



# CITY of CLOVIS

## AGENDA • PLANNING COMMISSION

**Thursday, November 15, 2018**

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

[www.cityofclovis.com](http://www.cityofclovis.com)

Commission Members: Paul Hinkle, Chair, Amy Hatcher, 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](http://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. Minutes from the October 25, 2018, Meeting.

## 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.

## ADJOURNMENT

## PUBLIC HEARINGS

2. Consider items associated with approximately 1.2 acres of land located at the northeast corner of Shaw and Fowler Avenues. Ahira Bbb Clovis Shaw LP, owner; Bowie Enterprises, Michael Bowie, applicant; Dirk Poeschel Land Development Services, representative.
  - a. Consider Approval, Res. 18-\_\_\_\_, A request to approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2018-04, Rezone R2018-10 and Conditional Use Permit CUP2018-06.
  - b. Consider Approval, Res. 18-\_\_\_\_, **GPA2018-04**, A request to amend the General Plan designation from Office to General Commercial and a text amendment to the Shaw Avenue Specific Plan permitting C-2

(Community Commercial) zoning and drive-thru uses for this specific site.

- c. Consider Approval, Res. 18-\_\_\_\_, **R2018-10**, A request to approve a rezone from the C-P (Professional Office) Zone District to the C-2 (Community Commercial) Zone District.
  - d. Consider Approval, Res. 18-\_\_\_\_, **CUP2018-06**, A request to approve a conditional use permit to allow for a drive-thru car wash facility.
3. Consider Approval, Res. 18-\_\_\_\_, V2018-03, A request to approve a variance to reduce the setback requirements of the R-1-B (Single-Family Residential – 12,000 sq.ft.) Zone District for the property located at 1827 N. Locan Avenue. Laura Ossenber, owner; Penncal Properties, LLC, applicant/representative.
  4. Consider Approval, Res. 18-\_\_\_\_, **R2018-12**, A request to approve a comprehensive rezone to the P-F (Public Facilities) Zone District to bring properties designated Public, Water, and School, into conformance with the General Plan. City of Clovis, applicant.

<b>Meetings and Key Issues</b>			
October 25, 2018	6:00 P.M.	Regular Meeting	Council Chamber
November 5, 2018	6:00 P.M.	Joint Meeting with Council	Council Chamber
November 15, 2018	6:00 P.M.	Regular Meeting	Council Chamber
December 20, 2018	6:00 P.M.	Regular Meeting	Council Chamber
January 24, 2019	6:00 P.M.	Regular Meeting	Council Chamber