

CLOVIS PLANNING COMMISSION MINUTES
March 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
Sean Smith, Associate Civil Engineer
Maria Spera, Planning Technician II
Joyce Roach, Planning Intern

MINUTES

The Commission approved the February 22, 2018, minutes by a vote of 5-0.

COMMISSION SECRETARY

City Planner Bryan Araki reminded the Commission that Planning Academy is approaching and stated that the special meeting requested for April will not be needed.

PLANNING COMMISSION MEMBERS

Chair Hinkle provided notification that Helm Avenue, the entrance from Bullard Avenue to Cole Elementary School, contains a duplex with trash totes outside all of the time, with an area paved for just that purpose, along with the nearby apartments also having their totes out all of the time. Chair Hinkle is concerned as that area is an entrance to Clovis for people, particularly those from outside the city, attending events held at Cole. City Planner Araki assured that someone would be sent out to check the area.

Chair Hinkle also brought up an issue he had meant to previously, regarding the traffic situation during the holidays at the Home Goods in Clovis Crossing Shopping Center. Due to car-slowng barriers put in place at the time, traffic was backed up all the way to the intersection at Sunnyside Avenue. Chair Hinkle expressed concern about the safety impacts of such and requested that alternatives be looked into.

COMMUNICATIONS AND REFERRALS

None

BUSINESS FROM THE FLOOR

Dale Mitchell of 8300 N. Marion Avenue provided information on the status of the Dry Creek Preserve Master Plan, most particularly in terms of interactions between the neighborhood

residents and Woodside Homes. Matt Smith of Woodside Homes, 9 River Park Place East Suite #430, Fresno, expressed appreciation for City staff's efforts in the process and provided more information.

Commissioner Cunningham offered commendation to all involved for their cooperation in the process of creating the Dry Creek Preserve Master Plan.

CONSENT CALENDAR

None

PUBLIC HEARINGS

- A. 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. This item was continued from February 22, 2018.

Planning Intern Joyce Roach presented the staff report, with a requested amendment to condition #2 to remove the word "non-illuminated."

Commissioner Cunningham requested clarification regarding the presence of signage on the gas island canopy despite the original prohibition. Planning Intern Roach replied that there are currently no building permits on record for signage at this location.

Commissioner Cunningham then questioned how much signage –on-building, on-canopy, and stand-alone monument- is being proposed for the location and if it falls within the City ordinance for signage. Planning Intern Roach replied that there are currently no permits on record for signs at this site, and so staff will be using this opportunity to bring the on-building signage into compliance, with the same being said for the monument sign. Commissioner Cunningham clarified that, with no building permits issued yet, staff does not know what the current square footage is for the on-building signage. Commissioner Cunningham stated he wanted to be consistent, as the Commission had denied a business additional signage two months previous as they had exceeded what the code allows.

Commissioner Antuna sought clarification that the intent is to bring the existing signage into compliance rather than modify it, and what would happen should the existing signage exceed the currently allowed square footage. Senior Planner Orlando Ramirez replied that the existing signs will be required to be brought into compliance regardless of the Commission's decision on the proposed amendment. To submit for the rebranding, they will have to submit a sign permit and will be subject to the current sign criteria.

Commissioner Antuna followed up by seeking clarification on whether approval for this project would be for the rebranding of the gas station or if it would include the building as well. Senior Planner Ramirez confirmed that approval would be for a sign review application to allow the transfer of sign area onto the fuel island canopy, and any changes or modifications to colors would require a site plan review minor amendment.

Commissioner sought clarification on what exactly would be approved with this project. Senior Planner Ramirez clarified that the conditional use permit process would allow for the transfer of sign area on the canopy, as typically it memorializes conditions of approval that address sign area. He then explained the allocation of sign area for similar sites and for this site in particular, and the minor adjustment process that allows for additional signage at a location and what it would grant at this location. City Planner Araki also offered further clarification that approval would approve sign area of fifty (50) square feet and memorializing the existence of a minor adjustment process that allows for additional sign area, and that whenever there are changes to the code they would have to stay within what sign allowance the code permits.

Chair Hinkle sought confirmation that what is before the Commission is no different than what is allowed at other gas stations in town. Senior Planner Ramirez confirmed this.

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

Nina Brenthan of Sign Development, 1366 W. Ninth Street, Upland, provided a brief statement that the application had recently purchased the site with current signage already in place and would like to bring things into conformance.

Commissioner Cunningham questioned whether the signage on the exhibits is what the business owner is asking for. Ms. Brenthan replied those are the standard Valero signs that they have to ask for, and then make adjustments as required by code, that the owner is asking to keep the current wall sign, and they are waiting to find out what direction to go in.

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 sought clarification on whether or not the proposed signage would be over what's allowed if the Commission approves the proposed amendment and then the applicant seeks and is granted a minor adjustment. Senior Planner Ramirez assured that the signs would not be allowed to exceed what's allowed, that everything would be made to fall within the sign code, with the only exception being that they could apply for a variance to seek additional square footage.

Commissioner Hatcher then sought clarification on the proposed language change to condition #2. Planning Intern Roach explained the reasoning behind the proposed change. City Planner Araki explained the best method to make the proposed change when asked by Commissioner Hatcher.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Hatcher to approve CUP84-18A, with the proposed modification to condition #2. The motion was approved by a vote of 5-0.

- B. Consider Approval Res. 18-___, **TM2823A2**, A request to consider an amendment to the conditions of approval to eliminate a 15-foot rear landscape easement on Lot 28 of Tract Map TM2823.

Planning Technician II Maria Spera presented the staff report.

Commissioner Antuna sought clarification on what exactly the landscape easement is and what it was intended for. Senior Planner Ramirez provided the information.

Chair Hinkle sought confirmation that the purpose of the amendment is to bring this lot into compliance with the other lots. Senior Planner Ramirez confirmed and provided more explanation.

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

Jonathan Cox, owner of Lot 28, stated that he is for the amendment, expressed appreciation for staff's efforts in working with him, and offered to answer questions.

Commissioner Terrence wished to disclose that he recognized the applicant as a former neighbor and schoolmate, they had spoken about it before going on the record today, they have no current social relationship and it won't affect his judgement of 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.

There being none, the Chair closed the public portion.

At this point a motion was made by Commissioner Hatcher and seconded by Commissioner Terrence to approve TM2823A2. The motion was approved by a vote of 5-0.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT AT 6:34 P.M. UNTIL the Planning Commission meeting on April 26, 2018.