

CLOVIS PLANNING COMMISSION MINUTES
February 25, 2021

A modified 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 (via Webex), Bedsted, Cunningham, Hatcher, Chair Hinkle

Absent: None

Staff: Dave Merchen, City Planner
Ricky Caperton, Senior Planner
George Gonzalez, Senior Planner
Lily Cha, Associate Planner
Kelsey George, Assistant Planner
Maria Spera, Planning Technician II
Sean Smith, Supervising Civil Engineer
Wesley Carlson, City Attorney

MINUTES

1. The Commission approved the January 28, 2021, minutes by a vote of 5-0.

COMMISSION SECRETARY

City Planner Dave Merchen introduced new Assistant Planner Kelsey George and provided information on this year's Planning Commissioners' Academy for potential registration.

PLANNING COMMISSION MEMBERS COMMENTS

Commissioner Antuna requested that the Academy information be sent to her via email.

Commissioner Cunningham welcomed Assistant Planner George and declined attendance at this year's Planning Commissioner Academy. Having found the proposed workshops to be basic for someone who has attended twice before, he felt that there would be more value for him personally in networking, which would be precluded by this year's online format.

COMMUNICATIONS AND REFERRALS

None.

BUSINESS FROM THE FLOOR

None.

CONSENT CALENDAR

None.

PUBLIC HEARINGS

2. Consider Approval - **Res. 21-03, CUP2021-001**, A conditional use permit request to allow for the increase of the R-3 Zone District standard building height of 2 ½ stories (no greater than 35 feet) to 3 stories (no greater than 35 feet) for proposed multifamily buildings on property located at

1703 De Wolf Avenue. Bottom Line Group LLC, Sachdeva Mickey Etal, property owners; Jay Virk, Bottom Line Group LLC, applicant.

Associate Planner Lily Cha presented the staff report.

Chair Hinkle sought and received confirmation that height in this case refers to the number of stories, not to the height of the building, which is not exceeding the maximum allowed height of the zone district, and the number of units does not exceed the current general plan density designation.

Commissioner Cunningham inquired as to whether the site or the units for this project would count towards the City's RHNA inventory, as he has knowledge of several parcels being removed from the inventory in the past. Associate Planner Cha responded that the site is not part of the RHNA inventory. City Planner Merchen responded that the units will be countable towards the low-income category of the City's RHNA obligation.

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

Jay Virk of 798 Century Lane provided information on the project.

Commissioner Cunningham sought and received confirmation that the applicant is working with the Fresno Irrigation District and that the process is going well.

Commissioner Cunningham informed that he had driven by the site and saw many mature trees, inquiring as to the applicant's plans for them. Mr. Virk responded that they plan to keep as much of the existing landscape as possible.

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.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Hatcher to approve CUP2021-001. The motion was approved by a vote of 5-0.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT AT 6:22 P.M. UNTIL the Planning Commission meeting on March 25, 2021.



Paul Hinkle, Chair