



# CITY OF CLOVIS PLANNING COMMISSION AGENDA

September 24, 2009

7:00 p.m.

Council Chamber, 1033 Fifth Street, Clovis, CA 93612

[www.cityofclovis.com](http://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](http://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. 43

III. APPROVAL OF MINUTES – August 27, 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 various actions associated with property located southeast of Harlan Ranch Boulevard between DeWolf and Highland Avenues.

1) Consider Approval – Res. 09-\_\_\_\_, R2005-11A2, A request to approve an amendment to the Master Planned Community (M-P-C) Zone District for property located southeast of Harlan Ranch Boulevard between DeWolf and Highland Avenues in "Harlan Ranch" to permit for a new housing product in Project Area No.'s 22B and PA25. Wathen Castanos Mazamanian, owner/applicant.

2) Consider Approval – Res. 09-\_\_\_\_, TM5486A2, A request to approve an amendment to the circulation plan and reduce the number lots for PA22B and PA25 within TM5486A ("Harlan Ranch") located southeast of Harlan Ranch Boulevard between DeWolf and Highland Avenues. Wathen Castanos Mazamanian, owner/applicant.

B) Consider Approval – Res. 09-\_\_\_\_, CUP2009-09, A request to approve a conditional use permit to allow for a church use in an existing commercial center located at the southeast corner of Sunnyside Avenue and Tollhouse Road. Tollhouse Development, LLC, owner; Oak Hills Church, applicant.

X. OLD BUSINESS

XI. NEW BUSINESS

A) Planning Commission Workshop on rules and procedures by David Fey, Deputy City Planner.  
(Continued from the August 27, 2009, Planning Commission Meeting)

XII. ADJOURNMENT AT \_\_\_\_\_ P.M. UNTIL the Planning Commission meeting on October 22, 2009.