CITY of CLOVIS

AGENDA • PLANNING COMMISSION

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

www.cityofclovis.com

September 22, 2022 | 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 Clovis 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 webcast and accessed at www.cityofclovis.com/planning-commission-agendas.

Written Comments

- Members of the public are encouraged to submit written comments at: www.cityofclovis.com/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. If you wish to make a verbal comment, please see instructions below.
- 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.

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.

Verbal Comments Made by Telephone or Webex

- 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 five (5) minutes.

* * * * *

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. Planning Commission Minutes for the Meeting of August 25, 2022.

COMMISSION SECRETARY COMMENTS

PLANNING COMMISSION MEMBER COMMENTS

PUBLIC COMMENTS

This is an opportunity for the members of the public to address the Planning Commission on any matter within the Planning Commission's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 5 minutes or less, or 10 minutes per topic. Anyone wishing to

be placed on the Agenda for a specific topic should contact the Planning Division and submit correspondence at least 10 days before the desired date of appearance.

PUBLIC HEARINGS

1. Consider Approval, Res. 22-___, CUP2022-003, A request to approve a conditional use permit to allow an existing six bed congregate living health facility to add six beds for a total of twelve beds. The site is located at 2193 Alamos Avenue. Vartan Jangozian, applicant; Marina Isounts, owner

   Staff: Liz Salazar, Assistant Planner
   Recommendation: Approve

2. Consider Approval, Res. 22-___, CUP2003-019A, A request to approve a conditional use permit to modify the project boundary of the existing storage facility at 750 N. Fowler Avenue. Norval L.P., owner; Derrel's Mini Storage, Inc., applicant; Bill Robinson, representative.

   Staff: Marissa Jensen, Assistant Planner
   Recommendation: Approve

3. Consider Approval, Res. 21-___, CUP2022-001, A request to approve a conditional use permit for a street corner urban market gas station and convenience store with alcohol sales and, a drive through on ± 1.06 acres of property located at 837 Dakota Avenue. JEAY Dakota, LLC, owner; Centerline Design, LLC, applicant and representative.

   Staff: Lily Cha, Senior Planner
   Recommendation: Approve

4. Consider items related to the incorporation of vehicle miles traveled (VMT) into the General Plan Circulation Element. City of Clovis, applicant.

   Consider Approval – Res. 22-__. A request to certify a supplemental environmental impact report, adopt findings of fact, and adopt a mitigation monitoring and reporting program.

   Consider Approval – Res. 22-__. GPA2022-003, A request to amend the 2014 General Plan to incorporate policy changes to the Circulation Element to incorporate provisions related to the vehicle miles traveled traffic impact evaluation criterion.

   Consider Approval – Res. 22-__. A request to adopt updated transportation impact analysis guidelines.

   Staff: Dave Merchen, City 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:

October 27, 2022

November 17, 2022

December 15, 2022

* * * * *

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.