



# CITY of CLOVIS

## AGENDA • PLANNING COMMISSION

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060  
[www.cityofclovis.com](http://www.cityofclovis.com)

June 27, 2024

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you need special assistance to access the City Council Chamber to participate at this meeting, please contact the City Clerk or General Services Director at (559) 324-2060 (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 City Council meetings are open to the public at the physical address listed above. There are numerous ways to participate in the City Council 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 [www.cityofclovis.com/agendas](http://www.cityofclovis.com/agendas).

### Written Comments

- Members of the public are encouraged to submit written comments at: [www.cityofclovis.com/agendas](http://www.cityofclovis.com/agendas) at least two (2) hours before the meeting (4:00 p.m.). You will be prompted to provide:

- Council Meeting Date
- Item Number
- Name
- Email
- Comment



- Please submit a separate form for each item you are commenting on.
- A copy of your written comment will be provided to the City Council noting the item number. If you wish to make a verbal comment, please see 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 p.m. on the day of the meeting, efforts will be made to provide the comment to the City Council during the meeting. However, staff cannot guarantee that written comments received after 4:00 p.m. will be provided to City Council during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

## CALL TO ORDER

## FLAG SALUTE

## ROLL CALL

## APPROVAL OF MINUTES

- [1.](#) Planning Commission Minutes for the Meeting of May 23, 2024

## 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. 24-\_\_\_, CUP2024-004, Adopting a Class 11 Categorical Exemption from further environmental review under CEQA and a request to approve a conditional use permit to allow operation of a parking lot with special parking standards at 201 Bullard Avenue. Waterhouse Family Investments, LLC, applicant and owner; Harbour & Associates Engineers, Inc., representative.

**Staff:** Liz Salazar, Assistant Planner

**Recommendation:** Approve

- [3.](#) Consider Approval - Res. 24-\_\_\_, CUP2024-003, Adopting a Class 32 Categorical Exemption from further environmental review under CEQA and approving a conditional use permit for an 18-bed congregate care facility for the properties located at 2901 and 2939 Armstrong Avenue. Cheryl Nelson, owner; ARK Congregate Living – Fresno, LLC, applicant, and Orlando Ramirez, representative.

**Staff:** Marissa Jensen, Assistant Planner

**Recommendation:** Approve

- [4.](#) Consider items associated with approximately 333 acres of land located adjacent to the north side of Highway 168 from Armstrong Avenue to Owens Mountain Parkway; otherwise known as the City of Clovis Research and Technology Park. Various property owners; City of Clovis, applicant.

a) Consider Approval - Res. 24-\_\_\_, GPA2021-007, A resolution recommending City Council's consideration of an approval of an amendment to the General Plan to correctly designate the Research and Technology Park boundary in Focus Area 6, incorporate amendments allowing campus-affiliated housing within the Research and Technology Park

and include the existing P-C-C and P-F zone districts as consistent zone districts within the MU-BC land use designation.

b) Consider Approval - Res. 24-\_\_\_\_, OA2021-004, A resolution recommending City Council's consideration of an approval of an amendment to the Clovis Development Code as a cleanup action to further define the MU-BC land use designation to allow for certain ancillary campus-affiliated housing uses in the R-T zone district, add development standards for those campus-affiliated housing uses and establish an R-T overlay zone district.

c) Consider Approval - Res. 24-\_\_\_\_, R2021-010, A resolution recommending City Council's consideration of an approval of a rezone of approximately 63 properties inconsistently zoned within the designated Research and Technology Park plan area from the R-A, R-1-AH, R-1-7500, R-1-8500 and C-P zone districts to the R-T zone district or R-T overlay zone district.

d) Consider Approval – Res. 24-\_\_\_\_, A resolution recommending City Council's consideration of an approval of an amendment to the Clovis Research and Technology Architectural Guidelines to add development and design standards for campus related housing consistent with the General Plan and Development Code.

**Staff:** McKencie Perez, MPA, Senior Planner

**Recommendation:** Approve

## ADJOURNMENT

## MEETINGS & KEY ISSUES

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

July 25

August 22

September 26

CLOVIS PLANNING COMMISSION MINUTES  
May 23, 2024

A meeting of the Clovis Planning Commission was called to order at 6:05 p.m. by Commissioner Bedsted in the Clovis Council Chamber.

Flag salute led by Commissioner Hebert

Present: Commissioners Bedsted, Hatcher, Hebert

Absent: Chair Antuna, Commissioner Hinkle

Staff: Dave Merchen, City Planner  
Lily Cha-Haydostian, Senior Planner  
Liz Salazar, Assistant Planner  
Eric Garcia, Planning Technician I  
Sean Smith, Supervising Civil Engineer  
Matt Lear, City Attorney

MINUTES – 6:06

ITEM 1 – APPROVED.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, to approve the April 18, 2024, minutes. Motion carried 2-0-3 with Chair Antuna and Commissioner Hinkle absent and Commissioner Bedsted abstaining.

COMMISSION SECRETARY – 6:07

None.

PLANNING COMMISSION MEMBERS COMMENTS – 6:08

None.

PUBLIC COMMENTS – 6:08

None.

PUBLIC HEARINGS

ITEM 1 - 6:08 – APPROVED – **RES. 24-14, CUP2024-002**, ADOPTING A CLASS 1 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA AND A REQUEST TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW OPERATION OF A BANQUET HALL AT 458 W. SHAW AVENUE. A & A TARZANA PLAZA LP, OWNER; BLACKPOOL LLC, APPLICANT.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-14**, a resolution approving an adoption of a Class 1 Categorical Exemption from further environmental review under CEQA and a conditional use permit to allow operation of a banquet hall at 458 W. Shaw Avenue. Motion carried 3-0-2 with Chair Antuna and Commissioner Hinkle absent.

ITEM 2 - 6:15 – APPROVED – **RES. 24-15**, GENERAL PLAN CONSISTENCY FINDING FOR THE PROPOSED 2024-2025 COMMUNITY INVESTMENT PROGRAM.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-15**, a resolution approving a General Plan Consistency Finding for the Proposed 2024-2025 Community Investment Program. Motion carried 3-0-2 with Chair Antuna and Commissioner Hinkle absent.

ITEM 3A – 6:25 – APPROVED – **RES. 24-16, GPA2024-002**, A RESOLUTION RECOMMENDING CITY COUNCIL’S CONSIDERATION OF AN ADDENDUM TO THE CITY’S GENERAL PLAN EIR AND APPROVAL OF A MODIFICATION TO THE DESCRIPTION OF THE MH (MEDIUM-HIGH DENSITY RESIDENTIAL) LAND USE DESIGNATION TO INCREASE THE MAXIMUM DENSITY FROM 15.0 TO 20.0 DWELLING UNITS PER ACRE AND A MODIFICATION TO THE H (HIGH DENSITY RESIDENTIAL) LAND USE DESIGNATION TO INCREASE THE MINIMUM DENSITY FROM 15.1 TO 20.1 DWELLING UNITS PER ACRES; ITEM 3B – APPROVED – **RES. 24-17, OA2024-001**, A RESOLUTION RECOMMENDING CITY COUNCIL’S CONSIDERATION OF AN ADDENDUM TO THE CITY’S GENERAL PLAN EIR AND APPROVAL OF AN ORDINANCE AMENDMENT MODIFYING THE DESCRIPTION OF THE R-2 (MEDIUM HIGH DENSITY RESIDENTIAL) ZONE DISTRICT TO INCREASE THE MAXIMUM DENSITY FROM 15.0 TO 20.0 DWELLING UNITS PER ACRE, AND MODIFYING THE R-3 (MULTI-FAMILY RESIDENTIAL, HIGH DENSITY) ZONE DISTRICT TO INCREASE THE MINIMUM DENSITY FROM 15.1 TO 20.1 DWELLING UNITS PER ACRE, AND AMENDING DEFINITIONS RELATING TO MAJOR STREET DEVELOPMENT FEES.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-16**, a resolution approving a recommendation that the City Council consider an addendum to the City’s General Plan EIR and approval of a modification to the description of the MH (Medium-High Density Residential) land use designation to increase the maximum density from 15.0 to 20 dwelling units per acre and a modification to the H (High Density Residential) land use designation to increase the minimum density from 15.1 to 20.1 dwelling units per acre. Motion carried 3-0-2 with Chair Antuna and Commissioner Hinkle absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-17**, a resolution approving a recommendation that the City Council consider an addendum to the City’s General Plan EIR and approval of an ordinance amendment modifying the description of the R-2 (Medium High Density Residential) Zone District to increase the maximum density from 15.0 to 20.0 dwelling units per acre, and modifying the R-3 (Multi-Family Residential, High Density) Zone District to increase the minimum density from 15.1 to 20.1 dwelling units per acre, and amending definitions relating to Major Street Development fees. Motion carried 3-0-2 with Chair Antuna and Commissioner Hinkle absent.

ADJOURNMENT AT 6:38 P.M. UNTIL the Planning Commission meeting on June 27, 2024.

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Alma Antuna, Chairperson



# CITY of CLOVIS

## REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: June 27, 2024

SUBJECT: Consider Approval - Res. 24-\_\_\_, CUP2024-004, Adopting a Class 11 Categorical Exemption from further environmental review under CEQA and a request to approve a conditional use permit to allow operation of a parking lot with special parking standards at 201 Bullard Avenue. Waterhouse Family Investments, LLC, applicant and owner; Harbour & Associates Engineers, Inc., representative.

**Staff:** Liz Salazar, Assistant Planner

**Recommendation:** Approve

ATTACHMENTS:

1. Res. 24-\_\_\_, CUP2024-004
2. Site Plan
3. Applicant's Operational Statement & Special Parking Standards Request
4. Correspondence from Commenting Agencies

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

Staff recommends that the Planning Commission adopt the categorical exemption and approve the conditional use permit for operation of a parking lot with special parking standards, subject to the conditions of approval listed as **Attachment 1A**.

### EXECUTIVE SUMMARY

Conditional Use Permit (CUP) 2024-004 is a request to allow operation of a parking lot with special parking standards ("Project") in association with the Waterhouse Animal Hospital located on the north side of Bullard Avenue, between Minnewawa and De Witt Avenues, as shown in **Figure 1** below. Approval of this CUP will facilitate the construction and operation of a stand-alone parking lot use, located approximately 200' away from the Animal Hospital, subject to the conditions of approval and allow the applicant to continue processing development plans and finalize the site plan review entitlement associated with the Project site.

**FIGURE 1**  
**Project Location**



**BACKGROUND**

- General Plan Designation: G-C (General Commercial)
- Existing Zoning: C-3 (Downtown Commercial)
- Project Parcel: ±0.2 acre
- Current Land Use: Single-family Residential
- Adjacent Land Uses:
  - North: Single-family Residential
  - East: Dental Office
  - South: Single-Family Residential
  - West: Vacant

The existing single-family residence and accessory structure located on the subject parcel will be demolished. The approval of this CUP would allow Waterhouse Animal Hospital to operate a 20-stall parking lot located at 201 Bullard Avenue.

**PROPOSAL AND ANALYSIS**

The applicant is requesting approval of this CUP to allow for the operation of a 20-stall parking lot that will provide parking for the employees of Waterhouse Animal Hospital. Waterhouse Animal Hospital is located approximately 200 feet east of the Project site. The parking lot will be in use for the same hours of operation as the veterinary hospital. Waterhouse Animal Hospital was approved by the Planning Commission on June 13, 1991, for the operation of a veterinary hospital. Subsequent site plan reviews for the veterinary hospital approved a 2,668 square foot building with a parking requirement of one (1) stall per 500 square feet, which required a

minimum of six (6) parking stalls. Although only six (6) stalls were required, the veterinary hospital currently provides twelve (12) stalls.

Waterhouse Animal Hospital is located on the north side of Bullard Avenue, along a curved section of road. The curved road section creates a potentially adverse parking situation for vehicles parking along Bullard Avenue. The Project's request is to develop a supplemental parking lot for the employees of Waterhouse Animal Hospital to alleviate staff from parking along Bullard Avenue.

The Development Code allows the Planning Commission to adopt special parking standards deemed necessary or desirable to provide safe and convenient parking of vehicles; such standards may include deviations to standard requirements for the width and length of parking spaces, the location and arrangement of parking, striping and marking, wheel stops, or landscaping requirements.

The Development Code standard for parking stall dimensions is 10' wide by 20' long with up to 2' overhang. The Project requests a special parking standard for 9.5' wide stalls for 14 of the 20 proposed stalls.

Generally, 9.5' wide parking stalls would impact users; however, in this case, the parking lot is intended for employee use only, which will result in a lower frequency of users maneuvering in and out of the parking stalls. Additionally, the proposed parking stalls are in excess of the required stall count; therefore, staff supports allowing the stall dimension reduction to 9.5' wide.

#### Landscaping and Fencing

The Project will be required to comply with the landscaping standards outlined in Chapter 9.28 of the Clovis Municipal Code. Additionally, where a nonresidential zoning district adjoins property in a residential zoning district, a solid masonry wall, a minimum of six (6) feet in height is required. The Project will be required to install a masonry wall along the northern property line. A detailed analysis of the landscaping and fencing requirements will be performed during the Site Plan Review process.

#### Circulation

The Project proposes to remove the two (2) existing driveways and install one (1) vehicle access point. As shown on the conceptual site plan (see **Attachment 2**), the Project proposes 20 parking stalls.

#### Review and Comments by Agencies

The Project was distributed to all City Divisions as well as outside agencies, including Caltrans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, and the San Joaquin Valley Air Pollution Control District.

Outside agency comments received are attached (see **Attachment 4**) only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.



California Environmental Quality Act (CEQA)

The City has determined that this Project is exempt from further environmental review under CEQA pursuant to CEQA Guidelines section 15311 (Class 11 – Accessory Structures) and the Project would not trigger any of the exceptions identified under CEQA Guidelines section 15300.2.

The Class 11 categorical exemption exempts projects that consists of construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to small parking lots. Here, the Project proposes a small parking lot to be used as an accessory to an existing veterinary hospital; therefore, has been determined to qualify for the Class 11 Categorical Exemption.

The exceptions identified in CEQA Guidelines section 15300.2 identify further review of an exemption by the project's potential to result in a cumulative impact, significant effect, proximity to a scenic highway, location on or within the vicinity of a hazardous waste site, and/or the potential to negatively impact a historical resource. Based on staff's review, these exceptions would not be triggered by the proposed Project. Therefore, a Notice of Exemption has been completed. Staff will file the notice with the County Clerk if the Commission adopts the categorical exemption and approves the Project.

The City published notice of this public hearing in *The Business Journal* on Wednesday, June 12, 2024.

**REASON FOR RECOMMENDATION**

CUP2024-004 is consistent with the goals and policies of the General Plan, Clovis Municipal Code, Central Clovis Specific Plan, and the C-3 (Downtown Commercial) Zone District. Additionally, the Project will not substantially impact traffic, sewer, water, or other public services. Based on the findings, staff is recommending that the Planning Commission adopt the categorical exemption and approve CUP2024-004, subject to the conditions of approval listed as **Attachment 1A**.

The findings to consider when making a decision on a conditional use permit application include:

1. The proposed use is conditionally allowed within and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of this Development Code.

*The subject Project is an allowed use within the C-3 Zone District with an approved conditional use permit. The Project will be in compliance with applicable provisions and development standards identified in the Clovis Municipal Code and will be subject to the conditions of approval provided in **Attachment A** to the Resolution attached hereto as **Attachment 1**. This Project is required to undergo site plan review (SPR). The SPR process will ensure that development standards are met.*

2. The proposed use is consistent with the General Plan and any applicable Specific Plan.

*This Project is consistent with the 2014 Clovis General Plan. The underlying General Plan land use designation of General Commercial would remain unchanged, and the proposed use is acceptable within this underlying land use designation, according to the 2014 Clovis General Plan.*

3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.

*The Project proposes construction of a paved parking lot with the installation of landscaping and lighting. The proposed use is compatible with the existing surrounding uses. The Project will not be out of the ordinary as it relates to the character of the surrounding area.*

4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.

*The Project will occupy and operate within the existing site that is physically suitable in size and shape and has the infrastructure in place to support it. The Project will be required to comply with all conditions from Public Utilities and Engineering during the SPR process, which will further ensure the site is suitable for the proposed uses.*

5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

*The Project will comply with all applicable public health standards. The Project does not propose structures that will require water or sanitation provisions; however, the site is located on a parcel that has utilities provisions readily available and accessible.*

6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA.

*As identified above under the "California Environmental Quality Act (CEQA)" section of this staff report, the Project was determined to qualify for a Class 11 Categorical Exemption from further environmental review. Therefore, the Project has been reviewed in compliance with CEQA.*

**ACTIONS FOLLOWING APPROVAL**

If approved, the Project will continue with the site plan review process.

**NOTICE OF HEARING**

Property owners within 300 feet notified: 42

Prepared by: Liz Salazar, Assistant Planner

Reviewed by:   
\_\_\_\_\_  
Dave Merchen  
City Planner

**RESOLUTION 24-\_\_\_****RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS ADOPTING A CLASS 11 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA AND APPROVING CONDITIONAL USE PERMIT 2024-004 TO ALLOW A PARKING LOT TO BE LOCATED AT 201 BULLARD AVENUE**

**WHEREAS**, Waterhouse Family Investments, LLC (Applicant), 11352 N. Sandhaven Avenue, Fresno, CA 93730, applied for Conditional Use Permit (CUP) 2024-004 to allow a parking lot with 9.5' wide parking stalls to be located at 201 Bullard Avenue (north side of Bullard Avenue, between Minnewawa and De Witt Avenues) in the City of Clovis ("Property") ("Project"); and

**WHEREAS**, a duly noticed public hearing was held on June 27, 2024; and

**WHEREAS**, the City published notice of the public hearing in *The Business Journal* on Wednesday, June 12, 2024, and mailed public notices to property owners within 300 feet of the Property area on Tuesday, June 11, 2024, more than ten (10) days prior to said hearing; and

**WHEREAS**, the Planning Commission considered the California Environmental Quality Act (CEQA) analysis outlined in the staff report and elsewhere in the administrative record, which determined the Project meets the requirements of the Class 11 (Accessory Structures) Categorical Exemption pursuant to CEQA Guidelines section 15311; and

**WHEREAS**, the Planning Commission has had an opportunity to review and consider the entire administrative record relating to the Project, which is on file with the Department, and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing, and the conditions of approval attached as **Attachment A** to this Resolution, which are incorporated herein by this reference ("Administrative Record").

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

1. The Planning Commission finds that the Project is categorically exempt from further environmental review under CEQA pursuant to CEQA Guidelines section 15311, and hereby adopts said Class 11 (Accessory Structures) Categorical Exemption.
2. The Project satisfies the required findings for approval of a conditional use permit, as follows:
  - a. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the City's Development Code.
  - b. The proposed use is consistent with the General Plan and any applicable specific plan.

- c. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.
  - d. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.
  - e. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.
  - f. The proposed project has been reviewed in compliance with the provisions of the CEQA, and the Commission has adopted a Class 11 Categorical Exemption from further environmental review.
3. The Planning Commission could not make the findings necessary for approval of CUP2024-004 without the conditions of approval set forth in **Attachment A** to this Resolution.
  4. CUP2024-004 is hereby approved with incorporation of the conditions of approval (**Attachment A** to this Resolution).
  5. The basis for the findings is detailed in the June 27, 2024 staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing which are hereby incorporated by reference.

\* \* \* \* \*

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on June 27, 2024, upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 24-\_\_\_\_  
DATED: June 27, 2024

\_\_\_\_\_  
Alma Antuna, Chair

ATTEST: \_\_\_\_\_  
Renee Mathis, Secretary

**CONDITIONS OF APPROVAL  
CUP2024-004**

**PLANNING DIVISION CONDITIONS**  
**(Liz Salazar, Division Representative – (559) 324-2305)**

1. This Conditional Use Permit approval is to allow a parking lot at 201 Bullard Avenue.
2. This Conditional Use Permit does not permit or otherwise allow for the operation of the site and/or uses other than those explicitly described in the accompanying staff report from the June 27, 2024, Planning Commission hearing.
3. This Conditional Use Permit is not transferable to another location.
4. A separate site plan review (SPR) and approval shall be required prior to any site modifications and shall comply with development standards prescribed for the General Commercial land use designation, C-3 (Downtown Commercial) Zone District, Central Clovis Specific Plan, and other applicable standards as determined by the Planning Division during the SPR review process.
5. This CUP allows the reduction in parking stall dimensions to 9.5' wide.
6. The Project is required to manage the parking lot at all times to ensure that the lot is kept clean and free of debris and other hazards.
7. The Project shall limit the parking lot to employee parking only and shall be prohibited from operating a pay to park lot.
8. The Project shall install lighting capable of providing illumination for security and safety. All exterior lighting shall not interfere with the driving safety of vehicular traffic per Planning Division Standards.
9. The applicant shall operate in a manner that complies with the CMC so that it does not generate noise, odor, or vibration that adversely affects any adjacent properties.
10. Any future request to expand and/or modify the use shall be subject to an amendment to the CUP.
11. An abandonment or cessation of this use for a period exceeding 90 days shall cause this approval to be scheduled for revocation.
12. CUP2024-004 may be reviewed at any time for compliance with the conditions of approval. Clovis Planning staff may conduct a review of the use in regards to conditions of approval and present findings of this review to the City Planner or the Planning Commission.

**COUNTY OF FRESNO HEALTH DEPARTMENT**

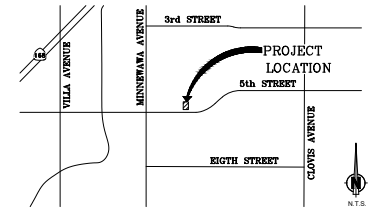
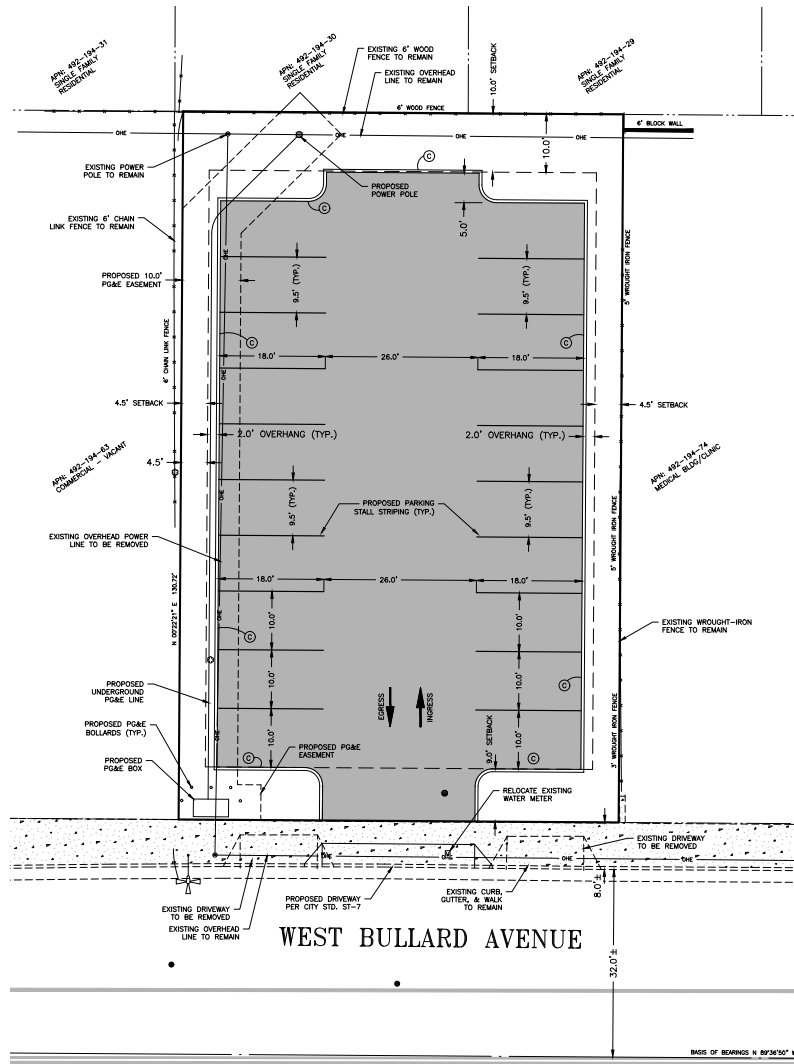
**(Kevin Tsuda, County of Fresno Health Representative – (559) 600-3271)**

13. The applicant shall refer to the attached Fresno County Health Department correspondence. If the list is not attached, please contact the agency for the list of requirements.

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

**(Anthony Zaragoza, FMFCD Department Representative – (559) 456-3292)**

14. The applicant shall refer to the attached Fresno Metropolitan Flood Control District correspondence. If the list is not attached, please contact the District for the list of requirements.



VICINITY MAP

LEGEND

- EX. STREET LIGHT
- EX. POWER POLE
- EX. GUY WIRE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. UNKNOWN MANHOLE
- EX. GRATE
- EX. TELEPHONE PEDestal/BOX
- EX. BOLLARD
- EX. CONCRETE
- PROPOSED AC PAVEMENT
- PROPOSED 6" CONCRETE CURB

NOTES:

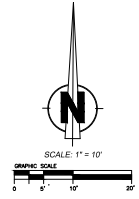
ALL EXISTING IMPROVEMENTS ON SITE ARE TO BE REMOVED.  
ALL EXISTING IMPROVEMENTS OFF SITE ARE TO REMAIN UNLESS NOTED ON MAP.

SITE INFO:

<b>EXISTING GENERAL PLAN:</b>	<b>SITE ADDRESS</b>
GENERAL COMMERCIAL	201 BULLARD AVENUE
<b>EXISTING ZONING:</b>	CLOVIS, CA 93612
C-3	<b>EXISTING SITE AREA</b>
	9,025.34 SF
<b>PROPOSED ZONING:</b>	<b>PROPOSED SITE AREA</b>
C-3	9,025.34 SF
<b>APNs:</b>	<b>PROPOSED PARKING STALLS</b>
492-194-61	20

LEGAL DESCRIPTION:

APN 492-194-61  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 75 FEET WEST OF THE SOUTHWEST CORNER OF LOT 33 IN BLOCK 45 OF SERENO PLANNED ADDITION TO THE TOWN OF NEW CITY OF CLOVIS, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4 PAGE 407 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE WEST 75 FEET; THENCE NORTH ABOUT 150 FEET TO THE ELECTRIC POLE LINE; THENCE EAST 75 FEET AND THENCE SOUTH TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM THE SOUTH 10 FEET THEREOF AS DEEDED TO THE CITY OF CLOVIS BY DEED DATED AUGUST 24, 1962.



**SITE PLAN**

OWNER/APPLICANT  
**WATERHOUSE FAMILY INVESTMENTS, LLC**  
11522 NORTH SANDHAVEN AVENUE  
FRESNO, CA 93730

DATE: 4/19/24 SCALE: 1"=10'

REVISIONS	<b>16</b>
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Harbour & Associates  
Civil Engineers  
389 Clovis Avenue, Suite 300 • Clovis, California 93612  
(559) 325-7070 • fax (559) 325-7199





**Harbour & Associates**

*Civil Engineers*

### **Operational Statement (201 Bullard Ave.)**

This project, located at 201 Bullard Avenue, Clovis, CA 93612 (APN: 492-194-61), is being submitted by Harbour & Associates on behalf of Waterhouse Family Investments, LLC. The property consists of 9,053 square feet located in the “C-3” zone district and has a General Plan land use of “General Commercial”.

The intent of this application is to provide 20 parking stalls for employees of Waterhouse Animal Hospital of Clovis (245 Bullard Avenue, Clovis, CA 93612, APN: 492-194-73).

All existing on-site improvements shall be removed along with two existing driveways on the off-site, of which the most significant is two existing buildings. Proposed on-site improvements include a paved parking lot, covered ground with grass or mulch on the exterior of the site, and an underground PG&E line and box which will connect the existing south power line to the existing north line, replacing the existing overhead power line in the same location. Proposed off-site improvements only include one driveway aligned with the drive aisle between the two rows of parking stalls.

The parking stalls and the two-way drive aisle comply with the City of Clovis Municipal Code.

There are setbacks proposed with the project that will require additional entitlements. A 10’ rear setback is proposed requiring a Variance. A 4.5’ side setbacks is proposed on both sides, and a 9’ front setback is proposed, all of which require a Minor Deviation.

There is no anticipated increase in noise generation, traffic, or hazardous materials as a result of this project. There is no anticipated on-site storage of equipment or special events. Hours of operation will be the hours of the Waterhouse Animal Hospital of Clovis, which is open from Monday through Friday from 8 AM to 5:30 PM, and on Saturday from 8 AM to 3 PM. There is no anticipated use of the parking lot overnight.

**Harbour & Associates****Civil Engineers**

389 Clovis Avenue, Suite 300 · Clovis, California 93612

(559) 325-7676 · Fax (559) 325-7699 · e-mail [kylea@harbour-engineering.com](mailto:kylea@harbour-engineering.com)

Kyle Allington  
General Manager  
389 Clovis Avenue, STE. 300  
Clovis, CA 93612

6/10/24

Liz Salazar  
Assistant Planner  
1033 Fifth Street  
Clovis, CA 93612

Dear Ms. Salazar,

Regarding CUP2024-004, A proposed parking lot for Waterhouse Animal Hospital Clovis, we are proposing special parking standards.

Our proposal for special parking standards is to allow for a reduction in parking stall width from 10' to 9.5' for 14 of the 20 proposed parking stalls. This allows for a total stall count of 20. Waterhouse Animal Hospital Clovis has 28 total employees, and on any given day 20 of those employees may be present. A Parking lot to accommodate all twenty employees present is critical as staff currently must park along the curve in Bullard Avenue. In the last few years, 7 staff members have had their vehicles hit while parking on Bullard Avenue, and 1 staff member was almost hit by a drunk driver while attempting to get in their car. It is critical to the safety of the staff of Waterhouse Animal Hospital Clovis, as well as the public, that their staff have a safe place to park. Therefore, we request the approval of a special parking standard of 9.5' stalls for 14/20 stalls in this parking lot.

Thank you for your consideration of the above request.

Sincerely,

Kyle Allington  
General Manager

cc: Cheryl Waterhouse – Waterhouse Animal Hospital Clovis



# County of Fresno

DEPARTMENT OF PUBLIC HEALTH  
Environmental Health Division

July 14, 2022

LU0021856  
2604

Joyce Roach, Planning Technician  
City of Clovis  
Planning and Development Services Department  
1033 Fifth Street  
Clovis, CA 93612

Dear Ms. Roach:

PROJECT NUMBER: **DRC2022-031**

**DRC2022-031**; Employee parking for Waterhouse Animal Hospital of Clovis (245 Bullard Ave.).

**APN: 492-194-61**

**ZONING: R-1**

**ADDRESS: 201 Bullard Avenue**

Recommended Conditions of Approval:

- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

The following comments pertain to the demolition of existing structure(s):

- Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure(s) in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.

*Promotion, preservation and protection of the community's health*

1221 Fulton Street / P. O. Box 11867, Fresno, CA 93775

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- If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition work the contractor should contact the following agencies for current regulations and requirements:
  - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
  - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
  - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

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REVIEWED BY:



Kevin Tsuda, R.E.H.S.  
Environmental Health Specialist II

(559) 600-33271

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KT

cc: Deep Sidhu- Environmental Health Division (CT. 56.02)  
Kyle Allington- Applicant ([kylea@harbour-engineering.com](mailto:kylea@harbour-engineering.com))

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS**

AGENDA ITEM NO. 2.

Page 1 of 3

**PUBLIC AGENCY**

LIZ SALAZAR  
PLANNING AND DEVELOPMENT SERVICES  
CITY OF CLOVIS  
1033 FIFTH STREET  
CLOVIS, CA 93612

**DEVELOPER**

WATERHOUSE FAMILY INVESTMENTS, LLC  
11352 N. SANDHAVEN AVE.  
FRESNO, CA 93730

PROJECT NO: **2024-004**

ADDRESS: **201 BULLARD AVE.**

APN: **492-194-61**

SENT: **May 21, 2024**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
4C	\$3,564.00	NOR Review *	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$0.00	Amount to be submitted with first grading plan submittal.
<b>Total Drainage Fee: \$3,564.00</b>		<b>Total Service Charge: \$50.00</b>		

\* The Development Review Service Charge shown above is associated with CL SPR 2024-015 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District’s Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District’s reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/25 based on the site plan submitted to the District on 4/30/24 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

**CL CUP No. 2024-004**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

CL  
CUP  
No. 2024-004

Approval of this development shall be conditioned upon compliance with these District Requirements.

1.  a. Drainage from the site shall BE DIRECTED TO BULLARD AVENUE.  
 b. Grading and drainage patterns shall be as identified on Exhibit No.  
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
  
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:  
 Developer shall construct facilities as shown on Exhibit No. 1 as  
 None required.
  
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:  
 Grading Plan  
 Street Plan  
 Storm Drain Plan  
 Water & Sewer Plan  
 Final Map  
 Drainage Report (to be submitted with tentative map)  
 Other  
 None Required
  
4. Availability of drainage facilities:  
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).  
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.  
 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.  
 d. See Exhibit No. 2.
  
5. The proposed development:  
 Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)  
 Does not appear to be located within a flood prone area.
  
6.  The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

AGENDA ITEM NO. 2.

Page 3 of 3

CL  
CUP  
No. 2024-004

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
  - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
  - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell  
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 5/21/2024 9:54:37 AM



Anthony Zaragoza  
Engineer III

Digitally signed by Anthony Zaragoza Date: 5/16/2024 11:21:29 AM

## OTHER REQUIREMENTS

### EXHIBIT NO. 2

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements is available on the District's website at: [www.fresnofloodcontrol.org](http://www.fresnofloodcontrol.org) or contact the District's Environmental Department for further information regarding these policies related to industrial site requirements.





# CITY of CLOVIS

## REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: June 27, 2024

SUBJECT: Consider Approval - Res. 24-\_\_\_\_, CUP2024-003, Adopting a Class 32 Categorical Exemption from further environmental review under CEQA and approving a conditional use permit for an 18-bed congregate care facility for the properties located at 2901 and 2939 Armstrong Avenue. Cheryl Nelson, owner; ARK Congregate Living – Fresno, LLC, applicant, and Orlando Ramirez, representative.

**Staff:** Marissa Jensen, Assistant Planner

**Recommendation:** Approve

ATTACHMENTS:

1. Res. 24-\_\_\_\_, CUP2024-003
2. Conceptual Site Plan, Floor Plans & Elevations
3. Applicant's Operational Statement
4. Correspondence from Commenting Agencies
5. Applicant's Letter of Support

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution exempting the project from further environmental review pursuant to California Environmental Quality Act ("CEQA") Guidelines section 15332, a Class 32 Categorical Exemption, and approving Conditional Use Permit (CUP) 2024-003.

### EXECUTIVE SUMMARY

As shown in **Figure 1** below, the applicant is requesting approval of CUP 2024-003 to allow the operation of an 18-bed congregate care facility located at 2901 and 2939 Armstrong Avenue ("Project"). Approval of this request would allow the applicant to proceed with a site plan review and lot merger process (parcel map exemption). Although both the site plan review and parcel map exemption processes are reviewed administratively at the staff level, a conceptual site plan has been provided in **Attachment 2** for informational purposes.

FIGURE 1 Project Location



**BACKGROUND**

- General Plan Designation: L (Low Density Residential)
- Existing Zoning: R-1-C (Single Family Residential)
- Lot Size: ±23,745 sq. ft (±0.55 acres)
- Current Land Use: Vacant
- Adjacent Land Uses:
  - North: Single Family Residential
  - South: Single Family Residential
  - East: Single Family Residential
  - West: Single Family Residential
- Previous Entitlements: R91-04, TM5576

The subject properties were originally created through Tract Map (TM) 5576, as Lots 42 and 43. TM5576 established a 43-lot single-family residential subdivision. The Project site has remained vacant since approval of the Map in 2005. Both properties have access to Armstrong Avenue and make up ±0.55 acres. Surrounding properties are single-family residential. If approved, the applicant will move forward with a parcel map exemption to merge the two lots, by removing the existing dividing parcel line between the two parcels.

In 2017, the City Council approved Ordinance Amendment 2017-01, adding “congregate care facilities” to the definition of use classification “*Medical Services – Extended Care*” and providing for this use within all residential zone districts with an approved conditional use permit. The Clovis Municipal Code (CMC) defines Medical Services – Extended Care as “Residential facilities providing nursing and health-related care as a principal use with in-patient beds, including: skilled nursing facilities (facilities allowing care for physically or mentally disabled persons, where care is less than that provided by an acute care facility); board and care homes; convalescent and rest homes; congregate care facilities; and extended care facilities”.

### **PROPOSAL AND ANALYSIS**

The applicant is requesting approval of this CUP for the construction and operation of an 18-bed congregate care facility as shown in **Attachment 2**. The care facility includes a ±6,000 square foot single-story building, consisting of 12 units/rooms that will accommodate up to 18 residents. The proposed facility offers a reception space, common area, administrative office, shower and kitchen facilities, and six (6) parking spaces for staff and visitors.

#### Existing Site and Surrounding Area

The Project is located on a ±0.55-acre site located at the southeast area of Gettysburg and Armstrong Avenues. The Project site is surrounded by single-family residential developments to the north, south, east, and west. The facility will be designed to reflect residential character by utilizing typical materials and building form consistent to the area. In addition, adequate separation from other residences, open space, and enhanced landscape will not create any negative impacts to the existing land uses.

#### Project Operations

Per the applicant’s operational statement (see **Attachment 3**), the proposed Project will offer individuals in the community a residential housing facility where medical care and assistance will be provided by rotating, professional staff, who do not live on-site. The facility will be licensed through the State of California and will adhere to all operational and site maintenance requirements imposed by the State. The facility intends to operate as a medical facility where staff will provide residents services such as, but not limited to, medical supervision, skilled nursing, provision of medication, on-site dialysis treatment and dietary regimens. The facility will provide long-term care for residents. The facility will care for patients with chronic illnesses or disabilities that generally require a minimum stay of eighteen (18) months or longer.

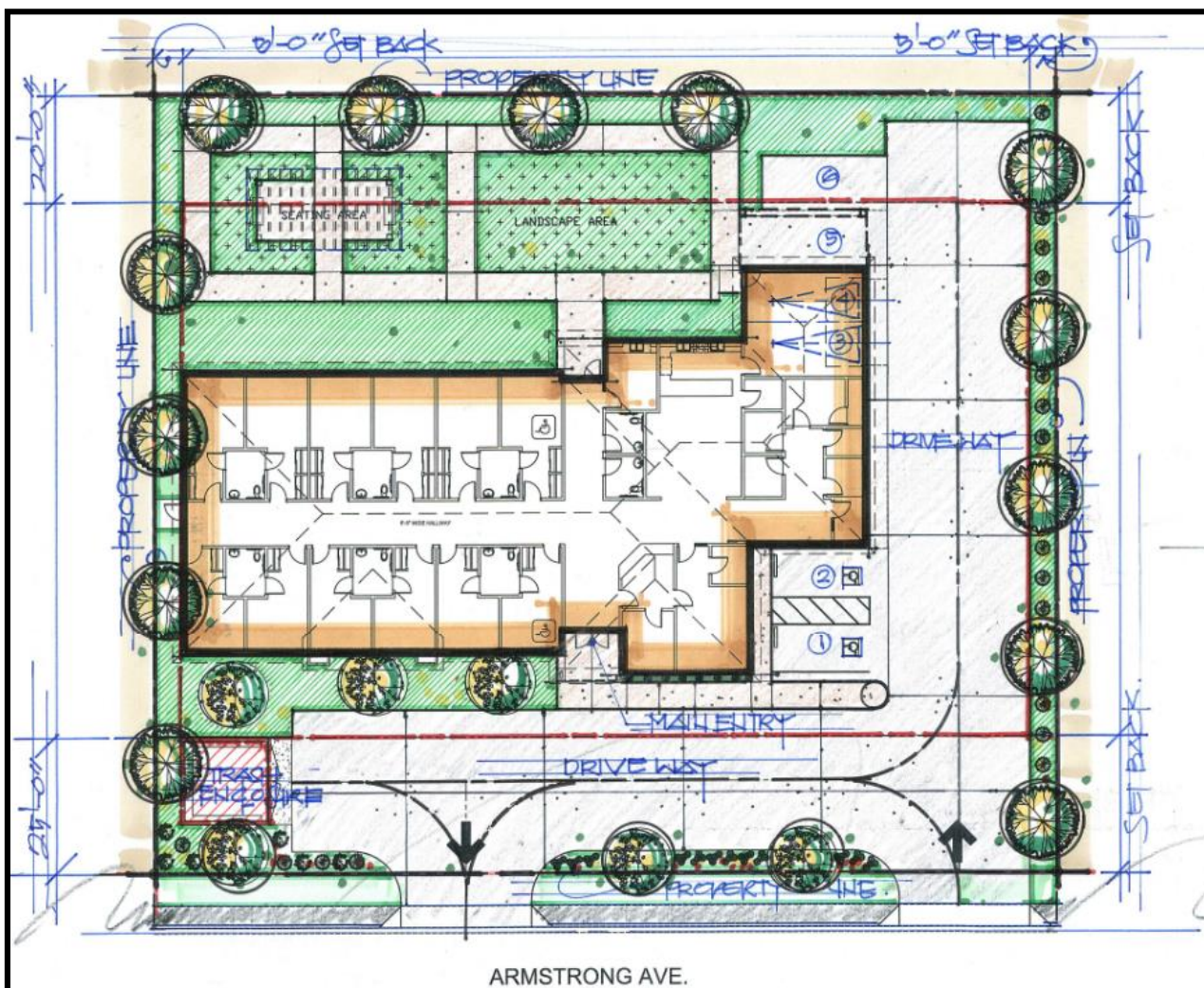
The congregate care facility proposes to operate 24-hours a day, seven (7) days a week. The facility will allow visitation by family members and friends of the residents at the facility. There will be three (3) to five (5) employees on-site at any given time, who will work in 12-hour shifts, to provide 24-hour care to residents. Deliveries are anticipated to occur 7-10 times per week via small vans and delivery vehicles.

Proposed Site Layout

**Figure 2** showcases the proposed site layout which includes a ±6,000 square foot building and circular driveway located off Armstrong Avenue. The main entry to the facility is located on the west side of the facility. Parking stalls are proposed along the south side of the building. To the west of the site, a trash enclosure is proposed to allow for refuse pick up. The applicant worked with Engineering staff to find the ideal location for the enclosure. Additionally, the facility provides a seating area with a trellis and landscape area to provide an outdoor space for residents and visitors.

Staff recommends the project install a solid masonry wall, a minimum of six feet (6') in height adjacent to residential properties. Although the CMC does not require a wall to be installed, previous similar facilities have installed masonry walls along property lines. The applicant is aware and has provided a wall along the north, east, and south property lines. Wall details will be reviewed through the site plan review process.

**FIGURE 2 Proposed Site Layout**



Development Standards

The Project will follow the required development standards under the R-1-C Zone District. These standards include a 25-foot front yard setback, 5-foot side yard setback, and a 20-foot rear yard setback. The facility will be designed to appear as a single-family residential home with enhanced landscaping and architectural treatments along the street frontage. With this design, the proposed facility will be compatible with the adjacent residential land uses.

Access, Circulation & Parking

The Project will maintain the general circulation pattern existing for the sites by retaining ingress/egress from Armstrong Avenue. Access to the site is proposed with a one-way circular driveway from Armstrong Avenue. This design will limit vehicles needing to back onto Armstrong Avenue. Per the CMC, to adequately accommodate staff and visitors, one (1) parking space is required for each five (5) beds. Based on this requirement, four (4) parking stalls are required, and six (6) are provided, three (3) of which are covered.

Architecture

As shown in **Figure 3** below, the architectural design of the 6,000 sq. ft. congregate care facility will resemble a custom-built home with enhanced architectural treatments along the front elevation. The applicant’s intent is to provide attractive building elevations that will be compatible with the existing single-family residential homes in the surrounding area (see **Attachment 2**).

**FIGURE 3 Proposed Front Elevation**



Public Comments

The City published notice of this public hearing in *The Business Journal* on Monday, June 10, 2024. A public notice was also sent to property owners within a minimum of 300 feet of the project site boundaries. Staff has not received any inquiries prior to the finalization of the staff report.

California Environmental Quality Act (CEQA)

The City has determined that this Project is exempt from CEQA pursuant to CEQA Guidelines section 15332 (Class 32 – In-Fill Development Projects) and that the exceptions identified under Section 15300.2 of the CEQA Guidelines would not be triggered as a result of the Project.

The Class 32 categorical exemption exempts projects that: (a) are consistent with the applicable land use designation, General Plan policies, and zoning; (b) are within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (c) are located on sites

with no value as habitat for endangered, rare, or threatened species; (d) would not result in significant effects relating to traffic, noise, air quality, and water quality; and (e) is located on a site that can be adequately served by all utilities.

The exceptions identified in Section 15300.2 identify further review of an exemption by the Project's potential to result in a cumulative impact, significant effect, proximity to a scenic highway, location on or within the vicinity of a hazardous waste site, and/or the potential to negatively impact a historical resource. Based on staff's review, these exceptions would not be triggered by the proposed Project. Therefore, a Notice of Exemption has been completed. Staff will file the notice with the County Clerk if the Project is approved.

### **REASON FOR RECOMMENDATION**

The Project is consistent with the goals and policies of the General Plan, and the CMC. Based on the following findings, staff is recommending that the Planning Commission adopt a resolution approving CUP2024-003 to allow the operation of an 18-bed congregate care facility located at 2901 and 2939 Armstrong Avenue.

#### **Conditional Use Permit 2024-003**

The findings to consider when making a decision on a CUP application include:

1. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the Development Code.

*The subject Project is allowed within the R-1-C Zone District with an approved conditional use permit. The Project will be in compliance with applicable provisions and development standards of the Zone District and will be subject to the conditions of approval. As the Project is surrounded by residences, the Project's building style has been designed to emulate the architecture and form of the existing surrounding residences. Therefore, the addition of this Project would not impair the characteristics of the neighborhood. This Project will undergo site plan review (SPR) to further ensure that the site layout and development standards are met. During the SPR review, the height, setbacks, parking standards, and aesthetics will be reviewed to ensure that applicable standards are met. The facility will be required to operate in conformance with all city and state standards, regarding noise levels, hours of operation and visitation, licensing, etc.*

2. The proposed use is consistent with the General Plan and any applicable Specific Plan.

*This Project is consistent with the 2014 Clovis General Plan. The underlying General Plan land use designation of Low Density Residential would remain unchanged, and the proposed use is acceptable within the underlying General Plan land use designation of Low Density Residential, according to the 2014 Clovis General Plan.*

3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant

noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.

*The Project is compatible with the existing uses and will complement the single-family residential homes in the vicinity. The Project will provide a noninstitutional, residential appearance and environment; therefore, the congregate living health facility will not be out of the ordinary as it relates to the character of the surrounding area. Further, the Project will maintain the general circulation pattern existing for the site by retaining primary ingress/egress from Armstrong Avenue.*

4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.

*The proposed development has undergone scrutiny through the City's preliminary application process (Development Review Committee), confirming the site's physical suitability for accommodating the proposed project. More formally, a thorough review and routing of the application, determined the Project will occupy and operate within the existing site that is physically suitable in size, residential design, and has the infrastructure in place to support it. The Project will be required to comply with all conditions from Public Utilities and Engineering, which will further ensure the site is suitable for the proposed use. Site specific details will be evaluated through the site plan review process.*

5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

*As mentioned above, the project has been reviewed twice, once preliminarily through the Development Review Committee, and again through the formal routing and review of the project, which confirmed that there are adequate provisions in place to serve the property that would not be detrimental to public health or safety. **Attachment 2** presents a conceptual depiction of the proposed development. Further evaluation will occur through the site plan review process to ensure compliance with all development standards. While minor adjustments to the site plan and elevations may be necessary during this review, they are not anticipated to impede the developability of the site itself.*

6. The proposed Project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA.

*As identified above under the California Environmental Quality Act heading of this staff report, the Project was determined to be exempt from further environmental review. Therefore, the Project has been reviewed in compliance with CEQA.*

**ACTIONS FOLLOWING APPROVAL**

If approved, the Project will continue with a site plan review and parcel map exemption.

**NOTICE OF HEARING**

Property owners within 300 feet notified: 25

Prepared by: Marissa Jensen, Assistant Planner

Reviewed by:



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Dave Merchen  
City Planner



**RESOLUTION 24-\_\_\_\_\_****RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS ADOPTING A CLASS 32 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA, AND APPROVING CONDITIONAL USE PERMIT 2024-003 FOR AN 18-BED CONGREGATE CARE FACILITY LOCATED AT 2901 AND 2939 ARMSTRONG AVENUE**

**WHEREAS**, ARK Congregate Living – Fresno, LLC, (Applicant), 3245 Keats Avenue, Clovis, CA, 93619, and Orlando Ramirez (Representative), 4233 Wathen Avenue, Fresno, CA, 93722, applied for Conditional Use Permit (CUP) 2024-003 for an 18-bed congregare care facility on ±0.55-acres of property located at 2901 and 2939 Armstrong Avenue in the City of Clovis (Project); and

**WHEREAS**, the City published notice of the public hearing in the Fresno Business Journal on Monday, June 10, 2024, mailed public notices to property owners within 300 feet of the Project site more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing according to applicable law; and

**WHEREAS**, a duly noticed public hearing was held on June 27, 2024; and

**WHEREAS**, the Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which determined the Project meets the requirements of a Class 32 (In-Fill Development Projects) Categorical Exemption pursuant to CEQA Guidelines section 15332; and

**WHEREAS**, the Planning Commission has had an opportunity to review and consider the entire administrative record relating to the Project, which is on file with the Department, and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing, and the conditions of approval attached hereto as **Attachment A** to this Resolution, which are incorporated herein by this reference (“Administrative Record”).

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

1. The Planning Commission finds that the Project is categorically exempt from further environmental review under CEQA pursuant to CEQA Guidelines section 15332, and hereby adopts a Class 32 (In-Fill Development Projects) Categorical Exemption.
2. CUP2024-003 is hereby approved with incorporation of the conditions of approval (**Attachment A** to this Resolution).
3. The Project satisfies the required findings for approval of a CUP, as follows:
  - a. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the City’s Development Code.

- b. The proposed use is consistent with the General Plan and any applicable specific plan.
  - c. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.
  - d. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.
  - e. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.
  - f. The proposed Project has been reviewed in compliance with the provisions of the CEQA.
4. The Planning Commission could not make the findings necessary for approval of CUP2024-003 without the conditions of approval set forth in **Attachment A** to this Resolution.
1. The bases for the findings are detailed in the June 27, 2024 staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing which are hereby incorporated by reference.

\* \* \* \* \*

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on June 27, 2024, upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 24-\_\_\_\_  
DATED: June 27, 2024

\_\_\_\_\_  
Alma Antuna, Chair

ATTEST: \_\_\_\_\_  
Renee Mathis, Secretary

**CONDITIONS OF APPROVAL  
CUP2024-003**

**PLANNING DIVISION CONDITIONS  
(Marissa Jensen, Division Representative – (559) 324-2338)**

1. This conditional use permit approval allows for the construction and operation of an 18-bed congregate care facility for the properties located at 2901 and 2939 Armstrong Avenue.
2. This conditional use permit is not transferable to another location.
3. This conditional use permit does not permit or otherwise allow for the operation of the site and/or uses other than explicitly described in the accompanying staff report.
4. A separate site plan review (SPR) and approval shall be required prior to the construction of any structures and/or prior to any site modifications and shall comply with development standards prescribed for the L (Low Density Residential) land use designation, R-1-C (Single Family Residential) zone district, and other applicable standards as determined by the Planning Division during the SPR review process.
5. A parcel map exemption (PME) and approval shall be required prior to the construction of any structures and/or prior to any site modifications to merge the two lots, by removing the existing dividing parcel line between the two parcels.
6. The site and its exterior shall remain maintained and free from debris and trash. This includes no outdoor stacking of empty crates, boxes, and/or pallets along the exterior of the structures.
7. There shall be no outside storage of materials, supplies, or equipment in any area of the site except inside a closed building or behind a six (6'-0") foot visual barrier intended to screen such area from view of adjoining properties and from the street.
8. All lighting associated with this use shall be screened from direct view from the public right-of-way and adjacent residential properties.
9. The applicant shall make provisions for refuse service in an approved refuse container(s) on the subject property.
10. The applicant shall operate in a manner that complies with the Clovis Municipal Code so that it does not generate noise, odor, or vibration that adversely affects any adjacent properties.
11. Operational noise from the Project shall conform with the Clovis General Plan noise standards and not be in excess of 65 decibels to the outside of any residential structure nor 45 decibels to the interior of any structure.
12. There shall be no public address (PA) system, phone ringing, or music system used that may be heard on the exterior of the building/ facility.

- 13. The applicant shall consult with the City of Clovis Building Division on any building code requirements. All conditions of this Conditional Use Permit shall be addressed prior to operation of the facility.
- 14. Any future request to expand and/or modify the use shall be subject to an amendment to the CUP.
- 15. An abandonment or cessation of this use for a period exceeding 90 days shall cause this approval to be scheduled for revocation.
- 16. All parking of employees and visitors shall occur on-site.
- 17. Parking shall be provided as required in Table 3-12 of the CMC:
  - Approved Use of Building                      Congregate Living Health Facility
  - Minimum Parking Requirements              1 space for each 5 beds
  - Minimum Parking Required                  4 parking spaces
  - Minimum Parking Provided                  6 parking spaces

Minimum Parking Dimensions:

- Open and guest parking – 10 ft. x 20 ft.
- Covered Parking – 10 ft. x 20 ft.

- 18. Applicant must have on file a current City of Clovis Business License prior to conducting business.
- 19. CUP2024-003 may be reviewed at any time for compliance with the conditions of approval. Clovis Planning staff may conduct a review of the use in regard to conditions of approval and may present findings of this review to the Planning Commission.

**POLICE DEPARTMENT COMMENTS**

(Michael Sweeten, Police Department Representative – (559) 324-3494)  
 (Sean O'Brien, Police Department Representative – (559) 324-3468)

- 20. Visible security cameras shall be placed, at a minimum, to provide coverage of the main lobby, all entry and exit points, and any secure areas that house controlled substances, such as narcotics and prescription medications.
- 21. Security camera footage shall be made available to the Clovis Police Department upon request in conjunction with a criminal investigation. Security footage shall be retained for a period of 30 days.
- 22. If gated, restricted vehicle and pedestrian entrances to the property shall be accessible to emergency responders. This may be accomplished by installing keyed

lockboxes according to City standards and/or providing keys and/or access codes to public safety departments.

23. "No trespassing" signs shall be posted at the main entrances of the complex and a "no trespassing" letter shall be signed by a responsible party and maintained on file with the Clovis Police Department which needs to be updated every twelve (12) months.
24. A manager/assistant manager or other responsible party of the property must be available at the property 24 hours a day, 7 days a week to provide access to emergency personnel in case of an emergency. Emergency phone numbers for managers/assistant managers or responsible persons shall be provided to the Clovis Police Department Dispatch Center and other public safety departments. Emergency phone numbers shall always be kept current, both during and after the building phase of the project.
25. If any portion of the property is alarmed, a 24-hour responsible party with name and contact information shall be maintained with the Clovis Police Department.
26. The property must be maintained and cared for a manner that increased public safety and in compliance with the Clovis Municipal Code, including but not limited to all lighting, gates and fences shall be maintained and in good working order, and landscaping shall be kept clean and free of debris and other hazards.
27. The sidewalks and parking lots shall be reasonably illuminated to enhance public safety and deter criminal activity. The lighting shall be shielded/contained in a manner that it does not create a nuisance for neighboring properties.
28. The site owner shall maintain all structures and adjoining fences/walls and keep them free of graffiti. All forms of graffiti shall be removed within 48 hours.
29. The property owner and responsible parties shall adhere to the Clovis Municipal Code with special consideration to 5.27 which outlines nuisance properties and the cities multiple response ordinance.

#### **COUNTY OF FRESNO HEALTH DEPARTMENT**

(Kevin Tsuda, County of Fresno Health Representative – (559) 600-3271)

30. The applicant shall refer to the attached Fresno County Health Department correspondence. If the list is not attached, please contact the agency for the list of requirements.

#### **FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

(Antony Zaragoza, FMFCD Department Representative – (559) 456-3292)

31. The applicant shall refer to the attached Fresno Metropolitan Flood Control District correspondence. If the list is not attached, please contact the District for the list of requirements.

**FRESNO IRRIGATION DISTRICT**

(Chris Lundeen, FID Department Representative – (559) 233-7161)

32. The applicant shall refer to the attached Fresno Irrigation District correspondence. If the list is not attached, please contact the District for the list of requirements.

# 18 BED CONGREGATE LIVING HEALTH FACILITY

## 2901 & 2929 N. Armstrong Ave. Clovis, CA 93619

### PROJECT DATA

SITE ADDRESS:	2901 & 2929 N. ARMSTRONG AVE. CLOVIS, CA 93619	<b>AGENDA ITEM NO. 3.</b>
SITE PLAN REVIEW NO.:		
A.P.N. #	552 174 50 & 51	
EXISTING LAND USE:	L (Low Density Residential)	
ZONING:	R-1-C	
SITE AREA:	23,745 SQ. FT. (1)	
BUILDING AREA:	FACILITY BLDGS.: 6,100.00 SQ. FT.	
<b>TOTAL BUILDING FLOOR AREA: 6,100.00 SQ. FT.</b>		
<b>SITE CALCULATIONS:</b>		
BUILDING HEIGHT:	ONE STORY; REFER TO ELEVATION FOR HEIGHT	
OCCUPANCY GROUP:	GROUP R	
PARKING REQUIREMENTS:	4 STALLS / PARKING	
ACCESSIBLE PARKING:	2 PARKING STALLS	



### CONSULTANTS

PROJECT:  
**18 BED HEALTH FACILITY BUILDING**

2901 / 2939  
N. ARMSTRONG AVE.  
Clovis, CA. 93645

APN #  
**552 174 50**  
**552 174 51**

TITLE SHEET:

SITE DEVELOPMENT PLAN

REVISIONS

Site Plan Review	
NO.	DATE

DRAWN:

SCALE:

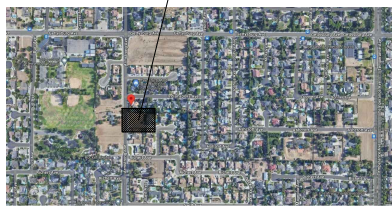
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DATE: 03.02.2024

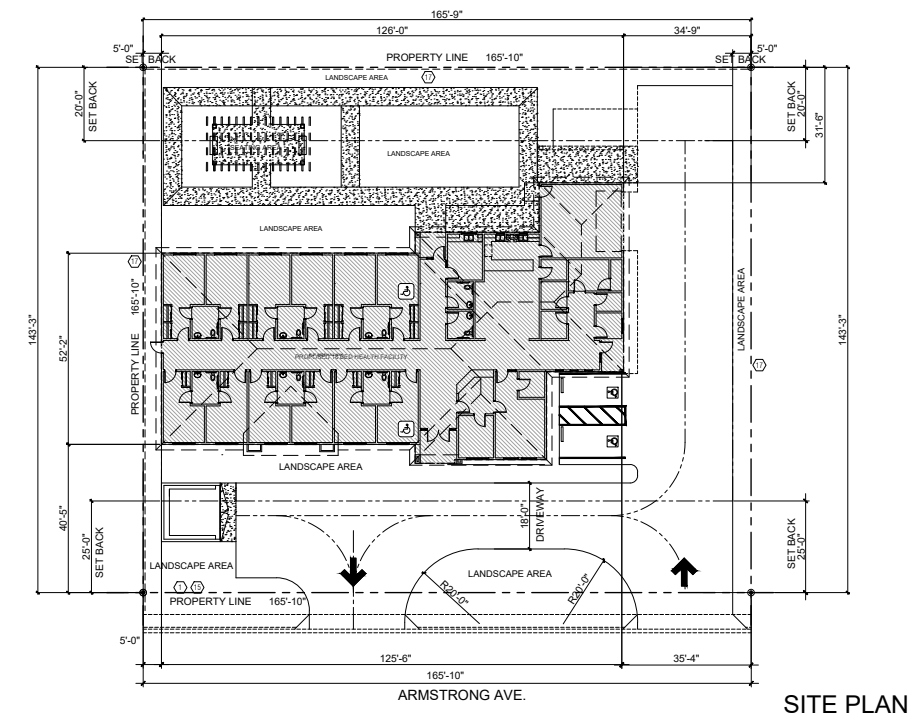
### PROPOSED SITE PROJECT INFORMATION

**18 BED HEALTH FACILITY**  
OWNER REPRESENTATIVE:  
Orlando Ramirez  
Phone#: 559-999-1963  
Email: orlando@ramirezplanning.com

2901 / 2939 ARMSTRONG AVE. CLOVIS, CA 93645  
A.P.N. 552 174 50  
552 174 51



VICINITY MAP

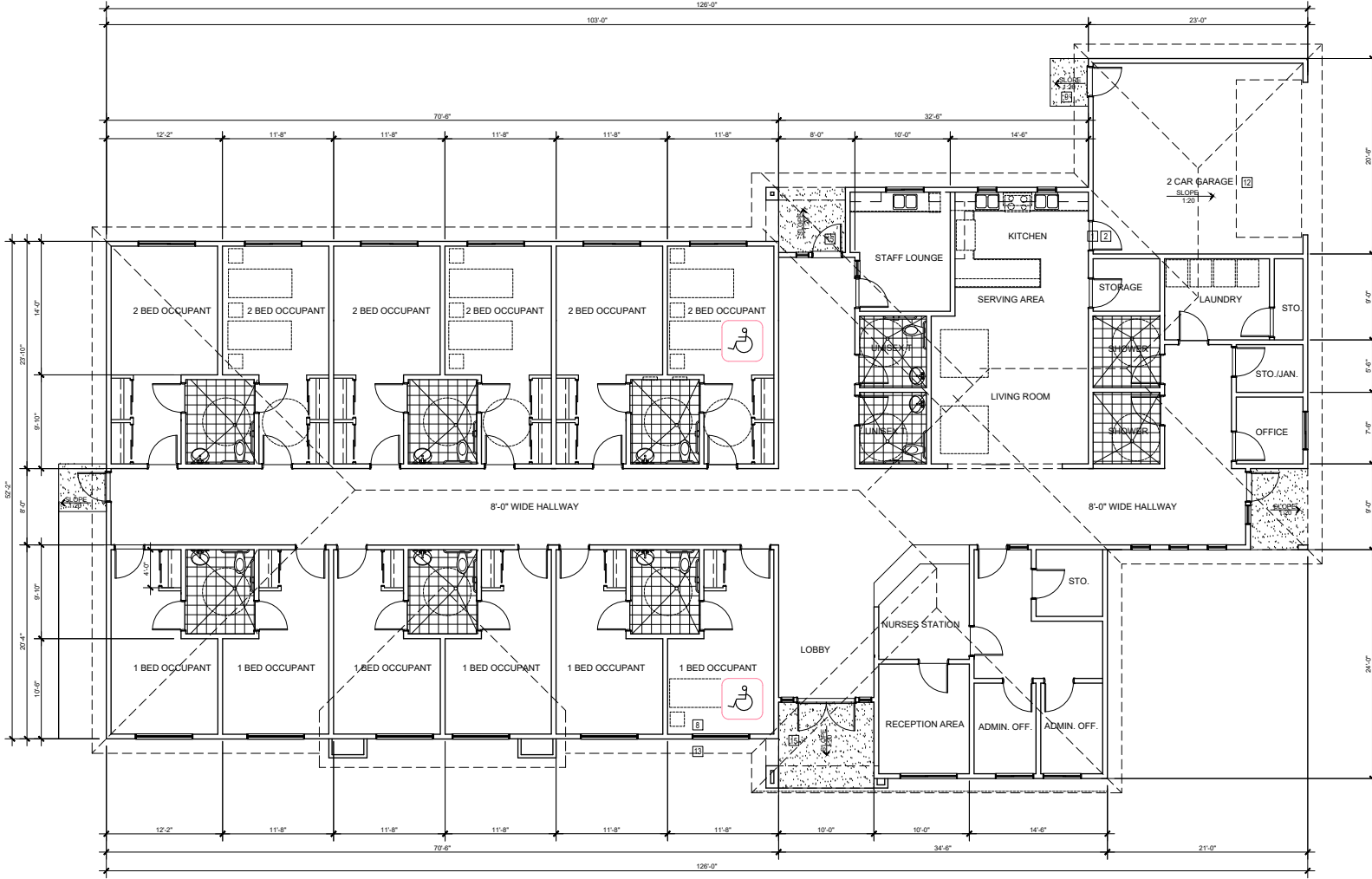


**SITE PLAN NORTH**  
SCALE: 1/8" = 1'-0"

### SITE PLAN GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS AS INDICATED HEREON AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY BETWEEN THESE PLANS AND EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BID.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS OF THE SITE AND REPORT AND DISCREPANCIES TO THE ARCHITECT BEFORE SUBMITTING BIDS.
- PROVIDE MINIMUM OF 2% SLOPE AWAY FROM THE BUILDING FOR A DISTANCE OF 5'-0" AT LANDSCAPE AREAS. 1% MINIMUM AT PAVING AREAS.
- NO DRAINAGE TO BE TAKEN TO ADJACENT PROPERTY.
- PROVIDE 12% MAX. STEP FROM EXTERIOR DOOR THRESHOLDS TO EXTERIOR SURFACE. CHANGES IN ELEVATIONS MORE THAN 8" ALONG EXT WAYS SHALL BE MEANS OF AN APPROVED RAMP.
- LAYOUT FORMS FOR WALKWAYS AND EXTERIOR SLAB IN FIELD FOR ARCHITECTS APPROVAL BEFORE POURING.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY BE OTHERWISE APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND / OR UTILITY EASEMENT, ALL EXISTING UNDERGROUND UTILITIES SERVICES ALERT (USA) 800 641 2444.
- INSTALL ALL OFF SITE SITE IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY AND EASEMENT IN ACCORDANCE WITH THE CITY OF FRESNO STANDARD SPECIFICATIONS IN EFFECT AT THE TIME OF IMPROVEMENT APPROVAL.
- ALL TRANSFORMER, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- CONTRACTOR TO PROVIDE THE BUILDING DEPARTMENT WITH SOIL COMPACTION REPORTS PREPARED BY AN APPROVED TESTING AGENCY.
- THE SANITARY SEWER SERVICES, WATER, GAS AND OTHER UNDERGROUND SERVICES SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF PAVING ON THE SITE.
- PROVIDE ACCESSIBLE ACCESS SIGNS AT DRIVE APPROACHES PER CITY ORDINANCE.
- LIGHTING, WHERE PROVIDED TO ILLUMINATE PARKING, SHALL BE HOODED AND ARRANGED AND CONTROLLED AS TO NOT CAUSE A NUISANCE EITHER TO THE STREET TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE CITY OF FRESNO.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSES OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY OF FRESNO AND COORDINATE WORK.
- CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES, WATER, SEWER, GAS AND ELECTRICITY INTO THE BUILDING FROM TERMINATION POINTS AS INDICATED ON THE PLANS. READY FOR SERVICES.
- THE APPLICANT SHALL INSTALL AN APPROVED BACKFLOW PREVENTION ASSEMBLY ADJACENT TO THE WATER METER AND SHALL BE TESTED BY AN APPROVED AWWA CERTIFIED TESTER WITHIN 5 DAYS OF INSTALLATION WITH THE COMPLIANCE PRIOR TO ACCEPTABLE BY ENGINEERING SERVICES.
- PROVIDE ILLUMINATED ADDRESS SIGN, VISIBLE FROM THE STREET PRIOR TO THE FINAL INSPECTION PER FIRE DEPARTMENT STANDARD.
- THE SOILS REPORT SHALL BE A PART OF THESE PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THIS REPORT AND THE PLANS PRIOR TO BEGINNING OF WORK.
- REAR MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BUILT.
- APPLICANT DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENT AS DETERMINED BY THE CITY PRIOR TO OCCUPANCY. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTABLE BY ENGINEERING SERVICES.
- SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO ENGINEERING SERVICES DEPARTMENT.
- LANDSCAPE MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNITS, SUCH TIME THAT LANDSCAPE HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED TRENCHING AND CONNECTIONS TO EXISTING UTILITIES U.N.O. SEE CIVIL PLUMBING, ELECTRICAL, FIRE PROTECTION AND LANDSCAPING DRAWINGS.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIALS IS ENCOUNTERED OR UNCOVERED DURING THE PROJECT SURVEYING, GRADING, EXCAVATING OR CONSTRUCTION WORK, SHALL STOP IMMEDIATELY AND CONTACT THE MUSEUM OF PALEONTOLOGY TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST, AND IF PALEONTOLOGIST DETERMINES THE MATERIALS TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- PROVIDE SIGN 17" X 22" MIN. AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE - "WARNING-VEHICLES STOPPED PARKED OR LEFT STANDING IN FIRE LANE WILL BE FORMALLY REMOVED AT OWNERS EXPENSES. 22658 (a) CALIFORNIA VEHICLES CODE, CITY OF CLOVIS POLICE DEPARTMENT.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIALS IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION / PHONE 916 653 4082 / SHALL BE IMMEDIATELY CONTACTED AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY CENTER / SAN JOAQUIN VALLEY INFORMATION CENTER / PHONE 804 64 2269 / SHALL BE CONTACTED TO OBTAIN REFERRAL LIST OF RECOGNIZED ARCHAEOLOGIST. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED BY THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE / PRESERVATIONS.
- NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THE SPECIAL PERMIT SHALL BE PERMITTED.
- APPROVAL OF THE BUILDING MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT. THE ZONING ORDINANCE AND ALL ENGINEERING STANDARDS AND SPECIFICATIONS SHALL BE APPLICABLE TO THE DEVELOPMENT. CONTRACTOR SHALL NOT ASSUME RESPONSIBILITY FOR ANY VIOLATIONS OR DEFICIENCIES OF THE SPECIAL PERMIT. THE SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS TO THIS SPECIAL PERMIT OR CONSTRUCTION PERMITS OR REVISIONS.
- DESIGN AND CONSTRUCT PARKING LOT GEOMETRIC IN COMPLIANCE WITH THE CITY OF CLOVIS PARKING STANDARDS.
- VERIFY THAT ALL CONCRETE AT DRIVEWAYS SLOPE AWAY FROM THE BUILDING TO PROVIDE POSITIVE DRAINAGE.
- REFER TO CIVIL DRAWING FOR ALL SLOPES AND SPOT ELEVATIONS ON WALKS AND SIDE WALKS.
- ALL ACCESSIBLE PARKING STALLS SHALL BE LOCATED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE DISABLED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM THE ACCESSIBLE PARKING STALLS.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS PERMIT.
- DIMENSIONS SHOWN ON THIS SHEET ARE NOT FOR REFERENCE ONLY. REFER TO CIVIL FOR LOCATION AND COORDINATES.
- ALL CONSTRUCTION WORKS ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPOSSIBLE FOR FIRE DEPARTMENT APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- ALL PREVIOUSLY IMPOSED CONDITIONS OF APPROVAL FOR SPECIAL PERMITS PERTAINING TO THE SUBJECT PROPERTY SHALL REMAIN IN EFFECT AND BE INCORPORATED HEREIN BY REFERENCE EXCEPT AS MAY BE SPECIFICALLY MODIFIED BY THIS SPECIAL PERMIT.
- PRIOR TO INSPECTION, A WRITTEN CERTIFICATION SIGNER BY THE LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY PLANNING & DEVELOPMENT SERVICES DEPARTMENT.
- PROVIDE SEWER AND WATER SERVICES TO ALL BUILDING AND CONNECT TO THE COUNTY LINES.
- CONTACT THE COUNTY OF FRESNO ENGINEERING SERVICES TEN WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.

E:\MKT\MARKETING\FULL\2024\PROJECTS\2023\_18 BEDS CONGREGATE FACILITY\A0.1 SITE PLAN\_2901\_2939\_N ARMSTRONG AVE\_20230304\_14.55 PM\_CAD\_0411.1



SCALE: 1/8" = 1' - 0"

**FLOOR PLAN**  
**HEALTH FACILITY BUILDING**

**GENERAL KEY NOTES:**

- 1 PROVIDE FIRE SEPARATION BETWEEN GARAGE AND RESIDENCE. (CRC R302.1)
- 2 WALL BETWEEN GARAGE AND RESIDENCE WITH NOT LESS THAN 1 1/2" CYCLAM BOARD CONTINUOUS TO ROOF SHEATHING ON THE GARAGE SIDE.
- 3 NOT LESS THAN 1 1/2" CYCLAM BOARD ON THE GARAGE CEILING, AND ALL SUPPORTING WALLS AND STRUCTURAL FRAMING GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "C" CYCLAM BOARD OR EQUIVALENT.
- 4 DOORS BETWEEN THE RESIDENCE AND THE PRIVATE GARAGE SHALL BE SELF-CLOSING AND SELF-LATCHING WHEN BOTH GARAGE AND RESIDENCE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R308 & R311. (CRC R308.1)
- 5 NEW TANKLESS WATER HEATER OWNER MAY ELECT TO ADD RECIRC SYSTEM PROVIDE FILLAGE & P PIPE DRAIN FROM VALVE GALV. STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF BLDG. WITH THE END OF PIPE MORE THAN 2FT. OR LESS THAN 8 INCHES ABOVE THE GRADE. POINTING DOWNWARD. THE TERMINAL END IS UNFLOODED.
- 6 A/C CONDENSER ON 30" x 30" MIN PRECAST CONCRETE PAD, 7" MINIMUM ABOVE GRADE.
- 7 ATTIC ACCESS LANGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 22"x30". CRC 2016 R807.1 CONTRACTOR CAN INCREASE SIZE IF NECESSARY.
- 8 FAU IN ATTIC ABOVE. PROVIDE UNOBSTRUCTED PASSAGEWAY WHICH IS LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. PROVIDE 24" HIGH x 30" WIDE PASSAGEWAY WITH 1/4" HOLE PLYWOOD FLOORING WITH 3/8"x30" PLATFORM AT SERVICE SIDE OF THE EQUIPMENT. MAX 20" OF FRSH ACCESS POINT TO FAU. VERIFY LOCATION W/ MECHANICAL DRAWINGS.
- 9 PROVIDE INDIVIDUAL CONTROLS, VALVES OFFLINE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWER AND TUBSHOWER COMBINATION.
- 10 EMERGENCY EGRESSES, ONE SHOWER AND ONE SLEEPING AREA SHALL COMPLY WITH GOVERNING FIRE AND BUILDING CODES. EGRESSES WINDOW SHALL HAVE A NET CLEAR OPENABLE AREA OF 57 SQUARE FEET. THE NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 48 INCHES AND THE NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20 INCHES. THE EGRESSES WINDOW SHALL HAVE A FINISH FLOOR TO TOP OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- 11 3/8"x30" CONC. STOP AT EXIT DOOR WITH 1/2" SLOPE AND A STOP NOT MORE THEN 3/4" FROM TOP OF THRESHOLD (CRC R103.6.3)
- 12 EXTERIOR HOSE BIBB. PROVIDE WITH NONREMOVABLE BACKFLOW PREVENTION DEVICE. (CRC 303.4.7)
- 13 TEMPERED GLAZING. (CRC R308.4)
- 14 GARAGE FLOOR USED FOR THE PARKING OF AUTOMOBILES OR VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO DRAIN OR TOWARD THE MAIN VENTILATION DOOR (R309.1)
- 15 EMERGENCY EXIT IN BEDROOM SHALL PROVIDE A MINIMUM 20" WIDE x 24" HIGH OPENING WITH A MINIMUM OPEN AREA OF 57 SQ. FT. (R103.1) (R103.1.2) (R103.1.3)
- 16 EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE THE BOTTOM EDGE OF THE CLEAR OPENING NOT FURTHER THAN 44" MEASURED FROM THE FINISH FLOOR. (R103.1.3)
- 17 LANDING OR FLOOR AT THE REQUIRED EGRESSES DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD.
- 18 THE ATTIC ACCESS DOOR SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE LIMITED TO PREVENT LEAKAGE. SECTION 1000 CALCULATED PER CODES.
- 19 SHELF & POLE
- 20 CURTAIN & ROD
- 21 SHOWER / FAUCET
- 22 A PERMANENT LANDING IS REQUIRED AT THE EXTERIOR SIDE OF ALL EXTERIOR DOOR. THE LANDING MUST BE AT LEAST AS HIGH AS THE DOOR AND EXTEND AT LEAST 18" OUT. LANDING SHALL BE MADE OF CAST IN PLACE CONCRETE. UNGRADED BIRKS (E) UNGRADED WOOD DECKING. FDOC 15.020 (N) (R103.1.3)
- 23 UPPER & LOWER CABINET WITH GRANITE COUNTER TOP
- 24 LOWER CABINET WITH GRANITE COUNTER TOP
- 25 OPEN SHELVINGS

**GENERAL NOTES:**

1. ATTIC AREAS WITHIN CONDITIONED SPACES USING THE 1:300 RATIO HAVE BEEN DESIGNED SUCH THAT 70% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 30% IN THE LOWER PORTION. (CRC R806.2)
2. GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.
3. ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT JOISTS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND (3) TO VENTILATION BETWEEN THE TWO OR SOLICATED ATTIC SPACES OR SHALL BE VENTED INDEPENDENTLY TO CRC REQUIREMENTS.
4. PROVIDE ONLY CORROSION RESISTANT GUTTER AND DOWNSPOUTS PER GENERAL NOTES WHERE SCHEDULED.
5. OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS MINIMUM OF 1/8" AND SHALL NOT EXCEED 1/4" IN DIMENSION.
6. ROOF GUTTER SHALL BE PROVIDED WITH GUTTER DEBRIS GUARD TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. 2016 CRC SECTION R327.5.4.
7. THE CONTRACTOR TO PROVIDE THE GABLE ATTIC VENT SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NON-COMBUSTIBLE MATERIALS WITH MINIMUM OF 1/16" AND SHALL NOT EXCEED TO 1/8" OPENINGS IN COMPLIANCE WITH 2022 CRC SECTION R327.6.2.



CONSULTANTS

PROJECT:

18 BED HEALTH FACILITY BUILDING

2901 / 293 N.ARMSTRONG AV Clovis, CA. 93645

APN # 552 174 50 552 174 51

TITLE SHEET:

FLOOR PLAN

REVISIONS

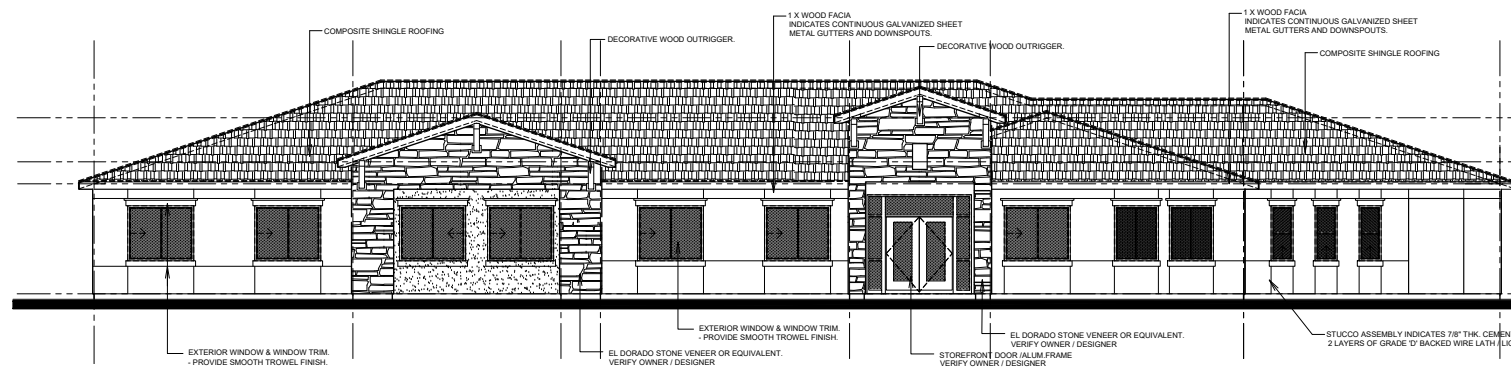
Site Plan Review

SCALE:



GENERAL NOTES:

- ATTIC AREAS WITHIN CONDITIONED SPACES USING THE 1300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION. CRC R305.2
- GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.
- ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES OR SHALL BE VENTED INDEPENDENTLY TO CRC REQUIREMENTS.
- PROVIDE ONLY CORROSION RESISTANT GUTTER AND DOWNSPOUTS PER GENERAL NOTES WHERE SCHEDULED.
- OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS MINIMUM OF 1/8" AND SHALL NOT EXCEED 1/4" IN DIMENSION.
- ROOF GUTTER SHALL BE PROVIDED WITH GUTTER DEBRIS GUARD TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. 2016 CRC SECTION R307.4.4
- THE CONTRACTOR TO PROVIDE THE GABLE END VENT SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NON-COMBUSTIBLE MATERIALS WITH MINIMUM 1/8" AND SHALL NOT EXCEED TO 1/8" OPENINGS IN COMPLIANCE WITH 2022 CRC SECTION R327.6.2.

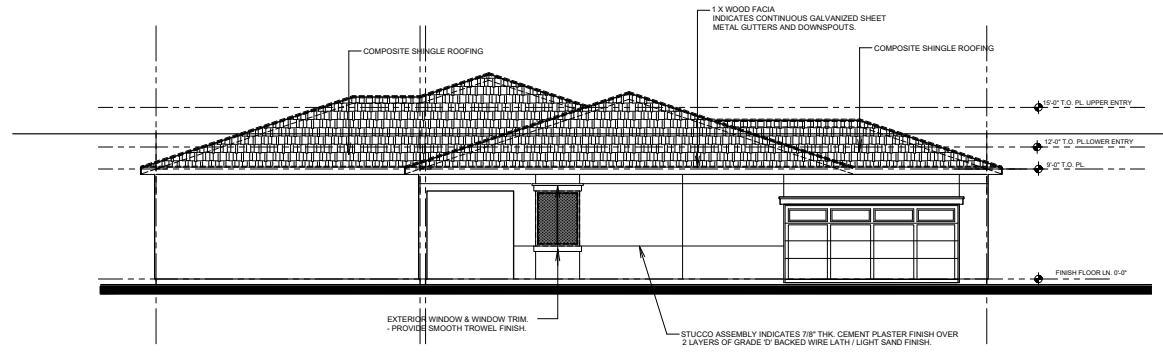


SCALE: 3/16" = 1' - 0" WEST - FRONT ELEVATION HEALTH FACILITY BUILDING

GENERAL ELEVATION KEY NOTES:

THE FOLLOWING KEYNOTES SHALL APPLY WHERE INDICATED ON THIS SHEET:

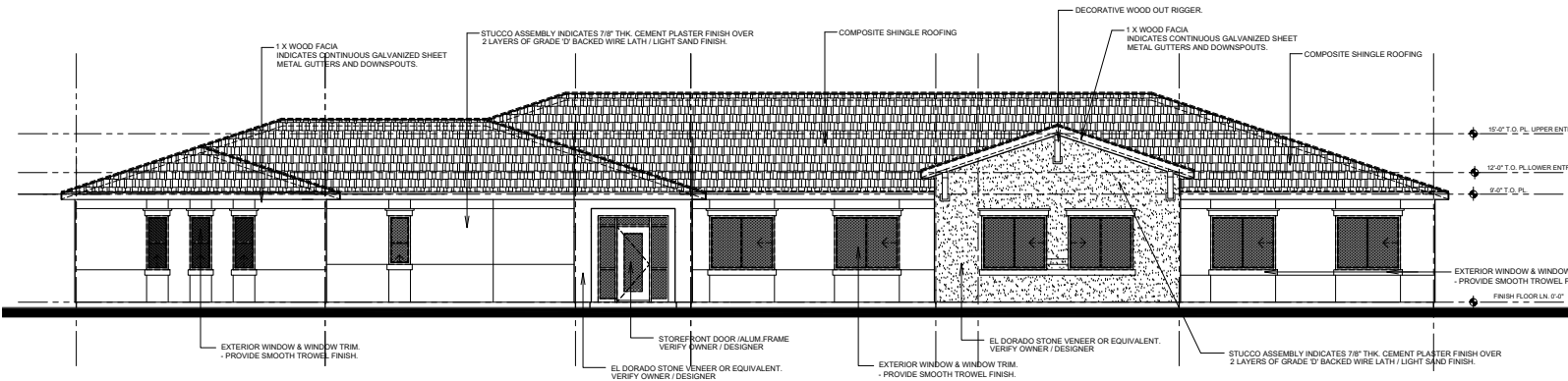
- COMPOSITE SHINGLE ROOF ASSEMBLY. - SEE EXTERIOR ELEVATIONS AND ROOF PLAN FOR MATERIALS AND SPECIFICATIONS.
- STUCCO ASSEMBLY INDICATES 7/8" THK. CEMENT PLASTER FINISH OVER 2 LAYERS OF GRADE 1' BACKED WIRE LATH / LIGHT SAND FINISH.
- EXTERIOR WINDOW & WINDOW TRIM. - PROVIDE SMOOTH TROWEL FINISH.
- FASCIA - 2 X 8 WOOD FASCIA.
- INDICATES CONTINUOUS GALVANIZED SHEET METAL GUTTERS AND DOWNSPOUTS. - REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR - PROVIDE SPLASH BLOCK AT BASE OF DOWNSPOUT
- EXPOSED WOOD HEADER AT ENTRY PATIO. - SEE STRUCTURAL DRAWINGS.
- INDICATES EXPANSION JOINT (TYPICAL AS SHOWN)
- DECORATIVE CORBEL / OUTRIGGER. - MANUF. TO BE DETERMINED.
- FOAM TRIM AT OPENING. REFER TO COLOR MATERIAL LEGEND FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
- HARDY BOARD WOOD TRIM. REFER.
- DOORS. - SEE DOOR SCHEDULE.
- WINDOWS - SEE WINDOW SCHEDULE.
- EL DORADO STONE VENEER OR EQUIVALENT. VERIFY OWNER / DESIGNER
- GABLE END VENT. VERIFY OWNER / DESIGNER
- STUCCO JOINT. HORIZONTAL / VERTICAL
- 1 5/8" CASING STARTER BEAD. MIN. .019" (NO. 26 GAUGE) CORROSION RESISTANT WEEP SCREED WITH 1/8" WEEPHOLES AND A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" SHALL BE PROVIDED AT OR BELOW THE FOUNDATION LINE ON ALL EXTERIOR STUD WALLS WITH CEMENT PLASTER
- HARDY BOARD & BATTEN.
- ARTISAN SQ. CHANNEL SIDINGS.
- DECORATIVE STAGECOACH LIGHT FIXTURE. VERIFY DESIGN



SCALE: 3/16" = 1' - 0" SOUTH ELEVATION HEALTH FACILITY BUILDING

GENERAL NOTES:

- ATTIC AREAS WITHIN CONDITIONED SPACES USING THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION. CRC R327.2
- GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.
- ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES OR SHALL BE VENTED INDEPENDENTLY TO CRC REQUIREMENTS.
- PROVIDE ONLY CORROSION RESISTANT GUTTER AND DOWNSPOUTS PER GENERAL NOTES WHERE SCHEDULED.
- OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS MINIMUM OF 1/8" AND SHALL NOT EXCEED 1/4" IN DIMENSION.
- ROOF GUTTER SHALL BE PROVIDED WITH GUTTER DEBRIS GUARD TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. 2016 CRC SECTION R327.4.4
- THE CONTRACTOR TO PROVIDE THE GABLE END VENT SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NON-COMBUSTIBLE MATERIALS WITH MINIMUM 1/8" TYP AND SHALL NOT EXCEED TO 1/8" OPENINGS IN COMPLIANCE WITH 2022 CRC SECTION R327.6.2.

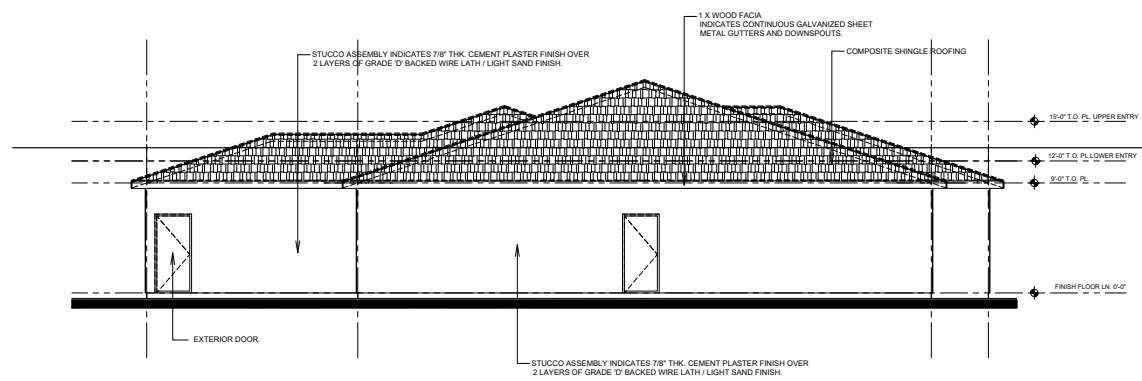


SCALE: 3/16" = 1' - 0" EAST ELEVATION HEALTH FACILITY BUILDING

GENERAL ELEVATION KEY NOTES:

THE FOLLOWING KEYNOTES SHALL APPLY WHERE INDICATED ON THIS SHEETS:

- COMPOSITE SHINGLE ROOF ASSEMBLY - SEE EXTERIOR ELEVATIONS AND ROOF PLAN FOR MATERIALS AND SPECIFICATIONS.
- STUCCO ASSEMBLY INDICATES 7/8" THK. CEMENT PLASTER FINISH OVER 2 LAYERS OF GRADE 'D' BACKED WIRE LATH / LIGHT SAND FINISH.
- EXTERIOR WINDOW & WINDOW TRIM - PROVIDE SMOOTH TROWEL FINISH.
- FACIA - 2 X 8 WOOD FACIA
- INDICATES CONTINUOUS GALVANIZED SHEET METAL GUTTERS AND DOWNSPOUTS. REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR - PROVIDE SPLASH BLOCK AT BASE OF DOWNSPOUT
- EXPOSED WOOD HEADER AT ENTRY PATIO. - SEE STRUCTURAL DRAWINGS.
- INDICATES EXPANSION JOINT (TYPICAL AS SHOWN)
- DECORATIVE CORBEL / OUTRIGGER - MANUF. TO BE DETERMINED.
- FOAM TRIM AT OPENING. REFER TO COLOR/MATERIAL LEGEND FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
- HARDY BOARD WOOD TRIM. REFER.
- DOORS - SEE DOOR SCHEDULE.
- WINDOWS - SEE WINDOW SCHEDULE.
- EL DORADO STONE VENEER OR EQUIVALENT. VERIFY OWNER / DESIGNER.
- GABLE END VENT - VERIFY OWNER / DESIGNER.
- STUCCO JOINT, HORIZONTAL / VERTICAL
- 1 5/8" CASING STARTER BEAD - MIN. #19 (NO. 26 GAUGE) CORROSION RESISTANT WEEP SCREED WITH 1/8" WEEPHOLES AND A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" SHALL BE PROVIDED AT, OR BELOW THE FOUNDATION LINE ON ALL EXTERIOR STUD WALLS WITH CEMENT PLASTER
- HARDY BOARD & BATTEN.
- ARTISAN SQ. CHANNEL SIDINGS.
- DECORATIVE STAGECOACH LIGHT FIXTURE. VERIFY DESIGN.



SCALE: 3/16" = 1' - 0" NORTH ELEVATION HEALTH FACILITY BUILDING

PRELIMINARY DESIGN 03.24.24 NOT FOR CONSTRUCTION



CONSULTANTS

PROJECT:

18 BED HEALTH FACILITY BUILDING

2901 / 2939 N.ARMSTRONG AVE. Clovis, CA 93645

APN # 552 174 50 552 174 51

PROFESSIONAL CONTRACTOR'S NOTICE: THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

TITLE SHEET:

ELEVATIONS

REVISIONS

Site Plan Review

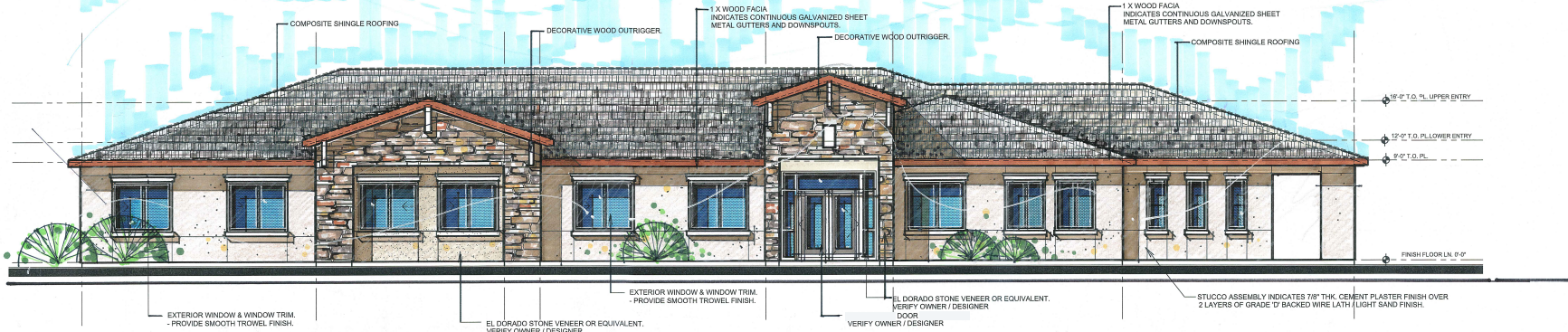
NO. DATE:

DRAWN:

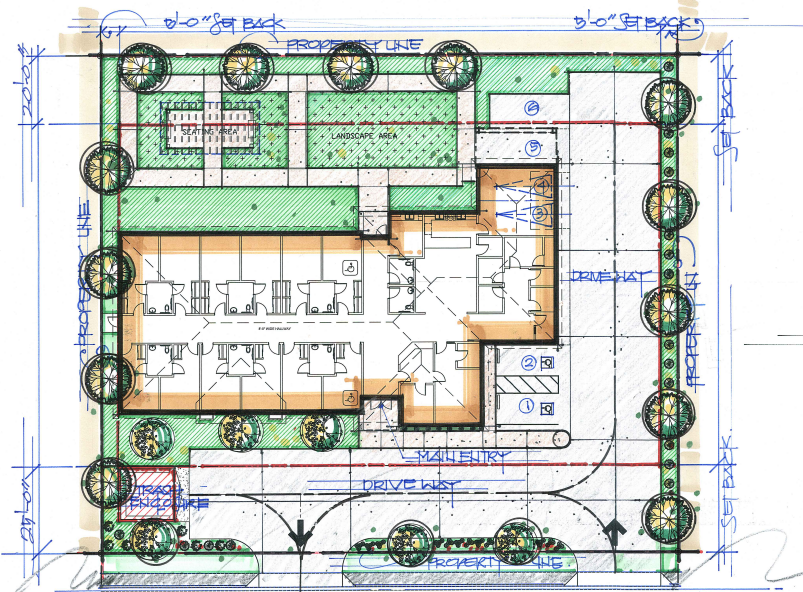
SCALE:

A0.0

DATE: 03.02.2024



SCALE: 1/8" = 1'-0" FRONT ELEVATION HEALTH FACILITY BUILDING



ARMSTRONG AVE.

SITE DEVELOPMENT PLAN HEALTH FACILITY BUILDING

ELEVATION COLOR & MATERIALS

HEALTH FACILITY BUILDING



STONE VENEER



ROOF



STUCCO PAINT



TRELLIS SEATING AREA



BENCH

**Clovis ARK- Congregate Care Facility  
2901 and 2939 Armstrong Avenues  
APN: 552-174-50 and 51**

The subject property was specifically selected to meet the needs of the intended residents within a residential environment. Per state regulations, Congregate Living Health Facilities (CLHFs) are required to be in residential designated properties and an additional benefit is to provide these facilities within 10 minutes of a hospital.

The proposed CLHF will serve long-term residents. The proposed use will provide care for:

- Individuals who are mentally alert, physically disabled and may be ventilator dependent, and
- Individuals who are catastrophically and severely disabled due to a traumatic event.

The facility is **NOT** a drug treatment, drug rehabilitation or drug “halfway house”, and the facility will not be used for long-term housing of individuals who are cognitively impaired. Services provided by the CLHF may include, but are not necessarily limited to the following basic services:

- Medical supervision.
- 24-hour skilled nursing and supportive staff.
- Provision of medication.
- On-site dialysis treatment (each room).
- Dietary treatment.

The services provided are typically less complex than an in-patient (hospital) setting but more comprehensive than a skilled nursing facility. As required by licensing requirements from the State of California Department of Health Services, there will be a maximum number of 18 residents housed in the facility.

Typical staffing is always done on 12-hour shifts with 3-5 employees on site. There are occasional visits to the site by resident’s family and friends. However, experience has shown that such visits are not frequent.

### **Deliveries and transport**

Deliveries to the site are infrequent and will be made by small vans and Fed Ex type vehicles. There would typically be 7 – 10 such deliveries a week. Delivery vehicles can be accommodated at the front of the building. The facility will contract with medical transportation companies for the transport of its clients.

### **Access and Parking stalls**

Access to the site will be provided by a one-way circular driveway that eliminates backing out directly onto Armstrong Avenue. A total of six (6) parking stalls will be provided and three (3) of the stalls will be covered. This provides adequate parking to accommodate staff and visitors based on the following Code requirements:

- One (1) space for each five (5) beds plus, (one) 1 guest parking space for each 10 units.

### **Refuse**

A masonry walled trash enclosure will be provided at a location approved by Solid Waste. The trash enclosure will be screened with landscaping and will not impact the street view of the site. A masonry wall will also be provided at the rear of the property.

### **Rooms and Elevations**

The facility will develop with an approximate 6,000 s.f. single-story building that will provide on-site facilities for a maximum of 18 residents, staffing, and physical therapy. The exterior of the building will have a residential character and will incorporate typical materials inclusive of stucco with decorative trim, as well as roofing material that is consistent to the area.

The facility will have 12 units/rooms. Six (6) of the rooms will be double occupancy and the remaining rooms will be singles. In addition to the rooms, there will be a common/reception area, an administrative office, bathrooms, shower facilities, and kitchen facilities.

### **Equipment, Materials and Supplies**

- Equipment used on site will consist of medical beds, ventilators, dialysis equipment, and related equipment.
- Supplies will consist of food, linens, and medical supplies.
- Food and linens are stored in appropriate areas.
- Medical supplies are closely monitored and in the case of controlled substances (if any), kept under lock and key.

### **Surrounding area**

The Project site is located at the southeast area of Gettysburg and Armstrong Avenues and is surrounded by single-family developments on the east, south and north, with existing rural residential housing directly across the street on the west.

The building will be designed in a manner that uses common construction practices in creating a residential character to the facility. The Project will provide adequate

separation from property lines which will not detrimentally impact surrounding properties and will include significant private rear yard open space that will be utilized for passive open space area.

The applicant understands that these facilities are a much-needed part of the community but also understands the sensitive nature of the use and how it interacts with affected neighborhoods. The intent is to notify area property owners prior to any public hearing, touching on the City requirements for a use permit and the site plan review process. Additionally, the applicant is concurrently processing a PME (Lot Line Adjustment) which is required to remove/adjust the existing dividing parcel line between the two existing parcels.

The proposed congregate care facility is consistent with the underlying General Plan, Loma Vista Specific Plan and zoning. The subject project site and street system is adequate to handle the proposed use and the proposed use would have no adverse effect on adjacent properties.

### **Recommended Environmental Determination**

The property proposed for development in the requested CUP is approximately .55 acres in size, is consistent with the applicable general plan designation and zoning regulations of the City of Clovis. The site will develop with an approximate 6,000 +/- sq. ft. care facility within an existing single-family neighborhood. The Project has street frontage on Armstrong Avenue and will be served by available municipal water, sanitary sewer, storm water and solid waste services. The site has been routinely maintained so has no value as a habitat for endangered, rare or threatened species. The Project will not result in any significant effect relating to traffic, noise, air quality or water quality; therefore, as provided in CEQA Guidelines §15332, the project should qualify as an "In-Fill Development Project" and a Class 32 Categorical Exemption based on CEQA regulations should be determined.

### **CUP FINDINGS**

1. The Project does not impair the integrity and character of the subject zoning district.

Since the Project is residential housing for persons with disabilities located in a residential zone, this finding must be answered in the affirmative.

2. The Project is consistent with the General Plan and any applicable specific plan.

The proposed use has been previously evaluated under the General Plan Land Use designation and determined that at the Residential level, it is consistent with the goals and policies of the General Plan. This finding must be answered in the affirmative.

3. The Project does not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.

This finding must be answered in the affirmative unless compelling evidence is presented that the Project will create significant noise, traffic or other conditions that would be considered a nuisance to neighboring properties. The use is a low impact Project that when completed, will not present any detrimental affects to adjoining and area properties.

4. The Site is physically suitable in size and shape for the type and density/intensity of use being proposed.

The Project is suitable for the site. The residential facility will maintain residential characteristics architecturally and will maintain or exceed setback requirements and will be well below the lot coverage requirements of the Zone District. This finding must be answered in the affirmative unless compelling evidence is presented to the contrary.

5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

Staff previously evaluated the Project (DRC) and determined there are adequate provisions for public access, water, sanitation, and public utilities. Staff will again evaluate the Project, and if it makes the same determination, this finding must be answered in the affirmative.

6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA.

The CEQA analysis is conducted separately. The Project is a true in-fill development on approximately 25,000 s.f. of land and meets the requirements for a Categorical Exemption. Since the requirements of CEQA are being followed, this finding must be answered in the affirmative.



# County of Fresno

DEPARTMENT OF PUBLIC HEALTH  
Environmental Health Division

February 16, 2024

LU0022529  
2604

Lily Cha-Haydostian, Senior Planner  
City of Clovis  
Planning and Development Services Department  
1033 Fifth Street  
Clovis, CA 93612

Dear Ms. Cha-Haydostian:

PROJECT NUMBER: **DRC2024-006**

**DRC2024-006**; Congregate living facility.

**APN: 552-174-50, -51      ZONING: R-1-C      ADDRESS: 2901 & 2939 Armstrong Avenue**

Recommended Conditions of Approval:

- Section 113789 of the California Health and Safety Code (California Retail Food Code) exempts child day care facilities, community care facilities, residential care facilities for the elderly, and residential care facilities for the chronically ill, which has the same meaning as a residential care facility, as defined in Health & Safety Code Sections 1250, 1502, 1568.01, and 1569.2. These facilities are not deemed to be FOOD FACILITIES, and, therefore, are exempt from this part. As such, this Division has no regulatory jurisdiction on the daycare facility.

The project should be routed to the following agency for comment:

California Department of Public Health,  
Licensing and Certification Division  
285 W. Bullard Avenue, Suite 101  
Fresno, CA 93704  
(559) 437-1500

- Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- The applicant shall obtain a medical waste management permit issued by the California Department of Public Health. For more information on the Medical Waste Management Program see their website at <https://www.cdph.ca.gov/certlic/medicalwaste/Pages/Generators.aspx>.

## Attachment 4

*Promotion, preservation and protection of the community's health*

1221 Fulton Street / P. O. Box 11867, Fresno, CA 93775

(559) 600-3357 • FAX (559) 455-4646

The County of Fresno is an Equal Employment Opportunity Employer

[www.co.fresno.ca.us](http://www.co.fresno.ca.us) • [www.fcdph.org](http://www.fcdph.org)



- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

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REVIEWED BY:



Kevin Tsuda, R.E.H.S.  
Environmental Health Specialist II

(559) 600-33271

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KT

cc: Damean Jackson- Environmental Health Division (CT. 58.02)

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS**

AGENDA ITEM NO. 3.

Page 1 of 3

**PUBLIC AGENCY**

MARISSA JENSEN  
DEPARTMENT OF PLANNING AND  
DEVELOPMENT SERVICES  
CITY OF CLOVIS  
1033 FIFTH STREET  
CLOVIS, CA 93612

**DEVELOPER**

LANDO RAMIREZ, ARK CONGREGATE LIVING-  
FRESNO, LLC  
4233 W. WATHEN AVE.  
FRESNO, CA 93722

PROJECT NO: **2024-003**

ADDRESS: **2901 & 2939 ARMSTRONG AVE.**

APN: **552-174-50, 552-174-51**

SENT: **May 07, 2024**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
1G	\$3,484.00	NOR Review *	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$117.00	Amount to be submitted with first grading plan submittal.
<b>Total Drainage Fee: \$3,484.00</b>		<b>Total Service Charge: \$167.00</b>		

\* The Development Review Service Charge shown above is associated with CL SPR 2024-012 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District’s Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District’s reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/25 based on the site plan submitted to the District on 4/16/24 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

**CL  
CUP No. 2024-003**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

AGENDA ITEM NO. 3.

Page 2 of 3

CL  
CUP  
No. 2024-003

Approval of this development shall be conditioned upon compliance with these District Requirements.

1.  a. Drainage from the site shall  
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1.  
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
  
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:  
 Developer shall construct facilities as shown on Exhibit No. 1 as  
 None required.
  
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:  
 Grading Plan  
 Street Plan  
 Storm Drain Plan  
 Water & Sewer Plan  
 Final Map  
 Drainage Report (to be submitted with tentative map)  
 Other  
 None Required
  
4. Availability of drainage facilities:  
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).  
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.  
 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.  
 d. See Exhibit No. 2.
  
5. The proposed development:  
 Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)  
 Does not appear to be located within a flood prone area.
  
6.  The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

AGENDA ITEM NO. 3.

Page 3 of 3

CL  
CUP  
No. 2024-003

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
  - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
  - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell  
Design Engineer, RCE

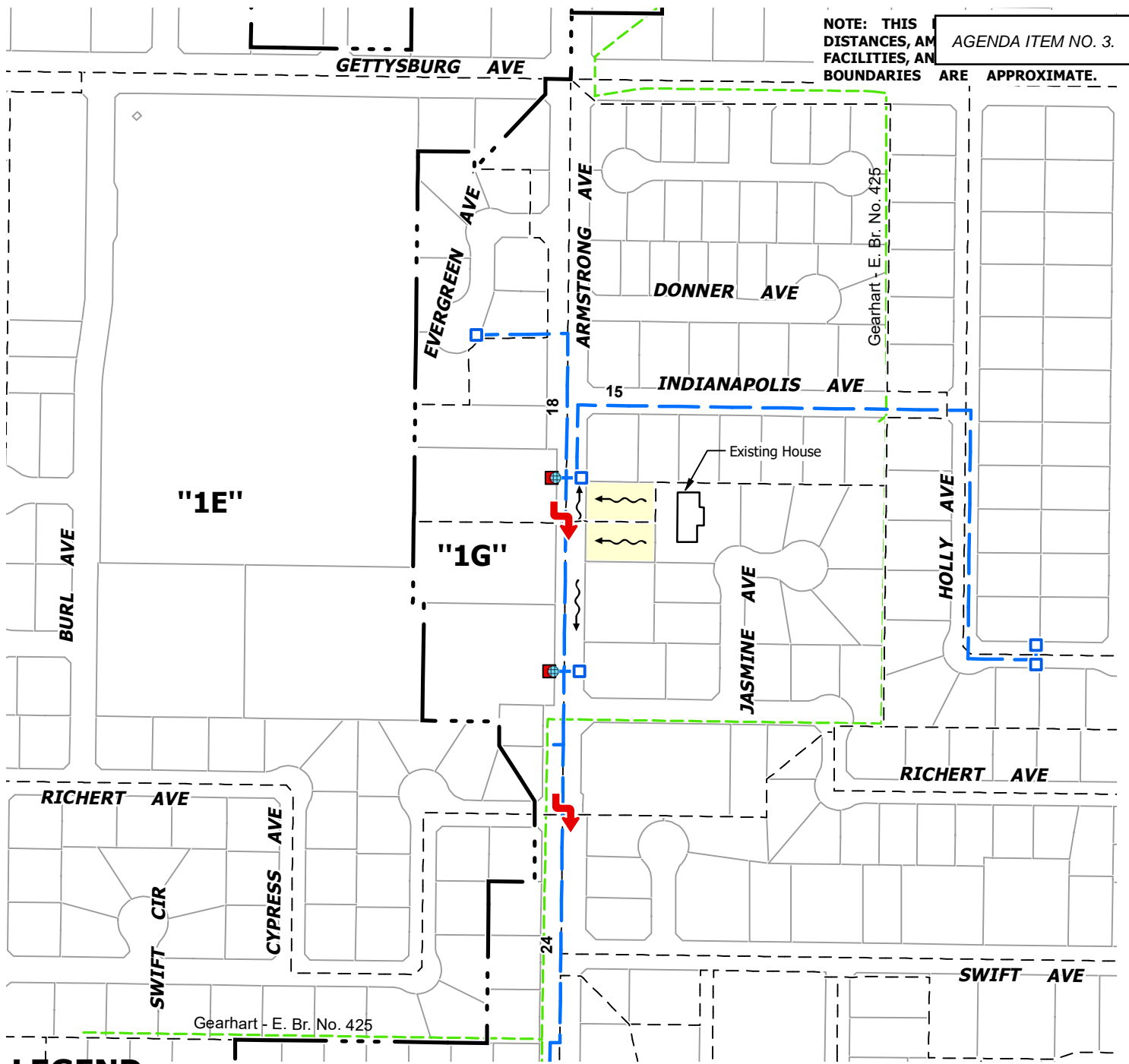
Digitally signed by Debbie Campbell Date: 5/7/2024 2:32:17 PM



Robert Villalobos  
Engineering Tech III

Digitally signed by Robert Villalobos Date: 5/1/2024 4:07:04 PM

NOTE: THIS DISTANCES, AM FACILITIES, AN BOUNDARIES ARE APPROXIMATE. **AGENDA ITEM NO. 3.**



**LEGEND**

- Existing Master Plan Facilities
- Future Master Plan Facilities
- Existing Temporary Inlet
- Existing FID Facilities
- Inlet Boundary
- Drainage Area Boundary
- Major Storm Breakover
- Direction Of Drainage
- Limits Of CL CUP 2024-003



**CL CUP 2024-003**  
**DRAINAGE AREA "1G"**

**EXHIBIT NO. 1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

## OTHER REQUIREMENTS

### EXHIBIT NO. 2

The minimum finish floor elevation shall be 366.72 (U.S.G.S. Datum)

The District's existing Master Plan drainage system is designed to serve medium-low density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the density of the proposed project, which is more equivalent to an office commercial type land use. The developer shall be required to mitigate the impacts of the increased runoff from the proposed office commercial land use to a rate that would be expected if developed to medium-low density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by an office commercial density development, to a two-year discharge, which would be produced by the property if developed medium-low density residential. Implementation of the mitigation measures may be deferred until the time of development. However, the District requests that the grading Engineer contact the District as early as possible to review the proposed site grading for verification and acceptance of mitigation design prior to preparing a grading plan.

The site shall not block the historical patterns of existing development to remain along the east side of the site. The developer shall verify to the satisfaction of the District that runoff from this area has the ability to surface drain to adjacent streets.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

May 7, 2024

Marissa Jensen  
City of Clovis  
Planning and Development  
1033 Fifth Street  
Clovis, CA 93612

**Project: Conditional Use Permit 2024-003, Site Plan Review 2024-012**

**District CEQA Reference No: 20240473**

Dear Ms. Jensen,

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Conditional Use Permit (CUP) Request from the City of Clovis (City). Per the CUP, the project consists of a 6,000 square foot Congregate Living Health Facility to provide on-site facilities to up to 18 residents in 12 rooms, including skilled nursing and various staff, physical therapy, and routine medical supervision for residents (Project). The Project is located at 2901 and 2939 Armstrong Avenue, in Clovis, CA.

The District offers the following comments at this time regarding the Project:

**1) Project Related Emissions**

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, and PM2.5 standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI):

<https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>.

**Samir Sheikh**  
Executive Director/Air Pollution Control Officer

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**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061  
[www.valleyair.org](http://www.valleyair.org)    [www.healthyairliving.com](http://www.healthyairliving.com)

**Southern Region**  
34946 Flyover Court  
Bakersfield, CA 93308-9725  
Tel: (661) 392-5500 FAX: (661) 392-5585

## 1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

## 2) Health Risk Screening/Assessment

The City should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

### Prioritization (Screening Health Risk Assessment):

A "Prioritization" is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association's (CAPCOA) methodology. Please contact the District for assistance with performing a Prioritization analysis.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

### Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA.



A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District's established risk thresholds, which can be found here:

<https://ww2.valleyair.org/permitting/ceqa/>.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: [hramodeler@valleyair.org](mailto:hramodeler@valleyair.org)
- Calling (559) 230-5900

*Recommended Measure:* Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources>.

### **3) Ambient Air Quality Analysis**

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.

An AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website:

<https://ww2.valleyair.org/permitting/ceqa/>.

#### **4) Vegetative Barriers and Urban Greening**

There are residential units near the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

#### **5) Clean Lawn and Garden Equipment in the Community**

Since the Project consists of a Care Facility development, gas-powered lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <https://ww2.valleyair.org/grants/clean-green-yard-machines-residential/> and <https://ww2.valleyair.org/grants/zero-emission-landscaping-equipment-voucher-program/>.

#### **6) On-Site Solar Deployment**

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project.

#### **7) Electric Infrastructure**

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric

charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit <https://ww2.valleyair.org/grants/charge-up> for more information.

## **8) District Rules and Regulations**

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

### **8a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources**

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.

**8b) District Rule 9510 - Indirect Source Review (ISR)**

The District has reviewed the information provided and has determined the project size is below the District Rule 9510, section 2.1 applicability threshold of 20,000 square feet of medical office development. Therefore, District Rule 9510 requirements and related fees do not apply to the project.

**8c) District Rule 4601 (Architectural Coatings)**

The Project may be subject to District Rule 4601 since it is expected to utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:  
<https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

**8d) Other District Rules and Regulations**

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

**9) District Comment Letter**

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Ryan Grossman by e-mail at [Ryan.grossman@valleyair.org](mailto:Ryan.grossman@valleyair.org) or by phone at (559) 230-6569.

Sincerely,

Tom Jordan  
Director of Policy and Government Affairs



For: Mark Montelongo  
Program Manager

May 28, 2024

Ramirez Land Planning Inc  
Orlando Ramirez

RE: Development at 2901 and 2939 Armstrong Ave, Clovis, CA 93611

Dear Mr. Ramirez,

My name is Jason Sobaje, owner of the property across the street on Armstrong Avenue (APN: 552-290-24) and I want to express my support for the proposed development. Orlando and his team have proposed an excellent design and the use fits a growing need in our community.

**Jason Sobaje**  
**(559) 647-1104**

Call me anytime with questions or concerns.

Best Regards,



Jason Sobaje



# CITY of CLOVIS

## REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: June 27, 2024

SUBJECT: Consider items associated with approximately 333 acres of land located adjacent to the north side of Highway 168 from Armstrong Avenue to Owens Mountain Parkway; otherwise known as the City of Clovis Research and Technology Park. Various property owners; City of Clovis, applicant.

a) Consider Approval - Res. 24-\_\_\_, GPA2021-007, A resolution recommending City Council's consideration of an approval of an amendment to the General Plan to correctly designate the Research and Technology Park boundary in Focus Area 6, incorporate amendments allowing campus-affiliated housing within the Research and Technology Park and include the existing P-C-C and P-F zone districts as consistent zone districts within the MU-BC land use designation.

b) Consider Approval - Res. 24-\_\_\_, OA2021-004, A resolution recommending City Council's consideration of an approval of an amendment to the Clovis Development Code as a cleanup action to further define the MU-BC land use designation to allow for certain ancillary campus-affiliated housing uses in the R-T zone district, add development standards for those campus-affiliated housing uses and establish an R-T overlay zone district.

c) Consider Approval - Res. 24-\_\_\_, R2021-010, A resolution recommending City Council's consideration of an approval of a rezone of approximately 63 properties inconsistently zoned within the designated Research and Technology Park plan area from the R-A, R-1-AH, R-1-7500, R-1-8500 and C-P zone districts to the R-T zone district or R-T overlay zone district.

d) Consider Approval – Res. 24-\_\_\_, A resolution recommending City Council's consideration of an approval of an amendment to the Clovis Research and Technology Architectural Guidelines to add development

and design standards for campus related housing consistent with the General Plan and Development Code.

**Staff:** McKencie Perez, MPA, Senior Planner

**Recommendation:** Approve

- ATTACHMENTS:
1. Res. 24-\_\_\_\_, GPA2021-007
  2. Res. 24-\_\_\_\_, OA2021-004
  3. Res. 24-\_\_\_\_, R2021-010
  4. Res. 24-\_\_\_\_, Guidelines
  5. Letters from community members
  6. Comments from Department/Agencies
  7. Environmental Document

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

Staff recommends that the Planning Commission adopt resolutions recommending approval of the general plan amendment, rezone, ordinance amendment, and guidelines amendment to the City Council.

### EXECUTIVE SUMMARY

The proposed Research and Technology (“R-T”) Park Cleanup Project includes amendments to the City of Clovis General Plan, Zoning, Development Code, and Clovis Research and Technology Park Architectural Guidelines (“Architectural Guidelines”) for approximately 333 acres of land designated as the Clovis R-T Park (“Project”).

The purpose of these amendments is to correct inconsistencies between the aforementioned documents and to facilitate development within the R-T Park in an efficient manner.

### BACKGROUND

In 1997, the City Council directed Staff to evaluate the potential of designating ±180 acres as a R-T Park. Following the preparation of a feasibility study, City Council directed Staff to proceed with implementation and the R-T Park was established by re-designating ±180 acres to the Mixed-Use land use designation to create the plan area in 1999. Subsequent approvals established zoning for the R-T park, expanded its boundaries, and accommodated the development of the California Health Sciences University (“CHSU”) within the R-T park, as follows:

- In 2001, the R-T zone district was created, and the first 80 acres of the plan area were rezoned to the R-T zone district.
- In 2008, the City Council adopted the Architectural Guidelines and in 2009 an additional ±153 acres (known as Phase III) were added to the plan area for a total of ±333 acres.

- In 2016, the City approved an administrative use permit (“AUP”) to allow the development of the CHSU, including the approval of a “campus master plan”. The campus master plan included a site for student housing on approximately 24.5 acres of the campus located west of Locan Avenue and north of the Owens Mountain Parkway alignment.
- At its January 4, 2021 meeting, the City Council initiated the R-T Park Cleanup Project to amend both the Development Code and General Plan.
- At its February 8, 2021 meeting, the City Council also approved a Memorandum of Understanding (“MOU”) to memorialize the mutual understanding of the City and CHSU with respect to the development of an expanded campus, including campus-affiliated housing on up to 70 acres, and to serve as a guide for the development of the campus. The approval of an updated campus master plan, as well as approval of the individual projects within the master plan (including campus-affiliated housing) continue to be subject to City land use entitlements and environmental review under the California Environmental Quality Act (CEQA).

The proposed Project pertains only to the cleanup actions that are a result of several policy actions and changes spanning decades. The proposed Project would amend the General Plan, Zoning, Development Code, and the Guidelines. These actions are intended to retire existing, nonconforming zoning within the R-T Park and remove inconsistencies between the General Plan, Zoning, and Development Code to streamline future development within the R-T Park.

## **PROPOSAL AND ANALYSIS**

In response to the direction provided by the City Council in 2021, the Project proposes to update the General Plan, Zoning, Development Code, and Architectural Guidelines to achieve consistency with the plans for the R-T Park area (Figure 1 below). The corrections will also clarify uses that are intended to be permitted as part of the CHSU campus.

### **General Plan Amendment**

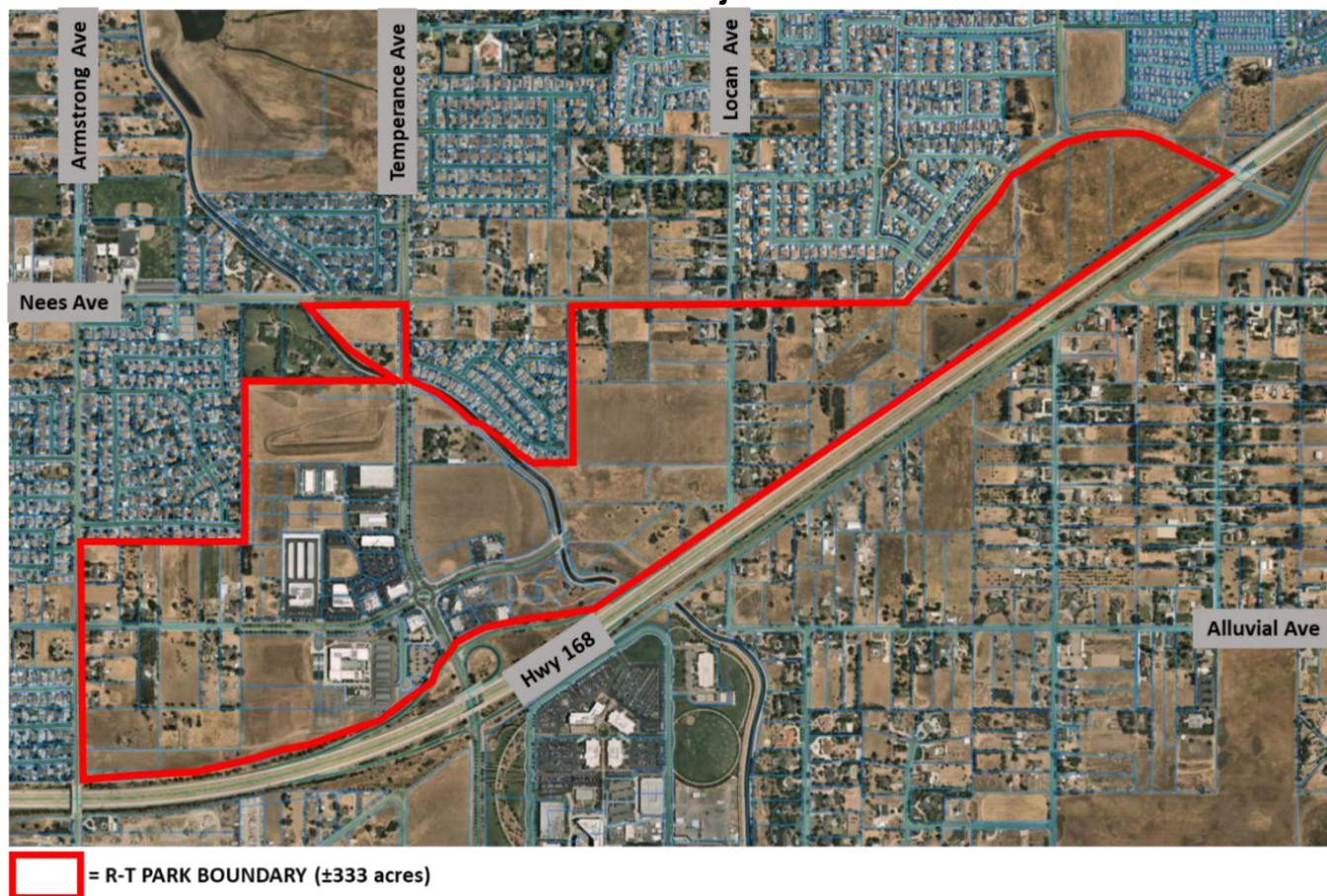
The City’s existing General Plan was adopted in 2014. Based on the existing General Plan, the map depicting the boundary for the R-T Park (Focus Area 6) incorrectly shows the area that has been planned for the R-T Park. Therefore, a general plan amendment is needed to correct this technical inaccuracy. The amendment would also clarify that campus-affiliated housing is permitted within the R-T Park. Finally, the description of the Mixed Use/Business Campus (“MU-BC”) land use designation would be modified to confirm that the existing P-C-C (Planned Commercial Center) and P-F (Public Facilities) zone districts are consistent within this land use designation. The proposed modifications are outlined in detail in **Attachment 1A**. Below is a summary of the modifications:

- Modify Figure LU-4 (Focus Areas and Specific Plans) to include the entire R-T Park boundary for Focus Area 6.
- Modify Table LU-2 (Land Use Designations) of the General Plan to include educational and residential uses ancillary to the CHSU campus, including campus-affiliated housing as consistent uses in the MU-BC land use designation.



- Modify Table LU-3 (General Plan and Zoning Consistency) of the General Plan to include the P-C-C (Planned Commercial Center) and P-F (Public Facilities) zone districts as consistent zone districts within the MU-BC land use designation. These zone districts have already been applied to properties within the R-T Park and would not be expanded within the R-T Park area. The proposed amendment would simply confirm that these existing zone districts are consistent with the MU-BC land use designation.
- Modify Table LU-4 (Mixed-Use Focus Areas and Specific Plans) to include campus-affiliated housing as ancillary uses to the CHSU campus.

**FIGURE 1 – Project Area**



**Development Code Amendment**

The proposed Project would further define the MU-BC land use designation to allow for campus-affiliated housing in the R-T zone district, add design guidelines for campus-affiliated housing, and create a R-T overlay zone district. The objective of these actions is to create and maintain consistency among the applicable plans and policies while maintaining the intent of the City’s vision for the R-T Park. Below is a summary of the modifications:

*Section 9.14.010, Purpose of chapter, applicability*

- Add language for projects within the R-T zone district specifying that compliance with the R-T Park Architectural Guidelines is required.

*Section 9.14.020, Table 2-6, Allowable Uses and Permit Requirements for Industrial Zoning Districts*

- Modify the “Schools, Specialized Education and Training” use to clarify that the use includes Campus-affiliated Housing and add a footnote.
- Add footnote to address Campus-affiliated Housing.

*Section 9.14.030, Table 2-7, Industrial Zoning Districts, General Development Standards, Requirements by Individual Zoning District*

- Update language in footnote #11 for the R-T (Commercial Component) to specify standards have been established.
- Add a “Campus-affiliated Housing – Single-Family” category with development standards.
- Add a “Campus-affiliated Housing – Multi-Family” category with development standards.
- Add footnotes to address the Architectural Guidelines, future deviations, and setbacks.

*Chapter 9.18, Overlay/Combining Zoning Districts*

- Add Section 9.18.060 for a R-T overlay zone district to facilitate a transition to the R-T Park zone district while allowing owners to retain their existing residential uses. The overlay will allow existing residential uses to remain in conformance with their residential zone district.

*Section 9.120.020, Definitions of land uses, specialized terms, and phrases*

- Revise the “Schools, specialized education, and training” definition to clarify that campus-affiliated housing is permitted as part of a university campus.

The proposed modifications are outlined in detail in **Attachment 2A**.

**Rezone**

The current general plan land use designation for the R-T Park is MU-BC, which allows a mixture of research and technology uses and will remain unchanged. The corresponding zone district should be the R-T zone district; however, there are parcels within the R-T Park that currently maintain residential zoning. Additionally, the 2014 General Plan does not specifically require that properties be rezoned to the R-T zone district, creating uncertainty as to whether alternate zone districts (Industrial, Manufacturing, Office) are acceptable means of implementing the General Plan for these properties. Therefore, in order to bring the zoning into consistency with the MU-BC land use designation, a rezone is needed. Three (3) rezone options were made available for properties within the R-T Park that would be consistent with the MU-BC land use designation. Below is a summary of the options:

- Option 1 – Rezone the property to the R-T zone district. This is the option utilized for vacant properties or properties where the owners do not intend to preserve an existing residential use.
- Option 2 – Retain the base residential zoning and have a R-T overlay zone district allowing for existing residential properties to remain residential, while also allowing for R-T Park development should those properties choose to develop per the R-T standards. This is the option selected by property owners that desire to retain an existing residential use of the property.
- Option 3 – The same as Option 2 but with the addition of a rezone agreement with the City. The rezone agreement provides an additional layer of assurance to property owners that relate to the continued use of existing residential uses.

After working with the affected owners to identify their preferred option, the City is proposing to rezone 63 properties within the R-T Park as summarized below and outlined in more detail in **Attachment 3A**. Approximately 57 properties within the R-T Park are already appropriately zoned and are not included in rezoning.

- Rezone 42 properties from the residential or office zone districts to the R-T zone district.
- Rezone 14 properties to include the R-T overlay zone district with their existing residential zone district (i.e., R-A/R-T).
- Rezone seven (7) properties to include the R-T overlay zone district with their existing residential zone district (i.e., R-A/R-T) and enter into an agreement with the City of Clovis.

### **Clovis Research and Technology Park Architectural Guidelines**

Due to the cleanup of the various City plans, the Project proposes to update the Architectural Guidelines to reflect the design and development standards of the campus-affiliated housing. The modifications will add design and development standards for campus-affiliated housing, similar to those proposed in the Development Code. A more detailed outline can be found in **Attachment 4A**.

### **Public Outreach**

Since the City Council meeting on January 4, 2021, staff has held five (5) public meetings. The first two (2) meetings were for property owners within the R-T Park where parcels are proposed to be rezoned. The next three (3) meetings were scheduled as neighborhood meetings for property owners within the R-T Park and property owners within 800 feet of the R-T Park boundary.

#### Property Owner Meetings

The property owner informational meetings were held on April 27, 2021, and September 9, 2021, at the CHSU campus. At the first meeting, City staff discussed the R-T Park background, reasons for the Project cleanup, pros and cons of the rezone, the future development of the R-T Park, and available rezone options. City staff requested feedback and input from the residents.

Generally, residents expressed concerns and questions pertaining to, but not limited to, property values, development timelines, and the loss of the existing residential use. At the second meeting, City staff provided a recap of the previous meeting, discussed the rezone options, and next steps. The CHSU representatives also attended the meeting and provided a presentation of their master plan.

### Neighborhood Meetings

The first neighborhood meeting was held virtually on January 21, 2022. The second and third neighborhood meetings were held on March 2, 2022, and April 6, 2022, at the Dry Creek Elementary School. At the meetings, staff provided an overview of the Project, solicited feedback regarding the Project, and discussed the next steps. Representatives of CHSU also presented to the residents and had student and faculty speakers at the second neighborhood meeting. All three (3) of the neighborhood meetings were well attended, including several dozen participants (more than 100) each evening. The discussion was overwhelmingly focused on the potential for campus-affiliated housing (apartment-style housing) to be developed on approximately twenty (20) acres of property west of Temperance Avenue and south of Nees Avenue. Few comments addressed other topics associated with the Project.

Generally, residents expressed concerns and questions pertaining to, but not limited to, property values, development timelines, traffic, noise, and existing residential uses becoming non-conforming. Some neighbors expressed doubt regarding the need for as much student housing as had been envisioned by the MOU, and some suggested that the future units would be occupied by the general public rather than CHSU students. Staff has received 34 letters in opposition and 16 letters in support from members of the community, which are attached to this staff report for the Planning Commission's review and consideration (see **Attachment 5**).

A neighborhood meeting will be held prior to the City Council meeting for the proposed Project.

### Relationship Between Neighborhood Concerns and the Proposed Project

Through the approval of the initial campus master plan in 2016, the City identified campus-affiliated housing as an appropriate part of the CHSU campus in the R-T zone district. The 2016 approval specifically provided for 24.5 acres of student housing on the east side of Temperance Avenue. In conjunction with the 2021 MOU, CHSU identified the need for additional housing and the City Council ultimately concurred. The MOU anticipates up to 70 acres of campus-affiliated housing, including approximately 20 acres at the Temperance and Nees location that the neighborhood has expressed concerns about.

Per the MOU, campus-affiliated housing is subject to a restrictive covenant which provides that no parcel or portion of land designated for campus housing may be sold without first offering the parcel or land for sale to the CHSU for a period of no less than thirty (30) days. Additionally, the operational rules for any multi-family campus housing shall include provisions for targeted marketing to students, faculty, and campus personnel as a first priority and leasing alternatives or terms available to students, faculty, and campus personnel that are not available to the general public.

The twenty (20) acre property west of Temperance Avenue that is the primary focus of neighborhood concerns is within the boundary of the area planned for the R-T Park and has a MU-BC general plan designation. The current zoning of R-A will be changed to R-T in conjunction with the project. Although the City determined in 2016 that campus-affiliated housing is an appropriate component of the CHSU campus within the R-T zone district, the General Plan and Development Code do not speak directly on that topic. To clarify this issue moving forward, the Project proposes to add language to the General Plan and Development Code confirming that campus-affiliated housing is permitted as part of the CHSU campus within the R-T Park. This clarification, together with the MOU which identifies campus housing on the property, have caused the neighbors to voice their concerns.

#### Public Meeting Notice

A public notice was sent to area residents within 800 feet of the property boundaries. Staff has received four (4) comment letters from community members, which are attached to this staff report for the Planning Commission's review and consideration (see **Attachment 5**).

The City published notice of this public hearing in *The Business Journal* on Friday, May 31, 2024.

#### **Review and Comments from Agencies**

The Project was distributed to all City divisions as well as outside agencies, including Caltrans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, San Joaquin Valley Air Pollution Control District, State Department of Fish and Wildlife, County of Fresno, and the Fresno Local Agency Formation Commission (LAFCo).

Comments received are attached (**Attachment 6**) only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

#### **California Environmental Quality Act (CEQA)**

The R-T Park area underwent environmental review on two (2) separate occasions to consider the entire approximately 333 acres. The first approximately 188 acres of land designated for the R-T Park was approved and the environmental impact report (EIR) was certified by the Clovis City Council in June 1999. The R-T Park expansion, which added approximately 153 acres (known as Phase III), was approved in conjunction with the certification of a separate EIR in August 2009. Additionally, an EIR was certified for the General Plan in 2014, which considered the environmental impacts associated with buildout of properties with the MU-BC land use designation, including the planned R-T Park. The MU-BC designation provides for a range of industrial, commercial, and institutional uses, along with residential densities up to 25 dwelling units per acre.

The proposed amendments associated with this Project do not effectuate any physical change to the environment, but rather allow the R-T Park area to develop the way the General Plan intended. The proposed General Plan and Development Code text changes also clarify the City's policy interpretation as to the allowance for campus-related housing in conjunction with a university. While future development within the R-T Park could result in potential environmental effects, approving the proposed amendments themselves will not, because the proposed

amendments do not, in and of themselves, apply to any physical development or use. To the extent that individual projects are proposed in the future, including but not limited to an administrative use permit (AUP) for an expanded CHSU campus, those projects will be assessed and required to comply with the provisions of CEQA. Increases in intensity and density will be reviewed at the time of project submission and mitigated accordingly. The Project amendments merely create a framework that achieves consistency between the City's planning documents as they relate to the R-T Park and clarify the City's policy previous interpretations. As such, the proposed amendments will permit future applications to apply for development within the plan area but will not intensify existing uses at the time the proposed amendments are approved.

Based on these factors, the City has determined that the proposed Project amendments are consistent with the City's General Plan and that potential impacts associated with the project were evaluated in the EIRs prepared in conjunction with the 2001 and 2009 actions to establish the R-T Park and the 2014 General Plan EIR. No impacts peculiar to the Project, or impacts not previously evaluated, have been identified. Therefore, the proposed amendments for the Project are exempt from CEQA pursuant to a Finding of Consistency with the General Plan set forth in section 15183 of the CEQA Guidelines. Refer to the additional analysis outlined in **Attachment 7**.

### **Project Findings**

#### General Plan Amendment Findings and Analysis

In order to approve an amendment to the General Plan, specific findings must be made. Those include the following:

1. The proposed amendment is internally consistent with the goals, policies, and actions of the General Plan.

*The Project is consistent with the following goals and policies of the General Plan and would contribute to the economic vitality of an area that is planned for employment opportunities. The Project would also enhance the opportunities available for the existing educational institution.*

- *Land Use Goal 5: A city with housing, employment, and lifestyle opportunities for all ages and incomes of residents.*
- *Land Use Policy 5.1: Housing variety in developments. The Clovis General Plan has been planned to provide a variety of housing product types suitable to each stage of a person's life. Each development should contribute to a diversity of housing sizes and types within the standards appropriate to the land use designation. This policy does not apply to projects smaller than five acres.*
- *Land Use Policy 5.2: Ownership and rental. Encourage a mixture of both ownership and rental options to meet varied preferences and income affordability needs.*

- *Economic Goal 2: A thriving local economy enriched by its connections and linkages to regional assets and to the national and global communication and transportation networks.*
  - *Economic Policy 2.3: Clovis Community Medical Center. Maintain and enhance a collaborative relationship with Clovis Community Medical Center and other medical service providers to expand and attract health care businesses.*
  - *Economic Policy 2.6: Education linkages. Improve and use relationships with the Clovis, Fresno, and Sanger Unified School Districts; Willow International Community College; and other current and future educational institutions and organizations to enhance the education, skills, and qualifications of the regional and local labor force.*
  - *Economic Goal 6: Institutional capacity to achieve economic development goals and realize the community's vision.*
  - *Economic Policy 6.7: Long-term thinking. The city may prioritize investments in economic development, which may generate long-term returns, versus investments in shorter-term projects and programs.*
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

*The Project was determined not to be detrimental to the public interest, health, safety, convenience, or general welfare of the City. During review of the Project, agencies and City departments had the opportunity to review the Project to ensure consistency with their requirements.*

3. If applicable, the parcel is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated project.

*Because this finding applies to physical suitability of a parcel, this finding is not applicable to the proposed Project.*

4. There is a compelling reason for the amendment.

*The Project will correct inconsistencies between the aforementioned documents and bring the City's R-T Park into alignment with the goals of the Clovis City Council.*

#### Ordinance Amendment Findings and Analysis

The following are findings required to approve an Ordinance amendment. Some of these findings overlap with those detailed in the previous *General Plan Amendment and Rezone Findings and Analysis* sections and will reference the information provided therein:

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan.

*The proposed modifications are consistent with the goals, policies, and actions of the General Plan. Refer to general plan amendment Finding #1.*

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

*Refer to general plan amendment Finding #2.*

3. The proposed amendment is internally consistent with other applicable provisions of this Development Code.

*The proposed amendments outline specific development standards for campus-affiliated housing, an ancillary use to the CHSU campus. No conflicts with any other provision of the Development Code have been identified.*

#### Rezone Findings and Analysis

The subsequent findings are necessary to approve a Rezone amendment. It is essential to note that these findings overlap with those detailed in the preceding *General Plan Amendment Findings and Analysis* section and will reference the information provided therein:

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan.

*The proposed modifications are consistent with the goals, policies, and actions of the General Plan. Refer to general plan amendment Finding #1.*

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

*Refer to general plan amendment Finding #2.*

3. The parcel is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated project.

*Refer to general plan amendment Finding #3.*

#### **REASON FOR RECOMMENDATION**

At its January 4, 2021 meeting, Clovis City Council initiated the R-T Park amendments to both the Development Code and General Plan. Staff has incorporated the necessary changes to remove the inconsistencies that created uncertainty as to what development is intended to occur within the R-T Park area and what standards should be applied. The proposed Project will remove those conflicts and inconsistencies relative to the R-T Park and allow development to move forward more efficiently.



**ACTIONS FOLLOWING APPROVAL**

Staff will forward the Planning Commission recommendation to the City Council for their consideration.

**FISCAL IMPACT**

The proposed amendments were prepared by Staff and no fiscal impact would occur. The recommended amendments are expected to encourage and facilitate further development within the R-T Park, which would have an overall positive fiscal impact.

**NOTICE OF HEARING**

Property owners within 800 feet notified: 809

Prepared by: McKencie Perez, MPA, Senior Planner

Reviewed by:



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Dave Merchen  
City Planner

## RESOLUTION 24-\_\_

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS  
RECOMMENDING THE CLOVIS CITY COUNCIL'S APPROVAL OF GENERAL PLAN  
AMENDMENT 2021-007, AMENDING THE 2014 CLOVIS GENERAL PLAN LAND  
USE ELEMENT TO CORRECT THE BOUNDARY OF THE RESEARCH AND  
TECHNOLOGY PARK, TO LIST CAMPUS-AFFILIATED HOUSING AS AN  
ANCILLARY USE WITHIN THE RESEARCH AND TECHNOLOGY PARK, AND TO  
IDENTIFY ADDITIONAL ZONE DISTRICTS AS BEING CONSISTENT WITH THE  
MIXED USE/BUSINESS CAMPUS LAND USE DESIGNATION**

**WHEREAS**, the City of Clovis, 1033 Fifth Street, Clovis, CA 93612 ("City"), initiated an application for General Plan Amendment (GPA) 2021-007 to amend the 2014 General Plan Land Use Element to correct the Research and Technology (R-T) Park boundary in Focus Area 6, to list campus-affiliated housing as an ancillary use within the R-T Park, and to identify additional zone districts as being consistent zoning with the Mixed Use/Business Campus (MU-BC) land use designation ("Project"); and

**WHEREAS**, the initiation of the Project was approved by the Clovis City Council on January 4, 2021, to correct inconsistencies between the General Plan and the City's Development Code and to allow development consistent with the R-T (Research and Technology) Park Zone District within the area planned for the City's R-T Park; and

**WHEREAS**, GPA2021-007 proposes to amend Table LU-2, Table LU-3, Table LU-4 and Figure LU-4 of the General Plan Land Use Element; and

**WHEREAS**, buildout of the R-T Park was evaluated through two (2) separate environmental impact reports (EIR) certified by the City in 1999 and 2009 for the R-T Park, in conjunction with adoption of the Clovis General Plan and Development Code Update EIR (SCH No. 2012061069); and

**WHEREAS**, proposed GPA2021-007 is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to a Finding of Consistency with the City's General Plan in accordance with section 15183 of the CEQA Guidelines; and

**WHEREAS**, the Planning Commission has considered the Finding of Consistency in conjunction with the Project, together with comments received and public comments, and the entire public record; and

**WHEREAS**, the City published notice of the public hearing for GPA2021-007 in *The Business Journal* on May 31, 2024, more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing in accordance with applicable law; and

**WHEREAS**, a duly noticed public hearing was held on June 27, 2024; and

**WHEREAS**, the Planning Commission has had an opportunity to review and consider the entire administrative record relating to the Project, which is on file with the City’s Department of Planning and Development Services, and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing (“Administrative Record”).

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

1. In accordance with section 15183 of the CEQA Guidelines, the proposed GPA2021-007 is exempt from further environmental review under CEQA pursuant to a Finding of Consistency with the City’s General Plan.
2. The Project satisfies the required findings for approval of a general plan amendment, as follows:
  - a. GPA2021-007 is internally consistent with the goals, policies, and actions of the General Plan.
  - b. GPA2021-007 would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
  - c. There is a compelling reason for the amendment, as the proposal corrects inconsistencies between the General Plan and Development Code and brings the City’s Research and Technology Park into alignment with the goals of the Clovis City Council.
3. The Planning Commission hereby recommends that the City Council approve GPA2021-007 as outlined in **Attachment A**.
4. The bases for the findings are detailed in the June 27, 2024 staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing, which are hereby incorporated by reference.

\* \* \* \* \*

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 27, 2024, upon a motion by \_\_\_\_\_, seconded by \_\_\_\_\_ and passed by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 24-\_\_\_\_  
DATE: June 27, 2024

\_\_\_\_\_  
Alma Antuna, Chair

ATTEST: \_\_\_\_\_  
Renee Mathis, Secretary

## Attachment A General Plan Changes

### Section 1: GP Change #1: Land Use Element – Table LU-2

Amend the Land Use Designations legend to reflect a modified Description of Typical Uses for the Mixed Use/Business Campus land use designation.

Land Use Designation and Density / Intensity Range	Description of Typical Uses
Mixed Use/Business Campus (MU-BC) Max FAR 4.0 15.1–25.0 du/ac	Higher intensity mix of employment generating businesses drawing from land uses permitted in the Office and Industrial designations. Live/work is also permitted. Commercial uses are generally prohibited except as uses clearly ancillary to the employment-generating office and industrial uses. <u>Educational and Residential uses ancillary to the CHSU campus are permitted, including campus-affiliated housing.</u>

### Section 2: GP Change #2: Land Use Element - Table LU-3

Amend the General Plan and Zoning Consistency legend to reflect a modified Zoning District for the Mixed Use/Business Campus land use designation.

General Plan Land Use Designation	Zoning District
Mixed Use/Business Campus (MU-BC)	Administrative/Professional Office (C-P) All industrial districts Urban Center (U-C) <u>Planned Commercial Center (P-C-C)</u> <u>Public Facilities (P-F)</u>

### Section 3: GP Change #3: Land Use Element - Table LU-4

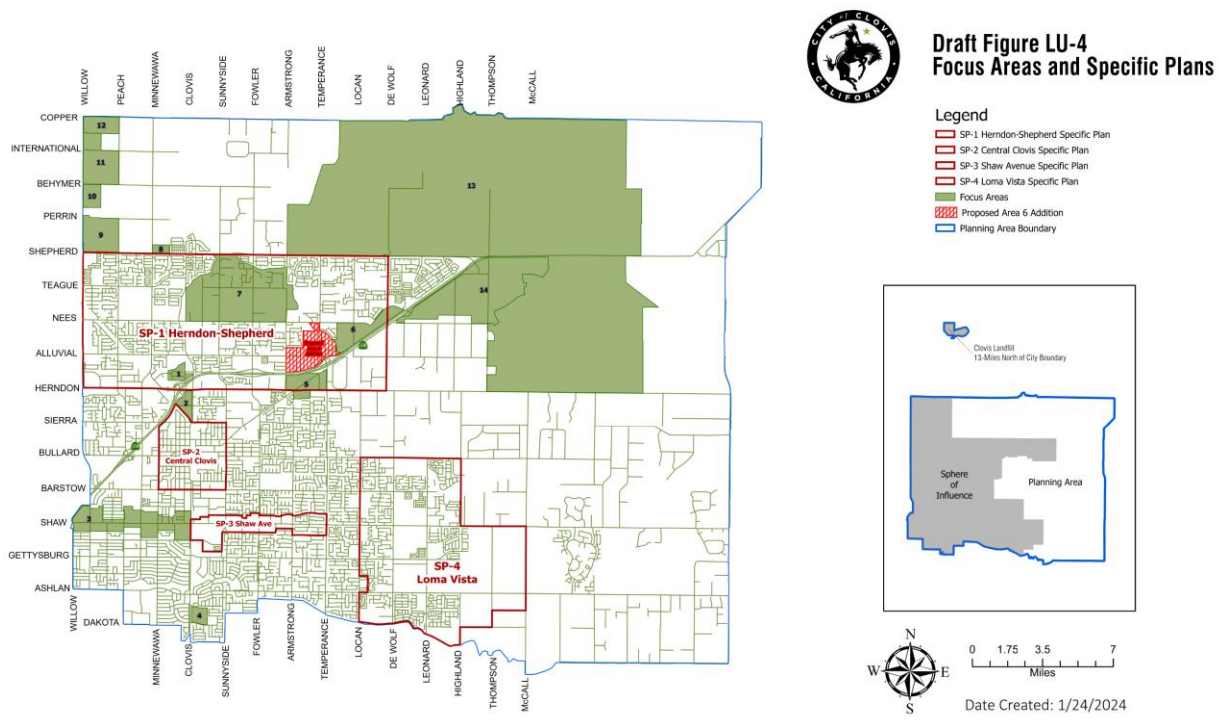
Amend the Mixed-Use Focus Areas and Specific Plans legend to reflect modifications to Focus Area 6.

Area	Primary Land Uses	Additional Uses Allowed	Design Features and Other Direction
6	Research and Technology Business Park <del>Phase 3</del>	- Live/Work - Existing residential uses	- Existing residential uses as of 2014 shall continue to be permitted uses. Live/work uses are permitted south of Nees Avenue on Locan

Area	Primary Land Uses	Additional Uses Allowed	Design Features and Other Direction
		<p>- <u>Campus-affiliated Housing (up to 25 du/ac)</u></p>	<p>Avenue. <u>Residential uses ancillary to the CHSU campus are permitted for campus-affiliated housing.</u> No other new residential is permitted.</p>

**Section 4: GP Change #4: Land Use Element – Figure LU-4**

Amend the Focus Area and Specific Plans figure to reflect the correct boundary for Focus Area 6.



**RESOLUTION 24-\_\_**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS  
RECOMMENDING THE CLOVIS CITY COUNCIL’S APPROVAL OF ORDINANCE  
AMENDMENT 2021-004, AMENDING CHAPTERS 9.14, 9.18 AND 9.120 OF TITLE 9  
[DEVELOPMENT CODE] OF THE CLOVIS MUNICIPAL CODE TO MODIFY THE  
MIXED USE/BUSINESS CAMPUS LAND USE DESIGNATION TO ALLOW CAMPUS-  
AFFILIATED HOUSING USES IN THE R-T ZONE DISTRICT, ADD DEVELOPMENT  
STANDARDS AND ESTABLISH A R-T OVERLAY ZONE DISTRICT**

**WHEREAS**, the City of Clovis’s, 1033 Fifth Street, Clovis, CA 93162 (“City”) current Development Code, located under Title 9 of the Clovis Municipal Code (“Development Code”), was adopted by the City Council on October 8, 2014 and has been amended from time to time pursuant to procedures and criteria included in Chapter 9.86 of the Development Code; and

**WHEREAS**, the City initiated an application for Ordinance Amendment (OA) 2021-004 to amend the Clovis Development Code to correct inconsistencies between the General Plan and Development Code and to allow for campus-affiliated housing in the R-T Park (“Project”); and

**WHEREAS**, the OA2021-004 proposes to amend Sections 9.14.010, 9.14.020, 9.14.030 and 9.120.020 of the Development Code and add Section 9.18.060 to the Development Code; and

**WHEREAS**, buildout of the R-T Park was evaluated through two (2) separate environmental impact reports (EIR) certified by the City in 1999 and 2009, in conjunction with adoption of the Clovis General Plan and Development Code Update EIR (SCH No. 2012061069); and

**WHEREAS**, proposed OA2021-004 is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to a Finding of Consistency with the City’s General Plan in accordance with section 15183 of the CEQA Guidelines; and

**WHEREAS**, the Planning Commission has considered the Finding of Consistency in conjunction with the Project, together with comments received and public comments, and the entire public record; and

**WHEREAS**, the City published notice of the public hearing for OA2021-004 in *The Business Journal* on May 31, 2024, more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing in accordance with applicable law; and

**WHEREAS**, a duly noticed public hearing was held on June 27, 2024; and

**WHEREAS**, the Planning Commission has had an opportunity to review and consider the entire administrative record relating to the Project, which is on file with the City’s Department of Planning and Development Services, and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing (“Administrative Record”).

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE PLANNING COMMISSION FINDS AND RESOLVES AS FOLLOWS:**

1. In accordance with section 15183 of the CEQA Guidelines, the proposed GPA2021-007 is exempt from further environmental review under CEQA pursuant to a Finding of Consistency with the City’s General Plan.
2. The Project satisfies the required findings for approval of an ordinance amendment, as follows:
  - a. OA2021-004 is internally consistent with the goals, policies, and actions of the General Plan.
  - b. OA2021-004 would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
  - c. OA2021-004’s modifications outline specific development standards for campus related housing, an ancillary use to the California Health Sciences University campus. No conflicts with any other provision of the Development Code have been identified.
3. The Planning Commission hereby recommends the City Council approve OA2021-004 as outlined in **Attachment A**.
4. The bases for the findings are detailed in the June 27, 2024 staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing, which are hereby incorporated by reference.

\* \* \* \* \*



The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 27, 2024, upon a motion by \_\_\_\_\_, seconded by \_\_\_\_\_ and passed by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 24-\_\_\_\_  
DATE: June 27, 2024

\_\_\_\_\_  
Alma Antuna, Chair

ATTEST: \_\_\_\_\_  
Renee Mathis, Secretary

**Attachment A  
Ordinance Amendments**

**Section 1 – Amendment to Section 9.14.010, subdivision(B) 5**

5. R-T (Research and Technology/Business Park) District. The R-T District is applied to areas appropriate for research- and technology-based land uses, within a business campus setting, that will ensure positive future growth in employment within the City; generate revenue to the City and higher than average wages or payroll; and ensure compatibility with local infrastructure, adjacent land uses, and natural resources. The R-T District is consistent with the Industrial and Mixed Use/Business Campus land use designations of the General Plan and the Business Campus designation of Herndon Shepherd Specific Plan. Development within the R-T District requires compliance with the R-T Park Architectural Guidelines.

**Section 2 – Amendments to Section 9.14.020 (Table 2-6 & footnotes)**

Land Use (1)(2)(3)(5)	Permit Requirement by District					See Section
	C-M	M-P	M-1	M-2	R-T	
<b>Education, Public Assembly, and Recreation</b>						
Schools, Specialized Education, <u>and Training, and Campus-affiliated Housing</u>	<u>A(6)</u>	<u>A(6)</u>	<u>A(6)</u>	<u>A(6)</u>	<u>A(6)</u>	<u>9.77</u>

**Notes:**

(6) Campus-affiliated Housing is only permitted in the R-T District when built in conjunction or ancillary to the California Health Sciences University and only when the requisite permits and restrictive covenants are obtained. Residential uses are required to be processed in conformance with Chapter 77 of this Code.

Section 3 – Amendments to Section 9.14.030 (Table 2-7 & footnotes)

**TABLE 2-7  
INDUSTRIAL ZONING DISTRICTS  
GENERAL DEVELOPMENT STANDARDS  
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)**

<b>Development Feature</b>	<b>R-T (11) (Commercial Component)</b>
Minimum Parcel Size	6,000 sq. ft.
Minimum Parcel Width	60 ft. (minimum average)
Minimum Corner Parcel Width	100 ft. (minimum average)
Minimum Reverse Corner Parcel Width	100 ft. (minimum average)
Minimum Parcel Depth	100 ft. (minimum average)
Minimum Structure Size (gross floor area)	None
Setbacks Required	
Front	40 ft. Structures 30 ft. Parking <b>(10)</b>
Side (each)	10 ft.
Street side	40 ft. Structures 30 ft. Parking <b>(10)</b>
Rear	15 ft.
Maximum Parcel Coverage	33%
Minimum Distance Between Structures on the Same Parcel	None
Main Structure - Maximum Height	35 ft. <b>(12)(13)</b>
Fences/Walls/Hedges	See Section 9.24.060 (Fences, Hedges and Walls)
Off-Street Parking	See Chapter 32 of this title (Parking and Loading Standards)
Satellite Antennas	See Chapter 42 of this title (Wireless Telecommunication Facilities)

**Notes:**

(11) Specific development standards may-be-have been established with the adoption of the R-T District for a site. Refer to the specific zoning for the site.

**TABLE 2-7  
INDUSTRIAL ZONING DISTRICTS  
GENERAL DEVELOPMENT STANDARDS  
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)**

<u>Development Feature</u>	<u>R-T (14)(15) (Campus-affiliated Housing – Single- Family Component)</u>	<u>R-T (14)(15)(16) (Campus-affiliated Housing – Multi- Family Component)</u>
<u>Minimum Parcel Size</u>	<u>4,500 sq. ft.</u>	<u>8,500 sq. ft.</u>
<u>Minimum Parcel Width</u>	<u>50 ft.</u>	<u>60 ft.</u>
<u>Minimum Corner Parcel Width</u>	<u>50 ft.</u>	<u>65 ft.</u>
<u>Minimum Reverse Corner Parcel Width</u>	<u>50 ft.</u>	<u>70 ft.</u>
<u>Minimum Parcel Depth</u>	<u>90 ft.</u>	<u>120 ft.</u>
<u>Minimum (Gross) Density</u>	<u>-----</u>	<u>15.1 DU/acre</u>
<u>Maximum (Gross) Density</u>	<u>-----</u>	<u>25 DU/acre</u>
<u>Setbacks Required (16)</u>		
<u>Front</u>	<u>15 ft. (20 ft. min. to garage, measured from back of sidewalk)</u>	<u>15 ft.</u>
<u>Side (each)</u>	<u>5 ft.</u>	<u>5 ft. (15 ft. if abutting residential lot)</u>
<u>Street side</u>	<u>10 ft. 15 ft. (reverse corner) (12)(26)</u>	<u>10 ft. (18)</u>
<u>Rear</u>	<u>15 ft.</u>	<u>15 ft. (20 ft. if abutting residential lot)</u>
<u>Building to Building</u>	<u>-----</u>	<u>20 ft.</u>
<u>Maximum Parcel Coverage</u>	<u>45%</u>	<u>45%</u>
<u>Main Structure - Maximum Height</u>	<u>35 ft./2-1/2 stories</u>	<u>45 ft./3 stories</u>
<u>Accessory Structure – Maximum height</u>	<u>See Section 9.40.030 (Accessory uses and structures)</u>	<u>See Section 9.40.030 (Accessory uses and structures)</u>
<u>Fences/Walls/Hedges</u>	<u>See Section 9.24.060 (Fences, Hedges and Walls)</u>	<u>See Section 9.24.060 (Fences, Hedges and Walls)</u>
<u>Off-Street Parking</u>	<u>See Chapter 32 of this title (Parking and Loading Standards)</u>	<u>See Chapter 32 of this title (Parking and Loading Standards)</u>
<u>On-site Open Space</u>	<u>-----</u>	<u>260 sq. ft. of private or community open space per unit</u>

**Notes:**

- (12) Private garages located in the side yard area shall be set back at least twenty feet (20') from the property line on the side street and not less than five feet (5') from the rear property line of a reversed corner lot.
- (14) Specific residential development standards have been established in the R-T Park Architectural Guidelines and all residential development shall be developed in compliance with these design guidelines.
- (15) No additional deviations are permitted unless done through the Planned Development Permit or Variance process and approved by City Council.
- (16) No structure shall be located within 100 feet of the properties to the west of APN 564-033-11S.
- (18) A reverse corner parcel shall have a minimum street side setback of fifteen feet (15'), with a minimum of twenty feet (20') to the face of the garage door.
- (26) A reverse corner lot may process an administrative use permit (AUP) to construct side yard fencing at five feet (5') from property line. There shall be a ten-foot (10') corner cut off for sight distance visibility.

**Section 4 – Addition of Section 9.18.060****9.18.060 – R-T (Research and Technology/Business Campus) Overlay District**

- A. Parcels with the R-T Overlay District are allowed to continue their existing single-family residential use in perpetuity. The continued residential use shall terminate upon approval of an entitlement for use under the R-T District and they may not revert back to the residential use.
- B. A R-T Overlay District shall be designated on the Zoning Map by the addition of an “R-T” suffix to the base zoning district designator.
- C. Parcels with the R-T Overlay District are not required to rezone to remove the base residential zone district.
- D. Parcels with the R-T Overlay District shall be located within Focus Area 6 and shall have a base zone district of R-A, R-1-AH, R-1-7500 or R-1-8500.

**Section 5 – Amendment to Section 9.120.020 (s)**

Schools, —specialized education, ~~and~~ training and campus-affiliated housing. Business, professional, secretarial schools, and vocational/trade schools offering specialized trade and commercial courses. Includes specialized non-degree-granting schools offering subjects including: art, ballet and other dance, drama, driver education, language, and music. Also includes seminaries and other facilities exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail. Facilities, institutions, and conference centers are included that offer specialized programs in personal growth and development (e.g., arts, communications, fitness, environmental awareness, and management). Also includes campus-affiliated housing, specifically

designed by, or in conjunction with California Health Sciences University for the purpose of providing housing to both attendees, staff, and/or instructors of the institution.

## RESOLUTION 24-\_\_\_\_

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS  
RECOMMENDING THE CLOVIS CITY COUNCIL'S APPROVAL OF REZONE  
APPLICATION 2021-010, TO REZONE APPROXIMATELY 63 PROPERTIES FROM THE R-  
A, R-1-AH, R-1-7500, R-1-8500 AND C-P ZONE DISTRICTS TO THE R-T ZONE DISTRICT  
OR THE R-T OVERLAY ZONE DISTRICT FOR PROPERTIES LOCATED WITHIN THE  
RESEARCH AND TECHNOLOGY PARK**

**LEGAL DESCRIPTION:**

See Attachment A

**WHEREAS**, the City of Clovis, 1033 Fifth Street, Clovis, CA 93612 ("City"), initiated an application for Rezone (R) 2021-010 to correct the inconsistent zoning for sixty-three (63) properties within the Research and Technology (R-T) Park ("Project"); and

**WHEREAS**, R2021-010 proposes to rezone forty-two (42) properties within the R-T Park from the R-A (Single-Family Residential Very Low Density), R-1-AH (Single-Family Residential Very Low Density), R-1-7500 (Single-Family Residential Low Density – 7,500 square feet), R-1-8500 (Single-Family Residential Low Density – 8,500 square feet) and C-P (Administrative and Professional Office) Zone Districts to the R-T (Research and Technology/Business Park) Zone District; and

**WHEREAS**, R2021-010 proposes to rezone eleven (11) properties within the R-T Park from the R-A (Single-Family Residential Very Low Density) Zone District to the R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) Zone District; and

**WHEREAS**, R2021-010 proposes to rezone nine (9) properties within the R-T Park from the R-1-AH (Single-Family Residential Very Low Density) Zone District to the R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) Zone District; and

**WHEREAS**, R2021-010 proposes to rezone one (1) property within the R-T Park from the R-1-7500 (Single-Family Residential Low Density – 7,500 square feet) Zone District to the R-1-7500/R-T (Single-Family Residential Low Density – 7,500 square feet/Research and Technology/Business Park Overlay) Zone District; and

**WHEREAS**, buildout of the R-T Park was evaluated through two (2) separate environmental impact reports (EIR) certified by the City in 1999 and 2009, in conjunction with adoption of the Clovis General Plan and Development Code Update EIR (SCH No. 2012061069); and

**WHEREAS**, proposed R2021-010 is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to a Finding of Consistency with the City's General Plan in accordance with section 15183 of the CEQA Guidelines; and

**WHEREAS**, the Planning Commission has considered the Finding of Consistency in conjunction with the Project, together with comments received and public comments, and the entire public record; and

**WHEREAS**, the City published notice of the public hearing for R2021-010 in *The Business Journal* on May 31, 2024, more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing in accordance with applicable law; and

**WHEREAS**, a duly noticed public hearing was held on June 27, 2024; and

**WHEREAS**, the Planning Commission has had an opportunity to review and consider the entire administrative record relating to the Project, which is on file with the City’s Department of Planning and Development Services, and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing (“Administrative Record”).

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

1. In accordance with section 15183 of the CEQA Guidelines, the proposed R2021-010 is exempt from further environmental review under CEQA pursuant to a Finding of Consistency with the City’s General Plan.
2. The Project satisfies the required findings for approval of a rezone amendment, as follows:
  - a. R2021-010 is internally consistent with the goals, policies, and actions of the General Plan.
  - b. R2021-010 would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
  - c. The physical suitability of a parcel is not applicable to the proposed Project given that no physical development is proposed.
3. The Planning Commission hereby recommends the City Council approve R2021-010 as outlined in **Attachment A**.
4. The bases for the findings is detailed in the June 27, 2024 staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing, which are hereby incorporated by reference.

\* \* \* \* \*



The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 27, 2024, upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed by the following vote, to wit:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 24-\_\_\_\_  
 DATED: June 27, 2024

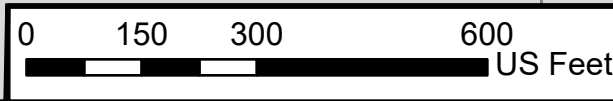
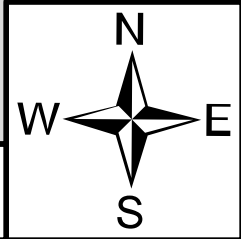
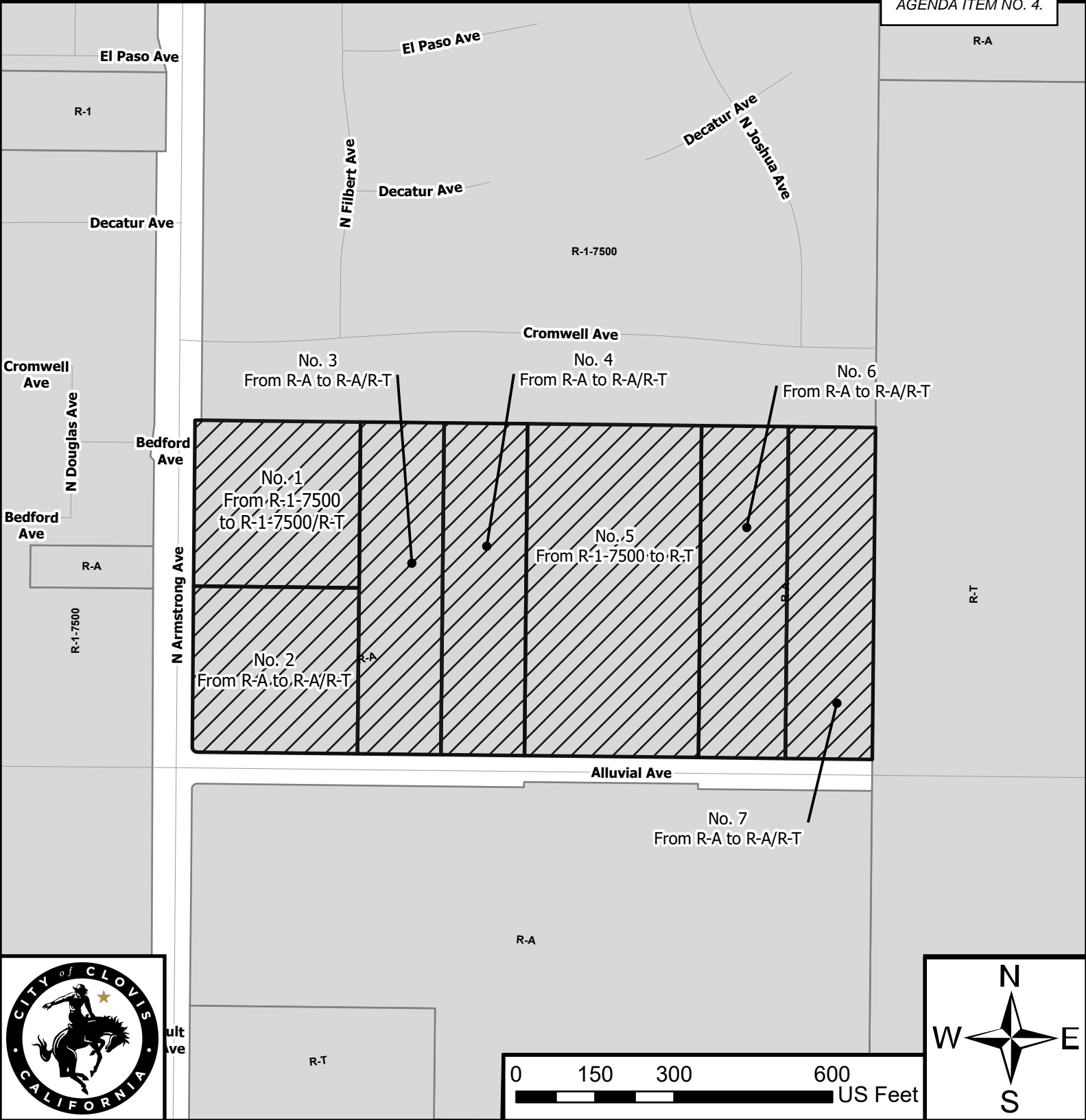
\_\_\_\_\_  
 Alma Antuna, Chair

ATTEST: \_\_\_\_\_  
 Renee Mathis, Secretary









**ATTACHMENT A  
LEGAL DESCRIPTION**

# City of Clovis R-T Park Rezone

AGENDA ITEM NO. 4.

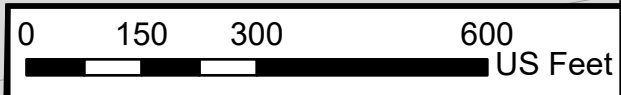
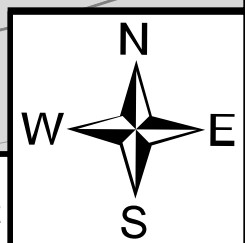
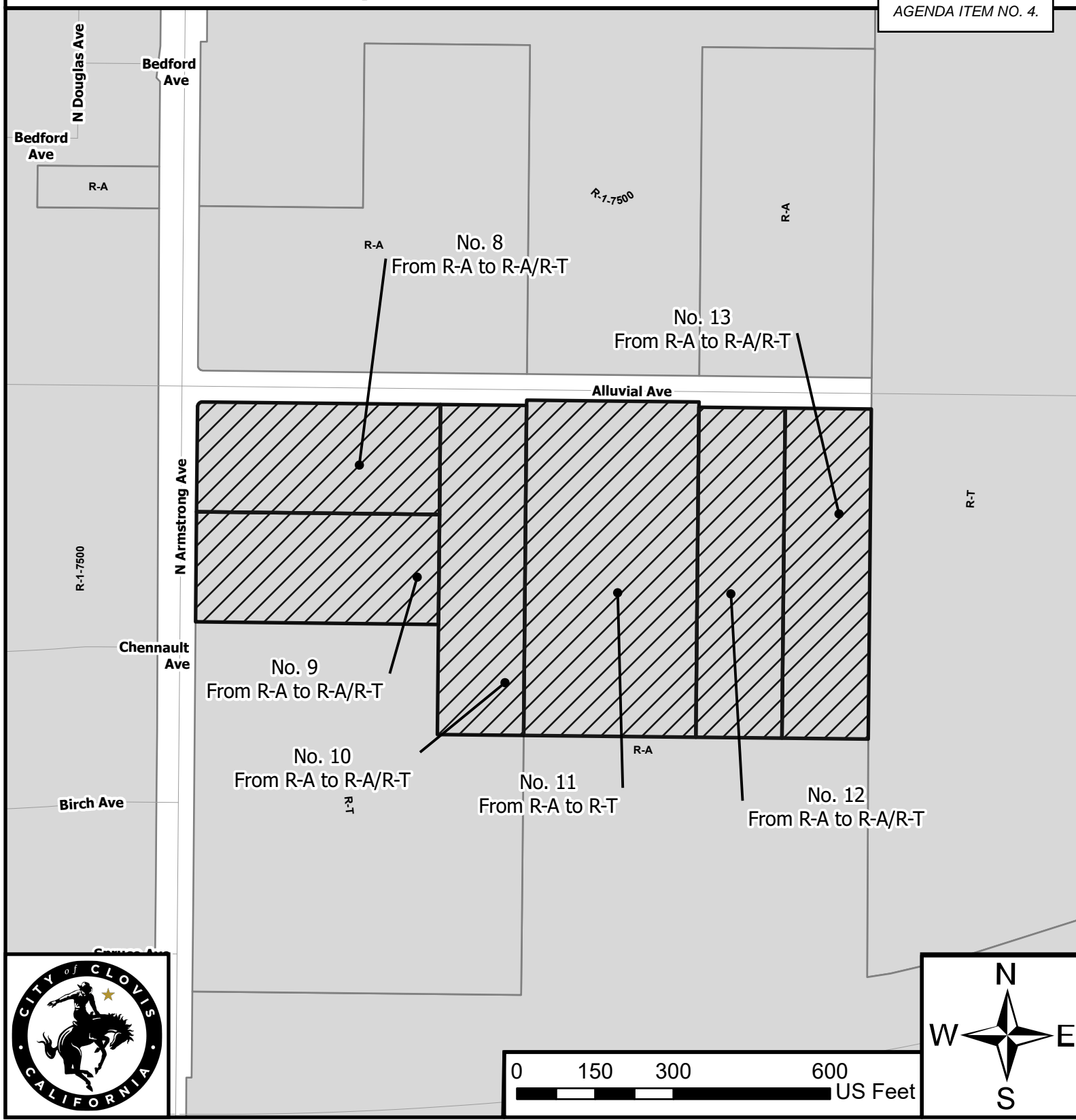


### Legend

-  1) From R-1-7500 (Single-Family Residential Low Density) to R-1-7500/R-T (Single-Family Residential Low Density/Research and Technology/Business Park Overlay) zone district.
-  2) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
-  3) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
-  4) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
-  5) From R-1-7500 (Single-Family Residential Low Density) to R-T (Research and Technology/Business Park) zone district.
-  6) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
-  7) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
-  City of Clovis Limits

# City of Clovis R-T Park Rezone

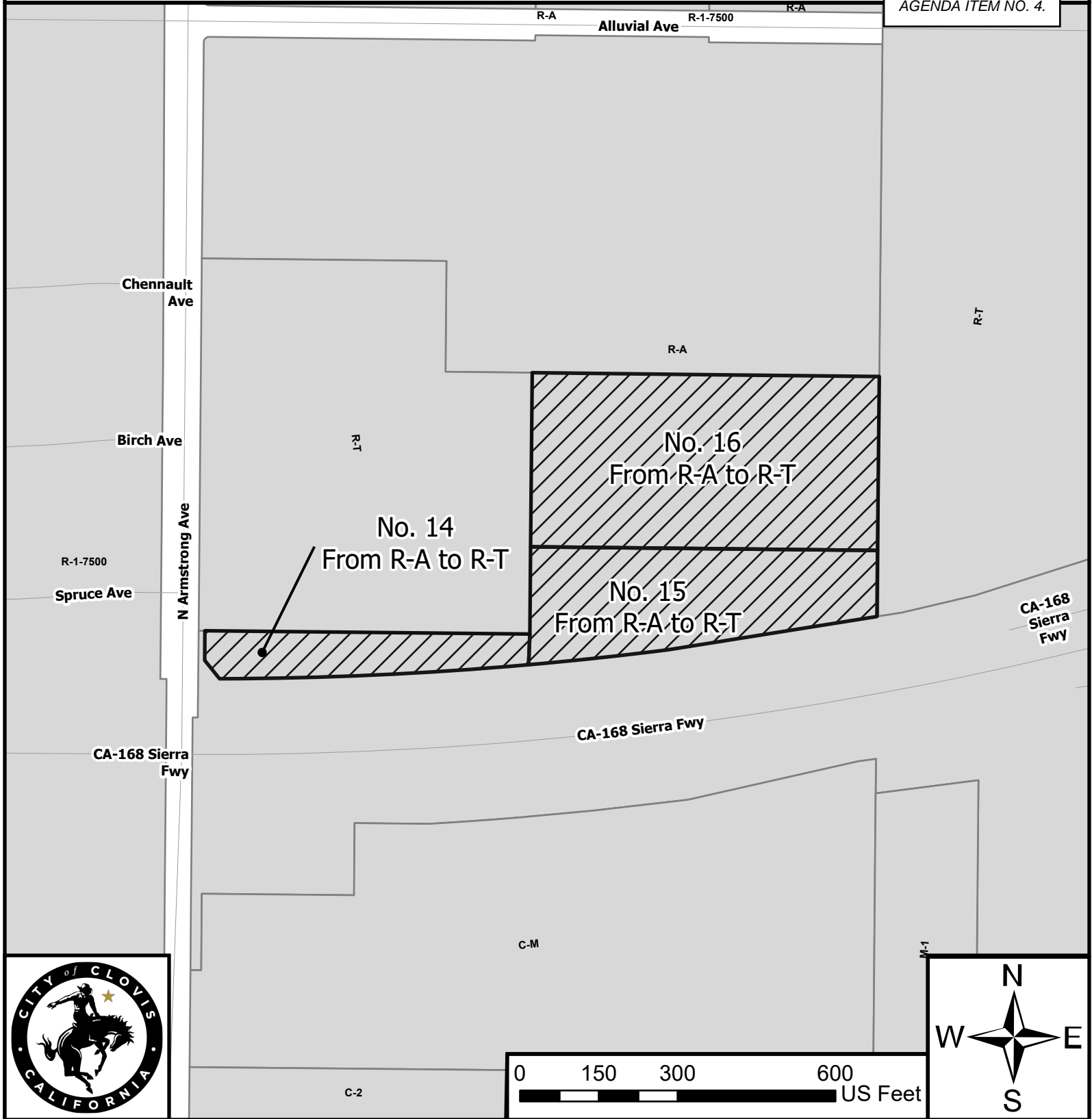
AGENDA ITEM NO. 4.







- Legend**
- 8) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
  - 9) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
  - 10) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
  - 11) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - 12) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
  - 13) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
  - City of Clovis Limits

# City of Clovis R-T Park Rezone

AGENDA ITEM NO. 4.

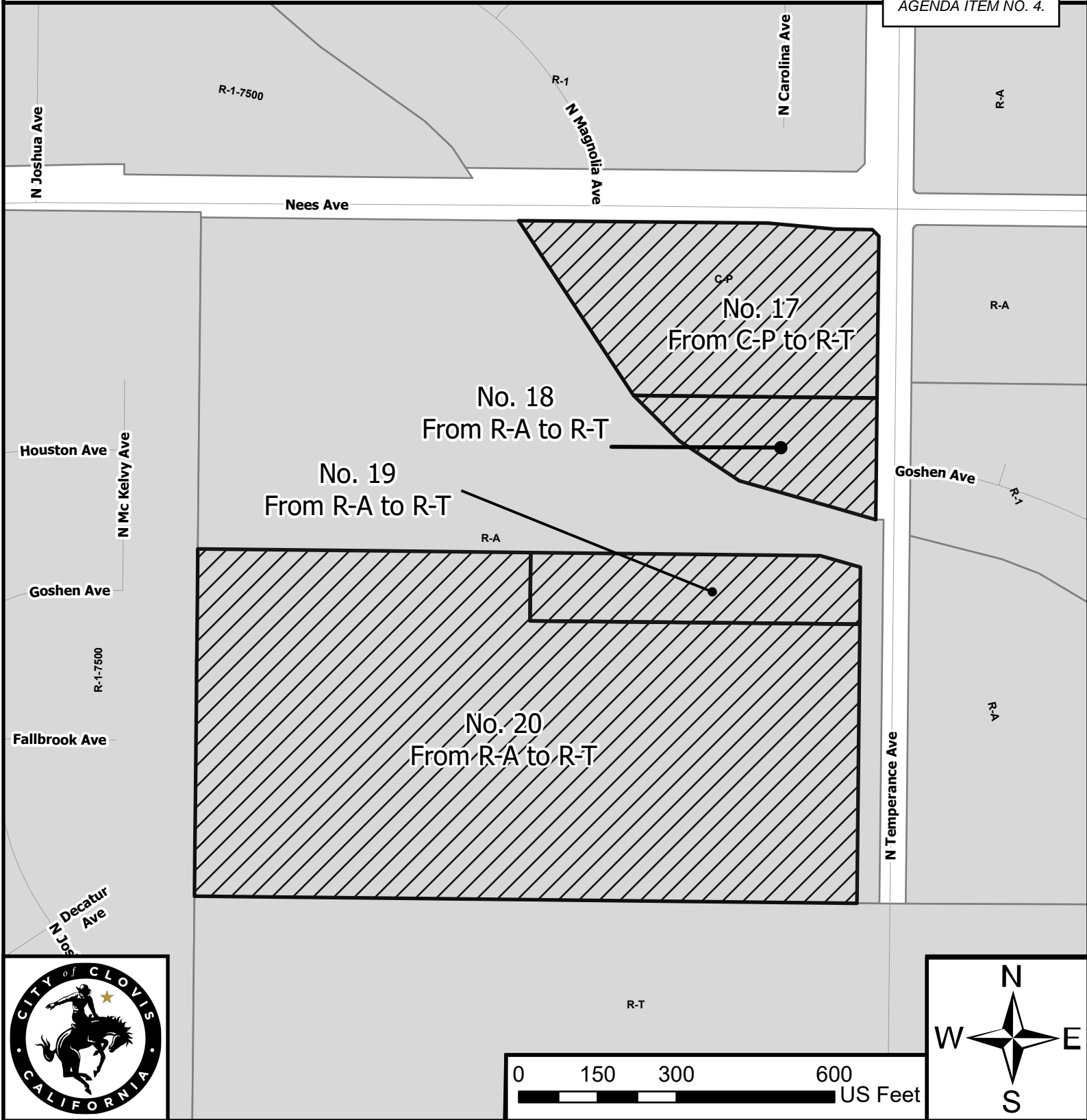


## Legend






-  14) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
-  15) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
-  16) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
-  City of Clovis Limits

# City of Clovis R-T Park Rezone

AGENDA ITEM NO. 4.

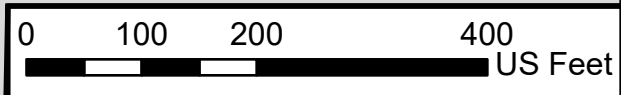
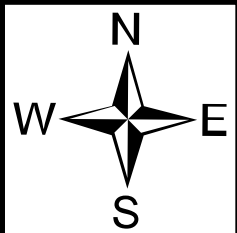
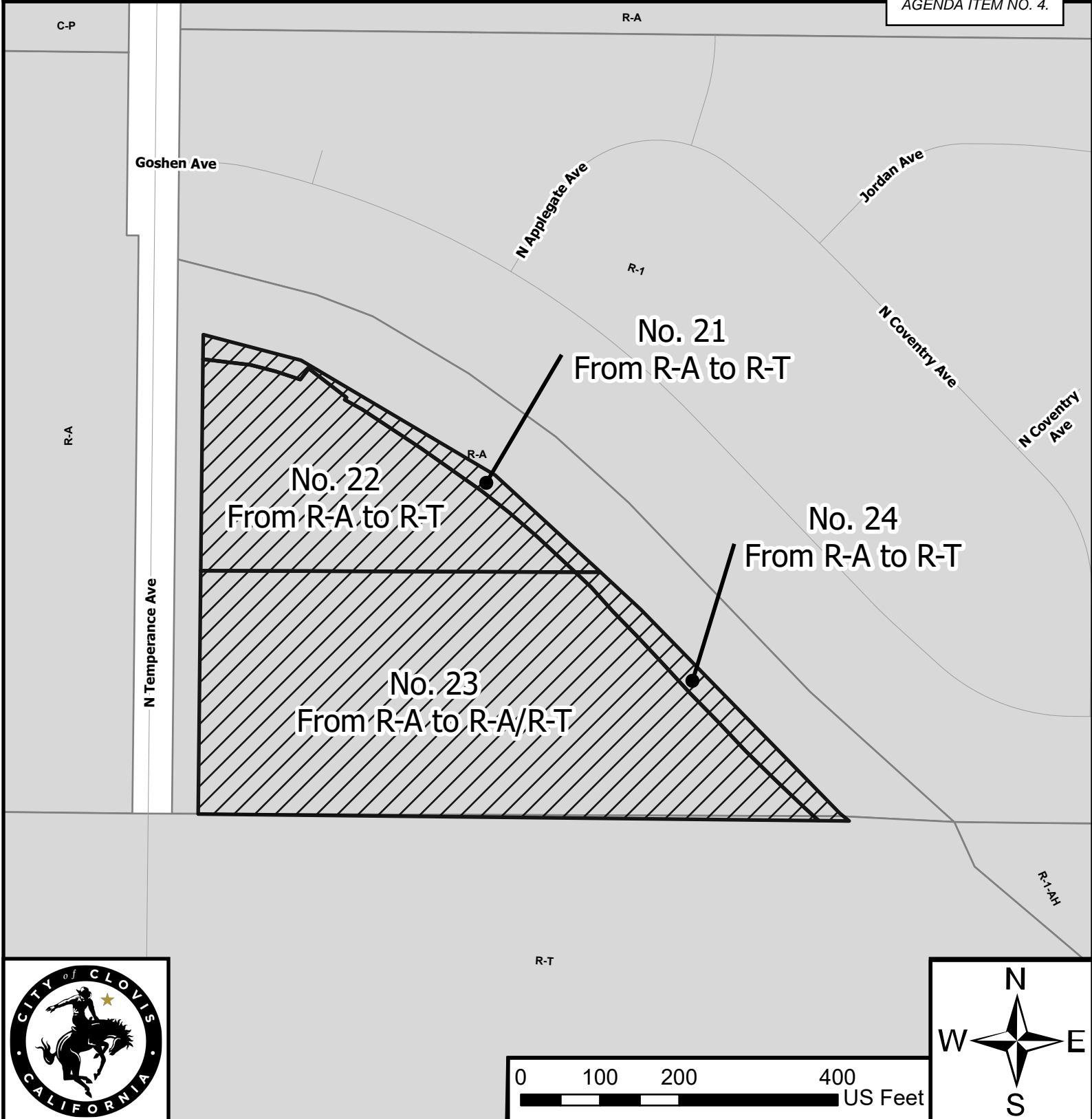


## Legend

-  17) From C-P (Administrative and Professional Office) to R-T (Research and Technology/Business Park) zone district.
-  18) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
-  19) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
-  20) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
-  City of Clovis Limits

# City of Clovis R-T Park Rezone

AGENDA ITEM NO. 4.

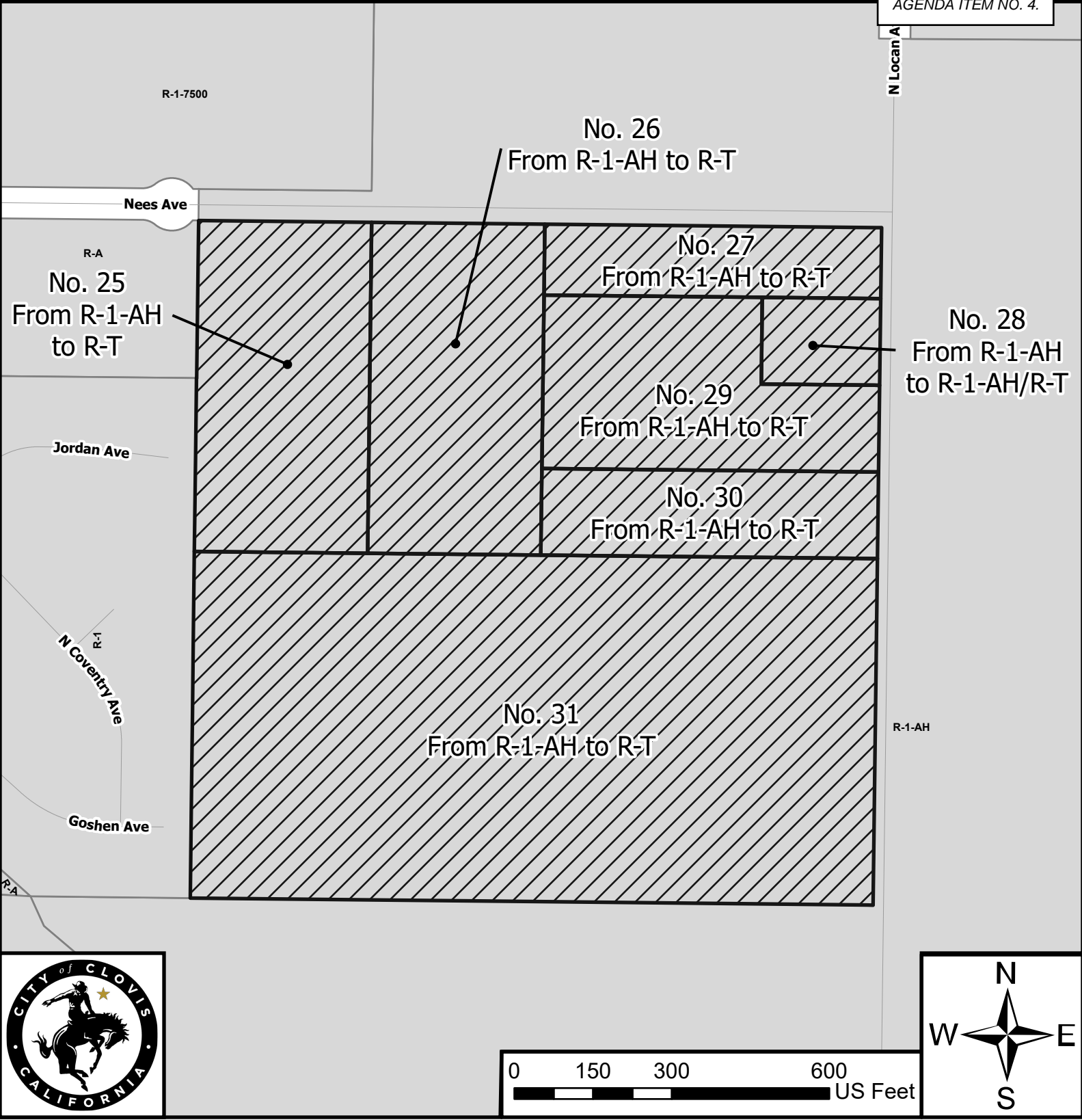


### Legend

- 21) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 22) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 23) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
- 24) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- City of Clovis Limits

# City of Clovis R-T Park Rezone

AGENDA ITEM NO. 4.

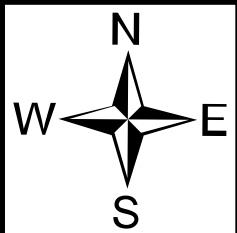
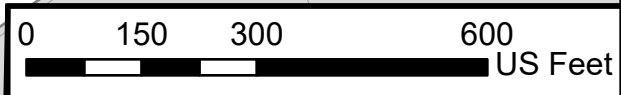
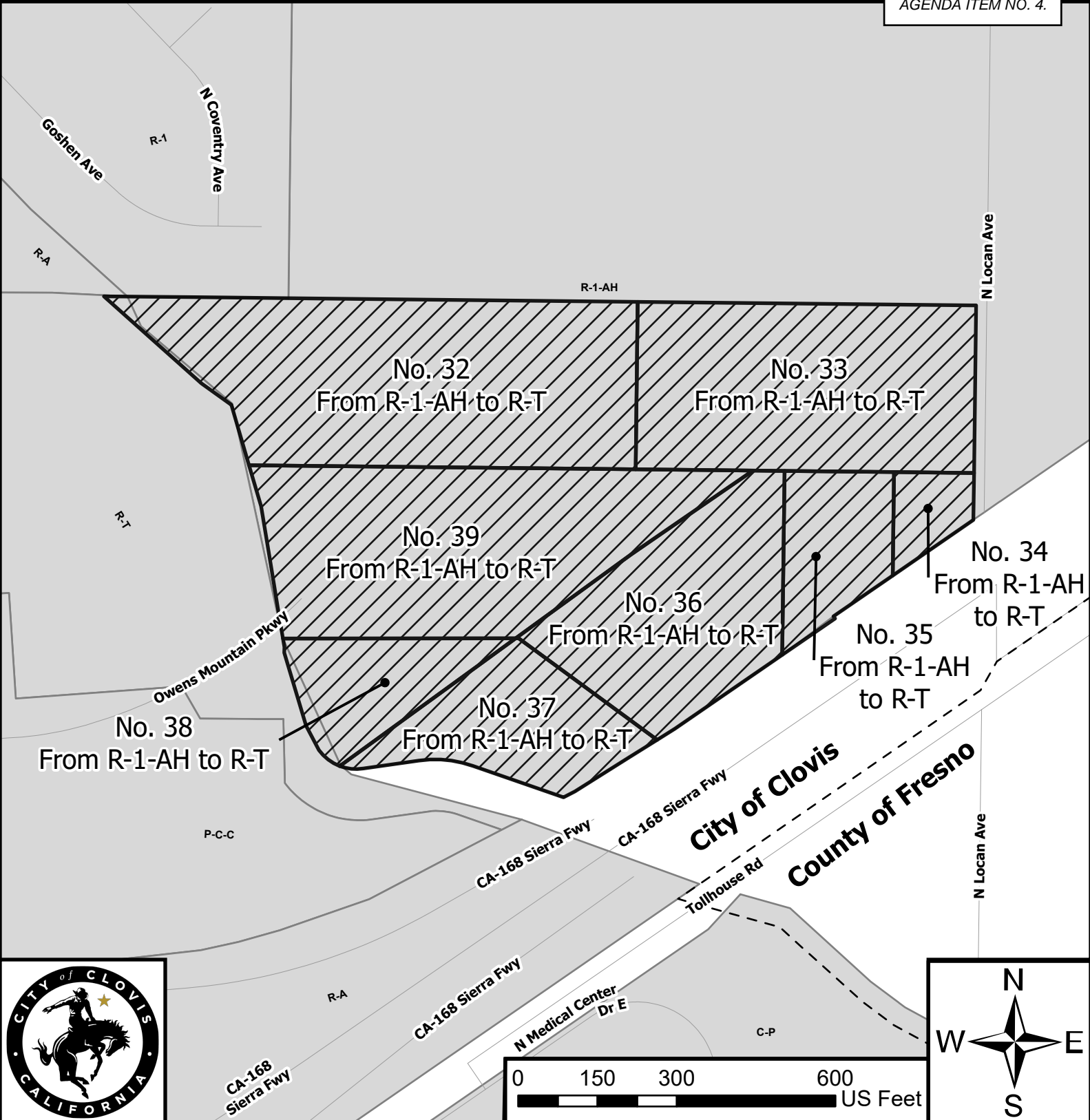


- Legend**
- 25) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - 26) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - 27) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - 28) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
  - 29) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - 30) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - 31) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - City of Clovis Limits



# City of Clovis R-T Park Rezone

AGENDA ITEM NO. 4.

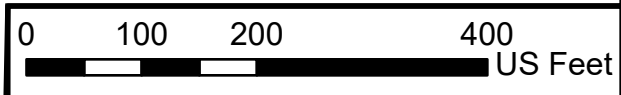
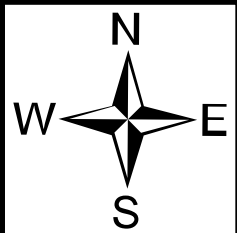
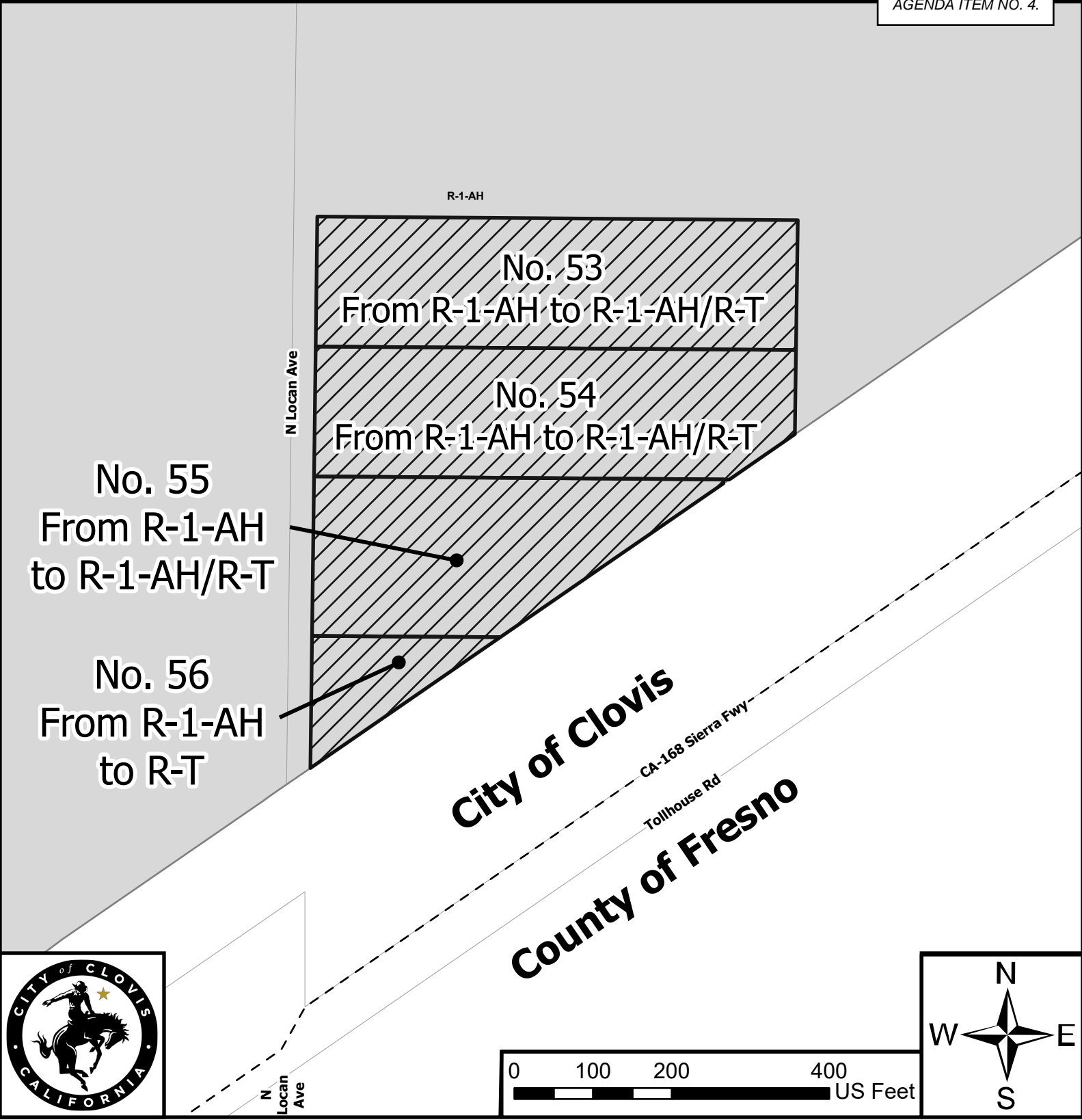


### Legend

- 32) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 33) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 34) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 35) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 36) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 37) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 38) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 39) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- City of Clovis Limits

# City of Clovis R-T Park Rezone

AGENDA ITEM NO. 4.

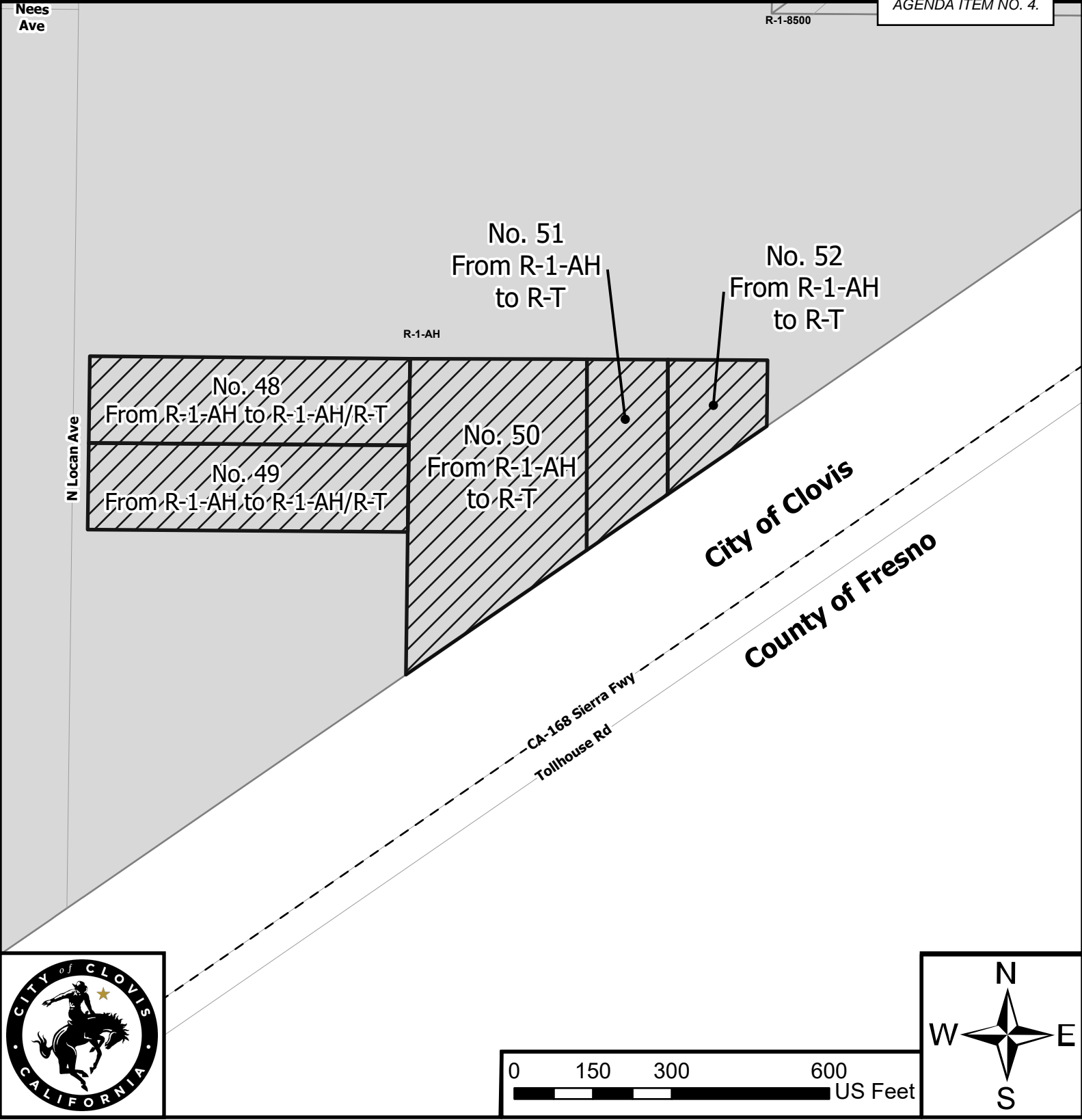


### Legend

- 53) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
- 54) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
- 55) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
- 56) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- City of Clovis Limits

# City of Clovis R-T Park Rezone

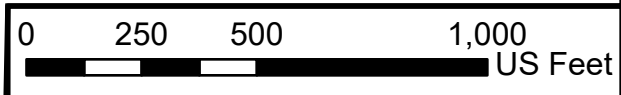
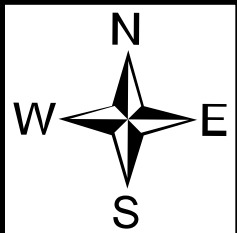
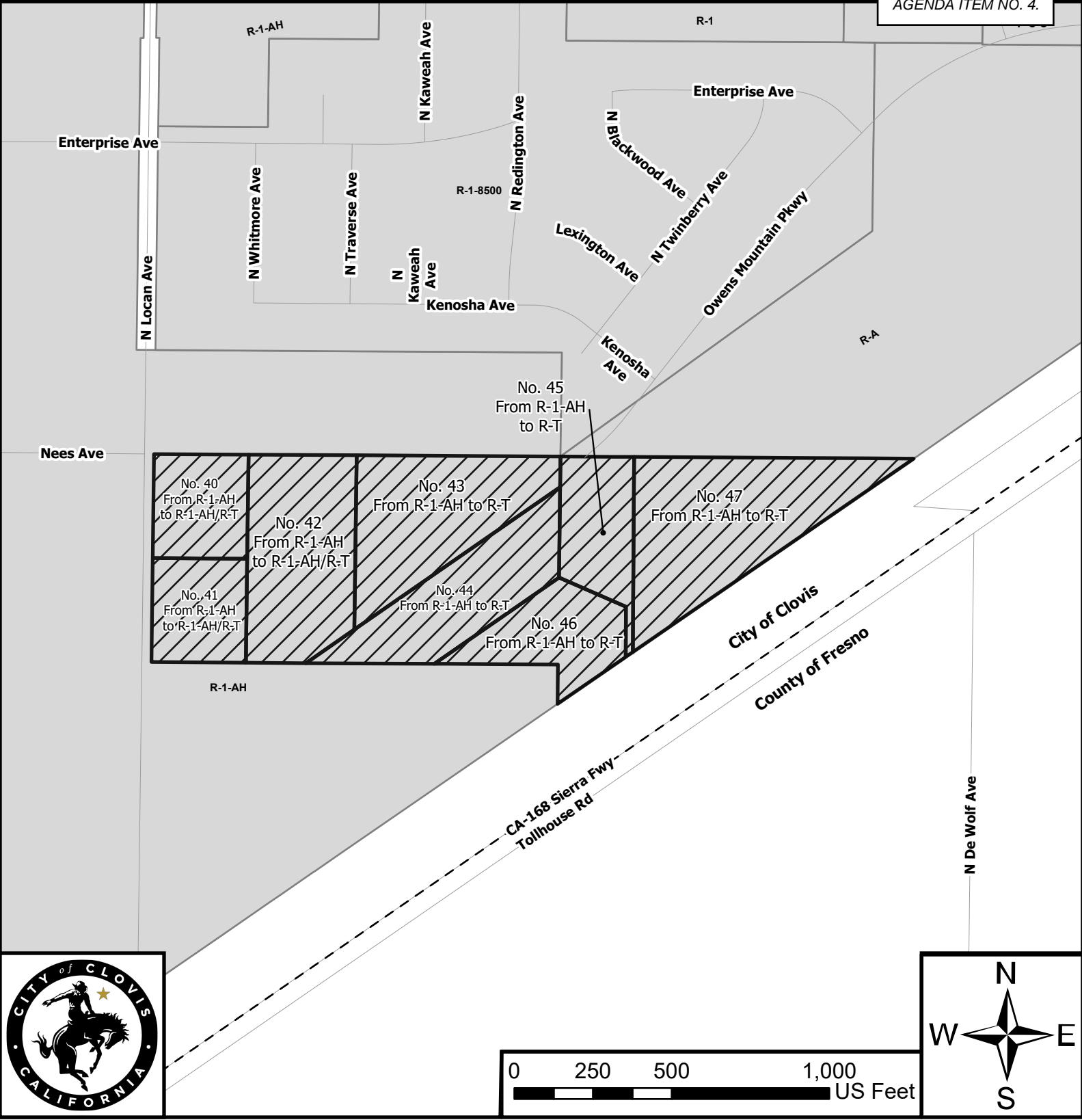
AGENDA ITEM NO. 4.



- Legend**
- 48) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
  - 49) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
  - 50) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - 51) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - 52) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - City of Clovis Limits

# City of Clovis R-T Park Rezone

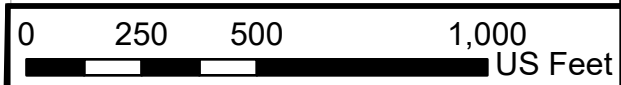
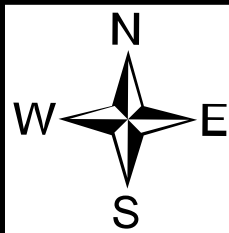
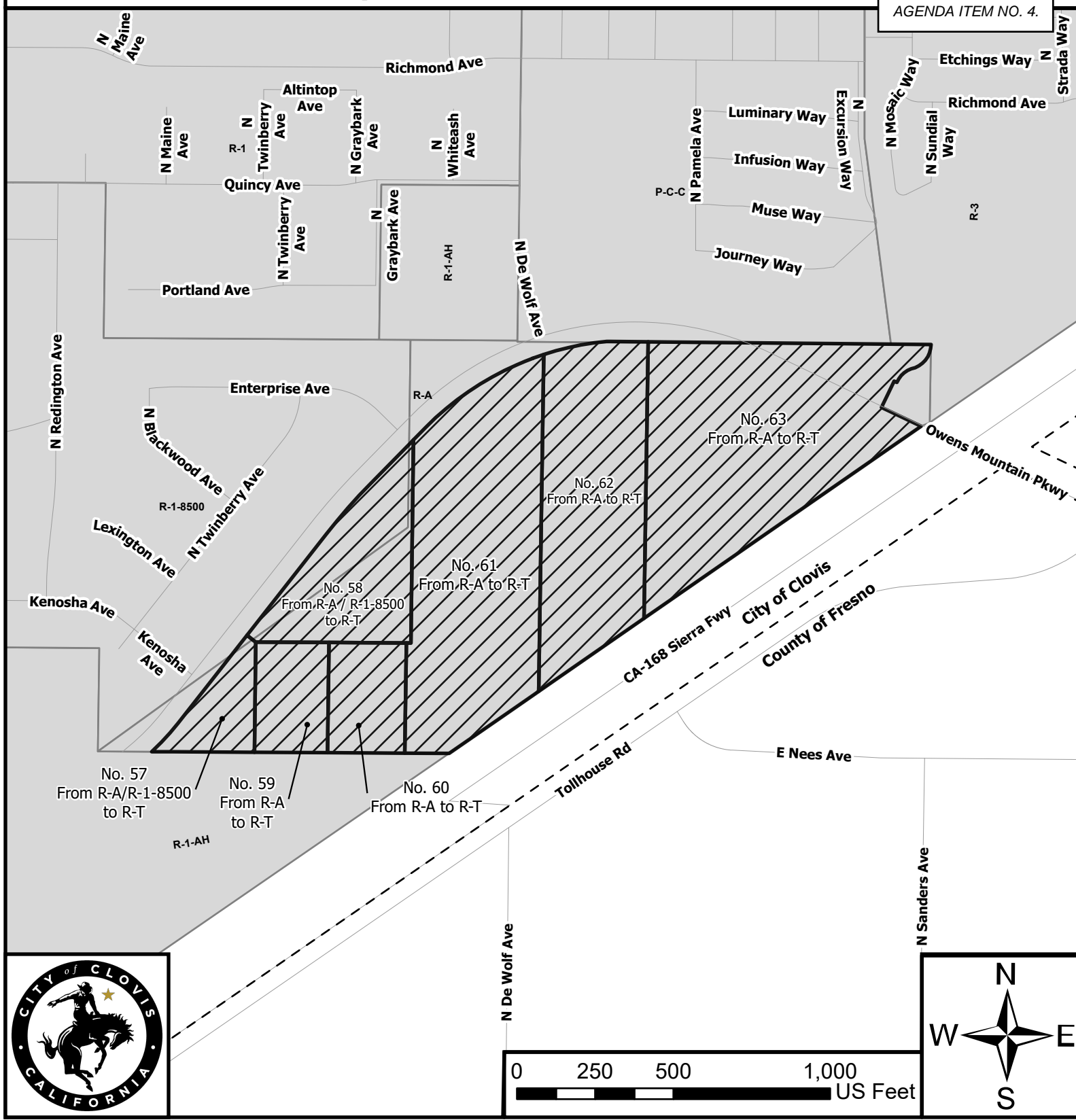
AGENDA ITEM NO. 4.



- Legend**
- 40) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
  - 41) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
  - 42) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
  - 43) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - 44) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - 45) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - 46) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - 47) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
  - City of Clovis Limits

# City of Clovis R-T Park Rezone

AGENDA ITEM NO. 4.



- | Legend |  |
|--------|--|
|        | 57) From R-A/R-1-8500 (Single-Family Residential Very Low Density & Single-Family Residential Low Density) to R-T (Research and Technology/Business Park) zone district. |
|        | 58) From R-A/R-1-8500 (Single-Family Residential Very Low Density & Single-Family Residential Low Density) to R-T (Research and Technology/Business Park) zone district. |
|        | 59) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.  |
|        | 60) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.  |
|        | 61) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.  |
|        | 62) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.  |
|        | 63) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.  |
|        | City of Clovis Limits  |

## RESOLUTION 24-\_\_

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS  
RECOMMENDING THE CLOVIS CITY COUNCIL'S APPROVAL OF AN  
AMENDMENT TO THE RESEARCH AND TECHNOLOGY ARCHITECTURAL  
GUIDELINES**

**WHEREAS**, the City of Clovis, 1033 Fifth Street, Clovis, CA 93612 ("City"), on January 4, 2021 initiated an amendment to the Clovis General Plan and Development Code to correct inconsistencies between the General Plan and Development Code and to allow for campus related housing; and

**WHEREAS**, to avoid creating inconsistencies between the General Plan, Development Code and Research and Technology (R-T) Park Architectural Guidelines (Guidelines), the City is amending the Guidelines to be consistent with the General Plan and Development Code ("Project"); and

**WHEREAS**, buildout of the R-T Park was evaluated through two (2) separate environmental impact reports (EIR) certified by the City in 1999 and 2009, in conjunction with adoption of the Clovis General Plan and Development Code Update EIR (SCH No. 2012061069); and

**WHEREAS**, proposed amendment to the Guidelines is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to a Finding of Consistency with the City's General Plan in accordance with section 15183 of the CEQA Guidelines; and

**WHEREAS**, the Planning Commission has considered the Finding of Consistency in conjunction with the Project, together with comments received and public comments, and the entire public record; and

**WHEREAS**, the City published notice of the public hearing for the Project in *The Business Journal* on May 31, 2024, more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing in accordance with applicable law; and

**WHEREAS**, a duly noticed public hearing was held on June 27, 2024; and

**WHEREAS**, the Planning Commission has had an opportunity to review and consider the entire administrative record relating to the Project, which is on file with the City's Department of Planning and Development Services, and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing ("Administrative Record").

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

1. In accordance with section 15183 of the CEQA Guidelines, the proposed Project is exempt from further environmental review under CEQA pursuant to a Finding of Consistency with the City’s General Plan.
2. The Planning Commission hereby recommends the City Council approve the Project as outlined in **Attachment A**.
3. The analysis in support of the Project is detailed in the June 27, 2024 staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing, which are hereby incorporated by reference.

\* \* \* \* \*

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 27, 2024, upon a motion by \_\_\_\_\_, seconded by \_\_\_\_\_ and passed by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 24-\_\_\_\_  
DATE: June 27, 2024

\_\_\_\_\_  
Alma Antuna, Chair

ATTEST: \_\_\_\_\_  
Renee Mathis, Secretary

## Attachment A Guideline Changes

### Section 1: Guidelines Change #1: Modify Section 8

The existing Section “8. Design Examples” will become Section “9. Design Examples”.  
The new Section 8 will be as shown below:

### 8. Campus-affiliated Housing Development & Design Standards

#### 8.1 Single-Family Housing

<b><u>DEVELOPMENT FEATURE</u></b>	
<u>Minimum Parcel Size</u>	<u>4,500 sq. ft.</u>
<u>Minimum Parcel Width</u>	<u>50 ft.</u>
<u>Minimum Corner Parcel Width</u>	<u>50 ft.</u>
<u>Minimum Reverse Corner Parcel Width</u>	<u>50 ft.</u>
<u>Minimum Parcel Depth</u>	<u>90 ft.</u>
<u>Minimum (Gross) Density</u>	<u>5.0 DU/acre</u>
<u>Maximum (Gross) Density</u>	<u>12.0 DU/acre</u>
<b><u>SETBACKS</u></b>	
<u>Front</u>	<u>15 ft.</u> <u>(20 ft. min. to garage,</u> <u>measured from back of</u> <u>sidewalk)</u>
<u>Side (each)</u>	<u>5 ft.</u>
<u>Street side</u>	<u>10 ft.</u>
<u>Rear</u>	<u>15 ft.</u>
<b><u>OTHER FEATURES</u></b>	
<u>Maximum Parcel Coverage</u>	<u>45%</u>
<u>Main Structure - Maximum Height</u>	<u>35 ft./2-1/2 stories</u>
<u>Accessory Structure – Maximum height</u>	<u>See Section 9.40.030</u> <u>(Accessory uses and</u> <u>structures)</u>
<u>Fences/Walls/Hedges</u>	<u>See Section 9.24.060</u> <u>(Fences, Hedges and Walls)</u>
<u>Off-Street Parking</u>	<u>See Chapter 32 of this title</u> <u>(Parking and Loading</u> <u>Standards)</u>



- No additional deviations are permitted unless done through the Planned Development Permit process and approved by City Council.

8.2 Multi-Family Housing

<b><u>DEVELOPMENT FEATURE</u></b>	
<u>Min. Parcel Size</u>	<u>8,500 sq. ft.</u>
<u>Min. Parcel Width</u>	<u>60 ft.</u>
<u>Min. Corner Parcel Width</u>	<u>65 ft.</u>
<u>Min. Reverse Corner Parcel Width</u>	<u>70 ft.</u>
<u>Min. Parcel Depth</u>	<u>120 ft.</u>
<u>Minimum (Gross) Density</u>	<u>15.1 DU/acre</u>
<u>Maximum (Gross) Density</u>	<u>25.0 DU/acre</u>
<b><u>SETBACKS</u></b>	
<u>Front</u>	<u>15 ft.</u>
<u>Side (each)</u>	<u>5 ft. (15 ft. if abutting residential lot)</u>
<u>Street side</u>	<u>10 ft.</u>
<u>Rear</u>	<u>15 ft. (20 ft. if abutting residential lot)</u>
<u>Building to Building</u>	<u>20 ft.</u>
<b><u>OTHER FEATURES</u></b>	
<u>Max. Parcel Coverage</u>	<u>45%</u>
<u>Max. Height (main structure)</u>	<u>45 ft./3 stories</u>
<u>Max. Height (accessory structures)</u>	<u>Per CMC</u>
<u>Fences/Walls/Hedges</u>	<u>Per CMC</u>
<u>Off-Street Parking</u>	<u>Per CMC</u>
<u>On-Site Open Space</u>	<u>260 sq. ft. of private or community open space per unit</u>

- No additional deviations are permitted unless done through the variance process and approved by City Council.
- Comply with the footnotes in the Development Code.
- No structure shall be located within 100 ft. of the properties to the west of APN 564-033-11S.

8.2 Design Standards

- A Residential Site Plan Review (RSPR) for single-family housing will be required to be reviewed for compliance with the R-T Park Architectural Guidelines. The RSPR is a separate entitlement from the tentative tract map.

- A Multi-Family Residential Design Review (MFRDR) for multi-family housing will be required to be reviewed for compliance with the R-T Park Architectural Guidelines. Multifamily projects that do not meet the objective standards shall be processed according to the review and approval requirements for site plan reviews.
- Materials and Colors
  - Both single and multi-family products shall comply with R-T Park Architectural Guidelines 1.4.3 and 1.4.4.
  - Emphasis in the proposed single-family components will be placed on use of masonry block, stone, and brick to blend with the theme of the broader R-T Park area, particularly the California Health Sciences University (CHSU) campus.
- Lighting
  - Lighting in both single and multi-family components shall be uniform throughout. Lighting for streets, both on and offsite, and trails shall be enhanced to provide a sense of place while maintaining adequate illumination.
- Building Design
  - Building height shall comply with R-T Park Design Guideline Section 1.3.
  - Roof elements shall comply with R-T Park Design Guideline Section 1.7.
    - The design of roof elements should be considered of equal importance to that of the elevations of the building.
- Monumentation
  - All signs shall comply with Chapter 9.34 of the Clovis Municipal Code.
- Landscaping
  - On and offsite landscaping shall be consistent and uniform throughout the neighborhoods, including the trail system, modeled on existing landscaping in the vicinity, particularly the CHSU campus.
  - All proposed development shall be evaluated by the appropriate design review committees and city staff.

## Section 2: Guidelines Change #2: Modify Section 8 and Create Section 9

The existing Section “8. Design Examples” will become Section “9. Design Examples”.

### 89. Design Standards

**From:** Debbie Britz <mdcba@aol.com>  
**Sent:** Wednesday, January 19, 2022 6:11 PM  
**To:** Ricky Caperton  
**Subject:** [External] Re:Amendments to the 2014 General Plan

To: Ricky Caperton, Clovis City Council, Planning Commission

As a long time resident of Clovis, 50 years with the last 40 years living at 2474 Nees Ave. It was brought to our attention through the postcard mailer we received this past Sat. Jan.15 for the City Council meeting to be held Fri. Jan. 21., on a matter that would greatly affect us. We had heard rumors from RE agents trying to purchase our property , which by the way will not be for sale in my lifetime, that apartments would be built behind our property. Our property is the complete Northern border of the RT Park/ West side of the Enterprise Canal. After reading the postcard mailer sent we were horrified that on Jan.4 ,2021 the Clovis City Council had moved ahead with looking into amendments/ rezoning of this General Plan. We never received any postcard mailer regarding that meeting. Granted we have seen many of those postcard mailers during our 40 years from the first meetings of Clovis Community Hospital, Highway 168, the conception of the RT Park, rezoning of properties, subdivisions being developed, Nees Ave being annexed into the City of Clovis then all our addresses were changed, Nees Ave. widening, etc., with many of these Planning Commission and City Council attended by us.

We made the decision to build our home at this location knowing that behind us someday there was going to be buildings that were to be Research and Technology in nature with mostly weekday hours, 5 days a week, people working in this area, not 18 acres of Multifamily Housing for hundreds if not thousands of people that would be living 24/7 in 3 story buildings directly behind our home and other homes on the western border, along with the moving of the Clovis Walking Trail along the back of the existing subdivision and our backyard!

The area has changed tremendously, if you have lived in the area during the last 10 years. The traffic is already horrendous on Temperance , Nees, then you add in hundreds of more cars with the only way to enter the landlocked property behind us is off of Temperance and maybe through 1 neighborhood street from Armstrong. I haven't even addressed the water or noise or increase to Clovis Unified School District. There surely are other properties vacant that would make more sense to house "students and faculty" for the "Medical School."

Thank you for your consideration-  
 Sincerely, Debbie and Martin Britz

**From:** Bob Davis <BobD@DavisCommodities.com>  
**Sent:** Thursday, January 20, 2022 9:33 PM  
**To:** Ricky Caperton  
**Subject:** [External] Fwd: R-T Park meeting

Sent from Bob Davis' iPhone

Begin forwarded message:

**From:** Bob Davis <[BobD@daviscommodities.com](mailto:BobD@daviscommodities.com)>  
**Date:** January 20, 2022 at 9:27:58 PM PST  
**To:** Bob Davis <[BobD@daviscommodities.com](mailto:BobD@daviscommodities.com)>  
**Subject:** Fwd: R-T Park meeting

Sent from Bob Davis' iPhone

Begin forwarded message:

**From:** Bob Davis <[BobD@daviscommodities.com](mailto:BobD@daviscommodities.com)>  
**Date:** January 20, 2022 at 8:07:36 PM PST  
**To:** Chris Bauer <[Cbauer1983@gmail.com](mailto:Cbauer1983@gmail.com)>  
**Subject:** Fwd: R-T Park meeting

<https://link.edgepilot.com/s/b16aa4f7/S7CCzweSB E2pGpLRZYxBgQ?u=http://www.rcaperton/@cityofclovis.com>

**Subject:** R-T Park meeting

Ricky,

I would like to enter a formal protest to this meeting. In particular to the shortness of notice as well as the time. Not even a weeks notice for such an issue of great consequence to the surrounding residential owners seems totally slanted towards the Developer. This is a departure from the City of Clovis' general plan for this area. Then slating that meeting for a Friday night from 6-7:30 seems to be a second protocol discouraging homeowner participation. There isn't even sufficient time to gather signatures for a formal rejection of this rezoning.

The property owners in this area are fully aware this is a master move by the Granville organization

to gain ground and build 3 story apartments in this area. Disguise this any way they wish but there is no secret here. This plan has so many flaws but the excuse of the Medical School is ridiculous. If the City of Clovis is truly interested in representing their citizens and not simply the developers, then I request allowing an extension for proper response from the residents this impacts.

Let me add that Gary McDonald's purchase of the Jura estate is well planned as he builds quality homes and this is adjacent to Dry Creek Elementary. So my statement was probably to general in nature, I apologize.

This current issue seems to concern one Developer in particular who seems to disregard the current residents. Please consider being fair to the many homeowners this impacts and reschedule this meeting allowing proper response.

Regards, Bob

Bob Davis, President  
R A Davis Commodities, LLC  
1645 Shaw Ave, Suite 103  
Clovis, CA 93611  
559-490-4500 office  
559-490-7500 fax  
559-647-7586 cell  
[bobd@daviscommodities.com](mailto:bobd@daviscommodities.com)

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

**From:** KD Pfaff <ffafpdk@yahoo.com>  
**Sent:** Thursday, January 20, 2022 10:04 PM  
**To:** Ricky Caperton  
**Subject:** [External] Nees/locan

I protest this apartment building. This will bring down our housing and greatly impact our school districts. Take it elsewhere.

Thank you  
KD Souza

[Sent from Yahoo Mail for iPhone](#)

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

**From:** Christopher Bauer <cbauer1983@gmail.com>  
**Sent:** Thursday, January 20, 2022 10:45 PM  
**To:** Ricky Caperton  
**Subject:** [External]

Mr. Caperton.

This letter is in reference to the locan/nees proposed zoning change

The proposed zoning change to allow for a high density apartment complex will negatively affect this area in multiple ways.

Our schools-

Currently, our schools are already highly impacted and trying to expand to keep pace with the current child age population. Adding on top of the already overwhelmed schools high density apartments would cause increased strain on the schools to provide the high level of education the city of clovis schools are known for.

Property value-

Having an apartment complex built so close to our home will cause a significant decrease in its value. Apartment complexes do serve a purpose and help with density issues. However, situating one in the middle of an otherwise completely single family home area does not make sense. There are other locations that would be far better for apartment complexes that are even closer to the medical school. If you want I will point them out on a map.

Traffic-

With the increased development in the area the traffic increase on Locan is already undeniable and quite honestly unacceptable for a two lane road without sidewalks. The city of clovis not requiring de Young to finish off the sidewalk was a huge error. Every morning when I see school kids walking on a dirt shoulder to catch the bus I cringe. Adding on top of that a high density apartment complex and a proposed round about at alluvial and locan, it would only get busier.

Lack of green space-

By developing an apartment, we would be losing valuable greenspace. Not only is greenspace nicer to look at than an apartment complex, but they offer many health benefits as well.

Clerical issues-

As currently zoned, this area is zoned low density single family homes. To change the plan to make room for an apartment complex doesn't seem fair to the residences in this area.

Additionally, to have a meeting via zoom on a Friday from 6-7:30 is ridiculous. In addition to this strange start time, the post cards regarding the meeting were only delivered on Saturday. This does not allow much time to get the word out to the affected residents. And time is needed in this instance as some of the owners in the area did not even receive a post card.

Thank you for taking the time to read this email.

Thanks, Chris

**From:** Christopher Bauer <cbauer1983@gmail.com>  
**Sent:** Friday, January 21, 2022 9:22 AM  
**To:** Ricky Caperton  
**Subject:** Re: [External]

Mr. Caperton,  
That is all very reasonable and I appreciate you taking the time to reply. As for the meeting tonight, we live at 2879 Enterprise Ave and never received the post card. Seeing as we are directly adjacent to the vacant land in question, we should have been notified. Also, this meeting is not listed on the city of clovis website or the planning commission website. Therefore, the amount of residents speaking tonight should not be taken into consideration since proper notification was not given. And to say our house was an error/outlier is not correct, because our two neighbors next to us on our side of the street didn't receive the post card either.

Thanks, Chris

On Jan 21, 2022, at 8:29 AM, Ricky Caperton <[rcaperton@ci.clovis.ca.us](mailto:rcaperton@ci.clovis.ca.us)> wrote:

Hi Chris,  
To clarify, the new meeting will not be on Feb. 14th, but sometime during that week (still determining the exact day, which I will know later today). Also, tonight's meeting will not be cancelled per se, and for those that are on tonight we will run through the presentation - but we will give the option to folks calling in tonight to either stay on for tonight's meeting or they are welcome to join the February date. Hope that clarifies. We wanted to be mindful to those that may have already planned to call in tonight.

Ricky Caperton, AICP | Deputy City Planner  
City of Clovis | Planning Division  
p. 559.324.2347 | m. 559.593.5176  
[rcaperton@cityofclovis.com](mailto:rcaperton@cityofclovis.com)

-----Original Message-----

From: Christopher Bauer [<mailto:cbauer1983@gmail.com>]  
Sent: Friday, January 21, 2022 8:26 AM  
To: Ricky Caperton <[rcaperton@ci.clovis.ca.us](mailto:rcaperton@ci.clovis.ca.us)>  
Subject: Re: [External]

Mr. Caperton,  
I appreciate the extra time granted for the meeting. Does this mean that today's meeting has been cancelled? Or the February 14th meeting will be in addition to



the one tonight? Thanks in advance.

Thanks, Chris

On Jan 21, 2022, at 7:48 AM, Ricky Caperton  
<[rcaperton@ci.clovis.ca.us](mailto:rcaperton@ci.clovis.ca.us)> wrote:

Good morning Chris, I am in receipt of your letter. We are in the process of scheduling another meeting for the week of February 14th to allow another opportunity to comment with greater notice and that will not be on a Friday. I will follow up today when that is scheduled.

Ricky Caperton, AICP | Deputy City Planner City of Clovis |  
Planning

Division p. 559.324.2347 | m. 559.593.5176  
[rcaperton@cityofclovis.com](mailto:rcaperton@cityofclovis.com)

-----Original Message-----

From: Christopher Bauer [<mailto:cbauer1983@gmail.com>]

Sent: Thursday, January 20, 2022 10:45 PM

To: Ricky Caperton <[rcaperton@ci.clovis.ca.us](mailto:rcaperton@ci.clovis.ca.us)>

Subject: [External]

Mr. Caperton.

This letter is in reference to the locan/nees proposed zoning change

The proposed zoning change to allow for a high density apartment complex will negatively affect this area in multiple ways.

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Currently, our schools are already highly impacted and trying to expand to keep pace with the current child age population. Adding on top of the already overwhelmed schools high density

apartments would cause increased strain on the schools to provide the high level of education the city of clovis schools are known for.

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Having an apartment complex built so close to our home will cause a significant decrease in its value. Apartment complexes do serve a purpose and help with density issues. However, situating one in the middle of an otherwise completely single family home area does not make sense. There are other locations that would be far better for apartment complexes that are even closer to the medical school. If you want I will point them out on a map.

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#### Lack of green space-

By developing an apartment, we would be losing valuable greenspace. Not only is greenspace nicer to look at than an apartment complex, but they offer many health benefits as well.

#### Clerical issues-

As currently zoned, this area is zoned low density single family homes. To change the plan to make room for an apartment complex doesn't seem fair to the residences in this area.

Additionally, to have a meeting via zoom on a Friday from 6-7:30 is ridiculous. In addition to this strange start time, the post cards regarding the meeting were only delivered on Saturday. This does not allow much time to get the word out to the affected residents. And time is needed in this instance as some of the owners in the area did not even receive a post card.

Thank you for taking the time to read this email.

Thanks, Chris

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**From:** Katherine A Hickman <katherineh@mail.fresnostate.edu>  
**Sent:** Friday, January 21, 2022 8:12 AM  
**To:** Ricky Caperton  
**Subject:** [External] General Plan Amendment Rezone

I live on Enterprise Avenue and have for 39 years. I have been advised by neighbors that tonight, January 21, there is a virtual meeting that ultimately allows for building on Nees Avenue for "student housing". As you and Assimi are very aware this will back up to properties on Enterprise Avenue. I can't believe this is happening again in Clovis. If people in this area knew what you were doing, they would all object. How does one get noticed for these actions? I did not. When DeYoung came through and destroyed the area right behind us, we were not noticed nor were the next door neighbors even though it backed up to our properties. And of course, very developer friendly Clovis gave the go ahead. We vigorously object to this action.

If you have ever been at Shepherd and Willow Avenues you will note, because you cannot miss, the most un-aesthetically pleasing buildings in the county. They are straight out of east coast slums. Three stories of urban sprawl. I am sure Assimi with his money and power would have us believe that this is a good thing for a residential neighborhood. It is a horrible idea and a disruption beyond belief for residential neighborhood residents. Traffic congestion, noise, and effect on Dry Creek School at a minimum are impacted. Since you are the planners and I am the person whose quality of life is going to be affected, please answer my concerns or move them to the council level

- What happens to walkability in the neighborhood...you can't walk on Logan Avenue now as it has become too dangerous
- How are you protecting what is left of our open space...DeYoung finished off the open space behind me
- How much traffic will be generated and what will be done to reduce the increasing congestion on Nees and why increase traffic in a neighborhood?
- Are you aware of the social, crime and noise issues associated with "student housing"
- Where is the informed and concerned leadership in the City of Clovis

As a professor at a university I am well aware of the issues of 'student housing'. Ask university police what the issues are and please do not attempt to hide behind ..."well they are medical students". Have you ever driven by the old Valley Medical Center on Cedar Avenue in Fresno? The "student housing" across the street was a

constant source of problems and disruption as the Fresno Police Department can attest...the human factor exists in every group of students.

Again, if the City of Clovis has done any planning at all, they will recognize the impact of the development of student housing on Nees Avenue, the effect on increased traffic congestion, the increase in social problems and the devaluation of the properties behind the development. We do not support the rezoning of the area.

Please consider our strenuous objections. If there were an in-person meeting and there should be, I would voice my objection. Not sure if this action is related to the meeting at Dry Creek School in 2019, but surely the City noted at that time that neighbors are opposed.

Dr. Katherine Hickman  
2939 Enterprise  
Clovis, Ca. 93619

**From:** Ryan Davis <rydav21@gmail.com>  
**Sent:** Friday, January 21, 2022 9:27 AM  
**To:** Ricky Caperton  
**Cc:** Danielle Davis  
**Subject:** [External] Granville Apartments on Nees?

Hello Mr. Caperton,

Just last night I heard from fellow concerned neighbors about a proposal to rezone a parcel on Nees, between Temperance and Locan, as high density? And almost no notice was given to the surrounding community that this would impact? I'm hoping they are mistaken and this is much ado about nothing, because it makes no logical sense to insert apartments into 1 parcel of this rural area.

Dry Creek Elementary is the most impacted school in the entirety of Clovis Unified, and that particular section of Nees is already a terrible accident waiting to happen with many things wrong with it.

Countless other reasons I hope will be considered.

Thank you,  
Ryan and Danielle Davis  
559-575-3843

**From:** Stefanie Villanueva <stefanievillanueva@icloud.com>  
**Sent:** Friday, January 21, 2022 9:31 AM  
**To:** Ricky Caperton  
**Subject:** [External] Protest for high density change

Hello,  
My family lives on Portland Ave and we are very close to area in question. We formally protest the change from low density to high density for apartments to be built. We love our home and our neighborhood and do not think this change would be beneficial to our community. I am also upset that we were not properly notified about this huge change being proposed.

Thank you,  
Stefanie Villanueva

**From:** Bruce J. Berger <bruceb@bjbergerlaw.com>  
**Sent:** Friday, January 21, 2022 9:46 AM  
**To:** Ricky Caperton  
**Subject:** [External] January 21 informational meeting

**Importance:** High

*Mr. Caperton:*

*My wife and I live on Enterprise Avenue (just west of Locan).*

*I've heard this morning that the informational meeting scheduled for this evening regarding plans for student and faculty housing has been rescheduled for February 14; can you please confirm or otherwise set me straight on that?*

*Also, we've heard rumors that Darius Assemi has plans to develop a 3-story apartment complex on the north side of Nees between Locan and Temperance; if this is true, we have concerns, in that such a development would abut the southwest corner of our property, and would threaten to cast shade on our ground-mounted solar panels (which, by the way, have been there for approximately 14 years). Moreover, such a complex presents a threat to our overall privacy, in that multiple story units would have a direct view into our back yard. Can you please update us on Mr. Assemi's plans, specifically for the north side of Nees?*

*Much appreciated,*

*BJB*

*Bruce J. Berger  
 Bruce J. Berger Law Firm, Inc.  
 2147 Herndon Avenue  
 Suite 103  
 Clovis, California 93611  
 Voice: (559) 326-7914  
 FAX: (559) 533-0428*

*Orlando Office – By Appointment Only  
 390 North Orange Avenue  
 Suite 2300  
 Orlando, Florida 32801  
 Voice: (407) 459-8675  
 FAX: (407) 730-3584*

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**From:** Eric Benson <cgebenson@yahoo.com>  
**Sent:** Friday, January 21, 2022 11:40 AM  
**To:** Ricky Caperton  
**Cc:** Natalie Benson  
**Subject:** [External] R-T Park Area Comments

Hello,

I received a postcard requesting comments for the R-T park boundary and the housing for the CHSU campus. I have 2 children at Dry Creek elementary school and their classes are already at capacity. This overcrowding reduces their ability to learn and receive individualized attention. Furthermore, the overcrowded classrooms are a perfect environment for disease transmission like COVID-19 or other variants that the future holds.

This zoning plan is the "foot in the door" to put more houses and more density in the area, and new home owners / developers will flood the existing schools and exacerbate an already bad situation. I believe that ANY new development should include funding (paid for exclusively by new home owners and developers) for new schools.

Furthermore, the City of Clovis planning department and developers have demonstrated with ALL new construction in the past 5 years that there is no value on trees. Lot sizes are made as small as possible to fit as big a house as possible on it with no allowance for trees. This urbanization makes the areas even hotter as all the hardscape traps warmth and radiates it back up in the evenings. **Trees have value**, they give animals a home and give free shade to everyone. They make cities cooler and nicer and reduce energy consumption - but they need room to grow - and when you zone a 3000 sq ft house to occupy a 4000 sq ft lot - the result doesn't just effect one house - it results in there being no trees in the ENTIRE subdivision. I encourage you to drive around any new neighborhood - Houses 8 feet from the sidewalk and 8 feet between adjacent roofs - where are the trees going to grow? The result is no trees above the roof-line for acre after acre. Please reverse this atrocious policy and set minimum lot sizes that have room for yards and mature trees.

Respectfully,

Eric Benson  
(562) 381-5275

**From:** David Fujihara <dfujihara@chsu.edu>  
**Sent:** Friday, January 21, 2022 1:45 PM  
**To:** Ricky Caperton  
**Subject:** [External] Granville

Mr. Caperton,,

Last night I became aware of a development coming on Nees between Locan and Temperance. I wanted to formally voice my concern as a home owner in the area. I am profoundly disturbed about the lack of infrastructure in the area for such a marked increase in population. Has this been taken into consideration? Are there plans to fully develop the side walks to keep pedestrians safe? I live off of Quincy Ave at 1430 N Redington Ave and I can assure you there is already a large amount of traffic speeding through my neighborhood. There is a large amount of children that use the walking path near my house and locan. I have seen many close calls of cars almost colliding with children in the area. If there is no further development of the land prior to a population increase I assure you it is just a matter of time before a child is struck by a vehicle.

I would strongly oppose any such development in the area and encourage the city to consider the safety of the community before proceeding.

Thank you,  
David and Rachel Fujihara

**From:** Borjas Gym <mrsmonicaborjas@gmail.com>  
**Sent:** Friday, January 21, 2022 2:08 PM  
**To:** Ricky Caperton  
**Subject:** [External] Protest Apartment Development

Hello!

I wanted to go ahead and send a quick email to strongly protest Granville's desire to shadily get to the City of Clovis to redefine the low density residential land to essentially high density for apartments to build on. Please do not let this happen. This is so close to my home and something that would decrease our home value as well as our neighborhood. It is my understanding that a select few of my neighbors received a notification of a meeting tonight. Why wasn't this sent to everyone in the neighborhood? This affects us all.

All the best,  
Monica Borjas

Sent from my iPhone

**From:** Dean Tinnimit <deanster62@yahoo.com>  
**Sent:** Friday, January 21, 2022 5:16 PM  
**To:** Ricky Caperton  
**Subject:** [External] Technology park questions

My main concern is rif raf in parking lots, ever since Owens parkway has been extended there has been lots of burn outs and or extra loud music on the roadway. Will there be anything built to prevent such activities or keep sound to a minimum?

Also, for those of us whom are not directly on the canal and those with yards that will back up to this park/complex can we have a our wood fence replaced with a "brick" or mortar wall to help alleviate car noise and or delivery trucks that may be going to this industrial park? If we can have that happen that would help some of my concerns to noises that may come from the area.

I realized from the very beginning when I purchased this home 15+ yrs ago that development would happen but thought it would be on the south side of the canal but didn't know it would be on the east side of the neighborhood as well so personally my home will have it directly behind and besides me, and as I have mentioned before my concern is noise. I noticed when such areas like this are developed that the neighborhood shares a mortar wall and I would like that to be part of this as well. I'm all for development for I know it's good for our city, but privacy and especially noise is my main concern and hopefully that could be addressed with a solid wall to help prevent noise for those of us that our yards will be backed up to this tech park.

Thank you for your time,  
Dean Tinnimit

P.S. sorry for any grammatical errors because I'm trying to coach kids and do this on my phone. I actually have more questions but hopefully some of my neighbors will ask since I heard they have some of the same concerns and hopefully they will voice their opinions and concerns.

Sent from my iPhone

Dear Mr. Caperton,

I was notified by neighbors of the proposed plan by Granville to build a multi-story apartment complex on Nees between Locan and Temperance.

I strongly oppose the building of an apartment complex in this area for several reasons:

1. Infrastructure. Nees, east of Temperance, is a single lane country road. With all the development in the area, there is a heavy burden of traffic on this road and the quality of the road has suffered immensely. The traffic has become a safety concern to the children walking on the dirt shoulder of this road to school at Dry Creek Elementary. Adding an apartment complex to this area is foolhardy, with no consideration to the downstream effects of traffic congestion and unsafe conditions for pedestrians.
2. Environmental. These grasslands are home to small mammals, amphibians, and reptiles that have been pushed to the outer reaches of the city limits by excessive and unsustainable development. For example, the giant garter snake (*Thamnophis gigas*) is a threatened species in Fresno County and can be found in the area. Densely spaced construction with razing of the natural grasslands of the area negatively impacts their natural habitat and risks the survival of the species. This is only one example of the harms that can come to wildlife in the area. A full environmental impact review should be performed.
3. Water. Clovis planners must be using extremely optimistic projections for future water supply to continue approving housing projects at all. The historical record shows California has suffered through multiple hundred-year-long droughts in its history. We are currently in a significant drought now. Climate change has led to increasingly hot summers and worsened the cyclical drought conditions of our state. There will come a time when water is *actually* scarce and there isn't enough to go around. The coastal areas of our state will develop desalination plants to supply their water from the ocean. What will we do?
4. The Clovis Quality of Life. I can tell you that *no one* moved out to Locan and Temperance, once an extremely rural area, to be situated next to a multi-story apartment complex. This development would be an eye sore in the middle of the grasslands of the area. The values of the properties in the immediate area would suffer irreparable harm. People living in these types of houses on 1-2 acres live there for the privacy and rural life it provides. This used to be a central tenet of the City of Clovis, what is going on?

This area is zoned as low density residential land for a reason. It is an open area surrounded by fields with tall grasses and situated on a single lane country road. From the proposed area there are only a handful of distantly spaced houses in sight, with no semblance of urban development whatsoever. It makes absolutely no sense to build an apartment complex along this street. It will harm the environment, it will harm taxpayers by forcing additional development of infrastructure in the area, it is unsustainable growth of consumption of natural resources, and erodes the Clovis quality of life.

Never did I think I would see the day when large developers would try to build apartments out on Locan and Temperance. Does Clovis despise its rural residents?

I strongly ask all parties involved to reconsider the location of this building project.

Sincerely,  
Gabriel Schroeder

**From:** Gena Behrens <genabehrens@gmail.com>  
**Sent:** Monday, January 24, 2022 4:48 PM  
**To:** Ricky Caperton  
**Subject:** [External] Rezoning in Clovis

Dear Ricky,

I am writing on behalf of the public meeting that happened on January 21. I do not support the rezoning of the Temperance/Alluvial area for apartments. This is an area full of homes and commercial buildings and does not make sense to build apartments in the middle of these areas. There are plenty of apartments already in the area that can accommodate the school without taking away from businesses and the quiet for homeowners. The added traffic will cause even more congestion that we already experience.

Sincerely,  
Gena Behrens  
Diamond Crest Community

**From:** Daniel Valluzzi <daniel.valluzzi@icloud.com>  
**Sent:** Tuesday, January 25, 2022 7:50 PM  
**To:** Ricky Caperton  
**Subject:** [External] 168 and Owens Mountain Parkway

Good evening,

I am a homeowner in the Harlan Ranch community. Is it true that you are attempting to rezone the land on 168 and Owens Mountain Parkway for college apartments?

Could you please email me more information about the proposal?

Thank you,  
Daniel Valluzzi



**From:** Chuck F <fraternis3t6@gmail.com>  
**Sent:** Tuesday, January 25, 2022 9:53 PM  
**To:** Ricky Caperton  
**Subject:** [External] Possible Student Complex 168/OwenMountain

Dear Sir/Madam,

It came to our attention that the city planner is in the process of rezoning the lot at 168/Owen Mountains Parkway. Just wanted to tell you clearly "NO"... As the residents in this neighborhood we will do our best to dispute this and vote to kick out the responsible members, planners and mayors.

Yours Sincerely,  
Chuck

**From:** Janet Halsey <halseyelectric@sbcglobal.net>  
**Sent:** Wednesday, January 26, 2022 11:09 AM  
**To:** Ricky Caperton  
**Subject:** [External] Change in zoning for student housing  
Temperance/Alluvial

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mr. Caperton,

I have some concerns about the new development ideas for the above project. It will need an awfully large allotment of the property for parking, plus ingress and egress. That will add a tremendous amount of traffic to that area in and around the traffic circle, as well as the rural streets nearby. Does anyone know how you plan to accommodate that? Are you also adding more Clovis PD to take care of that extra college age stuff which comes with college apartment housing so that we can protect the residential and business community near there? Who is the developer and what financial arrangement have been made with them to cover all of the community concerns? Is there a place of public records where I may go and view all of that information?

I appreciate your help in this matter.

Janet Halsey

**From:** path@psnw.com  
**Sent:** Thursday, January 27, 2022 6:30 AM  
**To:** Ricky Caperton  
**Subject:** [External] 168 project

I attended the online meeting.

I did not hear these questions asked:

1. Is the faculty housing apartments or single homes? How many apartments or single homes?
2. Does the College already own the properties that are designated for student and faculty housing?
3. Is the Developer that is hauling in dirt on the lot on Temperance in charge of the project for the school at that site?

Thank you  
Patricia Hulsey

**From:** Tim Douglas <timothyddouglas3@gmail.com>  
**Sent:** Friday, January 28, 2022 1:36 PM  
**To:** Ricky Caperton  
**Subject:** [External] Research and Tech Park

Ricky--

I took part on the Webex last week and heard your answer to multiple questions regarding the work being done on this project. As a family who lives near this project, I must ask again: if there is no clear project defined, then why is so much dirt being brought to the site? What is the purpose of this activity?

Thanks.

**From:** Yvonne Haas <ynhaas@gmail.com>  
**Sent:** Saturday, February 5, 2022 10:58 AM  
**To:** Ricky Caperton  
**Subject:** [External] R-T Park boundary

Hello Mr. Caperton,  
We were unable to make the virtual meeting last month and I hear there will be another meeting soon. So i want to ask what is being planned for the empty land that is surrounded by 168 and Owens Mountain Parkway. Where there is an offramp to DeWolf? It is close to our house.

Dan & Yvonne Haas

**From:** Clovis Help Line <noreply@user.govoutreach.com>  
**Sent:** Friday, February 11, 2022 1:48 PM  
**To:** Ricky Caperton  
**Subject:** [External] Clovis CRM: You have been assigned a new Request #: 6112327

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Request # 6112327 from the Government Outreach System has been assigned to you by George Gonzalez.**

---

**Request type:** Problem

**Request area:** Planning (Other)

**Citizen name:** Christine Kucera

**Description:** Christy Kucera

Wed 2/9/2022 9:42 AM

My husband and I are against the rezoning of Hwy 168 and Owens Mt Parkway. Anything zoned high density is not appropriate for the neighborhood we live in. Please reconsider the type of area for your low income housing, which is what you really are proposing here. Something actually closer to schools, shopping, and large colleges. The above referenced area does not fall into that category. 350 units translates into 700 parking spaces. Residents would be parking on the streets where our children play putting children at risk.

Christine and David Kucera

**Expected Close Date:** March 1, 2022

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

**From:** path@psnw.com  
**Sent:** Tuesday, February 15, 2022 4:42 AM  
**To:** Ricky Caperton  
**Subject:** [External] RT meeting

I am unable to attend the meeting due to care duties for my husband, but in talking with neighbors the questions you should be prepared to answer and my questions are:

Who currently owns the properties in question?

Who is requesting the zoning change?

Does the college have an option on these properties based on the zoning change?

Will the faculty housing be another 300 apartments in addition to the 300 being built for students?

Has anyone studied the traffic problems: For example, those who live in the 300 apartments on Temperance would have to go north clear up to Nees and make a U turn and come back south in order to access the apartments.

If you don't know the answers, then perhaps you can bring someone who can answer these questions as they are essential to transparency of what is going on.

P.Hulsey  
[path@psnw.com](mailto:path@psnw.com)

**From:** Jimmy Corrao <jimmycorrao33@gmail.com>  
**Sent:** Tuesday, March 1, 2022 7:29 AM  
**To:** Ricky Caperton  
**Subject:** [External] 3/2/22 Neighborhood Meeting

Hi Mr. Caperton,

I am unable to attend the neighborhood meeting at Dry Creek Elementary on 3/2/22 regarding the R-T Park and the high density housing. As a neighbor I am opposed to re-zoning to accommodate high density housing.

Jimmy



**From:** Manuel M. Martín-Rodríguez <m\_artin3525@hotmail.com>  
**Sent:** Wednesday, March 2, 2022 10:54 AM  
**To:** Ricky Caperton  
**Subject:** [External] Research & Technology(R-T) Park

Dear Mr. Caperton:

As a property owner in the boundary map for this development, I am writing to express my concerns about the proposal.

In the first place, I am concerned about the manner in which the developer has presented this proposal. Characterizing this development as faculty and student housing in connection with a recently opened, very small medical school in the area suggests an attempt to deceive the potentially affected neighbors and/or the City. The number of homes and apartments proposed is completely out of sync with the reality of student enrollments and faculty numbers in that school. Furthermore, there is no credible indication of demand on the part of students and faculty, which suggests those new lodgings are not necessarily needed for the stated purpose.

Secondly, I am very concerned about changes in density of population in the area. At this point, the area is characterized by single-family homes and some lingering small farms from an earlier era. The proposed development would change that urban landscape in several undesirable ways:

1. It would greatly impact the Dry Creek school and the school system in general, at a time when Dry Creek is already under stress.
2. It would increase traffic, pollution, and noise, thereby changing the current style of living that attracted current homeowners to the area.
3. It would have a negative effect on property values for existing homes.
4. It may have adverse effects on crime and accidents.
5. It would have an impact on resources and sustainability, right when a predicted long-term drought is already presenting challenges to the state and to the area.
6. The area has virtually no recreational areas at this point, and an increase in population would mean that the few existing trails would become even more overcrowded.

For these reasons, I am opposed to the proposed development, and I urge the city to explore more sustainable alternatives to developing that land.

Sincerely,

Manuel Martín Rodríguez

**From:** nms1969 (null) <nms1969@aol.com>  
**Sent:** Thursday, March 3, 2022 6:32 AM  
**To:** Ricky Caperton  
**Subject:** [External] RT Park "Cleanup " meeting March 2, 2022

My name is Nancy Scheidt, I live at 1279 N. Joshua, I attended last nights meeting at Dry Creek Elementary regarding the subject issue. I would like a schedule of meetings regarding the proposed changes. This would include future neighborhood information meetings, planning commission meetings and any city Council meetings pertaining to the subject. If you could provide that schedule I would appreciate it. And just as a matter of understanding, as this project currently stands I oppose the prospect of high density housing in this area.

Thank you

Nancy Scheidt  
1279 N Joshua  
Clovis CA 93619  
559-903-0050

Sent from my iPhone

**From:** Manuel M. Martín-Rodríguez <m\_artin3525@hotmail.com>  
**Sent:** Friday, March 4, 2022 7:59 AM  
**To:** Ricky Caperton  
**Subject:** Re: [External] Research & Technology(R-T) Park

Dear Mr. Caperton:

after attending the other night's meeting with the developers and the university administrators, I am writing to reiterate my concerns about the proposed project, as well as what was described at the meeting as "cleaning up inconsistencies" in the zoning and usage maps.

On this latter point, I was surprised to learn that neighbors in the affected zone had not been consulted. I thought I might have missed the notice for that meeting myself, but I learned that no meeting had ever been called to discuss this most important matter. I would urge you and the city to consider convening such a meeting so that you may hear the neighbors' opinion first hand. In my own view, there is no reason for cleaning up the inconsistency by changing the land usage to include apartment buildings; it would make much more sense to unify and clean up the the inconsistencies maintaining the research park use already in existence, with which the neighbors have expressed no issues that I know of.

As for the proposed development, I am now more convinced than ever that the developer is using the university as an excuse to build general-use apartments, and that the university is using the proposed development to cover up for poor planning on their part. Allow me to explain why I believe that to be the case.

1. The university claimed that they need faculty housing in order to attract first-rate professors. My objections: UC Merced opened 14 years ago with no faculty housing, yet it succeeded in attracting first-rate faculty, even if they had to do so to a less desirable location (in the estimation of many) like Merced. Moreover, I very much doubt that the medical school faculty would want to live on university property instead of owning their own homes. With the average medical school salaries, moreover, those faculty members would have no trouble finding and purchasing existing homes in Clovis or wherever they might prefer living.

2. The university claimed that they need student housing within walking distance to the campus, yet they failed to explain why they could not build dorms within their own property. UC Merced kept being mentioned as a point of comparison but, again, UC Merced built the dorms they needed within its own property prior to opening in 2005. Neighbors present at the meeting suggested workable alternatives the university appeared not to have contemplated, like building dorms near the hospital close-by (in which they claimed their students were doing 2-year residences). Building there (or anywhere else) and implementing a shuttle service or bus routes (like UC Merced has done for its off-campus students and faculty) would clearly take care of that problem.

3. The university and the developer, as mentioned, kept referring to UC Merced as a model but, as it was pointed out to them at the meeting, UC Merced was not built next door to existing

neighborhoods, but in the middle of nowhere. What we are worried about is precisely the fact that the project intends to transform our low-density neighborhoods into high-density ones.

4. The university and the developer attempted to sell their project using a set of promises that are only worth the paper they are printed on. For instance, they claimed (several times) that their students would become the doctors we need in our community and around the Central Valley. Yet, unless students are asked to sign a contract binding them to work in this area when they graduate there would be no way to prevent their taking jobs elsewhere. They also claimed that our property values would go up 20%, based on a study they had either commissioned or found somewhere. Again, unless they are willing to sign a contract with homeowners (many of whom actually own Granville Homes properties) to the effect that they commit to buying our homes at (at least) current value plus 20%, that study is meaningless.

5. When developers were asked about water issues, the main speaker (sorry I did not catch his name) deferred to their own engineering expert who said they did not have a plan as of now but that they would develop one. In any case, he said, they would use surface (not well) water. Now, in the middle of the worst drought ever, where do they plan to get surface water? The lack of planning in this and other serious matters should be of extreme concern to the city, as it is to the affected neighbors.

6. The developer acknowledged the strong likelihood that not all apartment units would be occupied by students, and that within 30 days they would be made available to the general public. This, as it was pointed out to them, would generate at least two problems: one, because Dry Creek is a rather desirable school, general-access apartments would be likely to attract families with young children who would benefit from the excellence of the school district without committing to long-term tax-paying to support it, as homeowners in the area (like myself) do; moreover, this would impact (perhaps severely) a school that is already stressed; the second problem pointed out is that when the proposed apartments get to be fully occupied by a mixture of students and the general public, and when the university increases its enrollment numbers, new students would have no place in which to stay, which clearly defeats the purpose of building external housing in the first place. Again, the university could build dorms (like all other schools do) on their own property and thus have full control of housing, but they do not seem to be willing to do so. Instead, they propose to solve their problem (lack of planning) by creating one for us. This is not acceptable to existing homeowners, and I believe the city should reject this plan as well as the proposed rezoning (even it is called "cleaning up inconsistencies").

Sincerely,

Manuel Martín Rodríguez

On 3/2/2022 11:09 AM, Ricky Caperton wrote:

Hi Manuel,  
Thank you for your comment. I am in receipt of it.

Ricky Caperton, AICP | Deputy City Planner  
City of Clovis | Planning Division  
p. 559.324.2347 | m. 559.593.5176

[rcaperton@cityofclovis.com](mailto:rcaperton@cityofclovis.com)

-----Original Message-----

From: Manuel M. Martín-Rodríguez [[mailto:m\\_artin3525@hotmail.com](mailto:m_artin3525@hotmail.com)]

Sent: Wednesday, March 2, 2022 10:54 AM

To: Ricky Caperton <[rcaperton@ci.clovis.ca.us](mailto:rcaperton@ci.clovis.ca.us)>

Subject: [External] Research & Technology (R-T) Park

Dear Mr. Caperton:

As a property owner in the boundary map for this development, I am writing to express my concerns about the proposal.

In the first place, I am concerned about the manner in which the developer has presented this proposal. Characterizing this development as faculty and student housing in connection with a recently opened, very small medical school in the area suggests an attempt to deceive the potentially affected neighbors and/or the City. The number of homes and apartments proposed is completely out of sync with the reality of student enrollments and faculty numbers in that school. Furthermore, there is no credible indication of demand on the part of students and faculty, which suggests those new lodgings are not necessarily needed for the stated purpose.

Secondly, I am very concerned about changes in density of population in the area. At this point, the area is characterized by single-family homes and some lingering small farms from an earlier era. The proposed development would change that urban landscape in several undesirable ways:

1. It would greatly impact the Dry Creek school and the school system in general, at a time when Dry Creek is already under stress.
2. It would increase traffic, pollution, and noise, thereby changing the current style of living that attracted current homeowners to the area.
3. It would have a negative effect on property values for existing homes.
4. It may have adverse effects on crime and accidents.
5. It would have an impact on resources and sustainability, right when a predicted long-term drought is already presenting challenges to the state and to the area.
6. The area has virtually no recreational areas at this point, and an increase in population would mean that the few existing trails would become even more overcrowded.

For these reasons, I am opposed to the proposed development, and I urge the city to explore more sustainable alternatives to developing that land.

Sincerely,

Manuel Martín Rodríguez

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### **Rezone: Part One**

The first part of the story of how the million-dollar development industry led to political corruption came to light after a Clovis city councilman demanded a bribe from a developer in return for a vote on a rezoning issue in 1993. The developer went to the FBI instead, and the FBI found a widespread net of crooked developers and crooked politicians.

"Local residents," said the Fresno Bee in an editorial in 1999, "have paid a heavy price through corrupt planning decisions that have turned much of the Fresno and Clovis area into a mishmash of strip malls and sprawl-causing housing developments that have stretched the infrastructure beyond its limits. . . . These crimes struck at the heart of our governmental processes, increasing public cynicism toward elected officials, staining even those who have played by the rules. As part of the ongoing investigation dubbed Operation Rezone, nine politicians, lobbyists and developers have pleaded guilty or been sent to prison. Their crimes range from wire fraud to obstruction of justice—all related to key City Council votes on rezoning and housing development.

John Bonadelle the "developer" who was convicted stated, "I have spent 50 years of my life helping build this community. (Fresno and Clovis)

### **Rezone : Part Two**

The City Council voted in 2021 to approve a memorandum of understanding between the City of Clovis and the California Health Sciences University (CHSU) Owned by Darius Assemi acknowledging and allowing CHSU's plans for developing in the Research and Technology (RT) Park area at Alluvial and Temperance Avenues. The University will continue campus expansion plans, build additional health sciences colleges, and offer new student and faculty housing near campus. Phase two is planned to include student and faculty housing with 20 acres of multi-family homes and 50 acres of single-family homes. Phase three is planned to build future health sciences colleges and an ancillary commercial center on 23 acres. In all approximately 70 acres of Clovis real estate both rural and undeveloped and already established developed housing tracks would be affected. The school website appears to discuss 100-150 students at capacity and 20-30 part time professors that do not need housing.

Darius Assemi is President and CEO of Granville Homes – a real estate development company. His mission is to "build healthier communities in areas of concentrated poverty in Fresno County" hmm, not unlike John Bonadelle philanthropist and community good guy.

Darius Assemi owns the California Health Sciences University on acreage on Alluvial Avenue that he also owns. The Assemi family, Darius, Farid and Farshid are on the Board of Trustees for the California Health Sciences University. The land developing Assemi has a need for Rezoning and perhaps a general plan amendment so he can build not only his RT park but since he has purchased all the property on Nees and Temperance as well, it would be a sure bet that the rezoning is a lock.

Please do not attempt to tell us that the California Health Sciences University, owned by Darius Assemi and run by the Assemi family needs 286 apartments, 64 Townhouses and 250 single family homes to be successful. Do not test our intelligence by stating that a green zone will be developed as no sane person will walk, bike, or ride a scooter once these streets are developed. Maybe the state would believe this fairy tale, but I would point to Locan Avenue after De Young developed near the corner of Nees...it is a two-lane freeway. No green space and doesn't population increase traffic, noise, crime, and decrease green space?

Do the established housing developments on Temperance and Nees need multi story, commercial multi-use development on the corner across the street from them? Isn't that a problem for children walking to Dry Creek School that already has no room for existing students? Or do they even know? Usually, the City Planning Department does a good job of notifying affected homeowners after plan and rezone changes.

Back to rezone, Part Two. Does anyone in the City of Clovis or the County of Fresno believe that there is no conflict of interest in this rezone and development? How is this allowed? Do the members of City Planning or the folks who approved this mess does not recognize there will be no green space and not enough medical students to fill one apartment building. If its not that It must mean that something else is going on. In the City of Fresno at this very moment the FBI is investigating what has happened in their business of city development. Does no one in Clovis remember the Clovis City Councilperson who went to jail for similar problems? It is time to bring in the state of California and the FBI who are very familiar with this area. Perhaps they can bring some sanity.



**From:** Tim Douglas <timothyddouglas3@gmail.com>  
**Sent:** Tuesday, March 8, 2022 9:45 AM  
**To:** Ricky Caperton  
**Subject:** [External] Research and Tech Park

Good morning--

I'm a resident in the neighborhood that will be impacted by the family housing proposal.

Frankly, this is not a good look for the project or for the developer. I attended the meeting at Dry Creek Elementary, and oddly enough, this issue never arose (please see link: [https://link.edgепilot.com/s/5b9b9013/bHHM94n1IUy17EoPV\\_xV8g?u=https://www.fresnobee.com/news/local/article259158543.html](https://link.edgепilot.com/s/5b9b9013/bHHM94n1IUy17EoPV_xV8g?u=https://www.fresnobee.com/news/local/article259158543.html)).

I know you've seen this story and I would like to know a few things:

1. Why didn't the developer raise this issue during the Dry Creek meeting? Reasonable to assume this would have cast his "presentation" in a brand new light, yes?
2. Why didn't you raise this issue? In fairness, you might not have known about it, but I do want to ask.
3. Do you agree that this lack of accreditation will have a significant impact on the multi-family housing project and how it's being "sold" by the developer and how it will be viewed by the city? And if not, why not?
4. In your expert opinion, doesn't this project meet the CEQA/EIR threshold?

Finally, I strongly encourage you/the city to organize another community meeting in advance of the proposed planning commission hearing on this issue, which is set for April.

Thanks for your time.

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MAR 11 2022

ADMN/CITYMGR

## Ten things that went majorly wrong at the RT Community Meeting (compiled from neighbor comments)

- 1 Darius Assemi...Mr. Assemi showed up in old jeans and a cotton tee shirt. Not sure who he thought he was meeting with, but he dressed down for the occasion. Most people in the audience were pretty sure he does not own ratty clothes so he must have borrowed them from his gardener.
- 2 Darius Assemi...would not stop talking over community members as they spoke. He did not want to give up control of the microphone and listen...he listened to himself and apparently thought he sounded pretty good as he would not stop talking. He was combative.
- 3 Darius Assemi...never did get to an explanation as to why all of the area in the "cleanup" had to be rezoned even though the property needed for 'student housing' is quite small. In his vision, students of professional status will not go to school unless they walk, bike, or ride a scooter, leaving all the rest of the students in the world to fend on their own in the hazardous journey to a school site. Interesting sidelight to his argument for 'walkability'...according to his own mapping, 'walkability' only occurs in Assemiland in a sort of square around a trail...no walkability outside of Assemiland meaning the rest of us have to negotiate on Temperance, Alluvial, Nees and Owens Mountain Parkway...imagine adding more traffic to the neighborhood area outside of Assemiland. You cannot walk to Clovis Community Hospital now or with this plan...you traverse three major streets and a freeway. If you were foolish enough to attempt to do so you would perish or at least need a medical student for the injuries. I am sure the medical students will be driving if they are smart and not too tired.
- 4 Darius Assemi had as asinine idea to create drama by bringing along a dozen white-coated medical students who explained they had no time to party as they were too tired. Mr. Assemi explained that medical students are 28 years old and do not party ever. They looked younger than 28. One female student cried. An instructor explained that she has been looking for affordable housing since 2015...no one in the audience wanted her for their doctor.
- 5 Darius Assemi threatened the audience by most counts five times by stating that the land under discussion presently is zoned for a hotel (most thought it was zoned residential) and went so far to show a slide not once but three times of a hotel to the audience. Maybe it was a hotel he built. At any rate when called on it by a community member he denied he was 'threatening'...maybe not, more like intimidating.
- 6 Darius Assemi requesting the police be called. They showed up right after he got into it with a tall guy in the back of the room that probably scared him with his very pointed questions. A K-9 officer really? Were we about to be arrested, resist arrest (hence the dog) or need to be controlled? Really negative response from the crowd, nice police officers though.

- 7 Darius Assemi proudly stating several times that he does not build low-income housing. He advised he has never built any housing for the poor, nor does he enter into Section Eight Housing contracts with the government. Never. So, we were all wondering about these upcoming contracts that are obviously going to be signed with various government-entities that require these considerations...maybe the over exaggeration of 'walkability' within Assemiland will be enough to overcome his never providing housing for the poor with the state but it gives Clovis a black eye. Embarrassing.
- 8 Darius Assemi's introduction of Florence T. Dunn, Present of the University. We don't believe Ms. Dunn is a medical person or at least she didn't give the impression that she knows much about things that were happening. She would not answer if the University was a for-profit or a non-profit organization, but she did state they were not making money. But as with most set ups of this type, government does make it very profitable whether or not the institution is 'showing a profit'. She got into an argument with a community member that was inquiring about their funding, pointed her finger and said, 'listen lady' referring to the woman who was talking...the woman advised Florence she had a real name and to never address her that way again. Florence was just upset that the group was finding out that Darius Assemi owns the university (she said a generous person opened their wallet.) They also copped to three Assemi's on the Board of Trustees for the University.. She is apparently unfamiliar with the Universities Strategic Plan that involves integrity, ethics, and stewardship (and conflict of interest).
- 9 The setup of the meeting was totally unprofessional. No one was in charge except Ricky Caperton who was there to make sure that everyone heard Darius Assemi. He may be a good city planner (pro development). But nonetheless, there was no organization, no order to how people were recognized to speak, no sign-up sheet for questions, no written minutes, no speaking lectern and certainly no good way to discuss the concerns that the audience had. It was immediately hostile.
- 10 This is the most concerning wrong. The City of Clovis delegated its authority to Darius Assemi. We were negotiating with the land developer who wants to destroy our neighborhoods! He bore *the signatur imprimatur* of approval from the Clovis City Council and apparently the Clovis Planning Commission. He was designated and ordained as the person in charge of Clovis development. How could this happen? Since when are private citizens (albeit rich and powerful) entitled to dictate to us other not so rich and powerful citizens? Where was our local government? Not there, unless you count, Darius Assemi.

So many unanswered questions of the City Council and the Planning Commission. We would refer this to a newspaper...but wait...doesn't Darius Assemi own one of those as well?

Just in from another citizen:

When driving east of Clovis Avenue and north of Herndon Avenue, I have noticed signs from Granville everywhere, side streets, main streets and soon to be destroyed neighborhoods. How did one developer get a stronghold on all of the prime real estate? It can be called the Assemi Annex of Clovis.

For this groups information, I checked with the Secretary of State website on contributions for 2021 for Granville Corporation, not individual Assemi's or family and board members of Assemi's or sub-contractors of Assemi or all the other ways that money comes in, just Granville.

I would think being a businessperson, that if a government entity knew they were going to be doing business with a corporation, that they would go out of their way to avoid any appearance of impropriety, not to engage in gifts or any financial support...it's called ethics.

In 2021, the second highest amount of political contributions by the Assemi Corporation in the county/state of all their many contributions went to Lyn Ashbeck, \$ 7000.00; also to Nathan Magsid \$2500.00 and Drew Bessenger \$2500.00. WOW. Maybe they didn't know they were doing business with Granville these days.

Scary wrong and the FBI thinks it has problems in Fresno.

FRESNO CA 936

9 MAR 2022 PM 1 L



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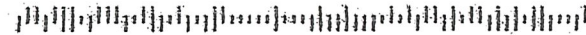
FOREVER

USA

AGENDA ITEM NO. 4.

Jose Flores  
City Council  
1033 Fifth St.  
Clovis CA 93612

50612-130000



**From:** Mike Singh <mikefromindia@gmail.com>  
**Sent:** Tuesday, March 29, 2022 10:05 AM  
**To:** Ricky Caperton  
**Subject:** [External] R-t Park amendments

Good Morning Mr. Ricky Caperton,  
My name is Malkiat Singh and I am residing at 1303 N Twinberry Ave, Clovis CA 93619 with Aman Cheema and my three kids. I received an invitation to join the hearing of amendments to Zoning. R-T boundary map line directly rear to my Home. I disagree with this change due to the direct effect on my property because there will be more traffic and it will affect the safety of my kids. The multi-family apartments with high rise buildings will block the natural view of my neighborhood and it will be an external negative factor on the value of my property, and it will attract criminal and low income individuals. My question is why my neighbors and myself suffer from someone's benefits. I need a really good reason for this change and what will be done for our safety.

General Plan Amendment (GPA2021-007)

Rezone (R2021-010)

ORDINANCE AMENDMENT (OA2021-004)

R-T Park associated with CHSU.

I am against this change due to the safety of my family and my neighborhood.

Malkiat Singh

Aman Cheema

559-765-7633

**From:** Erika WHITNEY <corbenanderika@comcast.net>  
**Sent:** Wednesday, March 30, 2022 8:44 PM  
**To:** Ricky Caperton  
**Subject:** [External] R-T Park Clean up

Hi Ricky,

Thank you for attempting to hold meetings and listen to the neighborhood residents that show up with concerns regarding the so called "student housing". I think people that are virtual should ask their questions in a chat format and not be given any kind of priority when the room is full of people wanting and waiting to speak.

California Health Sciences University has suspended a pharmacy doctorate program at its for-profit school in Clovis after failing to obtain pre-accreditation.

Great to know Assemi also owns the school. Did you see the article in the Fresno Bee?  
<https://link.edgepilot.com/s/d442f3af/tfV7dppV7EuW2DUSMmVVcQ?u=https://www.fresnobee.com/news/local/article259158543.html>

I am hoping on April 6th the meeting will have an organized approach to having residents ONLY speak and ask questions and voice concerns. Like a card number system, 2 minutes only. I was shocked that Assemi was given the microphone to speak at all. In fact I felt like the whole meeting was a waste of time when the college students, professor, President and Assemi spoke they took the whole hour and a half. That was unacceptable.

My questions are -

I live on Cromwell Ave. Currently my road is a dead end. Will the street go through to the apartments?

I heard 2 or 3 story, I heard 350 to 400 units, which is being proposed?

Where is the Economic Impact Report? Is that required?

What is the actual proposed timeline?

My husband and I have NO INTEREST in any additional retail. Is that a done deal as well?

We have been walking through the field for the last almost 20 years, what happens to the fox, owls, coyotes, squirrels, rabbits, hawks, geese, opossums, etc? Any concern or rules for the wildlife impact?

What is the process for how it will impact our schools? Dry Creek, Alta and Buchanan?

For new housing what is the rule - section 8 percentage?

Thank you for your time, I hope the next meeting goes better, we will not be there.

Corben and Erika Whitney

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**From:** Samuel Coon <sam.coon1@gmail.com>  
**Sent:** Monday, April 25, 2022 12:20 PM  
**To:** Ricky Caperton  
**Subject:** [External] RD Park, Temperance and Alluvial  
**Attachments:** [Cromwell Extension 4-24-22.pdf](#)

Good afternoon Mr. Caperton,

I live at the dead end of Cromwell, and have three young kids. I have been to the neighborhood meetings and have some concerns about the safety in our neighborhoods if this apartment complex goes in. Can you answer these questions for me?

1 - We have been told for many years that any future development behind us would be required to have a 100' trail/green buffer behind us, and continue along the north edge of this property. This is what is shown on the City Trail maps as well. Can you assure us that this 100' buffer will be required regardless of what development is ultimately constructed?

2 - Can you assure us that there is absolutely no chance that Cromwell Ave could be extended east into any of these developments to allow any form of vehicular access whether it remains commercial/industrial or somehow goes to these apartments? I want to note the very obvious safety concern for any future vehicular access traveling through our neighborhood to an adjacent development.

See below for reference dated 4/25/22

Thank you very much for your response.  
Regards,

Samuel Coon

**From:** Samuel Coon <sam.coon1@gmail.com>  
**Sent:** Monday, April 25, 2022 7:02 PM  
**To:** Ricky Caperton  
**Subject:** [External] RT park continued

Mr. Caperton,

Thank you kindly for the quick response.

I am disappointed to hear that the City would entertain reducing the 100' buffer/trail. On Item #1, can you confirm a public trail (at whatever width) will still be required by the City at the west and north of the property as shown in the map?

On Item #2, although you said there are "no plans", we have been told for years that there are "no plans" for developments that the City is not planning on doing.

I would like to re-phase my question accordingly for clarification.

"If a developer ever proposed a development to the east of Northwood Estates, regardless of the type of development, would the City absolutely prohibit Cromwell from extending through? I understand there may not be a plan at this time, but am concerned that this may allow for a different outcome in the future. Can you definitively say that Cromwell will not be extended under any circumstance?"

Best,  
Samuel Coon

**From:** Jeffrey Sherman <jeff.sherman@comcast.net>  
**Sent:** Friday, January 21, 2022 9:01 PM  
**To:** Ricky Caperton  
**Subject:** [External] Re-Zoning Public Meeting (1/21/22) Follow Up

Mr. Caperton,

Just wanted to reach out after tonight's meeting. I am a resident in the Diamond Crest community (east of Locan and north of Nees.) I jumped onto the meeting late but did catch a lot of people's comments and questions and had some of my own that I thought I'd share.

First, I appreciated your professionalism and organization of the meeting. The complaints of the meeting being virtual seemed silly to me. We're all used to virtual meetings in our personal and professional lives now and "seeing the whites" of someone's eyes has zero to do with being responsible and safe during a pandemic. We aren't taking aim at each other and firing bullets so that was a weird portion of phrase to use in my opinion. I understood the point, as I'm sure everyone on the call did, about in-person meetings being more efficient and personal, etc. But comparing risk and reward for tonight's meeting, it felt appropriate for the choice of making it virtual.

Second, several people used phrases like "we all" and "our community thinks" which I personally did not appreciate as they don't speak or think for me or my family.

What I failed to hear from complaints and comments was what anyone's fears or concerns were based in. I myself don't automatically hear "student/faculty" housing and have a perception of low income (affordable housing) or lower home values or crime, etc. I feel like why shouldn't people be able to leave near us that are attending or working at a college campus? What I heard was privilege and entitlement in most of the comments.

Maybe it is my own inexperience of living near "student housing" that offers me no frame of reference as to the benefits or possible negative affects of this potential re-zoning but I thought you should at least hear from someone that lives right next to that area that has no issue with it.

Look forward to hearing from more in the community at future public meetings.

Regards,

Jeff Sherman  
Clovis Resident

**From:** Renee Mathis  
**Sent:** Monday, February 28, 2022 2:41 PM  
**To:** Ricky Caperton  
**Subject:** FW: [External] CHSU Expansion Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Found it!



**Renee Mathis | Director**  
 City of Clovis | **Planning & Development Services**  
 p. 559.324.2351 | f. 559.324.2844  
[reneem@cityofclovis.com](mailto:reneem@cityofclovis.com)

---

**From:** Jake Tracy <[jake.tracy@gvhomes.com](mailto:jake.tracy@gvhomes.com)>  
**Sent:** Wednesday, February 23, 2022 2:48 PM  
**To:** [caperton@ci.clovis.ca.us](mailto:caperton@ci.clovis.ca.us); Renee Mathis <[ReneeM@ci.clovis.ca.us](mailto:ReneeM@ci.clovis.ca.us)>; Jose Flores <[JoseF@ci.clovis.ca.us](mailto:JoseF@ci.clovis.ca.us)>; Lynne Ashbeck <[LynneA@ci.clovis.ca.us](mailto:LynneA@ci.clovis.ca.us)>; Drew Bessinger <[DrewB@ci.clovis.ca.us](mailto:DrewB@ci.clovis.ca.us)>; Vong Mouanoutoua <[VongM@ci.clovis.ca.us](mailto:VongM@ci.clovis.ca.us)>; Bob Whalen <[BobW@ci.clovis.ca.us](mailto:BobW@ci.clovis.ca.us)>  
**Subject:** [External] CHSU Expansion Plan

Clovis Council Members,

My name is Jake Tracy. I reside at 1712 North Ryan Avenue, Clovis CA. We moved from Fort Worth Texas a couple years ago and found the next best little piece of country to live in, Clovis, CA. Recently we've had folks come by the house talk about how the CHSU campus expansion will bring college housing, looting, retail, potentially liquor stores and crime with an increase of drunk driving on Temperance Ave.

I try and perform my civic duty when called upon. My neighbors, some of whom have completed programs at CHSU, speak very highly of the school, the faculty and the programs. My realtor tells me that property values will rise not fall and that the city of Clovis has always been super responsible in their real estate development practices especially near schools.

In short, I am in total support of the CHSU Campus expansion plan. One of my neighbors is Clovis PD and shared many reasons why crime will actually be reduced by the expansion and will make the area more walkable and bring some conveniences a little closer than driving down to Herndon passed the Hospital.

I'm also glad that Granville is the developer; they do an outstanding job when it comes to quality. Please feel free to contact me if you have any questions.

Thank you,

Jake Tracy  
559.981.7499

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**From:** Kaylen at Beal Developments, LLC  
<kaylen.bealdevelopmentsllc@gmail.com>  
**Sent:** Monday, February 28, 2022 4:04 PM  
**To:** Ricky Caperton  
**Cc:** George Beal  
**Subject:** [External] From the desk of George Beal: R-T Park

Good afternoon Mr. Ricky Caperton,  
I own property and a business in this area and fully support this proposal of the General Plan Amendment (GPA2021-007), Rezone (R2021-010), and Ordinance Amendment( OA2021-004).  
Thank you,  
George Beal  
(559) 288-0211

Beal Developments, LLC  
Sterling Hartel Developments 1, Inc.

**From:** allison hindman <allakona@gmail.com>  
**Sent:** Tuesday, March 1, 2022 10:07 PM  
**To:** Ricky Caperton  
**Subject:** [External] Granville Student Housing Project

Hi Ricky,

My name is Allison Hindman and I live in Deauville East off Temperance Ave. I am aware of and fully support Mr. Assimi with his idea to add the student housing near Temperance and Alluvial. I think it will be better for the community to have the students living walking distance to the university rather than driving in.

Myself and some neighbors met with Darius and discussed pros and cons. We are looking forward to having the retail business going in also to support the students and faculty.

Please consider this when making you planning decisions.

Thanks,  
Allison

**From:** Steven Tripp <steven.tripp@rmking.com>  
**Sent:** Wednesday, March 2, 2022 8:06 PM  
**To:** Ricky Caperton  
**Subject:** [External] Clovis RT park meeting follow up

Ricky,

Just wanted to reach out to you and first and fore most thank you for moderating these meetings and coordinating the information provided. I'm sorry for the behavior and rude actions of many of those involved and commenting during the QA sessions. The level of class and lack of respect for those just simply trying to do their job is embarrassing and so I just wanted to say sorry for some of the behavior you had to endure. There is a basic level of respect and adherence to social constructs that is needed to be displayed in order to have a public forum like this be a productive environment and all too often it was missing. If you could please provide the email for the presenter from CHSU and or forward this email to him it would be much appreciated. I believe he did a great job exhibiting restraint and making clear and concise points that unfortunately seemed to be at times falling of deaf ears. I was skeptical of the project at first but now believe it makes a lot of since and I just wanted to reach out share thanks and represent my thoughts. Hopefully this provides viewpoint of a community member that may not be present at the open forums but is thankful for the work you are doing.

Thanks for your time,

Steven Tripp

--

Steven Tripp  
R.M. King Company  
T. [559.266.0258](tel:559.266.0258)  
F. [559.266.1672](tel:559.266.1672)



**From:** Christopher Nola <christopher.nola@bailsllc.com>  
**Sent:** Thursday, March 3, 2022 8:51 AM  
**To:** Ricky Caperton  
**Subject:** [External] R-T Meeting at Dry Creek

Ricky,

I attended last night's meeting. I wanted to let you know that you did a wonderful job moderating the meeting. You were put in a difficult situation, and I appreciate your professionalism. It is not easy when you have some individuals whose opinion is overwhelmed by their emotions on the subject. Unfortunately they do not realize that their words can be disrespectful and disruptive. You are doing your job and representing the city of Clovis to the best of your ability.

Thank you for your commitment,

**Christopher Nola, MBA, CEBS**  
 Senior Applications Consultant | Bails & Associates  
[Christopher.nola@bailsllc.com](mailto:Christopher.nola@bailsllc.com)

**O:** 559.977.1746

**C:** 559.977.1746



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**From:** Nina Sensenbaugh CalBRE 01867955 Realtor - GRI  
<nina@guarantee.com>  
**Sent:** Friday, March 18, 2022 9:50 AM  
**To:** Ricky Caperton  
**Subject:** [External] Research & Technology area Temperance/Alluvial

Hi - I just wanted to reach out and show my support for the apartment complex that is under consideration to be built within the R&T property on the West side of Temperance. The campus is already there - and the students need to live somewhere. Having a place that is close enough to walk or short safe bike ride makes the most sense - helps reduce vehicle traffic and congestion. I also support the plan to have an extended trail system on the west edge of the apartment complex since we live near by and utilize the trails regularly.

We also wish the trail would be re-opened West of Fowler along the canal. We walk this regularly (prior to it being shut down) and having it closed means moving to an unsafe route - not safe for kids or adults. Is there any way to have this revisited?

Sincerely  
 Nina Sensenbaugh  
 Clovis Resident  
 2720 Muncie Ave



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**From:** Jenny McLelland <jennymclelland@mac.com>  
**Sent:** Tuesday, March 22, 2022 7:09 AM  
**To:** Ricky Caperton  
**Subject:** [External] CHSU Campus R-T Park Apartments (PRO)

Hi -

I'm a resident of Harlan Ranch.

I think the campus housing planned for the CHSU campus is a GREAT idea and I hope that the city changes the zoning / General Plan to allow it.

Right now the parcel in question is a vacant lot. Changing the vacant lot into literally anything other than a vacant lot would be good for the city, the neighborhood, and the economy.

It's not like the CHSU students are going to be hosting massive fraternity parties and making noise - they're adult students in medical school who will be living normal, quiet lives and becoming the Valley's future doctors.

The more the CHSU campus / R-T park gets developed, the more good stuff will come to this part of town.

Apartments and other higher density housing are part of that development, and the apartments that are planned are classy, nice apartments that don't change the character of the neighborhood in any way.

Also - the more stuff we build at the CHSU campus, the more like we'll finish the bike trail from Harlan Ranch to the campus and hospital - which would be awesome for Harlan Ranch residents.

Thanks much!

**Val Dornay**

Attorney At Law  
200 W. Bullard Ave., Suite A-2  
Clovis, CA 93612  
(559) 299-5300 • Fax (559) 299-1193  
Email: vjdornay@aol.com

March 23, 2022

City of Clovis Planning Division  
ATTN: Ricky Caperton  
Deputy City Planner  
1033 Fifth Street  
Clovis, CA 93612

RE: APN 564-100-15

Dear Mr. Caperton:

I am the owner of the above-referenced lot situated in Clovis, adjacent to the CHSU campus.

I am hereby requesting that my property be included in the "Student and Faculty Housing" area of the R-T Park associated with the CHSU campus.

Thank you for your kind attention in this matter.

Very truly yours,



Val Dornay  
Attorney at Law

VJD/mn

To: Mayor Flores  
Mayor Pro Tem Ashbeck  
Councilmember Bessinger  
Councilmember Mouanoutoua  
Councilmember Whalen  
1033 Fifth Street  
Clovis, CA 93612

RE: Various RT Park planning actions

Dear Clovis City Council,

My partner and I recently moved to NE Clovis and, after brief stays in both Harlan Ranch and Lafayette Square (Shepherd/Clovis), we settled in the Deauville neighborhood. Having the means to live nearly anywhere in Fresno County, we had numerous options of places to live but chose the City of Clovis and this neighborhood for a slew of reasons.

The driving force behind our recent move was the recent birth of our first child and the desire to establish a home to grow our family. We not only wanted our kids to attend Clovis schools but it was important for it to be a safe, walkable distance and the Enterprise Trail provides a nearly direct off-street route. We frequently use the trail system for recreation but also want to minimize our need to drive for basic necessities and restaurants. This was the primary reason we did not stay in Harlan Ranch as it has no commercial services for the neighborhood.

We are excited for the upcoming vision and support the planning staff's actions for our surrounding neighborhood and the opportunities it will bring. The introduction of more diverse housing options and the people that will join our community will undoubtedly make it more vibrant. The expansion of the medical school and further growth of the university campus will attract exciting new businesses and add valuable medical professionals and students to strengthen our community. The connection of a few missing links for the trail system will improve our walkability to the existing and any new commercial services. All of this undoubtedly translates to long-lasting improved property values which is also why our family purchased, and continues to own, four homes in the area within the past few years.

Sincerely,  
Nathan Nycum  
2331 Serena Ave.  
Clovis, CA 93619

Cc: Ricky Caperton

April 11, 2022

Mr. Darius Assemi, Manager  
University Student Housing, LLC  
1396 W. Herndon Ave., Ste. 101  
Fresno, CA 93711

Re: University Student Housing, LLC Multi-Family Residential Housing

Dear Darius:

Community Health System (CHS) supports University Student Housing, LLC's plans to offer multi-family residential housing to healthcare staff, students and faculty at its planned Nees and Temperance site, which is a stone's throw from CHS's Herndon and Temperance hospital, Clovis Community Medical Center.

We understand the need for more housing in this particular area of Clovis. As Clovis Community expands, so will the need for more healthcare staff on this hospital campus. While we understand that CHSU students and faculty will be offered priority status for obtaining housing, we greatly appreciate the potential for more nearby housing opportunities for our staff – especially since housing is at a premium in the greater Fresno – Clovis area.

Thank you for inviting Community to support this much-needed project. Please let me know if we can provide any additional information to help further this worthwhile effort.

Best regards,

A handwritten signature in blue ink, appearing to read "C. Wagoner", with a long horizontal flourish extending to the right.

Craig A. Wagoner  
EVP, Chief Operating Officer

April 12, 2022

Mr. Ricky Caperton  
[Rcaperton@ci.clovis.ca.us](mailto:Rcaperton@ci.clovis.ca.us)  
Deputy City Manager  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

RE: Support for RT Park Cleanup

Dear Ricky,

I am writing to you today to express my support for the City-led effort known as the “RT Park Cleanup.” As a citizen concerned with reasonable, logical growth, I’m excited about the prospect of filling in the open lots within the RT Park with projects that make sense and help our community flourish. As a business owner in the area – Riley’s Brewpub – I recognize that this type of growth will be instrumental in the success of both our neighborhoods and local businesses.

While I recognize that this proposed “cleanup” doesn’t approve a specific project or development, I’m hopeful that an approval will help facilitate the expansion of the California Health Sciences University. I believe the advancement of the University will help Clovis, and our whole Valley, succeed. From a business perspective, a well-trained, well-educated population is one of the biggest pieces of that success, so I am glad to support a school that will help train our future medical professionals.

For these reasons, I fully support this proposal.

Thank you,



Michael Shirinian  
Owner, Riley’s Brewpub

cc: Hon. Jose Flores  
Hon. Drew Bessinger  
Hon. Lynne Ashbeck  
Hon. Bob Whalen



**From:** Augusto Trigueros <christrig@att.net>  
**Sent:** Wednesday, April 13, 2022 6:30 PM  
**To:** Ricky Caperton  
**Subject:** [External] Concerned resident

Hi my name is Chris from Wathen mansionettes Nees and Temperence. I'm am very disappointed that Granville are planning apartments called Affordable housing it's section 8. Transplanting citizens with government assistance to good neighborhoods brings riff raft and over populates the schools. Along with traffic and crime. I'd rather pay more taxes to keep Sacramento from forcing Clovis into this agenda. I will stand with others in regards to not allowing an apartment next to hard working residents that got there without help from their government. This is ridiculous.

Chris Trigueros

Clovis City Councilmembers and Clovis City Planners  
1033 5<sup>th</sup> St.  
Clovis, CA 93612

Dear Councilmembers and Planning Committee,

As a neighbor to the North of the campus expansion, I see only positive attributes with the proposed development of student housing and land development. As a nearby resident, I am enthusiastic about the proposal for expanded commercial businesses. I feel that our area is lacking certain amenities that would be provided should the apartment style housing be build. The idea of more restaurants and market style stores would provide our neighborhood with a variety of options when selecting to stay close to home for essentials. Having the ability to use our city planned sidewalks and trails is an influential reason I decided to live in Clovis. I love the connected trails and pathways our community provides for us. I understand that this proposed development will provide a more walkable and bikeable neighborhood and expand on the intricate trail systems we already have. Having housing near the campus should create less traffic with the idea that students would walk or bike to campus. The thought of “foot commuters” gives a feeling of liveliness and purpose to the project. Having graduate student housing near the university makes sense for our area, and I think it will create a greater sense of safety for residents, students, and faculty.

I realize there are objectors to the project, but they are misinformed. They fear increased noise pollution, decreased home values, or increased automobile traffic will be the outcome of this project, I believe the reality will be far different. This project will create local jobs, provide for more trail and park spaces, expand our opportunities for commercial business, and ensure better medical services by providing the ability for doctors to learn, live, work, and play in our beautiful city. I would like the councilmembers and city planners to approve the staff recommended “clean up” that will allow for campus housing and more retail stores in our neighborhood. Expansion is necessary for any developing and thriving community and having an opportunity to grow a high-level university in our backyards is an innovative way to show the residence of Clovis that we are committed to our futures. I, Makenna Bass, stand in favor of development of student and faculty housing, along with an expansion of commercial development near California Health Sciences University.

Sincerely,

*Makenna Bass*

Makenna Bass

2923 Moody Ave.

Clovis, CA 93619

**From:** Stasia Szpor <Stasia.Szpor@ccfmg.org>  
**Sent:** Monday, May 9, 2022 1:04 PM  
**To:** Ricky Caperton  
**Subject:** [External] CHSU Campus Expansion opinion

Hello Ricky,

I am writing to express my support for California Health Sciences University's campus expansion plans. As a neighborhood resident (I live in the Deauville community off Temperance on the west side of Shepherd) and a finance professional with the medical community, I believe the project offers a variety of positive impacts:

- Creation of a complete neighborhood – addition of housing, retail/services, and trail system will help build a vibrant, connected community. New development will also pay its way in the expansion of infrastructure, making our streets and sidewalks safer.
- Addition of new retail and service options will help with the economic development of the area, including the creation of jobs and potential for local businesses.
- Growth of educational opportunities for medical professionals in the Valley, many of whom will stay local and contribute to the well-being of our already underserved community.
- Increase of our property values with the development of a professional school and surrounding amenities.

Please feel free to contact me with any questions. Thank you for all that you do to serve our beloved City of Clovis.

Respectfully and gratefully,

**Stasia Szpor**  
Director of Finance  
Finance  
[Stasia.Szpor@ccfmg.org](mailto:Stasia.Szpor@ccfmg.org)  
(559) 453-5200 ext. 11154  
(559) 709-6982 cell

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May 13, 2022

Terry Coleman  
2726 Omaha Ave  
Clovis, CA 93619  
(559)355-4300

To Whom It May Concern:

I am writing this letter of support for the apartment project that is being proposed by Darius Assemi et.al. I have been to the meetings and understand the proposal for not only housing for students attending CHSU on Alluvial, but to meet the need for higher density housing for the growing population in Clovis. This location is well situated near the freeway and traffic is already being addressed due to the single-family housing development in that area for the past 6-10 years. I live just north of this proposed project and therefore understand that some type of housing will end up on that land.

Please feel free to contact me with any questions.

Terry Coleman

**Public Hearing: CLOVIS PLANNING COMMISSION**

I am disappointed but not surprised that the Clovis Planning Commission is having a hearing on the Research and Technology Park on June 27, 2024. This despite the commitment from the Clovis staff at our last meeting at Dry Creek School that a community meeting would be held with the neighbors prior to moving ahead. (Check your notes). Community members were not allowed to speak at this last meeting at all. The city repeatedly states its commitment to community input and community hearings prior to moving forward on massive changes to the community but fails to follow through. Is the planning commission aware of this?

Staffs last 'community meeting' was by staff presentation only on the past 20 or so years on how they been trying to make this happen for the developers against the wishes of homeowners. No input allowed.

Clovis staff has been steadfast in their attempts to help out those the developers who benefit most...not the neighbors, not the community. I take note that your announcement for the meeting is almost exactly what Darius Assemi has been proposing for years...kind of a cut and paste and the commission should be aware.

I have attended just about every community and public hearing on this for years. Sometimes the neighbors who are affected are noticed by the City and sometimes not, depending on what is on the agenda and who is the developer. For DeYoung Development, even though we had acreage that was connected to his development request, we received no notice. The neighbors, the same thing. We had to accidentally find out. This is pretty much along the same lines. The thinking must be that if you wait it out long enough you can slide it through or memories fade but not in this case.

Having lived at the same address for 41 years with acreage, we have extremely strong concerns with the usage of a 26-year-old environmental Impact report followed by a dated follow-up. Can you not agree that the land around the RTP which was filled with cattle when we moved here might be affected and the development cause impacts to our environment including water. The world has changed and so have our natural resources

and our environment. What is the fear of a new environmental impact report?

What about the traffic congestion. I note that Darius Assemi wants to put 'student' housing on the corner of Locan and Nees over a mile from the school affecting large and established neighborhoods. It is not walkable due to the traffic now on Nees. Wouldn't you want to know why that is and by the way see a copy of a lease agreement for student housing that does not require you to be a student. This fact is only known as the neighbors dragged it out of Assemi at a 'community' meeting that he ran for the City of Clovis. He was not about to disclose that on his own. And I don't consider a meeting run by the developer a community meeting nor should commission members. Are you aware what falls under the umbrella of student housing needs...retail, shopping centers...not libraries for students.

If the Fresno Bee articles on the development of Clovis have not reached you, I would hope that some kind Clovis staffer could bring this to your attention. It is shocking.

As a city planning commission member I am pretty sure you take some kind of oath or commit to acting in the community's best interests. Same for the city council. Isn't it time to address these issues?

Thank you for your time.

Katherine Hickman

**McKencie Perez**

---

**From:** Debbie Britz <mdcba@aol.com>  
**Sent:** Saturday, June 15, 2024 7:59 AM  
**To:** McKencie Perez  
**Subject:** [External] Re:Clovis Planning Commission June 27, 2024

Attention:McKencie Perez Senior Planner , The Planning Commission

Just over 2 years ago, we, the residents of the R&T Park area, were asked to attend 'Neighborhood Meetings'

organized by the Clovis City Council to get feed back regarding a project proposed of a 350 unit apartment complex for 'student housing' on a 20 acre parcel in the sphere of the R&T Park. Fast forward to now and if I am understanding correctly ,the Planning Commissions recommendations for the items considered is to change the zoning for 333 acres in the R&T Park to 'Student Housing.' Those 'Neighborhood Meetings' I spoke of ,consisted of 2 that happened plus one that was promised by the City but never materialized. At those meetings many questions were brought up by the neighbors which were and still haven't been answered. Promises were made that a special web site specially designed by the city that would have all those questions/concerns that the neighbors brought up were to be answered but that never happened.

The general consensus at those 2 'Neighborhood Meetings' was not in favor of the 'Student Housing' Project due to just some of the many concerns , it wasn't following the plan of what the R&T Park had set forth from it's conception, studies done in1999 & 2009 were all outdated, traffic, water, sewer, issues and the impact of local schools were never addressed.

As a resident of Clovis for over 51 years, I am disappointed in what is happening to the 'Clovis Way of Life' I truly believe that the Founding Fathers of Clovis would not be pleased with the way it's turning out, with all the inconsistencies of the development , the traffic congestion, along with the preferential treatment of developers over the well being of the citizens of Clovis!

Sincerely,  
Debbie Britz



**McKencie Perez**

---

**From:** Martin Britz <martinb@britzinc.com>  
**Sent:** Tuesday, June 18, 2024 3:35 PM  
**To:** McKencie Perez  
**Subject:** [External] Proposed Housing Development

June 18, 2024

Clovis Planning Commission  
Public Hearing Thursday, June 27, 2024 at 6:00pm

Re :Proposed Housing Development

I, Martin Britz, live at 2474 Nees adjacent to the Research and Technology Park. Before the land was designated a Research and Technology Park, I realized something would be done to this property. I did not oppose this zoning with the conditions and amenities such as a jogger or walking trail as a buffer and other specific requirements.

I oppose any housing within the Research and Technology Park. Allowing housing would be a change in Rezoning, not a Correction, not a Cleanup to the Research and Technology Park. Adjacent residents bought or built their homes based on No housing in the Research and Technology Park. The change is being requested by the developer who thinks he can tell the Clovis City Council what to do for his own benefit at the detriment of the neighboring residents and the Research and Technology Park.

Sincerely,

Martin Britz  
2474 Nees  
Clovis, CA, 93611

**GILMORE • MAGNESS • JANISSE**  
A PROFESSIONAL CORPORATION

June 19, 2024

JAMES O. DEMSEY (RETIRED)  
ROBERT J. TYLER (1938-2012)  
GERALD D. VINNARD (RETIRED)  
DAVID M. GILMORE  
MARCUS D. MAGNESS  
WILLIAM H. LEIFER\*  
RYAN M. JANISSE  
CHRISTOPHER E. SEYMOUR

\*OF COUNSEL

**VIA USPS AND EMAIL**

City of Clovis  
Dept. of Planning & Development Services  
City Hall  
1033 Fifth Street  
Clovis, CA 93612  
davidm@cityofclovis.com

Re: Proposed Housing Development Near CHSU

Dear Sirs and Madams:

This office has been retained by residents who live near to the proposed housing near the California Health Sciences University (“CHSU”). It appears that the City of Clovis is moving forward with a project for housing within the Research and Technology Park (“R-T Park”) near CHSU that has expanded to 400 (3 story) high density multi-family units and 250 homes with no environmental assessments and no requirement that the housing be tied in any way to CHSU.

The project as presented now has significant environmental impacts such that a full EIR is required. The entire area has seen significant development over the last 25 years, including without limitation, many residential developments (Deauville, Deauville East, Harlan Ranch, and others) built to the northeast, the expansion of Clovis Community Hospital, additional medical office buildings near the hospital, the CHSU campus. The cumulative impacts of further high-density residential developments are obvious and must be considered.

The project is proposing to use a City-initiated “Clean-Up” process to administratively create a General Plan Amendment, a Development Code Amendment, a Rezone (by City), and change to the R-T Park Design Guidelines. All of these four documents prohibit housing in the R-T Park. This “Clean-Up” is being substituted for the requirement that an Applicant follows the formal Rezone Application process which requires special studies on impacts, and careful consideration to any “changes in zone or uses that could adversely affect the adjoining property as to value or precedent, or will be detrimental to the area.” The City has not provided

STREET ADDRESS  
7789 N. INGRAM AVENUE  
SUITE 105  
FRESNO, CALIFORNIA 93711

MAILING ADDRESS  
POST OFFICE BOX 28907  
FRESNO, CALIFORNIA 93729-  
8907

EMAIL ADDRESS  
DGILMORE@GMLLEGAL.NET

TELEPHONE  
(559) 448-9800

FACSIMILE  
(559) 448-9899

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City of Clovis  
Dept. of Planning & Developments Services  
June 19, 2024  
Page 2

neighbors with a study on this project's direct effect on their property value or detrimental impacts. This "Clean-Up" process cannot be used to bypass the requirement of an EIR to study and reveal these impacts to the neighborhoods, as the EIR provides protections and impact mitigations for the neighbors.

The housing proposal requires a general plan amendment. The City of Clovis is not in compliance with its own requirements to make such a plan amendment. Just as two examples, the City's own policies require an assessment of whether the public facilities, such as sewer and water, are adequately served taking into account the project and future projects. It should go without saying that 650 housing units has a much larger impact on sewer needs and water usage than mixed business uses but no such analysis has been done. The City is required to assess the impact on the jobs to housing ratios. By eliminating the R-T Park and replacing it with housing, it is obvious that the ratio is impacted negatively on the job side of the analysis, but no analysis has been done. (See General Plan Land Use Element, Goal 6 – Policy 6.1B and 6.2B)

If the City continues to move forward without an environmental assessment, it would be in direct violation of the California Environmental Quality Act ("CEQA") Past EIRs dating back to 1999 are irrelevant to the proposed project scope, and ignore the cumulative growth and impacts. Despite the neighbors bringing many anticipated impacts to the City's attention during each of the three 2022 neighborhood meetings, with several more in writing, it is not the responsibility of the neighbors to attempt to identify the relevant impacts. Unless and until a proper EIR is done, provided for public comment and the significant impacts addressed, the request to change the general plan to approve 650 housing units must be rejected.

Very truly yours,



David M. Gilmore

cc: Clients



January 14, 2022

LU0021572  
2604

Ricky Caperton, Deputy City Planner  
City of Clovis  
Planning and Development Services Department  
1033 Fifth Street  
Clovis, CA 93612

Dear Mr. Caperton:

PROJECT NUMBER: **GPA2021-007, R2021-010, AO2021-004**

**General Plan Amendment GPA2021-007;** Based on the existing General Plan, the R-T Park boundary was shown incorrectly. A General Plan Amendment is needed to correct this technical inaccuracy.

**Rezone Amendment R2021-010;** The current land use designation for the plan area is Mixed Use – Business Campus (MU-BC) which allows a mixture of research and technology uses, and will remain unchanged. The corresponding zone district should be R-T; however, there are parcels within the R-T Park area that currently maintain residential zoning. Therefore, in order to bring the zoning into consistency with the MU-BC land use designation, a rezone is needed. Under this action, the City will either rezone properties directly to R-T or apply an R-T Overlay zone allowing for existing residential properties to remain residential, while also allowing for R-T Park development should those properties choose to develop per the R-T standards. **Development Code Update AO-2021-004;** The clean-up action being proposed would further define the MU-BC land use designation to allow for ancillary residential uses, rezone approximately 79 parcels to the R-T zone district, permit ancillary residential uses in the R-T zone district, and add design guidelines for ancillary residential uses.

**APN: Multiple      ZONING: MU-BC to R-T Park      ADDRESS: R-T Park Corridor N of SR 168**

Recommended Conditions of Approval:

- Construction permits for future developments should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for future development should be subject to assurance that the City of Clovis community water system has the capacity and quality to serve projects. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- If future applicants propose to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC),

*Promotion, preservation and protection of the community's health*

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(559) 600-3271 ☐ FAX (559) 600-7629

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[www.co.fresno.ca.us](http://www.co.fresno.ca.us) ☐ [www.fcdph.org](http://www.fcdph.org)

Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

- Future projects have the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project areas should be properly destroyed by an appropriately licensed contractor.
- Should any underground storage tank(s) be found, the applicants shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

The following comments pertain to the future demolition of existing structures:

- Should the structures have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structures in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structures, the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel work the contractor should contact the following agencies for current regulations and requirements:
  - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
  - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
  - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

---

REVIEWED BY:

*Kevin Tsuda*

Kevin Tsuda, R.E.H.S.  
Environmental Health Specialist II

(559) 600-33271



2907 S. Maple Avenue  
Fresno, California 93725-2208  
Telephone: (559) 233-7161  
Fax: (559) 233-8227

## CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

January 19, 2022

Ricky Caperton  
City of Clovis  
Planning Division  
1033 Fifth Street  
Clovis, CA 93612

RE: General Plan Amendment 2021-007, Rezone 2021-010, and Development Code 2021-004  
N/E Herndon and Armstrong avenues  
Impacted Facility: FID's Enterprise No. 109

Dear Mr. Caperton:

The Fresno Irrigation District (FID) has reviewed the General Plan Amendment 2021-007, Rezone 2021-010, and Development Code 2021-004 for which the City of Clovis proposes to correct inconsistencies between the documents and allow for student and facility housing per direction for City Council. The proposed actions are not for the purpose of an actual development, APNs: multiple. FID has the following comments:

### Summary of Requirements:

- Existing Encroachments removed and/or relocated, if any
- Review and Approval of all Future Plans
- Execute Agreement(s), if necessary
- Project Fees
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.)

### Area of Concern

1. FID's active Enterprise No. 109 runs northwesterly and traverses the project area, as shown on the attached FID exhibit map and will be impacted by future projects in the project area. FID requires it review and approve all future plans impacting this facility.
2. It is not clear whether the required amount of right-of-way has been reserved for the Enterprise Canal through the project area to have a full width (20 feet) banks on each side. The developments in the area must consider the impacts to the Enterprise Canal from urban development and allocate adequate right-of-way for the conversion of the area from a rural and agricultural setting to an urban development.
3. Drive banks shall be built out to the required freeboard and elevation for the full width of the required Canal right-of-way per FID standards.

4. FID requires that, within the limits of the proposed project [and its remainder], the landowner grant an exclusive easement for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID policy. FID's District Canal Right-of-Way Requirements sheet is enclosed for your reference. The proposed easement (width) will depend on several factors including: 1) Width of canal, 2) height of canal banks, 3) final alignment of canal, 4) additional space needed where roads/avenues intersect canal, etc.
5. FID requires that the Engineer/Land Surveyor use the inside top hinge of the canal to define the edge of FID's right-of-way such that FID has a minimum of 20-feet at all points along the canal bank. There are no minimum or suggested numbers of survey shots to take but, there must be enough survey points such that the top inside hinge of the canal bank is properly identified. Before finalizing the Final Maps, the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/property for FID Staff to field evaluate an adequate width. FID staff must field verify the right-of-way/property boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal.
6. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Enterprise Canal, FID requires the developer to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:
  - a. Channel Stabilization: The proposed plan does not indicate any improvements to the Canal. If the Developer is not willing to concrete line the Canal or place it underground within a box culvert, they must come up with another means acceptable to and approved by FID to protect the Canal's integrity. On similar projects, Developers typically propose the following:
    - i. Surrounding Development – All proposed building pad elevations must be a minimum of 12-inches above the canal's high water, unless separated by a roadway with curb and gutter.
    - ii. Freeboard – FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route stormwaters, and is one of the larger canals used to convey the stormwater, FID will require a minimum of 1.5 feet of freeboard and a maximum of 2.0 feet. The Developer will be required to either import or export material to match FID's standards.
    - iii. Maintenance – this reach of Canal does have a history of high loads of sediment deposits which requires periodic dredging. FID will typically dredge the Canal and deposit the spoils on top of the banks to dry out. Once the spoil has dried, FID will flatten the spoil as time permits. This reach of Canal also has large volumes of trash, debris, shopping carts that are deposited into the Canal. FID's crews will typically remove the trash at the Shepherd Avenue bridge and another crew will come by to

remove the trash. The hauling off of this material may occur several weeks after the trash has been placed on the side of the canal, and the trash may be considered a nuisance (sight and smell). If the Developer and/or City require a different level of maintenance effort, they will need to enter into an agreement for that purpose. The City and/or Developer will be responsible to fund the "higher level" of maintenance.

- b. Drive banks/maintenance roads and encroachments (both banks):
  - i. Both banks must be of full-width cross section to the outside limits of the canal easement.
  - ii. One or both of the drive banks must be sloped a minimum of 2% away from the canal, 4% maximum, with provisions made for rainfall. Drainage will not be accepted into the Canal and must be routed away from FID property/drive banks. Runoff must be conveyed to nearby public streets or drainage system by drainage swales or other FID acceptable alternatives.
  - iii. One or both of the drive banks shall be overlaid with 3 inches of Class II aggregate base for all-weather access and for dust suppression.
  - iv. Encroachments - All existing trees, bushes, debris, fencing, and other structures must be removed within FID's property/easement.
- 7. If a fence will be installed between the development and open canal, a block/masonry wall shall be required. Chain-link and wood fencing will no longer be accepted for urban developments.
- 8. Should a trail or walkway be placed adjacent to the canal, FID will require a minimum 4 feet tall pedestrian barrier for this development, located outside of its right-of-way, on both sides of the canal, for the length of the development. FID is open to suggestions regarding design.

#### **General Comments**

- 1. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
- 2. FID requires the Applicant/Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Pipeline or result in drainage patterns that could adversely affect FID.
- 3. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement and the development project limits.



4. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.
5. FID does not allow FID owned property or easements to be in common use with public utility and/or road easements and rights-of-way but will in certain instances allow for its property to be in common use with landscape easements if the City of Clovis enters into the appropriate agreement.
6. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.
7. Footings of retaining walls shall not encroach onto FID property/easement areas.
8. Trees will not be permitted within FID's property/easement areas.
9. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines, and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from District facilities. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.
10. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. The area was historically native or rural residential with minimal to no water use. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a significant increase in dependence on groundwater, this deficit will increase. FID recommends the City of Clovis require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.
11. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Clovis are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Clovis should consider the impacts of the development on the City's ability to comply with requirements of SGMA.
12. As with developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.

Ricky Caperton  
Re: GPA2021-007, R2021-010, OA2021-004  
January 19, 2022  
Page 5 of 5

13. The above comments are not to be construed as the only request FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses.

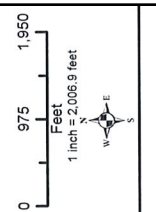
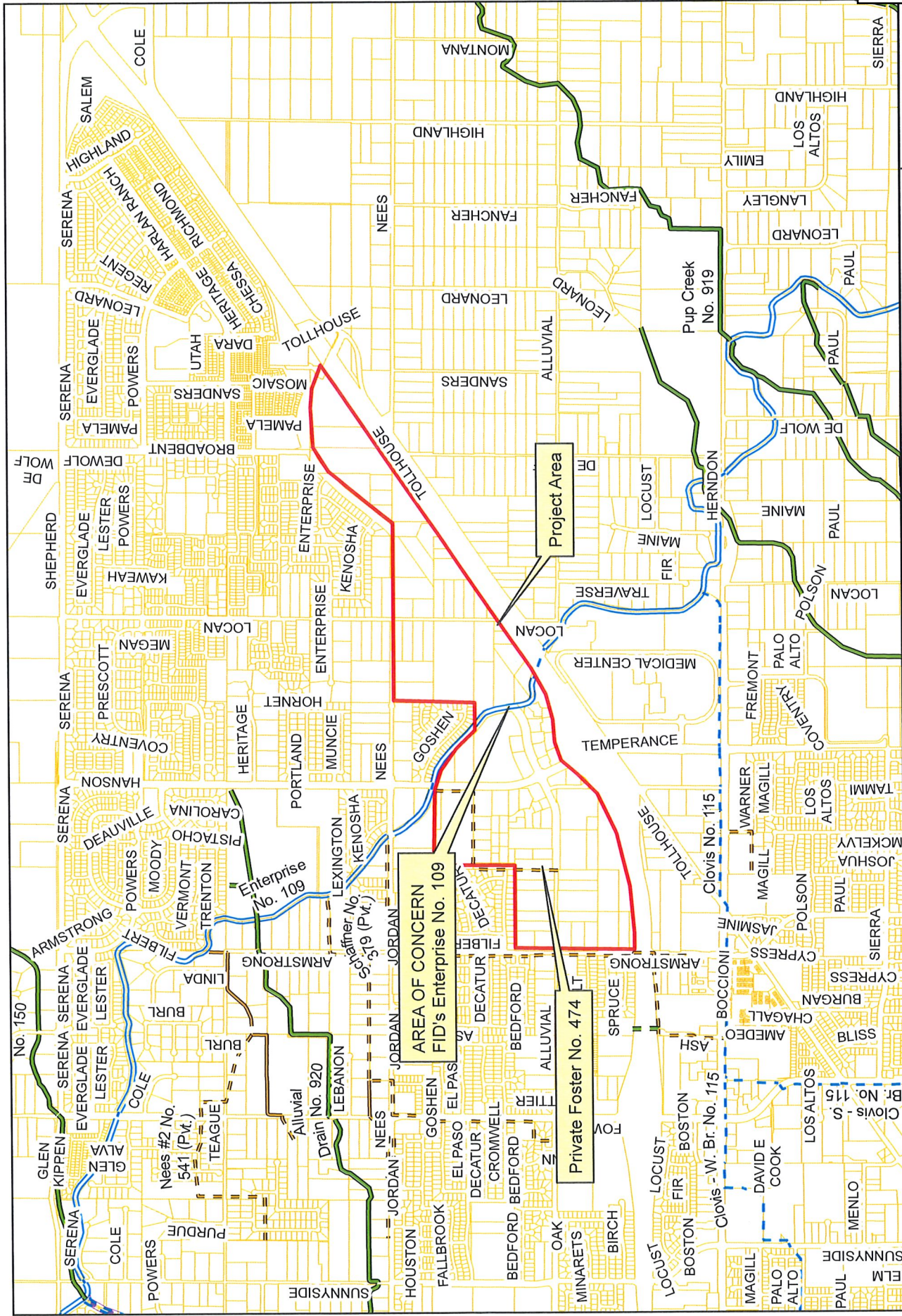
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or [clundeen@fresnoirrigation.com](mailto:clundeen@fresnoirrigation.com).

Sincerely,



Laurence Kimura, P.E.  
Chief Engineer

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Path: G:\Figs\0220103 FID Master.mxd  
 Spatial Reference  
 Name: NAD 1983 StatePlane California IV FIPS 0404

- Legend**
- FID Pipeline
  - FID Canal
  - Private Pipeline
  - Private Canal
  - Abandoned Canal
  - Stream Group
  - Other-Creek/River
  - Other-Pipeline
  - Abandoned Pipeline
  - FID Boundary
  - Railroad
  - Streets & Hwys
  - FMFCD Acquired Basins
  - FMFCD Proposed Basins



FRESNO IRRIGATION DISTRICT



**City of Clovis**  
 Department of Planning and Development Services  
 CITY HALL - 1033 Fifth Street - Clovis, CA 93612

Distribution Date: **12/29/2021**

**PLANNING APPLICATION REQUEST FOR COMMENTS**  
**Project Manager - Ricky Caperton, AICP, Deputy City Planner**

**PLEASE ROUTE TO:**

- |  |   |
|--|---|
| (In House)   | (Out-of-House)  |
| <input checked="" type="checkbox"/> Planning Division        | <input checked="" type="checkbox"/> Fresno Irrigation District                      |
| <input checked="" type="checkbox"/> Building Division        | <input checked="" type="checkbox"/> Fresno Metropolitan Flood Control Dist.         |
| <input checked="" type="checkbox"/> Engineering Divisor      | <input checked="" type="checkbox"/> Pacific Gas & Electric                          |
| <input checked="" type="checkbox"/> Utilities Division       | <input checked="" type="checkbox"/> AT&T  |
| <input checked="" type="checkbox"/> Solid Waste Divisor      | <input checked="" type="checkbox"/> Clovis Unified School District                  |
| <input checked="" type="checkbox"/> Fire Department          | <input checked="" type="checkbox"/> Cal Trans                                       |
| <input checked="" type="checkbox"/> Police Department        | <input checked="" type="checkbox"/> SJV Unified Air Pollution Control Dist.         |
| <input checked="" type="checkbox"/> City Landscape Com       | <input checked="" type="checkbox"/> State of California Department of Fish and Game |
| <input checked="" type="checkbox"/> Legal Description Review | <input type="checkbox"/> LAFCO (when annexation is involved)                        |
| <input type="checkbox"/> Other (Specify)                     | <input checked="" type="checkbox"/> County of Fresno Development                    |
| <input type="checkbox"/>                                     | <input checked="" type="checkbox"/> Fresno County Environmental Health              |

Item(s): GPA2021-007 Location: Clovis R-T Park (see attached map)

APN: Multiple Zoning: Multiple General Plan: MU-BC RHNA Site: \_\_\_\_\_

Name of Applicant: City of Clovis Phone/Email: (559)324-2347/ rcaperton@cityofclovis.com

Applicant Address: 1033 Fifth Street City: Clovis State: CA Zip: 93612

Previously Reviewed Under DRC: \_\_\_\_\_ Or Other Entitlement: \_\_\_\_\_

Project Description: See attached project description.

This item is tentatively scheduled for a public hearing to be consi City Council.

The attached information is circulated for your comments. Please attach your comments and recommendations i condition form and return to the project manag 1/21/2022

Please check one below:

- No Comments  Comments e-mailed or saved on: \_\_\_\_\_

RECOMMENDED CONDITIONS: Please draft conditions in final form that are acceptable to your department They must be legible. Please phrase positively and clearly:

GOOD EXAMPLE: "1. Prior to occupancy, the developer shall install all landscaping as per the approved

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): \_\_\_\_\_

**PLEASE RETURN TO:**  
**Ricky Caperton, AICP, Deputy City Planner**  
**Planning and Development Services Dept.**  
**1033 Fifth St., Clovis, CA 93612**  
**Phone: 324-2347 Fax: 324-2866**



**City of Clovis**  
 Department of Planning and Development Services  
 CITY HALL - 1033 Fifth Street - Clovis, CA 93612

Distribution Date: **12/29/2021**

**PLANNING APPLICATION REQUEST FOR COMMENTS**  
**Project Manager - Ricky Caperton, AICP, Deputy City Planner**

**PLEASE ROUTE TO:**

- |  |   |
|--|---|
| (In House)   | (Out-of-House)  |
| <input checked="" type="checkbox"/> Planning Division        | <input checked="" type="checkbox"/> Fresno Irrigation District                      |
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| <input checked="" type="checkbox"/> City Landscape Com       | <input checked="" type="checkbox"/> State of California Department of Fish and Game |
| <input checked="" type="checkbox"/> Legal Description Review | <input type="checkbox"/> LAFCO (when annexation is involved)                        |
| <input type="checkbox"/> Other (Specify)                     | <input checked="" type="checkbox"/> County of Fresno Development                    |
|  | <input checked="" type="checkbox"/> Fresno County Environmental Health              |

Item(s): **R2021-010** Location: **Clovis R-T Park (see attached map)**

APN: **Multiple** Zoning: **Multiple** General Plan: **MU-BC** RHNA Site: \_\_\_\_\_

Name of Applicant: **City of Clovis** Phone/Email: [\(559\)324-2347/rcaperton@cityofclovis.com](mailto:rcaperton@cityofclovis.com)

Applicant Address: **1033 Fifth Street** City: **Clovis** State: **CA** Zip: **93612**

Previously Reviewed Under DRC: \_\_\_\_\_ Or Other Entitlement: \_\_\_\_\_

Project Description: **See attached project description.**

This item is tentatively scheduled for a public hearing to be consi **City Council**.  
 The attached information is circulated for your comments. Please attach your comments and recommendations i  
 condition form and return to the project manag **1/21/2022**

Please check one below:

- No Comments  Comments e-mailed or saved on: \_\_\_\_\_

RECOMMENDED CONDITIONS: Please draft conditions in final form that are acceptable to your department  
 They must be legible. Please phrase positively and clearly:

GOOD EXAMPLE: "1. Prior to occupancy, the developer shall install all landscaping as per the approved

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): \_\_\_\_\_

**PLEASE RETURN TO:**  
**Ricky Caperton, AICP, Deputy City Planner**  
**Planning and Development Services Dept.**  
**1033 Fifth St., Clovis, CA 93612**  
**Phone: 324-2347 Fax: 324-2866**



**City of Clovis**  
 Department of Planning and Development Services  
 CITY HALL - 1033 Fifth Street - Clovis, CA 93612

Distribution Date: **12/29/2021**

**PLANNING APPLICATION REQUEST FOR COMMENTS**  
**Project Manager - Ricky Caperton, AICP, Deputy City Planner**

**PLEASE ROUTE TO:**

- |  |  |
|--|--|
| <p>(In House)</p> <input checked="" type="checkbox"/> Planning Division<br><input checked="" type="checkbox"/> Building Division<br><input checked="" type="checkbox"/> Engineering Divisor<br><input checked="" type="checkbox"/> Utilities Division<br><input checked="" type="checkbox"/> Solid Waste Divisor<br><input checked="" type="checkbox"/> Fire Department<br><input checked="" type="checkbox"/> Police Department<br><input checked="" type="checkbox"/> City Landscape Com<br><input checked="" type="checkbox"/> Legal Description Review<br><input type="checkbox"/> Other (Specify)<br><input type="checkbox"/> | <p>(Out-of-House)</p> <input checked="" type="checkbox"/> Fresno Irrigation District<br><input checked="" type="checkbox"/> Fresno Metropolitan Flood Control Dist.<br><input checked="" type="checkbox"/> Pacific Gas & Electric<br><input checked="" type="checkbox"/> AT&T<br><input checked="" type="checkbox"/> Clovis Unified School District<br><input checked="" type="checkbox"/> Cal Trans<br><input checked="" type="checkbox"/> SJV Unified Air Pollution Control Dist.<br><input checked="" type="checkbox"/> State of California Department of Fish and Game<br><input type="checkbox"/> LAFCO (when annexation is involved)<br><input checked="" type="checkbox"/> County of Fresno Development<br><input checked="" type="checkbox"/> Fresno County Environmental Health |
|--|--|

Item(s): OA2021-004 Location: Clovis R-T Park (see attached map)

APN: Multiple Zoning: Multiple General Plan: MU-BC RHNA Site: \_\_\_\_\_

Name of Applicant: City of Clovis Phone/Email: (559)324-2347/ rcaperton@cityofclovis.com

Applicant Address: 1033 Fifth Street City: Clovis State: CA Zip: 93612

Previously Reviewed Under DRC: \_\_\_\_\_ Or Other Entitlement: \_\_\_\_\_

Project Description: See attached project description.

This item is tentatively scheduled for a public hearing to be consi City Council.  
 The attached information is circulated for your comments. Please attach your comments and recommendations i  
 condition form and return to the project manag 1/21/2022

Please check one below:

- No Comments  Comments e-mailed or saved on: \_\_\_\_\_

RECOMMENDED CONDITIONS: Please draft conditions in final form that are acceptable to your department  
 They must be legible. Please phrase positively and clearly:

GOOD EXAMPLE: "1. Prior to occupancy, the developer shall install all landscaping as per the approved

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): \_\_\_\_\_

**PLEASE RETURN TO:**  
**Ricky Caperton, AICP, Deputy City Planner**  
**Planning and Development Services Dept.**  
**1033 Fifth St., Clovis, CA 93612**  
**Phone: 324-2347 Fax: 324-2866**

## Project Description

On January 4, 2021, the Clovis City Council approved a resolution for City staff to initiate amendments to the 2014 Clovis General Plan, Zoning Map, and the Development Code to remove existing inconsistencies between these documents as they relate to the City's R-T Park area (see "*Research and Technology Park Boundary*" map on next page). The proposed R-T Park Clean-Up includes proposed amendments to the City of Clovis General Plan, Development Code, and R-T Park Architectural Design Guidelines for ±333 acres of land designated as the Clovis R-T Park.

The purpose of these amendments is to correct inconsistencies between the aforementioned documents and to allow for student and faculty housing per direction from the Clovis City Council at the February 8, 2021 City Council hearing. Each of these corrective actions is summarized below.

It is important to note that the proposed actions are not for the purposes of an actual development project. Rather, it is correcting inconsistencies between the zoning and land use designations. Future projects will undergo separate review, as needed and required by the City's Development Code.

### **General Plan Amendment**

The City's existing General Plan was adopted in 2014. Based on the existing General Plan, the R-T Park boundary was shown incorrectly. Therefore, a General Plan Amendment is needed to correct this technical inaccuracy. Further, at the direction of the Clovis City Council to incorporate amendments allowing for student and faculty housing within the R-T Park, text amendments are needed to the General Plan to reflect this direction.

### **Rezone Amendment**

The current land use designation for the plan area is Mixed Use – Business Campus (MU-BC) which allows a mixture of research and technology uses, and **will remain unchanged**. The corresponding zone district should be R-T; however, there are parcels within the R-T Park area that currently maintain residential zoning. Therefore, in order to bring the zoning into consistency with the MU-BC land use designation, a rezone is needed. Under this action, the City will either rezone properties directly to R-T or apply an R-T Overlay zone allowing for existing residential properties to remain residential, while also allowing for R-T Park development should those properties choose to develop per the R-T standards.

### **Development Code Update**

The clean-up action being proposed would further define the MU-BC land use designation to allow for ancillary residential uses, rezone approximately 79 parcels to the R-T zone district, permit ancillary residential uses in the R-T zone district, and add design guidelines for ancillary residential uses. The objective of these actions is to create and maintain consistency among the applicable plans and policies while maintaining the intent of the City Council's vision for the R-T Park.

R-T Park Area







# CITY *of* CLOVIS

## PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

### **CEQA Guidelines 15183 – Finding of Consistency General Plan Amendment 2021-007, Ordinance Amendment 2021-004, and Rezone 2021-010**

Pursuant to Article 12 of the State California Environmental Quality Act (CEQA) Guidelines, the City of Clovis has determined that the project described below will not require additional environmental review.

**Lead Agency:** City of Clovis – Planning and Development Services

**Lead Agency** McKencie Perez, MPA, Senior Planner  
**Contact:** (559) 324-2310  
[mckenciep@cityofclovis.com](mailto:mckenciep@cityofclovis.com)

**Applicant:** City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

**Project** 120 separate parcels located adjacent to the north side of Highway  
**Location:** 168 from Armstrong Avenue to Owens Mountain Parkway. See attached **Exhibit A**, Aerial Photo, for all land included in project area.

**Exemption:** CEQA Guidelines section 15183 – Special Situations, Projects consistent with a Community Plan, General Plan, or Zoning

### **Project Description**

The proposed Research and Technology (R-T) Park Cleanup Project (“Project”) includes amendments to the City of Clovis General Plan, Zoning, Development Code, and the Clovis R-T Park Architectural Guidelines for approximately 333 acres of land designated as the Clovis R-T Park.

The purpose of these amendments is to correct inconsistencies between the aforementioned documents and to allow for student and faculty housing per direction from the Clovis City Council. Each of these corrective actions is summarized below.

### **General Plan Amendment**

The City’s existing General Plan was adopted in 2014. Based on the existing General Plan, the R-T Park boundary was shown incorrectly. Therefore, a general plan

amendment is needed to correct this technical inaccuracy. The amendment would also allow campus related housing within the R-T Park per the direction of the Clovis City Council.

#### Development Code Amendment

The proposed Project would further define the MU-BC land use designation to allow for campus related housing uses in the R-T zone district, add development guidelines for the campus related housing, and create a R-T overlay zone district. The objective of these actions is to create and maintain consistency among the applicable plans and policies, while maintaining the intent of the City Council's vision for the R-T Park.

#### Rezone

The current land use designation for the plan area is MU-BC (Mixed Use/Business Campus) which allows a range of industrial, commercial, and institutional uses, with a focus on research and technology uses, along with residential densities up to 25 dwelling units per acre. The MU-BC designation will remain unchanged in conjunction with the Project. The corresponding zone district should be the R-T zone district; however, there are parcels within the R-T Park area that currently maintain residential zoning. Therefore, in order to bring the zoning into consistency with the MU-BC land use designation, a rezone is needed. Under this action, the City will either rezone properties directly to the R-T zone district or apply an R-T overlay zone district allowing for existing residential properties to remain residential, while also allowing for R-T Park development should those properties choose to develop per the R-T development standards.

#### Environmental Determination

Pursuant to Article 12 of the CEQA Guidelines, the Project is exempt from additional environmental review in accordance with section 15183. For projects that are "consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." Further, CEQA Guidelines state that "if an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for the project solely on the basis of that impact." If no additional mitigation measures are required to reduce project specific impacts to a less than significant level, other than those required in the prior EIR, then the section 15183 exemption applies.

#### Evidence for Exemption

The establishment of the full plan area underwent environmental review on two separate occasions to consider the full approximately 333 acres designated to the R-T Park. The first ±188 acres of land designated for the R-T Park was approved and the Final EIR certified by the Clovis City Council in June 1999. The R-T Park Expansion, which added approximately 153 acres (known as Phase III), was approved in conjunction with the certification of a separate EIR in August 2009. Additionally, an EIR was certified for the

General Plan in 2014, which considered the environmental impacts of densities up to 25 dwelling units per acre within the underlying MU-BC land use designation.

The proposed amendments associated with this Project do not effectuate any physical change to the environment, but rather allow the R-T Park to develop the way the General Plan intended. The proposed General Plan and Development Code text changes also clarify the City's policy interpretation as to the allowance for campus-related housing in conjunction with a university. The following points provide additional support for the project's reliance on the section 15183 exemption:

- The entire Project area that is potentially affected by the proposed Project (approximately 333 acres) is designated as MU-BC within the 2014 Clovis General Plan. The proposal does not include a change from the existing MU-BC land use designation to any other land use designation.
- Though the City took actions in 2001 and 2009 to establish the comprehensive boundary of the "Clovis R-T Park", the 2014 General Plan showed only a portion of the total area within the "focus area" identified for the R-T Park. The proposed Project actions would modify the boundary of the General Plan focus area to include the entire R-T Park as previously adopted by the Council, clarifying the Council's intent to apply R-T development standards and criteria to this area. These standards and criteria do not exceed the intensity of the underlying MU-BC land use designation and were previously evaluated by the City.
- The MU-BC land use designation establishes criteria for the maximum intensity of development including a non-residential floor area ratio of 4.0 and a residential density of up to 25 units per acre. No changes to these criteria are proposed.
- The R-T zone district is compatible with the MU-BC land use designation and by the City's previous designation of the affected area as the "Clovis R-T Park", R-T is the intended zoning for the Project area. The rezoning of properties to the R-T zone district or R-T overlay zone district will implement the General Plan, as well as the City's previous actions to establish the Clovis R-T Park in 1999 and 2009, as described above.
- The existing MU-BC land use designation and the R-T zone district allow the development of schools, special education, and training facilities (including colleges and universities), through the approval of an administrative use permit (AUP).
- As demonstrated through the City's approval of AUP2016-009, which included a student housing component, and the City's more recent approval of the California Health Sciences University memorandum of understanding from January of 2021, the City has determined that university-affiliated housing may be included as an ancillary use within an overall university campus.

- The proposed Project will confirm the City's previous determinations regarding the allowance for university-affiliated housing and will clarify the process used to consider and approve such projects.

While future development within the R-T Park could result in potential environmental effects, approving the proposed amendments themselves will not, because the proposed amendments do not, in and of themselves, apply to any physical development or use. To the extent that individual projects are proposed in the future, including but not limited to an administrative use permit (AUP) for an expanded CHSU campus, those projects will be assessed and required to comply with the provisions of CEQA. Increases in intensity and density will be reviewed at the time of project submission and mitigated accordingly. The Project amendments merely create a framework that achieves consistency between the City's planning documents as they relate to the R-T Park and clarify the City's policy previous interpretations. As such, the proposed amendments will permit future applications to apply for development within the plan area but will not intensify existing uses at the time the proposed amendments are approved.

Projects within the plan area will require discretionary or ministerial review and will require the appropriate land use applications. Discretionary projects will be evaluated pursuant to the requirements of CEQA, and the appropriate level of environmental review will be completed when the scope and impacts of each individual application are known.

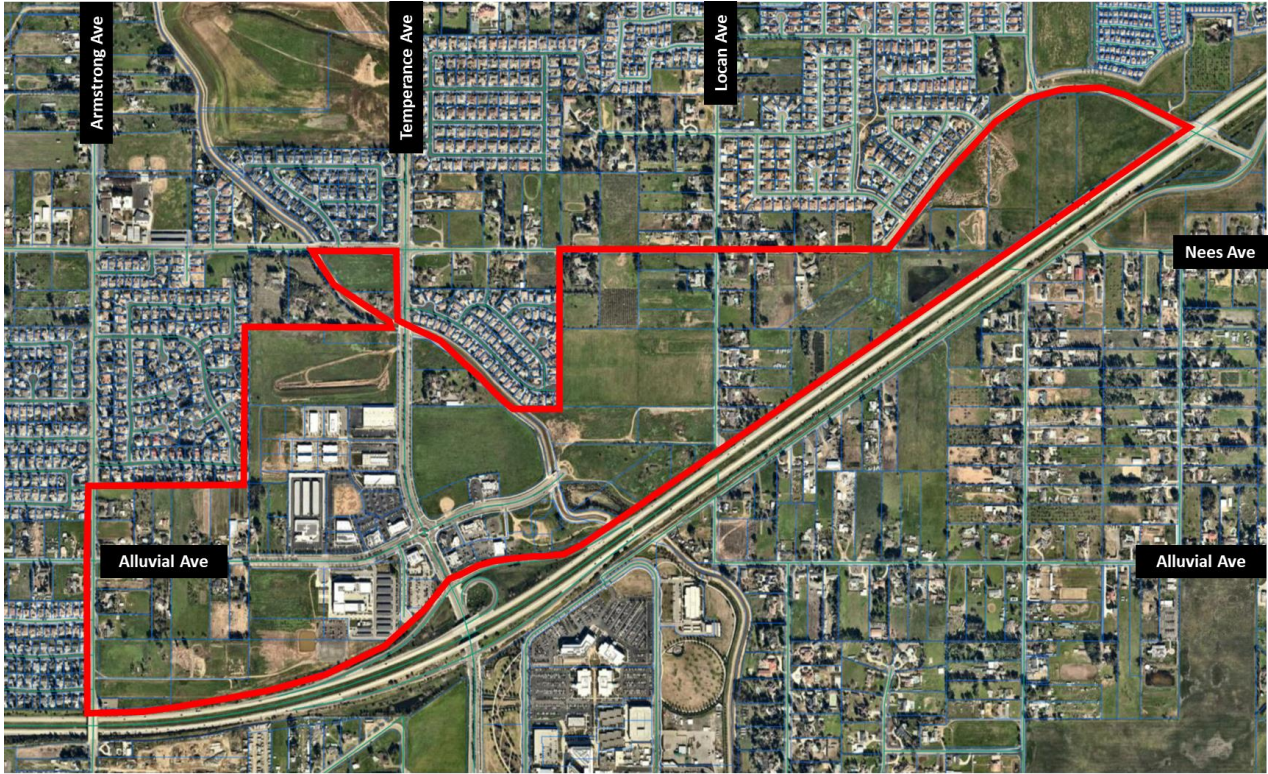
Based on these factors, the City may determine that the proposed Project amendments are consistent with the City's General Plan and that potential impacts associated with the project were evaluated in the EIR's prepared in conjunction with the 2001 and 2009 actions to establish the R-T Park and the 2014 General Plan EIR. No impacts peculiar to the Project, or impacts not previously evaluated, have been identified. Therefore, the proposed amendments for the R-T Park Cleanup are exempt from CEQA pursuant to a Finding of Consistency with the City's General Plan set forth in section 15183 of the CEQA Guidelines.

**Date:** June 27, 2024

**Prepared By:** McKencie Perez, MPA

**Submitted By:** McKencie Perez, MPA, Senior Planner  
City of Clovis Planning & Development Services  
(559) 324-2310

Exhibit A



 = R-T PARK BOUNDARY (±333 acres)