

**CLOVIS PLANNING COMMISSION MINUTES
November 15, 2018**

A regular 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: Bryan Araki, City Planner
Orlando Ramirez, Deputy City Planner
Lily Cha, Assistant Planner
Sean Smith, Associate Civil Engineer
Maria Spera, Planning Technician II

MINUTES

1. The Commission approved the October 25, 2018, minutes by a vote of 5-0.

COMMISSION SECRETARY

City Planner Bryan Araki noted that the Enchanted Evening event is taking place that evening and encouraged attendance if possible, as well as for the Christmas Tree Lighting event on December 3rd.

PLANNING COMMISSION MEMBERS COMMENTS

None

COMMUNICATIONS AND REFERRALS

Items related to Agenda Items X-2 and X-4.

BUSINESS FROM THE FLOOR

None

CONSENT CALENDAR

None

PUBLIC HEARINGS

2. Consider items associated with approximately 1.2 acres of land located at the northeast corner of Shaw and Fowler Avenues. Ahira Bbb Clovis Shaw LP, owner; Bowie Enterprises, Michael Bowie, applicant; Dirk Poeschel Land Development Services, representative.

- a. Consider Approval, Res. 18-59, A request to approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2018-04, Rezone R2018-10, and Conditional Use Permit CUP2018-06.
- b. Consider Approval, Res. 18-60, **GPA2018-04**, A request to amend the General Plan designation from Office to General Commercial and a text amendment to the Shaw Avenue Specific Plan permitting C-2 (Community Commercial) zoning and drive-thru uses for this specific site.
- c. Consider Approval, Res. 18-61, **R2018-10**, A request to approve a rezone from the C-P (Professional Office) Zone District to the C-2 (Community Commercial) Zone District.
- d. Consider Approval, Res. 18-62, **CUP2018-06**, A request to approve a conditional use permit to allow for a drive-thru car wash facility.

Assistant Planner Lily Cha presented the staff report.

Commissioner Antuna sought and received confirmation as to the placement of the project entry/exit points.

Chair Hinkle sought and received confirmation as to the placement of employee parking on the site. He also noted, based on observation of other carwash sites, that few people tend to park on such sites, alleviating any parking concerns.

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

Dirk Poeschel of 923 Van Ness Avenue, Fresno, provided background on the project and offered to answer questions.

Commissioner Cunningham informed that he had driven by a carwash product at the northwest corner of Villa and Shaw Avenues and noted that the noise in general was not an issue. However, there was a high-pitched, annoying sound generated by the startup of the drying apparatus, leading to Commissioner Cunningham inquiring if the applicant's system was of similar construction. Mr. Poeschel provided a detailed response on the noise generation issue, referring to the staff report discussion of the proposed sound wall.

Chair Hinkle sought and received confirmation that the project facility would recycle its water.

Chair Hinkle inquired as to whether the applicants have a facility at Willow and Nees Avenues, and whether the same equipment used at that site would be used at the proposed site. He had spent about an hour at the site and was pleased with his observations regarding both noise and parking. Mr. Poeschel responded positively to both inquiries.

Chair Hinkle followed up with an inquiry as to whether an additional lane could be added to the site at a later date to mitigate potential traffic stacking from increased use. His concern is that in the future citizens will be unable to wash cars at their residences due to state water mandates, thereby increasing the use of and traffic at carwash facilities. He wondered if it would be possible to require such a measure at a later date. Mr. Poeschel responded that there is no

evidence such a measure will be needed and deferred to Jose Benavides of JLB Traffic Engineering for more details. City Planner Araki also responded that traffic would be monitored for problems, but that at similar sites when stacking occurs, customers will either go to the vacuums first or continue on rather than increase the stacking. He cited the history of the traffic stacking at coffee service uses such as Starbucks for reference, and indicated that it would be possible to add another lane to the site in the future. Such projects as this can be brought back for review in the event of future problems.

Chair Hinkle stated his certainty that carwash facilities using recycled water would be required due to legislation in the future.

Jose Benavides, Civil and Traffic Engineer with JLB Traffic Engineering, 1300 E. Shaw, Fresno, provided detailed information regarding previous queueing studies for this product at the southeast corner of First and Bullard Avenues.

Commissioner Antuna expressed concern regarding the traffic at the school across the street and proximity between the site entrance and the street light. She inquired as to what indication the studies gave as to when customer presence would be anticipated and what times of day would have a lot of traffic in the area. Mr. Benavides and Associate Civil Engineer Sean Smith provided detailed responses.

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 Antuna expressed her opinion that this is overall a good product, particularly in light of possible future legislative mandates regarding water concerns, her gratitude for an infill project developing a vacant lot, and stated that her traffic concern was addressed.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Antuna to approve a finding of a Mitigated Negative Declaration for GPA-2018-04, R2018-10, and CUP2018-06. The motion was approved by a vote of 5-0.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Antuna to approve GPA-2018-04. The motion was approved by a vote of 5-0.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Antuna to approve R2018-10. The motion was approved by a vote of 5-0.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Antuna to approve CUP2018-06. The motion was approved by a vote of 5-0.

3. Consider approval Res. 18-63, **V2018-03**, A request to approve a variance to reduce the setback requirements of the R-1-B (Single-Family Residential – 12,000 sq. ft.) Zone District for the property located at 1827 N. Locan Avenue. Laura Ossenber, owner; Pennal Properties, LLC, applicant/representative.

Planning Technician II Maria Spera presented the staff report.

Commissioner Cunningham inquired as to the nature of the strip of land connecting the remainder lot to Locan Avenue, seeking and receiving confirmation that both that lot and Parcel D would have access from Locan Avenue and that Parcels A, B, and C would be accessed from Lester Avenue.

Chair Hinkle expressed a similar confusion regarding the access right-of-way strip on the map. He then sought and received confirmation regarding to which lots the setback variance would apply. City Planner Araki provided a detailed explanation.

Commissioner Antuna sought and received confirmation that the applicant would need to adhere to the conditions imposed by the Fresno Metropolitan Flood Control District.

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

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

Chair Hinkle sought and received confirmation that there would be no access to Locan Avenue from the Lester Avenue parcels.

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 Hatcher and seconded by Commissioner Bedsted to approve V2018-03. The motion was approved by a vote of 5-0.

4. Consider approval Res. 18-64, **R2018-12**, A request to approve a comprehensive rezone to the P-F (Public Facilities) Zone District to bring properties designated Public, Water, and School, into conformance with the General Plan. City of Clovis, applicant.

City Planner Bryan Araki presented the staff report.

Chair Hinkle sought and received confirmation that this project is a 'cleanup' action to tighten loose ends when it comes to compliance.

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 R2018-12. The motion was approved by a vote of 5-0.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT AT 6:48 P.M. UNTIL the Planning Commission meeting on December 20, 2018.