

## MEETING SUMMARY FOR HEATHER:

- The City of Clovis's [Planning Commission](#) met on March 20, 2023 to discuss and approve the planning development of Yolked Kitchen restaurant located at the existing Parkway Trails Planned Commercial Center at the northeast corner of North Willow and West Nees Avenues. The restaurant consists of a full-service breakfast and lunch restaurant selling beer, wine, and distilled spirits with an outdoor patio.
- The City of Clovis approved a conditional use permit to replace the existing building at 288 W. Shaw Avenue with a new Panda Express Restaurant with drive-through service property. The planned development will be located at the existing shopping center at the southeast corner of Shaw and Peach Avenues.
- The City of Clovis approved a conditional use permit for the addition of a modular office building and the extension of approval for three existing modular classroom buildings at Clovis Christian Church, located on 1701 Locan Avenue, Clovis CA 93619. The planned developments will be utilized between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, with limited use on weekends.

## BACKGROUND:

The meeting is called to order at 4:00 p.m. with all members present. Minutes and agenda were approved. *No reports made by commissioners.*

## ATTENDANCE:

- Chairman Hinkle
- Vice Chair Cunningham
- Commissioner Antuna
- Commissioner Bedsted
- Commissioner Hatcher

## COMMISSIONER REPORTS:

No comments were made.

## SECRETARY REPORTS:

No comments were made.

## PUBLIC HEARING:

1. Item 1: CUP2023-001 - A request to approve a conditional use permit for Yolked Kitchen restaurant ( $\pm 0.55$  acres) with a full bar serving beer, wine, and distilled

spirits with an outdoor patio located at the existing Parkway Trails Planned Commercial Center at the northeast corner of North Willow and West Nees Avenues. (1305 N. Willow Avenue Suite #190)

- a. Applicant: John Marihart, Yolked Kitchen (Parkway Trails, L.P., a California limited partnership, property owner; John Marihart, Yolked Kitchen)
  - i. Commissioner asks if the previous restaurant served alcohol and if there were any issues. The applicant responds that the previous restaurant had no problems serving alcohol.
  - ii. Applicant John Marihart, owner of Yolked Kitchen, shares that he relocated to Clovis in 2019, and says he moved three businesses in Clovis. Marihart shares he is committed to contribute to the community and economy by filling 40 jobs positions.
- b. Approval of a conditional use permit for the operation of a full-service breakfast and lunch restaurant selling beer, wine, and distilled spirits within the existing Parkway Trails Planned Commercial Center at the northeast corner of North Willow and West Nees Avenues.

**Item 1 Voting - (5:0)**

- Chair Cunningham
- Commissioner Hinkle
- Commissioner Antuna (2nd)
- Commissioner Bedsted (1st)
- Commissioner Hatcher

- Motion to approve the planned development was made by Commissioner Bedsted, seconded by Commissioner Antuna. Motion passes in a vote of 5-0.

**2.** Item 2: CUP2022-009 - A request to approve a conditional use permit to replace the existing building at 288 W. Shaw Avenue with a new Panda Express Restaurant with drive-through service.

- a. Applicant; Lupe Sandoval, representative (Brown and Associates Clovis, LLC., owner; Panda Express, Inc.,)

- i. Greg shares that the Panda Express, Brand new design, Panda Home Designs “Visually stunning” will bring exciting visuals.
- b. Applicant is requesting approval of a conditional use permit for a ±2,306 square foot restaurant with drive-through service property within the existing shopping center located at the southeast corner of Shaw and Peach Avenues.

**Item 2 Voting - (5:0)**

- Commissioner Hinkle
- Chair Cunningham
- Commissioner Antuna
- Commissioner Bedsted (2nd)
- Commissioner Hatcher (1st)

- Motion to approve the planned development was made by Commissioner Atuna, seconded by Commissioner Bedsted. Motion passes in a vote of 5-0.

**3. Item 3: CUP2015-011A, A request to approve a conditional use permit for the addition of a modular office building and the extension of approval for three existing modular classroom buildings at Clovis Christian Church, located on 1701 Locan Avenue, Clovis CA 93619.**

- a. Applicant; Ken Zamora, representative (Clovis Christian Church, owner)
- b. The project scope consists of the placement of one (1) 12' x 60' modular office unit on the campus of Clovis Christian Church (CCC). The modular office unit will have two (2) 12' x 12' office spaces for use by two CCC staff members. The remainder of the modular office unit will be utilized for occasional business meetings. The planned developments will be utilized between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, with limited use on weekends.

**Item 3 Voting - (5:0)**

- Chair Cunningham
- Commissioner Hinkle

- Commissioner Antuna (1st)
- Commissioner Bedsted (2nd)
- Commissioner Hatcher

- Motion to approve the planned development was made by Commissioner Antuna, seconded by Commissioner Bedsted. Motion passes in a vote of 5-0.

**Public Comments:**

- No public comments were made.

**Adjournment**

The meeting adjourned at 4:28 p.m.