

CLOVIS PLANNING COMMISSION MINUTES
June 28, 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, , Hatcher, Chair Hinkle

Absent: None

Staff: Bryan Araki, City Planner
Orlando Ramirez, Senior Planner
George Gonzalez, Associate Planner
Lily Cha, Assistant Planner
Gene Abella, Assistant Engineer

MINUTES

The Commission approved the May 31, 2018, minutes by a vote of 4-0.

COMMISSION SECRETARY

Recognition of William Terrence for his service to the City of Clovis Planning Commission. City Planner Araki, Chair Hinkle, and Commissioners Antuna, Cunningham, and Hatcher all offered remarks and congratulations before Commissioner Terrence made some remarks and expressed his gratitude for the opportunity to serve the public that he had engaged in as part of the Planning Commission. William Terrence was then retired from the Planning Commission.

PLANNING COMMISSION MEMBERS

None

COMMUNICATIONS AND REFERRALS

Correspondence relating to Items X-A and X-E. City Planner Araki also reminded the Planning Commission that, now that there are currently only four members, voting must be by majority or continued. Interviews and selection for a new commissioner now are underway.

BUSINESS FROM THE FLOOR

None

CONSENT CALENDAR

None

PUBLIC HEARINGS

- A. Consider items associated with approximately 168 acres of land located on the northwest corner of Shepherd and Sunnyside Avenues. Various owners; Lennar, applicant; Yamabe and Horn Engineering, representative. This item was continued from the May 31, 2018, meeting.
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 Design Guidelines, 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 reclassify approximately four acres of Open Space to Mixed Use and relocate 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.

Senior Planner Orlando Ramirez presented the staff report.

Chair Hinkle sought and received confirmation that the entire project will not move forward if the section of property that needs to be purchased for part of Clovis Avenue is not acquired, regardless of the Commission's decision, as this property is necessary for circulation and the creation of the required lots.

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

Arakel Arisian of 389 Clovis Avenue, Suite #101, on behalf of Lennar Homes and the Ricchiuti family, presented background information and updates on the project subsequent to the previous Planning Commission meeting, offering to answer questions specific to the project.

Chair Hinkle inquired as to the reason behind varying distances between the sidewalk and the street throughout the project. Mr. Arisian responded that this may be referring to a pedestrian easement/planter strip, providing details.

Chair Hinkle inquired as to what party would be responsible for use (such as picnics or other activities) and management of the two large parks designed into the project. Mr. Arisian responded that it is the applicant's intent to have all of the open space available to all and maintained by the homeowners' association as public parks, as is the case in Harlan Ranch.

Chair Hinkle inquired as to the intended percentages for each of the six different proposed lot sizes. Mr. Arisian provided a detailed answer.

At this point, the Chair opened the floor to those in favor.

There being none, the Chair opened the floor to those in opposition.

Patrick Menagh of 9459 N. Purdue Avenue stated that he is not necessarily opposed to the project, but rather that he has concerns. His two main concerns involve water and traffic. He expressed gratitude for new information on both issues that had been presented this night that he had not heard during the last meeting, and requested that the Commission use great thought and care in making a decision while providing details on his concerns.

Jared Callister of 9318 N. Sunnyside Avenue expressed gratitude to Mr. Arisian for making himself available then communicated some of the concerns within his community. They were glad to hear that an HOA would be maintaining the development, and that the homes would be single-story in certain key areas. He inquired as to whether the HOA would maintain the external walkways. He and his neighbors still have concerns with the buffering and transition between the development and their neighborhood (Quail Run) and with the water supply issue, spending some time on this particular concern. Mr. Callister also expressed dissatisfaction with the density blending proposed for the project and with the proposed Sunnyside Avenue access point.

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

Mr. Arisian addressed the water concerns mentioned while deferring to staff to explain more on their collaboration with Fresno County on the regional water issue, as many of the concerns expressed were not specific to his project. He also addressed the buffering and transition concern in detail, as well as the location of the access on Sunnyside Avenue.

Commissioner Hatcher inquired as to whether the HOA would cover the external walkways. Mr. Arisian responded that it is the applicant's intent for the HOA to cover all of the green space, external walkways, and internal out-lots and parks.

Chair Hinkle remarked that drainage would lead to a specific ponding basin and recharge the area at more than current levels, and that the more northerly location of the roundabout on Sunnyside Avenue would cause traffic to slow down before reaching the Quail Run neighborhood. Mr. Arisian concurred, explaining the reasoning behind that projected traffic slow-down.

Chair Hinkle sought confirmation that the almond trees currently in place receive their water from wells. Mr. Arisian stated that he was uncertain regarding the ratio of surface water to well water for their source, but that there is definitely at least one agricultural well currently present on the subject property. Chair Hinkle remarked that as almond trees are high consumers of water, their removal will lead to reduced water use.

Commissioner Hatcher inquired as to a potential timetable for the build out of Phase I of the project. Mr. Arisian responded with his best estimate, explaining the reasoning behind it.

At this point, the Chair closed the public portion.

Commissioner Antuna requested elaboration on the water issue, as it is a major regional concern. Assistant Engineer Abella provided some details, explaining that the issue is a difficult one.

Commissioner Antuna sought and received confirmation that within the next five to ten years, the City intends to move away from using wells except as backups.

Chair Hinkle offered the information that the Fresno Irrigation District letter referenced by a member of the public is very similar in terms of content and verbiage to others that have come before the Commission in association with other projects. City Planner Araki further clarified that this letter and similar ones are intended to guide agencies into ensuring a long-term view is taken to balance water use with proposed development, as required by the Sustainable Groundwater Management Act, providing a detailed explanation.

Commissioner Hatcher inquired as to why the Quail Run area was not included in the water management plan study area. Assistant Engineer Abella responded that this area is intended to be rural and therefore uses wells as their water source.

Commissioner Hatcher followed up with an inquiry as to any recourse on the part of that area's residents if the development causes their wells to dry up. City Planner Araki responded with a detailed explanation regarding water levels in the target area in terms of current and future sources, including that the proposed development is actually downstream of the concerned Quail Run area, thereby leading to development east of them affecting their area rather than this project.

Chair Hinkle sought and received confirmation that this project would satisfy some of the state housing requirements. City Planner Araki explained in detail.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Antuna to approve a finding of a Mitigated Negative Declaration for GPA2017-07, R2017-18, CUP2017-17, and TM6200. The motion was approved by a vote of 4-0.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Antuna to approve GPA2017-07. The motion was approved by a vote of 4-0.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Antuna to approve R2017-18. The motion was approved by a vote of 4-0.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Antuna to approve CUP2017-17. The motion was approved by a vote of 4-0.

Commissioner Hatcher thanked the public for coming and speaking on this project, expressing her belief that this is a good plan, the water issue will be worked out, and the City and developer have worked well together to deal with the traffic issue.

At this point a motion was made by Commissioner Hatcher and seconded by Commissioner Antuna to approve TM6200 with the added condition #66. The motion was approved by a vote of 4-0.

- B. Consider items associated with approximately 5.99 acres of land located at the northwest corner of Ashlan and Locan Avenues. Marilyn Ishimaru, Masaji Miyake, Masato Miyake, and Tom Miyake, owners; 2M Development, applicant; Harbour & Associates, representative.
1. Consider Approval Res. 18-___, **R2018-06**, A request to approve a rezone from the R-A (Single-Family Residential -24,000 Sq. Ft.) Zone District to the R-1 (Single-Family Residential -6,000 Sq. Ft.) Zone District.
 2. Consider Approval Res. 18-___, **TM6221**, A request to approve a vesting tentative tract map for a 24-lot single family residential subdivision.

Associate Planner George Gonzalez presented the staff report.

Commissioner Hatcher sought and received confirmation that there would be a condition mandating the salvage of as many trees as possible at the site.

Commissioner Hatcher then inquired as to the fate of a pool on the remaining lot as it apparently crosses into the proposed development. Associate Planner Gonzalez replied that, based on the map, it would need to be either relocated or removed.

Chair Hinkle inquired as to the reason for Megan Avenue narrowing at one point. Associate Planner Gonzalez replied that the street would be built at fifty feet and would be consistent within the project boundaries. Chair Hinkle followed up by pointing out that the street narrows in the northern section. Associate Planner Gonzalez replied that this is due to the existing street to the north being at fifty-four feet. Senior Planner Ramirez further explained that the applicant would be able to utilize the narrow street policy to increase the lot depth and still remain within the municipal code standards.

Chair Hinkle explained that he is bringing this up because, after visiting the site and speaking briefly with the Parks Manager, he noticed that a nearby home has a good number of vehicles parked in the street, and foresees this combining with the street narrowing to cause traffic problems. He encouraged the applicant to keep the street the same width if the narrowing is not necessary. Assistant Engineer Abella explained that the fifty-foot width street includes an adequate, eight-foot parking element in terms of space, and that the number of cars is due to behavior.

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

Lorren Smith of Harbour & Associates Engineering, 389 Clovis Avenue, provided background on the project that addressed street width, mentioned that the applicant will work with Parks to save as many trees as possible, and offered to answer questions.

Chair Hinkle sought and received confirmation from Mr. Abella that an existing house will remain on the remainder parcel and have two lots west of it. The existing pool will be removed with the development of this project. Additionally, the second house and associated accessory structures on the east side of the project will be removed as well.

At this point, the Chair opened the floor to those in favor.

There being none, the Chair opened the floor to those in opposition.

Tom Miyake of 2885 Ashlan Avenue stated that his property is on the notice sent to him as part of the development but is not for sale. He provided some background of his understanding of the situation, including using Ashlan Avenue for access, explaining that he is confused by some of his land being shown as part of the development when he hasn't sold it and doesn't intend to do so.

Chair Hinkle inquired as to whether Mr. Miyake owns Lots 23 and 24, the properties to the west. Mr. Miyake stated that he does, as he owns a two acre lot, explaining that the developer needs some of the land for street access.

Chair Hinkle sought confirmation that Mr. Miyake has some agreements in place with or has worked with the developer to put the road through his property. Mr. Miyake responded that though he has spoken to Jeff De Young, they never came to a specific idea of how much of his lot would be left.

Eric Fick of 2846 Antonio Avenue stated that on the map his property is adjacent to Lot 24, and that he came this night to find out what the development entailed and whether or not he is losing the front section of his lot.

Assistant Engineer Abella explained that there seems to be an irrevocable offer recorded on the property and there needs to be some more research to confirm it, as the presence of such would mean Mr. Fisk would lose some of the front portion of his property. He further explained that there is a street light on the front portion of Mr. Fisk's property set up in such a way as to be placed for a future curb and gutter.

Chair Hinkle sought and received confirmation that the irrevocable offer could have been put in when the other development went in.

Chair Hinkle then inquired as to whether Mr. Fick was aware of this when he bought his property. Mr. Fick has owned his house for three years and had no idea of such a thing. He also stated that he understood the question regarding Lots 23 and 24 as Mr. Miyake's house is oriented opposite from the rest, facing onto Ashlan Avenue and therefore having access there instead of onto Antonio Avenue. Mr. Fick also reiterated his concern about possibly losing some of his front yard.

Chair Hinkle stated that he doesn't have an answer on that for Mr. Fick, that staff has given him as much information as they have, and that this needs some more research.

Commissioner Antuna sought and received confirmation that Mr. Fick would be able to contact staff to receive an answer on this matter.

Charles Imburgia of 2854 Austin Avenue, behind the proposed Lot 1, inquired as to the placement of lot property lines on one side of the street versus on the other side. Chair Hinkle confirmed that the seeming discrepancy is simply a visual effect of the mailed map.

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

Mr. Smith, in regards to the lot west of Lot 24, explained that his firm had been the engineers on the previous development, knew that a street would go through to the east, and so they did record an irrevocable offer of dedication on that (Mr. Fick's) property. Despite this, they won't simply go in and tear up the land but will work with Mr. Fick. In regards to Mr. Miyake's situation, as far as he knows, Mr. De Young has worked with him, the project going through does not necessarily mean that Mr. Miyake will be selling his land, and there may be a misunderstanding that can be worked out. He provided some details from previous similar situations.

At this point, the Chair closed the public portion.

Commissioner Cunningham inquired as to whether approval of this tract map means it would be developed as presented or if the developer would have to work with the two concerned homeowners. Associate Planner Gonzalez responded that the developer will have to work things out with the existing property owners. He further explained that the application came with four separate property owner consent forms with four distinct individuals approving the map, and so that matter would have to be worked out. Commissioner Cunningham followed up by seeking and receiving confirmation that even with approval granted tonight, the disruptions would still need to be worked out.

Commissioner Antuna followed up by seeking clarification on how many trees were deemed worth saving and if setting such action as a condition of approval would ensure maximum care would be taken to preserve trees whenever possible. Associate Planner Gonzalez confirmed the number and that such would be the case, especially as they've worked with the representative on previous projects where such actions were taken.

Chair Hinkle stated his understanding that certain lots in the proposed map are conceptual, as there is no agreement with the current landowner, as well as his concerns regarding approving a tract map with such uncertainty attached. He feels that not enough work has been done, that there are unanswered legal questions such as on the west end of the development, and that he is concerned with the narrowing of Megan Avenue. He feels that it becomes dangerous for children especially riding their bicycles, and that in light of these issues, the project should be continued.

Commissioner Cunningham expressed agreement with the Chair that the discrepancies and concerns brought up should result in a continuance, as a vote at this point would force him to vote against. He would prefer that the project be approved with a consensus in the future after some more work is done is to work out these issues.

City Planner Araki explained that when the entitlement application is submitted, the applicant is required to get property owner consent, and that the entitlement runs with and belongs to the property owners rather than the applicant, who is only the agent. At that point, it is the decision of the property owner what route they take, which is true of most of the projects that are seen by both the Planning Commission and the City Council. He also provided some information on the history of the western properties, that such situations are common in projects, and that it is up to the property owners and the applicant to work things out. City Planner Araki also pointed out that, at the time of the previous subdivision's development, the narrow street policy was to allow fifty feet, while the new policy is to allow thirty-two feet, providing some details and offering the possibility of working on the transition.

Chair Hinkle expressed that his main concern is the nearby street and the increased student traffic on that street.

City Planner Araki provided some action options for the Planning Commission on this project at this point.

Commissioner Antuna inquired as to whether the property owners could choose to develop their properties consistent with the proposed map in the future rather than sell to the developer. City Planner Araki responded that they could do so, by bringing in a phased final map, providing some details on what it would entail.

Commissioner Hatcher sought and received confirmation from City Planner Araki that the City has the documentation to allow the Planning Commission to approve the map, but that it would be up to the applicant and property owners to work out how it will look in the end. Senior Planner Ramirez added that this would be similar to a previous situation.

Commissioner Antuna sought and received confirmation that if the project is approved and a property owner chooses not to sell, the rest of the site could be developed except for that area.

Chair Hinkle stated that while he could approve the rezone, he felt that he could not do so for the tract map because of the outstanding issues.

Commissioner Hatcher sought confirmation of this being the opinion of the rest of the Commission before making a motion.

Commissioner Cunningham stated that while he initially had misgivings about the tract map, he recalled documentation in the staff report that there was an agreement, leading him to feel more comfortable approving the tract map than at the beginning of the session.

City Planner Araki provided the additional action option of further conditioning the tract map, such as for the street width.

Commissioner Hatcher expressed that she is fine with the current street width of the map.

At this point a motion was made by Commissioner Hatcher and seconded by Commissioner Antuna to approve R2018-06. The motion was approved by a vote of 4-0.

Commissioner Hatcher inquired as to whether the Commission would like to approve the tract map with conditions. Chair Hinkle responded that he would wish to add conditions regarding an increase in the street width and acceptance of the owners. Commissioner Hatcher followed up with an inquiry as to whether a condition on landowner acceptance can be added when it is already present. Assistant Engineer Abella explained that all owners must sign approval for a final map to be accepted.

Associate Planner Gonzalez sought and received confirmation and clarification from Assistant Engineer Abella on whether there is a condition from Engineering taking away the existing drive from the remainder lot. Chair Hinkle reminded that the owner does not want to give that drive up. Associate Planner Gonzalez provided two potential action options on that condition. Assistant Engineer Abella provided detail on the condition in question, and presented the option of working with the applicant on leaving the subject drive. Commissioner Hatcher pointed out

the difficulty level of the issue. City Planner Araki deferred to the city engineers on the treatment of access on this lot.

Commissioner Antuna suggested a continuance based on the several outstanding issues such as this one that still need to be worked out.

At this point a motion was made by Commissioner Antuna and seconded by Commissioner Hatcher to continue TM6221 to a date uncertain. The motion was approved by a vote of 4-0.

- C. Consider items associated with approximately 16 acres of property located at the northwest corner of Santa Ana and Clovis Avenues. Hinds Investments, LP, owner; Michael Okuma, Costco Wholesale, applicant; Jeff Berberich, representative.
 1. Consider Approval Res. 18-___, Approval of an environmental finding of a Mitigated Negative Declaration for CUP2017-16.
 2. Consider Approval Res. 18-___, **CUP2017-16**, A request to approve a conditional use permit for an auto tire service center and fuel station related to a Costco Wholesale facility.

City Planner Bryan Araki presented the staff report.

Chair Hinkle expressed gratitude for clarification of the proposed access modifications, remarking that it is a definite improvement.

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

Michael Okuma, Director of Real Estate Development for Costco Wholesale, of 9 Corporate Park, Irvine, provided background on the project. Nielam Doorman, Senior Engineer with Kittleson & Associates, provided background on the project as a traffic engineer. David Babcock provided background on the project as a landscape architect. Mr. Okuma made some concluding remarks and offered to answer questions.

Commissioner Cunningham requested an estimate of Costco-related truck trips down De Witt Avenue on a weekly basis. Mr. Okuma responded with an estimate of 19-20 trucks on a daily basis.

Chair Hinkle inquired as to whether the other Costco facility would continue to operate. Mr. Okuma responded that it would not, and that they are currently in negotiations with a developer to use that location for a different facility.

At this point, the Chair opened the floor to those in favor.

Andy Haussler, Community and Economic Development Director of the City of Clovis, spoke in favor of this project as a way to revitalize the Shaw Avenue Corridor and spur on further improvements in the area. He then offered to answer questions.

Jerry Cook spoke in favor of the project, stating that this site, while not perfect, is superior to the site of the currently existing facility, providing details on the reasons for this superiority.

Bill Rogers spoke in favor of the project as a resident and as a truck driver.

Robert Starr spoke in favor of the project in terms of the economic benefits. As a resident of the area, he expressed concern about the increase in traffic flow in particular, as well as the relevancy of separating the fuel station from the store. He was especially concerned about the current state of the streets versus projected traffic flow from the project.

Richard Krebsbach of 524 Santa Ana Avenue spoke in favor of this project developing a previously undeveloped lot (and the associated effects on nearby residences), though he is concerned about the traffic on Santa Ana Avenue. He approved of a traffic light at this intersection due to a history of accidents.

Nella Ottis of 2657 Harvard Avenue spoke in favor of the project, despite some doubts regarding traffic. She inquired as to whether traffic would still be able to travel east on Santa Ana Avenue and gain access to Sierra Vista Mall.

At this point, the Chair opened the floor to those in opposition.

Tom Laurie of 5533 E. Crescent Avenue, Fresno, a member of the Tarpey Community Organization who has previously met with City Planner Araki, stated that he neither supports nor opposes the project. He expressed gratitude for the concern for his neighborhood shown by City of Clovis staff in terms of the effect this project would have on them. He expressed concern that Minnewawa Avenue will likely be used by trucks outside of the Costco organization, and the traffic that would go through their neighborhood. Mr. Laurie inquired as to the possibility of closing off the two median accesses on Clovis Avenue in that area.

Belinda Burger on behalf of Susan Bates, who could not attend due to a preplanned family vacation, expressed opposition to commercial use driveways on Santa Ana Avenue, due to the residences along that street and child safety concerns. She expressed agreement with the placement of benches along the Clovis Trail to create green space, and inquired as to what would be necessary for the project property in question to become a park rather than a commercial use.

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

Mr. Okuma addressed some of the comments of the public speakers, and then turned it over to Senior Engineer Doorman to address some other concerns raised regarding traffic.

Chair Hinkle expressed his belief that, due to the current construction of Santa Ana Avenue, truck drivers would find it unfeasible for access, especially after experiencing it once.

At this point, the Chair closed the public portion.

City Planner Araki explained a change to condition #45, regarding fire sprinklers, as indicated in a memo to the Commission. He also addressed the question of access travelling eastbound on Santa Ana from De Witt Avenue.

Commissioner Hatcher inquired as to whether there are any plans to remove the speed bumps on Santa Ana Avenue. City Planner Araki responded that there are no such plans.

Chair Hinkle inquired as to whether there would be crossings on Clovis Avenue at the signal light to access the Clovis Trail. City Planner Araki responded that there would be, as it is important in light of all the current and proposed facilities in the area.

Chair Hinkle sought and received confirmation that improvements involving traffic signal lights along Clovis and Shaw Avenues would be borne by the applicant.

Commissioner Antuna expressed her gratitude to Mr. Okuma for bringing this project here to this location, her excitement to see that lot finally developing, and her belief in accordance with Director Haussler's comments that this would help revitalize the subject area.

Commissioner Cunningham echoed Commissioner Antuna's comments, commending Costco for being willing to work with the City of Clovis and City staff for working through this long process.

Commissioner Hatcher expressed her concurrence with the comments of her fellow commissioners, conveying her appreciation in particular of the proposed landscape berming. She also expressed her understanding of the concerns of the neighbors regarding traffic but pointed out that any residences near to any commercial development will experience the same thing, and finished with her approval of and excitement for the project.

At this point a motion was made by Commissioner Hatcher and seconded by Commissioner Cunningham to approve a finding of Mitigated Negative Declaration for CUP2017-16. The motion was approved by a vote of 4-0.

At this point a motion was made by Commissioner Hatcher and seconded by Commissioner Cunningham to approve CUP2017-16 with modified conditions for hours of operation and for condition #45. The motion was approved by a vote of 4-0.

- D. Consider items associated with property located near the southeast corner of Santa Ana and Clovis Avenues. Clovis Centerpointe, LP, owner; SAT Broadway, LLC, applicant; KFW Engineers & Surveying, representative.
 1. Consider Approval Res. 18-__, Approval of an environmental finding of a Mitigated Negative Declaration for CUP2018-01.
 2. Consider Approval Res. 18-__, **CUP2018-01**, A request to approve a conditional use permit for a 4-story, 110-room hotel with reduced parking.

Assistant Planner Lily Cha presented the staff report.

Commissioner Cunningham inquired as to the adjustments made to the elevations of the nearby already-approved Home2 Suites hotel. Assistant Cha provided details on the changes, including the involvement of the City Council in the issue.

Commissioner Cunningham followed up with an inquiry as to the City Council's input on the over-height aspect of the aforementioned project. Assistant Planner Cha responded that the project had been approved with the height as is.

Chair Hinkle sought confirmation that there would be a green space between the parking lot and the adjacent school. Senior Planner Ramirez responded with information on what the plan for that area would likely entail, explaining that the specific details would be worked out during the site plan review process.

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

Will Gunter with KFW Engineers, representing the applicant, expressed gratitude to the Planning Commission for their endurance and to Assistant Planner Cha and Assistant Engineer Abella for their work on the project, and offered to answer questions.

At this point, the Chair opened the floor to those in favor.

Jerry Cook of 2998 Ashcroft Avenue expressed that he is neither in favor of nor opposed to the project but rather is a supporter of the CART program, and requested that the Commission continue to be vigilant in protecting the interests of the program facility in terms of traffic safety issues and in promoting harmony between the existing facility and this proposed development.

Rick Watson of 131 W. Serena Avenue, the CEO of CART, expressed his concern regarding the safety of students with the increased traffic and requested updates on the street improvements for routing and safety purposes, for this project and for others.

City of Clovis Community and Economic Development Director Andy Haussler spoke in favor of the project as an economic revitalizer for the Shaw Avenue Corridor and stated that he had been in contact with Mr. Watson in regards to coordinating how these two uses can interact, focusing on the safety of the students.

There being none, the Chair opened the floor to those in opposition.

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

Mr. Gunter addressed the project's interactions with the CART facility.

At this point, the Chair closed the public portion.

Commissioner Cunningham remarked that the proposed hotel would be in violation of the subject property's zoning height requirement, and detailed the variance in height requirement for the aforementioned Home2 Suites project versus this proposal. He expressed uneasiness about the amount of the proposed hotel's over-height and the fact that the over-height would be primarily structural rather than primarily architectural, as well as this being proposed within one hundred feet of residences, and the increase in requested variance to height restrictions for such projects over the last few years. Due to these concerns, he had difficulty supporting this proposal.

Chair Hinkle inquired as to the method for travelers to return to Clovis Avenue from the north and west ends of the site, on Santa Ana Avenue. City Planner Araki and Assistant Engineer Abella detailed the access methods.

Chair Hinkle remarked that, as the project would not be located next to a residential area, he saw no problem with the proposed height, and informed that Clovis hotels are at over eighty-

five percent occupancy. Due to this, he feels that it is beneficial to have more hotels coming to Clovis, especially in an area such as this.

Commissioner Antuna sought and received confirmation that CART found the proposed wall between the proposed hotel and their facility to be satisfactory.

Commissioner Hatcher inquired as to potential signage to keep overflow hotel parking out of the CART parking lot if the need arises. City Planner Araki responded that such would have to be done in coordination with CART, providing details.

At this point a motion was made by Commissioner Hatcher and seconded by Commissioner Antuna to approve a finding of Mitigated Negative Declaration for CUP2018-01. The motion was approved by a vote of 3-1.

At this point a motion was made by Commissioner Hatcher and seconded by Commissioner Antuna to approve CUP2018-01. The motion was approved by a vote of 3-1.

- E. OA2018-01, A request to amend the Clovis Development Code as a semi-annual cleanup to address typographical, grammatical, and content errors as a result of the 2014 Development Code Update. City of Clovis, applicant.

Associate Planner George Gonzalez presented the staff report.

Commissioner Antuna requested elaboration on the proposed removal of the 25% guest parking requirement for multifamily projects. Associate Planner Gonzalez responded that the requirement had not previously been part of the code but rather had been added by the hired consultant who did the formatting modifications during the 2014 Development Code Update process.

Commissioner Antuna followed up with an inquiry into what developers would do if the guest parking requirement is removed, and if there had been a change in developer behavior during the period the requirement was in place, her concern being potential overflow parking. Associate Planner Gonzalez deferred to City Planner Araki, due to his experience being more geared toward single family developments. City Planner Araki responded that there had been no change, as staff hadn't been aware until an applicant brought its presence to their attention, providing details. Therefore, overflow parking had not been a problem.

Commissioner Hatcher inquired as to the opinion of the City Council on removing the automatic requirement of conditional use permits to go before them. City Planner Araki explained what the seeming removal actually entailed and detailed the various ways that projects requiring conditional use permits could actually be pushed before the City Council.

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 OA2018-01. The motion was approved by a vote of 4-0.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT AT 10:08 P.M. UNTIL the Planning Commission meeting on July 26, 2018.