

CLOVIS PLANNING COMMISSION MINUTES
June 24, 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 Hatcher.

Present: Commissioners Antuna, 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
Emily Lane, Assistant Planner
Maria Spera, Planning Technician II
Gene Abella, Civil Engineer
Wesley Carlson, City Attorney

MINUTES – 6:01

ITEM 1 – APPROVED.

Motion by Commissioner Hatcher, seconded by Commissioner Antuna, to approve the May 27, 2021 minutes. Motion carried by unanimous vote.

COMMISSION SECRETARY - 6:02

None.

PLANNING COMMISSION MEMBERS COMMENTS –6:02

None.

COMMUNICATIONS AND REFERRALS – 6:02

None.

BUSINESS FROM THE FLOOR – 6:02

None.

CONSENT CALENDAR – 6:02

None.

PUBLIC HEARINGS

ITEM 2A - 6:03 – APPROVED - **RES. 21-12, GPA2021-002**, A RESOLUTION APPROVING A REQUEST TO AMEND THE GENERAL PLAN TO RE-DESIGNATE APPROXIMATELY 3.54 ACRES FROM THE PUBLIC/QUASI-PUBLIC FACILITIES CLASSIFICATION TO THE MEDIUM DENSITY RESIDENTIAL (4.1 TO 7.0 DU/AC) CLASSIFICATION; ITEM 2B – APPROVED - **RES. 21-13, R2021-005**, A REQUEST

TO REZONE APPROXIMATELY 3.54 ACRES FROM THE P-F (PUBLIC FACILITIES) ZONE DISTRICT TO THE R-1 (SINGLE-FAMILY RESIDENTIAL 6,000 SF) ZONE DISTRICT; AND ITEM 2C – APPROVED -**RES. 21-14, TM6349**, A REQUEST TO APPROVE A VESTING TENTATIVE TRACT MAP FOR A 17-LOT SINGLE-FAMILY SUBDIVISION ON APPROXIMATELY 3.54 ACRES OF LAND.

Motion by Commissioner Cunningham, seconded by Commissioner Bedsted, for the Planning Commission to approve **Resolution 21-12**, a resolution approving an amendment to the General Plan to re-designate approximately 3.54 acres from the Public/Quasi-Public Facilities classification to the Medium Density Residential (4.1 to 7.0 DU/Ac) classification. Motion carried by unanimous vote.

Motion by Commissioner Cunningham, seconded by Commissioner Bedsted, for the Planning Commission to approve **Resolution 21-13**, a resolution approving rezoning approximately 3.54 acres from the P-F (Public Facilities) Zone District to the R-1 (Single-Family Residential 6,000 SF) Zone District. Motion carried by unanimous vote.

Motion by Commissioner Cunningham, seconded by Commissioner Bedsted, for the Planning Commission to approve **Resolution 21-14**, a resolution approving a vesting tentative tract map for a 17-lot single-family subdivision on approximately 3.54 acres of land, with an additional condition requiring paved pathways on the side of the garages. Motion carried by unanimous vote.

ITEM 3A - 6:21 – APPROVED - **RES. 21-15, GPA2021-001**, A RESOLUTION APPROVING A REQUEST TO AMEND THE GENERAL PLAN TO RE-DESIGNATE APPROXIMATELY 2.71 ACRES FROM THE OFFICE (O) PLANNED LAND USE CLASSIFICATION TO THE GENERAL COMMERCIAL (GC) PLANNED LAND USE CLASSIFICATION; ITEM 3B – APPROVED - **RES. 21-16, R2021-004**, A RESOLUTION APPROVING A REQUEST TO REZONE APPROXIMATELY 2.71 ACRES FROM THE C-P (ADMINISTRATIVE/PROFESSIONAL OFFICE) ZONE DISTRICT TO THE C-2 (COMMUNITY COMMERCIAL) ZONE DISTRICT; AND ITEM 3C – APPROVED -**RES. 21-17, CUP2017-015A**, A RESOLUTION APPROVING A REQUEST TO MODIFY THE CONDITIONAL USE PERMIT FOR THE EXISTING HOTEL TO ALLOW FOR THE SALES OF BEER, WINE, AND HARD LIQUOR WITHIN THE RESTAURANT INSIDE THE HOTEL.

Motion by Commissioner Hatcher, seconded by Commissioner Antuna, for the Planning Commission to approve **Resolution 21-15**, a resolution approving an amendment to the General Plan to re-designate approximately 2.71 acres from the Office (O) classification to the General Commercial (GC) classification. Motion carried by unanimous vote.

Motion by Commissioner Hatcher, seconded by Commissioner Antuna, for the Planning Commission to approve **Resolution 21-16**, a resolution approving rezoning approximately 2.71 acres from the C-P (Administrative/Professional Office) Zone District to the C-2 (Community Commercial) Zone District. Motion carried by unanimous vote.

Motion by Commissioner Hatcher, seconded by Commissioner Antuna, for the Planning Commission to approve **Resolution 21-17**, a resolution approving an amendment to a conditional use permit for the existing hotel to allow for the sales of beer, wine, and hard liquor within the restaurant inside the hotel. Motion carried by unanimous vote.

ITEM 4 - 6:33 – APPROVED - **RES. 21-18, CUP2021-005**, A RESOLUTION APPROVING A REQUEST TO ALLOW A ±6,770 SQUARE FOOT ELECTRONIC FULFILLMENT FACILITY IN AN EXISTING COMMERCIAL CENTER LOCATED AT 300 WEST SHAW AVE., UNITS 113-117. BROWN AND

ASSOCIATES, CLOVIS, LLC, OWNERS; SOPHIE FARRARA, DOORDASH ESSENTIALS, LLC, APPLICANT/REPRESENTATIVE.

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 21-18**, a resolution approving a request for a conditional use permit allowing a $\pm 6,770$ square foot electronic fulfillment center in an existing commercial center located at 300 West Shaw Ave., Units 113-117, with revised Condition #22 regarding alcohol and that additional operational characteristics are pending and shall be resolved between the applicant, Clovis Police, and the Alcoholic Beverage Control. Motion carried by unanimous vote.

ITEM 5A - 6:56 – APPROVED - **RES. 21-19, CUP2020-008**, A RESOLUTION APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT ALLOWING FOR THE CONSTRUCTION OF A GAS STATION AND $\pm 4,500$ SQUARE-FOOT CONVENIENCE STORE WITH A TYPE 21 (BEER, WINE, AND DISTILLED SPIRITS) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE; ITEM 5B – APPROVED - **RES. 21-20, CUP2021-003**, A RESOLUTION APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT ALLOWING FOR THE CONSTRUCTION OF A FUTURE DRIVE-THROUGH USE; AND ITEM 5C – APPROVED - **RES. 21-21, CUP2021-004**, A RESOLUTION APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT ALLOWING FOR THE CONSTRUCTION OF A FUTURE DRIVE-THROUGH USE.

Motion by Commissioner Hatcher, seconded by Commissioner Cunningham, for the Planning Commission to approve **Resolution 21-19**, a resolution approving a request for a conditional use permit allowing for the construction of a gas station and $\pm 4,500$ square-foot convenience store with a Type 21 (beer, wine, and distilled spirits) alcoholic beverage control (ABC) license. Motion carried by unanimous vote.

Motion by Commissioner Bedsted, seconded by Commissioner Antuna, for the Planning Commission to approve **Resolution 21-20**, a resolution approving a request for a conditional use permit allowing for the construction of a future drive-through use, with revised Condition #21 to ensure the ability to require an amendment to the entitlements if a high volume user comes forward. Motion carried by unanimous vote.

Motion by Commissioner Bedsted, seconded by Commissioner Antuna, for the Planning Commission to approve **Resolution 21-21**, a resolution approving a request for a conditional use permit allowing for the construction of a future drive-through use, with revised Condition #21 to ensure the ability to require an amendment to the entitlements if a high volume user comes forward. Motion carried by unanimous vote.

OLD BUSINESS – 7:44

None.

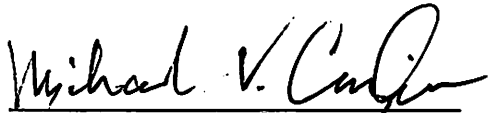
NEW BUSINESS – 7:44

Commissioner Hatcher requested staff speak to Hobby Lobby about their dilapidated landscaping.

Commissioner Hatcher inquired as to whether any follow-up is necessary regarding drive-through queueing for Dutch Brothers and In-N-Out.

Senior Planner George Gonzalez informed that City staff will be reaching out to several businesses regarding dilapidated landscaping and assured that staff will look more into the drive-through queueing issue.

ADJOURNMENT AT 7:45 P.M. UNTIL the Planning Commission meeting on July 22, 2021.



Paul Hinkle, Chair *Pro Tem*

MICHAEL CARRINGTON