

AGENDA ITEM: 1

CLOVIS PLANNING COMMISSION MINUTES March 28, 2019

A regular 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 Commissioner Cunningham

Present: Commissioners Antuna, Bedsted, Cunningham, Hinkle, Chair Hatcher

Absent: None

Staff: Bryan Araki, City Planner
Orlando Ramirez, Deputy City Planner
George Gonzalez, Associate Planner
Sean Smith, Associate Civil Engineer

MINUTES

1. The Commission approved the February 28, 2019, minutes by a vote of 5-0.

COMMISSION SECRETARY

None

PLANNING COMMISSION MEMBERS COMMENTS

Commissioner Antuna expressed gratitude for being sent to the Planning Commission Academy, providing some details of what her experience entailed.

Commissioner Hinkle also expressed gratitude for the experience, providing details regarding upcoming bills he learned about that concern him.

Commissioner Cunningham congratulated the Planning and Development Services Department, having learned at the last City Council meeting that the City of Clovis General Plan Housing Element has been recertified, with compliments from the Housing Authority staff.

City Planner Bryan Araki confirmed that the department had received a letter on Monday from HCD recertifying the general plan housing element and informed that had been requested to keep the news quiet, as Governor Newsom intends to announce the information in his next address. City Planner Araki also warned that inventory is lost with each approved tract map, and informed that there is a new reporting procedure in place to monitor loss and gain of housing inventory.

COMMUNICATIONS AND REFERRALS

An item of correspondence related to Agenda Item X-3.

BUSINESS FROM THE FLOOR

None

CONSENT CALENDAR

None

PUBLIC HEARINGS

2. Consider approval, **TM6123**, A request to approve a one-year extension to an approved tentative tract map for property located on the north side of Shaw Avenue, west of Highland Avenue. Fagundes Dairy, owner/applicant; Precision Civil Engineering, representative.

Associate Planner George Gonzalez presented the staff report.

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

Ed Dunkel of Precision Civil Engineering, 5041 San Juan Avenue, offered to answer any questions.

Commissioner Cunningham remarked that, after visiting the site, there appears to have been no work done over the last two years and the applicant is now requesting a one-year extension. He inquired as to the reason for the delay in work.

Mr. Dunkel explained that the delay is due to issues involving the improvement plans for Shaw Avenue, and that provided those issues are settled, plans can be finalized and work can begin.

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 Antuna requested information from Associate Civil Engineer Sean Smith regarding the Shaw Avenue improvement plan issues delaying this project. Associate Civil Engineer Smith provided some details and assured the Commission that staff are working with the applicant to resolve the aspects that involve them.

Commissioner Cunningham sought and received confirmation that the delay is more on the part of the City rather than the developer.

Commissioner Hinkle sought and received confirmation that there have been no changes or corrections to what was previously approved for this map.

At this point, a motion was made by Commissioner Bedsted and seconded by Chair Hatcher to approve an extension to TM6123. The motion was approved by a vote of 5-0.

3. Consider items associated with approximately 7.5 acres of land located at the southwest corner of Herndon and N. McKelvy Avenues. Mark O'Polo Enterprises, Inc., owners/applicant; Kent P. Rodrigues, representative.
 - a. Consider Approval, Res. 19-10, A request to approve an environmental finding of a Mitigated Negative Declaration for Rezone R2018-11, Conditional Use Permit CUP2018-13, and Site Plan Review SPR2018-25.
 - b. Consider Approval, Res. 19-11, **R2018-11**, A request to approve a rezone from the R-A (Single-Family Residential – 24,000 Sq. Ft.) Zone District to the R-3 (Medium Density Multiple Family Residential – 1 unit/2,000 Sq. Ft.) Zone District.
 - c. Consider Approval, Res. 19-12, **CUP2018-13**, A request to approve a conditional use permit to allow 3-story buildings and 48-feet, 6-inches in height for Building Types 1, 1A, and 3. Additionally, allow 36-feet, 4-inches in height for Building Types 2 and 5, allow 36-feet, 3-inches in height for Building Type 5A. The Code allows a maximum height of 2 stories and 35-feet for main structures.

Associate Planner George Gonzalez presented the staff report.

Commissioner Hinkle inquired as to whether the proposed project falls under density bonus law. City Planner Araki responded in the negative, explaining what would be needed to make that the case.

Commissioner Hinkle followed up with an inquiry as to whether the proposed project is consistent with the Housing Accountability Act. City Planner Araki responded in the affirmative.

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

Dirk Poeschel of 923 Van Ness Avenue, Fresno, provided background on the project, addressed the letters of opposition, and offered to answer any questions. In addition, he indicated that the project architect and the applicant were also present and available to answer questions.

Commissioner Bedsted inquired as to whether the feedback from the neighborhood meeting resulted in any design changes. Mr. Poeschel responded in the affirmative, providing an explanation of the resulting changes.

Commissioner Bedsted sought and received confirmation that there had been positive reaction from the neighbors to increasing the height of a wall. He remarked that this increase and a previously-mentioned reorientation of the buildings are good and reasonable concessions. Mr. Poeschel responded that something will go there sooner or later, and a well-designed residential project is more compatible with the area than a commercial or industrial project.

Commissioner Hinkle remarked that, with the way things are changing, there could be sixty-foot tall buildings going on this property in the future. He inquired as to whether the applicant/developer would be able to make adjustments to reach the parking requirement. Mr. Poeschel responded that they will work something out to reach that requirement.

Commissioner Hinkle inquired as to whether there had been any consideration given to electric charging stations. Mr. Poeschel responded that they did not wish to commit to something here but that it is under consideration, as the presence of such is a marketing tool and the new building code will have certain requirements. Commissioner Hinkle followed up with a suggestion to contact PG&E on this, as a developer last year had benefitted from doing so on a condominium project. Mr. Poeschel informed that there are already plans for solar panels on parking for the project.

Commissioner Hinkle sought and received confirmation that the proposed buildings would be two-story on the south and east sides of the site to accommodate the neighbors.

Commissioner Antuna referred to a picture exhibit and inquired as to whether the developer intends to put more mature trees on the portion of the site close to the neighboring residential area. Mr. Poeschel responded that the referenced picture is showing the proposed landscaping at maturity.

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

Linda Loring of 312 N. McKelvy stated her preference for nice-looking apartments rather than for an industrial building. She informed that the nearby Marbella Apartments and their residents have caused no problems to her knowledge or recollection. She supports this project as people who will work at other nearby new developments, such as the Clovis Community Hospital, will need a place to live, and a residential development is more to her preference than a commercial or industrial project.

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

There being none, the Chair closed the public portion.

Commissioner Hinkle sought confirmation as to the private nature of an irrigation line going through the property. City Planner Araki confirmed that it appears to be a private irrigation line but expressed uncertainty as to where it terminates, though he and Commissioner Hinkle both stated that it appears to terminate on the subject property.

Chair Hatcher inquired as to the next closest project in which three-story apartments were allowed. Associate Planner Gonzalez cited the apartment development on the south side of the Sierra Vista Mall. City Planner Araki cited Hotchkiss Terrace at the intersection of Barstow and Minnewawa Avenues.

Chair Hatcher inquired as to whether there is anything currently planned for the bottom cutout area marked as mixed use. City Planner Araki responded that it contains the original home to the property, which is currently slated to remain.

Chair Hatcher remarked that she is concerned with the larger number of parking stalls (twenty-two) that still need to be added to the site plan and inquired as to whether staff has any concerns with finding space to locate that remaining parking. Deputy City Planner Orlando Ramirez responded that this will be done and memorialized through the site plan review process.

Commissioner Antuna cited a letter from the Department of Transportation in regards to the project and the Herndon Avenue expansion and inquired as to whether staff had discussed that issue with the developer. Mr. Poeschel provided some information and clarification on the matter, confirmed by City Planner Araki.

Chair Hatcher cited a letter from Clovis Unified School District that stated the project will put their schools, Clovis High School in particular, well over capacity and inquired as to staff's take on it. City Planner Araki referred to Associate Planner Gonzalez's report, this issue having been identified as an initial misunderstanding on the part of the school district. The project is to be evaluated for a zoning change, consistency with the general plan, and the conditional use permit, and does not involve a re-designation of land use.

Commissioner Antuna followed up with an inquiry as to what target consumers the applicant envisions for residency in the apartment development, that it appears to be in a prime location for student housing. Mr. Poeschel responded that they wish to address different component of the market, providing an explanation.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Hinkle to approve a finding of a Mitigated Negative Declaration for R2018-11, CUP2018-13, and SPR2018-25. The motion was approved by a vote of 5-0.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Hinkle to approve R2018-11. The motion was approved by a vote of 5-0.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Hinkle to approve CUP2018-13. The motion was approved by a vote of 5-0.

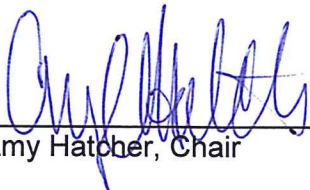
OLD BUSINESS

None

NEW BUSINESS

Chair Hatcher reminded the Commission that the April meeting has been moved up a week due to the Clovis Rodeo.

ADJOURNMENT AT 6:47 P.M. UNTIL the Planning Commission meeting on April 18, 2019.



Amy Hatcher, Chair