



CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION
Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2340
www.cityofclovis.com

April 23, 2020

6:00 PM

Council Chamber

* SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19*

Given the current Shelter-in-Place Order covering the State of California and the Social Distance Guidelines issued by Federal, State, and Local Authorities, the City is implementing the following changes to participate in and public comment for all Planning Commission meetings until notified otherwise. The Council chambers will not be open to the public. Any member of the Planning Commission may participate from a remote location by teleconference.

- The meeting will be webcast and accessed at: <https://cityofclovis.com/planning-and-development/planning/planning-commission/planning-commission-agendas/>

Written Comments

- Members of the public are encouraged to submit written comments at: <https://cityofclovis.com/planning-and-development/planning/planning-commission/planning-commission-agendas/> at least (3) hours before the meeting. You will be prompted to provide:

- Planning Meeting Date
- Item Number
- Name
- Email
- Comment (please limit to 300 words or 3 minutes)



- Please submit a separate e-mail for each item you are commenting on.
- Your item will be read into the record during the public comment portion when the item is heard. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions, but will be made part of the record of proceedings.
- Please be aware that any public comments received that do not specify a particular agenda item will be read aloud during the general public comment portion of the agenda.

- If a written comment is received after 3:00 p.m. on the day of the meeting, efforts will be made to read the comment into the record. However, staff cannot guarantee that written comments received after 3:00 p.m. will be read. All written comments that are not read into the record will be made part of the record of proceedings, provided that such comments are received prior to the end of the Planning Commission meeting.

Verbal Comments

- If you wish to speak to the Commission on the item by telephone, you must contact the Orlando Ramirez, Deputy City Planner (559) 324-2345 no later than 3:00 p.m. the day of the meeting.
 - You will be asked to provide a phone number to call you during the meeting. You will also be asked for your name so that you can be called when it is your turn to speak.
 - You will be called during the comment section for the agenda item on which you wish to speak.
 - You may be put on hold until your name is called by the meeting coordinator.
 - You will be able to speak to the Commission for up to three (3) minutes.

Noticed Public Hearings

- For noticed public hearings, all public comments must be received by the close of the public hearing period. All written comments received by the close of the public hearing period will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions, but will be included in the record of proceedings.
- If a comment on a public hearing item is received after the close of the public hearing, such comment will be treated like a general public comment and made part of the record of proceedings, provided that such comment is received prior to the end of the meeting.

Commission Members: Amy Hatcher Chair, Paul Hinkle Chair Pro Tem, Alma Antuna, Brandon Bedsted, Mike Cunningham

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CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

COMMISSION SECRETARY COMMENTS

PLANNING COMMISSION MEMBER COMMENTS

COMMUNICATIONS AND REFERRALS

BUSINESS FROM THE FLOOR

This is an opportunity for the members of the public to address the Planning Commission on any matter that is not listed on the Agenda.

PUBLIC HEARINGS

- [2](#) Consider Approval - Res. 20-____, CUP2020-002, A request to allow for an on-site brewery production operation with associated inside and outside consumption within an existing building located at 527 Park Creek Drive. Gary Shahbazian, owner; Central California Brewing Company, applicant; Don Anderson, representative.

Staff: Lily Cha, Assistant Planner

Recommendation: Approve

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MEETINGS & KEY ISSUES

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

May 28, 2020

June 25, 2020

July 23, 2020

August 27, 2020

September 24, 2020

CLOVIS PLANNING COMMISSION MINUTES
April 9, 2020

A modified meeting of the Clovis Planning Commission was called to order at 6:00 p.m. by Chair Hatcher in the Clovis Council Chamber.

Flag salute led by Chair Hatcher

Present: Commissioners Bedsted (via Webex), Cunningham, Hinkle, Chair Hatcher

Absent: Commissioner Antuna

Staff: Dave Merchen, City Planner
Orlando Ramirez, Deputy City Planner
George Gonzalez, Associate Planner
Lily Cha, Assistant Planner
David Wolfe, City Attorney
Sean Smith, Supervising Civil Engineer

MINUTES

1. The Commission approved the February 27, 2020, minutes by a vote of 4-0-1.

COMMISSION SECRETARY

Deputy City Planner informed that several memos and items of correspondence had been received in regards to Agenda Item X-6, distributed to the Commission, and had become part of the public record. Additionally, staff would provide applicants and members of the public opportunity to speak on specific agenda items via Webex. He provided details regarding two members of the public who not only submitted written comments but would also provide verbal input on Item X-6, as well as an item of correspondence received after the deadline. Finally, Deputy City Planner Ramirez informed that staff's resolution attachments would require modification of language, providing explanation.

PLANNING COMMISSION MEMBERS COMMENTS

Commissioner Bedsted expressed his gratitude to staff arranging remote participation in this meeting for the public and for himself.

Commissioner Bedsted expressed appreciation for the City extending this option for himself and for members of the public. His opinion is that it is a suitable way to conduct these public hearing in this unprecedented time.

Commissioner Cunningham echoed Commissioner Bedsted's comments, adding his praise to staff for setting things up. He has now experienced two City Council meeting similarly set up and

believes that all are getting used to it. His personal preference is to be able to directly receive comments from the public face-to-face and finds this a difficult situation, but he understands that circumstances mandate that we continue on as we are for the time being. He also stated that he echoes comments from the Assistant City Manager in that the City has reached a size that warrants video recording public hearings. He concluded by expressing special thanks to staff as they have done very well setting this up on short notice.

Commissioner Hinkle expressed gratitude to staff for putting things together so that the Planning Commission can still work with the public and the public can still be part of the process as they should be. He appreciates this and expressed his willingness to continue this in the future as needed.

Chair Hatcher thinks it went fairly smoothly considering we've never done it before. It would be nice if we could do it on video, and if there's any way for the public to give comments in a more live way, that would be more effective but understands it might be too problematic.

COMMUNICATIONS AND REFERRALS

Items of correspondence related to Agenda Item X-6.

BUSINESS FROM THE FLOOR

None.

CONSENT CALENDAR

Deputy City Planner Ramirez rescinded the previously-submitted request to cancel the April 23rd Planning Commission hearing and requested its reinstatement due to an item needing to be heard. The Planning Commission consented to the reinstatement.

PUBLIC HEARINGS

2. Consider Approval Res. 20-13, **TM6164**, A request to approve a one-year extension to the approved tentative tract map TM6164, located on the west side of Leonard Avenue at Dakota Avenue. DYP 6164 LP, owner; De Young Properties, applicant; Quad Knopf, Inc., representative.

Deputy City Planner Orlando Ramirez presented the staff report.

At this point, the Chair opened the floor to the applicant.

Deputy City Planner Ramirez informed that the applicant is in favor of staff's recommendation to extend.

At this point, the Chair opened the floor to those in favor.

There being none, the Chair opened the floor to those in opposition.

There being none, the Chair closed the public portion.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Hinkle to approve an extension to TM6164. The motion was approved by a vote of 4-0-1.

3. Consider Approval Res. 20-14, **TM6125**, A request to approve a one-year extension to an approved tentative tract map for property located near the northwest corner of Peach and Stuart Avenues. Beal Development, LLC, owner/applicant.

Deputy City Planner Orlando Ramirez presented the staff report.

At this point, the Chair opened the floor to the applicant.

Deputy City Planner Ramirez informed that the applicant indicated over the phone that they are in favor of the extension request.

Commissioner Cunningham inquired as to whether this is the first or second year extension request. Deputy City Planner Ramirez responded that it is the second extension request.

At this point, the Chair opened the floor to those in favor.

There being none, the Chair opened the floor to those in opposition.

There being none, the Chair closed the public portion.

Commissioner Hinkle inquired as to the disposition of the road shown on the tract map as connecting to a development to the north, given that that existing development has a cul-de-sac in place. Supervising Civil Engineer Sean Smith responded that instead of connecting, the road would become a knuckle.

At this point, a motion was made by Commissioner Bedsted and seconded by Commissioner Cunningham to approve an extension to TM6125. The motion was approved by a vote of 4-0-1.

4. Consider approval Res. 20-15, **CUP2014-22A**, A request for a six-month review of an approved conditional use permit amendment for the hours of operation specific to an existing 24-hour drive-thru window use at the Del Taco restaurant located at 1415 Herndon Avenue. MTE Foods Inc., owner/applicant; Christina Solomon, representative.

City Planner Dave Merchen presented the staff report.

At this point, the Chair opened the floor to the applicant.

City Planner Merchen informed that the applicant provided a statement indicating agreement with the determination as recommended.

At this point, the Chair opened the floor to those in favor.

There being none, the Chair opened the floor to those in opposition.

There being none, the Chair closed the public portion.

At this point, a motion was made by Commissioner Hinkle and seconded by Commissioner Bedsted to approve CUP2014-22A. The motion was approved by a vote of 4-0-1.

5. Consider approval Res. 20-16, **R2019-009**, A request to approve a rezone of approximately 4 acres of property located at the southwest corner of Temperance and Nees Avenues to be consistent with the underlying General Plan designation of MU-BC (Mixed Use- Business Campus). This request is to rezone the subject property from the R-A (Single Family Residential Very Low Density) Zone District to the C-P (Professional Office) Zone District. Beal Properties Inc., owner; Legacy Construction, applicant.

Assistant Planner Lily Cha presented the staff report.

Commissioner Cunningham sought clarification regarding the reciprocal access strip should the property to the south of the subject site develop. Assistant Planner Cha provided details. Deputy City Planner Ramirez expanded, informing that the current design is conceptual in nature and the exact location of the reciprocal access will be determined during the Site Plan Review process.

At this point, the Chair opened the floor to the applicant.

Alondra Williams, Senior Development Manager for Legacy Construction, expressed gratitude to staff for their accommodation throughout the process, support of the project, and offered to answer any questions.

At this point, the Chair opened the floor to those in favor.

There being none, the Chair opened the floor to those in opposition.

There being none, the Chair closed the public portion.

At this point, a motion was made by Commissioner Cunningham and seconded by Chair Hatcher to approve R2019-009. The motion was approved by a vote of 4-0-1.

6. Consider items associated with approximately 50.80 acres of property located in the southwest area of Teague and N. Fowler Avenues. Multiple property owners; Woodside Homes of Fresno, LP., applicant; Yamabe & Horn Engineering, Inc., representative.

- a. Consider Approval, Res. 20-17, A request to approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2019-006, Prezone R2019-007, Prezone R2020-002, & Vesting Tentative Tract Map TM6284.
- b. Consider Approval, Res. 20-18, **GPA2019-006**, A request to amend the General Plan to re-designate approximately 34.3 acres from Rural Residential (1 lot per 2 acres) classification to Low Density Residential (2.1 to 4 DU/Ac) classification.
- c. Consider Approval, Res. 20-19, **R2019-007**, A request to approve a prezone of approximately 36.80 acres from the County R-R (Rural Residential) Zone District to the Clovis R-1 (Single-Family Residential) and R-R (Rural Residential) Zone Districts.
- d. Consider Approval, Res. 20-20, **TM6284**, A request to approve a vesting tentative tract map for a 74-lot single-family subdivision on 32.19 acres of land.

Associate Planner George Gonzalez presented the staff report and addressed several points that had been asserted in written comments from surrounding property owners and interested parties.

Commissioner Bedsted, referencing one of the opposition letters, inquired as to the maximum allowable number of units possible in a future development on the properties proposed to be prezoned from County Rural Residential to Clovis Rural Residential. Associate Planner Gonzalez provided the maximum number under current applicable standards, informing that any development on those nine properties above the current Rural Residential designation will require both a general plan amendment and accompanying CEQA analysis.

Commissioner Bedsted stated that he chose to address this in order to clarify for the record that as long as the development was greater than ten acres, it would fall under the 2.3 unit per acre limit imposed by the Dry Creek Preserve Master Plan.

Commissioner Hinkle referenced a letter the Commission had received earlier in the day, from Amardeep Aulakh in support of the project, seeking and receiving clarification that the current access easement road used to access his property from Fowler Avenue would not be used as part of the proposed project.

Commissioner Hinkle sought and received confirmation that the fire apparatus access road would be closed off to regular traffic while still being accessible to the fire department.

Commissioner Hinkle sought information regarding the potential widening of Sunnyside Avenue in connection with this project. Associate Planner Gonzalez provided details.

At this point, the Chair opened the floor to the applicant.

Matt Smith, Land Acquisition Manager of Woodside Homes, provided background on the project and offered to answer questions.

At this point, the Chair opened the floor to those in favor or opposition.

Correspondence from Dale Mitchell was placed into the record, as he wished for an opportunity to speak in person.

Correspondence from Amardeep Aulakh in support of the project was read and then placed into the record.

Correspondence from Rick Warren in support of the project was read and then placed into the record.

Correspondence from Charles Merrill in support of the project was read and then placed into the record.

Correspondence from Dean Uhrig in opposition of the project was read and then placed into the record.

Correspondence from Katherine Ross in opposition of the project was read and then placed into the record.

Correspondence from Phillip Ross in opposition of the project was read and then placed into the record.

Correspondence from Kathleen Powell in opposition of the project was read and then placed into the record.

Correspondence from Corey File was read and then placed into the record.

Correspondence from Troy McKinney in support of the project was read and then placed into the record.

Correspondence from Charles Keller was read and then placed into the record.

Correspondence from Norman Morrison was placed into the record, as it was received after 3:00 p.m.

Dale Mitchell informed that he had been part of the formation of the Dry Creek Preserve Master Plan and that, despite the numerous neighborhood committee meetings, they were unable to get their view for their neighborhood memorialized into any kind of plan previously. After Woodside Homes came into the process, they were at first confrontational until the City Council instructed them to work and compromise with the neighborhood and create a master plan. The two most important features of the DCP Master Plan are the 2.3 unit per acre limitation on any development and the requirement for projects to be a minimum of ten acres in size to be developed beyond the rural residential standards, providing the reasoning behind these two features. He concluded by expressing that the Woodside development is entirely consistent with the DCP Master Plan.

Correspondence from Marcus DiBuduo was read and then placed into the record, as his phone connection was lost.

City Attorney David Wolfe expressed that, though Mr. Morrison's letter arrived after 3:00 p.m., since this is a noticed public hearing, it should be read into the record as the other items of correspondence were, as long as they arrived before the close of the public hearing.

Correspondence from Norman Morrison was read and then placed into the record.

City Attorney Wolfe clarified that, in the case of verbal participation, there is a little flexibility for the Chair to allow someone to finish a comment going beyond the three-minute limit. This could be an option for Mr. Mitchell, whose final comment was interrupted by reaching the three-minute limit.

Chair Hatcher allowed Deputy City Planner Ramirez to offer Mr. Mitchell the chance to finish his interrupted comment.

Mr. Mitchell stated that the concerns raised in the opposing correspondence are the same issues that were addressed during the many meetings that took place during the formation of the DCP Master Plan, and expressed that at the time of the master plan's approval, there had been a strong consensus across the Dry Creek Preserve. However, he is troubled that a project that is consistent with and will implement that plan is facing objections, and asks the Commission to uphold the approved development standards.

Chair Hatcher inquired as to whether Mr. DiBuduo had been able to call back in. Deputy City Planner Ramirez responded that staff apparently hadn't been able to reach him.

At this point, the Chair closed the public portion.

Chair Hatcher sought clarification, for the record, regarding a comment from one of the letters about new mitigation measures in the revised traffic study. Associate Planner Gonzalez confirmed that, as Chair Hatcher had understood, there were no new mitigation measures in the revised traffic study and that he had informed Mr. Corey File of such.

Chair Hatcher sought clarification regarding several comments from the correspondence for the sake of the record. The first item was a comment in one of the letters regarding wear-and-tear on the County roads. Chair Hatcher sought and received confirmation that the City will not have any control over updating or fixing these roads until they are annexed. Associate Planner Gonzalez also informed that there could potentially be agreements between the two entities regarding maintenance of certain roads; however, that has yet to be determined in regards to the subject streets.

Chair Hatcher next inquired as to how long completion of the annexation is expected to take. Associate Planner Gonzalez responded that, provided the project moves forward and is

approved, then the annexation is likely to be complete by the end of the year, before the project is developed and generate traffic on those roads.

Chair Hatcher then sought clarification regarding a comment mentioning that the Master Plan had standards of development of 2.3 units per acre that would be interspersed with less dense development. Chair Hatcher recalled no such standard from the Master Plan, and wondered if it was merely the writer's desire. Associate Planner Gonzalez confirmed that there is no such standard, providing a detailed explanation for what the standard actually is.

Chair Hatcher finally referenced the letter commenting on the emergency vehicle access, seeking and receiving confirmation that Fresno County not approving it as a road is moot at this point, as it is not currently planned to be one and there are no plans for annexation of it at this time.

At this point, the Chair reopened the floor to the applicant.

Mr. Smith expressed his gratitude to staff for keeping the doors of the City open and providing the public hearing during these strange times, as Woodside is under commitments to the four project site landowners on when escrow must be closed by.

Commissioner Bedsted expressed his gratitude to staff for the presentation and to members of the public for their feedback and input. There had been a great deal of effort and compromise that went into the Dry Creek Preserve Master Plan and this project, he believes, conforms to that Master Plan. Therefore, he is in support of it.

Commissioner Cunningham stated that he echoes Commissioner Bedsted's comments and is ready to make a motion.

Chair Hatcher expressed her agreement that this project is consistent with the Master Plan, which took a lot of time and effort to put together. She expressed her appreciation for how many members of the public in the area came forward with comments in support and opposition, in light of everything being closed due to Covid19. She sees this project as consistent and will vote in favor.

At this point, a motion was made by Commissioner Cunningham and seconded by Chair Hatcher to approve a finding of a Mitigated Negative Declaration for GPA2019-006, R2019-007, R2020-002, and TM6284. The motion was approved by a vote of 4-0-1.

At this point, a motion was made by Commissioner Cunningham and seconded by Chair Hatcher to approve GPA2019-006. The motion was approved by a vote of 4-0-1.

At this point, a motion was made by Commissioner Cunningham and seconded by Chair Hatcher to approve R2019-007. The motion was approved by a vote of 4-0-1.

At this point, a motion was made by Commissioner Cunningham and seconded by Chair Hatcher to approve TM6284 with the modified conditions of approval. The motion was approved by a vote of 4-0-1.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT AT 7:51 P.M. UNTIL the Planning Commission meeting on April 23, 2020.

Amy Hatcher, Chair



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: April 23, 2020

SUBJECT: Consider Approval - Res. 20-____, CUP2020-002, A request to allow for an on-site brewery production operation with associated inside and outside consumption within an existing building located at 527 Park Creek Drive. Gary Shahbazian, owner; Central California Brewing Company, applicant; Don Anderson, representative.

Staff: Lily Cha, Assistant Planner
Recommendation: Approve

- ATTACHMENTS:
1. Conditions of Approval
 2. Draft Resolution
 3. Site Plan and Elevation
 4. Applicant’s Operational Statement
 5. Correspondence (Agencies and Departments)
 6. Shared Parking Agreement

CONFLICT OF INTEREST

None

RECOMMENDATION

Staff recommends that the Planning Commission:

- Approve Conditional Use Permit CUP2020-002, subject to the conditions of approval included in **Attachment 1**.

EXECUTIVE SUMMARY

The applicant, Central California Brewing Company, is proposing a brewery production facility with onsite consumption within an existing 14,880 square foot building located at 527 Park Creek Drive as shown in **Figure 1**. In order to accommodate the Project, the applicant is requesting approval of a conditional use permit for the operation of a bar within the M-1 Zone District. The Project also includes a request for a reduction to the overall parking stall requirement for the proposed use.

Approval of this Project would allow the applicant to continue processing development drawings and to complete the Site Plan Review process.

BACKGROUND

- General Plan Designation: Industrial
- Specific Plan Designation: Industrial
- Existing Zoning: M-1
- Lot Size: .86 Acres
- Current Land Use: Industrial
- Adjacent Land Uses:
 - North: Industrial Office
 - South: Vacant
 - East: Industrial
 - West: Industrial
- Previous Entitlements: TM6077, SPR2019-02

PROPOSAL AND ANALYSIS

The applicant is requesting approval of CUP2020-002, to allow for a mid-sized craft brewery service at the Project site shown in **Figure 1** below. The site is developed with an approximate 14,880 square foot metal building with associated parking. Beverage Production is a permitted use in the M-1 Zone District, whereas “Bars and Alcohol Drinking” is a use permitted subject to conditional use permit approval. Parking for the use is based on several factors as discussed within the body of staff’s report below.

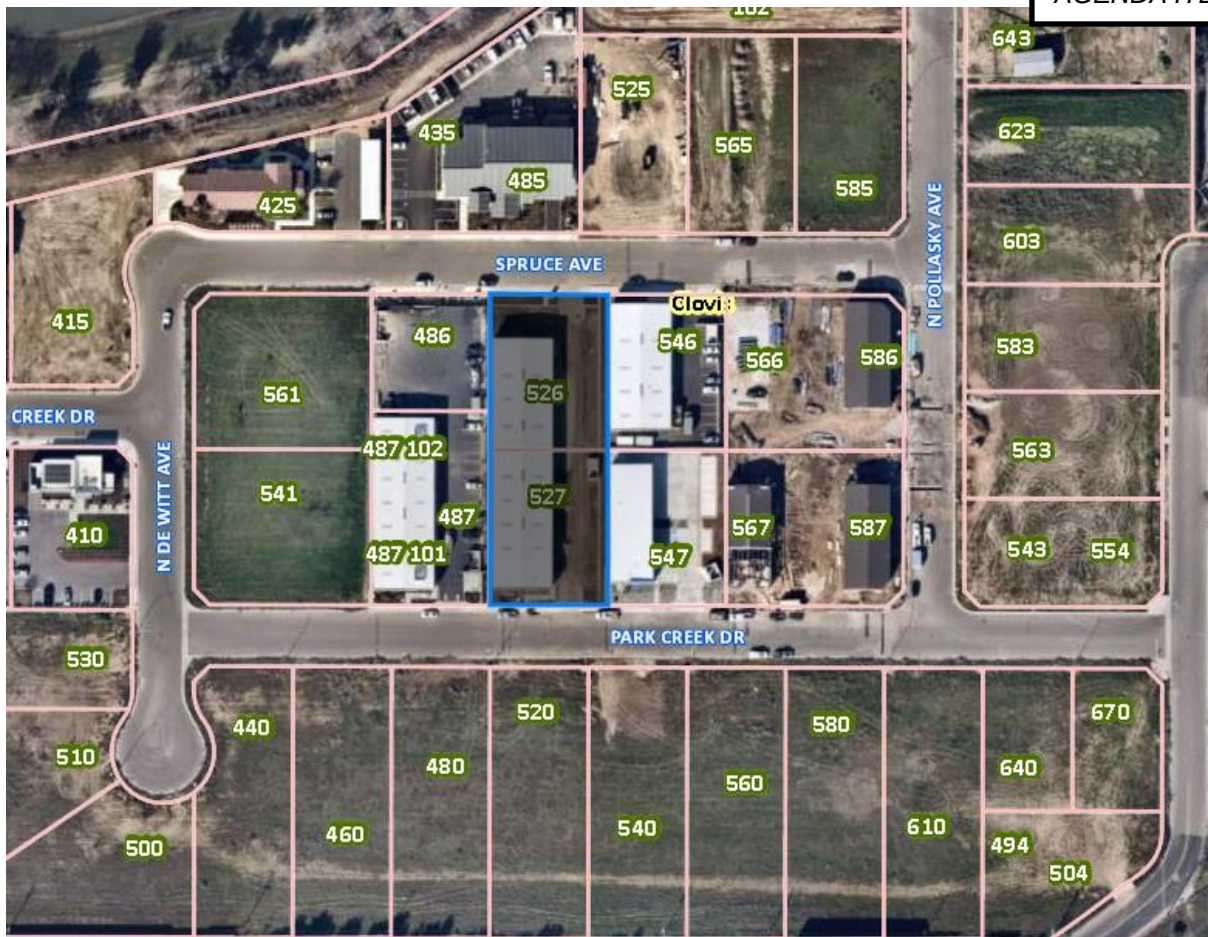


Figure 1-Project Location

Conditional Use Permit

As part of the Project, the applicant is requesting a use permit to allow for the onsite consumption of beverages produced onsite. Section 9.14.020, Table 2-6 of the Clovis Municipal Code, identifies this land use (Bars), subject to a conditional use permit within an Industrial Zone District. The review and approval of a conditional use permit application provides the opportunity to ensure that the operational characteristics of the proposed use are consistent with applicable policies and standards and to verify that the use is compatible with existing and planned uses in the surrounding vicinity. This process allows evaluation of a business model that incorporates production, administrative, manufacturing, and onsite consumption within a single site.

Operations

The applicant has provided a comprehensive Operational Statement (**Attachment 4**) that describes the proposed use. In general, the applicant will utilize the entire 14,888 square foot building for the onsite operation of a production brewery with onsite consumption and administrative offices. The various operational aspects of the business will be divided into separate operational components within the building. Warehousing and beer production will be separated from the general serving areas and beverage production will cease at 2 pm daily in order to transition the use into a tasting and general consumption site from 3 pm to 10 pm Wednesday to Sunday. The applicant is also anticipating that with business growth and success, the tasting use would eventually also include Mondays and Tuesdays.

With conditional use permit approval, the applicant is requesting to operate the bar component of the use to include approximately 2,400 square feet of indoor space consisting of single beverage pours, tasting flights, and packaged off-site sales. Additionally, the proposal includes an outdoor area to the exterior north side of the building. If approved, the applicant will submit for site plan review approval.

In addition to onsite sales, a large component of the operation includes the manufacturing and production of beverages for the larger market such as restaurants, retailers and other tap houses.

Parking

Initially, staff was in receipt of a parking variance associated with the Project. After further review, it has been determined that parking requirements for the specific use under consideration can be incorporated into the conditional use permit per Section 9.32.040(D) of the Development Code.

In general, the proposal has several levels of uses within one building that would generally trigger individualized parking count analysis. Based on the breakdown of the operation, the following parking requirements of the Clovis Development Code normally would have applied:

- Office- 1 parking stall per every 1,000 s.f. of building;
- Warehousing- 1 parking stall per every 1,000 s.f. of building;
- Brewery- 10 parking stalls per 1,000 s.f. of building.

Following the parking ratios described above, the proposed use would require 37 parking stalls. The use presents a unique dynamic in that approximately 12,400 square feet of the overall building will be utilized by brewery staff consisting of seven staff members at capacity. The remaining approximate 2,500 square feet of brewery use will be utilized by patrons to the facility. Per Chapter 9.32, taverns, lounges, or similar establishments for the consumption of food and beverages on the premises, require parking at 10 stalls per every 1,000 square feet of area. Therefore, the use would require approximately 24 parking stalls for patron parking and an additional 13 stalls for the warehouse/office use.

The applicant’s proposal deviates from the standard parking requirements in that the site was initially constructed to serve an industrial use that provided 19 onsite parking stalls. The applicant is seeking to adaptively reuse the building to serve its purpose for the warehousing and production of beer and related consumption. The applicant has stated that the use is in close proximity to the Dry Creek Trail as well as the Fresno-Clovis Rail Trail and several neighborhoods. Therefore, the applicant feels that area locals will utilize cycling and walking opportunities right up to the facility, potentially reducing additional vehicular traffic to the use.

The applicant is aware of parking conditions associated with the proposed brewery and has been proactive in ascertaining solutions to the meeting parking demands. Prior to the public hearing process, the applicant reached out to a neighboring business with the intent of securing additional parking. On April 1, 2020, staff received a reciprocal parking agreement from R.L. Davidson (**Attachment 6**), owner of the architectural firm located directly across the street at 425 Spruce Avenue. Mr. Davidson has submitted a parking agreement that provides the brewery 10 additional spaces that would be available to patrons of the brewery should it be necessary.

Although the additional parking stalls provide additional overflow parking with an overall count of 29 stalls, the site would still fall short 8 stalls required by Chapter 9.32.

The applicant has stated that the brewery facility will actually split into separate uses; the tap room and the brewery production will not operate at the same time, which allows for all the onsite parking areas to be utilized by the bar use after 3 pm as indicated in the operational statement. These hours, coupled with the close proximity to trails and neighborhoods that will patronize the site, provide the applicant and staff comfort in the applicant's ability to operate the use with minimal impact to onsite and surface parking. Additionally, with the hours of operation proposed by the applicant, there is the general ability to use on-street parking to help accommodate potential overflow from the site when most industrial employees in the surrounding area have left for the day.

Generally, on street parking stalls are not factored into parking calculations. However, based on the nature of the use and proposed operational times that do not conflict with neighboring businesses, existing on-street parking on the streets surrounding the site presents a viable means of meeting parking demand during peak operational periods. However, since there is no prior history with the use, in order to further protect the surrounding industrial area, conditions of approval are recommended that allow the Commission to amend the conditions of approval for a period of one year after operation to address any parking deficiencies. Additionally, should the applicant seek to conduct special events, staff has included a condition that requires the applicant to provide arrangements to accommodate traffic and parking that are approved by the Clovis Police Department as well as Planning staff.

Site Design

The applicant's use will require minor modification to the northern elevation of the building. With an amendment to the approved site plan, the applicant is proposing to install decorative roll-up doors that open to the proposed outdoor patio area. Minor changes to the north side also includes placement of seating, outdoor game areas, shading, and decorative fencing that not only provides an additional measure of security but also provides a relaxed, secured environment. Additionally, the production component of the brewery requires the installation of grain silos that will be located on the east side of the existing building. Approval of the Project will allow the applicant to move forward with the Site Plan Review Amendment process.

Review and Comments from Agencies

Public Comments

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, and the State Department of Fish and Game.

Comments received are included in **Attachment 5** 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 Project satisfies the Class 1 categorical exemption for Existing Facilities. The proposed use will include brewery production in an existing building with on-site consumption. The proposed use will be located in an existing building and only require slight pavement and landscape

improvements to the north side of the building. The proposed use is in an industrial area and will result in a negligible expansion of existing use by adding only industrial uses (on-site brewery production operation with associated inside and outside consumption) permitted in the existing zoning district by a conditional use permit. No further environmental review is required for this project.

Required Findings for Conditional Use Permit

Findings for approval of a conditional use permit application are as follows:

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. This finding is based on the following:
 - The proposed use is a permitted use for the property zoning (M-1 (Industrial) Zone District), subject to a conditional use permit.
 - The Project is located in an Industrial Zone District area that is intended to be developed to industrial uses.
 - The conditions for approval preserve the integrity and character of the zoning district and ensure compliance with the Development Code.

2. The proposed use is consistent with the General Plan and any applicable specific plan. This finding is based on the following:
 - As outlined in the General Plan and the Herndon-Shepherd Plan, the property is designated as an Industrial Zone District.

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. This finding is based on the following:
 - The Operational Statement (**Attachment 4**) details the operating characteristics of the proposed use and demonstrates compatibility with existing and future land uses.
 - The conditions for approval mitigate significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses.

4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed. This finding is based on the following:
 - The property consists of an existing building and parking area that is large enough to accommodate the beverage production operation.
 - The Operational Statement (**Attachment 4**) details how operational hours and location reduce the need for parking spaces overall. Additionally, the applicant has secured “overflow” parking from a neighboring property.
 - The parking conditions provide for adequate available parking 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. This finding is based on the following:
 - The proposed use will be located in an existing building in an industrial area serviced by public utilities and services.

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. This finding is based on the following:
 - The Project is categorically exempt as a Class 1 Existing Facilities Exemption.
 - The proposed use will be located in an existing building in an industrial area.
 - The proposed use will involve a negligible expansion of existing use by adding only industrial uses (on-site brewery production operation with associated inside and outside consumption) permitted in the existing zoning district by a conditional use permit.

REASON FOR RECOMMENDATION

This request is unique in that it plans to operate a multi-stage brewery operation within an existing building. The use is permitted with an approved use permit that addresses and memorializes the operation, compatibility and parking. The applicant’s operational statement has demonstrated the applicant’s willingness to be a good tenant and neighbor to surrounding uses. Improvements to the site are minimal, in that they utilize an existing building, make minor modifications to a doorway, and provide enhanced surface treatments and planting on the north side of the building in an area already considered an open space for the site.

Conditional Use Permit Amendment CUP2020-002 is consistent with the goals of the General Plan Land Use Diagram, the Herndon-Shepherd Plan, Clovis Municipal Code, and the M-1 (Industrial) Zone District. Therefore, staff recommends that the Planning Commission approve CUP2020-002, subject to the conditions of approval attached as **Attachment 1**.

ACTIONS FOLLOWING APPROVAL

None

FISCAL IMPACT

None

NOTICE OF HEARING

Property owners within 600 feet notified:	25
Interested individuals notified:	10

Prepared by: Lily Cha, Assistant Planner

Reviewed by: _____
Dave Merchen
City Planner

ATTACHMENT 1

Conditions of Approval – CUP2020-002

PLANNING DIVISION CONDITIONS **(Lily Cha, Division Representative – (559) 324-2335)**

1. All conditions of TM6077, SPR2019-02, Herndon-Shepherd Specific Plan, and any other applicable conditions are hereby referred to and made a part of this conditional use permit.
2. This Conditional Use Permit approval specifically allows for a beer consumption use for the property located at 527 Park Creek Drive, subject to all applicable Alcoholic Beverage Control (“ABC”) license requirements.
3. This Conditional Use Permit is not transferable to another location.
4. The use of outdoor speakers is prohibited. Dancing and/or live music is not permitted in the outdoor tasting area.
5. The applicant shall maintain not fewer than 29 parking stalls. This may be satisfied through a combination of on-site and alternative off-street parking secured for the applicant’s use, including through agreements with neighboring properties.
6. The applicant shall keep free and clear the access between the subject site and adjacent businesses.
7. The applicant shall make provisions for refuse service in an approved refuse container(s) on the subject property.
8. The applicant shall operate in a manner that does not generate noise, odor, or vibration that adversely affects any adjacent properties.
9. Should the applicant seek to conduct a special or promotional event expected to draw above average numbers of people, the applicant shall submit for approval to the Director and Police Chief, or their designees, not less than fourteen (14) days prior to the event, arrangements that address security, parking, and traffic. Valet parking and parking agreement(s) with additional neighboring businesses can be considered for event parking.
10. The Conditional Use Permit also provides for outdoor seating/patio at the north side of the facility subject to the applicant meeting ABC and Building Code requirements.
11. Any proposed outdoor seating shall be surrounded by a fence, minimum 42” in height, if alcoholic beverages are to be served in the patio area. Patrons shall not be allowed to enter or exit the patio area through any exterior gates. Patrons shall exit the patio through the licensed premises only, except in cases of emergency. Any exterior gate on the fenced patio shall be alarmed or designed to discourage use in non-emergency situations.

12. All signs for this use shall comply with the Clovis Sign Ordinance and require separate sign permits. Temporary signs shall be per Code and the use of mascots and sign waivers shall be prohibited. No signage shall be allowed in the outdoor patio/porch tasting area, including on the main building or using the patio/porch fence for signage advertisement.
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. The bar use shall operate from the hours of 3 pm to 10 pm daily.
15. Any future request to expand the use shall be subject to an amendment to the CUP.
16. An abandonment or cessation of this use for a period exceeding 90 days shall cause this approval to be scheduled for revocation.
17. This Conditional Use Permit may be reviewed at any time. Clovis Planning staff may conduct a review of this use in regards to the conditions of approval and present findings of this review to the Planning Commission.
18. With respect to parking conditions, if the Director determines that the reduced parking requirements allowed by this Conditional Use Permit are inadequate or the use otherwise results in a parking nuisance, the Director may bring forth to the Planning Commission an amendment to this Conditional Use Permit to address those parking issues and the Planning Commission shall have the right to amend the parking conditions. This right shall remain for a period of one (1) year from operation, which for the purposes of this condition shall mean the business being fully open to the public. The initiation of an amendment by the Director within the one year period is sufficient to trigger this condition. Nothing in this condition shall affect any other rights the City may have to amend or revoke the CUP.

FIRE DEPARTMENT CONDITIONS
(Gary Sawhill, Department Representative - 324-2224)

19. **“Assembly” Occupancy Doors:** Due to type of business and occupant load both the interior of the building and exterior gated patio area will require 2 exits each with panic hardware. An overhead rollup door will not be allowed as an exit door.
20. Exit doors shall swing in the direction of egress travel and shall not be provided with a latch or a lock unless it is panic hardware with the exception of the main exit in compliance with section 1010.1.10. 2019 CFC.
21. **Room Capacity Signage:** Any room and fenced exterior area having an occupant load of 50 or more and which is used for assembly purposes shall have the capacity of the room / area posted in a conspicuous place on an approved sign near the main exit from the room / area.

- 22. **Exit Doors Locking:** No locks are permitted to prevent the operation of doors except the main exterior door meeting the requirements of 1010.1.9.4 2019 CFC. The unlatching of any door shall not require more than one operation. 1010.1.9.6. 2019 CFC
- 23. **Exit Signage:** The path of exit travel to and within exits in a building shall be identified by illuminated exit signs conforming to the requirements of the California Fire Code.
- 24. **Emergency Lighting:** The applicant shall install emergency lighting with battery backup or an approved alternate in accordance with the California Fire Code.
- 25. **Rack Storage:** Rack storage is limited to 12 feet high.

High piled storage as defined by the California Fire Code 2019 Chapter 32 will require plans to be submitted for review and approval and issuance of permits.

- 26. **High pile Storage:** High piled storage as defined by the California Fire Code 2019 Chapter 32 will require plans to be submitted for review and approval and issuance of permits.

POLICE DEPARTMENT CONDITIONS
(Ken Wells, Department Representative - 324-2400)

- 27. The hours of operation of the patio shall occur only between the hours of 2:00 pm and 10:00pm each day of the week.
- 28. The patio shall be surrounded by a fence if alcoholic beverages are to be served in the patio area. Patrons shall not be allowed to enter into the patio area through any exterior gates. Patrons shall exit the patio from within the licensed premises only, except in cases of emergency.
- 29. The use of any amplifying system other than ambient music on the patio is prohibited.
- 30. During special events in the area drawing above average numbers of people who congregate on the sidewalks and gathering areas near the patio, the Police Department may request that the business post an employee in the patio area. That employee's primary responsibility is to ensure that alcoholic beverages are not passed from the patio area to the public areas outside the patio. In the event the business is unable to effectively staff this position, the Police Department may request the patio area be closed for the duration of the special event.
- 31. The business shall supply adequate litter disposal receptacles in the patio area. They shall match the appearance of the building and not deter from their design.
- 32. The applicant shall ensure compliance with all criminal and administrative state, county, and city laws by the applicant, employees, patrons, and their associates on or near the use.

33. The business will establish and maintain crime prevention measures to enhance public safety. This is also intended to eventually reduce calls for police service to the site. The permit holder(s) and their agents, employees or representatives shall notify the Police Department of all violations of local, state, or federal law that occur at the site, related to the site, or near the site. This notification shall take place immediately upon an employee, manager, or owner learning of such violation. The police department realizes that if a business representative is notifying the police of incidents that calls for service to their business may increase slightly. This condition is intended to enhance the safety of the public, both at the site and in the surrounding area. This condition is also intended to mitigate the cost of the city police services as a result of law enforcement problems generated by the site.

DRAFT
RESOLUTION 20-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING
CONDITIONAL USE PERMIT CUP2020-002, FOR AN ON-SITE BREWERY PRODUCTION
OPERATION WITH ASSOCIATED INSIDE AND OUTSIDE CONSUMPTION WITHIN AN EXISTING
BUILDING LOCATED AT 527 PARK CREEK DRIVE, AND FINDING THAT THE PROJECT IS
CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

WHEREAS, Central California Brewing Co., 1865 Herndon Avenue, Clovis, CA, 93611, has applied for a Conditional Use Permit (CUP2020-002) to allow for an on-site brewery production operation with associated inside and outside consumption within an existing building located at 527 Park Creek Drive, in the City of Clovis, County of Fresno (“Project”); and

WHEREAS, the City scheduled a noticed Public Hearing on the Project for April 23, 2020; and

WHEREAS, the City published notice of the Public Hearing in the Fresno Business Journal, mailed notice to area residents within 600 feet of the property boundaries ten days prior to the Public Hearing, and otherwise posted notice of the Public Hearing according to applicable law; and

WHEREAS, the Planning Commission held the Public Hearing on April 23, 2020, at which time the Commission considered testimony and information received at the Public Hearing, the oral and written reports from City staff, the conditions attached as Attachment “1” to this Resolution, which are incorporated herein by this reference, and all other documents and evidence contained in the record of proceedings relating to the Project (“Administrative Record”); and

WHEREAS, the Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which determined the Project is categorically exempt from CEQA review as a Class 1 Existing Facilities Exemption (CEQA Guidelines section 15301).

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

1. The Project is categorically exempt from CEQA review as a Class 1 Existing Facilities Exemption (CEQA Guidelines section 15301).

2. The Project satisfies the required findings for approval of a conditional use permit, as follows:

- (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.
- (2) The proposed use is consistent with the General Plan and any applicable specific 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.
- (4) The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.

- (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.
- (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.

3. Without the conditions of approval (Attachment "1" to this Resolution), the Commission could not make the findings necessary for approval of CUP2020-002.

4. The basis for the findings is detailed in the April 23, 2020 staff report, which is hereby incorporated by reference, as well as the evidence and comments presented during the Public Hearing.

NOW, THEREFORE, BE IT FURTHER RESOLVED:

1. CUP2020-002 is hereby approved with incorporation of the conditions of approval (Attachment "1 to this Resolution).

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on April 23, 2020, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

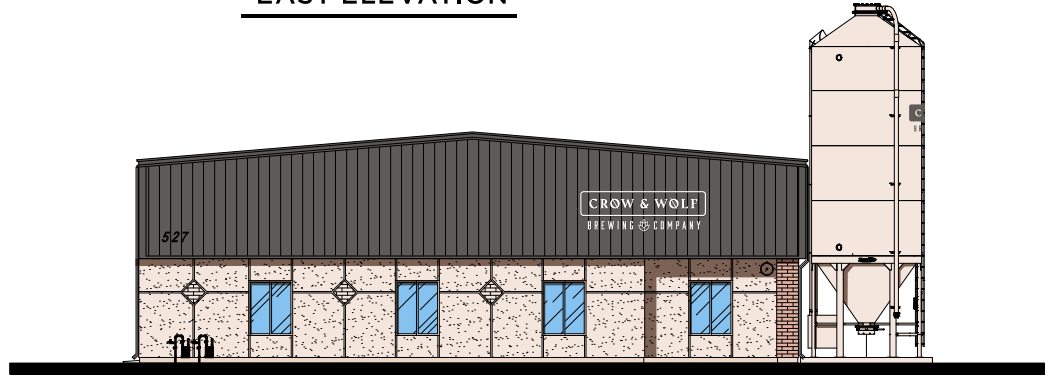
PLANNING COMMISSION RESOLUTION NO. 20-_____
 DATED: April 23, 2020

 Amy Hatcher, Chair

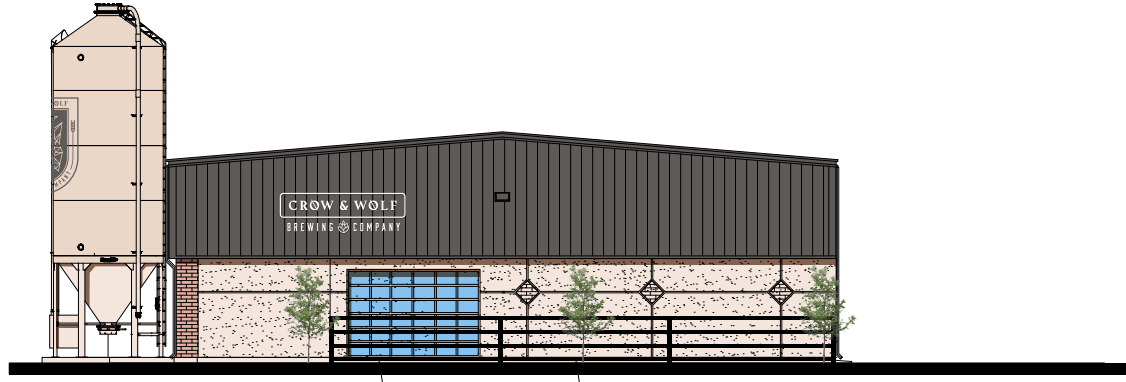
ATTEST: _____
 Dwight Kroll, AICP, Secretary



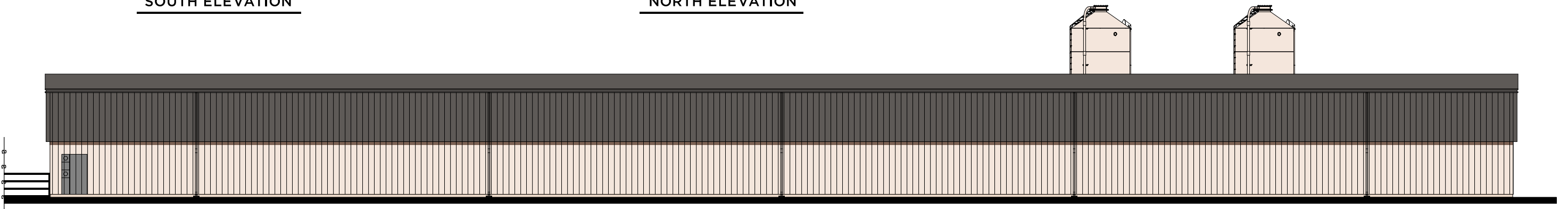
EAST ELEVATION



SOUTH ELEVATION



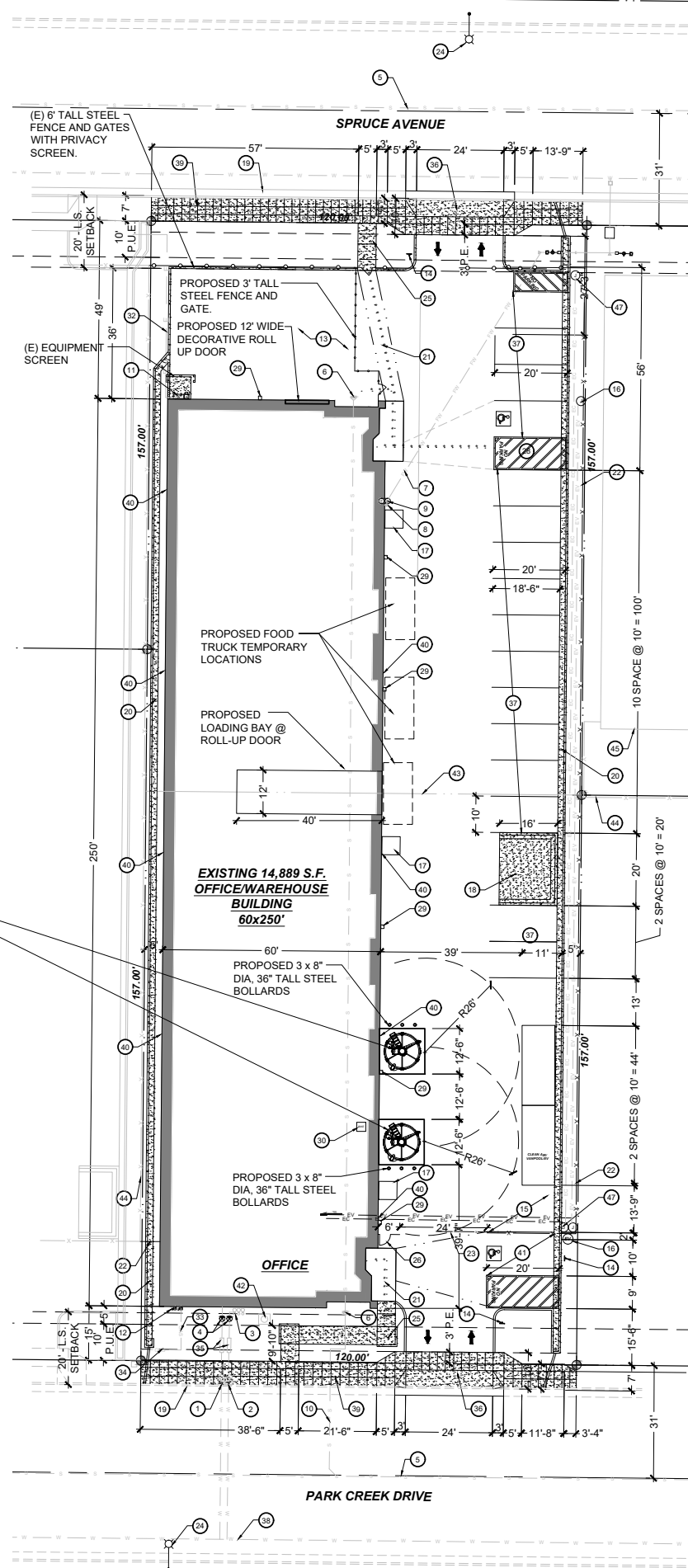
NORTH ELEVATION



WEST ELEVATION

527 PARK CREEK DR.
CLOVIS, CA 93612

NOTE: ALL EXISTING UNLESS OTHERWISE NOTED



PROPOSED OUTDOOR GRAIN SILOS PER FLOOR PLAN AND ELEVATIONS. 26' WIDE CLEARANCE AROUND SILO STRUCTURES FOR VEHICLE TRAFFIC. CONVERT (E) 90 DEG. PARKING TO PARALLEL PARKING

NOTE: ALL EXISTING UNLESS OTHERWISE NOTED

SITE KEYNOTES	
SYM	NOTES
1	(E) 1 1/2" Ø WATER SERVICE. INSTALL (E) 1 1/2" Ø METER FOR DOMESTIC WATER USE
2	EXISTING 1" Ø IRRIGATION SERVICE. INSTALL (E) 1" Ø METER W/R.P. DEVICE FOR LANDSCAPING
3	RICHDELL 'ANTI-SIPHON' LANDSCAPE VALVES AS REQUIRED
4	WATER SHUT-OFF VALVES (SOV)
5	EXISTING SEWER MAIN
6	CLEAN OUT VALVE. INSTALL WITHIN 6' OF BUILDING.
7	EXISTING 6" Ø FIRE WATER SERVICE
8	THRUST BLOCK
9	(E) FIRE SPRINKLER RISER LOCATION
10	(E) 4" SANITARY SEWER
11	PROPOSED MAIN ELECTRICAL PANEL LOCATION
12	(E) GAS METER LOCATIONS.
13	A/C PAVING PER CITY STANDARDS.
14	ACCESSIBLE PARKING TOW-AWAY SIGN PER NOTE #5 OF SITE LEGEND
15	DESIGNATED PARKING FOR ANY COMBINATION OF LOW-EMITTING, CARPOOL/VANPOOL VEHICLES. PAINT LETTERING AS SHOWN IN SAME PAINT AS USED FOR PARKING STALL STRIPING.
16	FUTURE EV STATION SHALL COMPLY WITH CBC SECTION 11B-812 FOR ACCESSIBILITY AND SHALL BE CLEAR OF DESIGNATED VEHICLE OVERHANG. INSTALL 2" CONDUIT FROM HOUSE PANEL TO J BOX.
17	CONCRETE LANDING. SEE DETAIL
18	CONCRETE TRASH ENCLOSURE
19	EXISTING CURB AND GUTTER TO REMAIN
20	(E) CURB AND GUTTER. SEE GRADING PLAN.
21	ACCESSIBLE PATH OF TRAVEL. MIN. 4' WIDE CLEAR PATH NOT TO EXCEED 5% SLOPE DIRECTION OF TRAVEL AND 2% CROSS SLOPE. PROVIDE EDGE PROTECTION/CURB AT ELEVATION DROPS GREATER THAN 4".
22	(E) 6" HIGH CHAIN LINK FENCE W/ SLATS
23	(E) 6" HIGH CHAIN LINK ROLLING GATE WITH SLATS.
24	EXISTING STREET LIGHT
25	(E) MIN. 4' WIDE CONCRETE WALK PER CITY STANDARDS
26	3' CHAIN LINK SWINGING GATE W/ SLATS
27	N/A
28	ACCESSIBLE PARKING STALL LOCATION. SIGNAGE, LEVEL LANDING, SLOPE AND CROSS SLOPE PER THE CURRENT ACCESSIBILITY STANDARDS AT TIME OF CONSTRUCTION.
29	SITE LIGHTING WALL PACK SEE ELEVATIONS
30	FIRE SERVICE SOV
31	FIRE SERVICE CONTROL VALVE
32	ELECTRICAL SERVICE UNDERGROUND
33	(E) GAS SERVICE UNDERGROUND
34	EXISTING 2" GAS SERVICE UNDERGROUND
35	(E) R.P. DEVICE FOR DOMESTIC AND LANDSCAPE WATER SUPPLY
36	(E) CONCRETE DRIVE APPROACH PER CITY STANDARDS
37	(E) PARKING STALL STRIPING PER CITY STANDARDS
38	EXISTING WATER MAIN
39	(E) CONCRETE SIDEWALK PER CITY STANDARDS
40	DOWNSPOUTS SEE BUILDING ELEVATIONS. PROVIDE CONCRETE SPLASH BLOCKS DRAIN TO SITE DRAINAGE SYSTEM
41	VAN ACCESSIBLE PARKING STALL
42	FUTURE GROUND MOUNT AC CONDENSER CONCEALED FROM PUBLIC VIEW BY BOX HEDGE
43	PROPERTY LINE TO BE REMOVED VIA V.P.M.
44	EXISTING 6" HIGH CHAIN LINK FENCE
45	LINE OF ADJACENT BUILDING - NOT A PART

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOTS 21 AND 26 OF TRACT NO. 8077, IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 85, PAGES 17 THROUGH 21 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 562-250-08 AND 562-250-13

PROJECT DATA

PROJECT DESCRIPTION: PROPOSED TENANT IMPROVEMENT FOR BREWERY AND TASTING ROOM.	
APN:	562-250-08, 562-250-13
ADDRESS:	527 PARK STREET DRIVE SUITE CLOVIS, CA 93611
SITE AREA:	885 ACRES
LOT COVERAGE:	39.5%
ZONING:	M-1
CONSTRUCTION TYPE:	IB
OCCUPANCY:	B/S-1
FIRE SUPPRESSION:	NFPA-13
TOTAL BUILDING AREA:	14,889 SQ. FT.
TOTAL PROVIDED OFF-STREET PARKING:	19

NOTE: ALL EXISTING UNLESS OTHERWISE NOTED

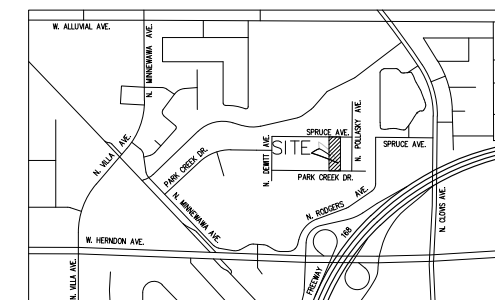
SITE LEGEND

Symbol	Description	Notes
SS	Sanitary Sewer	
WD	Water Service Domestic & Landscape	See Plumbing Plan
WM	Water Meter	Size per plan
LV	Landscaping Valves & Piping	Richdell 'anti-siphon' valves (or equal)
FW	Fire Water Service	PVC C-900 to building
DCV	Detector Check Valve	Public Works standards W-16 & W-18
FB	Thrust Block	Concrete
ES	Electrical Service Conduit	
JT	Joint Utility Trench	
GS	Gas Service Pipe	
FO	Fiber Optic	
SL	Street Light Power	
UT	Utility Transformer	Pad mounted above ground
EV	Electric Vehicle Circuit Conduit	Future 40A 208V 3Ø 4W circuit
EV	Electric Vehicle Circuit J-Box	Marked "EV capable"
SC	Street Centerline	
PL	Property Line (Existing)	
PE	Public Utility Easement (Exist.)	
CLF	Chain Link Fence	

- All improvements off site shall be constructed in accordance with the City of Clovis public works department or street construction plans approved by the city engineer.
- Two working days before commencing excavation, operations within the street right-of-way and/or utility easements, existing underground facilities shall have been located by underground services alert (USA) call 1-800-642-2444 or 811.
- Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
- Repair all damaged and/or off-grade concrete street improvements as determined by the construction management engineer prior to occupancy.
- Signage requirements (CBC 11b-502.8)
 - Building, shall be street-visible address w/ minimum 8" high letters
 - Public entrance drives to the property shall have signage that shall be 17" x 22" minimum stating "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owners expense. Towed vehicles may be reclaimed by contacting the City of Clovis police department at 324-2800."
 - Accessible stall signage shall include the international symbol of accessibility complying with section 11b-703.7.2.1 of the 2016 C.B.C. signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible".
 - Signs shall be 60" minimum above the ground surface measured to the bottom of the sign.
 - 80" minimum above fin floor or ground surface, measured to bottom of sign if located in an accessible route.
 - ReflectORIZED with a minimum area of 70 square inches
 - Additional language or additional sign below shall state "minimum fine \$250" for vehicles in violation of the Clovis municipal code shall be towed.
- If human/animal/archaeological remains are encountered work shall stop immediately. If suspected remains are:
 - Human: immediately contact the Fresno county coroner
 - Animal fossils: contact the museum of paleontology, u.c. berkeley (510) 642-1821
 - Possibly native American human or archaeological material, immediately contact:
 - The Native American heritage commission (916) 653-4082
 - The California Archaeological Inventory/Southern San Joaquin Valley Information Center (805) 644-2289

LANDSCAPE & IRRIGATION LEGEND

SYMBOL	LOCATION
STREET TREE: 5 TOTAL SPECIES: PISTACHIA CHINENSIS COMMON NAME: CHINESE PISTACHE SHADING: (30'-30' @ 100% + 962 SQ. FT.) x 5 = 4810 WUCCOLS WATER USE FACTOR: L	
PARKING LOT TREE: 9 TOTAL SPECIES: LAURUS TRISOMA COMMON NAME: CRAPE MYRTLE SHADING: (20'-30' @ 100% + 707 SQ. FT.) x 9 = 6363 WUCCOLS WATER USE FACTOR: L	
VARIOUS SHRUBS - ALL LOW WATER USAGE. - DATES BICOLOR / FORTNIGHT LILY - LANTANA MONTEVIDENSIS / TRAILING LANTANA, PURPLE - RHAPHOLEPIS UMBRELLATA / YEEDDO HAWTHORN	
BOX HEDGE	
GROUND COVER: MYOPORUM	
FLOOR BUBBLER AND MAIN LINE	
DRIP EMITTER	
AUTOMATIC IRRIGATION CONTROLLER W/ RAIN SENSOR	
SURFACE DRIP LINE	



VICINITY MAP: NOT TO SCALE

AGENDA ITEM NO.2

Don Pickett & Associates, Inc.
 7395 N. Palm Bluffs, Suite 101
 Fresno, CA 93711-5738
 (559) 431-3535
 License # 041612

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Project Location:
 527 Park Creek Drive
 Lots 21 & 26
 Clovis, CA 93611

Project Title:
 Proposed Tenant Improvement for CENCAL BREW Co

Project Status

Date	3/20/2020
Revisions	

Job No.:
 BBB 20-03
 Sheet No.:

A-0

SITE PLAN

Operational Statement

The Central California Brewing Company, dba **Crow & Wolf Brewing Co.**, is intended to operate in the City of Clovis at **527 Park Creek Drive**, which currently holds an active M-1 zoning status. The operational purpose of this organization is to be a mid-sized craft brewery serving the greater Clovis and Fresno areas. Central California Brewing Company (aka CCBC) will serve high-quality, small batch traditional craft beers brewed within the facility by the CCBC team. Along with craft beer, we will be offering a line of fruit-based ciders and craft seltzers highlighting ingredients in partnership with local Central Valley family farms. In keeping with local demand, we will offer beverages designated as gluten free or gluten reduced and will use as many locally sourced ingredients as are available. Our team is comprised of local commercial brewers with 10+ years' experience, as well as seasoned operational and sales staff in full support. We are comprised of 7 partner-investors providing the majority of funding capital and intellectual property; 2 head brewers, 2 sales members, and an operational support team of 3. All parties are local and have lived in the Central Valley for most of their lives.

Location & Setting

The proposed location, 527 Park Creek Drive, is well suited for a business of this size and nature. We intend to create and maintain a family and pet friendly environment by which patrons can relax and enjoy not only our products, but the company of friends and family as well. We will serve our full line of beverages onsite in a designated taproom area, complete with properly secured outdoor space, to provide a comfortable and relaxing environment to support our in-house sales. Our current proposal includes approximately 2,400 square feet of indoor taproom space on the northern most end of the building with two roll-up doors to the adjacent outdoor area of approximately 1,600 square feet that will be landscaped to resemble a "back yard". Our back-yard space will offer lounge seating, picnic tables, outdoor games and shaded areas to allow patrons relax and enjoy our beverages in the outdoor setting. As previously mentioned, well behaved pets will be welcome and accommodated in light fashion. Similar to many other small breweries in California, we will also have an indoor space designated for gaming or other fun activities



to further promote the “at-home” feel. We expect this area to be highly utilized by parents visiting with children and by adults looking to unwind after work or on the weekends. Our overall goal is to offer a venue that provides for more than just the consumption of our products. We will create a neighborhood destination that promotes friendship and relaxation, a location that allows friends and colleagues to gather and collaborate. We realize that our construct is somewhat unique in this region and that special consideration is required, but we are committed to the City of Clovis in partnership and transparency in gaining the necessary accommodations.

This location is proximal to the Dry Creek Trail, Fresno-Clovis Rail Trail, and several large neighborhoods, thus we expect a significant amount of local foot and bicycle traffic which we will heavily promote. Our business partners own and operate various restaurants along the Fresno-Clovis Trail which will further support our collaborative efforts in increasing both our patronage as well as use of the Trail itself.

Operations

Daily operations will consist of a split, or bifurcated, business model whereby the warehouse and beer production is separate, both in timing and in location, from the taproom or serving areas. Hours of operation for the warehouse side of the business during which beverages are produced, packaged and distributed, will occur during the hours of 6am and 2pm, Monday through Friday. At 2pm the warehouse and production facilities will close, and staff will either dismiss or reallocate. Hours of operation for the tasting room will be 3pm to 10pm and will initially occur Wednesday through Sunday. As business grows and demand increases, we will likely expand tasting room days to include Monday and Tuesday as well. Since tasting room space is clearly delineated there will be no occupancy in the warehouse portion of the business after normal hours conclude.

Parking & Customer Traffic

Under our bifurcated business model, the warehouse and taproom will not be open concurrently. Under these circumstances we propose that all existing parking stalls are applied to the tasting room provision during tasting room hours of operation. Warehouse customer traffic will be minimal, nearly non-existent, since our goods will be delivered to

customers at their locations through our distribution partners. Once beverages are packaged and ready for fulfillment, the finished goods will be delivered to our distributors in order to make room for continued production and packaging cycles.

During tasting room hours, the business park will see a small increase in automobile traffic during the later hours of the day when the tasting room opens at 3pm. Between 3pm and 5pm, as more potential customers leave work and become available, we expect to see about 15% of our daily customer traffic. As the typical workday closes near 5pm, and our business park neighbors are closed, we will see the majority of our daily consumer base arrive onsite. Under these circumstances we anticipate minimal traffic, and corresponding impact to our neighbors, during the 9am to 5pm typical workday.

Product & Sales

In-house sales will be comprised of single beverage pours, tasting flights, and properly packaged “to-go” options in large can and 64oz container format. We will offer select prepackaged snack foods for patrons and will also host a rotating menu of mobile kitchens (food trucks) in order to provide a broader option of food choices to complement our beverages. Our marketing plan includes promotional offers and discounts for non-automobile traffic intended to incentive nearby patrons to use Trail access when visiting our facility. The dedicated onsite parking with overflow on both the north and south adjacent streets will provide ample space for customers who elect to drive in or are too far away to walk, jog or bicycle.

In addition to the direct-to-consumer onsite sales, we will sell our complete line to local restaurants and craft beer and cider tap houses. We will distribute throughout the Central Valley using a sales strategy that highlights our Valley presence and the dedicated support of local farms and ingredient suppliers. In partnership with local restaurants with whom we already have commitments from, we will also offer a “white-label” brewing program thereby making select beverages to be sold under their “house” brand name and on their premises. This is an attractive option for taprooms and restaurants that want to promote their own brand but do not have the means to produce their own products. We will further promote our local business partners by offering limited, on-site special release events at ours and

their locations. These events will further drive the consumer exposure of both businesses in a combined and affordable format.

Beverage sales and distribution outside of the Valley will occur through vendor-distributors in Northern California, based out of Redding, and Southern California, via Valencia. These regional distribution sites will serve to house and fulfill beverages orders in their proximal geographies. Using small, regional distributors allows us to keep minimal inventory on hand and to maintain fresh products in all 3 stored locations (Valencia, Clovis, Redding). Initial sales will focus on California geographies with the intent to expand into surrounding states by 2022.

Activities & Events

In an ongoing effort to grow and maintain our local customer base, we will host select events at the brewery in order to showcase our equipment and products. Some of these events will be offered in collaboration with our business partners and fellow breweries. Many, but not all, of these events will involve food service under our Administrative Use Permit food truck entitlement. Scheduling and cadence of events will be completely determined by reasonableness of demand, we expect to start with one event per month to gauge success.

- Monthly and annual beverage release events
- Brewer classes and tutorials
- Hosted events for partner businesses
- Fundraisers for non-profit entities
- Farmers' market and bazaar-style events to promote community engagement

Grain Storage & Use

One of our keys to success will be to minimize our costs to produce beverages, which is largely accomplished by purchasing our key ingredients in bulk. The grain used to produce beer is, by volume, the most expensive ingredient used. Economies of scale are only achieved when purchasing grain in bulk, which requires large format storage upon delivery. Grain silos, also called grain bins, in the brewing industry are common and typically designed to hold between 20 and 30 tons of grain. Purchasing grain in this volume brings the lowest price point achievable by the grain suppliers, thus helping drive cost efficiencies.

We will utilize two grain silos, one each to store and dispense our two most frequently used grains, on the southeastern exterior of the building as noted on our revised Site Plan. Grain will be delivered by enclosed semi tanker, which connects directly to the silo top and pushes grain into the silo via a pneumatic pump drive. Silos will be filled, on average, once every 8 to 12 weeks.

Grain silos need to be easily accessible in order to be refilled by the grain suppliers, our site location works well for both accepting grain deliveries as well as plumbing directly into the brewhouse mill. Connection to the internal grain mill is accomplished using 6-inch piping running a chain disc auger. Similar configuration is shown below:



Our grain bins will be uniform and aesthetically similar to the exterior of the building (see Elevation). Our optimal bin design accommodates approximately 22 tons of grain per unit, with a footprint width of 10 feet and a height of approximately 29 feet. Technical specifications for our grain bins are:

Seismic Code	IBC
Windload	90mph
Wind Code	ASCE 7-05
Bin Weight	3,850lbs

Product Weight	44,606lbs
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Grain used in the brewing process will be removed daily by local farmers to incorporate into their feed, a term known as “foam-to-farm” in the brewing industry. Grain used in the brewing process in the morning will be picked up before the warehouse closes for the day ensuring that grain waste will not linger and create odors. Both cattle and chicken feed can be fortified with spent beer grain, making it an ideal additive to farmers in our proximal geography. Donating our used grain to feed will ensure that we minimize our waste “footprint” while promoting secondary consumption.

Local Agriculture

An additional aspect of our brewing process and product line will be driven by our local Valley farms in the Clovis, Fresno, and Madera areas. We have collaboration agreements with a number of local farms to supply various fruit and other crops that will be used in most of our products. We are most proud to have a second hand, or “ugly” fruit, agreement in

place to incorporate fruit that would otherwise go to waste. Ugly fruit will be delivered to our brewery and used in various fermentations upon arrival. During harvest season we will spotlight a weekly fruit-based beer, cider or seltzer to showcase our partner farms and bring exposure to the concept of wasted produce, and food waste in general, in our region.

Many of the hops used in our beers will be provided by Central Valley Hops, a self-sustaining hop farm located in Tulare, CA. As our local hop production is now in its 5th season we will have a dedicated supply that will continue to grow as our brewery expands.

Environmental

Our environmental impact will be limited, both from a materials and noise perspective. Our brewhouse will run at a +90% efficiency rate thus highly limiting our wastewater output, of which a portion will be recollected and used for secondary purposes. One hundred percent of our post-production solids will be consumed by local farmers and incorporated into livestock feed. The brewing process is not inherently noisy thus environmental noise in the neighboring community will be minimal as expected.

Summary

Our mission at CCBC is to produce best-in-class beers that will attract a growing market of craft beer enthusiasts, while creating a taproom that will allow patrons to relax while enjoying our offerings. We will foster relationships with our surrounding community by hosting events for worthy causes, donating products and services to local organizations and charities, and by collaborating with farmers and businesses to invigorate our local economy. CCBC is focused on creating a brewing operation that will continually push to reduce its carbon footprint through the implementation of environmentally friendly techniques, processes, and technology. Our commitment to the Central Valley and the City of Clovis will be evident in all aspects of our business.

**County of Fresno**
DEPARTMENT OF PUBLIC HEALTH

March 19, 2020

LU0020605
2604

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

Dear Ms. Cha:

PROJECT NUMBERS: **CUP2020-002, V2020-002**

CUP2020-002; a conditional use permit request to allow a brewery and on-site consumption within an existing approximate 14,880 sq. ft. building (approx. 11, 300 sq. ft. for brewing, and approx. 2,500 sq. ft. on-site consumption, and approximate 1,044 sq. ft. outdoor consumption within patio). **V2020-002**; A request to approve a variance to the parking standards for of the City's Municipal Code for the use related to restaurants, taverns, lounges, or similar establishments for the consumption of food and beverages on the premises located at 527 Park Creek Drive.

APN: 562-250-13**ZONING: M-1****SITE ADDRESS: 527 Park Creek Drive**

Recommended Conditions of Approval:

- Prior to issuance of building permits, the applicant will be required to submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Prior to operation, the applicant **may** be required to apply for and obtain permits to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Prior to alcohol sales, the applicant shall first obtain their license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.
- 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

Promotion, preservation and protection of the community's health

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

(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Employment Opportunity Employer

www.co.fresno.ca.us • www.fcdph.org**ATTACHMENT 5**

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.

- As the Use Permit holder, Central California Brewing Company, shall be responsible for ensuring that the mobile food preparation units operating onsite are in compliance with Fresno County Department of Public Health, Environmental Health Division permit requirements. All mobile food preparation units shall maintain a valid Fresno County Department of Public Health Permit to Operate, and operate within the scope of their permit. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- All mobile food preparation units shall be located within 200 feet of an approved restroom facility (California Retail Food Code Section 114315). Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- In accordance with California Retail Food Code Section 114259.5 Prohibiting Animals: (except under specific situations) live animals may not be allowed in a Food Facility and shall be kept at least 20 feet (6 meters) away from any mobile food facility.
- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

REVIEWED BY:



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

(559) 600-3271

KT

cc: Rogers, Moreno, Mak & Jackson- Environmental Health Division (CT. 55.13)

DEPARTMENT OF TRANSPORTATION

DISTRICT 6 OFFICE

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
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FAX (559) 488-4088
TTY 711
www.dot.ca.gov

AGENDA ITEM NO.2



*Making Conservation
a California Way of Life*

March 20, 2020

FRE-168-9.15
CUP2020-002, V2020-002
Central California Brewing Company

Mx. Lily Cha
Assistant Planner
City of Clovis
1033 Fifth Street
Clovis, California 93612

Dear Mx. Cha:

We have completed our review of the request to establish a brewery with indoor and outdoor space for on-site consumption at 527 Park Creek Drive (CUP2020-002, V2020-002). Caltrans offers the following comments:

Caltrans reviewed development of this property under Site Plan Review #2019-02. Our comments in the letter dated February 13, 2019 still apply. Furthermore, Caltrans recognizes the applicant for their thoughtful consideration of vehicle miles traveled (VMT) reducing strategies, such as siting the project near two popular trails and offering discounts for patrons opting not to use automobiles. We also commend the project's efforts toward a sustainable community through such avenues as the ugly fruit agreement with local farmers, water efficiency and a closed-loop production process.

Sincerely,

JAMAICA GENTRY
Associate Transportation Planner
Transportation Planning - North



Reciprocal Parking Agreement

DATE: April 1, 2020

PARTIES: Central California Brewing Company, LLC (“**CCBC**”); and
R.L. Davidson, Inc. (“**RL**”).

RECITALS:

A. RL has exclusive use of all parking spaces located at 425 Spruce Avenue, Clovis, CA 93611.

B. This agreement refers to 10 parking spaces (the “**Parking Spaces**”) on the eastern boundary of identified property at 425 Spruce Avenue, Clovis, CA 93611.

C. CCBC desires that these Parking Spaces be available to its customers when needed and RL wishes to make the Parking Spaces available to CCBC’s customers pursuant to the terms and conditions in this Reciprocal Parking Agreement (the “**Agreement**”).

AGREEMENT:

1. Parking Space Use. RL and CCBC agree that the Parking Spaces will be available on a “first come, first serve” basis to the customers of either CCBC or RL. Neither CCBC nor RL shall be able to exclude the other’s customers from using the Parking Spaces.

2. Payment. In consideration for permitting CCBC’s customers to use the Parking Spaces, CCBC shall pay RL a fee of \$100, which shall be due and payable on April 1, 2020.

3. Term. This Agreement shall be effective as long as CCBC operates at 527 Park Creek Drive, Clovis, CA 93611.

4. Miscellaneous.

(a) Warranty of Authority. CCBC and RL each represent and warrant to the other that they each have the legal power, right and authority to enter into this Agreement and to consummate the transactions contemplated hereby and all documents required to be executed by either party in connection with this Agreement are and shall be valid and enforceable against the other party.

(b) Further Assurance and Assistance. RL agrees that after the execution of this Agreement it will, from time to time, upon the reasonable request of CCBC,

execute, acknowledge and deliver in proper form any document or further assurance reasonably necessary to confirm CCBC's right to use the Parking Spaces consistent with this Agreement.

(c) Entire Agreement. This Agreement constitutes the entire Agreement between the parties pertaining to the subject matter contained herein, and it supersedes all prior and contemporaneous agreements, representations, and understandings of the parties. No supplement, modification or amendment of this Agreement shall be binding, unless executed in writing by all of the parties. No waiver of any of the provisions of this Agreement shall be binding, unless executed in writing by all of the parties. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute any waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver.

(d) Applicable Law. This Agreement shall be construed in accordance with the laws of the State of California.

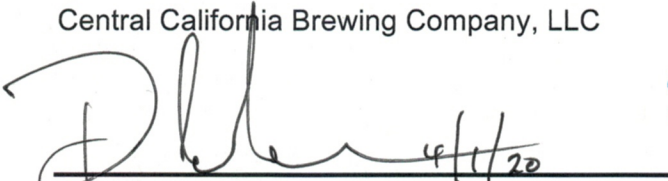
(e) Assignment. CCBC shall not assign its rights under this Agreement to any other party who continues to operate at 527 Park Creek Drive, Clovis, CA 93611.

(f) Counterparts and Electronic Signature. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement. For purposes of this Agreement, a facsimile or other electronic signature shall be deemed as valid and enforceable as an original.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective the date first written above.

CCBC

Central California Brewing Company, LLC


Donald E. Anderson, President

RL

R.L. Davidson, Inc.


Robert L. Davidson, CEO

4/2/20