



# CITY *of* CLOVIS

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

July 28, 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](http://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](http://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.

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**CALL TO ORDER**

**FLAG SALUTE**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Planning Commission Minutes for the Meeting of June 23, 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 items associated with approximately 4.45 acres of land located at the southeast corner of Armstrong and Gettysburg Avenues. Gary McDonald Homes/Gleneagles Homes, property owner/applicant; Harbour & Associates, representative.
  - a. Consider Approval - Res. 22-\_\_\_, TM6403, A request to approve a vesting tentative tract map for a 15-lot single-family subdivision on approximately 4.45 acres of land.
  - b. Consider Approval - Res. 22-\_\_\_, PDP2022-001, A request to approve a planned development permit to allow deviations from the R-1-B (Single-Family Residential – 12,000 Sq. Ft.) Zone District residential development standards associated with TM6403.

**Staff:** George González, Senior Planner

**Recommendation:** Approve

2. Consider items associated with approximately 310 acres of land bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south. The Home Place Holdings, LLC Applicant, 4Creeks Inc. Representative; Dog Creek Land & Farming LLC, Owner.
  - a. Consider Approval, Res 22-\_\_\_, Rezone 2021-001, A request to establish a Master Plan Community (MPC) Overlay District in conjunction with the rezoning of Home Place Master Plan boundaries.
  - b. Consider Approval, Res 22-\_\_\_, Rezone 2021-003, A request to prezone properties within the boundaries of the Home Place Master Plan to a combination of zone districts to implement the land uses identified in the Home Place Master Plan.
  - c. Consider Approval, Res 22-\_\_\_, TM 6364, A request for a master tentative tract map to create approximately 1,174 new residential lots.
  - d. Consider Approval, Res 22-\_\_\_, PDP 2022-002, A request for a planned development permit to establish development standards and criteria for the proposed Tract Map 6364.

**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:

August 25, 2022

September 22, 2022

October 27, 2022

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