

CLOVIS PLANNING COMMISSION MINUTES
October 22, 2020

A modified 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 Bedsted, Cunningham, Hinkle, Chair Hatcher

Absent: Commissioner Antuna

Staff: Dave Merchen, City Planner
Orlando Ramirez, Deputy City Planner
Ricky Caperton, Senior Planner
Lily Cha, Associate Planner
Sean Smith, Supervising Civil Engineer

MINUTES

1. The Commission approved the September 24, 2020, minutes by a vote of 4-0-1.

COMMISSION SECRETARY

Deputy City Planner Orlando Ramirez and City Planner Dave Merchen provided an update to the Planning Commission, at the request of Commissioner Hinkle, regarding Ordinance Amendment OA2020-003 and action taken on it during the most recent City Council meeting.

PLANNING COMMISSION MEMBERS COMMENTS

None.

COMMUNICATIONS AND REFERRALS

None.

BUSINESS FROM THE FLOOR

None.

CONSENT CALENDAR

None.

PUBLIC HEARINGS

2. Consider Approval - **Res. 20-41, CUP2020-005**, A request to process a conditional use permit for a vehicle rental and leasing facility for a portion of an approximate 1.17 acres of property located at 1330 Clovis Avenue. David Benjamin, applicant; Charles Briggs, representative.

Deputy City Planner Orlando Ramirez presented the staff report.

Commissioner Bedsted inquired as to whether there is a reciprocal parking agreement between the two adjacent properties, as he is concerned about the possibility of rental vehicles being stationed in the parking lot of the 559 Tacos restaurant. Deputy City Planner Ramirez responded that there is no formal agreement between the properties, and though there is already cross parking, he believes that there is

sufficient parking for the proposed use to keep its vehicles on site and not cause an issue between the business owners.

Commissioner Hinkle inquired as to whether the dirt portion of the property would be paved. Deputy City Planner Ramirez responded that there will be parking surface of some type and keeping that substance from being dragged out onto Clovis Avenue, which will be addressed during the site plan review process.

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

Charles Briggs with Briggs Realty, representing the applicant, offered to answer questions.

Commissioner Cunningham inquired as to the landscaping plans for the project, and in particular whether the trees along the south property line would remain, as he does not want to see a bare lot. Mr. Briggs provided details regarding the planned landscaping and assured that not all of the trees would be removed. Deputy City Planner Ramirez further informed that, per the City's tree preservation ordinance, as many trees as possible would be preserved or salvaged.

Commissioner Bested inquired as to whether the rental vehicles will remain within the project site parking lot, with none arriving to or departing from the 559 Tacos parking lot. Mr. Briggs responded that such will be the case, explaining his reasoning.

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 offered the applicant a chance for rebuttal.

There being none, the Chair closed the public portion.

At this point, a motion was made by Commissioner Bedsted and seconded by Commissioner Cunningham to approve CUP2020-005. The motion was approved by a vote of 4-0-1,

3. Consider Approval - **Res. 20-42**, A request to approve the site layout and design of the Loma Vista Village Green, an approximately 7-acre park that is centrally located within the Loma Vista Community Center South Master Plan area, north of Gettysburg Avenue between DeWolf and Lenard Avenues. City of Clovis, applicant.

Associate Planner Lily Cha presented the staff report.

Commissioner Cunningham inquired as to the location of Fire Station 6 in relation to this project site. Associate Planner Cha provided the location.

Commissioner Hinkle inquired as to whether there would be a plan to incorporate vehicle charging stations. Associate Planner Cha responded that such is a detail that would be part of the design phase.

Commissioner Hinkle expressed concern regarding the lack of play areas designed for children ages 12 and up, particularly on the western part of the site for use by the multifamily developments there. Associate Planner Cha assured that community input was a part of the master plan design phase, and that this park is intended more as a community area, providing details.

Commissioner Hinkle implored that additions are considered for that age group to have someplace to go in the future.

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

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

Erika McFarland of 2760 Parkwall Lane expressed that she is not opposed to the park but rather is concerned regarding the lack of designated space for dogs and for parking. She is concerned that parking on the public street will present noise and safety issues and would like to see designated parking in the park.

At this point, the Chair reopened the floor to the applicant for rebuttal.

Associate Planner Cha assured Ms. McFarland that the City of Clovis had recently adopted a dog park master plan which designated areas of the City for dog parks, providing details that included a nearby planned dog park. She then addressed the parking concern, providing details regarding the available public parking in the area as well as the trail connectivity and projected use of the trail system to reach the park by most visitors.

At this point, the Chair closed the public portion.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Hatcher to approve SPR2019-011. The motion was approved by a vote of 4-0-1.

4. Consider Approval - **Res. 20-43, GPA2020-004**, A request to amend the text of the Shaw Avenue Specific Plan to permit drive-through uses. City of Clovis, applicant.

Senior Planner Ricky Caperton presented the staff report.

Commissioner Bedsted sought and received confirmation that this request would not change the appeal process available for any conditional use permits denied by the Planning Commission.

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 Hatcher and seconded by Commissioner Bedsted to approve GPA2020-004. The motion was approved by a vote of 4-0-1.

5. Consider Approval - **Res. 20-44, GPA2020-003**, A request to amend the text of the General Plan to incorporate language to ensure consistency between the General Plan and the Fresno County Airport Land Use Compatibility Plan. City of Clovis, applicant.

City Planner Dave Merchen presented the staff report.

Commissioner Cunningham sought clarification regarding the sound levels within the airport influence area and across the City. City Planner Merchen provided the information.

Commissioner Cunningham expressed concern for public safety within the airport influence area due to high noise levels and inquired as to whether there is any recourse available to the City, as this document appears one-sided to him. City Planner Merchen explained that the plan is a public process up to a certain point, then followed up by informing that the General Plan itself includes noise exposure criteria.

Commissioner Cunningham inquired as to the criteria of decibel ratings for the influence area contours and who generates them. City Planner Merchen provided an explanation.

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 GPA2020-003. The motion was approved by a vote of 4-0-1.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT AT 6:58 P.M. UNTIL the Planning Commission meeting on November 19, 2020.



Amy Hatcher, Chair