

CLOVIS PLANNING COMMISSION MINUTES
February 22, 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 Hatcher, Hebert, Hinkle, Chair Antuna

Absent: Commissioner Bedsted

Staff: Dave Merchen, City Planner
George Gonzalez, Senior Planner
Liz Salazar, Assistant Planner
Joyce Roach, Planning Technician II
Sean Smith, Supervising Civil Engineer
Matt Lear, City Attorney

MINUTES – 6:01

ITEM 1 – APPROVED.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, to approve the January 25, 2024, minutes. Motion carried 4-0-1 with Commissioner Bedsted absent.

COMMISSION SECRETARY – 6:02

City Planner Dave Merchen noted that earlier in the week the City Council settled a long-standing housing-related court case and some items in the settlement will come before the Planning Commission. The second item was the continuance of a project that had been noticed in the Business Journal, but had to be continued. Staff will re-notice the project in the Business Journal and mail notices to adjacent property owners when the project is ready for Planning Commission consideration.

PLANNING COMMISSION MEMBERS COMMENTS – 6:04

Commissioner Hinkle remarked that the Cal Cities seminar indicated that the aging population is being addressed.

PUBLIC COMMENTS – 6:04

None.

PUBLIC HEARINGS


ITEM 1 - 6:05 – APPROVED – **RES. 24-04**, A REQUEST TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW FOR THREE TEMPORARY MODULAR OFFICE BUILDINGS AT 1265 N. MINNEWAWA AVENUE. THE WELL COMMUNITY CHURCH, OWNER; RUSSEL F. TAYLOR, APPLICANT AND REPRESENTATIVE.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-04**, a resolution recommending approval of a conditional use permit allowing for three temporary modular office buildings at 1265 N. Minnewawa Avenue. Motion carried 4-0-1 with Commissioner Bedsted absent.

ITEM 2 - 6:12 – APPROVED – **RES. 24-05**, ADOPTING CLASS 2 AND CLASS 32 CATEGORICAL EXEMPTIONS FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA AND A REQUEST TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW A DRIVE-THROUGH RESTAURANT IN CONJUNCTION WITH AN OFFICE/RETAIL BUILDING LOCATED AT 10 W. BULLARD AVENUE. KAVASO INVESTMENTS LLC & BERZERKER LLC, OWNER; VERMELTFOORT ARCHITECTS, INC., APPLICANT.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-05**, a resolution recommending approval of adoption of Class 2 and Class 32 Categorical Exemptions from further environmental review under CEQA and a request for a conditional use permit allowing a drive-through restaurant in conjunction with an office/retail building located at 10 W. Bullard Avenue. Motion carried 4-0-1 with Commissioner Bedsted absent.

ADJOURNMENT AT 6:24 P.M. UNTIL the Planning Commission meeting on March 28, 2024.



Alma Antuna, Chairperson