



# CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION  
Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2340  
[www.cityofclovis.com](http://www.cityofclovis.com)

April 09, 2020

6:00 PM

Council Chamber

## \* SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19\*

Given the current Shelter-in-Place Order covering the State of California and the Social Distance Guidelines issued by Federal, State, and Local Authorities, the City is implementing the following changes to participate in and public comment for all Planning Commission meetings until notified otherwise. The Council chambers will not be open to the public. Any member of the Planning Commission may participate from a remote location by teleconference.

- The meeting will be 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 (3) hours before the meeting. You will be prompted to provide:

- Planning Meeting Date
- Item Number
- Name
- Email
- Comment (please limit to 300 words or 3 minutes)



- Please submit a separate e-mail for each item you are commenting on.
- Your item will be read into the record during the public comment portion when the item is heard. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions, but will be made part of the record of proceedings.
- Please be aware that any public comments received that do not specify a particular agenda item will be read aloud during the general public comment portion of the agenda.

- If a written comment is received after 3:00 p.m. on the day of the meeting, efforts will be made to read the comment into the record. However, staff cannot guarantee that written comments received after 3:00 p.m. will be read. All written comments that are not read into the record will be made part of the record of proceedings, provided that such comments are received prior to the end of the Planning Commission meeting.

**Verbal Comments**

- If you wish to speak to the Commission on the item by telephone, you must contact the Orlando Ramirez, Deputy City Planner (559) 324-2345 no later than 3:00 p.m. the day of the meeting.
  - You will be asked to provide a phone number to call you during the meeting. You will also be asked for your name so that you can be called when it is your turn to speak.
  - You will be called during the comment section for the agenda item on which you wish to speak.
  - You may be put on hold until your name is called by the meeting coordinator.
  - You will be able to speak to the Commission for up to three (3) minutes.

**Noticed Public Hearings**

- For noticed public hearings, all public comments must be received by the close of the public hearing period. All written comments received by the close of the public hearing period will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions, but will be included in the record of proceedings.
- If a comment on a public hearing item is received after the close of the public hearing, such comment will be treated like a general public comment and made part of the record of proceedings, provided that such comment is received prior to the end of the meeting.

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

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CALL TO ORDER

FLAG SALUTE

ROLL CALL

Planning Commission Minutes for the Meeting of February 27, 2020.

1 Planning Commission Minutes for the Meeting of February 27, 2020.

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.

### CONSENT CALENDAR

Move to cancel Thursday April 23, 2020 Planning Commission Meeting.

### PUBLIC HEARINGS

- 2 Consider Approval, Res. 20-\_\_\_\_, A request to approve a one-year extension to approved tentative tract map TM6164, located on the west side of Leonard Avenue at Dakota Avenue. DYP 6164 LP, owner; De Young Properties, applicant; Quad Knopf, Inc., representative.

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

**Recommendation:** Approve

- 3 Consider Approval. Res. 20-\_\_\_\_, TM6125, A request to approve a one-year extension to an approved tentative tract map located near the northwest corner of Peach and Stuart Avenues. Beal Development, LLC, owner/applicant.

**Staff:** Joyce Roach, Planning Assistant

**Recommendation:** Approve

- 4 Consider Approval, Res. 20-\_\_\_\_, CUP2014-22A, A request for a six month review of an approved conditional use permit amendment for the hours of operation specific to an existing 24-hour drive-thru window use at the Del Taco restaurant located at 1415 Herndon Avenue. MTE Foods Inc., owner/applicant; Christina Solomon, representative.

**Staff:** Maria Spera, Planning Technician II

**Recommendation:** Approve

- 5 Consider Approval, Res. 20-\_\_\_\_, A request to approve a rezone of approximately 4 acres of property located at the southwest corner of Temperance and Nees Avenues to be consistent with the underlying General Plan designation of MU-BC (Mixed Use- Business Campus). This request is to rezone the subject property from the R-A (Single-Family Residential Very Low Density) Zone District to the C-P (Professional Office) Zone District. Beal Properties Inc., property owner; Legacy Construction, applicant.

**Staff:** Lily Cha, Assistant Planner

**Recommendation:** Approve

6 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 Density Residential (2.1 to 4 DU/Ac) classification.

c. Consider Approval, Res. 20-\_\_\_\_, R2019-007, A request to prezone approximately 50.80 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-\_\_\_\_, 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:** 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:

April 23, 2020

May 28, 2020

June 25, 2020

July 23, 2020