

CLOVIS PLANNING COMMISSION MINUTES
December 17, 2020

A modified 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 (via Webex), Bedsted (via Webex), Cunningham, Hinkle, Chair Hatcher

Absent: None

Staff: Dave Merchen, City Planner
Ricky Caperton, Senior Planner
Lily Cha, Associate Planner
Sean Smith, Supervising Civil Engineer
Wesley Carlson, City Attorney

MINUTES

1. The Commission approved the November 19, 2020, minutes by a vote of 5-0.

COMMISSION SECRETARY

City Planner Dave Merchen informed regarding several personnel changes in the Planning Division and Planning and Development Services Department.

PLANNING COMMISSION MEMBERS COMMENTS

Commissioner Hinkle offered congratulations to the new Planning and Development Services Director Renee Mathis, then inquired as to whether there were any staff present able to address AB2345, requesting an update on this assembly bill and its effect on the City of Clovis. City Planner Merchen assured that staff would research and report on it.

Commissioner Cunningham echoed Commissioner Hinkle's congratulations to the new Planning Director and added congratulations to the new Senior Planner.

COMMUNICATIONS AND REFERRALS

None.

BUSINESS FROM THE FLOOR

None.

CONSENT CALENDAR

None.

PUBLIC HEARINGS

2. Consider Approval - **Res. 20-46, V2020-003**, A request to approve Variance V2020-003 for reduced lot widths within tentative tract map (TM6182), a 7-lot single-family residential development on property located north of Shaw Avenue, between Leonard and Highland

Avenues. John A. Bonadelle, Bonadelle Homes, Inc., applicant; Fagundes Dairy, a California General partnership, owner; Nathan Gleaves, Precision Civil Engineering, representative.

Senior Planner Ricky Caperton presented the staff report.

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

John Bonadelle of 7030 N. Fruit Avenue, Suite #101, Fresno, offered to answer any questions and expressed gratitude to staff for moving the project forward quickly.

Commissioner Hinkle sought and received confirmation that the reason behind the request is to straighten out the lots and make building on them easier, and all other development standards would be maintained. Mr. Bonadelle assured that this is the case and that they had explored all other options before seeking this variance. He further pointed out that the widths of the three remaining lots in this tract would be in excess of the existing variance in place.

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 Cunningham and seconded by Commissioner Hinkle to approve V2020-003. The motion was approved by a vote of 5-0.

3. Consider Approval - **Res. 20-47, TM6340**, A request to approve a vesting tentative tract map for a 41-lot single-family residential development on property located at the southeast corner of Ashlan and Thompson Avenues. Penncal Properties, LLC, applicant; Carl Armstrong et al, owners; Stone Valley Communities, LLC, representative.

Associate Planner Lily Cha presented the staff report.

Commissioner Hinkle inquired as to whether this project would return to the Planning Commission when the applicant decides what houses to place where in the tract, allowing the Commission to decide on driveway lengths, side yard setbacks, and other standards. Associate Planner Cha responded in the negative, providing an explanation of the differences between the R-1-MD and R-1-PRD zone districts.

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

Manny Penn of 3370 Loyola Avenue thanked staff and the Commission for the opportunity to speak on this project, gratitude to Associate Planner Cha for her presentation, provided background on the project, and offered to answer any questions.

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

Bill Armstrong of 9527 E. Ashlan Avenue informed that he had sold land to Mr. Penn several years ago, had been in the fire services for a number of years, and has been happy with the police and fire services he had received to this point. However, he feels that he will not lose anything regarding those services by coming into the City, as the Clovis Fire and Police Departments are very good. He also praised the City's handling of the peaceful coexistence between rural and urban residents.

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 TM6340. The motion was approved by a vote of 5-0.

1. Consider Approval - **Res. 20-48, R2020-004**, A request to amend the P-C-C Zone District to establish the Loma Vista Marketplace P-C-C Zone District Standards for approximately 23 acres of property located at the southwest corner of Shaw and Leonard Avenues. Loma Vista Marketplace, LP, applicant; Provost & Pritchard Consulting Group, representative.

Associate Planner Lily Cha presented the staff report.

Commissioner Hinkle inquired as to the relation of this location to other key locations. Associate Planner Cha provided an aerial view and explanation.

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

Phillip Newfelt expressed gratitude to staff, the Planning Commission, and the Provost & Pritchard team as well as his excitement for this project.

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

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

Theresa Sebasto of 3176 Austin Avenue informed that she had been part of the original Southeast Urban Planning Group and so is very excited to see that vision finally coming to fruition. She expressed appreciation for the consideration given to this being a pedestrian/biking hub and to ensuring the outside of this area does not resemble a strip mall. She also expressed that her personal opinion is that the elevations are somewhat ordinary and dated. She concluded with a reminder that people do still farm in the area and will appreciate any mitigation with this development that will aid them.

At this point, the Chair closed the public portion.

Chair Hatcher stated that the plans look very good, though she has seen more detail on some plans for other projects in the area that show more of the Mission Style, informing the applicant that Associate Planner Cha can possibly provide them with some pictures of the style. Overall, though, the plan looks great and she is excited to see it moving forward.

Commissioner Bedstead echoed Chair Hatcher's comments regarding this looking like a great project.

Commissioner Antuna inquired as to whether there are any prospective tenants lined up yet. She also expressed her awareness of how long the wait for this project has been and her excitement for it. Mr. Newfelt responded with a listing of the kinds of tenants that are signed up for this development.

Commissioner Cunningham echoed awareness of this project being a long time in coming and expressed anticipation for the variety of tenants that will be there.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Hinkle to approve R2020-004. The motion was approved by a vote of 5-0.

OLD BUSINESS

City Attorney Wesley Carlson provided a brief summary of the assembly bill mentioned earlier by Commission Hinkle, with a more detailed explanation to follow at another meeting.

Commissioner Hinkle expressed gratitude for the summary and anticipation of a more detailed explanation.

Commissioner Cunningham remarked that, as a frequent visitor to city council meetings, this bill and the actions that will result from it were not totally unexpected. City Attorney Carlson concurred and reminded the Commission regarding a previous example of such a situation.

NEW BUSINESS

None.

ADJOURNMENT AT 6:50 P.M. UNTIL the Planning Commission meeting on January 28, 2021.



Amy Hatcher, Chair