

CLOVIS PLANNING COMMISSION MINUTES
December 16, 2021

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

Flag salute led by Commissioner Cunningham.

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

Absent: None

Staff: Dave Merchen, City Planner
Ricky Caperton, Deputy City Planner
George Gonzalez, Senior Planner
Kelsey George, Assistant Planner
Emily Lane, Assistant Planner
Joyce Roach, Planning Technician I
Sean Smith, Supervising Civil Engineer
Chris Catalano, Business Workflow Analyst
Wesley Carlson, City Attorney

MINUTES – 6:01
ITEM 1 – APPROVED.

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, to approve the November 18, 2021, minutes. Motion carried by unanimous vote.

COMMISSION SECRETARY – 6:02
None.

PLANNING COMMISSION MEMBERS COMMENTS – 6:02
Commissioner Cunningham expressed gratitude for the City Planner sending the Planning Commission members invitations to various functions.

PUBLIC COMMENTS – 6:03
Michael and Francis Caraker of 598 W. Minarets Avenue complained about Willow Creek Healthcare Center fence condition violating the facility's conditions of approval.

PUBLIC HEARINGS
ITEM 1 - 6:06 – APPROVED - RES. 21-35, CUP2021-011, A RESOLUTION APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A U-HAUL MOTOR VEHICLE RENTAL AND LEASING BUSINESS AT 270 SHAW AVENUE. GREEN PLANET, LLC, APPLICANT/REPRESENTATIVE; PUNJAB BHAVAN, LLC, PROPERTY OWNER.

Motion by Commissioner Hatcher, seconded by Commissioner Cunningham, for the Planning Commission to approve **Resolution 21-35**, a resolution approving a request for a conditional use permit allowing a U-Haul motor vehicle rental and leasing business at 270 Shaw Avenue. Motion carried by unanimous vote.

ITEM 2 - 6:21 – APPROVED - **RES. 21-36, TM6393**, A RESOLUTION APPROVING A REQUEST FOR A TENTATIVE TRACT MAP FOR A 7-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON PROPERTY LOCATED ON THE EAST SIDE OF TEMPERANCE AVENUE AT PALO ALTO AVENUE. GILL GAHEER DEVELOPMENT, LLC, APPLICANT; KAMALDEEP AND JAGVIR GAHEER TRUSTEES, OWNERS; R. W. GREENWOOD AND ASSOCIATES, INC., REPRESENTATIVE.

Motion by Commissioner Antuna, seconded by Commissioner Bedsted, for the Planning Commission to approve **Resolution 21-36**, a resolution approving a request for a tentative tract map for a 7-lot single-family residential development on property located on the east side of Temperance Avenue at Palo Alto Avenue. Motion carried by unanimous vote.

ITEM 3A - 6:28 – APPROVED - **RES. 21-37, CUP2021-013**, A RESOLUTION APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A 10-BED SENIOR ASSISTED LIVING FACILITY TO BE LOCATED AT 1817 N. LOCAN AVENUE; ITEM 3B – APPROVED - **RES. 21-38, CUP2021-014**, A RESOLUTION APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A 10-BED SENIOR ASSISTED LIVING FACILITY TO BE LOCATED AT 3019 POWERS AVENUE.

Motion by Commissioner Cunningham, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 21-37**, a resolution approving a request for a conditional use permit allowing a drive-a 10-bed senior assisted living facility to be located at 1817 N. Locan Avenue. Motion carried by unanimous vote

Motion by Commissioner Cunningham, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 21-38**, a resolution approving a request for a conditional use permit allowing a 10-bed senior assisted living facility to be located at 3019 Powers Avenue. Motion carried by unanimous vote.

ADJOURNMENT AT 6:43 P.M. UNTIL the Planning Commission meeting on January 27, 2022.


Paul Hinkle, Chair PRO-TEM