

CLOVIS PLANNING COMMISSION MINUTES  
May 17, 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  
Thad Avery, Associate Civil Engineer/CIP Manager  
Lily Cha, Assistant Planner  
Maria Spera, Planning Technician II  
Joyce Roach, Planning Intern

MINUTES

The Commission approved the April 26, 2018, minutes by a vote of 5-0.

COMMISSION SECRETARY

Planning Technician II Maria Spera presented an update on the current status of the Old Town Cottage Home Program, including the program winning the 2018 San Joaquin Valley Blueprint Award for Excellence in Downtown Revitalization. Senior Planner Orlando Ramirez also provided some information.

City Planner Bryan Araki reminded the Commission about the Employee Appreciation Dinner.

PLANNING COMMISSION MEMBERS

Commissioner Antuna reported about her experience at the Planning Commissioners' Academy in Monterey, such as sharing ideas with other commissioners and learning about various laws in the works.

Commissioner Cunningham reported about his experience at the Planning Commissioners' Academy, supporting Commissioner Antuna's comments and reported that his greatest takeaway from the event was learning about the amount of activity in Sacramento to be aware of that is aimed at eliminating planning commissions.

Commissioner Hatcher reported about her experience at the Planning Commissioners' Academy, supporting her fellow commissioners' remarks and stating that there is a lot of political activity in the state capitol that will impact the Central Valley.

Commissioner Terrence explained his absence from the Academy and resolved to make it to the next one.

Chair Hinkle reported about his experience at the Planning Commissioners' Academy, sharing some information such as growth in California, household size and median house price. He proposed the possibility of peppering contemporary design throughout developments to create a custom feeling. He mentioned that there was a great deal of discussion on development project signs. A particular Bay Area city had put in property deeds a condition that states a garage must have room for parking cars, and that the City of Clovis may want to look into it. Finally, he mentioned the many bills affecting housing and the move to eliminate planning commissions. Chair Hinkle also expressed shock that a speaker claimed the Temperance Flat project would never happen, as solving the water problem would take away leverage over initiatives.

City Planner Araki proposed moving Item B before Item A as it would be a continuance.

#### COMMUNICATIONS AND REFERRALS

None

#### BUSINESS FROM THE FLOOR

None

#### CONSENT CALENDAR

None

#### PUBLIC HEARINGS

- A. Consider Approval Res. 18-\_\_\_, General Plan Consistency Finding for the Proposed 2018-2019 Community Investment Program.

Associate Civil Engineer/CIP Manager Thad Avery presented the staff report.

Commissioner Cunningham inquired as to the locations of the proposed Loma Vista and Heritage Grove police substations, as they both had the same number.

CIP Manager Avery confirmed that this duplication of numbering was a mistake, confirming that there are requests for police substations in both locations.

Commissioner Cunningham next inquired as to the rationale for a proposed shooting range location, when there are ranges in the City and County of Fresno.

CIP Manager Avery responded that this is a request from the City Police Department that may or may not come to fruition.

Commissioner Cunningham then requested clarification on the proposed construction of a dog park.

CIP Manager Avery responded that this wording was an error, as the allocated money is for the design of the Parks Master Plan, which will identify locations for dog parks.

Commissioner Cunningham inquired as to the recurring fee on of \$50,000 regarding an ADA survey.

CIP Manager Avery responded that this amount is in there for budget purposes in order to stay up to date on ADA issues in the City, and it doesn't generally reach that amount.

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 Cunningham to approve a consistency finding for the 2018-2019 CIP Budget. The motion was approved by a vote of 5-0.

- B. 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-\_\_\_, 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.
  2. Consider Approval Res. 18-\_\_\_, **R2017-18**, A request to approve a prezone from the AE-20 (Agricultural Exempt) Zone District to the R-1 (Single Family Residential) and P-F (Public Facilities) Zone District
  3. Consider Approval Res. 18-\_\_\_, **CUP2017-17**, A request to approve a 586-lot Planned Residential Development with public streets.
  4. Consider Approval Res. 18-\_\_\_, **TM6200**, A request to approve a vesting tentative tract map for a 586-lot single-family planned residential development.

Senior Planner Orlando Ramirez requested a continuance to the May 31, 2018, Planning Commission meeting.

At this point, the Chair opened the floor to anyone wishing to speak on this.

Patrick Menagh of 9459 N. Purdue Avenue, a neighbor to the project area, inquired as to whether the neighbors would receive a notice of the continuance, hoping for one as there was confusion among the neighbors about when the meeting would take place.

City Planner Araki responded that generally in situations such as this, new notices are not sent out, but that in this case it can be done.

Phillip Janzer of 5104 E. Perrin Avenue, also adjacent to the project area, inquired as to when would be a good time to bring up concerns.

City Planner Araki recommended waiting for the next meeting, and invited comments if he was unsure about his ability to attend.

Mr. Janzer indicated a number of concerns: traffic and street widening, the facing of the project versus the facing of the existing homes, design, water, and that a list of these would be circulated among the neighbors to ensure all of them are heard.

City Planner Araki requested that the concerns be brought to staff earlier than the next meeting if possible to ensure they're all covered and possibly address them before the meeting, and invited a formal presentation, if put together, to be presented at the next Commission meeting.

Senior Planner Ramirez invited specific concerns, stating that he could include them in the staff report to the Commission.

Commissioner Cunningham, with the aid of Associate Civil Engineer Sean Smith, provided information to Mr. Janzer about upcoming intersection light and four-way stop placements, as that had been one of his concerns.

Mr. Janzer expressed concern about being left out of the information loop due to potential communication issues between the City of Clovis and the County of Fresno.

Commissioner Cunningham assured him that, given the City Council's future approval of the Dry Creek Preserve annexation, there will be alleviation of such problems.

At this point the Commission approved by consensus to continue the project to May 31, 2018.

- C. Consider Approval Res. 18-\_\_\_, **R2018-04**, A request to approve a rezone of approximately 0.9 acres of land located at the southwest corner of 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

Associate Planner George Gonzalez presented the staff report.

Chair Hinkle inquired as to whether the applicant would be required to continue the sidewalk up to Gettysburg Avenue.

Associate Civil Engineer Sean Smith responded that this would be one of the conditions.

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

Lorren Smith of Harbour & Associates requested approval of the project and 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.

There being none, the Chair closed the public portion.

At this point a motion was made by Commissioner Terrence and seconded by Commissioner Antuna to approve R2018-04. The motion was approved by a vote of 5-0.

- D. Consider Approval Res. 18-\_\_\_, **CUP90-05A**, A request to approve a conditional use permit amendment to demolish and rebuild a convenience store and fuel station, with beer and wine sales for property located at 394 W. Ashlan Avenue. Jesse Ruelas and Catherine Ruelas, owners; SKW Clovis, LLC, applicant and representative.

Assistant Planner Lily Cha presented the staff report.

Commissioner Cunningham inquired as to whether there is a current beer and wine sales license for the existing convenience store.

Assistant Planner Cha responded that she didn't believe so, but that there is a pending license for the new 7-11.

Commissioner Cunningham followed up with an inquiry as to how many such licenses are already in place in that tract map. He was concerned as this would be a 24-hour convenience store but alcohol sales are time-limited.

Assistant Planner Cha responded that she didn't verify that, but that when these applications are routed to the police department, they verify it and express concerns about over-saturation if they have any.

Chair Hinkle sought and received confirmation that there are no major changes to the lot itself, simply a modification and update.

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

Sid Wiener of SKW Clovis provided some information on the project, including that there is an existing alcohol license and therefore no increase in the number of licenses.

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 Antuna and seconded by Commissioner Hatcher to approve CUP90-05A. The motion was approved by a vote of 5-0.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT AT 6:43 P.M. UNTIL the Planning Commission meeting on May 31, 2018.