

**CLOVIS PLANNING COMMISSION MINUTES
August 22, 2019**

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

Flag salute led by Commissioner Bedsted

Present: Commissioners Antuna, Bedsted, Cunningham, Chair Pro Tem Hinkle

Absent: Chair Hatcher

Staff: David Merchen, City Planner
Orlando Ramirez, Deputy City Planner
Lily Cha, Assistant Planner
Sean Smith, Supervising Civil Engineer

MINUTES

1. The Commission approved the July 25, 2019, minutes with a correction by a vote of 4-0-1.

COMMISSION SECRETARY

Deputy City Planner Orlando Ramirez introduced new City Planner David Merchen. City Planner Merchen provided some background on himself.

PLANNING COMMISSION MEMBERS COMMENTS

None.

COMMUNICATIONS AND REFERRALS

None.

BUSINESS FROM THE FLOOR

None.

CONSENT CALENDAR

None.

PUBLIC HEARINGS

2. Consider approval Res. 19-31, **TM6277**, A request to approve a tentative tract map for an 8-lot single-family residential development with a remainder lot for properties located at the northeast corner of Locan and Teague Avenues. Tarlton Fresno, LLC, owner; David D. Shepard Construction, Inc., applicant; R.W. Greenwood Assoc., Inc., representative.

Assistant Planner Lily Cha presented the staff report.

Commissioner Cunningham stated for the record that the response from the Fresno County Department of Public Health (page 29 of the packet) is dated August 29, 2018, and is in regards to a tentative tract map for a twenty-two unit subdivision. He then sought and received confirmation that submission for the current project was not necessary due to both the passage of time and the reduction in lots. Assistant Planner Cha informed that the current project had been routed to the Public Health Department and that it is typical for them to provide comments from previous review requests when the new project will be subject to the same conditions. Deputy City Planner Ramirez further informed that Fresno County Health Department has a standard boiler template that they use, and though they occasionally are not as stringent in changing project designations, the comments are still applicable to this project.

Commissioner Cunningham inquired as to whether County Health normally sends an email response stating that nothing has changed. Deputy City Planner Ramirez responded that staff has never received an email from them stating that there are no comments, even if a Development Review Committee had not been processed.

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

Dave Shepard of 2652 Filbert Avenue expressed his pleasure working with staff, provided some context for the project, then offered to answer questions.

Chair Pro Tem Hinkle inquired as to whether the applicant had met with the neighbors. Mr. Shepard responded in the negative.

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

Kirk Kessler of 3078 Teague Avenue expressed that he welcomes the project but is concerned regarding safety and circulation in terms of the width of Teague Avenue. Chair Pro Tem Hinkle responded that the plans in his packet show street widths of thirty feet and fifty-eight feet. Supervising Civil Engineer Sean Smith addressed the issue by pointing out Condition #31, which would require street improvements on Teague Avenue that would provide forty feet from curb to curb.

Manny Penn of 3370 Loyola Avenue spoke regarding the compatibility of this project with his own nearby subdivision project.

Elizabeth Pahel of 1711 N. Locan Avenue inquired as to the future continuation of the trail system in the area, if it will be widened in the area of the Wathen-Castanos project, and when the existing house will be demolished. Assistant Planner Cha responded that Granville had submitted entitlements for a project in this area, and that she believes the trail will be connected to Locan Avenue on the north side of Trenton Avenue. She is uncertain regarding the Wathen portion, an already approved project, but that the Granville proposal includes a wider sidewalk and landscaping.

Mrs. Pahel reiterated her inquiry regarding the demolition of the existing house, which she termed as an eyesore. Assistant Planner Cha deferred to the applicant, who informed that he already has bids for the work.

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

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

Mr. Shepard declined.

At this point, the Chair closed the public portion.

Deputy City Planner Ramirez noted that there are two conditions numbered thirty-one, previously unnoticeable due to page break locations, so that will have to be amended.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Bedsted to approve TM6277 with correction to the numbering system and subject to Appendix A. The motion was approved by a vote of 4-0-1.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT AT 6:19 P.M. UNTIL the Planning Commission meeting on September 26, 2019.

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

Paul Hinkle, Chair Pro Tem