



CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060
www.cityofclovis.com

November 21, 2024

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you need special assistance to access the Planning Commission Chamber to participate at this meeting, please contact the City Clerk or General Services Director at (559) 324-2060 (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; and you may view the meeting which is webcast and accessed at www.cityofclovis.com/agendas.

Written Comments

- Members of the public are encouraged to submit written comments at: www.cityofclovis.com/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 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 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.

CAMPAIGN CONTRIBUTION PROHIBITIONS AND MANDATORY DISCLOSURE - Pursuant to Government Code section 84308, a Councilmember shall not accept, solicit, or direct a campaign contribution of more than \$250 from any party or their agent, or from any participant or their agent, while a proceeding involving a license, permit, contract, or other entitlement for use is pending before the City or for 12 months after a final decision is rendered in that proceeding. Any Councilmember who has received a campaign contribution of more than \$250 within the preceding 12 months from a party or their agent, or from a participant or their agent, must disclose that fact on the record of the proceeding and shall not make, participate in making, or in any way attempt to use their official position to influence the decision.

Pursuant to Government Code section 84308(e), any party to a covered proceeding before the City Council is required to disclose on the record of the proceeding any campaign contribution, including aggregated contributions, of more than \$250 made within the preceding 12 months by the party or their agent to any Councilmember. The disclosure shall be made as required by Government Code Section 84308(e)(1) and 2 CCR Section 18438.8. No party or their agent, and no participant or their agent, shall make a campaign contribution of more than \$250 to any Councilmember during the covered proceeding or for 12 months after a final decision is made in that proceeding. The foregoing statements do not constitute legal advice, and parties and participants are urged to consult with their own legal counsel regarding the applicable requirements of the law.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. Planning Commission Minutes for the Meeting of October 24, 2024.

COMMISSION SECRETARY COMMENTS

2. Planning Commission Meeting Dates for 2025.

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 3 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 - A public hearing is an open consideration within a regular or special meeting of the Planning Commission, for which special notice has been given and may be required. When a

public hearing is continued, noticing of the adjourned item is required as per Government Code 54955.1.

3. Consider Approval, Res. 24-____, CUP2024-009, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and a request to approve a conditional use permit to allow development of a showroom expansion for the existing Honda North automotive sales facility located at 750 W. Herndon Avenue. Goree Whitfield, applicant; Palm and Herndon LLC, owner.

Staff: Liz Salazar, Assistant Planner

Recommendation: Approve

4. Consider Approval, Res. 24-____, CUP2024-011, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and a request to approve a conditional use permit to allow the development of a restaurant with wine sales located at 335 Woodworth Avenue. Marlette Associates Architecture, applicant; Seth Hunt, owner.

Staff: Liz Salazar, Assistant Planner

Recommendation: Approve

5. Consider Approval, Res. 24-____, R2024-007, Adopting an exemption from further environmental review under CEQA Guidelines Section 15183 and approving P-C-C Amendment R2024-007, amending the use schedule and preliminary development plan for the Loma Vista Marketplace Planned Commercial Center.

Staff: Marissa Jensen, Assistant Planner

Recommendation: Approve

6. Consider items associated with ±37.92 acres of land located at the southeast corner of the N. Peach Avenue alignment and Behymer Avenue. DeYoung Properties and Gary Yamamoto, owners; DeYoung Properties, applicant; Juli Kutka, representative.

- a) Consider Approval, Res. 24-____, A resolution recommending that the City Council adopt an environmental finding of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for Reorganization 311, Prezone 2024-006, Vesting Tentative Tract Map 6482, and Planned Development Permit 2024-002.
- b) Consider Approval, Res. 24-____, R2024-006, A resolution recommending that the City Council approve a request to prezone the properties within the annexation area from the Fresno County AE-20 Zone District to the Clovis R-1-PRD and R-1 Zone Districts.
- c) Consider Approval, Res. 24-____, TM6482, A resolution recommending that the City Council approve a vesting tentative tract map for a 266-lot single-family planned residential development.
- d) Consider Approval, Res. 24-____, PDP2024-002, A resolution recommending that the City Council approve a planned development permit for a 266-lot single-family residential

development.

Staff: Marissa Jensen, Assistant Planner

Recommendation: Approve

7. Consider items associated with ±14.57 acres of land located on the south side of E. Perrin Avenue, between N. Minnewawa Avenue and west of the N. Clovis Avenue alignment. David Williams, John & Tricia Zimmerer, Merrill Michael, Misha Kay Wight Miller, and Jon Kurisu owners; Bonadelle Homes, applicant; Scott Harbour, representative.

Consider Approval, Res. 24-___, A resolution recommending that the City Council adopt an environmental finding of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for **Vesting Tentative Tract Map 6467 and Planned Development Permit 2024-003**.

Consider Approval, Res. 24-___, TM6467, A resolution recommending that the City Council approve a vesting tentative tract map for a 162-lot single-family planned residential development, subject to the City Council's approval of the annexation.

Consider Approval, Res. 24-___, PDP2024-003, A resolution recommending that the City Council approve a planned development permit for a 162-lot single-family residential development.

Staff: Marissa Jensen, Assistant Planner

Recommendation: Approve

8. Consider items associated with approximately 58.9 acres on the east side of N. Minnewawa Avenue, between East Perrin and Shepherd Avenues. Multiple, owners; Lennar Homes, applicant; Yamabe & Horn Engineering Inc., representative.

Consider Approval, Res. 24-___, A resolution recommending that the City Council adopt an environmental finding of a mitigated negative declaration and a mitigation monitoring and reporting program for Reorganization (RO) 310, Prezone (R) 2024-005, Vesting Tentative Tract Map (TM) 6375, and Planned Development Permit (PDP) 2024-001.

Consider Approval, Res. 24-___, R2024-005, A resolution recommending that the Clovis City Council approve a request to prezone property within the annexation area from the Fresno County AE20 Zone District to the Clovis C-1, R-1-PRD, O, and P-C-C Zone Districts.

Consider Approval, Res. 24-___, TM6375, A resolution recommending that the City Council approve a vesting tentative tract map for a 385-lot single-family planned residential development on approximately 58.9 acres of land subject to the City Council's approval of the annexation.

Consider Approval, Res. 24-___, PDP2024-001, A resolution recommending that the City Council approve a planned development permit for a 385-lot single-family residential development.

Staff: Liz Salazar, Assistant Planner
Recommendation: Approve

ADMINISTRATIVE ITEMS - Administrative Items are matters on the regular Planning Commission Agenda other than Public Hearings.

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