

**CLOVIS PLANNING COMMISSION MINUTES**  
**April 23, 2020**

A modified meeting of the Clovis Planning Commission was called to order at 6:00 p.m. by Chair Hatcher in the Clovis Council Chamber.

Flag salute led by Chair Hatcher

Present: Commissioners Antuna, Bedsted (via Webex), Cunningham, Hinkle, Chair Hatcher

Absent: None

Staff: Dave Merchen, City Planner  
Orlando Ramirez, Deputy City Planner  
Lily Cha, Assistant Planner  
Sean Smith, Supervising Civil Engineer

**MINUTES**

1. The Commission approved the April 9, 2020, minutes by a vote of 5-0.

**COMMISSION SECRETARY**

Deputy City Planner Orlando Ramirez had no additional comments.

City Planner Dave Merchen expressed appreciation for the Planning Commission continuing to conduct hearings in these troubled times and detailed upcoming protocol changes being initiated to provide additional access to the public, encouraging the commissioners to watch the next few City Council meetings.

**PLANNING COMMISSION MEMBERS COMMENTS**

None.

**COMMUNICATIONS AND REFERRALS**

Commissioner Antuna received a copy of the Brown Act.

**BUSINESS FROM THE FLOOR**

None.

**CONSENT CALENDAR**

None.

**PUBLIC HEARINGS**

2. Consider Approval Res. 20-\_\_\_, **CUP2020-002**, A request to allow for an on-site brewery production operation with associated inside and outside consumption within an existing building located at 527 Park Creek Drive. Gary Shahbazian, owner; Central California Brewing Company, applicant; Don Anderson, representative.

Assistant Planner Lily Cha presented the staff report.

Commissioner Antuna inquired as to whether the applicant foresees possibly changing the proposed hours of operation in the future or if the hours are set. Assistant Planner Cha responded that the applicant did not foresee such a change when this issue had been previously discussed. Deputy City Planner Ramirez elaborated that this is a family-run business and that extending the operating hours would be not only a challenge but also a detriment for the family.

Commissioner Cunningham sought and received confirmation that the packaged snacks mentioned in the operational statement would be typical bar snacks and would not be manufactured onsite.

Commissioner Cunningham expressed understanding that the applicant intends to use food trucks in order to have a food element without having to pay for a more expensive type of Alcoholic Beverage Control license then inquired as to the placement of the food trucks. Assistant Planner Cha explained the proposed locations.

Commissioner Cunningham followed up by seeking and receiving confirmation that the applicant will not run afoul of Department of Alcoholic Beverage Control regulations with this proposed course of action.

Commissioner Hinkle sought and received confirmation that any expansion to the tasting room operational hours during weekdays would require the applicant coming before the Planning Commission again, though they had indicated no interest in doing so at this time. Assistant Planner Cha further explained the reasoning behind the tasting room operational hours, the opening hour in particular.

At this point, the Chair opened the floor to the applicant.

Don Anderson expressed appreciation for the Commission's time under these conditions and provided background on the project.

At this point, the Chair opened the floor to those in favor.

There being none, the Chair opened the floor to those in opposition.

There being none, the Chair closed the public portion.

Commissioner Bedsted inquired as to whether there is direct access to the trail from the business park. Assistant Planner Cha responded that though there is not at this time, there is such an access planned for the future. Supervising Civil Engineer Sean Smith confirmed this as well as the location for the future access.

Commissioner Bedsted informed that he finds this to be an interesting venue as presented, the proximity of the trail is a good feature, and he appreciates the applicant promoting the use of it.

Commissioner Antuna requested elaboration regarding Condition #18, seeking and receiving confirmation that review of the project could be made mandatory. She expressed her support for this type of business as well as her positive opinion regarding both the location and this business having opposite hours from the existing businesses. She does not anticipate there being parking problems, but acknowledges that they will not know that for sure until the use has been in operation for some time. Therefore, she wishes to make it mandatory for the project to return before the Planning Commission for review in one year.

Deputy City Planner Ramirez clarified that Condition #18 was incorporated by the City Attorney's office and that Condition #17 allows the ability to review at any time. He also provided details regarding the parking requirements.

At this point, a motion was made by Commissioner Hinkle and seconded by Commissioner Antuna to approve CUP2020-002 with modification to Condition #14. The motion was approved by a vote of 5-0.

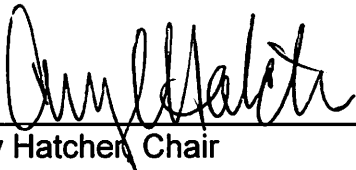
**OLD BUSINESS**

None.

**NEW BUSINESS**

None.

ADJOURNMENT AT 6:32 P.M. UNTIL the Planning Commission meeting on May 28, 2020.



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Amy Hatcher, Chair