

AGENDA ITEM: 1

CLOVIS PLANNING COMMISSION MINUTES February 28, 2019

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 Commissioner Cunningham

Present: Commissioners Antuna, Bedsted, Cunningham, Hinkle, Chair Hatcher

Absent: None

Staff: Bryan Araki, City Planner
Orlando Ramirez, Deputy City Planner
Ricky Caperton, Senior Planner
George Gonzalez, Associate Planner
Sean Smith, Associate Civil Engineer

MINUTES

1. The Commission approved the January 24, 2019, minutes with a correction by a vote of 5-0.

COMMISSION SECRETARY

City Planner Bryan Araki introduced new Senior Planner Ricky Caperton and invited the Commission members to attend the May 9th Mayor's Breakfast and the March 11th Joint Meeting between the City Council and the Veterans Memorial District. He also provided a quick briefing on current status of staff's housing element efforts.

Deputy City Planner Orlando Ramirez recognized City Planner Araki's birthday.

PLANNING COMMISSION MEMBERS COMMENTS

None

COMMUNICATIONS AND REFERRALS

An item of correspondence related to Agenda Item X-4.

BUSINESS FROM THE FLOOR

None

CONSENT CALENDAR

None

PUBLIC HEARINGS

2. Consider approval, **TM6125**, A request to approve a one-year extension to an approved vesting tentative tract map for property located near the northwest corner of Peach and Stuart Avenues. Beal Development, LLC, owner/applicant.

Associate Planner George Gonzalez presented the staff report.

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

George Beal of 1175 Shaw Avenue provided a brief explanation of the reason for the request.

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 Hinkle sought and received confirmation that there had been no changes to the originally approved project.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Antuna to approve an extension to TM6125. The motion was approved by a vote of 5-0.

3. Consider approval Res. 19-07, **CUP2018-16**, A request to approve a conditional use permit to allow a church to operate within an existing commercial building located on the southwest corner of Gettysburg and Phillip Avenues (1030 Gettysburg Avenues, #100). Mark & Brad General Partners, owners; Rodney Ainsworth, Foundation Baptist Church, applicant; Jeff Davis, owner's representative.

Senior Planner Ricky Caperton presented the staff report.

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

Rodney Ainsworth expressed gratitude to the Commission for reviewing his project.

Commissioner Antuna inquired as to the current number of church members, or whether this is an entirely new church. Mr. Ainsworth responded that current membership is approximately 125 members.

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 Hinkle sought confirmation that this location has been approved for this type of facility for the last few years. Senior Planner Caperton explained that though there had previously been a church at this location, it had no entitlements attached to it.

Commissioner Hinkle then sought and received confirmation that the location directly west of the subject site had previously come before the Planning Commission for church use approval.

At this point a motion was made by Commissioner Antuna and seconded by Commissioner Bedsted to approve CUP2018-16. The motion was approved by a vote of 5-0.

4. Consider approval Res. 19-08, **TM6260**, A request to approve a tentative tract map for a 34-lot single-family residential subdivision located at the northeast corner of Shaw and Locan Avenues. Wathen Family Builders, owner/applicant; Yamabe & Horn Engineering, Inc., representative.

Associate Planner George Gonzalez presented the staff report.

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

Chris Kliewer of Yamabe & Horn Engineering, 2985 N. Burl Avenue, Fresno, provided some background information on the project and offered to answer any questions.

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

Pat Duncan of 3109 Poe Avenue informed that she is in attendance to find out what is happening and report back to her neighbors, as they have watched the site remain unbuilt for four years. She inquired as to when building would begin if approved.

Associate Planner Gonzalez deferred to Associate Civil Engineer Sean Smith, who provided the Engineering Division's timeline. Mr. Kliewer provided information on the delays and the current timeline to begin construction, indicating that the applicant is ready to move forward and with approval, they anticipate finalizing the final map shortly thereafter.

Commissioner Cunningham inquired as to whether this property had previously been owned by the church to the north. Mr. Kliewer responded that he believed that was the case, and that as far as he was aware, there had been a lot of cooperation with the church for this project. He explained that his uncertainty was due to joining the project later in the process.

Commissioner Cunningham then inquired of staff if this property had been intended previously for mixed use, including retail. City Planner Araki responded that the property he was referring to was a different one located at Ashlan and Locan Avenues that happened to have a similar setup.

At this point, 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 Antuna to approve TM6260. The motion was approved by a vote of 5-0.

5. Consider approval Res. 19-9, **OA2019-01**, A request to amend the Clovis Development Code as a semi-annual cleanup to address typographical, grammatical, and content errors as a result of the 2014 Development Code Update, to make the "Cottage Home

Program” available citywide to single-family residential zoning districts where alley access is provided, and to make the necessary modifications to reflect recent changes to State housing law. City of Clovis, applicant.

Senior Planner Ricky Caperton presented the staff report.

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 Bedsted inquired as to the rationale behind the initial limitation of the Cottage Home Program to the Old Town Clovis area. City Planner Araki explained the background of the program related to that limitation.

Commissioner Bedsted expressed appreciation for the City’s progressive stance on the program and his curiosity regarding difficulties encountered and addressed during the initial rollout as well as the level of expressed interest in the expanded area. Planning Technician II Maria Spera and Deputy City Planner Ramirez provided information in relation to these inquiries.

Commissioner Bedsted inquired as to whether this proposed change will affect the City’s density requirements. City Planner Araki responded positively, providing an explanation.

Commissioner Hinkle sought and received confirmation that the applicable lots could not be subdivided in the future, then inquired as to whether these units could be used as weekend rentals. Senior Planner Caperton responded that they can indeed be rented. City Planner Araki responded that the units can be used as airbnb’s, with Deputy City Planner Ramirez explaining that such short-term rentals are a permitted use. Planning Technician Spera informed that one unit is already being successfully used as such.

Commissioner Hinkle expressed his appreciation on how the program will help the City with its affordable housing needs, something he sees as being a huge issue before the Commission in the next six months.

Commissioner Antuna expressed great excitement regarding the success and expansion of the Cottage Home Program, as she had been part of the committee that worked on the Central Clovis Specific Plan update that included the standards for the program. In her opinion, it is a program that beautifies the City, provides affordable housing, and creates desperately-needed potential student housing. She praised the Planning Department’s foresight in developing this program.

At this point a motion was made by Commissioner Antuna and seconded by Commissioner Cunningham to approve OA2019-01. The motion was approved by a vote of 5-0.

OLD BUSINESS

None

NEW BUSINESS

Agenda and Technology Training

ADJOURNMENT AT 6:40 P.M. UNTIL the Planning Commission meeting on March 28, 2019.



Amy Hatcher, Chair