

CLOVIS PLANNING COMMISSION MINUTES
February 27, 2020

A regular 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 Antuna, Bedsted, Cunningham, Hinkle, Chair Hatcher

Absent: None

Staff: Dwight Kroll, Director of Planning and Development Services
Dave Merchen, City Planner
Orlando Ramirez, Deputy City Planner
Ricky Caperton, Senior Planner
George Gonzalez, Associate Planner
Maria Spera, Planning Technician II
Ryder Dilley, Planning Intern
Sean Smith, Supervising Civil Engineer

MINUTES

1. The Commission approved the January 23, 2020, minutes by a vote of 5-0.

COMMISSION SECRETARY

None.

PLANNING COMMISSION MEMBERS COMMENTS

Commissioner Hinkle called for a moment of silence in honor of the fallen Porterville firefighters.

COMMUNICATIONS AND REFERRALS

Items of correspondence related to Agenda Items X-4 and X-6.

BUSINESS FROM THE FLOOR

None.

CONSENT CALENDAR

None.

PUBLIC HEARINGS

2. Consider approval Res. 20-___, **TM6166**, A request to approve a one-year extension to the approved vesting tentative tract map, TM6166 located at the southeast corner of Gettysburg (alignment) and Highland Avenues. Cressey River, LLC.; owner; Fagundes Bros. Dairy, owner; Yamabe & Horn Engineering, Inc.

Deputy City Planner Orlando Ramirez presented the staff report.

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

Norman Allinder of Fagundes Dairy expressed agreement with staff's recommendation, offered to answer questions, and stated that the project engineer is also present and ready to answer questions.

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 Bedsted and seconded by Commissioner Hinkle to approve an extension to TM6166. The motion was approved by a vote of 5-0.

3. Consider approval Res. 20-___, **TM6123**, A request to approve a one-year extension to an approved tentative tract map for property located on the north side of Shaw Avenue, west of Highland Avenue. Fagundes Dairy, owner/applicant; Precision Civil Engineering, representative.

Planning Intern Ryder Dilley presented the staff report.

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

Norman Allinder of Fagundes Dairy expressed appreciation for scheduling both items on the same night and again offered to answer questions.

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 Bedsted and seconded by Commissioner Hinkle to approve an extension to TM6123. The motion was approved by a vote of 5-0.

4. Consider items associated with approximately 50.80 acres of property located in the southwest area of Teague and N. Fowler Avenues. Multiple property owners; Woodside Homes of Fresno, LP., applicant; Yamabe & Horn Engineering, Inc., representative.
 - a. Consider Approval, Res. 20-___, A request to approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2019-006, Prezone R2019-007, Prezone R2020-002, & Vesting Tentative Tract Map TM6284.
 - b. Consider Approval, Res. 20-___, **GPA2019-006**, A request to amend the General Plan to re-designate approximately 34.3 acres from Rural Residential (1 lot per 2 acres) classification to Low Density Residential (2.1 to 4 DU/Ac) classification.
 - c. Consider Approval, Res. 20-___, **R2019-007**, A request to approve a prezone of approximately 36.80 acres from the County R-R (Rural Residential) Zone District to the Clovis R-1 (Single-Family Residential) and R-R (Rural Residential) Zone Districts.
 - d. Consider Approval, Res. 20-___, **R2020-002**, A request prezone approximately 14 acres from the County R-R (Rural Residential) Zone District to the Clovis R-R (Rural Residential) Zone District.
 - e. Consider Approval, Res. 20-___, **TM6284**, A request to approve a vesting tentative tract map for a 74-lot single-family subdivision on 32.19 acres of land.

Associate Planner George Gonzalez referred to received items of correspondence and requested a continuance to the March 26, 2020, Planning Commissioner meeting.

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, the Commission voted by consensus to continue the project to March 26, 2020.

5. Consider approval Res. 20-___, **CUP1996-010A4**, A request to approve a conditional use permit amendment to allow for the placement of signage on the gas island canopy at an existing convenience store located at the southeast corner of Ashlan and Fowler Avenues. Major S. Deol, property owner; Sign Development, Inc., Gus Ortega, applicant/representative.

Planning Technician II Maria Spera presented the staff report.

Commissioner Cunningham inquired as to whether the editorial comments in red on the exhibits were from the applicant or from staff. Planning Technician II Spera responded that the marked exhibits are to inform the Commission that the proposed signage will be reviewed in the sign review process and is not currently under consideration.

Commissioner Hinkle sought and received confirmation that such a request had been granted before. Deputy City Planner Orlando Ramirez provided information regarding the most recent similar project request.

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

Gus Ortega of Sign Development, Inc., stated that he had not been aware the Planning Division would not support the proposed east elevation sign and inquired as to whether there was some method by which it could be approved. Planning Technician II Spera responded that the issue will be reviewed through the sign review process. Mr. Ortega then provided information regarding two recent building permits he had pulled for properties within the City of Clovis that demonstrated that the proposed on-canopy signage is consistent with the new branding image for Valero gas stations.

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 Antuna and seconded by Commissioner Cunningham to approve CUP1996-010A4. The motion was approved by a vote of 5-0.

6. Consider items associated with approximately 1.6 acres of property located along the east side of Osmun Avenue and the west side of Baron Avenue, north of Second Street. TGP Investment LLC & Flyline Investments, owner/applicant; Dirk Poeschel, representative.
 - a. Consider Approval, Res. 20-___, **GPA2018-03**, A request to amend the General Plan to re-designate from the Medium Density Residential (4.1 to 7.0 DU/Ac) to the Very High Density Residential (25.1 to 43.0 DU/Ac) classification for future development.
 - b. Consider Approval, Res. 20-___, **R2018-09**, A request to approve a rezone from the R-1 (Single Family Residential – 6,000 Sq Ft) to the R-4 (Very High Density Multiple Family Residential) Zone District.

Deputy City Planner Orlando Ramirez referred to received items of correspondence and presented the staff report.

Commissioner Antuna inquired as to Clovis Unified School District concerns about accommodating increasing density detailed in comment letters, seeking and receiving confirmation that this is a standard comment letter. Deputy City Planner Ramirez further explained that CUSD is near capacity in various schools, but plans to construct new schools in

those areas are underway. He also pointed out that the school district has the ability to transfer or relocate students as they go through that process.

Commissioner Hinkle inquired as to whether this project fits within the definition of 'affordable housing.' Deputy City Planner Ramirez confirmed that it does so in terms of density, providing details.

Commissioner Cunningham sought and received confirmation that, if approved, this project's unit numbers will go towards the City's Regional Housing Needs Assessment count.

Commissioner Hinkle sought and received confirmation that, under the proposed R-4 zoning, the applicant could possibly build up to sixty-eight units.

Commissioner Cunningham inquired as to how this proposal fits in with Senate Bill SB330. Deputy City Planner Ramirez responded that it helps the City meet the mandate imposed by this state bill.

Commissioner Antuna inquired as to whether this project will provide more diverse housing in this area. Deputy City Planner Ramirez responded in the affirmative, providing details regarding the surrounding housing types and reiterating that in this case, 'affordable' is referring to density.

Commissioner Hinkle sought and received confirmation that this project would fall under Assembly Bill AB1763.

Commissioner Cunningham inquired as to whether this project would come in at four stories. Deputy City Planner Ramirez responded that it did so originally but that it has had several iterations since initial submission.

City Planner Dave Merchen explained that though the state qualifies this project as affordable housing, it is proposed as market-rate. The project does not require a density bonus under the provisions of AB1763. He referenced the recent urgency ordinance regarding housing adopted at the end of 2019 and explained to the Commission that the requirements of the urgency ordinance don't apply to this specific project. Though it will contribute to the City's ability to meet housing requirements, the proposal project is not mandatory and the Commission retained their ability to make a decision on the project.

Commissioner Hinkle requested clarification regarding a mow strip mentioned in a comment letter from the Fresno Metropolitan Flood Control District. Supervising Civil Engineer Sean Smith clarified that it is a typical structure. Deputy City Planner Ramirez further clarified that it is intended for maintenance purposes on the north side of the project.

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

Bob Garabell, owner, offered no comments at this time, as he was waiting for project representative Dirk Poeschel. They had believed the project would not be reviewed until later in the evening. He requested putting off the project for about fifteen minutes, which was denied as

the staff recommendation had already been given and the applicant or a representative for the applicant was present. Further, there would be an opportunity for rebuttal.

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

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

Derek Chapman of 40 Phillip Avenue spoke against the project as he believes that the applicant has deceived them as this will, he is certain, be low-income housing, and lower rent means more crime. He also expressed that privacy for the single-family homes will be impacted by renters on the second or third floors looking into their backyards, the proposal does not fit with this area of Old Town Clovis (a quiet, beautiful neighborhood of one- or two-story buildings where his children had been able to play on the street), property values will drop, and traffic impacts will be significant, especially on Phillip Avenue.

Jeff Pace of 81 Phillip Avenue expressed agreement with Mr. Chapman, though he is not as certain that this will be low-income housing. He did express disbelief in the rent price of \$1,800 proposed in the neighborhood meeting, stating that such is not affordable. He also inquired as to the traffic count, as he was unable to find the traffic study online. He concluded by stating that though he is in favor of development, growth, and affordable housing, he feels that the density of this project will adversely affect his low-density neighbors.

Chair Hatcher inquired as to whether the traffic study is available online. Supervising Civil Engineer Smith responded that he was unable to find it.

Cole Heap of 41 Phillip Avenue informed that he had sent one of the items of correspondence, then referenced several publications as proof that higher population density leads to lower property values and more street-side parking, which is evident near apartment complexes in Fresno and Clovis. However, he indicated that the increased traffic is his biggest concern, as another study he cited stated that higher population density leads to higher child pedestrian injuries (he had mentioned earlier that his children play in the street). He concluded by quoting from the General Plan and stating that this project negatively impacts not only his investment in Clovis, but also how Clovis looks and functions.

Jack Pokorny of 90 Phillip Avenue stated that Mr. Heap had made all of the points he wished to bar one: he finds the idea of a three-story building looking down into his backyard very undesirable and feels as though he is being pushed to move out. He also stated that the traffic will be terrible and that single-story apartments, such as those west of this site, should be considered.

Beth Pokorny of 90 Phillip Avenue informed that the previous speaker is her father, who moved into Clovis thirty years ago and helped build this city. She stated that you should be ashamed of the effect this project is having on him.

Darin Land of 881 Sierra Avenue informed that he lived just north of the proposed project site, across the ponding basin, and that though he and his neighbors raised money to put in speed

bumps, traffic is still an issue which will be further exacerbated by this project. He also objected to the impact on his view from his home, the increase in noise which is already an issue for him whenever there is a game played at Buchanan High School, and how this type of project will bring undesirables to the community along with people who would be assets. In conclusion, he requested that the Planning Commission not give in to pressure from the state government with such a very high density jump.

Rod Johnson of 879 Osmun Circle spoke against the project in terms of the undesirability of a three-story apartment complex in his area. He expressed his certainty that this will be low-income housing for Hispanics and illegals, inquiring as to whether this project is a result of Governor Newsom's sanctuary state policies and a lawsuit against the City. He further objected in terms of safety concerns regarding children being near the ponding basin, traffic and parking impacts, and increased crime.

Robin DiFalco of 227 Baron Avenue expressed her concerns with this project as it conflicts with the charm and desirability of Old Town Clovis, it conflicts with the surroundings as it's an apartment complex over two-stories, and a density jump of three levels is ridiculous.

April Watt of 239 Baron Avenue objected to the project in terms of increased traffic within the neighborhood, the lack of fit with Old Town Clovis, aesthetics, decreased property values, and the increased crime that will result from the increased activity. She supported the idea of putting single-family homes with accessory dwelling units or more single-story apartments, and stated that if this project is approved, she will move out.

Rosemary Martinez of 201 Osmun Avenue informed that she has lived in Clovis long enough to see many changes and embraced most of them, but she feels this would be a negative change. She expressed concern for the increased traffic, as the future library and senior center will also generate more traffic, safety, the departure from the theme of Old Town, and the invasion of privacy. She concluded by urging that this project be moved elsewhere.

Annie Gerrero of 210 Osmun Avenue expressed offense that the Commission is even considering approving this project, as she does not believe the commissioners would want such a project near their own homes. She expressed concerns regarding the driving speed of apartment residents and the decreased safety that results from it.

Mike DiFalco of 227 Baron Avenue expressed agreement with the statements of previous speakers regarding traffic concerns. He requested that the Commission take into consideration the parking, as when he lived in an apartment complex on Pollasky Avenue, he did not have room to park within the complex. He had concerns about an increasing number of children taking a shortcut directly across Third Avenue in order to reach Clark Intermediate School.

A previous speaker returned to the podium to add that she had considered building a cottage home like one of her neighbors, but that she will completely take that idea off the table if apartments are built there.

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

Dirk Poeschel of 923 Van Ness Avenue informed that most of the audience did not attend the outreach meeting, this project will be market-rate, apartment-living rather than house-living is a new lifestyle change, a small increment of traffic will be added with this project, development standards will be met so parking will not be an issue, and there is no information on the Internet that indicates that a well-designed and well-maintained project will lower property values. He also detailed several concessions made to accommodate neighborhood concerns and how the project addresses the housing element of the General Plan and the City's housing goals and needs. He concluded by offering to answer questions.

Commissioner Cunningham sought and received confirmation that all of the units bar the townhouses have two bedrooms and two bathrooms, then inquired as to the target customers and whether that would include seniors. Mr. Poeschel responded that it is aimed at those who wish to live near the Community Hospital, downtown Clovis, or the Herndon Avenue/Highway 168 intersection, and they expect a smaller percentage of renters to be seniors, who will most likely utilize units on the first floor.

Commissioner Hinkle sought and received confirmation that this project will not involve grant funding, will have charging stations, will be marketed to those who will be high users of the charging stations, will be market-rate despite meeting the state's target densities to be designated as 'affordable,' and the alley between Osmon and Baron Avenues will remain to provide access and preserve utilities located there. He then informed that this type of product, and those like the development at the northwest corner of Shepherd and Willow Avenues, are being promoted and mandated by state legislation, which is aimed at making more of the state resemble Los Angeles and the Bay Area. The City cannot afford the fines that will be levied if these mandates are not followed.

Commissioner Bedsted expressed appreciation for the applicant reorienting the building to address the privacy concerns, then remarked that the Commission has heard a great deal of concern about both privacy and traffic, inquiring as to whether the applicant had considered developing at two-stories. Mr. Poeschel responded that such had been considered, but that the proposed density is what is required for the project to be profitable enough for a quality product. He further detailed other features aimed at preserving the privacy of the neighbors.

Commissioner Bedsted followed up by seeking and receiving assurance that the applicant will not increase the currently proposed number of units if the rezoning is approved. Mr. Poeschel also assured that the elevations presented reflect what will be built, then added that landscaping, parking, etc., will be reviewed more in depth in the site plan review process.

At this point, the Chair closed the public portion.

A member of the public called out an objection, stating that the audience should have a chance to address the applicant's rebuttal. Chair Hatcher explained the procedures and assured that they had been followed even though the applicant had chosen not to make any statements before the floor was opened to the public.

Commissioner Antuna expressed appreciation to the members of the public for taking the opportunity to participate in this process and assured them that the commissioners, who are citizens just like them, do listen to their concerns. She informed that she herself has lived next to an apartment complex for over two years with no issues. She stated that Clovis is an inclusive city, so it aims to provide diverse housing for a broad spectrum of residents. Housing in Old Town Clovis is limited, and, as she reminded, several of the speakers had stated that they themselves had lived in apartments before getting houses. Infill projects are difficult, but the applicant has done well with their design, and so she is in support of it.

Commissioner Hinkle informed that there are more than three hundred bills being formulated for presentation to the state legislature between now and November, with affordable housing being a large part of those bills. This project, as an infill, falls under the jurisdiction of seven different bills he reviewed recently. He recommended the members of the public research these bills as they will affect development, then expressed appreciation for the applicant not proposing the highest number of units possible on this site. He is in favor of the project.

A member of the public called out an inquiry as to how \$1,800 per month in rent is affordable. Commissioner Hinkle responded that, if it was built with state grants and subsidies, then the rent would be approximately \$2,200. 'Affordable' has different meanings in different areas.

Chair Hatcher expressed gratitude to the neighbors for their attendance, then expressed that this is a difficult decision for her. She finds it to be a good infill project but does not believe it to be a good fit for this area, being that it is three-stories and she believes it will cause traffic issues. Therefore, regardless of state mandates, she cannot support this project.

At this point, a motion was made by Commissioner Hinkle and seconded by Commissioner Antuna to approve GPA2018-03. The motion was approved by a vote of 3-2. Chair Hatcher and Commissioner Bedstead voted "No".

At this point, a motion was made by Commissioner Hinkle and seconded by Commissioner Antuna to approve R2018-09. The motion was approved by a vote of 3-2. Chair Hatcher and Commissioner Bedstead voted "No".

Commissioner Cunningham stated that though the Commission appreciates members of the public attending and speaking and understands that emotions are high, he does not appreciate the nasty, personal-level comments directed towards the commissioners and staff. They are ordinary citizens just like the people in the audience. He advised that when speaking to the City Council, the members of the public should keep to facts, as they will be unable to sway decision-making with insults.

At this point, a brief recess was called.

7. Consider items associated with approximately 1.49 acres of property located along the south side of Shaw Avenue between Stanford and Fowler Avenues. FE Monterey, LLC, owner; Moss Ventures, LLC, applicant; Pamela Jardini, Planning Solutions, representative.
 - a. Consider Approval, Res. 20-___, **GPA2019-005**, A request to amend the text of the Shaw Avenue Specific Plan to permit drive-thru uses for this specific site.
 - b. Consider Approval, Res. 20-___, **CUP2019-009**, A request to approve a conditional use permit to allow for an approximately 600 square foot drive-thru coffee shop.

City Planner Dave Merchen presented the staff report.

Commissioner Antuna expressed concern regarding traffic circulation in terms of the entry/exit onto Shaw Avenue, worried that drivers trying to exit the drive-thru site will have to wait as this is going to be a popular business. City Planner Merchen responded by demonstrating the circulation pattern and stating that the parking lot of the site being developed already limits configurations. Though the traffic volume seems significant, the scale will not be so, there is not likely to be a continuous stream of traffic coming off Shaw Avenue without break, the site is not unusual in terms of overall loading, and the drive-thru queues will move quickly.

Commissioner Antuna followed up with an inquiry into the average rate of customers to be served. City Planner Merchen deferred to the applicant for that information.

Commissioner Cunningham sought clarification, as the floor plans appeared to show two service bays yet the elevations only showed one service window. City Planner Merchen responded that staff had noticed some inconsistencies between the floor plans and elevations and would leave clarification to the applicant, and assured that such details as well as the circulation would be reviewed in-depth during the site plan review stage.

Commissioner Hinkle remarked that on both the diagram and a picture one of the bays is shown as a walk-up window.

Commissioner Bedsted and Chair Hatcher sought and received confirmation that this proposal is specific to this site, for both pads, and if the applicant seeks to build new construction elsewhere with a drive-thru, that proposal would also come before the Planning Commission.

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

Pamela Jardini of Planning Solutions provided background on the project and clarified the apparent inconsistencies regarding the service bays.

Commissioner Cunningham inquired as to the number of vehicles typically serviced and what mitigation may be done if the business proved successful enough to cause overflow potentially blocking nearby business. Ms. Jardini responded with details regarding vehicle numbers during

peak and lull times, then pointed out a portion of the parking lot with 'dead space' into which queues could stack.

Commissioner Antuna reiterated her concern regarding traffic entry/exit, as the site appears tight in space at that point. Ms. Jardini responded that the configuration meets City standards for clearance and there is an additional point of exit by the Walgreens. Project architect Larry Gabriel provided some details regarding the dimensions and the applicant's efforts to make the site work.

Commissioner Hinkle inquired as to whether there would be online ordering. Ms. Jardini responded in the affirmative.

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 reopened the floor to the applicant.

Ms. Jardini provided more information regarding the floor plan and staffing, and how such will prevent more than ten cars from being in queue at any one time.

At this point, the Chair closed the public portion.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Hinkle to approve GPA2019-005. The motion was approved by a vote of 5-0.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Hinkle to approve CUP2019-009. The motion was approved by a vote of 5-0.

8. Consider approval Res. 20-___, **OA2020-001**, A request to amend the City of Clovis Sign Ordinance to allow video and LED changeable copy signs in the R-T (Research and Technology Park) and C-R (Commercial Recreation) Zone Districts. California Health Sciences University and Clovis Rodeo Association, applicants.

PDS Director Dwight Kroll presented the staff report.

Commissioner Antuna inquired as to whether the provided sign rendition is to specification and whether the video availability would have live video or slides. PDS Director Kroll responded that the rendition shows what the Rodeo Association intends to do and it would be live video as well as more availability for sponsors with the panels on the sides.

Commissioner Bedsted expressed his appreciation for the incorporation of new technology, then inquired as to what recourse would be available if these two signs move forward and there is deviation from the approved standards. PDS Director Kroll responded that staff was requesting that the Rodeo Association come in for an administrative use permit to more fully define what would be advertised on their sign, and if the agreement is violated, then the applicant could be cited. The same would be true for CHSU, but without the administrative use permit.

Commissioner Bedsted followed up with an inquiry as to whether there would be any opportunity for revocation of the signs if misused, or just citation, if either property changed hands in the future. PDS Director Kroll responded that they would be able to, which is why the ordinance amendment would be specific to these uses. For example, if something else were to develop on the rodeo grounds, it would involve amending Planning Area 12, at which point signs would be able to be reviewed with other considerations. As for CHSU, the amendment is specific to a university in the R-T Park; if the site changed to something else, then that new use would not be able to use that sign.

Commissioner Bedsted inquired as to whether there are any statistics or safety data regarding driver distraction, particularly in reference to the Rodeo sign with its placement on Clovis Avenue. PDS Director Kroll responded that he is not sure where to find such data. However, the sign would be limited in brightness and whether it would be considered a distraction is subjective, and staff is seeking feedback from the Commission. He provided details regarding the changes that will be taking place in the rodeo grounds entry.

Commissioner Cunningham expressed support from the Commission for both entities, then remarked that 'video' and 'animation' are interchangeable terms that essentially refer to moving pictures. He sought and received confirmation that the Rodeo Association is seeking such video on their sign while the Health Sciences University is not. He informed that he had performed some research on distracted driving, and had found that 7% of vehicle deaths result from distraction, with out-of-vehicle distractions being cited as part of that category. He sought confirmation as to the square footage of the proposed sign areas, stating that the CHSU sign appeared to be approximately five hundred square feet. PDS Director Kroll responded that the Rodeo Association video sign is at fifty square feet, and that the CHSU would, if approved, be aligned with the commercial standards and therefore limited to no more than three hundred fifty square feet.

Commissioner Cunningham inquired as to whether staff had contacted Caltrans regarding this. PDS Director Kroll responded that Caltrans will review whatever sign will be proposed out there by the freeway, and that they are less concerned with a fixed, non-changeable copy sign than they are with the intensity of light coming from LED lighting. Their feedback would be sought on such, and in fact their approval is required as per the freeway-related sign section of the municipal code. PDS Director Kroll stated that he believes they also have requirements regarding how long copy must stay on a freeway sign before it may change.

Commissioner Cunningham expressed his assumption that the reason for the delay is so that drivers can read the copy while driving at the speed limit, whereas moving video would encourage drivers to slow down in order to watch the video.

Commissioner Antuna remarked on the sponsor advertisement on the proposed rodeo sign, expressing that it is a bit of an issue for her as other businesses do not get to advertise their sponsors, though she finds the design itself to be nice. She is aware of other businesses that do advertise sponsorship and understands why the Rodeo Association wants this, but questioned

whether that would fit in with Old Town Clovis. PDS Director Kroll responded that this would be a change from what is allowed that would apply on to the rodeo.

Commissioner Hinkle expressed his understanding of the reasoning for including sponsor advertisement as well as the difference between sponsors for events and sponsors for businesses. PDS Director Kroll informed that the sign ordinance does not currently provide for sponsor advertisements and staff are requesting feedback from the Commission on the sponsor ID panels for the proposed rodeo sign, which would be fixed and not video.

Commissioner Hinkle remarked that events should be able to express gratitude to the entities that make them possible, which is not really advertising a business, for which sponsorship advertising would be very different. Such shows of appreciation are currently fulfilled by banners set up during events. He therefore sees no problem with this for events.

Commissioner Antuna sought and received confirmation that not only would these sponsor panels be fixed. As it seems that they're intended to remain year-round, she feels that they are basically sponsoring and even paying for the sign. Therefore, this would not be the same as sponsor signage for an event, which usually last for a week or the duration of the event then get taken down. PDS Director Kroll responded that it appears to be as Commissioner Antuna stated, but that he cannot speak for the Rodeo Association in such a way.

Commissioner Bedsted stated that, after listening to the report and everything said so far, he is trying to process a happy medium that will allow the City to be fair and equitable while honoring the spirit of what happens at the Clovis Rodeo and other events.

Commissioner Antuna stated that she viewed using the video board for the sponsors as a great option rather than the sign panels on the sides of the sign.

Commissioner Bedsted stated that he might be comfortable with the sponsor panels but not year-round, maybe only during events.

Chair Hatcher sought and received confirmation that the video board would be double-sided, then inquired as to whether the City can legally prevent sponsor advertisement if the signage is otherwise within allowed standards. PDS Director Kroll responded that there are some privilege sign provisions in the current sign ordinance in some commercial uses. Deputy City Planner Ramirez further responded that such have been allowed in most of the C-2 Community Commercial Zone District and that the allowed square footage for the rodeo sign could potentially incorporate the sponsor panels, at least in terms of square footage allowances.

Commissioner Cunningham inquired as to what other places are allowed video boards. Deputy City Planner Ramirez responded that the Clovis Veterans Memorial District has such, as well as Clark Intermediate School across the street from it.

Commissioner Cunningham followed up with the observation that many schools have them. Deputy City Planner Ramirez responded that public schools are exempt from the City's sign ordinance.

Commissioner Cunningham informed that the freeway sign at the business park located near Freeway 168 and Temperance Avenue has been dark the last four times he has checked it. PDS Director Kroll responded that he has not had a conversation yet with that operator to see what they plan to do.

Commissioner Cunningham stated that though he is in favor of both entities and has no issue with changeable copy, he is opposed to video signage, as he believes that such will distract drivers.

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

Representatives of the Rodeo Association were unable to attend but were confirmed to be in favor of the text change.

Tom McLaughlin, Director of Planning for California Health Sciences University (CHSU), provided background on the CHSU portion of the proposal.

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.

Commissioner Cunningham inquired as to whether the sign height would be an administrative issue between the applicant and Planning & Development Services. PDS Director Kroll responded that it is currently limited to thirty-five feet in the current ordinance, subject to a flag test and director discretion, which is what this use would be paired with.

Commissioner Antuna sought clarification regarding the exact nature of the request in regards to CHSU. PDS Director Kroll clarified that the proposed ordinance amendment would pair the standards of the Research and Technology Park with the currently-existing standards for freeway-related signs in the C-2 Zone District, with the ability to do an LED changeable copy sign only for a university within the R-T Park.

Commissioner Cunningham inquired as to the height of the currently existing business park changeable copy sign. Mr. McLaughlin and Deputy City Planner Ramirez confirmed it as being at fifty feet high.

Chair Hatcher requested staff's input on a way to change the height for the CHSU sign only and not for every sign within the R-T Park. PDS Director Kroll responded that such direction and how the Commission would like that discretion handled can be made part of the motion, thus resulting in the ordinance being written per that recommendation.

Chair Hatcher then followed up by stating that she can foresee other universities and medical schools wanting taller signs, and thus she assumes staff would like the Commission to

specifically limit the change to this use. PDS Director Kroll clarified that the current proposal is written such that other schools along the freeway that are not zoned R-T would not have this option available to them. Deputy City Planner Ramirez expanded that there are also acreage and lineal frontage requirements in place as well, before a request could be reviewed under the administrative use permit process.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Hinkle to approve OA2020-001, with a modification to limit LED signage at both sites to changeable copy with no video capability, and to increase the height restriction of thirty-five feet in the R-T Park to fifty feet, at the Director's determination, through administrative use permit. The motion was approved by a vote of 4-1. Commission Antuna voted "No".

9. Consider items associated with approximately 2.78 acres of property located south of Shaw Avenue, north of Gettysburg Avenue, between De Wolf and Leonard Avenues. City of Clovis, property owner/applicant/representative.
 - a. Consider Approval, Res. 20-___, **SPR2019-019**, A request to approve a site plan review for the construction of approximately 7,742 sq. ft., 3-bay fire station on a portion of an approximately 2.78 acre parcel.
 - b. Consider Approval, Res. 20-___, **AUP2019-021**, A request to approve an administrative use permit for the construction of an approximately 165 foot high telecommunications tower on property of the proposed fire station considered under SPR2019-0149.

Senior Planner Ricky Caperton presented the staff report.

Commissioner Hinkle inquired as to whether there were also plans to also put a police department facility on this parcel, as he had though the space behind the fire station was intended for such. PDS Director Kroll responded that there are no such plans at this time, but that this site and others planned for public facilities could accommodate it. At this point, it is more likely that the remainder of this parcel will become a parking facility for the Loma Vista Village Green.

Fire Chief John Binaski informed that the height of the proposed tower is required for the UHF radio used by both the police and fire departments, both of which will use this tower. He also provided details regarding the chain of transmission.

Commissioner Hinkle inquired as to whether the proposed tower will be able to be used for emergencies as well as everyday use. Fire Chief Binaski confirmed that it can, providing information regarding backups and redundancy.

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 Hinkle and seconded by Chair Hatcher to approve SPR2019-019. The motion was approved by a vote of 5-0.

At this point, a motion was made by Commissioner Hinkle and seconded by Commissioner Bedsted to approve AUP2019-021. The motion was approved by a vote of 5-0.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT AT 9:30 P.M. UNTIL the Planning Commission meeting on March 26, 2020.



Amy Hatcher, Chair