



CITY of CLOVIS

AGENDA • PLANNING COMMISSION

Thursday, January 24, 2019

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

www.cityofclovis.com

Commission Members: Amy Hatcher, Chair, Paul Hinkle, 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.

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 December 20, 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.

PUBLIC HEARINGS

2. Consider Approval, Res. 19-____, R2018-13, A request to approve a rezone of approximately 2.75 acres of land located at the northeast corner of N. Clovis and Dakota Avenues from the C-M (Commercial – Light Manufacturing) and R-2 (Low Density Multiple Family Residential - 1 Unit/3,000 Sq. Ft.) Zone Districts to the C-2 (Community Commercial) Zone District. City of Clovis, Clovis Colony Investors, LLC, owners; Jeay Dakota, LLC, applicant.

Staff: George Gonzalez, Associate Planner

Recommendation: Approve

3. Consider Approval, Res. 19-____, CUP2018-05, A request to approve a conditional use permit to allow for a Starbucks Coffee drive-through use with outdoor seating area for property located at the northwest corner of Santa Ana and Clovis Avenues. Hinds Investments L.P., owner/ applicant. IT Architecture, Ian Robertson; representative.

Staff: Lily Cha, Assistant Planner

Recommendation: Approve

4. Consider Approval, Res. 19-____, CUP2018-11, A request to approve review findings and amended conditions of approval associated with an approved conditional use permit to allow for seasonal outdoor recreation and entertainment events for the property located at 841 Clovis Avenue.

Staff: Joyce Roach, Planning Assistant

Recommendation: Approve

5. Consider Approval, Res. 19-____, CUP2018-15, A request to approve a conditional use permit for a proposed Government Facility with associated customer service for the property located at 3500 Pelco Way. Cook Land Company, owner/applicant; Arc Tec, representative.

Staff: Orlando Ramirez, Deputy City Planner

Recommendation: Approve

6. Consider Approval, Res. 18-____, R2018-14, A request to apply development standards to an existing M-U (Mixed Use) Zone District for 28.6 acres of property generally located between Sierra Avenue and Fifth Street along the Veterans Parkway alignment (Planning Area #9) of the Central Specific Plan. City of Clovis, applicant.

Staff: Dwight Kroll, Director of PDS

Recommendation: Approve

7. Consider Approval, Res. 18-____, SPR2018-02, A request to approve a site plan review for a proposed public facility, including a senior activity center, transit facility, health care clinic, and future pad for Fresno County Library on property located on the north side of Third Street at Veteran's Parkway. City of Clovis, owner/applicant.

Staff: Bryan Araki, City Planner

Recommendation: Approve

8. Receive and File, A presentation of the Planned Residential Development (PRD) Ordinance discussing its history, implementation, evolution, and project standards. There is no staff report for this presentation. This is a verbal presentation.

Staff: Dwight Kroll, Director of PDS

Recommendation: Receive and File

ADJOURNMENT

Meetings and Key Issues			
February 28, 2019	6:00 P.M.	Regular Meeting	Council Chamber
March 28, 2019	6:00 P.M.	Regular Meeting	Council Chamber
April 25, 2019	6:00 P.M.	Regular Meeting	Council Chamber