

**CLOVIS PLANNING COMMISSION MINUTES**  
April 18, 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  
Ricky Caperton, Senior Planner  
Gene Abella, Assistant Engineer

**MINUTES**

1. The Commission approved the March 28, 2019, minutes by a vote of 5-0.

**COMMISSION SECRETARY**

City Planner Bryan Araki reminded the Commission that the Mayor's Breakfast will take place on May 9<sup>th</sup> and that the Employee Banquet will take place on May 18<sup>th</sup>. He informed that he is working on email accounts for the commission members, and that the Cottage Home Program received a national excellence award from the National American Planning Association, providing a detailed explanation. In addition, the California Housing Finance Agency has earmarked \$2.5 million for the Cottage Home Program, enabling a sought-after partnership on the program with Self-Help.

**PLANNING COMMISSION MEMBERS COMMENTS**

None

**COMMUNICATIONS AND REFERRALS**

None

**BUSINESS FROM THE FLOOR**

None

**CONSENT CALENDAR**

None

**PUBLIC HEARINGS**

2. Consider approval Res. 19-13, **R2019-01**, A request to approve a Master Plan to prezone approximately 208 acres of property located northeast of Behymer and Willow Avenues and to adopt development standards for Focus Area #11 of the General Plan. Multiple owners; Main Street Promenade, LLC, applicant.

on Fowler Avenue, as well the meaning and anticipated timeline of rezoning and associated development for this area. In conclusion, City Planner Araki provided the tentative City Council date for this project, and advised to watch the agendas on the website for meeting dates and/or contact him to be added to the notification list for this project.

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

Mr. Penn declined to add anything.

At this point, the Chair closed the public portion.

Commissioner Hinkle stated for the record that project approval this night would only entail a rezone, and everything else is currently conceptual and therefore may change.

City Planner Araki clarified that the Commission would also be approving the master plan, and that therefore any change to it would require a rezone or rezone amendment, providing some explanation.

Commissioner Hinkle clarified that he was referring to building renderings. City Planner Araki confirmed the conceptual nature of those elements.

Commissioner Antuna inquired as to the lack of shade structures in park conceptual renderings presented in recent projects and whether they can be considered or mandated due to the summer temperatures. City Planner Araki confirmed that this is an element that is part of the Parks Master Plan and is therefore something that will be considered for future parks, providing some details.

Commissioner Antuna remarked, for the developers, that she would like to see more student housing or structures for single professionals in future projects, in order to retain people associated with the current and future universities and colleges in the area. She feels that there is not enough housing for such individuals who are not looking for single-family houses with yards.

City Planner Araki commented that the applicant had originally proposed a much higher density. However, this would not have been consistent with the General Plan Environmental Impact Report. He also pointed out areas within the master plan where student housing could potentially be located.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Bedsted to approve R2019-01. The motion was approved by a vote of 5-0.

3. Consider approval Res. 19-14, **CUP2019-01**, A request to approve a conditional use permit to allow an instant oil change service station use on a portion of a 0.87-acre parcel at 1515 Herndon Avenue, located on the north side of Herndon Avenue between Sunnyside and Fowler Avenues. Rose Dolarian, property owner; Cathy McGuire, Moo Inc., applicant.

Senior Planner Ricky Caperton presented the staff report.

Gabriel Salceda, Operations Manager for Valvoline Instant Oil Change, 2547 W. Tyler, Visalia, offered to answer any questions.

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

City Planner Bryan Araki presented the staff report.

Commissioner Cunningham disclosed that the Commission that Mr. Penn, a principal in this proposal, had met with him and gone over the provided materials previously.

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

Manny Penn of 3370 Loyola Avenue provided a brief background on the project and offered to answer any questions.

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

Blair Martin of 3222 E. Behymer Avenue read a statement on behalf of her father, Bill Smittcamp of 10152 N. Peach Avenue, speaking in support of the project in his role as non-developers.

Christopher Patin of 787 Cypress Avenue, as part of the church council of Valley Christian Center which owns property in Planning Areas 8 and 9, expressed full support of the zoning change in accordance with Mr. Smittcamp's letter.

Sean Beady, senior pastor of Clovis Hills Community Church, 10590 N. Willow Avenue, expressed excitement over the plan and concurrence with the sentiments expressed in Mr. Smittcamp's letter.

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

Janice Myracle of 5610 E. Behymer Avenue stated that she only became aware of the development on this same day, and that though she is a citizen of Clovis, her property (and those of her neighbors) fall outside the city limits. She inquired as to whether there is someone from Fresno County to represent such people and how their needs are addressed, as their way of life is changing and she is uncertain as to how much they will be affected by this growth. She also expressed concern for water use and a potential devaluation of her property due to future lack of water.

City Planner Araki informed that staff reaches out to the County of Fresno for projects that are in their jurisdiction, and that they will be heavily involved when it involves annexations and development for this area. In addition, there is an overarching entity named the North Kings Groundwater Sustainability Agency that oversees the groundwater for the whole area, which may give a presentation at the next Planning Commission meeting regarding efforts to balance groundwater needs. Araki also provided detailed information regarding water usage in the City of Clovis.

Elena Bowen of 5702 E. Behymer Avenue, a neighbor of Ms. Myracle, stated that she just found out about this project two days previous and would appreciate neighborhood outreach at a greater radius to include people like her, who are just down the street. She expressed concern regarding water and traffic on Fowler Avenue, and that she is uncertain as to what the rezoning means, what the process entails, and what the timeline will be.

City Planner Araki provided information regarding the notification process, as well as the jurisdiction and recent action of Fresno County regarding the mentioned area of Fowler Avenue. He also provided information on the projects anticipated to alleviate some of the traffic problems

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

There being none, the Chair closed the public portion.

Commissioner Hinkle inquired as to whether the driveway for the existing home west of the project, shown in Figure 2, would remain on new developments or be tied together with the driveway shown on another figure. He was concerned about the number of entries on Herndon Avenue. Senior Planner Caperton and City Planner Araki explained that it will remain until that particular property develops.

At this point a motion was made by Commissioner Antuna and seconded by Chair Hatcher to approve CUP2019-01. The motion was approved by a vote of 5-0.


OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT AT 6:43 P.M. UNTIL the Planning Commission meeting on May 23, 2019.

  
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Amy Hatcher, Chair