

CLOVIS PLANNING COMMISSION MINUTES  
July 26, 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 June 28, 2018, minutes by a vote of 4-0.

COMMISSION SECRETARY

City Planner Araki informed the Commission that the recognition of William Terrance was continued to City Council on August 6<sup>th</sup>, interviews for commissioner candidates are underway with the appointment of a new commissioner to hopefully be set for August 6<sup>th</sup> and join the Commission's September meeting. He also informed the Commission that the Costco project approved in June was appealed and scheduled for August 6<sup>th</sup> to go before the City Council.

Commissioner Cunningham inquired as to whether the appellant had to file an appeal fee. City Planner Araki confirmed that this was the case and provided an explanation.

PLANNING COMMISSION MEMBERS

Chair Hinkle stated that he was approached by a member of the public inquiring as to whether the City is following up on sign ordinance, and inquired as to whether there is anyone who checks on signs, as the person was concerned about some of the businesses, several in particular. Senior Planner Ramirez informed the Commission that the City of Clovis Police Department enforces the sign ordinance.

COMMUNICATIONS AND REFERRALS

A letter related to Item X-A and a memo related to Item X-B.

BUSINESS FROM THE FLOOR

None

CONSENT CALENDAR

None

## PUBLIC HEARINGS

- A. Consider approval Res. 18-40, **R2016-17A**, A request to approve an amendment to the conditions of approval of Rezone R2016-17 and the Loma Vista Community Centers North and South Master Plan to modify setback requirements and off-street parking requirements. The project site is located on the west side of Leonard Avenue, between Shaw and Gettysburg Avenues. Wilson Premier Homes, Inc., owner/applicant; Harbour & Associates, representative.

Associate Planner George Gonzalez presented the staff report. City Planner Bryan Araki also presented information regarding visits to similar projects to evaluate police department concerns.

Commissioner Cunningham inquired as to whether this apartment complex would have any effect on the affordable housing requirement. City Planner Araki replied that it does and explained.

Commissioner Cunningham followed up with an inquiry as to whether this project counts as infill development. City Planner Araki responded that it does not count as infill.

Commissioner Antuna expressed concern at the idea of reducing parking in the residential area near the Village Green area intended not only as a central area for the residents but also for a venue, which would further reduce available parking for the residents during events. She also expressed concern at a reduction in available parking due to the mixed use nature of the area, and the burden the overall parking reduction would place on the other area development. City Planner Araki responded that staff felt there would be no such burdening and explained.

Commissioner Antuna followed up with an inquiry as to whether the park was considered in the survey and the letter. City Planner Araki responded that they could compare what was happening within the gates, providing an explanation.

Chair Hinkle remarked that there is an increasing amount of multifamily and multi-generation development today, and inquired as to how much of that was considered with this project. City Planner Araki explained the extent of such consideration for staff and deferred to the applicant for more specifics.

Chair Hinkle sought and received confirmation that the master plan was approved with multi-use on the main street.

Chair Hinkle inquired as to the reasoning behind reducing the ten-foot setback to three feet. City Planner Araki explained the reasoning.

Chair Hinkle inquired as to the number of cars projected to burden the neighborhood if an event in the park area attracts 1,500 participants. City Planner Araki responded that a parking lot would be going in with the fire station across the street and that there would be a commercial center to the north of it which some would use as parking, hopefully also taking advantage of restaurants in the center at the same time. He also explained that parking cannot be designed

for the peak and that it will overflow into the neighborhoods at points, similar to downtown Clovis. Chair Hinkle explained that his concern is based on knowledge of the history of events in Clovis and their popularity, and that he wished to see how the increase in activity would be handled.

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

Dirk Poeschel of 923 Van Ness Avenue, Fresno, and Leo Wilson of 7550 N. Palm Avenue, Fresno, provided background on the project and offered to answer 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.

Chair Hinkle inquired as to whether there had been any consideration to the placement of electric vehicle charging stations outside the buildings in the project plans. Mr. Poeschel responded all buildings will have garages, allowing residents to connect through them. Chair Hinkle explained that he wants the applicant to consider the addition and placement of charging stations as the use of electric vehicles is a growing issue. Mr. Poeschel assured that they would give consideration to the topic.

Mr. Poeschel brought up a condition regarding cameras at the entry ways, stating that they are not objecting to the condition per se, but that they felt it should be something industry-wide, and therefore the condition should not be imposed on this project without their first being a discussion through the industry, Commission, and City Council, requesting the elimination of this condition.

There being none, the Chair closed the public portion.

Commissioner Cunningham inquired as to the location of the aforementioned condition. City Planner Araki elaborated on the status of that issue in general and for this project in particular.

Commissioner Antuna inquired as to whether this project would be a good test site for this condition. City Planner Araki responded that the intent of the Police condition was to possibly provide cameras with clearer resolution but that there were problems with the language of the condition as is, elaborating.

Commissioner Antuna followed up with an inquiry as to the course of action for this condition at this point. City Planner Araki provided potential wording, as staff would prefer this issue is resolved before the project goes before City Council.

Chair Hinkle remarked that this is good time to test out this issue, as it will come up in Heritage Grove, as well as how it will be handled if cars wind up out in the streets.

Commissioner Antuna inquired as to the calculation for the parking requirement per unit. City Planner Araki explained, and elaborated on the service of the spine street.

Chair Hinkle inquired as to whether the proposed recreation area would include any green space. Mr. Poeschel confirmed that it does, and City Planner Araki informed that this would also include a dog park.

Chair Hinkle expressed concern with extent of the reduced, three-foot setback and subsequent privacy issues arising from it, preferring a five-foot setback as a compromise.

Commissioner Cunningham expressed that he is comfortable with Condition #10, regarding the camera issue, as it is currently worded due to its nature as a request and that this would be a good test case. However, though he also felt concern regarding the reduced setback, he expressed belief that those who wish to live there will accept the proposed setback, as it is a desirable product for younger generations.

Commissioner Hatcher expressed that, though she shared her fellow commissioners' feelings regarding the reduced setback, the project does not involve so many units that they would not be rented. She also expressed comfort with this project being a test case.

Commissioner Antuna expressed admiration for the development and anticipation for events in the area. She also expressed agreement with Chair Hinkle's preference for a five-foot setback to increase privacy and with leaving in Condition #10.

Chair Hinkle expressed a desire to add a condition regarding having the developer consider the addition of charging stations, providing some details regarding acquaintances who own electric vehicles and the difficulties they have with charging.

City Planner Araki provided details on how much of each building frontage along the main street would be subject to three-foot, five-foot, and ten-foot or more setbacks.

Commissioner Antuna expressed gratitude for the clarification the details provided.

Chair Hinkle expressed that he is more comfortable with the setbacks after receiving that information, as he had been envisioning San Francisco setbacks.

Commissioner Cunningham, after making the motion, expressed discomfort with the idea of adding a condition regarding the charging stations, stating that the developer could sell them as an amenity for the development.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Antuna to approve R2016-17A. The motion was approved by a vote of 4-0.

- B. Consider approval Res. 18-41, **CUP2005-24A2**, A request to approve a conditional use permit to amend the master site plan for Portal Sierra II, located on the west side of Temperance Avenue, north of Alluvial Avenue. Greyhawk, LLC., owners and applicant; Centerline Design LLC., representative.

Assistant Planner Lily Cha presented the staff report.

Commissioner Cunningham sought clarification on the reduction of the private street, seeking to ensure that a fire engine would still be accommodated. Assistant Planner Cha explained that the amendment would eliminate the private street and instead have standard drive aisles.

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

Hal Lore of Lore Engineering, 620 Dewitt Avenue, made some brief statements and offered to answer questions.

Commissioner Cunningham inquired as to the developer's reasoning behind reducing the street to drive aisles. Mr. Lore provided an explanation.

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 CUP2005-24A2. The motion was approved by a vote of 4-0.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT AT 6:58 P.M. UNTIL the Planning Commission meeting on August 23, 2018.