



CITY *of* CLOVIS

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

March 28, 2024

6:00 PM

Council Chamber

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

The Clovis Planning Commission meetings are open to the public at the physical address listed above. There are numerous ways to participate in the Planning Commission meetings: you are able to attend in person; you may submit written comments as described below; you may participate by calling in by phone (see “Verbal Comments” below); and you may view the meeting which is webcast and accessed at www.cityofclovis.com/planning-commission-agendas.

Written Comments

- Members of the public are encouraged to submit written comments at: www.cityofclovis.com/planning-commission-agendas at least two (2) hours before the meeting (4:00 p.m.). You will be prompted to provide:
 - Planning Commission Meeting Date
 - Item Number
 - Name
 - Email
 - Comment (please limit to 300 words or 3 minutes)
- Please submit a separate form for each item you are commenting on.
- A copy of your written comment will be provided to the Planning Commission noting the item number. If you wish to make a verbal comment, please see 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 Planning Commission during the meeting. However, staff cannot guarantee that written comments received after 4:00 p.m. will be provided to the Planning



Commission during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

Webex Participation

- Reasonable efforts will be made to allow written and verbal comment from a participant communicating with the host of the virtual meeting. To do so, a participant will need to chat with the host and request to make a written or verbal comment. The host will make reasonable efforts to make written and verbal comments available to the Planning Commission. Due to the new untested format of these meetings, the City cannot guarantee that these written and verbal comments initiated via chat will occur. Participants desiring to make a verbal comment via chat will need to ensure that they accessed the meeting with audio transmission capabilities.

Verbal Comments Made by Telephone or Webex

- If you wish to speak to the Commission on the item by telephone, you must contact the City Planner, Dave Merchen, at (559) 324-2346 no later than 4:00 p.m. the day of the meeting.
- You will be asked to provide your name, phone number, and your email. You will be emailed instructions to log into Webex to participate in the meeting. Staff recommends participants log into the Webex at 5:30 p.m. the day of the meeting to perform an audio check.
- All callers will be placed on mute, and at the appropriate time for your comment your microphone will be unmuted.
- You will be able to speak to the Planning Commission for up to five (5) minutes.

* * * * *

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) Planning Commission Minutes for February 22, 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 5 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-____, A request to approve a second one-year extension to the approved Vesting Tentative Tract Map 6203 located on the west side of Thompson Avenue, between Ashlan and Dakota Avenues. KB Home, owner/applicant; Shannon Travis, representative.

Staff: Liz Salazar, Assistant Planner
Recommendation: Approve

3. Consider Approval - Res. 24-___, CUP2017-004A, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and a request to approve a conditional use permit to allow a ±1,545 square foot expansion of the veterinary hospital located at 1710 Shaw Avenue.

Gobind Gill LLC, owner and applicant; Sundeep Grewal, Studio G+S Architects, representative.

Staff: Liz Salazar, Assistant Planner
Recommendation: Approve

ADMINISTRATIVE ITEMS - Administrative Items are matters on the regular Planning Commission Agenda other than Public Hearings.

ADJOURNMENT

MEETINGS & KEY ISSUES

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

April 18

May 23

June 27

* * * * *

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City of Clovis Planning Division, located in the Planning and Development Services building, between 8:00 a.m. and 4:00 p.m. Monday through Friday. In addition, such writings and documents may be posted on the City's website at www.cityofclovis.com.

CLOVIS PLANNING COMMISSION MINUTES
February 22, 2024

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

Flag salute led by Commissioner Hinkle

Present: Commissioners Hatcher, Hebert, Hinkle, Chair Antuna

Absent: Commissioner Bedsted

Staff: Dave Merchen, City Planner
George Gonzalez, Senior Planner
Liz Salazar, Assistant Planner
Joyce Roach, Planning Technician II
Sean Smith, Supervising Civil Engineer
Matt Lear, City Attorney

MINUTES – 6:01

ITEM 1 – APPROVED.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, to approve the January 25, 2024, minutes. Motion carried 4-0-1 with Commissioner Bedsted absent.

COMMISSION SECRETARY – 6:02

City Planner Dave Merchen noted that earlier in the week the City Council settled a long-standing housing-related court case and some items in the settlement will come before the Planning Commission. The second item was the continuance of a project that had been noticed in the Business Journal, but had to be continued. Staff will re-notice the project in the Business Journal and mail notices to adjacent property owners when the project is ready for Planning Commission consideration.

PLANNING COMMISSION MEMBERS COMMENTS – 6:04

Commissioner Hinkle remarked that the Cal Cities seminar indicated that the aging population is being addressed.

PUBLIC COMMENTS – 6:04

None.

PUBLIC HEARINGS

ITEM 1 - 6:05 – APPROVED – RES. 24-04, A REQUEST TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW FOR THREE TEMPORARY MODULAR OFFICE BUILDINGS AT 1265 N. MINNEWAWA AVENUE. THE WELL COMMUNITY CHURCH, OWNER; RUSSEL F. TAYLOR, APPLICANT AND REPRESENTATIVE.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-04**, a resolution recommending approval of a conditional use permit allowing for three temporary modular office buildings at 1265 N. Minnewawa Avenue. Motion carried 4-0-1 with Commissioner Bedsted absent.

ITEM 2 - 6:12 – APPROVED – **RES. 24-05**, ADOPTING CLASS 2 AND CLASS 32 CATEGORICAL EXEMPTIONS FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA AND A REQUEST TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW A DRIVE-THROUGH RESTAURANT IN CONJUNCTION WITH AN OFFICE/RETAIL BUILDING LOCATED AT 10 W. BULLARD AVENUE. KAVASO INVESTMENTS LLC & BERZERKER LLC, OWNER; VERMELTFOORT ARCHITECTS, INC., APPLICANT.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-05**, a resolution recommending approval of adoption of Class 2 and Class 32 Categorical Exemptions from further environmental review under CEQA and a request for a conditional use permit allowing a drive-through restaurant in conjunction with an office/retail building located at 10 W. Bullard Avenue. Motion carried 4-0-1 with Commissioner Bedsted absent.

ADJOURNMENT AT 6:24 P.M. UNTIL the Planning Commission meeting on March 28, 2024.

Alma Antuna, Chairperson



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: March 28, 2024

SUBJECT: Consider Approval - Res. 24-___, A request to approve a second one-year extension to the approved Vesting Tentative Tract Map 6203 located on the west side of Thompson Avenue, between Ashlan and Dakota Avenues. KB Home, owner/applicant; Shannon Travis, representative.

Staff: Liz Salazar, Assistant Planner

Recommendation: Approve

ATTACHMENTS:

1. Res. 24-___, TM6203 Extension
2. Extension request
3. Vesting Tentative Tract Map 6203

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the Planning Commission approve a second one-year extension of Vesting Tentative Tract Map (TM) 6203.

EXECUTIVE SUMMARY

The applicant is requesting a second one-year extension for TM6203, originally approved in November 2017. TM6203 is a 19-lot single-family residential development approved concurrently with Prezone 2017-015. Approval of this extension would allow the developer to continue to work towards completing improvement plans and processing of a final map.

BACKGROUND

- General Plan Designation: Low Density Residential (2.1 to 4.0 units per acre)
- Specific Plan Designation: Loma Vista Specific Plan (Low Density Residential)
- Existing Zoning: R-1 (Single-Family Residential)
- Lot Size: 4.85 acres
- Current Land Use: Vacant

- Adjacent Land Uses:
 - North: Vacant
 - South: Rural Residential
 - East: Rural Residential
 - West: Rural Residential
- Previous Entitlements: R2017-15, TM6203, RSPR2021-011, RSPR2021-011A

PROPOSAL AND ANALYSIS

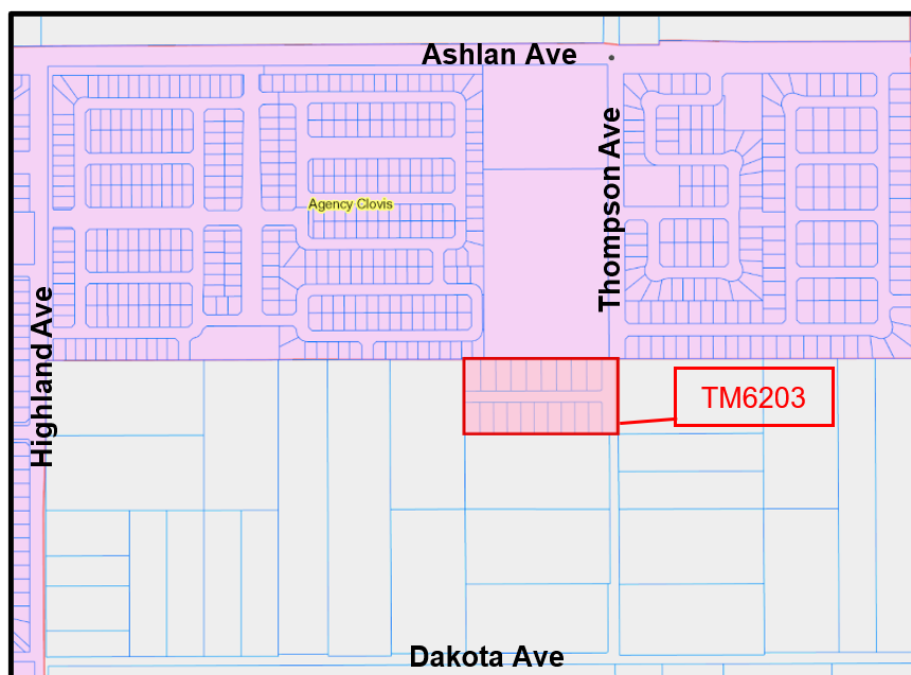
History

TM6203 was approved in November 2017 by the City Council. The Project was approved concurrently with R2017-015, granting the pre-zone of the property from the County’s AE-20 to the City’s R-1 (Single-Family Residential) Zone District.

In January 2018, the City Council approved a resolution of application for the annexation of approximately 128 acres of property, inclusive of the subject property. In March 2018, the Fresno Local Agency Formation Commission (LAFCo) approved Reorganization 281, incorporating the Ashlan-Highland Southwest Reorganization territory into the City limits. The territory was intended for the development of three separate single-family residential subdivisions and a church development. The subject property, a 4.85-acre portion of land west of Thompson Avenue, between Ashlan and Dakota Avenues (see **Figure 1** below) was approved as TM6203 (19-lot SFR). The remaining portions of the annexation area were approved as TM6193 (204-lot SFR), TM6023 (379-lot SFR), and an approximately 10.61-acre church site development.

In November 2021, Planning and Development Services approved Residential Site Plan Review 2021-011 and subsequently in December 2022, approved Residential Site Plan Review 2021-011A for approval of the model homes.

FIGURE 1: Project Location



Request

As provided in the Subdivision Map Act and the Clovis Municipal Code, an original approval period is granted for three years, after which the applicant may request up to six extensions in one-year increments. On August 3, 2020, the City Council approved Emergency Order 2020-16, suspending the expiration date of specified land use entitlements including tentative tract maps until one year after the emergency order was terminated. Subsequently, Emergency Order 2020-16 was terminated on March 14, 2022, making the original expiration date for TM6203 June 26, 2023. In April 2023, the Planning Commission approved the first one-year extension request extending the map until June 26, 2024.

The developer is requesting approval of a second one-year extension to TM6203 due to changes in market conditions. Per the extension request letter (**Attachment 2**) an increase to interest rates has significantly impacted KB Homes' ability to build and sell homes. This extension request would extend the approval date to June 26, 2025.

Findings of Approval

Division 7 of chapter 9.102 of the City's Municipal Code on tentative map filing and processing requires that the following findings are made prior to approval of extension:

1. There have been no changes to the provisions of the General Plan, any applicable specific plan, or this Development Code applicable to the project since the approval of the tentative map.

Since the approval of TM6203, there have been numerous changes to the Development Code, including changes to address modifications, inadvertent omissions, typographical, grammatical, and content errors. However, the changes do not impact the approval of an extension of TM6203.

2. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan, any applicable specific plan, or other standards of this Development Code apply to the project.

The property has remained vacant since the original map approval in November 2017. There is ongoing development to surrounding projects, specifically within TM6193 and TM6023. However, these developments do not affect the approval of TM6203.

3. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads, or schools so that there is no longer sufficient remaining capacity to serve the project.

Community resources remain at sufficient capacity to serve the Project site; furthermore, the Project has gone through multiple rounds of civil plan review and only has relatively minor corrections to make.

California Environmental Quality Act (CEQA)

This request is in conformance with the environmental impact assessment approved for R2017-015 and TM6203, finding the Project in accordance with the 2014 General Plan Update and Environmental Impact Report, Loma Vista Specific Plan and Environmental Impact Report, and the Clovis Development Code. Therefore, no further environmental review is required for this Project.

The City published notice of this public hearing in *The Business Journal* on Wednesday March 13, 2024.

REASON FOR RECOMMENDATION

The request to extend the approved TM6203 is in compliance with Chapter 9, Division 7 of the City's Municipal Code and the Subdivision Map Act. For this reason, staff recommends that the Planning Commission approve this second one-year extension of TM6203.

ACTIONS FOLLOWING APPROVAL

None.

FISCAL IMPACT

None.

NOTICE OF HEARING

Property owners within 1250 feet notified: 26

Prepared by: Liz Salazar, Assistant Planner

Reviewed by:



Dave Merchen
City Planner

RESOLUTION 24-_____**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A SECOND ONE-YEAR EXTENSION TO THE APPROVED TM6203 LOCATED ON THE WEST SIDE OF THOMPSON AVENUE, BETWEEN ASHLAN AND DAKOTA AVENUES**

WHEREAS, KB Home, 744 P Street, Fresno CA, 93721, has applied for a second extension to Vesting Tentative Tract Map 6203; and

WHEREAS, an extension to Vesting Tentative Tract Map 6203, was filed on February 7, 2024, and was presented to the Clovis Planning Commission for approval in accordance with the Subdivision Map Act of the Government of the State of California and Title 9, Division 7, of the Municipal Code and the City of Clovis; and

WHEREAS, a duly noticed hearing was held on March 28, 2024; and

WHEREAS, the City published notice of the public hearing in *The Business Journal* on Wednesday, March 13, 2024, and mailed public notices to property owners within 1,250 feet of the Property area on Friday, March 8, 2024, more than ten (10) days prior to said hearing; and

WHEREAS, the Planning Commission has given careful consideration to this map extension on March 28, 2024, and determines that this request is in conformance with the environmental impact assessment approved for R2017-015 and TM6203 finding the Project in accordance with the 2014 General Plan Update and the Loma Vista Specific Plan EIRs; 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, which are incorporated herein by this reference.

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

1. The Project satisfies the required findings for approval of a time extension, as follows:
 - a. There have been no changes to the provisions of the General Plan, any applicable specific plan, or this Development Code applicable to the project since the approval of the tentative map;
 - b. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan, any applicable specific plan, or other standards of this Development Code apply to the project;
 - c. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads, or schools so that there is no longer sufficient remaining capacity to serve the project;

- 2. The second one-year extension of Vesting Tentative Tract Map 6203, be and is hereby approved, extending the map until June 26, 2025.
- 3. The Planning Commission finds that no additional environmental review is required for the Project pursuant to prior adoption of subsequent EIRs.
- 4. The basis for the findings is detailed in the March 28, 2024, staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on March 28, 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: March 28, 2024

Alma Antuna, Chair

ATTEST: _____
Renee Mathis, Secretary



February 7, 2024

Liz Salazar

Planning Division / Assistant Planner
City of Clovis
1033 Fifth Street
Clovis, CA 93612

Subject: Tentative Tract Map 6203 – 1-year Extension Request

Dear Ms. Salazar,

KB Home is requesting a 1-year extension to record final map 6203. The current expiration of the tentative map is 6/26/24. If granted the 1-year extension, the tentative map would not expire until 6/26/25. This is our first request to extend this map.

KB Home is requesting the extension due to the change in market conditions. Unfortunately, with the interest rate increase this has significantly impacted our build pace and sales. We already own Cielo Ranch aka tract 6161 and tract 6340 and have been actively selling this past year, our plan is to move across the street to tract 6203 once all lots are sold at Cielo Ranch.

To date, we have gone through 2 plan checks with the city for both our improvement plans and final map with a resubmittal happening middle of March.

If you have any questions regarding the request for extension of time or require additional information, please do not hesitate to contact me at (559) 908-2164.

Sincerely,

Shannon Travis

Shannon Travis

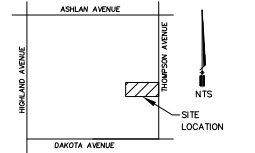
Forward Planner, South Valley Business Unit

srtravis@kbhome.com

VESTING TENTATIVE SUBDIVISION MAP THOMPSON PLACE TRACT NO. 6203

A RESIDENTIAL DEVELOPMENT
IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA

VICINITY MAP:



SITE INFORMATION

EXISTING TREES
NONE

EXISTING BUILDINGS
NONE

EXISTING USE
VACANT

PROPOSED USE
SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING
R-1

EXISTING ZONING
AE-20

SOURCE OF WATER
CITY OF CLOVIS

SOURCE OF SEWAGE DISPOSAL
CITY OF CLOVIS

SOURCE OF ELECTRICITY
PG&E

SOURCE OF GAS
PG&E

SOURCE OF CABLE TV.
COMCAST

SOURCE OF TELEPHONE
AT&T

ASSESSOR'S PARCEL NUMBER
309-021-02

SITE AREA
5.00± AC. GROSS
4.85± AC. NET

OWNER
THOMAS AND AMANDA ALBIN
1250 SUNNYSIDE AVENUE #101
CLOVIS, CA 93611

DEVELOPER
STONE VALLEY 6203, LLC
1845 HENRIEN AVENUE, KS18
CLOVIS, CA 93611

MINIMUM LOT SIZE
8,530 SQ.F.

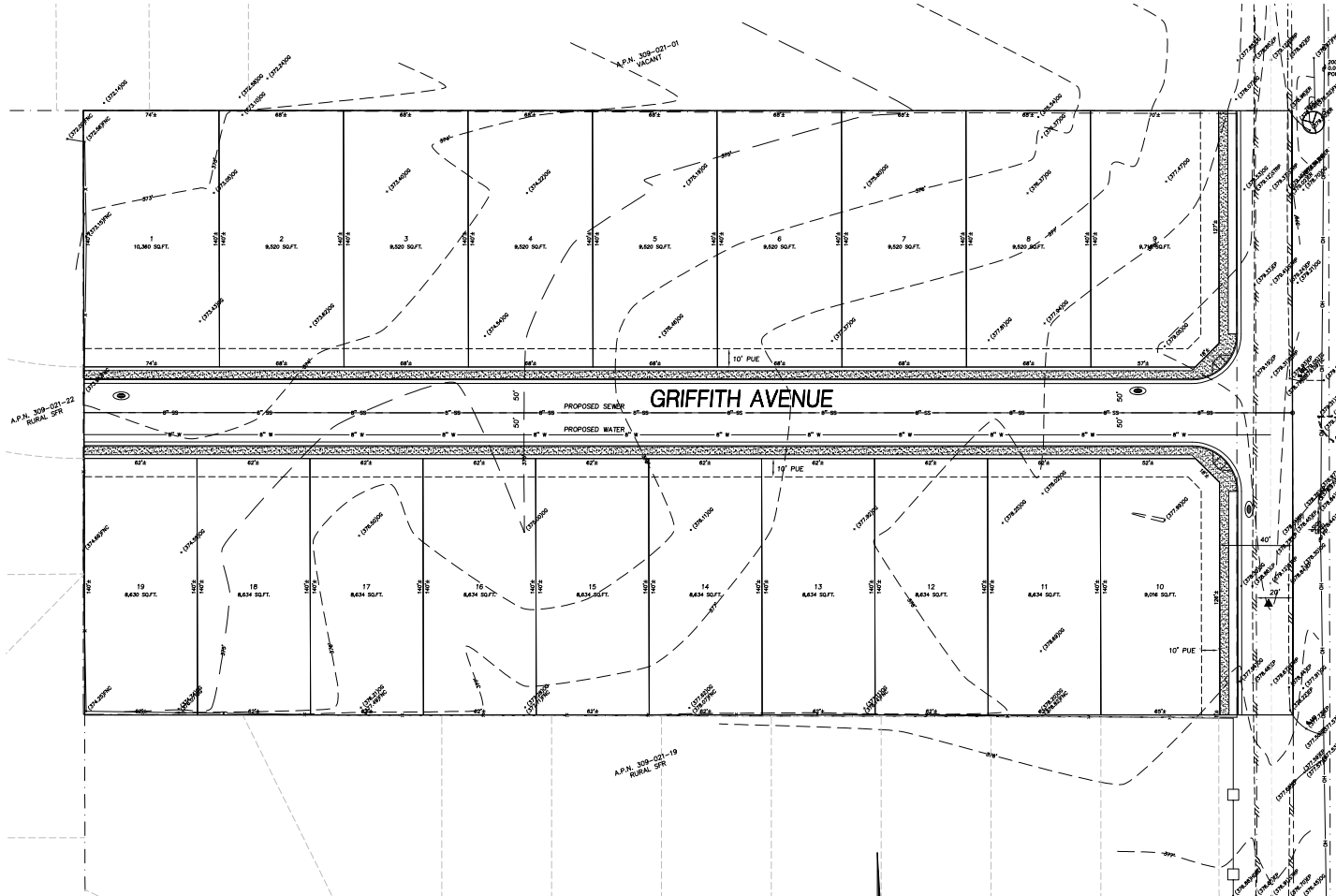
MAXIMUM LOT SIZE
10,360 SQ.F.

AVERAGE LOT SIZE
9,355 SQ.F.

DU/AC - NET ACREAGE
3.92 DU/AC

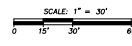
LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- FUTURE RIGHT-OF-WAY LINE
- 8" W --- PROPOSED WATER MAIN (SIZE AS NOTED)
- 8" S --- PROPOSED SEWER MAIN (SIZE AS NOTED)
- ▲ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES
- ⊙ PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE



THOMPSON AVENUE

Attachment 3



 YAMABE & HORN ENGINEERING, INC. <small>2880 N. BURL AVENUE SUITE 110 FRESNO, CA 93727</small> <small>TEL: (559) 244-3123 FAX: (559) 244-3130</small>	APPROVALS CONSTRUCTION MANAGEMENT TRAFFIC DEVELOPMENT REVIEW STREETS PARKS SOLID WASTE UTILITIES	<table border="1" style="font-size: 8px;"> <tr><th>APPROVED (DATE)</th><th>DATE</th><th>APPROVED</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	APPROVED (DATE)	DATE	APPROVED																<table border="1" style="font-size: 8px;"> <tr><th>REVISIONS</th><th>DATE</th><th>APPROVED</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	REVISIONS	DATE	APPROVED																CITY OF CLOVIS PROJECT FILE: THOMPSON PLACE SUBDIVISION TRACT 6203 SHEET DESCRIPTION: TENTATIVE TRACT MAP	<table border="1" style="font-size: 8px;"> <tr><th>PLANNING SERIAL</th><th>DATE</th></tr> <tr><td> </td><td> </td></tr> </table>	PLANNING SERIAL	DATE			<table border="1" style="font-size: 8px;"> <tr><td>Y&H No. 288</td></tr> <tr><td>Dr. By: EH</td></tr> <tr><td>Ch. By: EH</td></tr> <tr><td>Date: 3/28/2023</td></tr> <tr><td>Sheet No. 1 of 1</td></tr> </table>	Y&H No. 288	Dr. By: EH	Ch. By: EH	Date: 3/28/2023	Sheet No. 1 of 1
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CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: March 28, 2024

SUBJECT: Consider Approval - Res. 24-___, CUP2017-004A, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and a request to approve a conditional use permit to allow a $\pm 1,545$ square foot expansion of the veterinary hospital located at 1710 Shaw Avenue.

Gobind Gill LLC, owner and applicant; Sundeep Grewal, Studio G+S Architects, representative.

Staff: Liz Salazar, Assistant Planner

Recommendation: Approve

ATTACHMENTS: 1. Res. 24-___, CUP2017-004A
2. Site Plan, Elevations, and Floor Plan
3. Applicant's Operational Statement
4. Correspondence from Commenting Agencies

CONFLICT OF INTEREST

None.

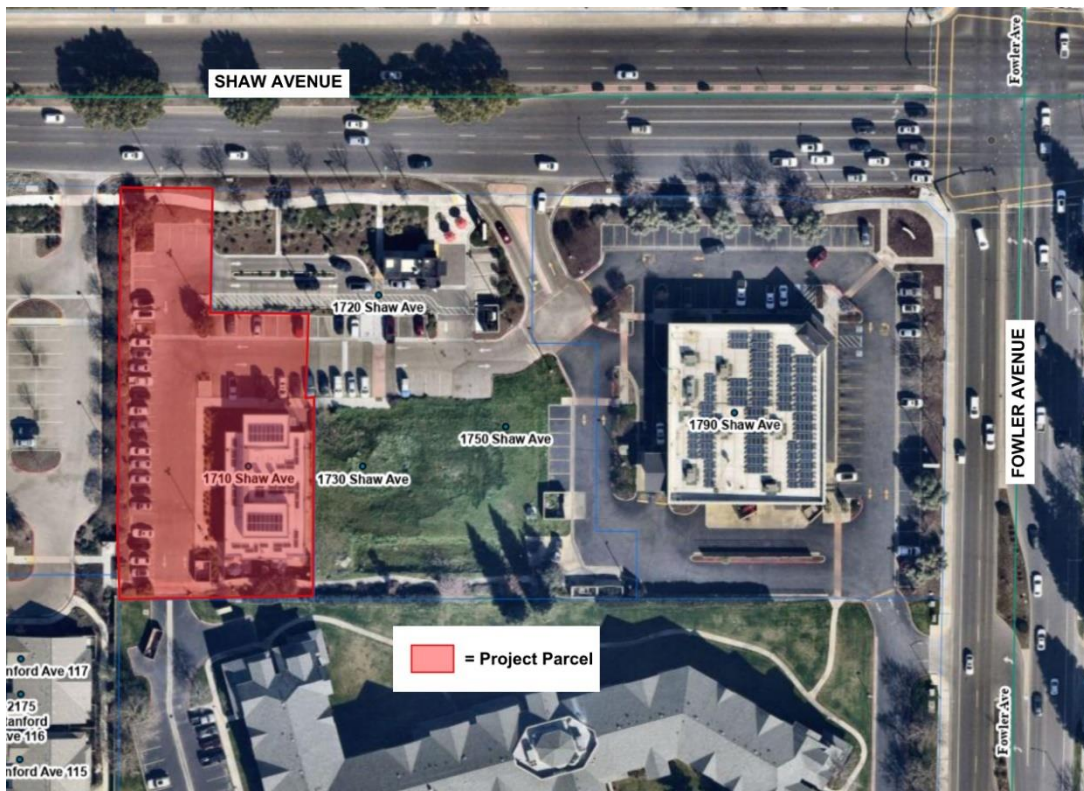
RECOMMENDATION

Staff recommends that the Planning Commission adopt the categorical exemption and approve the conditional use permit for a veterinary hospital expansion, subject to the conditions of approval listed as **Attachment 1A**.

EXECUTIVE SUMMARY

As shown in **Figure 1** below, the applicant is requesting approval of a conditional use permit (CUP) to allow the expansion of an existing veterinary hospital known as Armstrong Pet Hospital located near the southwest corner of Shaw and Fowler Avenues within the Shaw Avenue Plaza commercial center. CUP2017-004A is a request for a $\pm 1,545$ square foot expansion to the existing $\pm 5,800$ square foot building ("Project"). Approval of this request would allow the applicant to proceed with a site plan review application. Although the site plan review process is reviewed administratively at the staff level, a conceptual site plan has been provided as **Attachment 2** for informational purposes.

FIGURE 1
Project Location



BACKGROUND

- General Plan Designation: G-C (General Commercial)
- Existing Zoning: C-2 (Community Commercial)
- Total Project Parcel: ±0.82 acres
- Current Land Use: Veterinary Hospital
- Adjacent Land Uses:
 - North: Jefferson Elementary School
 - East: Commercial Shopping Center
 - South: Senior Apartments
 - West: Assisted Living Facility
- Previous Entitlements: SPR2006-16, CUP2017-004 & SPR2017-13

The commercial center began development in 2006 with construction of the existing Walgreens. Throughout the years, the center has continued development which now also includes The Human Bean and Armstrong Pet Hospital. The approval of this CUP would allow the existing veterinary hospital building to be expanded with a new ±1,545 square foot addition.

PROPOSAL AND ANALYSIS

The applicant is requesting approval of this CUP to allow for the construction of a ±1,545 square foot expansion of Armstrong Pet Hospital. Armstrong Pet Hospital has operated at the subject location since 2019 without record of incident or violation of the previous CUP. Per the

applicant's operational statement (see **Attachment 3**), the proposed expansion will allow the veterinary hospital to cater to an increase in client demand. The Project proposes the addition of four (4) exam rooms, one (1) office space, one (1) surgery room, one (1) restroom, an animal ward, and storage space. Armstrong Pet Hospital will continue to operate between the hours of 9:00 a.m. to 6:00 p.m. This CUP will carry over the previous conditions of approval allowing operation of the veterinary hospital between 8:00 a.m. to 9:00 p.m. daily. The Project proposes to retain the existing number of employees.

Circulation and Parking

The Project does not propose any modification to the established vehicle access points. As shown on the conceptual site plan (see **Attachment 2**), the Project site would be accessed via the two (2) existing points of ingress/egress to the commercial center along Shaw and Fowler Avenues.

Parking is calculated cumulatively with the shopping center at a rate of five (5) stalls per 1,000 square feet. The commercial center's parking and off-site improvements were constructed as part of the first phase of development. In total, the commercial center currently requires 113 parking stalls and 131 stalls are provided. The commercial center has one "build ready" pad remaining. At the time of future development of the remaining pad, parking will be evaluated to ensure sufficient availability as part of entitlement processing.

Elevations

The applicant proposes a single-story expansion that will match in color and material of the existing building. The proposed building height is cohesive with the existing commercial development within the shopping center.

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.

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 CEQA pursuant to CEQA Guideline Section 15301 (Class 1 – Existing Facilities) and the Project would not trigger any of the exceptions identified under CEQA Guidelines Section 15300.2.

The Class 1 categorical exemption exempts projects that consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. One such example identified under the Class 1 Categorical Exemption is the addition to existing structures that would not result in an expansion of more than 2,500 square feet. (Cal. Code Regs., Tit. 14, § 15301, subd. (e)(1).) Here, the Project

would only result in an expansion to the existing facilities by $\pm 1,545$ square feet, and therefore qualifies for the Class 1 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, March 13, 2024.

Consistency with General Plan Goals and Policies

Staff has evaluated the Project in light of the General Plan Economic Development goals and policies. The following goal and policy reflect Clovis' desire of commitment to growth and to preserve the quality of life in existing neighborhoods ensuring the development of neighborhoods with an equal quality of life. This Project will encourage and foster economic opportunities that support jobs for the area and provide the community with a necessary service.

Economic Development Element:

- | | |
|------------|---|
| Goal 3: | Distinctive commercial destinations, corridors, and centers that provide a wide variety of unique shopping, dining, and entertainment opportunities for residents and visitors. |
| Policy 3.2 | Convenience goods and services. Encourage businesses providing convenience goods and services to locate in retail centers in neighborhoods and communities throughout the city. |

REASON FOR RECOMMENDATION

CUP2017-004A is consistent with the goals and policies of the General Plan, Clovis Municipal Code and the C-2 (Community Commercial) Zone District. Furthermore, the Project will allow the business owner to better serve their clientele, and 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 CUP2017-004A, 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-2 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 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.

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 an addition to an existing veterinary hospital located within an established commercial center. The proposed use is compatible with the existing uses. The Project complements the commercial uses and 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 by retaining all existing points of access.

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. Further, as an addition to the existing development, adequate provisions (i.e. water, sanitation, utilities, etc.) are readily available and accessible for the proposed use. Final approval of public utilities and service details will occur during engineering review if approved and the Project moves forward. This review will ensure utility services are sufficient to accommodate the Project and impose conditions for upgrades as needed.

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 1 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 site plan review.

NOTICE OF HEARING

Property owners within 550 feet notified: 32

Prepared by: Liz Salazar, Assistant Planner

Reviewed by:



Dave Merchen
City Planner

RESOLUTION 24-___**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS TO ADOPT A CLASS 1 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA, AND APPROVAL OF CONDITIONAL USE PERMIT 2017-004A TO ALLOW FOR AN EXPANSION OF THE VETERINARY HOSPITAL LOCATED AT 1710 SHAW AVENUE**

WHEREAS, Gobind Gill LLC (Applicant), 1710 Shaw Avenue, Clovis, CA 93611, applied for Conditional Use Permit (CUP) 2017-004A to allow for a ±1,545 square foot expansion of the veterinary hospital located at 1710 Shaw Avenue (southwest corner of Shaw and Fowler Avenues with the Shaw Avenue Plaza Commercial Center) in the City of Clovis (“Property”); and

WHEREAS, the City published notice of the public hearing in *The Business Journal* on Wednesday, March 13, 2024, and mailed public notices to property owners within 550 feet of the Property area on Friday, March 8, 2024, more than ten (10) days prior to said hearing; and

WHEREAS, a duly noticed public hearing was held on March 28, 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 the Class 1 (Existing Facilities) Categorical Exemption pursuant to CEQA Guidelines section 15301; 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 Planning and Development Services 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.

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 the Class 1 (Existing Facilities) Categorical Exemption under CEQA Guidelines section 15301, and hereby adopts said Class 1 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 City’s General 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 California Environmental Quality Act (CEQA), and the Commission has adopted a Class 1 Categorical Exemption from further environmental review.
3. The Planning Commission could not make the findings necessary for approval of CUP2017-004A without the conditions of approval set forth in **Attachment A** to this Resolution.
 4. CUP2017-004A 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 March 28, 2024, staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on March 28, 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: March 28, 2024

Alma Antuna, Chair

ATTEST: _____
Renee Mathis, Secretary

**CONDITIONS OF APPROVAL
CUP2017-004A**

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

1. This Conditional Use Permit approval is to allow the expansion of an existing veterinary hospital located at 1710 Shaw 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 March 28, 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 the construction of any structures and/or prior to any site modifications and shall comply with development standards prescribed for the General Commercial land use designation, C-2 (Community Commercial) Zone District, Shaw Avenue Specific Plan, and other applicable standards as determined by the Planning Division during the SPR review process.
5. The veterinary hospital shall be completely enclosed with the building. Outdoor housing of animals is prohibited.
6. There shall be no incineration permitted at this location.
7. This use shall include the medical treatment or care of household pets. Large animal care shall not be included as part of this facility.
8. The hours of operation shall be from 8:00 a.m. to 9:00 p.m. daily.
9. Boarding of animals shall be prohibited.
10. All exterior lighting shall not interfere with the driving safety of vehicular traffic per Planning Division Standards.
11. The applicant shall keep free and clear access between the subject site and adjacent parcels/businesses free and clear of obstructions. Any delivery vehicles shall not stop, park, load, or unload merchandise in a manner that could obstruct ingress or egress to adjacent business(es).
12. The applicant shall operate in a manner that complies with the Clovis Municipal Code (CMC) so that it does not generate noise, odor, or vibration that adversely affects any adjacent properties.
13. All signs shall comply with the City of Clovis Sign Ordinance. All exterior signs and/or signs on the inside of the building, which are intended to be viewed from the outside, shall require separate sign permits prior to installation. (CMC § 9.34.010).

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. Applicant must have on file a current City of Clovis Business License prior to operation.
17. CUP2017-004A 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.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

(Robert Villalobos, FMFCD Department Representative – (559) 456-3292)

18. 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.

COUNTY OF FRESNO HEALTH DEPARTMENT

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

19. 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 IRRIGATION DISTRICT

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

20. 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.



Sheet Contents:
 Existing Site Plan

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Project No:

17-06-353

Drawn By:

SSG

Checked By:

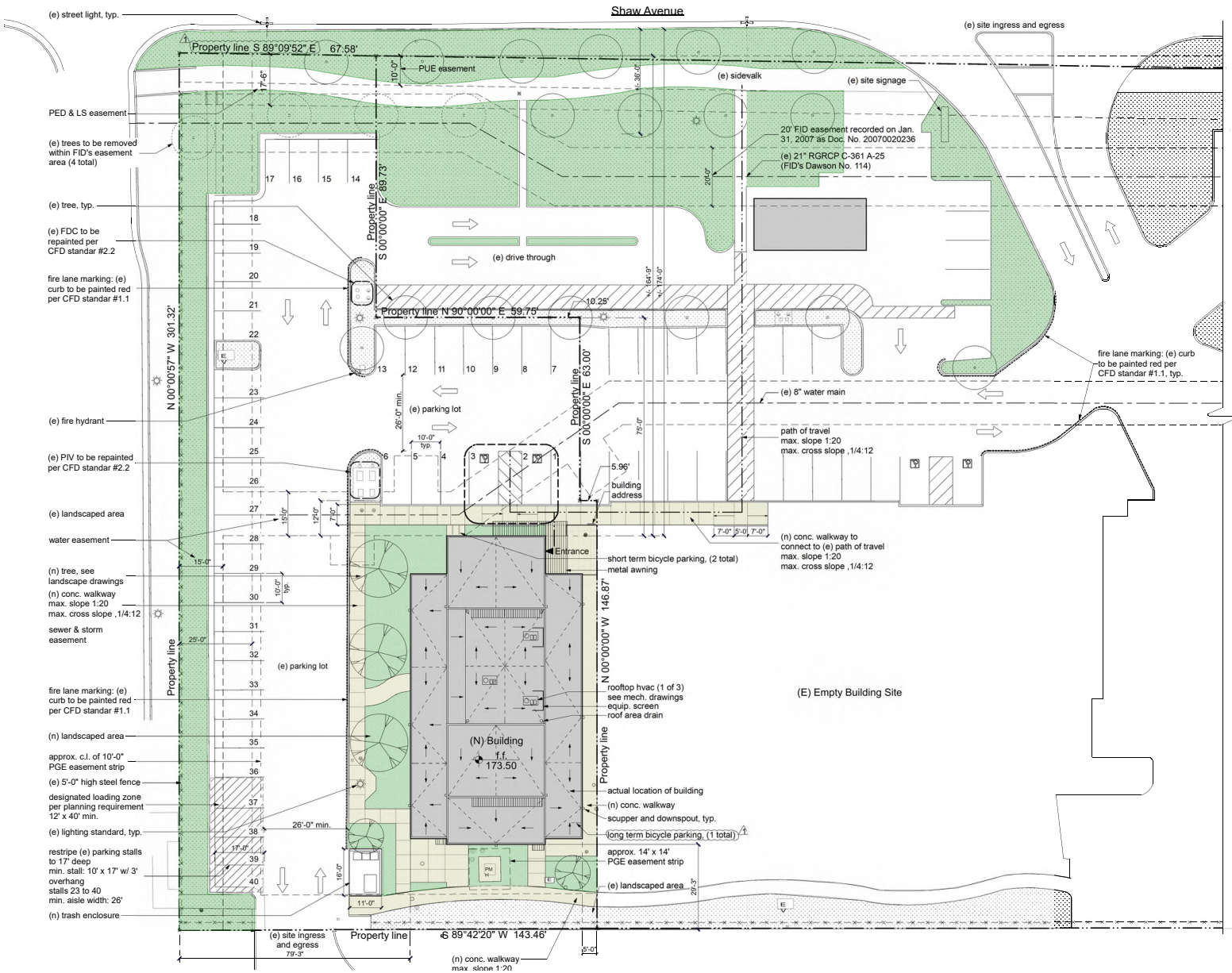
SSG

Scale:

1/16" = 1'-0"

Revisions:

SPR Submittal: 11-20-2023



1 Existing Site Plan



Sheet Contents:
 Proposed Site Plan

As-Builts

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Drawn By:

SSG

Checked By:

SSG

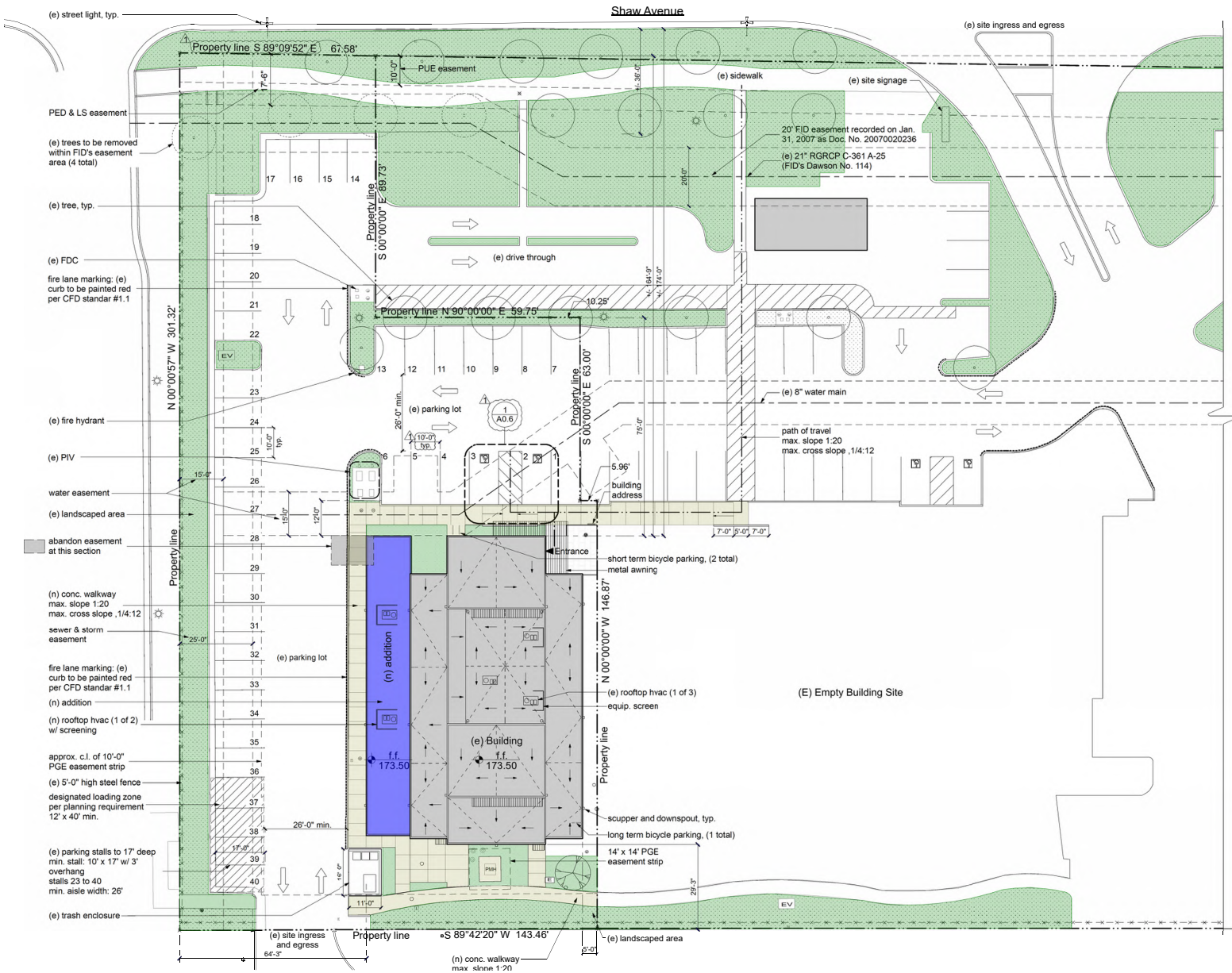
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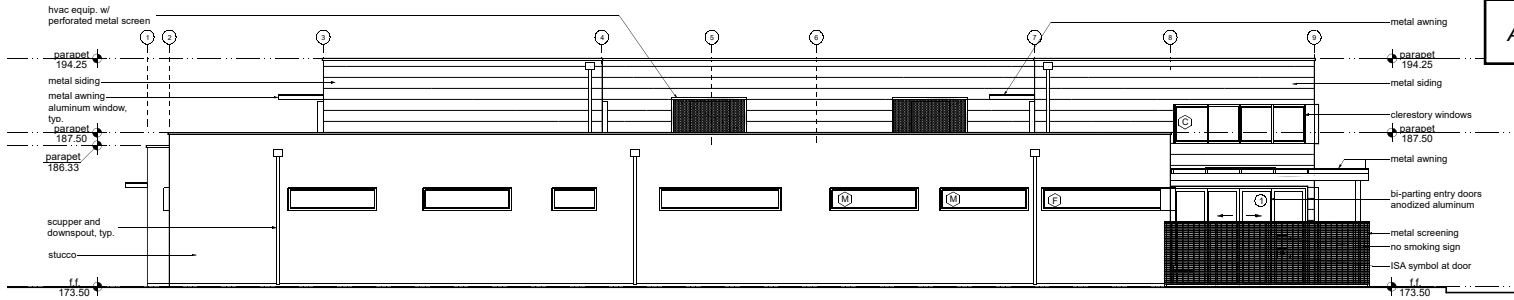
Revisions:

SPR Submittal: 11-20-2023

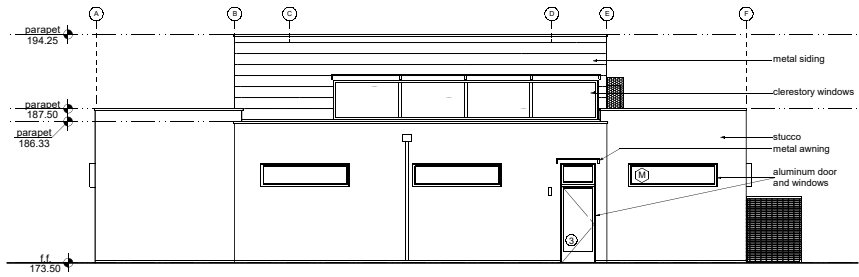
- (N) building footprint
- (E) building footprint
- (E) landscaped area
- (E) landscaped area
- (E) concrete sidewalks, walkways and courtyard



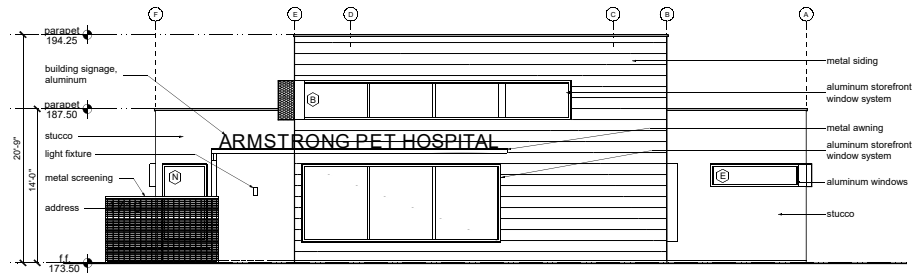
1 Proposed Site Plan



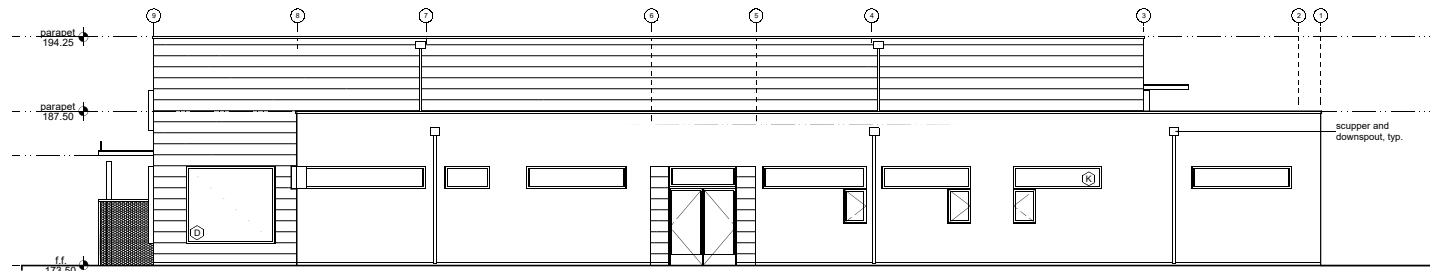
4 Existing East Elevation (Left Side)



3 Existing South Elevation (Rear)



2 Existing North Elevation (Front)



1 Existing West Elevation (Right Side)

ARMSTRONG PET HOSPITAL EXPANSION
 1710 Shaw Ave.
 Clovis, CA 93611
 APN: 499-03 1-58

Sheet Contents:
 Existing Exterior Elevations

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Project No:

17-06-353

Drawn By:

SSG

Checked By:

SSG

Scale:

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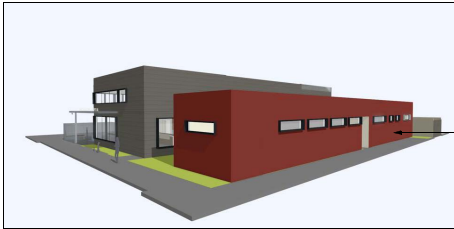
Revisions:

SPR Submittal: 11-20-2023



area of new addition

5 Existing Building



(n) addition



(n) addition

4 Proposed Addition

Project Note:
 1. New building addition shall match existing building architectural style and architectural style.
 2. All new material shall match existing material scheme.

AGENDA ITEM NO. 3.

■ New building addition

STUDIO G3 ARCHITECTS
 2223 Fifth St.
 Berkeley, CA 94710
 Ph: 510.548.7448
 info@sgsarch.com
 www.sgsarch.com

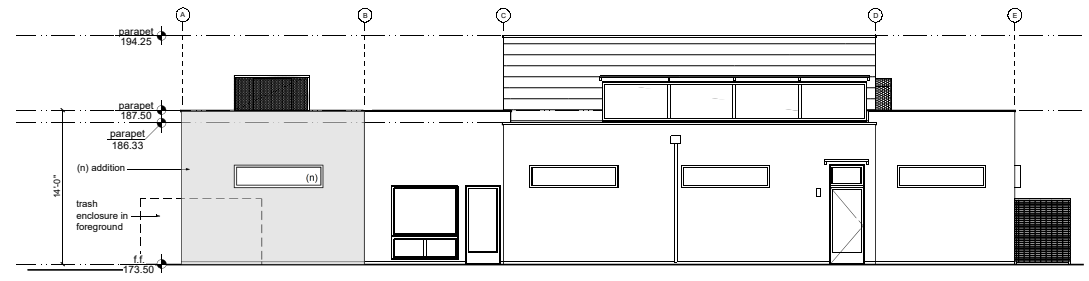


ARMSTRONG PET HOSPITAL EXPANSION
 1710 Shaw Ave.
 Clovis, CA 93611
 APN: 499-03 1-58

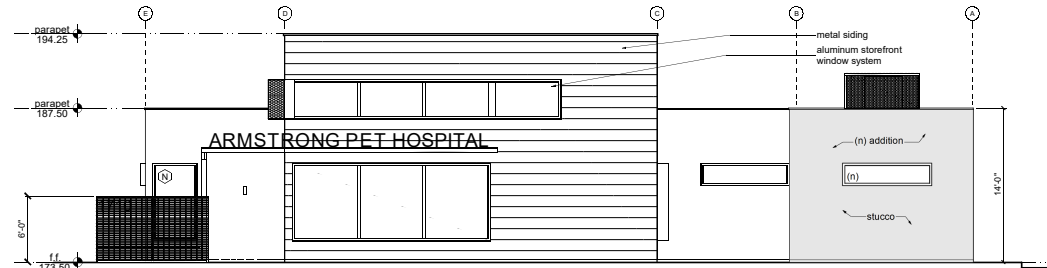
Sheet Contents:
 Proposed Exterior Elevations

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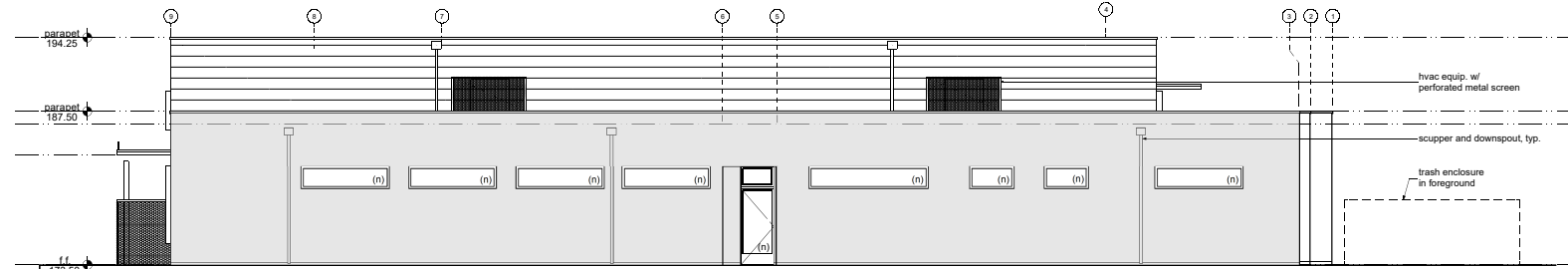
© 2023 by Studio G3, Inc.
 Project No: 17-06-353
 Drawn By: SSG
 Checked By: SSG
 Scale: 3/16" = 1'-0"
 Revisions:
 SPR Submittal: 11-20-2023



3 Proposed South Elevation (Rear)



2 Proposed North Elevation (Front)



1 Proposed West Elevation (Right Side)



2223 Fifth St.
Berkeley, CA 94710
Ph: 510.548.7448
info@sgsarch.com
www.sgsarch.com



ARMSTRONG PET HOSPITAL EXPANSION
1710 Shaw Ave.
Clovis, CA 93611
APN: 499-03 1-58

Sheet Contents:
Existing Floor Plan

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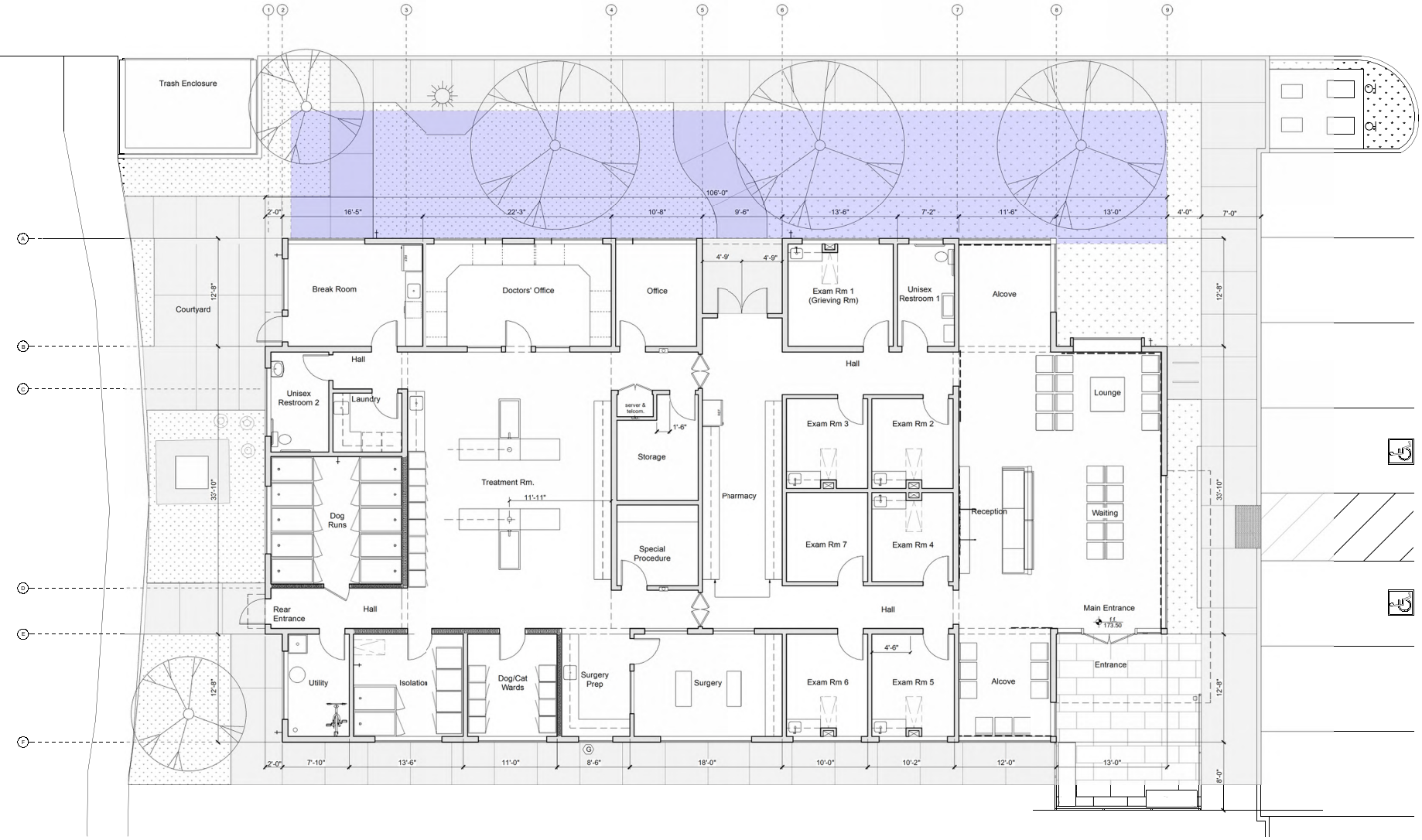
Project No:
17-06-353

Drawn By:
SSG

Checked By:
SSG

Scale:
3/16" = 1'-0"

Revisions:
SPR Submittal: 11-20-2023



1 Existing Floor Plan

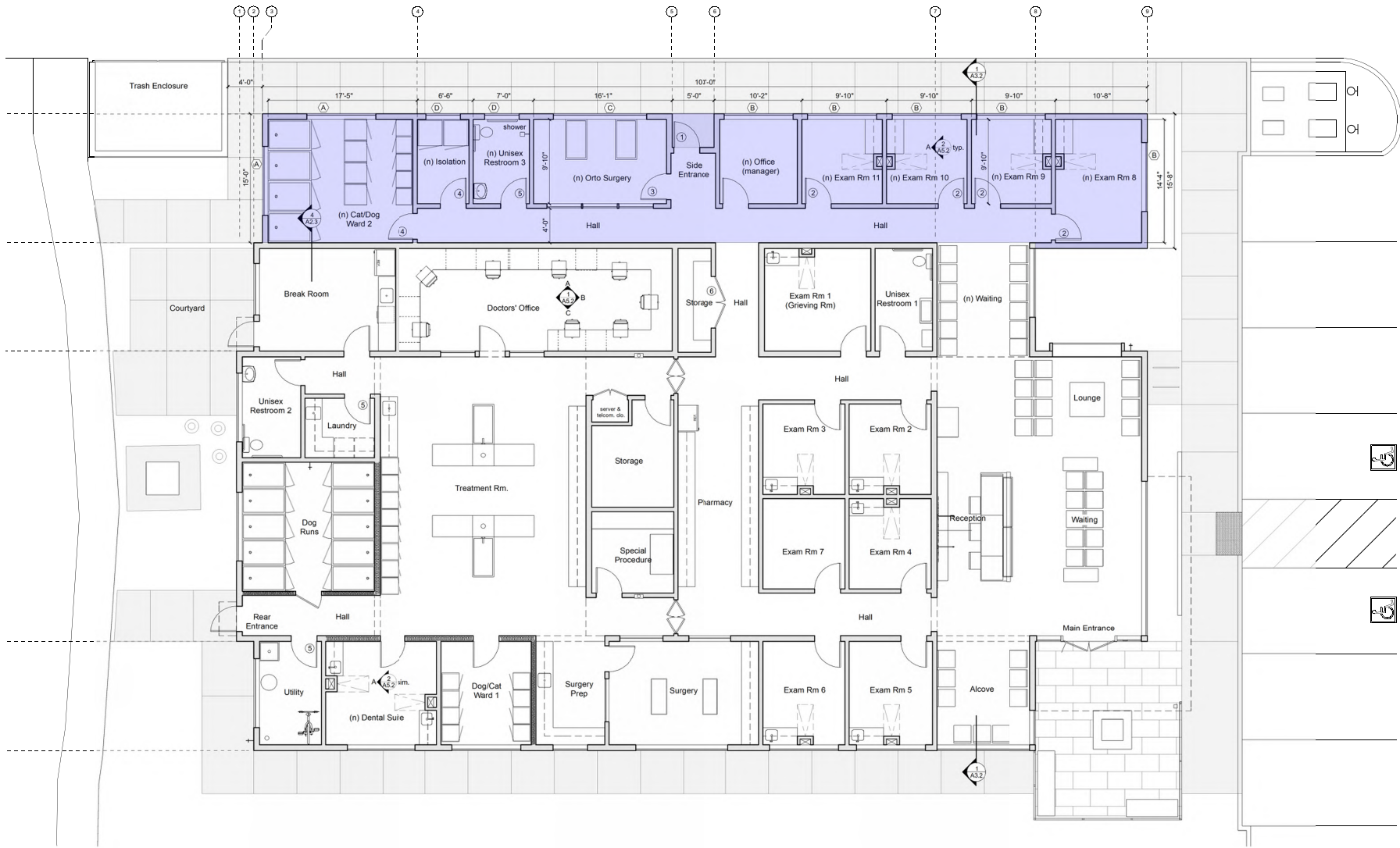




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**ARMSTRONG PET
HOSPITAL EXPANSION**
1710 Shaw Ave.
Clovis, CA 93611
APN: 499-03 1-58



1 Proposed Floor Plan



New building addition

Sheet Contents:
Proposed Floor Plan

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Project No:
17-06-353

Drawn By:
SSG

Checked By:
SSG

Scale:
3/16" = 1'-0"

Revisions:
SPR Submittal: 11-20-2023




1710 Shaw Ave
Clovis, CA 93611
559-472-7065

City of Clovis Officials
Re: Expansion at 1710 Shaw Ave, Armstrong Pet Hospital

We intend to enhance our business by expanding the facility by approximately 1,700 square feet. The expansion will be towards the western dimension of the building, aimed at meeting the anticipated increase in client demand as our business grows. The additional space will be dedicated to exam rooms, a staff restroom, an orthopedic surgery suite, and storage facilities. This strategic expansion will enable us to adapt to evolving demands by accommodating more exam rooms, facilitating specialized orthopedic procedures, and housing additional specialized equipment. Consequently, our goal is to enhance diagnostic and treatment capabilities for our clients.

Importantly, we do not foresee significant disruptions to traffic flow or parking availability, as the extension will be limited to the existing sidewalk. The objective is to seamlessly integrate the new addition with the current aesthetic of the building. Throughout the construction phase, we are committed to minimizing any impact on traffic flow. Since we are already performing these specialized procedures, the scope and nature of our work will remain the same, as will our hours of operation. This expansion is expected to enable us to cater to a larger client base as our Clovis community grows, offer additional surgical services, and create a more comfortable working environment for our staff.

Sincerely,



Kamaldeep Gaheer

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

AGENDA ITEM NO. 3.

Page 1 of 3

PUBLIC AGENCY

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

DEVELOPER

SUNDEEP GREWAL
2223 5TH STREET
BERKELEY, CA 94710

PROJECT NO: **2017-004A**

ADDRESS: **1710 SHAW AVE.**

APN: **499-031-58**

SENT: **January 22, 2024**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
3D	\$0.00	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.
Total Drainage Fee: \$0.00		Total Service Charge: \$50.00		

* The Development Review Service Charge shown above is associated with CL SPR 2017-013A2 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 2/28/24 based on the site plan submitted to the District on 1/03/24 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. 2017-004A

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

AGENDA ITEM NO. 3.

Page 2 of 3

CL
CUP
No. 2017-004A

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

1. a. Drainage from the site shall REMAIN AS EXISTING.
 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. 3.

Page 3 of 3

CL
CUP
No. 2017-004A

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: 1/22/2024 12:02:16 PM



Robert Villalobos
Engineering Tech III

Digitally signed by Robert Villalobos Date: 1/5/2024 10:28:51 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.



County of Fresno

DEPARTMENT OF PUBLIC HEALTH
Environmental Health Division

January 19, 2023

LU0022496
2604

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

Dear Ms. Salazar:

PROJECT NUMBER: **CUP2017-004A**

CUP2017-004A; a request to amend a previously-approved conditional use permit to expand the operations of an existing veterinary hospital at 1710 Shaw Avenue. The site improvements associated with this proposed expansion were recently distributed under SPR2017-013A2.

APN: 499-031-58

ZONING: C-2

ADDRESS: 1710 Shaw Avenue

Recommended Conditions of Approval:

- 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 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) 600-33271

KT

cc: Cindy Sauls (assigns)- Environmental Health Division (CT. 58.01)
Sundeep Grewal- Applicant (sunny@sgsarch.com)

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

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2907 S. Maple Avenue
Fresno, California 93725-2208
Telephone: (559) 233-7161
Fax: (559) 233-8227

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

January 5, 2024

Liz Salazar
Department of Planning and Development Services
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Site Plan Review SPR2017-13A2
S/W Shaw and Fowler avenues
FID's Dawson No. 14

Dear Ms. Salazar:

The Fresno Irrigation District (FID) has reviewed the Site Plan Review Committee SPR2017-13 for which the applicant proposes an addition to the existing veterinary hospital located at 1710 Shaw Avenue, APN: 499-031-58. FID has the following comments:

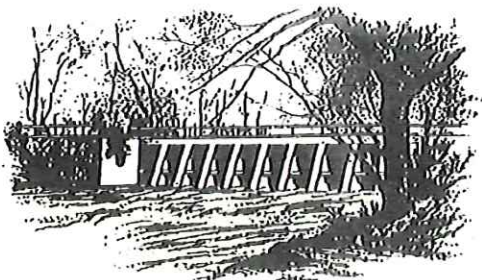
1. FID previously reviewed and commented on the subject property on March 30, 2017, as Development Review Committee No. 2017-12 and again on August 30, 2017, as Site Plan Review 2017-13. Those comments and conditions still apply, and a copy has been attached for your reference.

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.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO
 IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
 FAX (559) 233-8227
 2907 S. MAPLE AVENUE
 FRESNO, CALIFORNIA 93726-2208

August 30, 2017

Orlando Ramirez
 Department of Planning and Development Services
 City of Clovis
 1033 Fifth Street
 Clovis, CA 93612

RE: Site Plan Review SPR2017-13
 S/W Shaw and Fowler avenues

Dear Mr. Ramirez:

The Fresno Irrigation District (FID) has reviewed the Site Plan Review Committee SPR2017-13 for which the applicant Armstrong Pet Hospital proposes to build a 5,800 square feet veterinarian clinic with minor modifications to an existing parking lot for the property located at 1710 Shaw Avenue, APN: 499-031-58. FID has the following comments:

1. FID previously reviewed and commented on the subject property on March 30, 2017 as Development Review Committee No. 2017-12. Those comments and conditions still apply and a copy has been attached for your reference.

FID has the following additional comments:

1. No work will be permitted within FID's right-of-way during the irrigation season.
2. Existing trees within FID's easement shall be removed and/or relocated. Small shrubs and plants are allowed within FID's easement

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 Jeremy Landrith at (559)233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

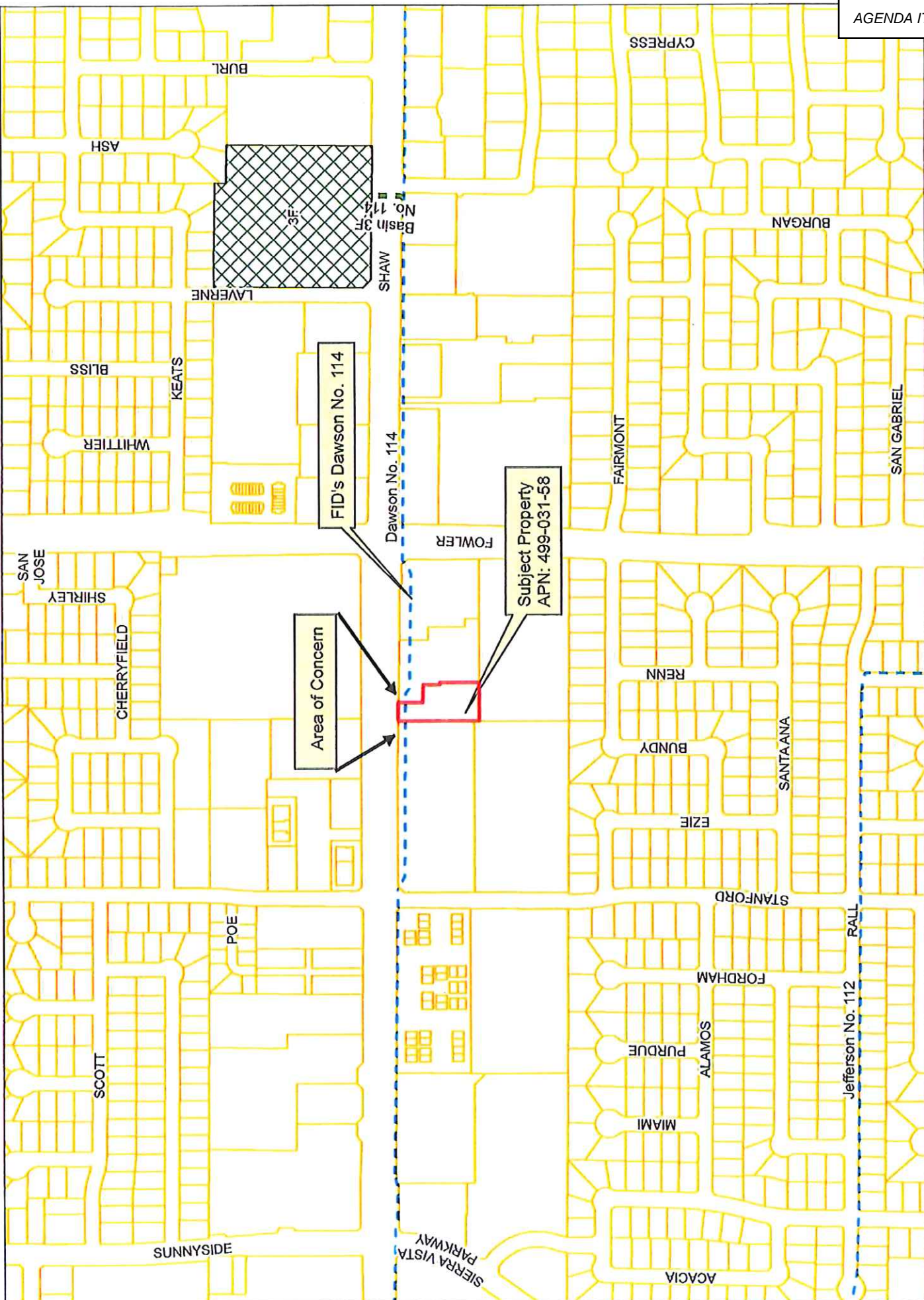
Sincerely,

Laurence Kimura, P.E.
 Chief Engineer

Attachment

G:\Agencies\Clovis\Site Plan Review\SPR2017-13.doc

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President JERRY PRIETO, JR.
 CHRISTOPHER WOOLF, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO



- Legend**
- FID Pipeline
 - Private Pipeline
 - Abandoned Pipeline
 - FID Canal
 - Private Canal
 - Abandoned Canal
 - Stream Group
 - Other-Creek/River
 - Other-Pipeline
 - Railroad
 - Streets & Hwys
 - Parcel
 - FIMFCD Acquired Basins
 - FIMFCD Proposed Basins
 - FID Boundary

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.



City of Clovis

Department of Planning and Development Services
 CITY HALL - 1033 Fifth Street - Clovis, CA 93612

Distribution Date: **8/23/2017**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Orlando Ramirez, Senior Planner

PLEASE ROUTE TO:

(In House)

- Planning Division
- Building Division
- Engineering Division
- Utilities Division
- Solid Waste Division
- Fire Department
- Police Department
- City Landscape Committee
- Legal Description Review
- Other (Specify)
-

(Out-of-House)

- Fresno Irrigation District
- Fresno Metropolitan Flood Control Dist.
- Pacific Gas & Electric
- AT&T
- Fresno Unified School District
- Cal Trans
- SJV Unified Air Pollution Control Dist.
- State of California Department of Fish and Game
- LAFCO (when annexation is involved)
- County of Fresno Development
- Fresno County Environmental Health

Item(s): Site Plan Review SPR2017-13 Location: 1710 Shaw Avenue

APN: 499-031-58 Zoning: C-2 General Plan: General Commercial

Name of Applicant: Gobind Gill & Kamal Gaheer-Armstrong Pet Hosp. Phone/Email: 313-212-4771/sunny@sgarch.com

Applicant Address: 2139 Shaw Ave., #E6 City: Clovis State: CA Zip: 93611

Previously Reviewed Under DRC: DRC2017-12 Or Other Entitlement: CUP2017-04

Project Description: A request to construct a 5,800 s.f. veterinary clinic with minor modification to an existing parking lot for the property located at 1710 Shaw Avenue.

This item is tentatively scheduled for a public hearing to be considered by the Staff

The attached information is circulated for your comments. Please attach your comments and recommendations in condition form and return to the project manager by 9/6/2017

Please check one below:

- No Comments Comments Attached 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 plans."

POOR EXAMPLE: "1. Install landscaping."

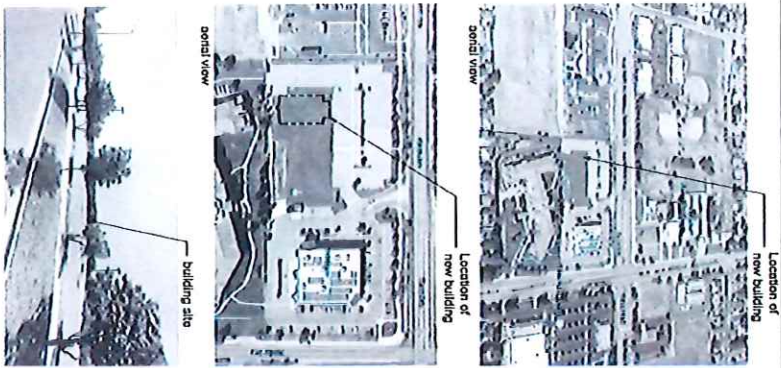
REVIEWED BY (please sign): _____

PLEASE RETURN TO:
 Orlando Ramirez, Senior Planner
 Planning and Development Services Dept.
 1033 Fifth St., Clovis, CA 93612
 Phone: 324-2345 Fax: 324-2844

ARMSTRONG PET HOSPITAL

1710 Shaw Ave. Clovis, CA 93611

SITE PHOTO



PROJECT DATA

Building: C-2 Community/Commercial
Occupancy: B - Other (Veterinary Clinic)
Stories: 1
TYPE: VLD
Fire Sprinkler System: Yes

TABULATIONS

Set Back:	Required/Allowed	Existing	Proposed
Front (Main):	0'-0"	N/A	4'-0" to 4'-6"
Face of curb to structure:	0'-0"	N/A	7'-0" to 8'-0" to Street P.L.L.
Structure to property line:	5'-0"	N/A	10'-0" to 12'-0" to Turned P.L.L.
Side (Left):	5'-0"	N/A	5'-0"
Side (Right):	5'-0"	N/A	7'-0"
Back (Main):	5'-0"	N/A	15'-0"
Back (Side):	5'-0"	N/A	5'-0"
Back (Rear):	5'-0"	N/A	5'-0"
Back (Corner):	5'-0"	N/A	5'-0"
Max Building Height:	35'-0" / 2 stories	N/A	35'-0"
Parking:	2,000 sq. ft. (300 sq. ft. per 1,000 sq. ft. of building area)	N/A	2,000 sq. ft. (300 sq. ft. per 1,000 sq. ft. of building area)
Lot Area:	15,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.
Lot Coverage:	33%	33%	33%
Lot Area (Total):	15,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.
Lot Coverage (Total):	33%	33%	33%

SCOPE OF WORK

- Construct new single-story, 3,000 sq. ft. veterinary clinic
- Modify existing parking lot layout
- Remove 3 existing signs at South side
- Install new landscaping adjacent to new building
- Install new walkways adjacent to new building

SHEET INDEX

- A0.0 Scope of Work, Sheet Index, Vicinity Map, Assessor's Map, and Site Plan
- A0.1 Existing Site Plan
- A0.2 Proposed Site Plan and Landscaping Design
- A0.3 Existing Dimensions
- A0.4 Existing Dimensions
- A0.5 Property Survey

PROJECT DIRECTORY

Owner:
 Dr. Gerald Hill
 Dr. Karol Carter
 2150 Shaw Avenue
 Clovis, CA 93611
 Tel: Dr. Hill - 915-222-0200
 Tel: Dr. Carter - 915-212-4771

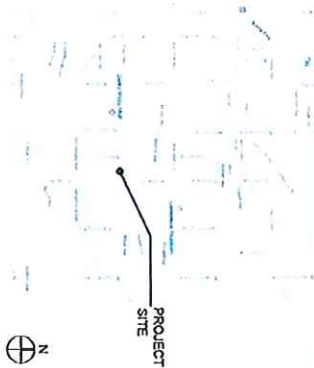
Project Architect:
 1710 Shaw Avenue
 Clovis, CA 93611
 APN: 0910311-05

Architect:
 Shuo C-C Architects
 2225 5th St.
 Berkeley, CA 94710
 Tel: 510-862-7440
 Email: shuo@shuoc.com

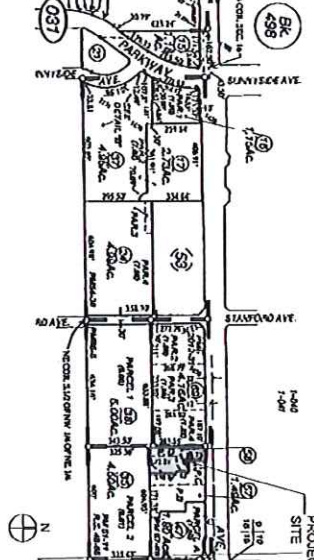
ABBREVIATIONS

Symbol	Abbreviation	Description
(Symbol)	AS	Asphalt
(Symbol)	BS	Base
(Symbol)	CS	Concrete
(Symbol)	GS	Gravel
(Symbol)	HS	Hardwood
(Symbol)	MS	Medium Density Fiberboard
(Symbol)	OS	Other
(Symbol)	PS	Particleboard
(Symbol)	SS	Softwood
(Symbol)	TS	Tile
(Symbol)	US	Unfinished
(Symbol)	VS	Vertical Slat
(Symbol)	WS	Wood Siding
(Symbol)	XS	Exterior Siding
(Symbol)	YS	Yield Sign
(Symbol)	ZS	Zone Sign
(Symbol)	AS	Asphalt
(Symbol)	BS	Base
(Symbol)	CS	Concrete
(Symbol)	GS	Gravel
(Symbol)	HS	Hardwood
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(Symbol)	TS	Tile
(Symbol)	US	Unfinished
(Symbol)	VS	Vertical Slat
(Symbol)	WS	Wood Siding
(Symbol)	XS	Exterior Siding
(Symbol)	YS	Yield Sign
(Symbol)	ZS	Zone Sign

VICINITY MAP



ASSESSORS MAP



APPLICABLE CODES

California Building Code: 2010 Edition
 California Mechanical Code: 2010 Edition
 California Electrical Code: 2010 Edition
 California Fire Code: 2010 Edition
 California Green Building Code: 2010 Edition
 T-24 Energy Regulations: 2010 Edition

This project shall conform to all the above codes and any local and state laws and regulations adopted by the City of Clovis, CA.

SYMBOLS & LEGEND

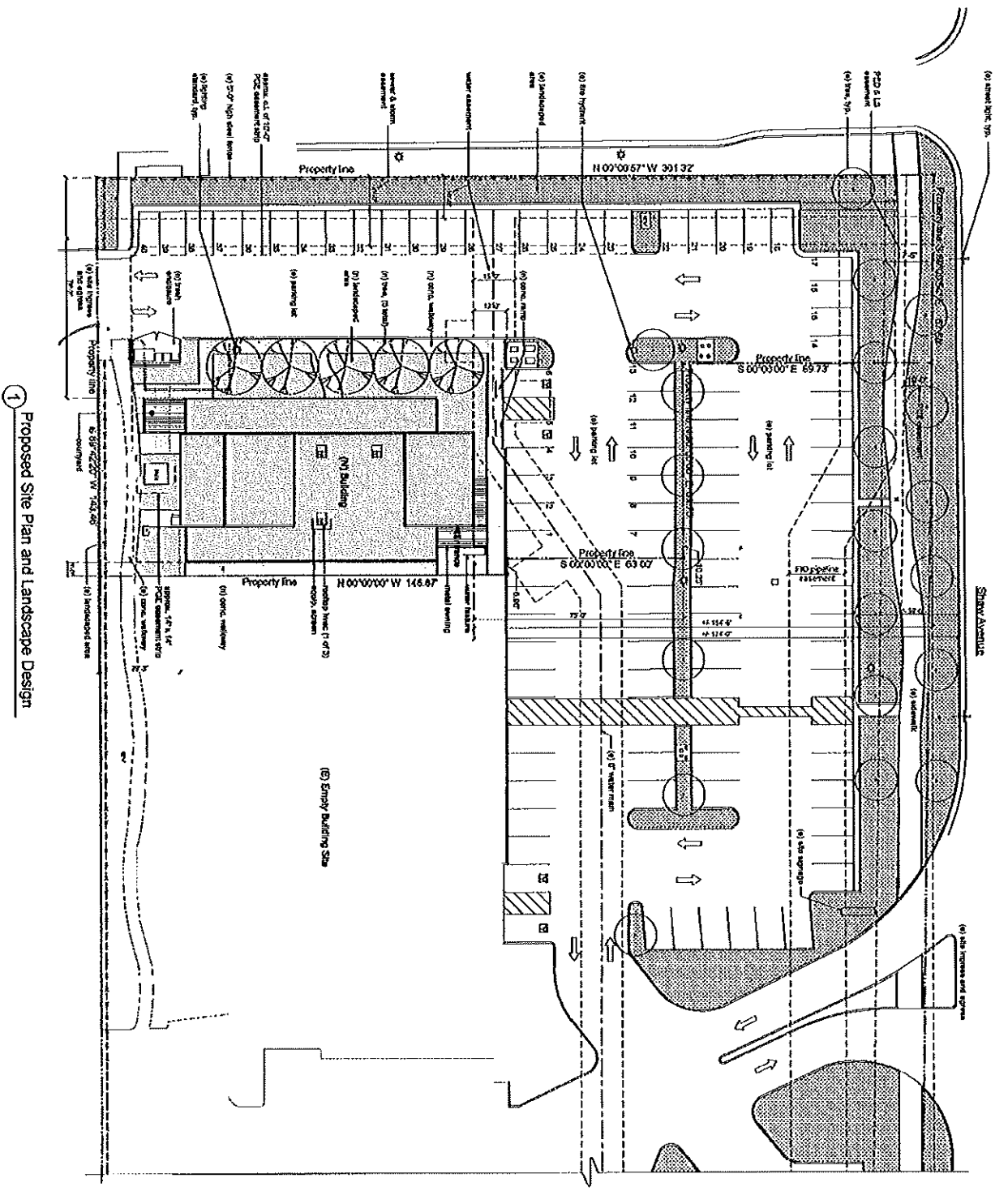
Symbol	Description
(Symbol)	Asphalt
(Symbol)	Base
(Symbol)	Concrete
(Symbol)	Gravel
(Symbol)	Hardwood
(Symbol)	Medium Density Fiberboard
(Symbol)	Other
(Symbol)	Particleboard
(Symbol)	Softwood
(Symbol)	Tile
(Symbol)	Unfinished
(Symbol)	Vertical Slat
(Symbol)	Wood Siding
(Symbol)	Exterior Siding
(Symbol)	Yield Sign
(Symbol)	Zone Sign

Scale: 1" = 10'-0"

Author: Shuo C-C Architects

Project No.: 17-06-383

Sheet: A0.0

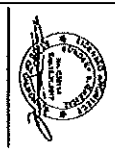


1 Proposed Site Plan and Landscape Design

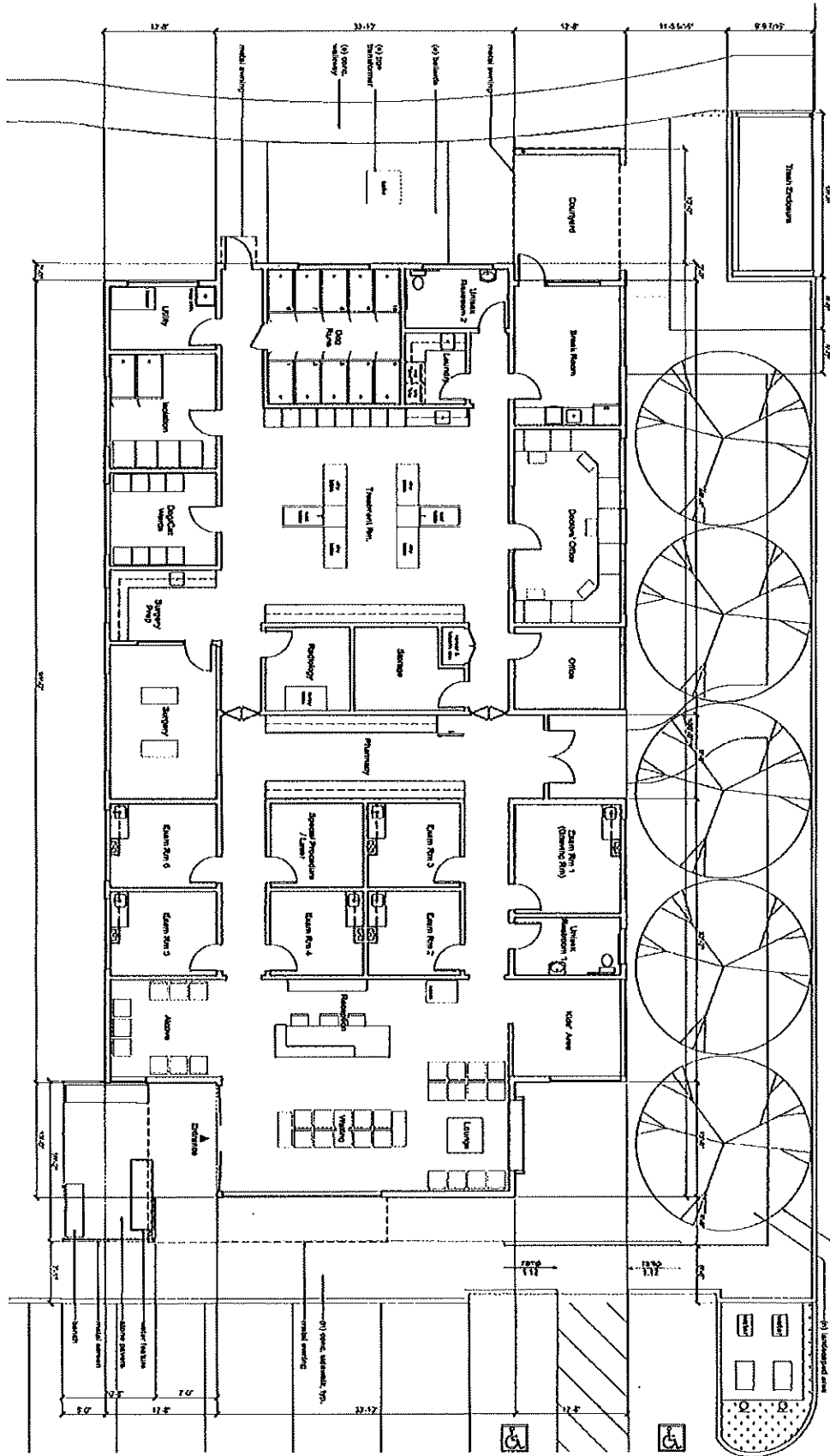
- (1) Building footprint
- (2) Landscaped area
- (3) Landscaping area
- (4) Existing site
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- (6) Existing site
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- (100) Existing site

DATE: 01/11/17
 DRAWN BY: BMS/MLK
 CHECKED BY: SSG, E/AS
 SCALE: 1/16" = 1'-0"
 PROJECT: Shaw Pet Services - 01712017

ARMSTRONG PET HOSPITAL
 1710 Shaw Ave.
 Clovis, CA 93611
 APN: 499-031-58



Studio 6+ ARCHITECTS
 2022 Fifth St.
 Berkeley, CA 94710
 Tel: 415.863.1111
 www.studio6plus.com



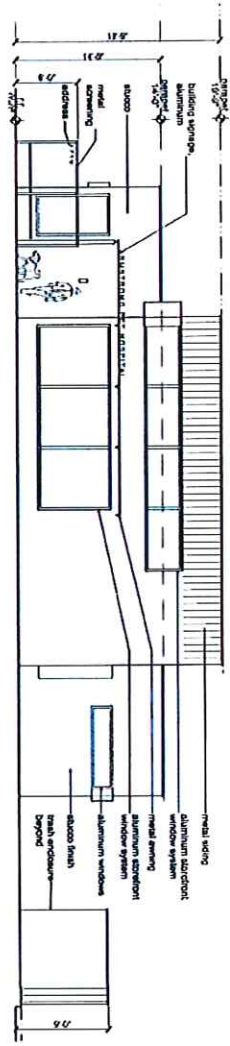
1 Floor Plan



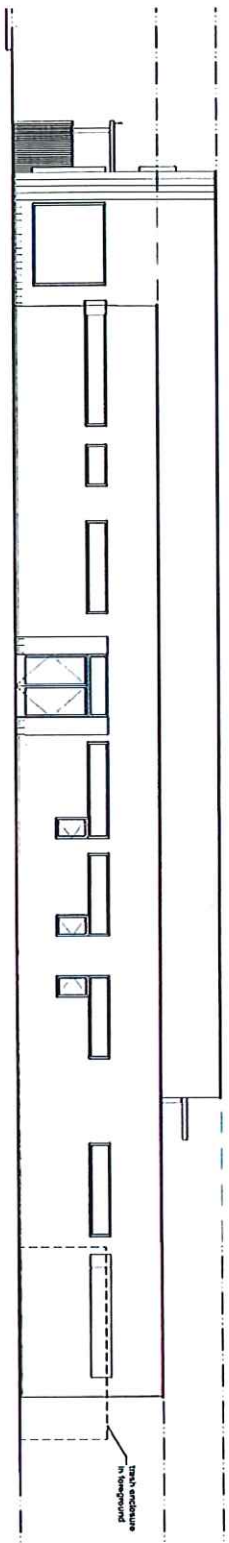
ARMSTRONG PET HOSPITAL
 1710 Shaw Ave.
 Clovis, CA 93611
 APN: 489-031-58

Studio 360+ ARCHITECTS
 2223 Fifth St.
 Berkeley, CA 94710
 PH: 510.862.7442
 info@studio360.com
 www.studio360.com

ARMSTRONG PET HOSPITAL ARCHITECTS
 1710 Shaw Ave.
 Clovis, CA 93611
 PH: 510.862.7442
 info@studio360.com
 www.studio360.com

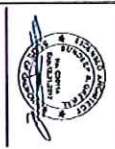


② North Elevation (Front)



① West Elevation (Right Side)

Studio S+O
ARCHITECTS
2022 Firm St.
Berkeley, CA 94710
PH: 510.843.1442
info@studio-s.com
www.studio-s.com

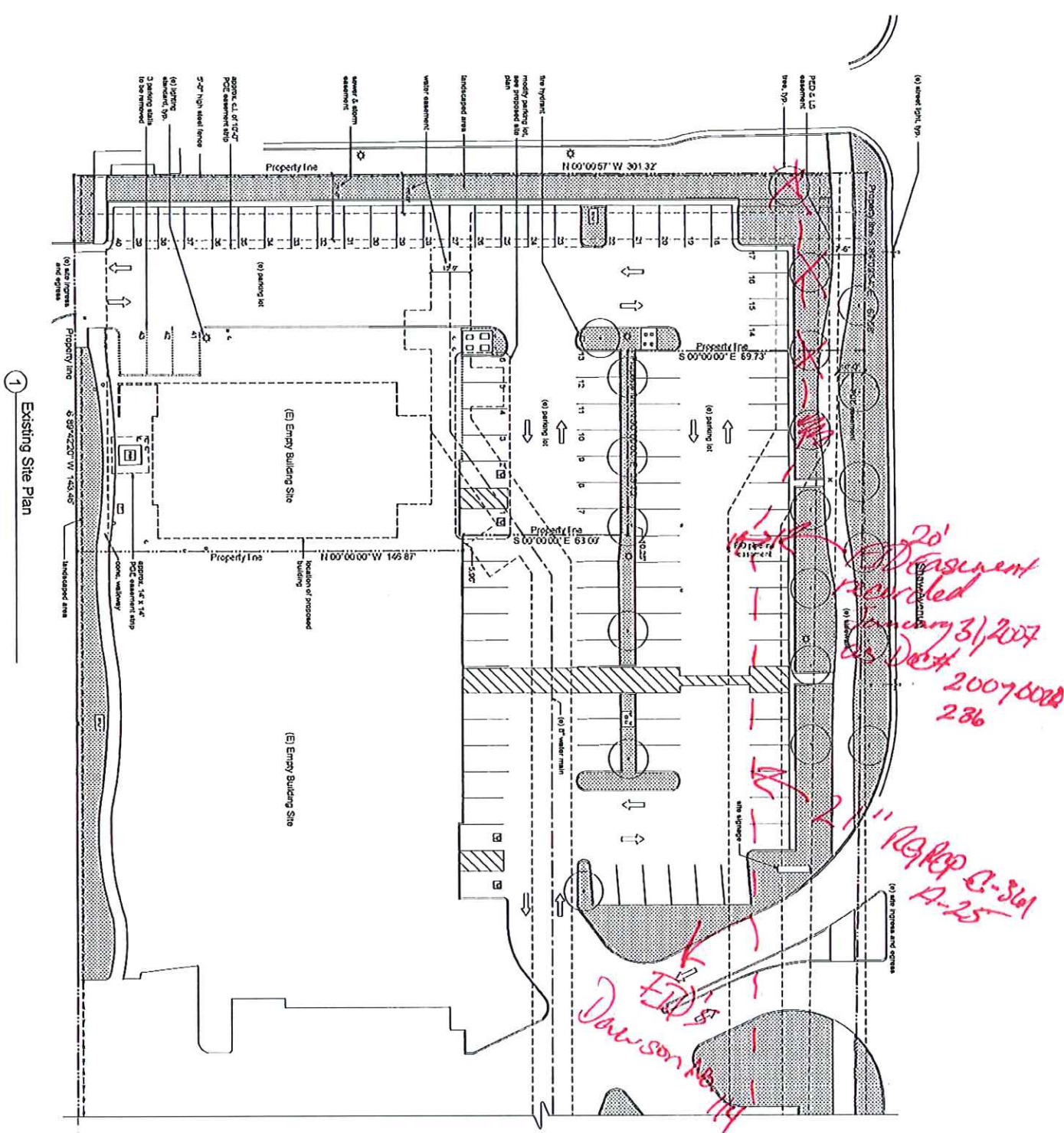


ARMSTRONG PET HOSPITAL
1710 Shaw Ave.
Clovis, CA 93611
APN: 499-031-58

Client Contact:
Catherine Cavonius

Project No.: 17-06-533
Drawn By: BWS/MK
Checked By: SSG, EMS
Scale: 3/16" = 1'-0"
Project No.: 17-06-533
Date: Fall Review: 6-17-2017

Sheet
A2.1



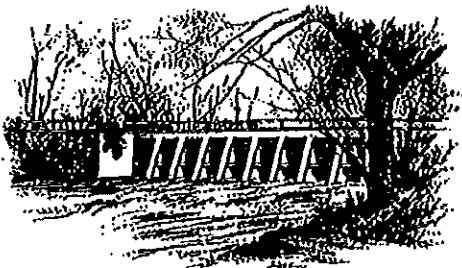
1 Existing Site Plan

Project No: 17-06-333
 Client: BMS/MSK
 Date: 1/15/07
 Scale: 1/16" = 1'-0"
 Author: SSG, EMS
 Checked by: BMS/MSK
 Date: 1/15/07
 Date: 1/15/07

ARMSTRONG PET HOSPITAL
 1710 Shaw Ave.
 Clovis, CA 93611
 APN: 499-031-58



Studio Architects
 2004 Fifth St.
 Berkeley, CA 94710
 Ph: 510.842.7442
 info@studioarch.com
 www.studioarch.com



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OFFICE OF
FRESNO
 IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
 FAX (559) 233-8227
 2907 S. MAPLE AVENUE
 FRESNO, CALIFORNIA 93726-2208

March 30, 2017

Lily Cha
 Planning Division
 City of Clovis
 1033 Fifth Street
 Clovis, CA 93612

RE: Development Review Committee Application No. 2017-12
 S/W Shaw and Fowler avenues

Dear Ms. Cha:

The Fresno Irrigation District (FID) has reviewed the Development Review Committee Application No. 2017-12 for which the applicant Armstrong Pet Hospital proposes to build a 5,000 to 5,500 square feet building to accommodate business growth, APN: 499-031-58. FID has the following comments:

1. FID's Dawson No. 114 runs westerly traversing the northern portion of the subject property, and crosses Fowler Avenue approximately 500 feet east of the subject property as shown on the attached FID exhibit map and will be impacted by the future development. FID owns a 20 feet wide exclusive easement recorded on January 31, 2007 as Document No2007-0020236, Official Records of Fresno County, as shown on the attached FID "Grant of Easement and Agreement for Relocation of Pipeline Owned by Fresno Irrigation District". Should this project include any street and/or utility improvements along Fowler Avenue, Shaw Avenue or in the vicinity of the pipeline, FID requires it review and approve all plans.
2. FID's records for the Dawson indicate this section of the pipeline was installed in 2007 (7 years old) as a 21-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) which meets FID's standards for development (residential, industrial, commercial) parcels or urban areas.
3. 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.
4. The site plan for the proposed Veterinary Hospital does not indicate a sign/monument to be constructed, FID does not allow permanent structures to encroach into its easement/property. FID requires all signs/monuments be located outside FID's easement/property.

G:\Agencies\Clovis\DRC Meetings\2017-12.doc

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President JERRY PRIETO, JR.
 CHRISTOPHER WOOLF, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO

Lily Cha
RE: DRC No. 2017-12
March 30, 2017
Page 2 of 2

5. FID requires the 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.
6. FID requires the Developer and or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.
7. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing the final map/plans.
8. FID requires its review and approval of all Private and Public facilities that encroach into FID's property/easement. If FID allows the encroachment, the Public or Private party will be required to enter into the appropriate agreement which will be determined by FID.
9. If a utility is required to cross the canal, if approved, FID will require an agreement for that purpose. It will either be an Encroachment Agreement or Common Use of Easements Agreement.
10. Footings of retaining walls shall not encroach onto FID property/easement areas.
11. Trees will not be permitted within FID's property/easement areas.
12. 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.
13. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

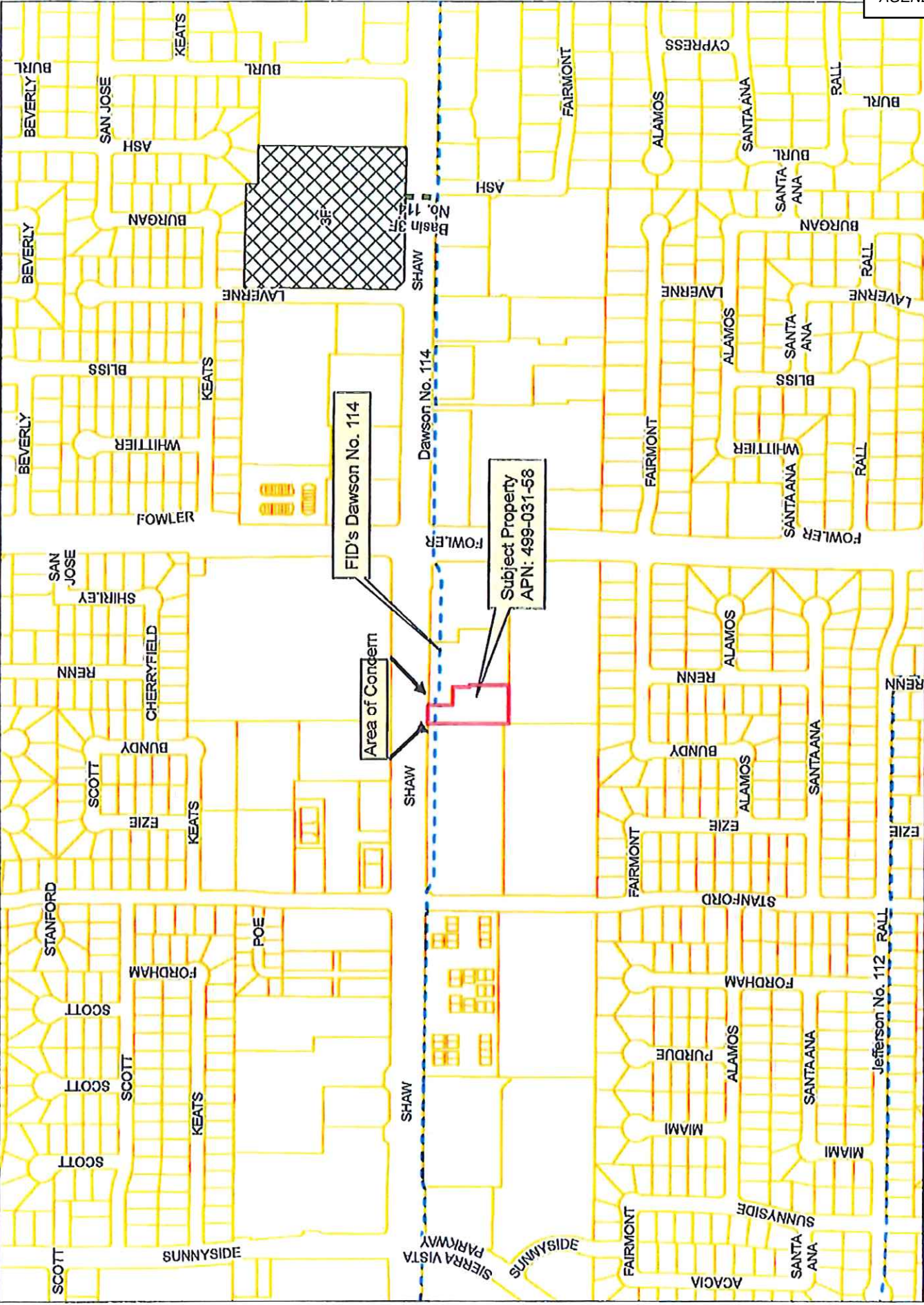
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or JLandrith@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



Legend


- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- Stream Group
- Color-Creek/River
- Color-Pipeline
- FID Boundary
- Railroad
- Stavets & Hways
- Parcel
- FIDPCD Acquired Basins
- FIDPCD Proposed Basins

Scale: 1 inch = 450.8 feet
 0 225 450 Feet

North Arrow

Date Saved: 2/13/2017 11:05:02 AM
Path: C:\fdg\plmains_AC12.mxd

Disclaimer: 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) 232-7161 for further information on FID facilities.





City of Clovis DEVELOPMENT REVIEW COMMITTEE (DRC) APPLICATION

City Hall, 1033 Fifth Street, Clovis, California 93612 / (559) 324-2340

The Development Review Committee is a pre-application meeting scheduled between developers and City Staff. It is a service provided, without cost, which is intended to encourage discussion on potential development projects. City representatives on the Development Review Committee include representatives from the Fire, Police, Planning, Building, and Public Works Departments, in addition to the Clovis Community Development Agency. The Fresno Metropolitan Flood Control District, as well as other outside agencies, may also be invited to attend the Development Review Committee meeting.

As a general rule, the Development Review Committee meets on Wednesday mornings by appointment only. If you wish to have your proposal reviewed with the Development Review Committee, you should submit three (3) folded copies of your plans, an electronic copy of the plans, and the application form. Your item will be scheduled approximately two weeks from the application date. Please note that the more detailed the submittal the more complete the City's response will be.

A written list of comments will be presented to you at the DRC meeting and development fees may be also requested at that time. Please keep in mind the list of comments is meant to be informational and may not include all requirements for your particular project. The DRC process provides a list of suggestions, which may be in your best interest to help you with a successful project.

PROPOSAL FOR VETERINARY CLINIC AT APN # 499-031-58 SW corner of Shaw & Patton
We would like to propose relocation our Veterinary Clinic aka Amnstrong Pet Hospital to 1710 Shaw Ave, Clovis CA. This is currently a developed commercial parcel APN # 499-031-58. This location is zoned as R-2 (Community Commercial) which allows for use as a Veterinary clinic/hospital

Amnstrong Pet Hospital is currently located at 2134 Shaw Ave, Clovis in a 2500 sq ft leasehold facility. It is a growing veterinary care facility with a strong reputation & client base. We are proposing a modern, well designed and energy efficient veterinary clinic covering between 5000 - 5500 sq ft. As evidenced from feedback from neighbours in Clovis Family shopping center, we do not generate additional traffic or noise. We have never had any complaints and in fact our neighbors are willing to provide letters to such effect. We feel that we will do a great job with this project and our facility will be a welcome addition to this wonderful city.

All submitted plans should try to include the following items:

1. Scale of drawing (Engineering or Architectural scale).
2. North arrow (pointing to top of paper).
3. Existing uses and structures on the property.
4. Names of adjacent streets.
5. Correct location of property line.
6. If available, one copy of floor plans and elevations.
7. Any existing off-site improvements (i.e. driveway approaches, fire hydrants, etc.).

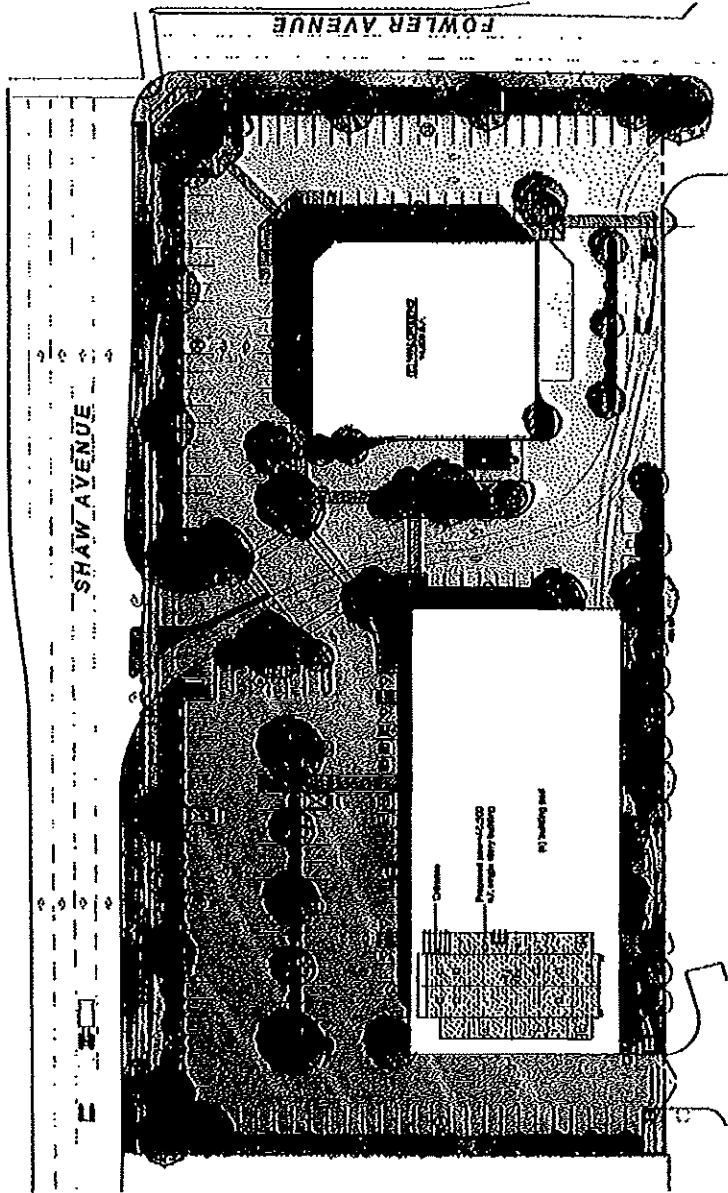
File No: DRC 2017-12
Date: 3/29/17 9:30 am

Should you have any questions, please feel free to contact the Planning Division at (559) 324-2340.



KINGSBURG VETERINARY CLINIC
1901 Simpson St.
Kingsburg, CA 93631
APN: 394-220-01
APN: 394-220-02

Project No: 14-07-287
Client: BMS/JHL
Contractor: SSG, EMS
Scale:
Date: 10-14-2014
Project Date: 10-13-2014
Project Name: Kingsburg



Proposed Site Plan 1-13-14

10



FRESNO County Recorder
Robert C. Werner
DOC-- 2007-0020236
Wednesday, JAN 31, 2007 13:21:13
Ttl Pd \$0.00 Nbr-0002413277
APR/R1/1-10

Documentary Transfer Tax - \$0.00

For the Benefit of

FRESNO IRRIGATION DISTRICT
2907 SOUTH MAPLE AVENUE
FRESNO CA 93725-2218

Recording Information

**GRANT OF EASEMENT AND
AGREEMENT FOR RELOCATION OF PIPELINE
OWNED BY FRESNO IRRIGATION DISTRICT**

LOCATION: S/W Shaw & Fowler
APN: 499-031-36
CANAL: Dawson No. 114

2007 THIS AGREEMENT, made and entered into this 17 day of JANUARY,
2006; by and between SEVEN HILLS PROPERTIES 14 LLC, hereinafter referred to as "FIRST
PARTY", and the FRESNO IRRIGATION DISTRICT, a public corporation in the County of Fresno,
State of California, hereinafter referred to as "DISTRICT";

WITNESSETH:

WHEREAS, FIRST PARTY is the owner of that certain real property in the County
of Fresno, State of California, described as follows:

The South 4.50 acres of Parcel 2 of Parcel Map No. 90-1 recorded on September 14, 1990, in the
Book 51 of Parcel Maps at Pages 11 and 12, Fresno County Records, lying in the Northeast
quarter of Section 16, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, in
the City of Clovis, County of Fresno, State of California, more particularly described as follows:

Beginning at the Southeast corner of Parcel 2 of Parcel Map No 90-1; thence south 89°42'16" west, along the south line of said Parcel 2 of Parcel Map No. 90-1, a distance of 600.00 feet to the southwest corner of said Parcel 2 of Parcel Map No. 90-1; thence north 00°00'47" west, along the west line of said Parcel 2 of Parcel Map No. 90-1; a distance of 325.36 feet to a point on the north line of the south 4.50 acres of Parcel 2 of Parcel Map No. 90-1; thence north 89°42'16" east, along a line which is parallel with the said south line of Parcel 2 of Parcel Map No 90-1, a distance of 604.95 feet to a point on the east line of said Parcel 2 of Parcel Map No 90-1; then south 00°51'28" west along said east line of said Parcel 2 of Parcel Map No 90-1, a distance of 325.43 feet to the point of beginning.

WHEREAS, DISTRICT owns an existing exclusive easement and right-of-way recorded on January 24, 1975, as Document Number 5604, in Book 6391, Page 894, Official Records of Fresno County, for an irrigation pipeline known as the Dawson No. 114,

WHEREAS, FIRST PARTY desires to relocate and substitute for DISTRICT's existing twenty-inch (20") inside diameter mortar jointed precast concrete irrigation pipeline (ASTM C-118), six hundred twenty feet (620') of twenty one inch (21") inside diameter rubber gasket reinforced concrete irrigation pipeline (ASTM C-361, A-25) within the an easement and right-of-way described and provided herein, and DISTRICT is willing to consent to the replacement and substitution of such pipeline subject to the conditions herein specified.

NOW, THEREFORE, it is agreed as follows:

I

FIRST PARTY does hereby grant to DISTRICT the perpetual and exclusive easement and right-of-way to construct, install, maintain, alter, repair, improve, reconstruct, enlarge, and supplement pipes, pipelines and conduits, and all other structures and facilities incidental thereto, and to flow and conduct water through said pipes, pipelines and conduits across, over, through, and under the above described real properties owned by FIRST PARTY, in a perpetual and exclusive easement and right-of-way, therefore, consisting of a strip of land described as follows:

SEE EXHIBIT "A" for legal description and EXHIBIT "B" for plat drawing, attached hereto and made part hereof,

together with all rights convenient or incidental thereto, including the right of ingress to and egress from said easement and right-of-way, over and across said real property of FIRST PARTY; and FIRST PARTY for themselves, their heirs, executors, administrators, successors and assigns, covenant and agree that earth cover over the pipeline shall not be reduced, and that no permanent structures, buildings, fences, or road improvements shall be constructed, and no trees, vines, or shrubs shall be planted or maintained upon said easement and right-of-way which would in any way interfere with the use of said easement and right-of-way without the consent of DISTRICT, and that DISTRICT shall have the right, without notice, and at the expense of FIRST PARTY, to remove any such structures, fences, landscaping, private road improvements, driveways, or other encroachments from said easement and right-of-way. FIRST PARTY agrees that DISTRICT shall have no

obligation to reimburse FIRST PARTY for, or to replace, encroachments so removed.

II

FIRST PARTY agrees at its expense to remove said existing twenty- inch (20") inside diameter mortar jointed precast concrete irrigation pipeline (ASTM C118) and to lay, construct, and install with and along said easement and right-of-way, herein granted, six hundred twenty feet (620") of twenty one inch (21") inside diameter rubber gasket reinforced concrete irrigation pipeline (ASTM C-361, A-25) with inlets, outlets and such connections and other structures as may be specified by the engineer of DISTRICT. Said pipeline, structures and other appurtenances shall be laid, constructed, installed, and backfilled in accordance with plans and specifications approved by DISTRICT, and the top of said pipeline shall be no less than thirty-six inches (36") below the surface of the surrounding ground and any proposed or existing roads, streets or alleys crossed thereby. All pipe shall be laid and installed in a good workmanlike manner.

III

All precast concrete pipe, cast-in-place concrete pipe, and any other type of pipe agreed to be installed shall meet the minimum requirements of the most current "American Society of Testing and Materials" specifications, "The American Concrete Institute" specifications, and/or the specifications and requirements of DISTRICT for the type and class of pipe agreed to be installed.

IV

FIRST PARTY agrees to commence the laying and installation of said pipeline and structures within a reasonable time after the execution of this Agreement, and to complete the installation and construction thereof not later than FEBRUARY 16, 2007, or as otherwise agreed by the parties. FIRST PARTY agrees that the construction and installation of said pipeline and structures shall not interfere with the flow or distribution of water through DISTRICT's pipeline as required by DISTRICT.

V

FIRST PARTY agrees not to damage, destroy, alter, disrupt, discard, remove or connect to any existing facilities owned by DISTRICT, and that no work on the relocation and substitution of the concrete pipeline shall begin without the written permission of DISTRICT.

VI

FIRST PARTY and DISTRICT agree and acknowledge that the construction and relocation of said pipeline shall not be during the normal irrigation season of DISTRICT, unless otherwise agreed by the parties.

VII

FIRST PARTY agrees within thirty (30) days after the completion of the work described above and acceptance of such work by DISTRICT, to finalize payment to all contractors, vendors and others under contract to FIRST PARTY for the entire cost of removing the existing pipeline and laying, constructing, and installing said new pipeline, inlets, outlets, and other structures including the cost of all labor, materials, equipment, installation, trenching, backfilling, leveling and testing. In the event FIRST PARTY neglects, fails, or refuses to pay the entire cost thereof, and complete said work in accordance herewith, DISTRICT may, but shall not be required to, pay such cost and complete such work and FIRST PARTY does hereby agree to repay to DISTRICT any amounts so expended with interest thereon at the rate of ten percent (10%) per annum.

VIII

FIRST PARTY agrees to keep and maintain said pipeline, inlets, outlets and other structures appurtenant thereto, in good operating condition and repair for a period of one (1) year after the completion of construction and the acceptance of the pipeline project thereof by DISTRICT, and to pay all costs of such repairs and maintenance and of any replacement of any part thereof required to maintain said pipeline and structures in good operating condition. FIRST PARTY agrees that said acceptance must be evidenced in writing by a dated letter from DISTRICT. In the event FIRST PARTY fails, neglects, or refuses to repair, maintain or replace any part of said pipelines or structures during said period of one (1) year, DISTRICT shall have the right, but shall not be required, to make any such repairs or replacements and FIRST PARTY does hereby agree to repay to DISTRICT the cost of any such repairs or replacement with interest at the rate of ten percent (10%) per annum.

IX

FIRST PARTY agrees that upon construction and installation, the new pipeline, inlets, outlets and other structures constructed within said easement and right-of-way deeded herein, shall become and remain the property of DISTRICT, and FIRST PARTY shall have no right, title, or interest therein, except as otherwise provided herein. FIRST PARTY further agrees that said easement and right-of-way and said pipeline and any other pipelines and conduits to be constructed therein, by or for DISTRICT and the manner, method and time of conducting and discharging water through said pipeline, pipelines, or conduits shall be in the sole and absolute control of DISTRICT, and the nature and extent of said easement and right-of-way shall in no wise be diminished or restricted by the construction of said pipeline by FIRST PARTY. FIRST PARTY shall maintain the surface of said land and keep it in a safe condition for the use of DISTRICT and others

X

FIRST PARTY agrees prior to commencement of any work contemplated herein, to furnish DISTRICT with a surety bond in the amount of seventy eight thousand seven hundred fifty AND 00/100 DOLLARS (\$78,750.00) guaranteeing the performance of this Agreement by FIRST PARTY and the payment of all amounts herein agreed to be paid by FIRST PARTY. DISTRICT shall have the right to request from FIRST PARTY, FIRST PARTYS' contractor cost of laying, constructing, and installing said pipeline, inlets, outlets, and other structures. If said contractor's cost

is greater than FIRST PARTYs' surety bond, DISTRICT shall have the right to request an additional bond from FIRST PARTY, at FIRST PARTYs' expense, to guarantee performance by FIRST PARTYs' contractor. After the completion and acceptance of said work of construction, and all other conditions, terms, undertakings of this Agreement, FIRST PARTY agrees to furnish to the DISTRICT a maintenance bond in the amount of eleven thousand eight hundred twelve AND 50/100 DOLLARS (\$11,812.50) guaranteeing the maintenance and repair of said pipeline and appurtenant structures for a period of one year from the date of said acceptance. The expense of bonds shall be borne by FIRST PARTY. All such bonds shall be executed by FIRST PARTY and a corporate bonding company licensed to transact such business in the State of California and acceptable to DISTRICT. Evidence of authority of an attorney-in-fact acting for the corporate surety must be provided in the form of a certificate as to his power of attorney and to effect on the date of the bonds. The form of the bonds or any alternative security offered by FIRST PARTY shall be subject to the approval of the DISTRICT.

XI

FIRST PARTY agrees to indemnify and save DISTRICT free and harmless of and from any liability, loss, cost, damage, attorneys' fees or expense arising out of any claim of personal injury or property damage suffered by any person, or the death of any person, incurred in the performance of this Agreement, commencing upon the execution of this Agreement and continuing without interruption for a period of one year after acceptance of said pipeline by DISTRICT.

XII

FIRST PARTY agrees, at its own expense, to procure a Policy of Title Insurance issued to DISTRICT with liability limited of seventy eight thousand seven hundred fifty AND 00/100 DOLLARS (\$78,750.00), showing title to the easement and right-of-way herein granted to DISTRICT to be free and clear of encumbrances, which would in any way interfere with DISTRICT's use of said easement and right-of-way. FIRST PARTY shall furnish DISTRICT with said Policy after the completion and acceptance of said work.

XIII

FIRST PARTY agrees to pay to DISTRICT, payment to accompany this Agreement, the sum of EIGHT THOUSAND SIX HUNDRED FIFTEEN AND 15/100 DOLLARS (\$8,615.15) to cover the cost of agreement preparation and plan reviews associated with pipeline work stated above. FIRST PARTY further agrees to pay those costs for agreement preparation and plan reviews associated with pipeline work stated above that exceed the amount of EIGHT THOUSAND SIX HUNDRED FIFTEEN AND 15/100 DOLLARS (\$8,615.15) to DISTRICT as determined by DISTRICT. FIRST PARTY agrees and acknowledges that this fee is non-refundable and non-transferable.

XIV

Upon full performance of this Agreement by FIRST PARTY and the acceptance of said pipeline and structures by DISTRICT, DISTRICT agrees to quitclaim that portion of its present DAWSON No. 114 pipeline easement and right-of-way, which will be replaced by said pipeline easement and right-of-way herein granted.

This Agreement shall apply to and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

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/

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above mentioned.

SEVEN HILLS PROPERTIES 14 LLC
A California limited liability company

FRESNO IRRIGATION DISTRICT
A Public Corporation

By: Castenada Investments, Inc.,
A California Corporation Managing Partner

BY: 
JACOB G. ANDREESSEN, President
JEFF BOSWELL


Thomas J. Rocca, President

ATTEST: 
GARY R. SERRATO, Secretary

"FIRST PARTY"

"DISTRICT"

This is to certify that the interest in real property conveyed by the deed or grant dated 1/24/07 from SEVEN HILLS PROPERTIES 14, LLC to Fresno Irrigation District, a public corporation, is hereby accepted by the undersigned officer or agent on behalf of the Board Of Directors pursuant to authority conferred by resolution of the Board Of Directors adopted on January 27, 2004, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/24/07

By: 
GARY R. SERRATO, Secretary

EXHIBIT "A"

All that portion of the Northeast quarter of the Northeast quarter of Section 16, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the City of Clovis, County of Fresno, State of California, more particularly described as follows:

COMMENCING at a point on the North line of the Northeast quarter of said Section 16, said point being South 89°41'23" West, a distance of 652.94 feet from the Northeast corner of the Northeast quarter of said Section 16, said point also being at the intersection of said North line with the Northerly prolongation of the West line of Parcel 2 of Parcel Map No. 90-1, according to the map thereof recorded in Book 51 of Parcel Maps at Pages 11 and 12, Fresno County Records; thence South 00°00'56" East, along the Northerly prolongation and the West line of said Parcel 2, a distance of 49.88 feet to the **TRUE POINT OF BEGINNING** of this description; thence North 90°00'00" East, a distance of 102.59 feet; thence South 60°00'00" East, a distance of 21.15 feet; thence North 90°00'00" East, a distance of 399.99 feet; thence North 60°00'00" East, a distance of 48.70 feet to a point on the South line of the land described in the Grant of Easement for East Shaw Avenue to the City of Clovis recorded September 14, 1990 as Document No. 90110928, Official Records of Fresno County, ; thence North 89°41'23" East, along the South line of the easement for East Shaw Avenue of the land described in said Document No. 90110928, a distance of 15.38 feet to the East end of said South line; thence South 45°11'20" East, continuing along the land described in said Document No. 90110928, a distance of 12.83 feet; thence South 60°00'00" West, a distance of 70.78 feet; thence North 90°00'00" West, a distance of 410.71 feet; thence North 60°00'00" West, a distance of 36.70 feet; thence North 90°00'00" West, a distance of 97.22 feet to a point on the West line of Parcel 2 of said Parcel Map No. 90-1; thence North 00°00'56" West, along said West line a distance of 20.00 feet to the **TRUE POINT OF BEGINNING**.

Contains an area of 12,104 square feet more or less.



Handwritten signature and date: 1-12-07

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Francisco } ss.

On Jan 17, 2007 before me, Kathy Seto, notary public
personally appeared Thomas J. Rocca
Date Name and Title of Officer (e.g., Jane Doe, Notary Public) Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement and Agreement

Document Date: _____ Number of Pages: 8

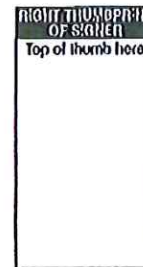
Signor(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-In-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Fresno

On January 24, 2007 before me, Norma Cecil, Notary Public

personally appeared ^{Date} Jeff Boswell and Gary R. Serrato Name and Title of Officer (e.g., "Jane Doe, Notary Public")

Name(s) of Signer(s)

personally known to me

(or proved to me on the basis of satisfactory evidence)



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document Grant of Easement and Agreement for Relocation of Pipeline

Document Date: January 17, 2007 Number of Pages: 6 + Exhibit A-B

Signer(s) Other Than Named Above: Thomas J. Rocca

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Individual
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer's Name: _____
 Individual
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

10



City of Clovis
 Department of Planning and Development Services
 CITY HALL - 1033 Fifth Street - Clovis, CA 93612

Distribution Date: **12/14/2023**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Liz Salazar, Assistant Planner

PLEASE ROUTE TO:

- | | |
|--|--|
| <p>(In House)</p> <input checked="" type="checkbox"/> Planning Division
<input checked="" type="checkbox"/> Building Division
<input checked="" type="checkbox"/> Engineering Divisor
<input checked="" type="checkbox"/> Utilities Division
<input checked="" type="checkbox"/> Solid Waste Divisor
<input checked="" type="checkbox"/> Fire Department
<input checked="" type="checkbox"/> Police Department
<input checked="" type="checkbox"/> City Landscape Com
<input checked="" type="checkbox"/> Legal Description Review
<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> | <p>(Out-of-House)</p> <input checked="" type="checkbox"/> Fresno Irrigation District
<input checked="" type="checkbox"/> Fresno Metropolitan Flood Control Dist.
<input checked="" type="checkbox"/> Pacific Gas & Electric
<input checked="" type="checkbox"/> AT&T
<input checked="" type="checkbox"/> Clovis Unified School District
<input checked="" type="checkbox"/> Cal Trans
<input checked="" type="checkbox"/> SJV Unified Air Pollution Control Dist.
<input checked="" type="checkbox"/> State of California Department of Fish and Game
<input type="checkbox"/> LAFCO (when annexation is involved)
<input checked="" type="checkbox"/> County of Fresno Development
<input checked="" type="checkbox"/> Fresno County Environmental Health |
|--|--|

Item(s): SPR2017-013A2 Location: 1710 Shaw Avenue

APN: 499-031-58 Zoning: C-2 General Plan: General Commercial RHNA Site: _____

Name of Applicant: Sundeep Grewal Phone/Email: 510-548-7448/sunny@sgsarch.com

Applicant Address: 2223 5th Street City: Berkeley State: CA Zip: 94710

Previously Reviewed Under DRC: _____ Or Other Entitlement: _____

Project Description: SPR2017-013A2; a site plan review amendment for an addition to the existing veterinary hospital at 1710 Shaw Avenue.

This item is tentatively scheduled for a public hearing to be consi Staff
 The attached information is circulated for your comments. Please attach your comments and recommendations i
 condition form and return to the project manag 1/5/2024

Please check one below:

- No Comments Comments e-mailed or saved on: _____

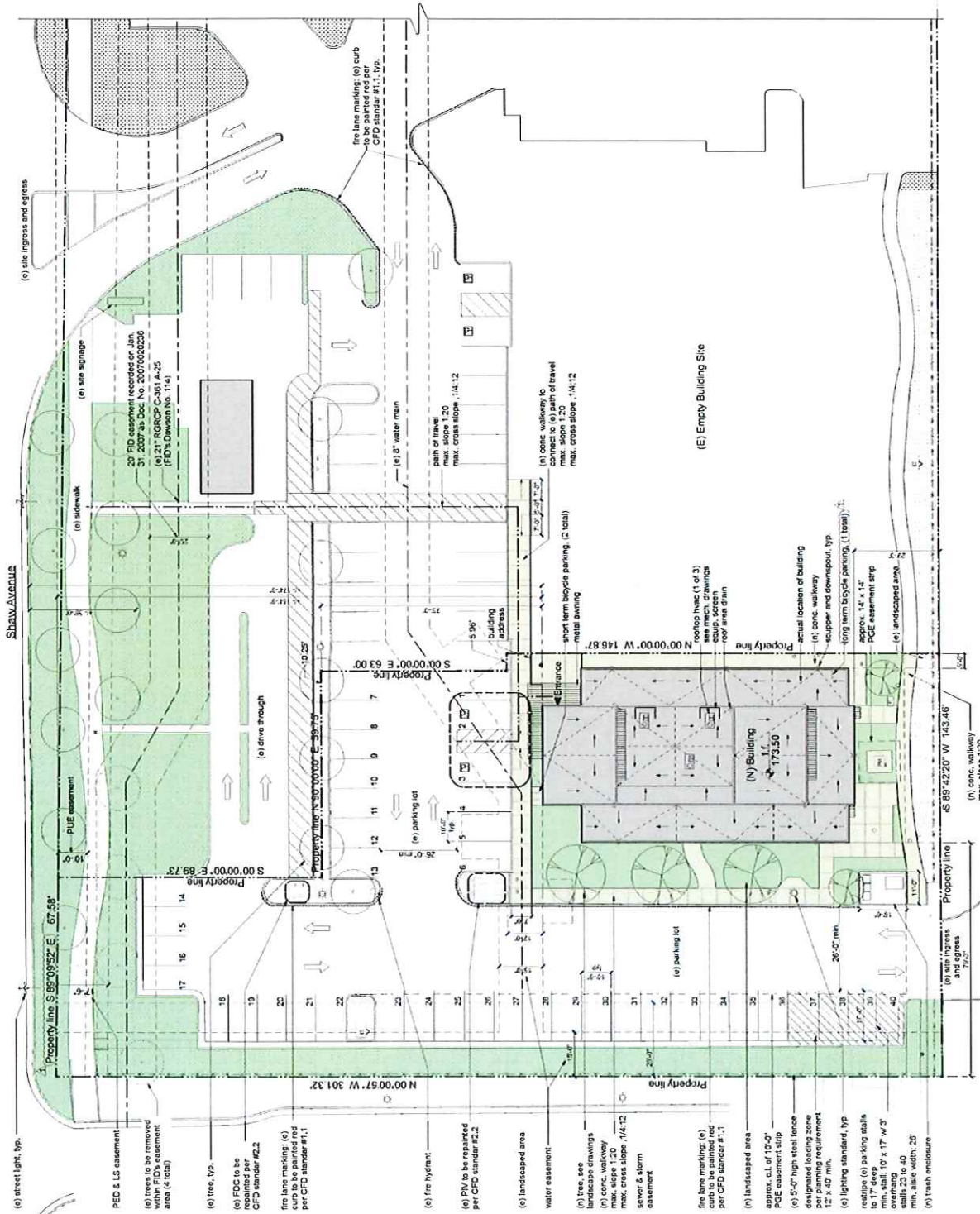
RECOMMENDED CONDITIONS: Please draft conditions in final form that are acceptable to your department
 They must be legible. Please phrase positively and clearly:

GOOD EXAMPLE: "1. Prior to occupancy, the developer shall install all landscaping as per the approved

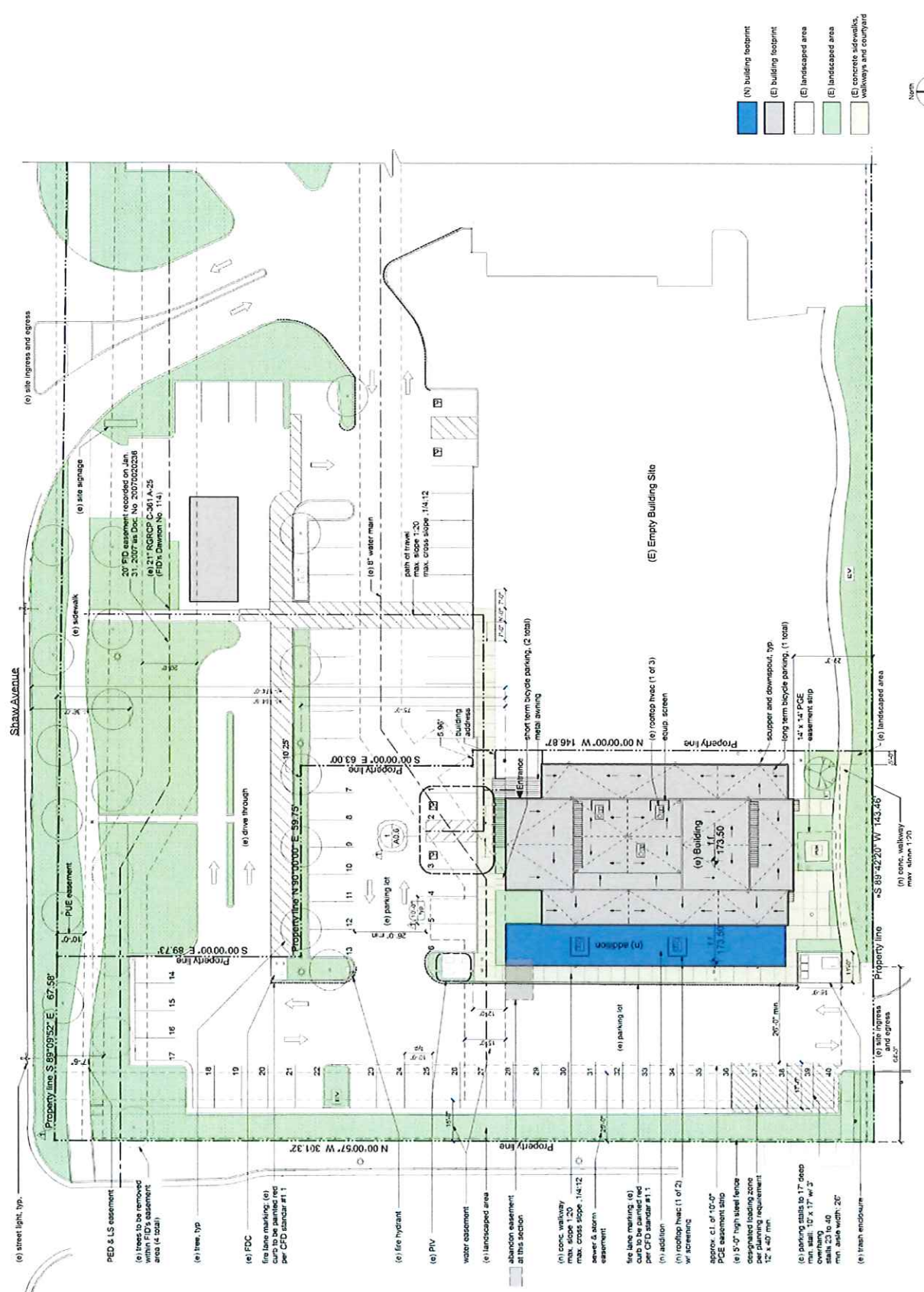
POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____

PLEASE RETURN TO:
 Liz Salazar, Assistant Planner
 Planning and Development Services Dept.
 1033 Fifth St., Clovis, CA 93612
 Phone: 324-2305 Fax: 324-2866



1 Existing Site Plan



- (N) building footprint
- (E) building footprint
- (E) landscaped area
- (E) landscaped area
- (E) concrete sidewalks, walkways and courtyard



1 Proposed Site Plan