



- CITY OF CLOVIS - REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: May 17, 2018

SUBJECT: Consider Approval, Res. 18-____, **R2018-04**, A request to approve a rezone of approximately 0.9 acres of land located at the southwest corner Gettysburg and Laverne Avenues (1912 Gettysburg Avenue) from the R-A (Single-Family Residential – 24,000 Sq. Ft.) Zone District to the R-1-8500 (Single-Family Residential – 8,500 Sq. Ft.) Zone District. Cheu M. & KA K. Lee, owners; Jeff DeYoung, applicant; Harbour & Associates, representative.

ATTACHMENTS:

Figure 1:	Location Map
Attachment 1:	Draft Rezone Resolution
Attachment 2:	Correspondence from Commenting Agencies

CONFLICT OF INTEREST

Community & Economic Development Director Andrew Haussler owns property within 500 feet of this project. Mr. Haussler has not been involved or commented on the subject project.

RECOMMENDATION

Staff recommends that the Planning Commission approve Rezone R2018-04.

EXECUTIVE SUMMARY

The applicant is requesting to rezone approximately 0.9 acres of land located at the southwest corner of Gettysburg and Laverne Avenues from the R-A (Single-Family Residential – 24,000 Sq. Ft.) Zone District to the R-1-8500 (Single-Family Residential – 8,500 Sq. Ft.) Zone District. Approval of the request will bring the property into conformance with the General Plan Land Use Diagram and permit the subdivision of the parcel for future development of an additional single-family home.

BACKGROUND

- General Plan Designation: Low Density Residential (2.1 to 4.0 units per acre)
- Existing Zoning: R-A (Single-Family Residential - 24,000 Sq. Ft.)
- Lot Size: 0.9 acres
- Current Land Use: Rural Single-Family Residential
- Adjacent Land Uses: North: Single-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Church

PROPOSAL AND ANALYSIS

Rezone

The applicant is requesting to rezone the Project site from the R-A (Single-Family Residential – 24,000 Sq. Ft. Min.) Zone District to the R-1-8500 (Single-Family Residential – 8,500 Sq. Ft.) Zone District. The project area's designation of Low Density Residential (2.1 – 4.0 DU/AC) in the General Plan Land Use Diagram is consistent with the proposed rezone.

Development Standards

The project will follow the standards of the R-1 Zone District, including a 20-foot front yard setback, 20-foot rear yard setback and 5-foot on each side (interior lots).

Associated Applications

The applicant is processing a parcel map to split the site into one (1) parcel plus one (1) remainder. The new parcel will face Laverne Avenue and the remainder parcel and home will continue to utilize the Gettysburg Avenue street frontage.

Public Comments

A public notice was sent to area residents within 600 feet of the property boundaries. Staff has not received comments or concerns from the public upon finalization of this report.

Review and Comments from Agencies

The Project was distributed to all City Divisions as well as outside agencies, including Cal Trans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, San Joaquin Valley Air Pollution Control District, and the State Department of Fish and Wildlife.

Comments received are attached only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

Consistency with General Plan Goals and Policies

Staff has evaluated the Project in light of the General Plan Land Use goals and policies. The following goals and policies reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equal quality of life. The goals and policies seek to foster more compact development patterns that can reduce the number, length, and duration of auto trips.

Goal 6: A city that grows and develops in a manner that implements its vision, sustains the integrity of its guiding principles, and requires few and infrequent amendments to the General Plan.

Policy 6.2 **Smart growth.** The city is committed to the following smart growth goals.

- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Mix land uses.
- Strengthen and direct development toward existing communities.
- Take advantage of compact building design.

California Environmental Quality Act (CEQA)

This project is in substantial conformance with the environmental analysis performed for the 2014 General Plan Update and 2014 Development Code Update. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project, therefore, subject to CEQA Sections 15162, no further environmental review is required for this project.

The City published notice of this public hearing in *The Business Journal* on Wednesday, May 2, 2018.

FISCAL IMPACT

None.

REASONS FOR RECOMMENDATION

The proposed rezone is consistent with the goals and policies of the General Plan Land Use Diagram and Development Code. The applicant is also processing a concurrent parcel map to subdivide the property for single-family development on the new lot

facing Laverne Avenue. Staff therefore recommends that the Planning Commission approve Rezone R2018-04.

The findings to consider when making a decision on a rezone application include:

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects. (§ 2, Ord. 14-13, eff. October 8, 2014)


ACTIONS FOLLOWING APPROVAL

This item will continue on to the City Council for final consideration.

NOTICE OF HEARING

Property owners within 600 feet notified:	146
Interested individuals notified:	10

Prepared by: George González, MPA, Associate Planner

Reviewed by: 
Bryan Araki
City Planner

O:\Planning Projects\Rezone\R 2018\R2018-04 (De Young)\PC May 17, 2018\PC Staff Report - R2018-04.doc

R2018-04



DRAFT RESOLUTION

ATTACHMENT 1

**DRAFT
RESOLUTION 18-____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS RECOMMENDING
APPROVAL TO REZONE APPROXIMATELY 0.9 ACRES FROM THE R-A (SINGLE-FAMILY
RESIDENTIAL – 24,000 SQ. FT.) ZONE DISTRICT TO THE R-1-8500 (SINGLE-FAMILY
RESIDENTIAL – 8,500 SQ. FT.) ZONE DISTRICT FOR PROPERTY LOCATED AT THE
SOUTHWEST CORNER OF GETTYSBURG AND LAVERNE AVENUES**

LEGAL DESCRIPTION:

See the attached Exhibit “One.”

WHEREAS, Jeff DeYoung, 538 Rio View Circle, Fresno, CA 93711, has applied for a Rezone R2018-04; and

WHEREAS, this is a request to rezone approximately 0.9 acres from the R-A (Single-Family Residential – 24,000 Sq. Ft.) Zone District to the R-1-8500 (Single-Family Residential – 8,500 Sq. Ft.) Zone District for property located at the southwest corner of Gettysburg and Laverne Avenues, in the City of Clovis, California; and

WHEREAS, the Commission does find the project in substantial conformance with the environmental analysis performed for the 2014 General Plan Update and 2014 Development Code Update.

WHEREAS, a public notice was sent out to area residents within 600 feet of said property boundaries ten days prior to said hearing; and

WHEREAS, the Rezoning is in keeping with the intent and purpose of the Zoning Ordinance; and

WHEREAS, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely;

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects. (§ 2, Ord. 14-13, eff. October 8, 2014)

NOW, THEREFORE, BE IT RESOLVED that the Clovis Planning Commission does recommend approval of Rezone R2018-04.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on May 17, 2018, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 18-_____

DATED: May 17, 2018

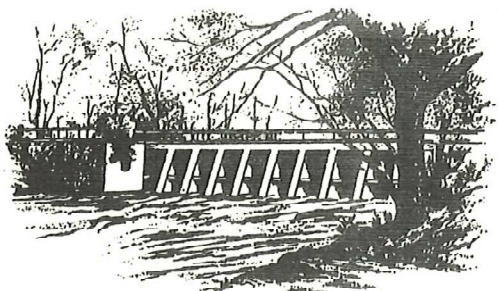
Paul Hinkle, Chair

ATTEST:

Dwight Kroll, AICP, Secretary

CORRESPONDENCE

ATTACHMENT 2



YOUR MOST VALUABLE RESOURCE - WATER

April 26, 2018



TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208

George Gonzalez
Planning and Development Services Department
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Parcel Map No. 2018-07 and Rezone 2018-04
S/E Gettysburg and Fowler avenues

Dear Mr. Gonzalez:

The Fresno Irrigation District (FID) has reviewed the Parcel Map No. 2018-07 and Rezone 2018-04 for which the applicant requests to split the subject property into two separate parcels, rezone the property from R-A to R-1-8500 Zone District, and deviate from the lot width requirements of the proposed R-1-7500 Zoned District, APN: 552-141-15. This request is being processed concurrently with Rezone 2018-04. FID has the following comments:

1. FID does not own, operate or maintain any facilities located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Jefferson No. 112 runs westerly approximately 500 feet north of the subject property, crosses Armstrong Avenue approximately 1,900 feet northeast of subject property, and crosses Fowler Avenue approximately 800 feet northwest of the subject property, as shown on the attached FID exhibit map. Should this project or any future project on the parcel include any street and/or utility improvements along Armstrong Avenue, Fowler Avenue, or in the vicinity of the pipeline, FID requires it review and approve all plans.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

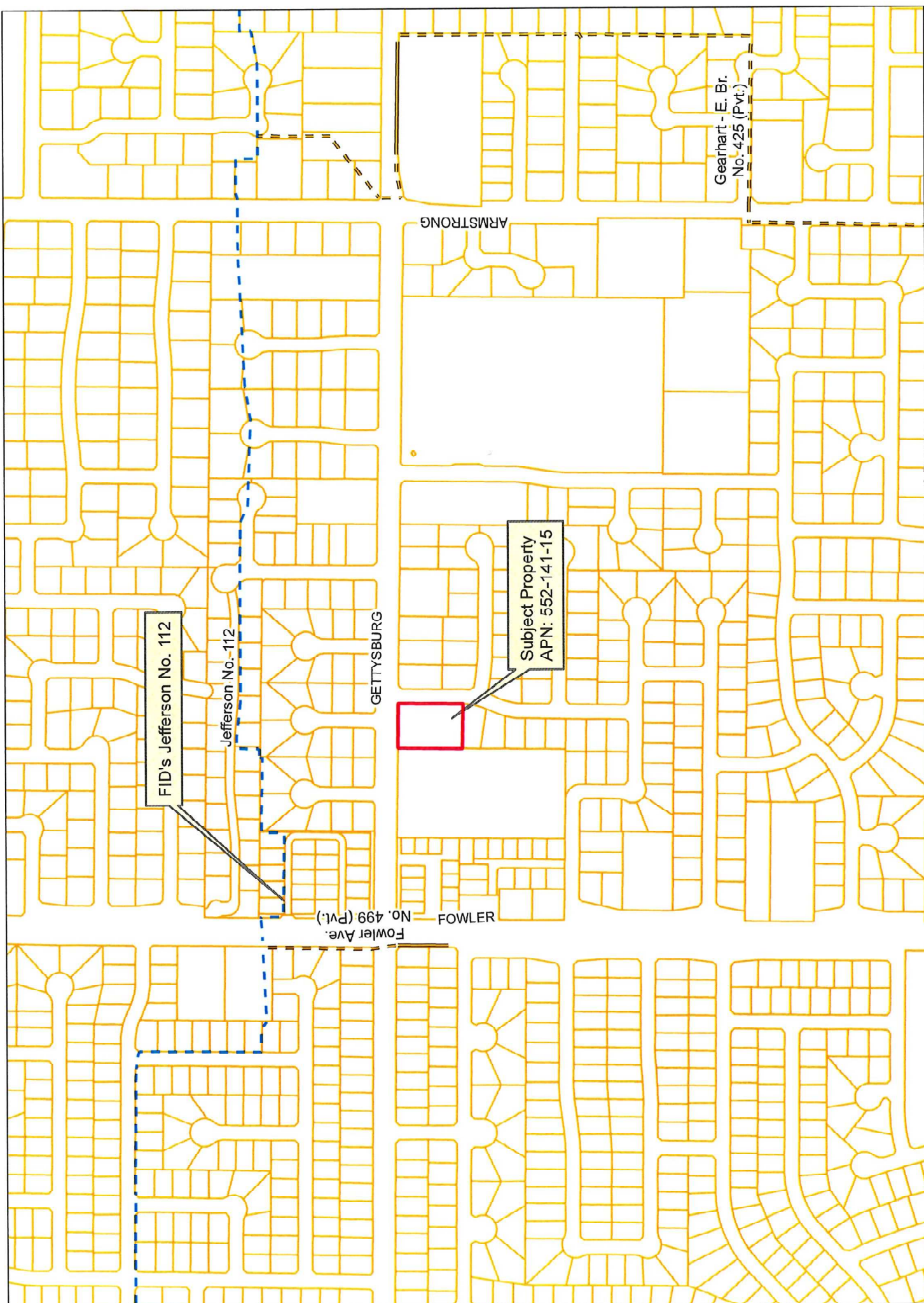
Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\Clovis\Parcel Map\2018-07.doc

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President JERRY PRIETO, JR.
CHRISTOPHER WOOLF, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO



FID's Jefferson No. 112

Jefferson No. 112

Fowler Ave. No. 499 (Pvt.)

GETTYSBURG

ARMSTRONG

Subject Property
APN: 552-141-15

Gearhart - E. Br.
No. 425 (Pvt.)

This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.



Legend

- FID Canal
- Private Canal
- Abandoned Canal
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- Stream Group
- Other-Creek/Run
- Other-Pipeline
- FID Boundary
- Railroad
- Streets & Hways
- Parcel
- FIMCD Acquired Basins
- FIMCD Proposed Basins





Fresno Metropolitan Flood Control District

Capturing Stormwater since 1956

File 210.434

210.431 "2018-007"

April 27, 2018

Mr. George Gonzalez
City of Clovis
Department of Planning & Development Services
1033 Fifth Street
Clovis, CA 93612

Dear Mr. Gonzalez,

**Rezone Application No. R2018-04
Drainage Area "1E"**

The proposed rezone lies within the District's Drainage Area "1E". Based on information submitted at this time, the District's system can accommodate the proposed rezone. The existing Master Plan system has been designed for runoff from a Medium-Low Density Residential land use at this location. Lot coverage must be provided to the District prior to submittal of improvement plans for this project. Should the density of the project be commensurate with a density higher than the system design, mitigation may be required.

Please contact us if you need further information at (559) 456-3292.

Very truly yours,

Robert Villalobos
Engineering Technician III

RV/lrl

k:\letters\rezone letters\clovis\2018\2018-004(1e)(rv).docx



County of Fresno

DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director
Dr. Ken Bird, Health Officer

April 16, 2018

LU0019419
2604

George Gonzalez, Associate Planner
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Mr. Gonzalez:

PROJECT NUMBER: **R2018-04, PM2018-07**

R2018-04, A request to approve a rezone of approximately 0.9 acres of land located at 1912 Gettysburg Avenue from the R-A Zone District to the R-1-8500 Zone District. **PM2018-07**, A request to approve a parcel map to divide an existing parcel, approximately 0.9 acres, into one parcel and a remainder.

APN: 552-141-15

ZONING: R-1 to R-1-8500

ADDRESS: 1912 Gettysburg Avenue

Recommended Conditions of Approval:

- Proposed future construction has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

Promotion, preservation and protection of the community's health

1221 Fulton Mall / P. O. Box 11867, Fresno, CA 93775

(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Opportunity Employer

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REVIEWED BY:

Kevin Tsuda

Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Environmental
Health Division, ou=Fresno County
Department of Public Health,
email=ktsuda@co.fresno.ca.us, c=US
Date: 2018.04.16 11:54:13 -07'00'

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II

(559) 600-3271

KT

cc: Jeff DeYoung- Applicant (jeffdeyoung@hotmail.com) (CT. 58.02)