



CITY OF CLOVIS PLANNING COMMISSION AGENDA

November 12, 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 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. 09-48

III. APPROVAL OF MINUTES – October 22, 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 Approval - Res. 09-___, Second General Plan Amendment Cycle for 2009 (Resolution to be adopted by the Planning Commission following consideration of the General Plan Amendment items for this cycle.) (Requested for continuance to a date uncertain)

1. Consider various actions associated with property located at the southeast corner of Ashlan and DeWolf Avenues. Ciao Properties, LLC, owner; The McCaffrey Group, applicant; Land Development Services, representative.

a. Consider Approval – Res. 09-___, Approval of an Environmental Finding of a Mitigated Negative Declaration for General Plan Amendment GPA2009-02, Rezone R2009-01. Conditional Use Permit CUP2009-08, and Tentative Tract Map TM5691A2.

- b. Consider Approval – Res. 09-____, GPA2009-02, A request to amend the Clovis General Plan and Loma Vista Specific Plan land use designation, modifying the density requirements for approximately 35.7 acres from Low Residential (2.1 – 4 dwelling units per acre) to Medium Residential (4.1 – 7 dwelling units per acre) and to add the R-2 and R-2-A (Low Density Multiple Family Residential) Zone Districts as a compatible zone district in the Medium Density Residential land use category.
 - c. Consider Approval – Res. 09-____, R2009-01, A request to approve a rezone from the R-1-7500 (Low Density Single Family Residential minimum lot size 7,500 square foot) Zone District to the R-2 (Low Density Multiple Family Residential) Zone District.
 - d. Consider Approval – Res. 09-____, CUP2009-08, A request to approve a conditional use permit for a 212 unit (212 lot) single family residential planned unit development.
 - e. Consider Approval – Res. 09-____, TM5691A2, A request to amend an existing tentative subdivision map to make the map “vesting” and to increase the number of lots from 118 to 212, modify the setback requirements and revise the circulation, lotting, park, and paseo layout.
2. Consider various actions associated with property located at the southeast corner of Ashlan and Leonard Avenues. Ashlen, LP, owners, 5701 Enterprises, LP, applicant, Harbour & Associates, representative.
- a. Consider Approval – Res. 09-____, Approval of an Environmental Finding of a Mitigated Negative Declaration for General Plan Amendment GPA2009-03, Rezone R2009-02, Conditional Use Permit CUP2009-10, and Tentative Tract Map TM5701.
 - b. Consider Approval – Res. 09-____, GPA2009-03, A request to amend the Clovis General Plan and Loma Vista Specific Plan land use designation, modifying the density requirements for approximately 19 acres from Low Residential (2.1 – 4 dwelling units per acre) to Medium Residential (4.1 – 7 dwelling units per acre).
 - c. Consider Approval – Res. 09-____, R2009-02, A request to approve a rezone from the County AE-20 Zone District to the R-2 (Low Density Multiple Family Residential) Zone District.
 - d. Consider Approval – Res. 09-____, CUP2009-10, A request to approve a conditional use permit for a 92 unit (92 lot) single family residential planned unit development.
 - e. Consider Approval – Res. 09-____, TM5701, A request to approve a 92 lot vesting tentative subdivision map.

3. Consider various actions associated with property located south of Ashlan Avenue between DeWolf and Leonard Avenues. Two Creeks South, LP, owner/applicant; Harbour & Associates, representative.
 - a. Consider Approval – Res. 09-____, Approval of an Environmental Finding of a Mitigated Negative Declaration for General Plan Amendment GPA2009-04, Rezone R2009-03, Conditional Use Permit CUP2009-11, and Tentative Tract Map TM5605.
 - b. Consider Approval – Res. 09-____, GPA2009-04, A request to amend the Clovis General Plan and Loma Vista Specific Plan land use designation, modifying the density requirements for approximately 61.8 acres from Low Residential (2.1 – 4 dwelling units per acre) to Medium Residential (4.1 – 7 dwelling units per acre).
 - c. Consider Approval – Res. 09-____, R2009-03, A request to approve a rezone from the R-1-7500 (Low Density Single Family Residential minimum lot size 7,5000 square foot) Zone District to the R-2 (Low Density Multiple Family Residential) Zone District.
 - d. Consider Approval – Res. 09-____, CUP2009-11, A request to approve a conditional use permit for a 341 unit (341 lot) single family residential planned unit development.
 - e. Consider Approval – Res. 09-____, TM5605, A request to approve a 341 lot vesting tentative subdivision map.
4. Consider Approval – Res. 09-____, TM5565A2, A request to approve an amendment to an existing tentative subdivision map to make the map “vesting” and to increase the number of lots from 83 to 113 and to revise the circulation, lotting and paseo layout for the property located at the northwest corner of Barstow and DeWolf Avenues. Barstow/DeWolf No. 1, Inc., owner; The McCaffrey Group, applicant; Dirk Poeschel Land Development Services, representative.
5. Consider Approval – Res. 09-____, SPR2007-27A, An amendment to Site Plan Review SPR2007-27 for redesign and improvement of a 4-acre neighborhood park at the northwest corner of Barstow and DeWolf Avenues. City of Clovis, owner/applicant.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT AT _____P.M. UNTIL the Planning Commission meeting on December 10, 2009.