

CLOVIS PLANNING COMMISSION MINUTES  
February 22, 2018

A regular meeting of the Clovis Planning Commission was called to order at 6:00 p.m. by Chair Hinkle in the Clovis Council Chamber.

Flag salute led by Commissioner Cunningham

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

Absent: None

Staff: Bryan Araki, City Planner  
Orlando Ramirez, Senior Planner  
George Gonzalez, Associate Planner  
Sean Smith, Associate Civil Engineer  
Ryan Burnett, Management Analyst

MINUTES

The Commission approved the January 25, 2018, minutes by a vote of 5-0.

COMMISSION SECRETARY

City Planner Bryan Araki presented a brief update on the Dry Creek Preserve and Woodside project.

PLANNING COMMISSION MEMBERS

Chair Hinkle requested an update on his previously-stated request for a stop sign at the intersection of Pollasky Avenue and 8<sup>th</sup> Street, as there had been another accident. City Planner Araki replied that this and several other intersections are currently undergoing evaluation for possible stop sign placement.

Chair Hinkle also requested an update on the possibility of placing project information billboards as is done in Santa Barbara. City Planner Araki responded that the idea has received positive responses so far but would need to be approved by the City Council. He also brought up the need for other noticing methods, as the County Assessor's Office is behind on updating owner addresses.

COMMUNICATIONS AND REFERRALS

One memo related to CUP84-18A.

BUSINESS FROM THE FLOOR

None

## CONSENT CALENDAR

None

## PUBLIC HEARINGS

- A. Consider items associated with the Draft 2018 Parks Master Plan. City of Clovis, applicant.
  1. Consider Approval Res. 18-\_\_, A request to approve an environmental finding of a Negative Declaration for the Draft 2018 City of Clovis Parks Master Plan.
  2. Consider Approval Res. 18-\_\_, A request to approve the Draft 2018 City of Clovis Parks Master Plan including the community needs assessment, inventory and level of service analysis, and recommended actions.

Management Analyst Ryan Burnett, along with Art Thatcher of Green Play and Chad Kovalesky of Land Design, presented the staff report.

Commissioner Antuna requested clarification on the "communication" aspect of potential improvements. Mr. Thatcher responded that it related to how the department contacts the public and how the public receives information, providing details.

Chair Hinkle requested the inclusion of roller hockey in the list of priorities, despite it not being a high priority overall, as it was previously played in the recreation center and is a higher priority locally.

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 Hatcher inquired as to the possible presence of inquiries from the public regarding reserving the parks for birthday parties and events, given how many such activities take place and her belief that most people aren't aware of the need for reservations. Mr. Thatcher responded that he remembered no such comments, positive or negative, but that the variety of parks and their availability for events and activities was brought up as a strength. Commissioner Hatcher followed up with an inquiry as to how often the parks are booked. Mr. Thatcher responded that it was something that hadn't been brought up and therefore hadn't been investigated beforehand, but it could be looked into.

Commissioner Hatcher inquired as to the current presence of parks with equipment for special needs children. Mr. Kovalesky responded that he doesn't believe that there are any that are designed specifically for special needs children.

Chair Hinkle inquired as to the potential location of a future dog park, as it is an item that has previously generated interest. Mr. Thatcher responded that they had not been tasked with finding specific locations to place parks, but rather had been investigating the desires of the

community and how those desires fit into the existing framework. It was confirmed that this would be an item that would be brought forward with a specific location in the future.

Commissioner Terrence inquired as to the pros and cons, based on their previous experience of having a very large park with a designated dog park area versus a dedicated dog park. Mr. Thatcher responded that it depends on the community and the diversity of the parks offered in that community. The most successful he had seen so far are those incorporated into larger parks, providing details.

Commissioner Cunningham commented and complimented Mr. Thatcher and his company on their thoroughness, and also complimented Mr. Burnett and his staff on the Parks Master Plan.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Hatcher to approve a finding of Negative Declaration for the Draft 2018 City of Clovis Parks Master Plan. The motion was approved by a vote of 5-0.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Terrence to approve the Draft 2018 City of Clovis Parks Master Plan including the community needs assessment, inventory and level of service analysis, and recommended actions. The motion was approved by a vote of 5-0.

- B. Consider Approval Res. 18-\_\_, **CUP2017-15**, A request to approve a conditional use permit for a 4-story, 123-room hotel for the property located at 1450 Shaw Avenue. Triple 7/River Park Hospitality, owner; Tony Thandi, applicant; Lee Gage & Associates, representative.

Senior Planner Orlando Ramirez presented the staff report.

Chair Hinkle inquired as to entry access from Sunnyside Avenue. Senior Planner Ramirez confirmed that there is access there and detailed both this and other access points.

Chair Hinkle inquired as to the effect of a cul-de-sac on the east side of the subject property on the project as a whole in terms of access agreements as well as confirming that a lack of reciprocal access agreement would not halt the project. Senior Planner Ramirez responded with a detailed explanation.

Commissioner Antuna inquired as to the applicant's acceptance of the Fresno Irrigation District's conditions. Senior Planner Ramirez responded part of the requirements are for the applicant to address those conditions with FID.

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

Dale Mell of Dale Mell & Associates, on behalf of the representative and the applicant, provided background on the 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.

There being none, the Chair closed the public portion.

Commissioner Cunningham inquired as to whether or not the cul-de-sac referenced by Mr. Mell is a condition of approval. Senior Planner Ramirez responded that this item is a recommendation from the fire department subsequent to the report preparation, and so is not a submitted condition.

Chair Hinkle sought confirmation from Senior Planner Ramirez that if an agreement is not reached with the adjacent senior center, a portion of the road will remain unpaved dirt.

Commissioner Cunningham inquired as to whether the subject access is a main access point for the senior center. Senior Planner Ramirez was uncertain, despite his own site visit. City Planner Araki supported his belief that this is a secondary access point.

Chair Hinkle remarked that, with Clovis' high hotel occupancy rate, it is understandable why the applicant has come to Clovis.

Commissioner Terrence inquired as to whether staff has received any complaints regarding the height of the proposed building. Senior Planner Ramirez that there currently had been no calls or inquiries regarding the proposed height.

Commissioner Antuna followed up with an inquiry as to the presence of similar, approved projects of such height. Senior Planner Ramirez responded with confirmation of another approved hotel of similar height on Shaw Avenue.

Commissioner Cunningham clarified the exact over-height dimension and sought confirmation that the La Quinta hotel is similar, seeking to make sure a precedence wouldn't be set in this case. Chair Hinkle followed up by clarifying the nature of the over-height portion of the proposed building and its frontage placement.

At this point a motion was made by Commissioner Hatcher and seconded by Commissioner Antuna to approve CUP2017-15. The motion was approved by a vote of 5-0.

- C. Consider Approval Res. 18-\_\_, **CUP84-18A**, A request to approve a conditional use permit amendment to allow for the placement of signage on the gas island canopy at an existing convenience store located at 423 W. Barstow Avenue. Ibrahim & Leila Gharibeh, owner & applicant; Sign Development, Inc., representative.

Associate Planner George Gonzalez requested a continuance to the March 22, 2018, Planning Commission meeting.

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 Cunningham sought clarification as to whether the original conditional use permit had approved the gas island canopy or not. Associate Planner Gonzalez clarified that the gas island canopy had been approved, but that signage on it had been prohibited.

Commissioner Cunningham followed up with the observation that there is currently signage on the canopy. Associate Planner Gonzalez responded that this issue is covered in the report and that whether or not the application is approved, the applicant will need to submit a sign permit.

Commissioner Cunningham followed this up with an inquiry as to whether or not the current signage exceeded allowed square footage. Associate Planner Gonzalez responded that clarification on that is not possible due to lack of approved sign permits. Commissioner Cunningham remarked that it seems to do so by appearance.

At this point the Commission approved by consensus to continue the project to March 22, 2018.

- D. Consider Approval Res. 18-\_\_, **TM5789A**, A request to approve a tentative tract map amendment to a previously approved single-family residential development located north of Stuart Avenue between Karen and Peach Avenues. The amendment will reduce the lot count from 16 to 11 and a remainder to accommodate a new circulation plan. David M. Hailpern, owner; 2M Development, applicant; Harbour & Associates, representative.

Associate Planner George Gonzalez presented the staff report.

Commissioner Cunningham sought confirmation that lots currently lacking access would not be developed until access (through Escalon Avenue) will be built as well. Associate Planner Gonzalez confirmed this, providing some details. Commissioner Cunningham then sought further clarification on this from Associate Civil Engineer Sean Smith, who provided further confirmation and clarification. Commissioner Cunningham clarified that he had no wish to see those lots becoming abandoned.

Chair Hinkle sought clarification on the remainder lot's possible future. Associate Civil Engineer Smith directed him to the applicant for this information.

Chair Hinkle sought clarification on the nature of the development of the currently inaccessible lots. Associate Civil Engineer Smith provided details.

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

Lorren Smith of Harbour & Associates provided a brief statement that included the answer to Chair Hinkle's earlier question regarding the remainder lot's future then offered to answer any 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.

George Beal of 1175 Shaw Avenue expressed concern about shouldering the cost of the Fresno Irrigation District's conditions regarding a storm drain. He also expressed concern about when the rest of the road will be built.

At this point, the Chair closed the public portion.

Commissioner Antuna requested elaboration on the storm drain issue or portioning of the road issue mentioned by Mr. Beal. Mr. Smith rebutted Mr. Beal's comments and provided more information on the two mentioned issues.

Commissioner Cunningham inquired as to the reason behind changing from the original map. Mr. Smith provided information on the need for the change. Commissioner Cunningham seeking clarification on some of this information, which Mr. Smith provided.

Chair Hinkle inquired as to the applicant's intended actions regarding the storm drain. Mr. Smith assured the Commission that they are working on fulfilling the conditions.

Commissioner Terrence inquired as to whether unfinished business regarding the storm drain issue is being left between two tracts, as there seemed to be disagreement on who would bear what responsibility, concerned about one developer bearing an undue burden. Associate Civil Engineer Smith responded with an explanation of the situation. City Planner Araki also explained that while yes, there is unfinished business here, it is not so for the Planning Commission. The two developers need to coordinate with each other, and much depends on which one comes in first. City Planner Araki assured that this sort of situation is not uncommon.

Chair Hinkle confirmed with City Planner Araki that if, for some reason, Mr. Beal decides not to build his project to the south, several lots in this project will be left undeveloped and decisions would have to be made to keep the map in conformance with fire department street requirements. Several options were listed.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Hatcher to approve TM5789A. The motion was approved by a vote of 4-1.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT AT 7:30 P.M. UNTIL the Planning Commission meeting on March 22, 2018.