



CITY of CLOVIS

AGENDA • PLANNING COMMISSION

August 23, 2018

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2340

www.cityofclovis.com

Commission Members: Paul Hinkle, Chair, Amy Hatcher, Chair Pro Tem, Alma Antuna, Brandon Bedsted, Mike Cunningham

The Planning Commission welcomes you to this meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate at this meeting, please contact Planning Division staff at (559) 324-2340. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City of Clovis Planning Division, located in the Planning and Development Services building, between 8:00 a.m. and 3:00 p.m. Monday through Friday. In addition, such writings and documents may be posted on the City's website at www.cityofclovis.com.

ABOUT THE MEETING

The Planning Commission consists of five Clovis residents appointed by the City Council to make decisions and recommendations on City planning issues. Decisions made by the Planning Commission may be appealed to the City Council.

After the approval of minutes, the Chairperson of the Planning Commission will ask for business from the floor. If you wish to discuss something which is NOT listed on the agenda, you should speak up at this time.

Next, the Planning Commission will discuss each item listed on the agenda. For the items on the agenda which are called "public hearings," the Planning Commission will try to follow the procedure listed below:

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing. Once this is complete, the Chairperson will close the public hearing and the Commission will discuss the item and cast their votes.

If you wish to speak on an item, please step to the podium and clearly state your name and address for the record. The Planning Commission wants to know how you feel about the items they are voting on, so please state your position clearly. In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition to the project will be limited to five minutes per person. In order for everyone to be heard, please limit your comments to 5 minutes or less.

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CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

Consider Approval: Minutes from the July 26, 2018, Meeting

Recommendation: Approve

COMMISSION SECRETARY COMMENTS

Introduction of new Commissioner, Brandon Bedsted.

PLANNING COMMISSION MEMBER COMMENTS

COMMUNICATIONS AND REFERRALS

BUSINESS FROM THE FLOOR

This is an opportunity for the members of the public to address the Planning Commission on any matter that is NOT listed on the Agenda.

PUBLIC HEARINGS

1. Consider Approval, Res. 18-___, TM6221, A request to approve a vesting tentative tract map for a 23-lot single-family residential development for property 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. (This items was continued from June 28, 2018).

Staff: George Gonzalez, Associate Planner

Recommendation: Approve

2. Consider Approval, Res. 18-___, R88-09A, A request to approve an amendment to the conditions of approval to allow for the development of a multiple-family development consistent with the R-2 Zone District for property located at 1855 Austin Avenue. Mohamad Annan, owner/applicant; Aesthetics Designs, representative.

Staff: Orlando Ramirez, Senior Planner
Recommendation: Approve

3. Consider Approval, Res. 18-___, CUP2018-07, A request to approve a 150-bed skilled nursing facility for properties located at the southeast corner of Herndon and Coventry Avenues. Fresno Community Hospital and Medical Centers, owner/ applicant.

Staff: Lily Cha, Assistant Planner
Recommendation: Approve

4. Consider Approval, Res. 18-___, TM6134A, A request to amend an approved vesting tentative tract map, reducing the lot count from 20-lots to 14-lots and an outlot, for a single-family residential subdivision for the approximate five acres of land located at the northwest corner of Teague and Locan Avenues . Tri Valley Development Group LLC, owner; Encanto 6176, LLC, applicant; John Ennis, representative.

Staff: Orlando Ramirez, Senior Planner
Recommendation: Approve

ADJOURNMENT

Meetings and Key Issues			
September 27, 2018	6:00 P.M.	Regular Meeting	Council Chamber
October 25, 2018	6:00 P.M.	Regular Meeting	Council Chamber
November 5, 2018 6	6:00 P.M.	Joint Meeting with Council	Council Chamber
November 15, 2018	6:00 P.M.	Regular Meeting	Council Chamber
December 20, 2018	6:00 P.M.	Regular Meeting	Council Chamber