



CITY OF CLOVIS PLANNING COMMISSION AGENDA

February 25, 2010

7:00 p.m.

Council Chamber, 1033 Fifth Street, Clovis, CA 93612

www.cityofclovis.com

Commission Members

Greg Ayello, Chairperson

Thomas Grogan, Chairperson Pro Tem

Nancy Morrison

Vongsavanh Mouanoutoua

Marisa Sigala

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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I. Meeting called to order at 7:00 P.M.

Flag salute

II. ROLL CALL

First Resolution - Res. No. 04

III. APPROVAL OF MINUTES – December 10, 2009 and January 28, 2010

IV. DEPUTY CITY PLANNER

V. PLANNING COMMISSION MEMBERS

VI. COMMUNICATIONS AND REFERRALS

VII. BUSINESS FROM THE FLOOR

VIII. CONSENT CALENDAR

IX. PUBLIC HEARINGS

A) Consider various actions associated with properties located at the northeast and southwest corners of Alluvial and Clovis Avenues.

1) Consider Approval Res. 10-XX, A request to approve an Environmental Finding of a Mitigated Negative Declaration for R2009-05 and SPR2009-08.

2) Consider Approval Res. 10-XX, R2009-05, A request to approve a rezone from the R-2 (Low Density Multiple Family Residential) and R-A (Very Low Density Residential, 24,000 sq. ft. minimum lot size) to O (Open Space) for Cottonwood Park located to the southwest corner of Alluvial and Clovis Avenues. Also, a request to approve a rezone from the R-A (Very Low Density Residential, 24,000 sq. ft. minimum lot size) Zone District to the O (Open Space) for Dry Creek Park located at the northeast corner of Alluvial and Clovis Avenues. City of Clovis, owner/applicant.

3) Consider Approval Res. 10-XX, SPR2009-08, A request to approve a site plan review for the proposed Cottonwood Park Master Plan, located at the southwest corner of Alluvial and Clovis Avenues. City of Clovis, owner/applicant.

- B) Consider various actions associated with property located near the northeast corner of Shaw and Locan Avenues.
 - 1) Consider Approval Res. 10-XX, A request to approve an Environmental Finding of a Mitigated Negative Declaration for R2009-06 and TM5970.
 - 2) Consider Approval Res. 10-XX, R2009-06, A request to approve a rezone from the R-1-7500 (Single Family Residential – 7,500 sq. ft. min. lot size) Zone District to the R-1 (Single Family Residential – 6,000 sq. ft. min. lot size) Zone District for approximately 19.88 acres of property located near the northeast corner of Shaw and Locan Avenues. Paul Ridenour, WESCLO, L.P., owner/applicant; Hal Lor, Lor Engineering, Inc., Representative.
 - 3) Consider Approval Res. 10-XX, TM5970, A request to approve a 78 lot single family residential subdivision located near the northeast corner of Shaw and Locan Avenues. Paul Ridenour, WESCLO, L.P., owner/applicant; Hal Lor, Lor Engineering, Inc., Representative.

X. OLD BUSINESS

XI. NEW BUSINESS

- A) Presentation by the Building Industry Association on "Rethinking Housing"
- B) Paseo Workshop

XII. ADJOURNMENT AT _____ P.M. UNTIL the Planning Commission meeting on March 25, 2010.