

CLOVIS PLANNING COMMISSION MINUTES  
August 24, 2023

A meeting of the Clovis Planning Commission was called to order at 6:04 p.m. by Chair Antuna in the Clovis Council Chamber.

Flag salute led by Commissioner Hebert

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

Absent: None

Staff: Dave Merchen, City Planner  
Lily Cha-Haydostian, Senior Planner  
McKencie Perez, Senior Planner  
Marissa Jensen, Assistant Planner  
Eric Garcia, Planning Technician I  
Sean Smith, Supervising Civil Engineer  
Sean O'Brien, Police Corporal  
Michael Sweeten, Police Corporal  
Scott Cross, City Attorney  
Karey Cha, City Clerk

MINUTES – 6:06

ITEM 1 – APPROVED.

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, to approve the July 27, 2023, minutes. Motion carried by unanimous consent.

COMMISSION SECRETARY – 6:06

None.

PLANNING COMMISSION MEMBERS COMMENTS – 6:07

None.

PUBLIC COMMENTS – 6:07

None.

PUBLIC HEARINGS

ITEM 1 - 6:08 – APPROVED – RES. 23-15, CUP2023-006, A REQUEST TO APPROVE A CONDITIONAL USE PERMIT FOR A DINE-IN RESTAURANT WITH ALCOHOL SALES IN THE MOUNTAIN VIEW PLANNED COMMERCIAL CENTER LOCATED AT 1820 SHAW AVENUE, SUITE 104. RATRA ENTERPRISES, INC., OWNER; MANPREET SINGH, APPLICANT AND REPRESENTATIVE.

Motion by Commissioner Bedsted, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 23-15**, a resolution recommending approval of a request for a conditional use permit

allowing a dine-in restaurant with alcohol sales in the Mountain View Planned Commercial Center located at 1820 Shaw Avenue, Suite 104. Motion carried by unanimous consent.

ITEM 2A - 6:16 – APPROVED - **RES. 23-16, GPA2023-003**, A REQUEST TO AMEND THE DENSITY RANGE OF THE H (HIGH DENSITY RESIDENTIAL) LAND USE DESIGNATION TO INCREASE THE MAXIMUM DENSITY FROM 25 TO 30 UNITS PER ACRE; AND ITEM 2B – APPROVED - **RES. 23-17, OA2023-002**, A REQUEST TO AMEND THE DENSITY RANGE OF THE R-3 (MULTIFAMILY HIGH DENSITY) ZONE DISTRICT TO INCREASE THE MAXIMUM DENSITY FROM 25 TO 30 UNITS PER ACRE AND TO MODIFY THE CORRESPONDING DEVELOPMENT STANDARDS FOR THE R-3 DISTRICT TO ACCOMMODATE THE HIGHER DENSITY.

Motion by Commissioner Hatcher, seconded by Commissioner Hinkle, for the Planning Commission to approve **Resolution 23-16**, a resolution recommending approval of a request to amend the density range of the H (High Density Residential) land use designation to increase the maximum density from 25 to 30 units per acre. Motion carried by unanimous consent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 23-17**, a resolution recommending approval of a request to amend the density range of the R-3 (Multifamily High Density) Zone District to increase the maximum density from 25 to 30 units per acre and to modify the corresponding development standards for the R-3 District to accommodate the higher density. Motion carried by unanimous consent.

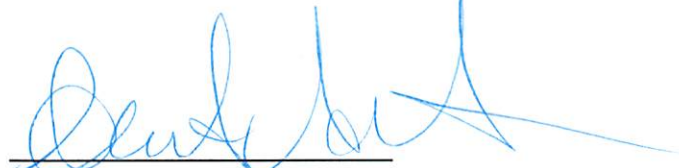
ITEM 3 - 6:49 – UPDATE ON THE GENERAL PLAN STRATEGY.

The Planning Commission discussed the General Plan Update Strategy as a follow up to the City Council's discussion of the same topic at the August 21, 2023 City Council Meeting. Comments and feedback from Commissioners centered on the role and structure of a General Plan Advisory Committee (GPAC) and public participation in general.

While not unanimous, the consensus among the Commissioners was that the GPAC's composition should be limited to stakeholders and residents. In this regard, the suggested that sitting Council members and Commissioners should not be formal members of the GPAC. Furthermore, there was consensus that the GPAC should comprise no more than 14 members. The Commissioners also expressed a desire for the GPAC to encompass the average resident of Clovis, with an emphasis on inclusivity beyond just developer interests. Other opinions outside the consensus noted that a larger advisory body could potentially help provide more well-rounded feedback during the process, and that the experience of Commissioners and/or Council Members could be valuable to the overall role of a GPAC.

Comments affirmed that GPAC meetings should be open to the public, allowing for broader participation. Commissioners additionally stressed the need for an extensive and interactive public outreach strategy as part of the update process. This encompassed suggestions like facilitating online engagement for individuals averse to attending physical meetings, conducting outreach initiatives in specific neighborhoods, and soliciting input at events such as the Clovis Farmer's Market. Additionally, public participation should be interactive and meaningful. To ensure the effectiveness of these efforts, the Commissioners recommended that the RFP prominently underscore the significance of establishing a robust and interactive public participation program.

ADJOURNMENT AT 7:13 P.M. UNTIL the Planning Commission meeting on September 28, 2023.

A handwritten signature in blue ink, appearing to read 'Alma Antuna', with a long horizontal flourish extending to the right.

Alma Antuna, Chairperson