

CLOVIS PLANNING COMMISSION MINUTES

October 24, 2024

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 Hinkle

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

Absent: None

Staff: Renee Mathis, PDS Director
Dave Merchen, City Planner
George Gonzalez, Senior Planner
Lily Cha-Haydostian, Senior Planner
Liz Salazar, Assistant Planner
Marissa Jensen, Assistant Planner
Joyce Roach, Planning Technician II
Sean Smith, Supervising Civil Engineer
Christopher Kelly, Civil Engineer
Ruben Amavizca, Engineer II
Sarai Yanovsky, Civil Engineer
Aaron La Mattina, Staff Analyst
Chad McCollum, Econ. Dev. Housing & Comm. Director
Matt Lear, City Attorney

MINUTES – 6:01

ITEM 1 – APPROVED.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, to approve the October 3, 2024, minutes. Motion carried 4-0-1 with Chair Antuna abstaining.

COMMISSION SECRETARY – 6:02

City Planner Dave Merchen informed that the Planning Division has implemented an acting/interim deputy city planner program.

Interim Deputy City Planner George Gonzalez informed that the Commission had received modified conditions of approval for Item #5.

Interim Deputy City Planner George Gonzalez inquired as to whether the Commission would consider beginning the November 21, 2024, meeting earlier than 6:00 p.m. City Planner Dave Merchen brought up the possibility of alternative dates as well, due the number of items set to go in November and December. Commissioner Hatcher and Chair Antuna provided input.

Interim Deputy City Planner George Gonzalez informed that City Planner Dave Merchen will be retiring mid-December.

PLANNING COMMISSION MEMBERS COMMENTS – 6:04

Chair Antuna expressed approval of the interim deputy city planner program.

PUBLIC COMMENTS – 6:04

None.

PUBLIC HEARINGS

ITEM 1 - 6:05 – APPROVED – **RES. 24-28, CUP2024-006**, ADOPTING A CLASS 32 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA AND A REQUEST TO APPROVE A CONDITIONAL USE PERMIT TO AMEND THE MOUNTAIN VIEW SHOPPING CENTER PLANNED COMMERCIAL CENTER USE SCHEDULE TO ALLOW OFFICE USES AT 1860-1880 SHAW AVENUE. CRISTEN MARTIN, APPLICANT; THOMAS RICHARDS, OWNER.

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 24-28**, a resolution adopting a Class 32 Categorical Exemption from further environmental review under CEQA, and approving a conditional use permit to amend the Mountain View Shopping Center Planned Commercial Center Use Schedule to allow office uses at 1860 – 1880 Shaw Avenue. Motion carried by unanimous consent.

ITEM 2 - 6:12 – APPROVED – **RES. 24-29, CUP2024-010**, ADOPTING A CLASS 32 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA AND TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF AN ADULT DAYCARE CENTER WITHIN AN EXISTING BUILDING AT 100 W. ASHLAN AVENUE. JAMI DE LA CERDA, APPLICANT AND OWNER.

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 24-29**, a resolution adopting a Class 32 Categorical Exemption from further environmental review under CEQA, and approving a conditional use permit allowing the operation of an adult daycare center within an existing building at 100 W. Ashlan Avenue. Motion carried by unanimous consent.

ITEM 3 - 6:30 – APPROVED – **RES. 24-30, CUP2024-007**, ADOPTING A CLASS 1 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA AND TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW OPERATION OF A TATTOO PARLOR (BODY ART ESTABLISHMENT) WITHIN AN EXISTING COMMERCIAL CENTER AT 711 W. SHAW AVENUE, SUITE 111. LOTUS BODY ART, APPLICANT; WESTERN VILLAGE INC., OWNER.

Motion by Commissioner Hatcher, seconded by Commissioner Bedsted, for the Planning Commission to approve **Resolution 24-30**, a resolution adopting a Class 1 Categorical Exemption from further environmental review under CEQA, and approving a conditional use allowing operation of a tattoo parlor (body art establishment) within an existing commercial center at 711 Shaw Avenue, Suite 111. Motion carried by unanimous consent.

ITEM 4A, 4B, 4C – 6:35 – ~~APPROVED – RES. 24-31, A RESOLUTION RECOMMENDING THE CITY COUNCIL DENY AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR VESTING TENTATIVE TRACT MAP 6452 AND PLANNED DEVELOPMENT PERMIT 2023-001; ITEM 4B – APPROVED – RES. 24-32, TM6452, A RESOLUTION RECOMMENDING THE CITY COUNCIL DENY A VESTING TENTATIVE TRACT MAP FOR A 153-LOT SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 18 ACRES OF LAND; ITEM 4C – APPROVED – RES. 24-33, PDP2023-001, A RESOLUTION RECOMMENDING THE CITY COUNCIL DENY A REQUEST TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR A 153-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.~~

~~Motion by Commissioner Hatcher, seconded by Commissioner Bedsted, for the Planning Commission to approve Resolution 24-31, a resolution approving a recommendation that the City Council deny an environmental finding of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for Vesting Tentative Tract Map 6452 and Planned Development Permit 2023-01. Motion carried by unanimous consent.~~

~~Motion by Commissioner Hatcher, seconded by Commissioner Bedsted, for the Planning Commission to approve Resolution 24-32, a resolution approving a recommendation that the City Council deny a vesting tentative tract map for a 153-lot single-family planned residential development on approximately 18 acres of land. Motion carried by unanimous consent.~~

~~Motion by Commissioner Hatcher, seconded by Commissioner Bedsted, for the Planning Commission to approve Resolution 24-33, a resolution approving a recommendation that the City Council deny a request to approve a planned development permit for a 153-lot single-family residential development. Motion carried by unanimous consent.~~

DENIED - RES. 24- , A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR VESTING TENTATIVE TRACT MAP 6452 AND PLANNED DEVELOPMENT PERMIT 2023-001. RES. 24- , TM6452, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE OF A VESTING TENTATIVE TRACT MAP FOR A 153-LOT SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 18 ACRES OF LAND. RES. 24- , PDP2023-001, A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR A 153-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

A single motion by Commissioner Hatcher, seconded by Commissioner Bedsted, for the Planning Commission to deny each resolution considered in conjunction with the item, as follows:

- a. Deny the resolution recommending approval of TM6452, based on the Planning Commission's inability to make the following findings:
 - Tract Map Finding #1, Conformity with the General Plan. The Commission instead found that the proposed map, subdivision design, and improvements are not consistent with the General Plan; and

- Tract Map Finding #8, Conformity with the Development Code. The Commission instead found that the proposed subdivision, its design, density, and type of development and improvements do not conform to the regulations of the Development Code.
- b. Deny the resolution recommending approval of PDP 2023-001, bas based on the inability to make the following findings:
- PDP Finding 1(b), Conformity with the General Plan. The Commission instead found that the PDP was not consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan.
 - PDP Finding 2, Comprehensive Development of Superior Quality. The Commission instead found that that the project would not produce a comprehensive development of superior quality in comparison to that which might otherwise occur from more traditional development applications.
- c. Deny the resolution recommending approval of the environmental finding because the environmental document is based on a project which is inconsistent with the general plan.

Motion carried by unanimous consent.

ITEM 5A – 7:19 – APPROVED – **RES. 24-34**, A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR P-C-C AMENDMENT R2024-004; ITEM 5B – APPROVED – **RES. 24-35, R2024-004**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE P-C-C AMENDMENT R2024-004, AMENDING THE DEVELOPMENT STANDARD AND PRELIMINARY DEVELOPMENT PLAN FOR THE TUSCAN VILLAGE PLANNED COMMERCIAL CENTER.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-31**, a resolution approving a recommendation that the City Council adopt an environmental finding of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for P-C-C Amendment R2024-004. Motion carried by unanimous consent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-32**, a resolution approving a recommendation that the City Council approve P-C-C Amendment R2024-004, amending the development standard and preliminary development plan for the Tuscan Village Planned Commercial Center. Motion carried by unanimous consent.

ADJOURNMENT AT 7:52 P.M. UNTIL the Planning Commission meeting on November 21, 2024.


Alma Antuna, Chairperson