agendas/> at least two (2) hours before the meeting (4:00 p.m.). You will be prompted to provide:
 - Planning Commission Meeting Date
 - Item Number
 - Name
 - Email
 - Comment (please limit to 300 words or 3 minutes)
- Please submit a separate form for each item you are commenting on.
- A copy of your written comment will be provided to the Planning Commission noting the item number. Your written comment will be made part of the record.
- Please be aware that any written comments received that do not specify a particular agenda item will be marked for the general public comment portion of the agenda.
- If a written comment is received after 4:00 p.m. on the day of the meeting, efforts will be made to provide the comment to the Planning Commission during the meeting. However, staff



cannot guarantee that written comments received after 4:00 p.m. will be provided to the Planning Commission during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

Verbal Comments

- If you wish to speak to the Commission on the item by telephone, you must contact the City Planner, Dave Merchen, at (559) 324-2346 no later than 4:00 p.m. the day of the meeting.
- You will be asked to provide your name, phone number, and your email. You will be emailed instructions to log into Webex to participate in the meeting. Staff recommends participants log into the Webex at 5:30 p.m. the day of the meeting to perform an audio check.
- All callers will be placed on mute, and at the appropriate time for your comment your microphone will be unmuted.
- You will be able to speak to the Planning Commission for up to three (3) minutes.

Webex Participation

- Reasonable efforts will be made to allow written and verbal comment from a participant communicating with the host of the virtual meeting. To do so, a participant will need to chat with the host and request to make a written or verbal comment. The host will make reasonable efforts to make written and verbal comments available to the Planning Commission. Due to the new untested format of these meetings, the City cannot guarantee that these written and verbal comments initiated via chat will occur. Participants desiring to make a verbal comment via chat will need to ensure that they accessed the meeting with audio transmission capabilities.

Commission Members: Paul Hinkle Chair, Mike Cunningham Chair Pro Tem, Alma Antuna, Brandon Bedsted, Amy Hatcher

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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 4:00 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 May 27, 2021.

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 3.54 acres of land located near the northeast corner of Shaw and Locan Avenues. Clovis Christian Church, property owners; De Young Properties, applicant; Quad Knopf-Scott Zaayer, representative.
- a) Consider Approval – Res. 21-____, GPA2021-002, A request to amend the General Plan to re-designate approximately 3.54 acres from the Public/ Quasi-Public Facilities classification to the Medium Density Residential (4.1 to 7.0 DU/Ac) classification.
 - b) Consider Approval – Res. 21-____, R2021-005, A request to rezone approximately 3.54 acres from the P-F (Public Facilities) Zone District to the R-1 (Single-Family Residential 6,000 SF) Zone District.
 - c) Consider Approval – Res. 21-____, TM6349, A request to approve a vesting tentative tract map for a 17-lot single-family subdivision on approximately 3.54 acres of land.

Staff: Lily Cha, Associate Planner

Recommendation: Approve

3. Consider items associated with approximately 2.71 acres of land located near the southeast corner of Sierra Vista Parkway and Shaw Avenue. Triple 7 Hospitality Inc. dba Courtyard by Marriott, owners; Taren Thandi, Triple 7 Hospitality, applicant.
- a) Consider Approval - Res. 21-____, GPA2021-001, A request to amend the General Plan to re-designate approximately 2.71 acres from the Office (O) planned land use classification to the General Commercial (GC) planned land use classification.
 - b) Consider Approval - Res. 21-____, R2021-004, A request to rezone approximately 2.71 acres from the C-P (Administrative/Professional Office) Zone District to the C-2 (Commercial Community) Zone District.
 - c) Consider Approval - Res. 21-____, CUP2017-015A, A request to modify the conditional use permit for the existing hotel to allow for the sales of beer, wine, and hard liquor within the restaurant inside the hotel.

Staff: Kelsey George, Assistant Planner

Recommendation: Approve

4. Consider Approval - Res. 21-____, CUP2021-005, A request to allow a ±6,770 square foot electronic fulfillment facility in an existing commercial center located at 300 West Shaw Ave., Units 113-117. Brown and Associates, Clovis, LLC, owners; Sophie Farrara, DoorDash Essentials, LLC, applicant/representative.

Staff: Emily Lane, Assistant Planner

Recommendation: Approve

5. Consider items associated with ±2.75-acres of property located south of Shaw Avenue and east of Highway 168 for the construction of a gas station and convenience store with a Type 21 (beer, wine, and distilled spirits) alcoholic beverage control license, and two (2) drive-through uses. Steven G. Sanders, Trustee of Steve G. Sanders Trust, owner; Randel Mathias, applicant and representative.

a) Consider Approval – Res. 21-____, CUP2020-008, A request for a conditional use permit allowing for the construction of a gas station and ±4,500 square-foot convenience store with a Type 21 (beer, wine, and distilled spirits) alcoholic beverage control (ABC) license.

b) Consider Approval – Res. 21-____, CUP2021-003, A request for a conditional use permit allowing for the construction of a future drive-through use.

c) Consider Approval – Res. 21-____, CUP2021-004, A request for a conditional use permit allowing for the construction of a future drive-through use.

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:

July 22, 2021

August 26, 2021

September 23, 2021