



# CITY of CLOVIS

## Agenda • Planning Commission Meeting

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060

[www.clovisca.gov](http://www.clovisca.gov)

March 26, 2026

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you need special assistance to access the Planning Commission Chamber to participate at this meeting, please contact the Planning Commission Clerk at (559) 324-2340 (TTY – 711). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council Chamber.

The Clovis Planning Commission meetings are open to the public at the physical address listed above. There are numerous ways to participate in the Planning Commission meetings: you are able to attend in person; you may submit written comments as described below; and you may view the meeting which is webcast and accessed at [ClovisCA.gov/PlanningCommission](http://ClovisCA.gov/PlanningCommission).

### Written Comments

- Members of the public are encouraged to submit written comments at: [ClovisCA.gov/PlanningCommission](http://ClovisCA.gov/PlanningCommission) at least two (2) hours before the meeting (4:00 PM). You will be prompted to provide Planning Commission Meeting Date, Item Number, Name, Email, Comment
- Please submit a form for each item you are commenting on.
- A copy of your written comment will be provided to the Planning Commission noting the item number. If you wish to make a verbal comment, please see the instructions below.
- Please be aware that any written comments received that do not specify a particular agenda item will be marked for the general public comment portion of the agenda.
- If a written comment is received after 4:00 PM on the day of the meeting, efforts will be made to provide the comment to the Planning Commission during the meeting. However, staff cannot guarantee that written comments received after 4:00 PM will be provided to Planning Commission during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

Pursuant to Government Code section 84308, subdivision (e), any party to a covered proceeding before the Planning Commission is required to disclose on the record of the proceeding any campaign contribution, including aggregated contributions, of more than \$500 made within the preceding 12 months by the party or their agent to any Commissioner. The disclosure shall be made as required by Government Code Section 84308, subdivision (e)(1) and California Code of Regulations, Title 2, section 18438.8. No party or their agent, and no participant or their agent, shall make a campaign contribution of more than \$500 to any Commissioner during the covered proceeding or for 12 months after a final decision is made in that proceeding. The foregoing statements do not constitute legal advice, and parties and participants are urged to consult with their own legal counsel regarding the applicable requirements of the law.

## Call to Order

## Flag Salute

## Roll Call

## Approval of Minutes

1. Planning Commission Minutes for the meeting of February 26, 2026

## Commission Secretary Comments

## Planning Commission Member Comments

### Public Comments

This is an opportunity for the members of the public to address the Planning Commission on any matter within the Planning Commission's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 3 minutes or less, or 10 minutes per topic. Anyone wishing to be placed on the Agenda for a specific topic should contact the Planning Division and submit correspondence at least 10 days before the desired date of appearance.

### Public Hearings

A public hearing is an open consideration within a regular or special meeting of the Planning Commission, for which special notice has been given and may be required. When a public hearing is continued, noticing of the adjourned item is required as per Government Code 54955.1.

2. Consider Approval – Res. 26\_\_\_\_, TM6482, finding that the Project is exempt from further environmental review pursuant to CEQA Guidelines section 15162, and approving a one-year extension to the approved Vesting Tentative Tract Map 6482 located at the southeast corner of the North Peach Avenue alignment and West Behymer Avenue. DeYoung Properties, owner and applicant.  
**Staff:** Marissa Parker, Associate Planner  
**Recommendation:** Approve
3. Consider items associated with ±2.45 acres located north of Shaw Avenue between Fowler and Laverne Avenues. Little Angels Day Care LLC, property owner; Hawkins Companies LLC, applicant; and Eric Tange, representative.
  - a. Consider Approval – Res. 26-\_\_\_\_, GPA2026-002, A resolution recommending the City Council adopt a Class 32 Categorical Exemption from further environmental review under the CEQA Guidelines and approve a text amendment to the Shaw Avenue Specific Plan permitting storage facility uses with an approved conditional use permit for Area 6.
  - b. Consider Approval – Res. 26-\_\_\_\_, CUP2026-001, A resolution approving a conditional use permit to allow a storage facility.  
**Staff:** Marissa Parker, Associate Planner  
**Recommendation:** Approve
4. Consider Approval, Res. 26-\_\_\_\_, CUP2025-009, Adopting a Class 32 Categorical Exemption from further environmental review under the CEQA Guidelines and approving a conditional use permit to allow the construction of a ±910-square-foot coffee restaurant

with a dual drive-through, including outdoor seating for a proposed 7 Brew Coffee located at the southwest corner of Shaw and Clovis Avenues. Hinds Investments, L.P., owner; 7 Brew Coffee, applicant; and Vang Inc Consulting Engineers, representative.

**Staff:** Tiffany Williams, Associate Planner

**Recommendation:** Approve

5. Consider items associated with approximately 17.41 acres of land located at the northeast corner of North Baron and Perrin Avenues. Frances Ricchiuti and Patrick V. Ricchiuti, owners; Lennar Homes, applicant; Yamabe & Horn Engineering Inc., representative.
  1. Consider Approval, Res. 26-\_\_, A resolution recommending that the City Council approve an addendum to the previously adopted environmental finding of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for Vesting Tentative Tract Map 6543 and Planned Development Permit 2025-001.
  2. Consider Approval, Res. 26-\_\_, TM6543, A resolution recommending that the City Council approve a Vesting Tentative Tract Map for a 136-lot single-family planned residential development on approximately 17.41 acres of land.

Consider Approval, Res. 26-\_\_, PDP2025-001, A resolution recommending that the City Council approve a planned development permit for a 136-lot single-family planned residential development.

**Staff:** Tiffany Williams, Associate Planner

**Recommendation:** Approve

## Adjournment

### Meetings & Key Issues

Regular Planning Commission Meetings are held at 6:00 PM in the Council Chamber. The following are future meeting dates:

April 16  
May 28  
June 25