



# CITY OF CLOVIS

## PLANNING COMMISSION AGENDA

**May 31, 2018**

**6:00 p.m.**

**Council Chamber, 1033 Fifth Street, Clovis, CA**

**[www.cityofclovis.com](http://www.cityofclovis.com)**

### **Commission Members**

Paul Hinkle, Chair  
Alma Antuna  
Mike Cunningham  
Amy Hatcher  
William Terrence

The Planning Commission welcomes you to this meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate at this meeting, please contact Planning Division staff at (559) 324-2340. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City of Clovis Planning Division, located in the Planning and Development Services building, between 8:00 a.m. and 3:00 p.m. Monday through Friday. In addition, such writings and documents may be posted on the City's website at [www.cityofclovis.com](http://www.cityofclovis.com).

### **ABOUT THE MEETING**

The Planning Commission consists of five Clovis residents appointed by the City Council to make decisions and recommendations on City planning issues. Decisions made by the Planning Commission may be appealed to the City Council.

After the approval of minutes, the Chairperson of the Planning Commission will ask for business from the floor. If you wish to discuss something which is NOT listed on the agenda, you should speak up at this time.

Next, the Planning Commission will discuss each item listed on the agenda. For the items on the agenda which are called "public hearings," the Planning Commission will try to follow the procedure listed below:

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing. Once this is complete, the Chairperson will close the public hearing and the Commission will discuss the item and cast their votes.

If you wish to speak on an item, please step to the podium and clearly state your name and address for the record. The Planning Commission wants to know how you feel about the items they are voting on, so please state your position clearly. In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those

in support and in opposition to the project will be limited to five minutes per person. **In order for everyone to be heard, please limit your comments to 5 minutes or less.**

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I. **CALL TO ORDER** at \_\_\_\_ P.M.

II. **FLAG SALUTE**

III. **ROLL CALL**

IV. **APPROVAL OF MINUTES**

**Consider Approval:** Minutes from the May 17, 2018, Meeting

**Recommendation:** Approve

IV. **COMMISSION SECRETARY COMMENTS**

VI. **PLANNING COMMISSION MEMBER COMMENTS**

VII. **COMMUNICATIONS AND REFERRALS**

VIII. **BUSINESS FROM THE FLOOR**

This is an opportunity for the members of the public to address the Planning Commission on any matter that is not listed on the Agenda.

IX. **CONSENT CALENDAR**

X. **PUBLIC HEARINGS**

- A. Consider Approval, Res. 18-\_\_\_\_, **CUP2018-03**, A request to approve a conditional use permit for a proposed 28 bed memory care and 80 unit assisted senior living facility on approximately 3.57 acres located at 587 & 637 W. Nees Avenues. O'Brien Development, LLC, owner/applicant; The Taylor Group Architects, representative.

**Staff:** Orlando Ramirez, Senior Planner

**Recommendation:** Approve

- B. Consider Approval, Res. 18-\_\_\_\_, **CUP2018-02**, A request to approve a conditional use permit to allow a 24-hour drive-up/ drive-thru window use, including outdoor seating in association with a proposed Starbucks for property located near the northwest corner of Shaw and Leonard Avenues. Cloverleaf Capital, LLC., owner/ applicant.

**Staff:** George Gonzalez, Associate Planner

**Recommendation:** Approve

- C. Consider items associated with properties located on the north and south sides of Herndon Avenue and the west and east sides of Temperance Avenues. Clovis Community Medical Center, owner/applicant.

1. Consider Approval, Res. 18-\_\_\_\_, A request to approve a Program Environmental Impact Report for CUP85-18A11, and widening of Herndon Avenue.

2. Consider Approval, Res. 18-\_\_\_, **CUP85-18A11**, A request to approve a conditional use permit amendment for the expansion of the Clovis Medical Center Master Plan located on the north and south sides of Herndon Avenue at Temperance Avenues. Clovis Community Medical Center, owner/applicant.

**Staff:** Bryan Araki, City Planner

**Recommendation:** Approve

- D. Consider items associated with approximately 4.20 acres of property located north of Sierra Avenue between Fowler and Armstrong Avenues. De Young Properties, applicant/owner; Scott Zaayer, representative.

1. Consider Approval, Res. 18-\_\_\_, **R2018-05**, A request to rezone from the R-A (Single-Family Residential Very Low Density) Zone District to the R-1-MD (Single-Family Residential Medium Density) Zone District.
2. Consider Approval, Res. 18-\_\_\_, **TM6155**, A request to approve a tentative tract map for a 20-lot single family residential subdivision.

**Staff:** Maria Spera, Planning Technician II

**Recommendation:** Approve

- E. Consider items associated with approximately 168 acres of land located on the northwest corner of Shepherd and Sunnyside Avenues. Various Owners; Lennar, applicant, Yamabe & Horn Engineering, representative.

1. Consider Approval - Res. 18-\_\_\_, Approval of an environmental finding of a Mitigated Negative Declaration for GPA2017-07, R2017-18, CUP2017-17, and TM6200.
2. Consider Approval, Res. 18-\_\_\_, **GPA2017-07**, A request to amend the circulation element of the General Plan and Heritage Grove Specific Plan for placement of a Shepherd Avenue access point on the north side of Shepherd Avenue, west of Sunnyside Avenue for future development. Additionally, a request to provide for reclassification of the designated Open Space area to a Mixed Use classification and relocation of the required Open Space within the Project site.
3. Consider Approval, Res. 18-\_\_\_, **R2017-18**, A request to approve a prezone from the AE20 (Agricultural Exempt.) Zone District to the R-1 (Single Family Residential) and P-F (Public Facilities) Zone Districts.
4. Consider Approval, Res. 18-\_\_\_, **CUP2017-17**, A request to approve a 586-lot Planned Residential Development with public streets.
5. Consider Approval, Res. 18-\_\_\_, **TM6200**, A request to approve a vesting tentative tract map for a 586-lot single-family planned residential development.

**Staff:** Orlando Ramirez, Senior Planner

**Recommendation:** Approve

**XI. OLD BUSINESS**

**XII. NEW BUSINESS**

**XIII. ADJOURNMENT AT \_\_\_\_\_ P.M. UNTIL the Planning Commission meeting on June 28, 2018.**