



CITY OF CLOVIS PLANNING COMMISSION AGENDA

August 27, 2009

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 1:00 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. 36

III. APPROVAL OF MINUTES – June 25, 2009

IV. CITY PLANNER

V. PLANNING COMMISSION MEMBERS

VI. COMMUNICATIONS AND REFERRALS

VII. BUSINESS FROM THE FLOOR

VIII. CONSENT CALENDAR

IX. PUBLIC HEARINGS

A) Consider actions associated with the expansion of the Clovis Research and Technology Business Park generally bounded by Nees Avenue to the north, the Enterprise Canal to the west and State Route 168 to the south and east.

1) Consider Approval – Res. 09-XX, A request that the Planning Commission consider and recommend that the City Council adopt the Clovis Research and Technology Business Park Expansion Environmental Impact Report (“EIR”) as in compliance with the California Environmental Quality Act (“CEQA”); adopt the CEQA Findings of Fact and Statement of Overriding Considerations; and adopt a Mitigation Monitoring Program. The City of Clovis is the Lead Agency.

2) Consider Approval – Res. 09-XX, GPA2009-01, A request that the Planning Commission consider and recommend that the City Council approve amendments to the General Plan and Herndon Shepherd Specific Plan’s Land Use Elements and Circulation Elements for the property generally bounded by Nees Avenue to the north, the Enterprise Canal to the west, and State Route 168 to the south and east. The request consists of a change from the Clovis General Plan land use designations of Very Low Density Residential (0.6 to 2.0 du/ac), Commercial, and High Density Residential (15.1-25.0 du/ac) and the Herndon-Shepherd Specific Plan designations of Large Lot Residential (2.2 du/ac), Open Space, Neighborhood Commercial and Multi-Family to Mixed-Use Area 40 (primary use of

Research and Technology Business). The Circulation Element amendments consist of the extension of Alluvial Avenue as an Arterial, east of Temperance Avenue to a connection at DeWolf Avenue, and to redesignate Nees Avenue from an Arterial to a Collector east of Temperance Avenue and Locan Avenue, between Nees Avenue and its terminus just north of State Route 168, from a residential local road to an industrial/commercial local road. Clovis Community Development Agency, applicant; multiple property owners.

3) Consider Approval – Res.-09-XX, OA2009-03, A request that the Planning Commission consider and recommend that the City Council approve an amendment to the Clovis Municipal Code Section Research and Technology Business Park Zone District to add Mixed Use Area 40 to the Ordinance and to modify the development standards to accommodate Mixed Use Area 40. Clovis Community Development Agency, applicant; multiple property owners.

4) Consider Approval – Res. -09-XX, A request that the Planning Commission consider and recommend that the City Council approve the Central Valley Research and Technology Business Park Architectural Design Guidelines for the Expansion Area.

B) Consider actions associated with the property located at the northeast corner of Willow & Nees Avenues.

1) Consider Approval – Res. 09-XX, A request to approve an Environmental Finding of a Mitigated Negative Declaration for CUP2009-05.

2) Consider Approval – Res. -09-XX, CUP2009-05, A request to approve a conditional use permit for an express lube facility to be constructed in an existing shopping center near the northeast corner of Willow and Nees Avenues. Burgess, Smith & Wathen Partnership VII, A California General Partnership, owner/applicant; Ron Mazzeo & Associates, representative.

C) Consider Approval – Res. – 09-XX, CUP2009-06, A request to approve a conditional use permit to allow dancing and entertainment at an existing restaurant and bar located at 80 W. Shaw Avenue. Surinder Singh, owner/applicant.

X. OLD BUSINESS

XI. NEW BUSINESS

A) Planning Commission Workshop on rules and procedures by David Fey, Deputy City Planner.

XII. ADJOURNMENT AT _____ P.M. UNTIL the Planning Commission meeting on September 24, 2009.