

AGENDA ITEM: 1

CLOVIS PLANNING COMMISSION MINUTES June 27, 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 Chair Hatcher

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

Absent: None

Staff: Bryan Araki, City Planner
Orlando Ramirez, Deputy City Planner
Ricky Caperton, Senior Planner
Lily Cha, Assistant Planner
Sean Smith, Associate Civil Engineer

MINUTES

1. The Commission approved the May 23, 2019, minutes by a vote of 5-0.

COMMISSION SECRETARY

City Planner Bryan Araki remarked that the new laptops and emails have been deployed and requested the commissioners send him emails over the weekend to set up user groups for information dissemination.

Deputy City Planner Orlando Ramirez informed that on July 11th, a celebration of City Planner Araki's retirement would take place in the Council Chambers from 3:00 pm to 5:00 pm, so as not to interfere with the special Planning Commission meeting. He invited the Planning Commission members to attend.

PLANNING COMMISSION MEMBERS COMMENTS

Commissioner Cunningham expressed gratitude for the City providing the computers, though he isn't sure how to use them.

COMMUNICATIONS AND REFERRALS

Item of correspondence related to Agenda Item X-2.

BUSINESS FROM THE FLOOR

None

CONSENT CALENDAR

None

PUBLIC HEARINGS

2. Consider approval Res. 19-19, **CUP2019-005**, A request to approve a conditional use permit for a 23-lot single-family planned residential development with reduced setbacks and increased lot coverage for property located at the northwest corner of Ashlan and Locan Avenues. Wilson Premier Homes, Inc., owner/applicant; Harbour & Associates, representative.

Deputy City Planner Orlando Ramirez presented the staff report.

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

Lorren Smith of Harbour & Associates Engineering, 389 Clovis Avenue, provided some background on the project and 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.

Commissioner Hinkle inquired as to the necessity for the 'jog' in the street where it transitions from the existing street to the more narrow proposed section of Megan Avenue instead of a straight line, concerned about children using this street as a school access route being invisible to oncoming traffic at that point due to the structure of the transition combined with parked cars. Deputy City Planner Ramirez responded that from the Planning standpoint it changes nothing in lot configuration, deferring to the applicant for a reason behind the 'jog.' Mr. Smith provided a detailed explanation.

Commissioner Hinkle followed up with an inquiry as to whether the applicant would be willing to remove that 'jog' from the plans, if it's worth a life to leave it in. Mr. Smith responded that, with all due respect, if they had thought it may cost a life, they would not have done it.

Commissioner Hinkle stated that he was bringing it up because he believed that they hadn't realized it, reiterating that the loss of twenty-four inches is inconsequential compared to the life of a child. Mr. Smith responded that he cannot make that decision and must defer it to his client.

City Planner Araki clarified that the tentative map for this project has already been approved, and that it is the conditional use permit up for the Commission's consideration this night. He further clarified that the applicant can take recommendations for changes due to safety considerations into account during the final map recording, and the map would still be in substantial conformance in this case.

Commissioner Hinkle declared his wish to have this issue entered into the record via the minutes and the Commission's approval so that it will be brought up in front of the City Council as a safety issue requiring explanation and discussion. He informed that there had been no in-depth discussion of this issue during the tract map's consideration. City Planner Araki advised Commissioner Hinkle to include it in the motion either directly himself or by advising the moving commissioner to do so.

At this point, a motion was made by Commissioner Hinkle and seconded by Commissioner Bedsted to approve CUP2019-005 with the revised attachment and the street evaluation for safety issues at the City Council. The motion was approved by a vote of 4-1 (Cunningham voting no).

3. Consider approval Res. 19-20, **CUP2019-002**, A request to approve a conditional use permit for a 6-unit multiple-family condominium complex for the property located at 1885 Austin Avenue. J&S Accounting and Reporting, LLC, owner; Vermeltfoort Architects, Inc., applicant/representative.

Senior Planner Ricky Caperton presented the staff report.

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

Robert Vermeltfoort of Vermeltfoort Architects, Inc., 8525 N. Cedar Avenue, Fresno, provided background on the project and offered to answer any questions.

Commissioner Hinkle expressed his belief that this project is better than the project seen earlier by the Commission for the adjacent property, as it fits with the neighborhood and generates no issues with the property owners behind it. Mr. Vermeltfoort responded that this was deliberately done so as to be good neighbors. Commissioner Hinkle concluded with his appreciation for the applicant working with the neighbors to make a good project, as that is something the Planning Commission likes to see.

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 Commissioner Antuna to approve CUP2019-002. The motion was approved by a vote of 5-0.

4. Consider approval Res. 19-21, **CUP2019-003**, A conditional use permit request to allow for the construction of an approximately 10,000 square foot child daycare and development center with approximately 13,000 square feet of playground area within a portion of the existing undeveloped office center located at 2106 Shaw Avenue. Shaw Mission #1, owner; Ginder Development, applicant.

Assistant Planner Lily Cha presented the staff report.

Commissioner Bedsted inquired as to whether there was an attribution of parking stalls associated with the existing daycare center in addition to those proposed for the new one or if parking stalls would be jointly shared between them. Assistant Planner Cha responded that the site has both a reciprocal access drive and reciprocal parking, but each conditional use permit is evaluated individually to ensure each use has enough parking of its own. The existing daycare, Brighten Academy, therefore may have provided more parking than required as this prospective daycare proposed to do.

Commissioner Bedsted remarked that as a parent of two children recently in daycare, he has spent significant time in daycare-associated parking lots and has noticed how congested they can get, with overflow leading to people parking on the streets. This added importance for him to the

comments regarding parking. He reiterated his understanding that the existing daycare and the proposed daycare would each have their own separate parking rather than any shared stalls. Assistant Planner Cha confirmed this understanding, clarifying the number and placement of the parking for the proposed site plan.

Commissioner Antuna sought confirmation that the buildings would be on opposite sides of the development. Assistant Planner Cha clarified that the proposed daycare would be more centrally located but more towards Armstrong Avenue, the other side of the center.

Commissioner Antuna inquired as to a concern expressed by the Fresno Irrigation District resulting in an expanded setback, seeking and receiving confirmation that the applicants would adhere to all conditions of the agency.

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

Giorgio Russo of 2014 W. Alluvial Avenue, Fresno, provided details on the project and 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.

Commissioner Hinkle sought to have included in the minutes a confirmation that the layout of the other buildings in the site as presented in the project exhibits is purely conceptual in order to avoid confusion in the future regarding what is and is not allowed. City Planner Araki clarified that there is an approved site plan review in place for the center, memorializing some building footprints, but that the exhibits including in the night's presentation show the proposed building and those to the west reduced in concept.

At this point a motion was made by Commissioner Hinkle and seconded by Chair Hatcher to approve CUP2019-003. The motion was approved by a vote of 5-0.

5. Consider approval Res. 19-__, **R2019-002**, A request to approve a prezone of approximately 88.60 acres of land located on the north side of the Clovis Landfill at 15679 Auberry Road from the County AE-20 and AE-40 Zone Districts to the Clovis P-F (Public Facilities) Zone District. City of Clovis, owner/applicant.

City Planner Bryan Araki requested a continuance to a date uncertain.

At this point, the Chair opened the floor to those wishing to speak on the project.

There being none, the Chair closed the public portion.

At this point the Commission voted by consensus to continue R2019-002 to a date uncertain. The motion was approved by a vote of 5-0.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT AT 6:35 P.M. UNTIL the Planning Commission meeting on July 11, 2019.



Amy Hatcher, Chair