

**CLOVIS PLANNING COMMISSION MINUTES  
July 25, 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 Chair Hatcher

Present: Commissioners Antuna, Cunningham, Hinkle, Chair Hatcher

Absent: Commissioner Bedsted

Staff: Orlando Ramirez, Deputy City Planner  
Maria Spera, Planning Technician II  
Joyce Roach, Planning Assistant  
Gene Abella, Engineer II  
Michael Linden, Assistant City Attorney

**MINUTES**

1. The Commission approved the July 11, 2019, minutes with a correction by a vote of 4-0-1.

**COMMISSION SECRETARY**

None.

**PLANNING COMMISSION MEMBERS COMMENTS**

Commissioner Hinkle informed regarding SB969, effective July 1, 2019, which requires battery backup for garage door openers, as a result of several deaths in the Paradise Fire tragedy due to people becoming trapped in their garages.

**COMMUNICATIONS AND REFERRALS**

None.

**BUSINESS FROM THE FLOOR**

Ray Chung, representing Crunch Fitness, provided information on the grand opening of the facility at 284 W. Shaw Avenue and invited all to attend, expressed gratitude for the reception and cooperation received from City of Clovis staff, and gifted shirts and bags to the Planning Commission members.

## CONSENT CALENDAR

None

## PUBLIC HEARINGS

2. Consider approval Res. 19-27, **CUP2018-11**, A request to approve review findings and amended conditions of approval associated with an approved conditional use permit to allow for seasonal outdoor recreation and entertainment events for the property located at 841 Clovis Avenue.

Planning Assistant Joyce Roach presented the staff report.

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

Shanna Collotzi of 2788 E. Omaha Avenue provided information on the status of communication with staff and compliance with the conditions of approval since the previous review, followed by an offer to answer questions.

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 Hinkle sought and received confirmation that alcohol sales are prohibited during the proposed events, then sought clarification regarding the presence of Fire Department conditions relating to outdoor beer gardens. Planning Assistant Roach responded that Fire staff had informed Planning staff that they were part of a set of standard conditions regarding outdoor events, hence their inclusion.

Commissioner Hinkle stated that he wanted it understood that the applicants are not being allowed to have an outdoor beer garden.

Commissioner Hinkle then sought and received confirmation that the shed displays are now permitted.

Commissioner Antuna expressed satisfaction with the conditions of approval and with the applicants' compliance with the Commission's requirements, and expressed that there are enough conditions to ensure they provide their service to the community while also controlling what will happen when they do hold the Rodeo Week event.

Commissioner Hinkle inquired as to whether the project would be reviewed by the Commission in one year. Deputy City Planner Orlando Ramirez responded that he did not believe the project is so conditioned. Planning Assistant Roach responded that it is a possibility. Deputy City Planner Ramirez stated that though the project is not conditioned that way, the Commission has

the ability to make that request and include it in the conditions of approval if they would like to see the project one year after operation.

Commissioner Hinkle stated that it would be appropriate to see the project in one year, as they have not yet seen one full year of operation and there have been issues with this project. Deputy City Planner Ramirez stated which existing condition can be modified.

At this point, a motion was made by Commissioner Hinkle and seconded by Commissioner Cunningham to approve CUP2018-11 with modification to condition #4 to require a one-year review. The motion was approved by a vote of 4-0-1.

3. Consider approval Res. 19-28, **TM6273**, A request to approve a tentative tract map for an 8-lot single-family subdivision located at the northwest corner of Ashlan and Armstrong Avenues. Joseph Crown Construction & Development Inc., owner/applicant; LandDesign Consulting Inc., representative.

Planning Technician II Maria Spera presented the staff report.

Commissioner Hinkle, after describing the street lane configuration at the entry to the project site, inquired as to whether there would be any problem with traffic going north attempting to make a left turn into the subdivision. Engineer II Gene Abella responded that, after examining that issue as well as the entry's proximity to the intersection, Engineering staff did not see that to be an issue due to the number of lots.

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

Jose Ramos of 3034 Tule Lane, the president of LandDesign Consulting, representing the applicant, expressed gratitude for City staff, provided some information on the project and offered to answer questions.

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

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

Ryan Jackson of 3230 Armstrong Avenue expressed concern regarding traffic, but more especially privacy regarding his children and two-story houses going up and looking into his yard.

Commissioner Hinkle sought and received confirmation that Mr. Jackson lives across Ashlan Avenue from the project site and that there is an existing fence. He then explained that, with the width of Ashlan Avenue, line-of-sight to the interior of Mr. Jackson's yard from a window on the proposed site would require a house taller than what ordinance allows.

Engineer II Abella informed that there are approximately 140 feet from the block wall on the south side of Ashlan to the existing fence line north of the sidewalk. Deputy City Planner Ramirez

explained that when including the twenty-foot setbacks on both the north and south sides of Ashlan Avenue, the distance is closer to 200 feet.

Mr. Jackson inquired as to whether the applicant intends to plant trees in the yards. Commissioner Hinkle responded that such is up to the homeowner and that 200 feet is quite a distance for line-of-sight concerns.

Mr. Jackson rebutted with a certainty that he will be able to see the backs of houses on the project site from a seated position in his backyard, which means that the reverse is true, allowing the future residents to see into his backyard. He expressed no objection if the houses will be single-story and inquired as to whether there are any models to view.

Commissioner Cunningham sought and received confirmation that this zoning allows two-stories by right, then explained that at 200 feet, even if Mr. Jackson's fence did not exist, residents of the project would have a more restrictive view and reiterated that two-story homes can be built there by right. Mr. Jackson responded that he is neither opposed to nor in favor of the project, but rather he simply had questions.

Chair Hatcher suggested speaking to the applicant after the meeting to see if they have anything to show him.

At this point the Chair reopened the floor to the applicant.

Mr. Ramos chose not to rebut.

At this point, the Chair closed the public portion.

At this point, a motion was made by Commissioner Hinkle and seconded by Commissioner Antuna to approve TM6273 with modification of condition #9. The motion was approved by a vote of 4-0-1.

4. Consider actions related to CUP2018-14, a request to approve a conditional use permit for a proposed memory care facility with the capacity for 80 beds total, on approximately 3.57 acres located at 587 W. Nees Avenue. O-Brien Development, LLC, owner/applicant; The Taylor Group Architects, representative.
  - a. Consider Approval, Res. 19-29, A Resolution of the Planning Commission of the City of Clovis finding that Conditional Use Permit CUP2018-14, for an 80-bed maximum memory care facility on property located at 587 W. Nees Avenue, is exempt from CEQA ("CEQA Resolution"), and making findings with respect thereto.
  - b. Consider Approval, Res. 19-30, A Resolution of the Planning Commission of the City of Clovis approving Conditional Use Permit CUP2018-14, for an 80-bed maximum memory care facility on property located at 587 W. Nees Avenue ("CUP Resolution"), and making findings with respect thereto.

Deputy City Planner Orlando Ramirez presented the staff report.

Commissioner Hinkle inquired as to whether the street with a turnaround on it before is no longer an issue. Deputy City Planner Ramirez responded that the Kenosha Avenue discussion is not part of this project, it's on its own, single currently, parcel, and should the applicant seek to develop that parcel further it will require a parcel map, which is a staff-level public hearing, and at that point a discussion will be had regarding what happens to that stub street.

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

Matt O'Brien of O'Brien Development provided information on the project and informed that both he and the residents of Kenosha Avenue wish to discuss the configuration of the stub street at some point.

Commissioner Cunningham complimented Mr. O'Brien and the neighbors for coming together to work out their differences. He expressed his support for the project and his hope that the City Council will as well.

Deputy City Planner Ramirez clarified that the project will not require a hearing before the City Council if it receives approval from the Planning Commission.

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

Dave Ewing of 604 W. Muncie Avenue expressed appreciation for all of the work put into the project by Mr. O'Brien, his meetings with the neighborhood, and for the Planning Commission and City Council. He concluded with a statement of support for the project.

Bob Colbert of 601 W. Enterprise Avenue expressed gratitude to staff and the Commission for their patience with this project, and to Mr. O'Brien for working with the neighborhood. He stated that he had been in contact with the residents of the existing homes on the stub street of Kenosha Avenue and that they were very excited to hear that homes would be going in to finish the neighborhood. They support the project and are in favor of not having the stub street turned into a cul-de-sac, wishing for bigger lots and corresponding quality single-story homes. He concluded by stating that earlier that day he had watched a street sweeper move through the Kenosha Avenue stub street and had seen no problems.

Jake Gallinetti of 637 W. Muncie Avenue remarked that though it has taken four years, with the neighborhood involvement he recommends the project. He expressed his appreciation for Mr. O'Brien's efforts to work with them, particularly in the last few months. He concluded with a statement that this single-story project is beautiful and he is in favor of it.

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

At this point the Chair reopened the floor to the applicant.

Mr. O'Brien chose not to rebut.

At this point, the Chair closed the public portion, with a reminder that the Kenosha Avenue bulb-out is not an item for consideration.

Commissioner Hinkle informed that he had been present for the presentation of the first iteration of this project, and that though it has been a long road, this is a perfect example of how everybody can come together to make a project work. He expressed his gratitude to both the developer and the community for this cooperation. He informed that there are predications that, by 2040, the Central Valley's population will have increased by one million, and that therefore the senior citizen community will also grow, increasing the need for facilities such as this. From his experiences with his mother in the Horizon facility located at Chestnut and Herndon Avenues, courtyards are a well-used feature that he is glad to see incorporated in this project. He stated that AB101 targets infill lots such as this one and promotes projects such as the development on the northwest corner of Shepherd and Willow Avenues. He concluded with a statement that he has no problem with the proposal.

At this point a motion was made by Commissioner Cunningham and seconded by Chair Hatcher to approve the finding of Exempt from CEQA with modification to the addressing. The motion was approved by a vote of 4-0-1.

At this point a motion was made by Commissioner Cunningham and seconded by Chair Hatcher to approve CUP2018-14 with modification to the addressing. The motion was approved by a vote of 4-0-1.

#### OLD BUSINESS

None

#### NEW BUSINESS

None

ADJOURNMENT AT 6:55 P.M. UNTIL the Planning Commission meeting on August 22, 2019.

A handwritten signature in blue ink, appearing to read "Paul Hinkle", written over a horizontal line.

Paul Hinkle, Chair Pro Tem