



# CITY *of* CLOVIS

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

August 24, 2023

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 July 27, 2023.

**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 Approval - Res. 23-\_\_\_\_, CUP2023-006, A request to approve a conditional use permit for a dine-in restaurant with alcohol sales in the Mountain View Planned Commercial Center located at 1820 Shaw Avenue, suite 104. Ratra Enterprises, Inc., owner; Manpreet Singh, applicant and representative.

**Staff:** Marissa Jensen, Assistant Planner

**Recommendation:** Approve

2. Consider items proposing to amend the existing density ranges for multi-family residential development in the General Plan and Development Code to correspond to the applicable density requirements specified for the City's Regional Housing Needs Allocation (RHNA) sites inventory. City of Clovis, applicant.

- a. Consider Approval - Res. 23-\_\_\_\_, GPA 2023-003, A request to amend the density range of the H (High Density Residential) land use designation to increase the maximum density from 25 to 30 units per acre.

- b. Consider Approval – Res. 23 - \_\_\_\_ . OA 2023-02, A request to amend the density range of the R-3 (Multifamily High Density) Zone District to increase the maximum density from 25 to 30 units per acre and to modify the corresponding development standards for the R-3 District to accommodate the higher density.

**Staff:** Dave Merchen, City Planner

**Recommendation:** Approve

3. Update on the General Plan Strategy  
Presentation Only

## **ADJOURNMENT**

## **MEETINGS & KEY ISSUES**

Regular Planning Commission Meetings are held at 6 P.M. in the Council Chamber. The following are future meeting dates:

September 28

October 26

November 16

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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).