

**CLOVIS PLANNING COMMISSION MINUTES**  
**November 16, 2023**

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

Flag salute led by Commissioner Bedsted

**Present:** Commissioners Bedsted, Hatcher, Hebert, Hinkle, Chair Antuna

**Absent:** None

**Staff:** Dave Merchen, City Planner  
George Gonzalez, Senior Planner  
Eric Garcia, Planning Technician I  
Ryan Burnett, Engineering Program Manager  
Sean Smith, Supervising Civil Engineer  
Chris Catalano, Business Workflow Analyst  
Scott Cross, City Attorney  
Matt Lear, City Attorney  
Steve McMurtry, DeNovo Consulting Group (Virtual)

**MINUTES – 6:02**

**ITEM 1 – APPROVED.**

Motion by Commissioner Bedsted, seconded by Commissioner Hebert, to approve the October 26, 2023, minutes. Motion carried by unanimous consent.

**COMMISSION SECRETARY – 6:02**

**ITEM 2 -** City Planner Dave Merchen informed that Planning Commission meeting dates for 2024 had been distributed.

**PLANNING COMMISSION MEMBERS COMMENTS – 6:03**

Commissioner Hinkle inquired about the possibility of having some staff report documents available to the commissioners with a larger lead time. City Planner Merchen responded that staff will provide notice when these documents become publicly available.

**PUBLIC COMMENTS – 6:03**

None.

**PUBLIC HEARINGS**

**ITEM 3 - 6:04**

Consider items associated with approximately 77 acres of land located at the northeast corner of Shepherd and N. Sunnyside Avenues. Great Bigland, LP., owner/ applicant; Harbour and Associates, representative.

### 3A. EIR AND RELATED FINDINGS

CONSIDER APPROVAL, RES. 23-\_\_\_, A RESOLUTION OF THE CITY OF CLOVIS PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL: (1) CERTIFY THE FINAL PROJECT ENVIRONMENTAL IMPACT REPORT FOR THE SHEPHERD NORTH PROJECT; (2) ADOPT CEQA FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATION; AND (3) ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM.

#### Action

Motion by Chair Antuna, Seconded by Commissioner Hinkle, to adopt a resolution recommending that the City Council 1) Certify the Final Project Environmental Impact Report for the Shepherd North Project; (2) Adopt CEQA Findings of Fact and a Statement of Overriding Consideration; and (3) Adopt a Mitigation Monitoring and Reporting Program. Motion failed 2-3 with Commissioners Bedsted, Hatcher, and Hebert voting no.

After the failure of the initial motion, an alternative motion was made. Motion by Commissioner Hatcher, Second by Commissioner Hebert, to adopt **Resolution 23-22**, a resolution recommending that the City Council withhold certification of the Final Project Environmental Impact Report for the Shepherd North Project, adoption of the CEQA Findings of Fact and Statement of Overriding Consideration, and adoption of a mitigation monitoring and reporting program. Motion carried 3-2, with Commissioner Hinkle and Chair Antuna voting no.

### 3B. GPA 2021-006 CIRCULATION AMENDMENT

CONSIDER APPROVAL, RES. 23-\_\_\_, GPA2021-006, A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST TO AMEND THE CIRCULATION ELEMENT OF THE GENERAL PLAN TO ALLOW FOR THE PLACEMENT OF A SHEPHERD AVENUE ACCESS POINT ON THE NORTH SIDE OF SHEPHERD AVENUE, BETWEEN N. SUNNYSIDE AND N. FOWLER AVENUES.

#### Action

Motion by Chair Antuna, Seconded by Commissioner Hinkle, to adopt a resolution recommending that the City Council approve a request to amend the circulation element of the General Plan to allow for the placement of a Shepherd Avenue access point on the north side of Shepherd Avenue, between N. Sunnyside and N. Fowler Avenues. Motion failed 2-3 with Commissioners Bedsted, Hatcher, and Hebert voting no.

After the failure of the initial motion, an alternative motion was made. Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 23-23**, a resolution recommending denial of a request to amend the circulation element of the General Plan to allow for the placement of a Shepherd Avenue access point on the north side of Shepherd Avenue, between N. Sunnyside and N. Fowler Avenues. Motion carried 3-2, with Commissioner Hinkle and Chair Antuna voting no.

### **3C. GPA 2021-005 LAND USE AMENDMENT**

CONSIDER APPROVAL, RES. 23-\_\_\_, GPA2021-005, A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN FOR THE DEVELOPMENT AREA (APPROXIMATELY 77 ACRES) FROM THE RURAL RESIDENTIAL LAND USE DESIGNATION TO THE MEDIUM-HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION.

#### Action

Motion by Chair Antuna, Seconded by Commissioner Hinkle, to adopt a resolution recommending that the City Council approve a request to amend the land use element of the General Plan for the Development Area (approximately 77 acres) from the Rural Residential land use designation to the Medium-High Density Residential land use designation. Motion failed 2-3 with Commissioners Bedsted, Hatcher, and Hebert voting no.

After the failure of the initial motion, an alternative motion was made. Motion by Commissioner Hatcher, seconded by Commissioner Bedsted, for the Planning Commission to approve Resolution 23-24, a resolution recommending denial of a request to amend the land use element of the General Plan for the development area (approximately 77 acres) from the Rural Residential land use designation to the Medium-High Density Residential land use designation. Motion carried 3-2, with Commissioner Hinkle and Chair Antuna voting no.

### **3D. R2021-009 PREZONING**

CONSIDER APPROVAL, RES. 23-\_\_\_, R2021-009, A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST TO PREZONE PROPERTY WITHIN THE DEVELOPMENT AREA (APPROXIMATELY 77 ACRES) OF THE PROJECT SITE FROM THE FRESNO COUNTY AL20 ZONE DISTRICT TO THE CLOVIS R-1-PRD ZONE DISTRICT.

**ACTION**

#### Action

Motion by Chair Antuna, Seconded by Commissioner Hinkle, to adopt a resolution recommending that the City Council approve a request to prezone property within the Development Area (approximately 77 acres) of the Project site from the Fresno County AL20 Zone District to the Clovis R-1-PRD Zone District. Motion failed 2-3, with Commissioners Bedsted, Hatcher, and Hebert voting no.

After the failure of the initial motion, an alternative motion was made. Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 23-25**, a resolution recommending that the City Council deny a request to prezone property within the development area (approximately 77 acres) of the project site from the Fresno County AL20 zone district to the Clovis R-1-PRD zone district. Motion carried 3-2, with Commissioner Hinkle and Chair Antuna voting no.

### **3E. TM 6205 VESTING TENTATIVE TRACT MAP**

CONSIDER APPROVAL, RES. 23-\_\_\_, TM6205, A REQUEST TO APPROVE A VESTING TENTATIVE TRACT MAP FOR A 605-LOT SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE ANNEXATION AND SPHERE OF INFLUENCE EXPANSION.

Action

Motion by Chair Antuna, Seconded by Commissioner Hinkle, to adopt a resolution recommending that the City Council approve a vesting tentative tract map for a 605-lot single-family planned residential development. Motion failed 2-3, with Commissioners Bedstead, Hatcher, and Hebert voting no.

After the failure of the initial motion, an alternative motion was made. Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 23-26**, a resolution recommending that the City Council deny a vesting tentative tract map for a 605-lot single-family planned residential development. Motion carried 3-2, with Commissioner Hinkle and Chair Antuna voting no.

**3F. PDP2021-004 PLANNED DEVELOPMENT PERMIT**

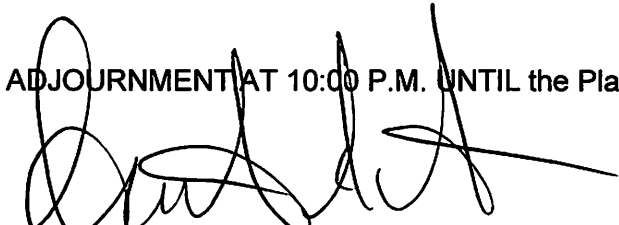
CONSIDER APPROVAL, RES. 23-\_\_, PDP2021-004, A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR A 605-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

Action

Motion by Chair Antuna, Seconded by Commissioner Hinkle, to adopt a resolution recommending that the City Council approve a planned development permit for a 605-lot single-family residential development. Motion failed 2-3, with Commissioners Bedstead, Hatcher, and Hebert voting no.

After the failure of the initial motion, an alternative motion was made. Motion by Commissioner Hatcher, seconded by Commissioner Bedsted, for the Planning Commission to approve **Resolution 23-27**, a resolution recommending that the City Council deny a planned development permit for 605-lot single-family residential development. Motion carried 3-2, with Commissioner Hinkle and Chair Antuna voting no.

ADJOURNMENT AT 10:00 P.M. UNTIL the Planning Commission meeting on December 14, 2023.



Alma Antuna, Chairperson