



CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2340

www.cityofclovis.com

February 27, 2020

6:00 PM

Council Chamber

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

The Planning Commission welcomes you to this meeting.

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

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 3:00 p.m. Monday through Friday. In addition, such writings and documents may be posted on the City's website at www.cityofclovis.com.

ABOUT THE MEETING

The Planning Commission consists of five Clovis residents appointed by the City Council to make decisions and recommendations on City planning issues. Decisions made by the Planning Commission may be appealed to the City Council.

After the approval of minutes, the Chairperson of the Planning Commission will ask for business from the floor. If you wish to discuss something which is NOT listed on the agenda, you should speak up at this time.

Next, the Planning Commission will discuss each item listed on the agenda. For the items on the agenda which are called "public hearings," the Planning Commission will try to follow the procedure listed below:

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing. Once this is complete, the Chairperson will close the public hearing and the Commission will discuss the item and cast their votes.

If you wish to speak on an item, please step to the podium and clearly state your name and address for the record. The Planning Commission wants to know how you feel about the items they are voting on.

on, so please state your position clearly. In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition to the project will be limited to five minutes per person. In order for everyone to be heard, please limit your comments to 5 minutes or less.

* * * * *

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1 Planning Commission Minutes for the meeting of January 23, 2020.

BUSINESS FROM THE FLOOR

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

PUBLIC HEARINGS

2 Consider Approval - Res. 20-____, **TM6166**, A request to approve a one-year extension to the approved vesting tentative tract map, TM6166 located at the southeast corner of Gettysburg (alignment) and Highland Avenues. Cressey River, LLC., owner; Fagundes Bros. Dairy, owner; Yamabe & Horn Engineering, Inc.

Staff: Lily Cha, Assistant Planner

Recommendation: Approve

3 Consider Approval - **TM6123**, A request to approve a one-year extension to an approved tentative tract map for property located on the north side of Shaw Avenue, west of Highland Avenue. Fagundes Dairy, owner/applicant; Precision Civil Engineering, representative.

Staff: Ryder Dilley, Planning Intern

Recommendation: Approve

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

a. Consider Approval - Res. 20-____, A request to approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2019-006, Prezone R2019-007, Prezone R2020-002, & Vesting Tentative Tract Map TM6284.

b. Consider Approval - Res. 20-____, **GPA2019-006**, A request to amend the General Plan to re-designate approximately 34.3 acres from Rural Residential (1 lot per 2 acres) classification to Low Residential (2.1 to 4 DU/Ac) classification.

c. Consider Approval - Res. 20-____, **R2019-007**, A request to prezone approximately 36.80 acres from the County R-R (Rural Residential) Zone District to the Clovis R-1 (Single-Family Residential) and R-R (Rural Residential) Zone Districts.

d. Consider Approval - Res. 20-____, **R2020-002**, A request to prezone approximately 14 acres from the County R-R (Rural Residential) Zone District to the Clovis R-R (Rural Residential) Zone District.

e. Consider Approval - Res. 20-____, **TM6284**, A request to approve a vesting tentative tract map for a 74-lot single-family subdivision on 32.19 acres of land.

Staff: George González, MPA, Associate Planner

Recommendation: Continue to the March 26, 2020, Planning Commission hearing.

5

Consider Approval - Res. 20-____, **CUP1996-010A4**, a request to approve a conditional use permit amendment to allow for the placement of signage on the gas island canopy at an existing convenience store located at the southeast corner of Ashlan and Fowler Avenues. Major S. Deol, property owner; Sign Development, Inc., Gus Ortega, applicant/representative.

Staff: Maria Spera, Planning Technician II

Recommendation: Approve

6

Consider items associated with approximately 1.6 acres of property located along the east side of Osmun Avenue and the west side of Baron Avenue, north of Second Street. TGP Investments LLC & Flyline Investments, owner/applicant; Dirk Poeschel, Representative.

a. Consider Approval - Res. 20-____, **GPA2018-03**, A request to amend the General Plan to re-designate from the Medium Density Residential (4.1 to 7.0 DU/Ac) to the Very High Density Residential (25.1 to 43.0 DU/Ac) classification for future development.

b. Consider Approval - Res. 20-____, **R2018-09**, A request to approve a rezone from the R-1 (Single Family Residential-6,000 Sq Ft) to the R-4 (Very High Density Multiple Family Residential) Zone District.

Staff: Orlando Ramirez, Deputy City Planner

Recommendation: Approve

7

Consider items associated with approximately 1.49 acres of property located along the south side of Shaw Avenue between Stanford and Fowler Avenues. FE Monterey, LLC, owner; Moss Ventures, LLC, applicant; Pamela Jardini, Planning Solutions, representative.

a. Consider Approval - Res. 20-____, **GPA2019-005**, A request to amend the text of the Shaw Avenue Specific Plan to permit drive-thru uses for this specific site.

b. Consider Approval - Res. 20-____, **CUP2019-009**, A request to approve a conditional use permit to allow for an approximately 600 square foot drive-thru coffee shop.

Staff: Dave Merchen, City Planner

Recommendation: Approve

8 Consider Approval - Res. 20-____, **OA2020-001**, A request to amend the City of Clovis Sign Ordinance to allow video and LED changeable copy signs in the R-T (Research and Technology Park) and C-R (Commercial Recreation) Zone Districts. California Health Sciences University and Clovis Rodeo Association, applicants.

Staff: Dwight Kroll, PDS Director

Recommendation: Approve

9 Consider items associated with approximately 2.78-acres of property located south of Shaw Avenue, north of Gettysburg Avenue, between De Wolf and Leonard Avenues. City of Clovis, property owner/applicant/representative.

a. Consider Approval - Res. 20____, **SPR2019-019**, A request to approve a site plan review for the construction of an approximately 7,742 sq. ft., 3-bay fire station on a portion of an approximately 2.78-acre parcel.

b. Consider Approval - Res. 20____, **AUP2019-021**, A request to approve an administrative use permit for the construction of an approximately 165 foot high telecommunications tower on property of the proposed fire station considered under SPR2019-019.

Staff: Ricky Caperton, AICP, Senior Planner

Recommendation: Approve

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MEETINGS & KEY ISSUES

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

March 26, 2020

April 16, 2020

May 28, 2020

CLOVIS PLANNING COMMISSION MINUTES
January 23, 2020

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

Flag salute led by Chair Hatcher

Present: Commissioners Antuna, Bedsted, Cunningham, Chair Hatcher

Absent: Commissioner Hinkle

Staff: Dave Merchen, City Planner
Orlando Ramirez, Deputy City Planner
Ricky Caperton, Senior Planner
Ryder Dilley, Planning Intern
Sean Smith, Supervising Civil Engineer
David Wolfe, City Attorney

MINUTES

1. The Commission approved the November 21, 2019, minutes by a vote of 4-0.

COMMISSION SECRETARY

None.

PLANNING COMMISSION MEMBERS COMMENTS

None.

COMMUNICATIONS AND REFERRALS

Item of correspondence related to Agenda Item X-2.

BUSINESS FROM THE FLOOR

None.

CONSENT CALENDAR

None.

PUBLIC HEARINGS

2. Consider approval Res. 20-___, **GPA2019-007**, A request to amend the circulation element of the General Plan and the Herndon-Shepherd Specific Plan for placement of a Shepherd Avenue access point on the south side of Shepherd Avenue, between Clovis and Sunnyside Avenues. John and Kristen Sobaje, owners; Lennar Homes of California, Inc., applicant; Dirk Poeschel, Land Development Services, Inc., representative.

Senior Planner Ricky Caperton presented the staff report.

Commissioner Cunningham noted that the expressway under discussion was created as part of a beltway street project in the 1993 General Plan that appears to have been initiated by the City of Fresno and the beltway loop street was dropped in the 2014 General Plan Update, yet the expressway designation remained. He inquired as to the reasoning behind such. Supervising Civil Engineer Sean Smith expressed uncertainty over all of the reasons, providing what reasons he could.

Commissioner Cunningham inquired as to whether it could perhaps be a remnant from the beltway, wondering why the designation is being held onto. He followed up with an inquiry as to the 'temporary' designation assigned to the Preuss Avenue access point when it has been there for a long time. Supervising Civil Engineer Smith explained the reason for it existing.

Commissioner Antuna followed up by inquiring as to whether the 'temporary' designation indicated that the access point would be removed when the development occurs. Supervising Civil Engineer Smith confirmed that the plan before this application was to have Shepherd Avenue access removed, and that the tract map already approved for this site replaces that area with the back of lots. Should the access be approved, Preuss Avenue would be shifted to the east.

Commissioner Antuna requested an explanation of how the streets would develop with access to Shepherd Avenue closed off, as it appeared that many future residents of this tract would use Riordan Avenue. Supervising Civil Engineer Smith confirmed that the future residents would have access to both Riordan and Prescott Avenues from Clovis Avenue.

Commissioner Antuna sought and received confirmation that the traffic study indicated there would not be a significant impact to the current or future residents.

Commissioner Bedsted inquired as to whether the currently allowed left-turn from Riordan Avenue onto Clovis Avenue was planned to eventually be removed. Supervising Civil Engineer Smith explained that the conditions of the approved tract include the possibility of closing off that turn, should staff find such is needed.

Commissioner Bedsted stated that the traffic study indicated the traffic would be negligible, and that the City's perspective appeared to be that though there are no safety concerns, it would be preferable to maintain the 'expressway' designation and prevent intermediary streets from

accessing Shepherd Avenue. Supervising Civil Engineer Smith confirmed that there are no safety concerns, and staff's recommendation is to adhere to the City Council-approved plan.

Commissioner Bedsted inquired as to whether staff is concerned regarding changes to traffic circulation should the left-turn onto Clovis Avenue be removed from Riordan Avenue, particularly the effect such would have on Sunnyside Avenue, as both neighbors and Fresno County do not want an increase on traffic on that street. Supervising Civil Engineer Smith explained that those are some of the questions that were explored with the traffic study, which confirmed that the changes would be minor either way.

Commissioner Bedsted informed that he wanted to hone in on the matter under consideration, which is whether to maintain the 'expressway' designation of Shepherd Avenue in terms of this access point.

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

Dirk Poeschel of 923 Van Ness Avenue, Fresno, provided background on the project, requested approval of the applicant's proposal, and offered to answer questions.

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

Steven Jacobson of 812 Beauregard Lane informed that though he did and still does harbor reservations towards the overall project, he is in favor of Shepherd Avenue access as otherwise he will have to go south and perform a u-turn at Riordan Avenue. He views this as less safe than Preuss Avenue access, especially as proposed with a wider street and a deceleration lane.

Mike Elrod of 1299 Everglade Avenue, the author of the correspondence mentioned earlier, wished to go on record as being in favor of Shepherd Avenue access. He expressed confusion over the 'expressway' designation, when it was applied, and whether it is appropriate. He concluded by remarking that, as a runner, he is aware of several existing accesses to Shepherd Avenue east of Clovis Avenue.

Joe Smith of 1208 Everglade Avenue echoed Mr. Elrod's comments. He also complimented Mr. Poeschel and expressed appreciation for Lennar listening to the neighbors. Removing some traffic from Riordan Avenue would feel like a 'win' to him.

Todd Ying of 1860 N. Duke Avenue expressed concern that, should there be no access from Preuss Avenue, a vehicular accident could potentially block the intersection of Riordan and Clovis Avenues, cutting off access to or from not only the proposed development but also from his, which is east of the project site. He feels that such would not be safe, while Preuss Avenue access to Shaw Avenue will not only benefit the neighborhood but will also not impede the expressway.

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

There being none, the Chair closed the public portion.

Commissioner Antuna inquired as to the distance between Clovis Avenue and the proposed access point. Supervising Civil Engineer Smith estimated it to be approximately four hundred feet.

Chair Hatcher inquired as to the other currently designated expressways in Clovis, then sought and received confirmation these expressways are designed to have a smoother flow of traffic, inquiring as to whether there are higher speed limits on those street sections. Supervising Civil Engineer Smith provided the locations, confirmed the purpose, and then informed he would need to find the information on the speed limits.

Chair Hatcher sought and received confirmation that, being there are no safety issues for or against, the reason staff recommended against this proposal is that this section of Shepherd Avenue has been designated an expressway. Senior Planner Caperton confirmed then provided a more detailed explanation behind the staff's reasoning for recommending denial.

Chair Hatcher sought clarification behind the City Council's direction to the applicant to bring the project back before the Planning Commission. Senior Planner Caperton confirmed that the Shepherd Avenue access was not part of the original proposal, and therefore its feasibility was uncertain, and indicated that the Council decided on this course due to neighbor support for the access.

Supervising Civil Engineer Smith returned to the speed limit question, informing that the speed limit is consistent on Shepherd Avenue between Willow Avenue and CA168.

Commissioner Bedsted expressed appreciation for the neighbors attending a public hearing again for this project. It is encouraging to see neighbors and the developer working together on a project that had some level of contention. He informed that he is listening to the concerns and desires of the neighbors while the Commission wrestles with setting precedence on an issue that can turn into a slippery slope. However, the traffic study indicating negligible impact now and in the future provides him with an encouraging outlook.

Commissioner Cunningham echoed many of Commissioner Bedsted's comment, expressing his appreciation for the developer reaching out to the neighborhood when an issue is polarized and commended both sides for attempting a dialogue that will lead to either consensus or acquiescence. He expressed concern with the origin of the 'expressway' designation, as well as his belief that the term should have been removed in the 2014 General Plan Update when the proposed beltway from the City of Fresno went away. Due to that change and the number of accesses on Shepherd Avenue between Willow and Clovis Avenues, he struggled with the staff recommendation and is instead inclined to approve GPA2019-007.

Chair Hatcher expressed a level of disagreement with Commissioner Cunningham. She expressed understanding of the reasoning behind the concept of a designated expressway, such as Temperance Avenue. With the knowledge that the traffic study does not have much in favor for or against the Shepherd Avenue access, she is reluctant to see the Planning Commission

making exceptions, as they have done so in the past and regretted it later. Therefore, she will not vote against staff's recommendation.

Commissioner Antuna, as a follow-up to Chair Hatcher's comments, stated that she herself drives the expressway section of Temperance Avenue and more access points would make travel through that section more difficult. Though there isn't as much traffic on Shepherd Avenue, there is development coming to the Willow-International area, and fewer traffic lights and access points will make travel in that area easier. She concluded by expressing agreement with Chair Hatcher; there is no substantial benefit to having the proposed access, and so she will side with staff.

Commissioner Bedsted, in light of traffic flow concerns and possible compounding factors, commented that there are places where the Enterprise Canal trail system crosses streets using illuminated crosswalks which serve to impede the flow of traffic when pedestrians use them. He inquired as to whether the trail on the north side of Shepherd Avenue is planned to cross over and follow the Enterprise Canal, thus creating the same sort of impediment. Supervising Civil Engineer Smith responded that such a midblock crossing is not planned, but rather that staff will do everything possible to direct trail traffic to use the lighted intersection of Sunnyside and Shepherd Avenues.

At this point, a motion was made by Commissioner Antuna and seconded by Chair Hatcher to approve resolution denying GPA2019-007. The motion was tied by a vote of 2-2-1. City Attorney David Wolfe clarified that as a legislative action, rather than a judicial action, the Commission could either try for another motion or simply push the item forward to the City Council with no recommendation. As the members were not inclined to change any of their votes, the matter was continued to the City Council with no recommendation from the Planning Commission.

3. Consider approval Res. 20-___, **SPR2019-020**, A request to approve a site plan review for a proposed Fresno County Regional Library Branch in the Clovis Landmark Square Development, located on the north side of Third Street at its intersection with Veterans Parkway (755 Third Street). City of Clovis, owner; County of Fresno, applicant.

City Planner Dave Merchen presented the staff report.

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

Ramon Bath of 2420 Mariposa Avenue, Fresno, identified himself as the County Librarian for the Clovis Branch of the Fresno County Library and commended both City of Clovis and County of Fresno staff. He provided background on the current Clovis Branch library and its inadequacy for the current level of use. In addition, he listed programs and services that would benefit from the proposed new building, and concluded by offering to answer questions on those programs and services and deferring questions regarding engineering, architecture, or timelines to his attending colleagues from Fresno County Public Works.

Deborah Ikeda of 8812 N. Colfax Avenue, Fresno, informed that she serves on the Citizens Review Panel for Measure B and that the City of Clovis is now of a size to qualify for two county

library branches, equivalent in size to the Woodward Park Branch Library. This project would provide one of those libraries, and it is long past time for the citizens of Clovis to benefit from that tax measure. In addition, she stated support for public libraries as a trustee for the State Center Community College District representing the Clovis and Clovis Community College. She is in support of this project.

Judith Preuss of 1752 Houston Avenue identified herself as Secretary of the Friends of the Clovis Library and a ten-year appointed member of the Measure B Review Committee. She has been hoping for a new library for all ten of those years, and so is asking the Commission to support this site plan review. In addition, on behalf of the Friends of the Clovis Library, she invited all present to view displays and attend a reception at the Clovis Library during the month of February. She concluded by providing some historical background information on Preuss Avenue (referring back to Project Item X-2).

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

There being none, the Chair closed the public portion.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Bedsted to approve SPR2019-020 with a modification to Condition #10. The motion was approved by a vote of 4-0-1.

4. Consider approval Res. 20-___, **AUP2019-023**, A request for the approval of an administrative use permit to allow for a detached accessory structure to be greater than 12 ft. in overall height within the rear yard setback for the property located at 2742 Everglade Avenue. Jessica Huber, owner/applicant.

Planning Intern Ryder Dilley presented the staff report.

Chair Hatcher sought and received confirmation that the rear fence is a standard six-foot high fence.

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

Jessica Huber of 2742 Everglade Avenue provided background regarding the project.

Chair Hatcher inquired as to whether there would be any plumbing running to the proposed structure. Mrs. Huber responded in the negative, explaining that there would be electricity for fans and lights, but that the structure would only include a closet on the inside and one on the outside, no more.

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

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

There being none, the Chair closed the public portion.

Commissioner Antuna stated that the proposal has a good design. The letter of concern had indicated that the proposed structure would be 2-story but it is not. In addition, the privacy concern is not an issue either, as the window would be below the fence line. In conclusion, she understands wanting some extra space for children and finds the proposal to be a good product.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Antuna to approve AUP2019-023. The motion was approved by a vote of 4-0-1.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT AT 7:12 P.M. UNTIL the Planning Commission meeting on February 27, 2020.

Amy Hatcher, Chair



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission
FROM: Planning and Development Services
DATE: February 27, 2020
SUBJECT: Consider Approval - Res. 20-___, **TM6166**, A request to approve a one-year extension to the approved vesting tentative tract map, TM6166 located at the southeast corner of Gettysburg (alignment) and Highland Avenues. Cressey River, LLC., owner; Fagundes Bros. Dairy, owner; Yamabe & Horn Engineering, Inc.

Staff: Lily Cha, Assistant Planner
Recommendation: Approve

ATTACHMENTS: 1. Draft Resolution
 2. Extension request
 3. Vesting Tentative Tract Map, TM6166

CONFLICT OF INTEREST
None.

RECOMMENDATION
Staff recommends that the Planning Commission approve a one-year extension of vesting tentative tract map TM6166.

EXECUTIVE SUMMARY
The applicant is requesting a one-year extension for vesting tentative tract map TM6166, approved on March of 2017. TM6166 is an 86-lot non-gated, single-family planned residential development approved concurrently with Rezone R2016-14 and Conditional Use Permit CUP2016-07. 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 (MPC- Gettysburg Ashlan Master Planned Community)
- Existing Zoning: R-1 (Single-Family Residential)
- Lot Size: MPC area= 18.09 acres

- Current Land Use: Rural Residential
- Adjacent Land Uses:
 - North: Rural Residential/ Agricultural
 - South: Rural Residential/ Agricultural
 - East: Rural Residential
 - West: Urban Residential
- Previous Entitlements: R2016-14, CUP2016-07, TM6166 (Approved March 2017)

PROPOSAL AND ANALYSIS

History

In March of 2017, the City Council approved a resolution of application for the annexation of approximately 27 acres of property, inclusive of the subject property. In June of 2017, the Local Agency Formation Commission approved RO292, incorporating the Gettysburg-Highland Northeast Reorganization territory into the City. The territory was intended for the development of two separate single-family residential subdivisions. A 9 acre portion of the territory along the north was approved as a part of TM6102 and the remaining 18 acres make up the subject property approved as TM6166.

Vesting tentative tract map TM6166 was approved in March of 2017 by the City Council. The project was approved concurrently with R2016-14 and CUP2016-07, granting the pre-zone of the property from the County's AE-20 to the City's R-1 (single-family residential) Zone District and the adoption of unique planned residential development standards.

Request

The developer is requesting approval of a 12 month extension to vesting tentative tract map TM6166. TM6166 is an 86-lot subdivision approved on approximately 18.09 acres of property located at the southwest corner of the Gettysburg Avenue alignment and Highland Avenue (see figure 1).

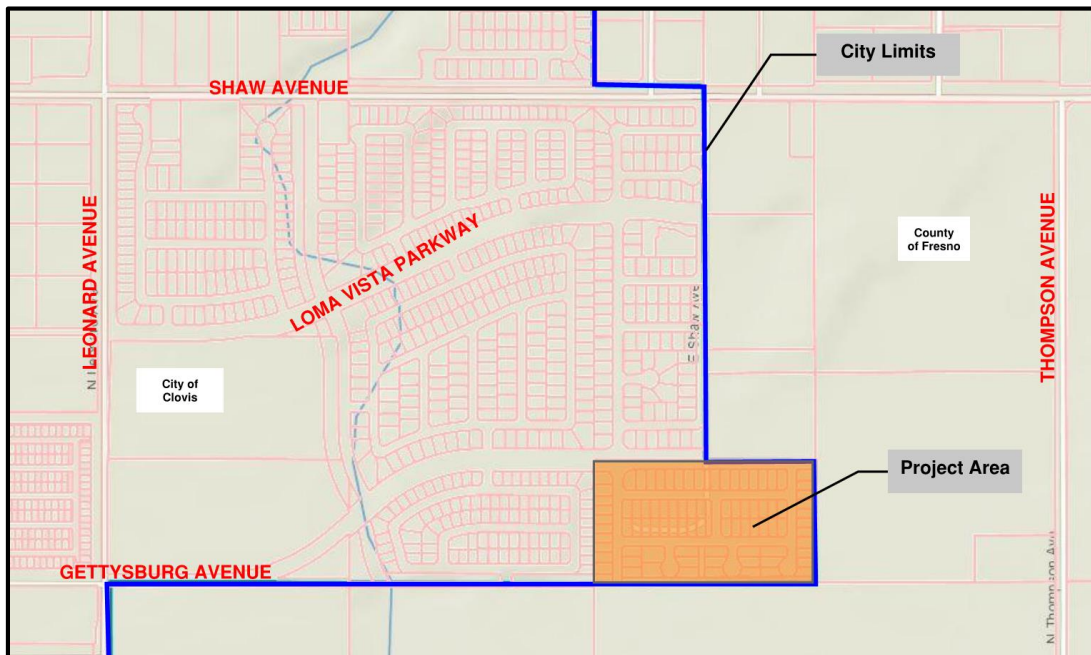


FIGURE 1: Location Map

There are two natural streams that traverse through the project site feeding into the Dog Creek to the west. Development of TM6166 requires that these tributaries are realigned per the standards of the Fresno Metropolitan Control District prior to the processing of improvement plans and recordation of the final map. The time it took to acquire agreements with adjacent property owners and the improvement of the tributaries necessitates this request for extension.

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.

Staff's Response: Since the approval of TM6166, 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 TM6166.

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.

Staff's Response: The property has for the most part remained unchanged with the exceptions of the improvements as required by FMFCD for the realignment of the tributaries. Otherwise, the site remains vacant. Ongoing development includes TM6102 to the north.

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.

Staff's Response: Community resources remain at sufficient capacity to serve the project.

California Environmental Quality Act (CEQA)

This request is in conformance with the environmental impact assessment approved for R2016-14, CUP2016-07, and TM6166, finding the project in accordance with the EIR certified for the Loma Vista Specific Plan. Per sections 15162 and 15182 of CEQA, this project is not subject to an EIR or negative declaration because an EIR was certified with the Loma Vista Specific Plan after January 1, 1980 and meets all standards of this special situation.

The City published notice of this public hearing in *The Business Journal* on Wednesday, February 12, 2020.

REASON FOR RECOMMENDATION

The request to extend the approved vesting tentative tract map TM6166 is in compliance with Chapter 9, Division 7 of the City's Municipal Code and the Subdivision Map Act of the

Government of the State of California, Section 66452.6. In light of this, staff recommends that the Planning Commission approve the 12 month extension of TM6166.

ACTIONS FOLLOWING APPROVAL

None.

FISCAL IMPACT

None.

NOTICE OF HEARING

Property owners within 600 feet notified:	96
Interested individuals notified:	11

Prepared by: Lily Cha, Assistant Planner



Reviewed by:

Dave Merchen
City Planner

RESOLUTION 20-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A ONE-YEAR EXTENSION TO APPROVED TM6166 AT THE SOUTHEAST CORNER OF THE GETTYSBURG ALIGNMENT AND HIGHLAND AVENUE AND FINDING THE PROJECT IN CONFORMANCE WITH CEQA PURSUANT TO SECTIONS 15162 AND 15182 CATEGORICAL EXEMPTION

WHEREAS, Fagundes Bros. Dairy, 1978 Business Park Way, Merced CA, 95348, has applied for an extension to Vesting Tentative Tract Map TM6166; and

WHEREAS, an extension to Vesting Tentative Tract Map TM6166, was filed on December 24, 2019, 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 public notice was sent out to area residents within 600 feet of said property boundaries ten days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on February 27, 2020; and

WHEREAS, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely:

- 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;

WHEREAS, the Planning Commission has given careful consideration to this map extension on February 27, 2020 and does find the project exempt from CEQA pursuant to Section 15162 and 15182 Categorical Exemption.

NOW, THEREFORE, BE IT RESOLVED that the first one-year extension of Vesting Tentative Tract Map TM6166, be and is hereby approved.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on February 27, 2020, upon a motion by _____, seconded by _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 20-xx
DATED: February 27, 2020

AGENDA ITEM NO. 2

Amy Hatcher, Chair

ATTEST: _____
Dwight Kroll, AICP, Secretary

Regards,

AGENDA ITEM NO. 2



George González, MPA | Associate Planner

City of Clovis | Planning Division
p. 559.324.2383 | f. 559.324.2844
georgeg@cityofclovis.com

From: Adam Lee [<mailto:ALee@yhmail.com>]
Sent: Tuesday, December 24, 2019 2:57 PM
To: George Gonzalez <georgeg@ci.clovis.ca.us>
Cc: nallinder@yahoo.com
Subject: Tent Tract Map 6166 - 1yr Extension Request

George,

Please see the attach memo requesting an extension for Tract 6166 on behalf of Norman Allinder with Cressy River / Fagundes Bros. Dairy.

Also attached is the original conditions of approval per the planning commission agenda in 2017 to easily retrieve the Tract Map and any other figures for the extension request.

The Dog Creek Channel re-alignment is almost completed with touch-up grading to occur for two of the land owners. The Map extension is needed as the Improvements & Final Map could not be processed and recorded without the channel re-alignment as required in the conditions of approval. However this re-alignment was a three property owner and four developer agreement for a total of seven signatories which made for a long process.

Thank you,

Adam Lee, PE
Project Manager



2985 N. Burl Ave. Suite 101 Fresno, CA 93727
O: (559) 244-3123 | M: (559) 301-6426
yandhengr.com

"A committed team providing high quality engineering services for our clients and community."

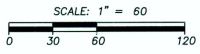
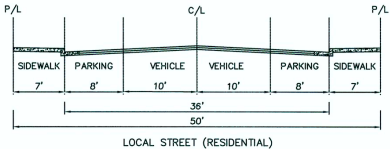
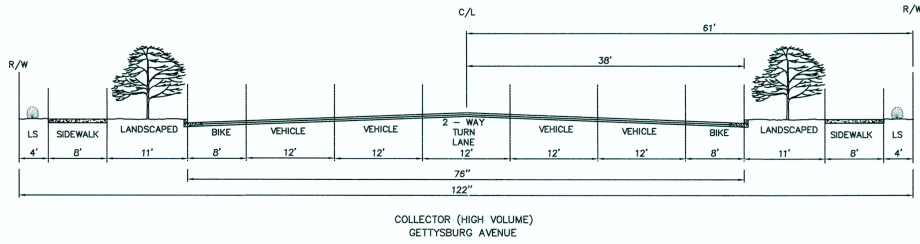
ATTACHMENT 3

AGENDA ITEM NO. 2

VESTING TENTATIVE SUBDIVISION MAP

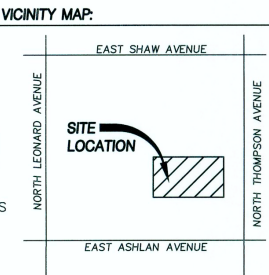
TRACT MAP NO. 6166

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA



SITE INFORMATION	
EXISTING TREES TO BE REMOVED (OAK TREES IN SOUTH 30' TO REMAIN)	SOURCE OF TELEPHONE AT&T
EXISTING BUILDINGS NONE	ASSESSOR'S PARCEL NUMBER 571-010-145, 571-010-155, 571-010-165
EXISTING USE AGRICULTURAL	SITE AREA: 18.09± AC. GROSS
PROPOSED USE SINGLE FAMILY RESIDENTIAL	OWNER FAGUNDES BROS. DAIRY P.O. BOX 2717 MERCED, CA 95344
PROPOSED ZONING R-1	MINIMUM LOT SIZE 5,000 SQ.FT.
EXISTING ZONING AE-20	MAXIMUM LOT SIZE 8,640 SQ.FT.
SOURCE OF WATER CITY OF CLOVIS	AVERAGE LOT SIZE 5,573 SQ.FT.
SOURCE OF SEWAGE DISPOSAL CITY OF CLOVIS	DU/AC - NET ACREAGE 5.24 DU/AC
SOURCE OF ELECTRICITY PG&E	
SOURCE OF GAS PG&E	
SOURCE OF CABLE T.V. COMCAST	

LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING SECTION LINE
	EXISTING FENCING
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING WATER LINE (SIZE AS NOTED)
	EXISTING SEWER LINE (SIZE AS NOTED)
	PROPOSED CONCRETE CURB & GUTTER
	PROPOSED SIDEWALK
	PREVIOUSLY DEDICATED FOR PUBLIC ROAD PURPOSES
	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
	EXISTING TREES



BASIS OF BEARINGS
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, T.13 S. R.21 E., M.D.B.&M., AS SHOWN ON PARCEL MAP NO. 1352, RECORDED IN BOOK 8 OF PARCEL MAPS AT PAGE 69, FRESNO COUNTY RECORDS. TAKEN AS SOUTH 89°41'30" EAST

BASIS OF ELEVATION
BENCH # JL49A, F.C.B.C.M. 77.0'N W/O C/L SHAW AND HIGHLAND AVENUES
ELEVATION: 385.18

 YAMABE & HORN ENGINEERING, INC. 2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727 TEL (559) 244-3123 FAX (559) 244-3120	APPROVALS CONSTRUCTION MANAGEMENT _____ TRAFFIC DEVELOPMENT REVIEW _____ STREETS _____ PARKS _____ SOLID WASTE _____ UTILITIES _____		REVISIONS DATE _____ APPROVED _____ Δ _____ Δ _____ Δ _____ Δ _____ Δ _____		CITY OF CLOVIS PROJECT TITLE FAGUNDES DAIRY CITY OF CLOVIS SHEET DESCRIPTION TENTATIVE TRACT MAP NO. 6166		PLANNING AND DEVELOPMENT SERVICES DEPARTMENT Y&H No. <u>14-388</u> Dr. By: <u>ER</u> Ch. By: <u>CK</u> Date: <u>12/05/2016</u> Project No. <u>1</u> EXHIBIT "B"	



CITY *of* CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission
FROM: Planning and Development Services
DATE: February 27, 2020
SUBJECT: Consider Approval - TM6123, A request to approve a one-year extension to an approved tentative tract map for property located on the north side of Shaw Avenue, west of Highland Avenue. Fagundes Dairy, owner/applicant; Precision Civil Engineering, representative.

Staff: Ryder Dilley, Planning Intern

Recommendation: Approve

ATTACHMENTS:

1. Draft Resolution
2. Request for Extension
3. Vesting Tentative Tract Map TM6123

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the Planning Commission approve an extension of Tentative Tract Map TM6123.

EXECUTIVE SUMMARY

The applicant is requesting the second one-year extension for Tentative Tract Map TM6123 per the California Subdivision Map Act. The property is located on the north side of Shaw Avenue, west of Highland Avenue. Approval of the extension will allow the applicant to continue working toward development of an approved 151-lot single-family residential development.

BACKGROUND

- General Plan Designation: Medium Density Residential (4.1 to 7 DU/AC) & Low Density Residential (2.1 to 4 DU/AC)
- Specific Plan Designation: Loma Vista Specific Plan (Medium and Low Density Residential)
- Existing Zoning: R-1 (Single-Family Residential – 6,000 sq. ft.) Zone

- | | |
|---|---|
| <ul style="list-style-type: none"> • Lot Size: • Current Land Use: • Adjacent Land Uses: <ul style="list-style-type: none"> ○ North: ○ South: ○ East: ○ West: • Previous Entitlements: | <div style="margin-bottom: 5px;">District</div> <div style="margin-bottom: 5px;">40 Acres</div> <div style="margin-bottom: 5px;">Agriculture</div> <div style="margin-bottom: 5px;">Rural Residential</div> <div style="margin-bottom: 5px;">Single-Family Residential</div> <div style="margin-bottom: 5px;">Rural Residential</div> <div style="margin-bottom: 5px;">Single-Family Residential</div> <div style="margin-bottom: 5px;">R2015-11 & TM6213</div> |
|---|---|

PROPOSAL AND ANALYSIS

Tentative Tract Map TM6123, is a 151-lot single-family residential development with public streets and standard city sidewalks. Tentative Tract Map TM6123 was originally approved by the Planning Commission on February 25, 2016. The map was approved concurrently with a Prezone R2015-11 to accommodate the residential development. As provided for in the Subdivision Map Act, an original approval period is granted for three years, after which the applicant may request up to six extensions in one-year increments. The first request was approved by Planning Commission March 28, 2019.

The applicant is requesting a second one-year extension for Tentative Tract Map TM6123 which would extend the approval to February 25, 2021.

Findings for Approval

The findings to consider when making a decision on a tentative tract map extension include:

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.

Staff's Response: Since the approval of TM6123, there have been numerous changes to the Development Code. However, the changes do not impact the approval of an extension.

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.

Staff's Response: The property has remained unchanged since the original map approval in February of 2016. There have been no changes in the character of the site, which remains as an agricultural use. Additionally, there have been no changes to the properties surrounding Tentative Tract Map TM6123. Therefore, the policies of the General Plan and Development Code remain effective and applicable to TM6123.

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.

Staff's Response: Staff concurs that there have been no change to community resources and can accommodate the approved Project.

California Environmental Quality Act (CEQA)

The applicant's project is in substantial conformance with the environmental analysis performed for the General Plan Update, Development Code Update and Loma Vista Specific Plan EIR. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project, therefore, subject to CEQA Sections 15162 and 15182, no further environmental review is required for this project.

The City published notice of this public hearing in *The Business Journal* on Wednesday, February 12, 2020.

REASON FOR RECOMMENDATION

The proposed extension request is consistent with the General Plan Land Use Diagram, Loma Vista Specific Plan, Development Code and Subdivision Map Act. Therefore, staff recommends that the Planning Commission approve a one-year extension for TM6123.

ACTIONS FOLLOWING APPROVAL

None.

FISCAL IMPACT

None.

NOTICE OF HEARING

Property owners within 600 feet notified:	157
Interested individuals notified:	10

Prepared by: Ryder Dilley, Planning Intern

Reviewed by:



Dave Merchen
City Planner

DRAFT RESOLUTION

ATTACHMENT 1

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING
A ONE-YEAR EXTENSION TO AN APPROVED VESTING TENTATIVE TRACT MAP FOR THE
PROPERTY LOCATED ON THE NORTH SIDE OF SHAW AVENUE, WEST OF HIGHLAND
AVENUE AND FINDING THE PROJECT IN CONFORMANCE WITH CEQA PUSUANT TO
SECTIONS 15162 AND 15182 CATEGORICAL EXEMPTION**

WHEREAS, Fagundes Dairy, 1078 Business Park Way, Merced, CA 95348, has applied for an extension to Vesting Tentative Tract Map TM6123; and

WHEREAS, an extension to Vesting Tentative Tract Map TM6123, was filed on December 18, 2019, 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, Chapter 2, of the Municipal Code and the City of Clovis; and

WHEREAS, a public notice was sent out to property owners within 600 feet of said property boundaries ten days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on February 27, 2020; and

WHEREAS, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely:

- 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;

WHEREAS, the Planning Commission has given careful consideration to this map extension on February 27, 2020, and does find the project exempt from CEQA pursuant to Section 15162 and 15182 Categorical Exemption.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the second one-year Tentative Tract Map TM6123, be and is hereby approved.

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on February 27, 2020, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

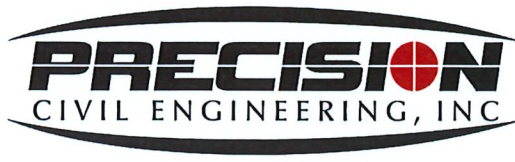
PLANNING COMMISSION RESOLUTION NO. 20-____
 DATED: February 27, 2020

 Amy Hatcher, Chair

ATTEST: _____
 Dwight Kroll, AICP, Secretary

REQUEST FOR EXTENSION

ATTACHMENT 2



December 18th, 2019

George Gonzalez, MPA, Associate Planner
City of Clovis
1033 Fifth Street
Clovis, CA 93612

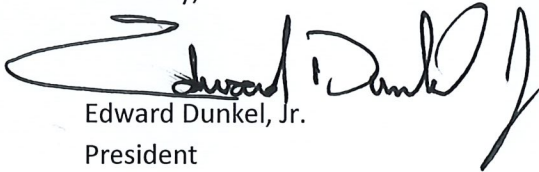
Subject: Tentative Tract Map 6123 – Extension Request

George,

On behalf of Fagundes Bros. Dairy, we would like to formally request a map extension for Tentative Tract Map 6123 due to expire on February 25, 2020. We have been working with City staff on the review and approval of construction plans and the Final Map. We would like to formally request a 1-year extension of Tentative Tract Map 6123.

We appreciate your consideration of this request. Please feel free to contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward Dunkel, Jr.", is written over the printed name and title.

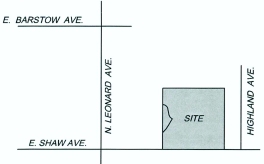
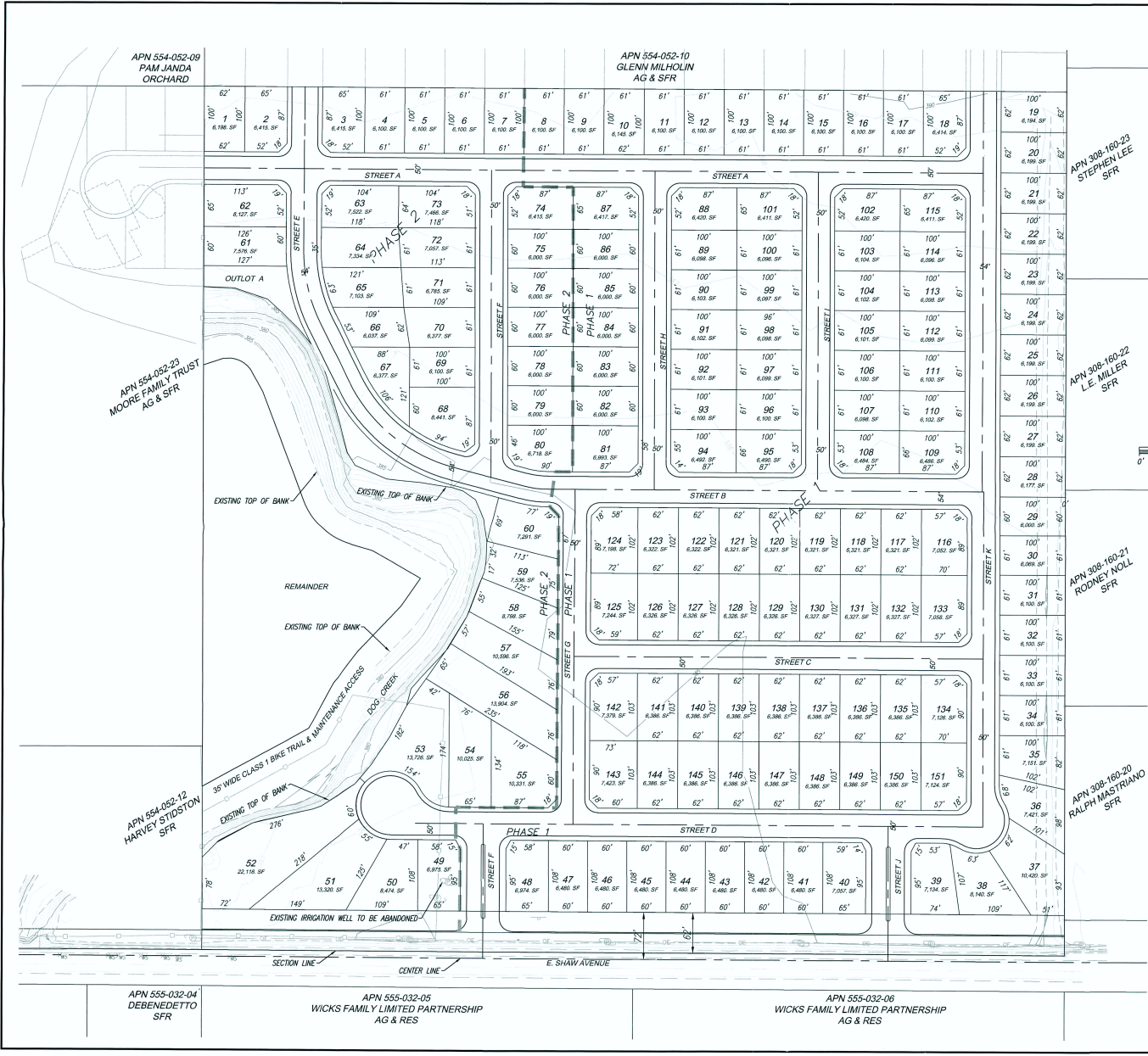
Edward Dunkel, Jr.
President

VESTING TENTATIVE TRACT MAP TM6123

ATTACHMENT 3

TENTATIVE TR AGENDA ITEM NO. 3

CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF ONE SHEET
PREPARED ON JULY 8, 2014



VICINITY MAP
NOT TO SCALE

SITE INFORMATION

OWNER: FAGUNDES DARY
PO BOX 2712
MERCED, CA 95344
PH 209-393-8048

SITE ADDRESS:
8800 E. SHAW AVENUE
CLOVIS, CA 93619

APN: 554-052-11

NOTES:

1. THE PROPERTY WAS RECENTLY PLANTED IN ORCHARD TREES.
2. SINGLE FAMILY RESIDENTIAL USE IS INTENDED ON THE SUBJECT PROPERTY.
3. ZONING:
EXISTING: AE-20
PROPOSED: R-1
4. NO EXISTING STRUCTURES, DOMESTIC WELLS, SEPTIC SYSTEMS, OR TOWERS ARE KNOWN TO EXIST ON THE SITE. SOME TREES EXIST ALONG DOG CREEK. SITE IS A RECENTLY PLANTED ORCHARD WITH AN IRRIGATION WELL AND PUMP FACILITIES LOCATED JUST NORTH OF E. SHAW AVENUE IN THE SOUTHWEST PORTION OF THE SITE.
5. ALL IMPROVEMENTS SHALL CONFORM TO CITY OF CLOVIS STANDARDS.
6. THE PROPOSED SOURCE OF WATER SUPPLY SHALL BE CITY OF CLOVIS. NEAREST WATER FACILITIES ARE 30" AND 24" WATER MAINS LOCATED IN N. LEONARD AVENUE.
7. THE PROPOSED METHOD OF SEWAGE DISPOSAL SHALL BE CITY OF CLOVIS. NEAREST SEWER FACILITY IS A 12" SEWER MAIN IN N. LEONARD AVENUE.
8. THE FOLLOWING UTILITIES ARE TO BE PROVIDED: GAS & ELECTRIC, PHONE, & CABLE.

PREPARED BY:



12314 D STREET FRESNO, CA 93721 PH(559)449-4500 FAX(559)449-4515



CITY *of* CLOVIS

MEMO TO THE PLANNING COMMISSION

TO: Clovis Planning Commission
FROM: Planning and Development Services
DATE: February 27, 2020
SUBJECT: Consider items associated with approximately 50.80 acres of land located in the southwest area of Teague and N. Fowler Avenues. Multiple property owners; Woodside Homes of Fresno, LP., applicant; Yamabe & Horn Engineering, Inc., representative.

- a) Consider Approval, Res. 20-__, A request to approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2019-006, Prezone R2019-007, Prezone R2020-002, & Vesting Tentative Tract Map TM6284.
- b) Consider Approval, Res. 20-__, GPA2019-006, A request to amend the General Plan to re-designate approximately 34.3 acres from Rural Residential (1 lot per 2 acres) classification to Low Residential (2.1 to 4 DU/Ac) classification.
- c) Consider Approval, Res. 20-__, R2019-007, A request to prezone approximately 36.80 acres from the County R-R (Rural Residential) Zone District to the Clovis R-1 (Single-Family Residential) and R-R (Rural Residential) Zone Districts.
- d) Consider Approval, Res. 20-__, R2020-002, A request to prezone approximately 14 acres from the County R-R (Rural Residential) Zone District to the Clovis R-R (Rural Residential) Zone District.
- e) Consider Approval, Res. 20-__, TM6284, A request to approve a vesting tentative tract map for a 74-lot single-family subdivision on 32.19 acres of land.

Staff: George González, MPA, Associate Planner

Recommendation: Continue to the March 26, 2020, Planning Commission hearing.

WOODSIDE HOMES DEVELOPMENT (TM6284)

The applicant is requesting continuance of the subject items to the March 26, 2020, Planning Commission hearing in order to address concerns from the City and the County of Fresno specific to circulation and maintenance agreements. Staff recommends that the Planning Commission continue these items to the March 26, 2020, public hearing date. Staff will provide updated information on these items prior to the scheduled Planning Commission consideration.



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: February 27, 2020

SUBJECT: Consider Approval - Res. 20-____, CUP1996-010A4, a request to approve a conditional use permit amendment to allow for the placement of signage on the gas island canopy at an existing convenience store located at the southeast corner of Ashlan and Fowler Avenues. Major S. Deol, property owner; Sign Development, Inc., Gus Ortega, applicant/representative.

Staff: Maria Spera, Planning Technician II

Recommendation: Approve

ATTACHMENTS:

1. Conditions of Approval
2. Draft Resolution
3. Site Plan and Elevation Drawings

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the Planning Commission approve Conditional Use Permit Amendment CUP1996-010A4, subject to the conditions listed in Attachment 1.

EXECUTIVE SUMMARY

The applicant's request would modify a specific condition of approval (Condition #2) within CUP1996-10, to provide for the placement of fuel island canopy signs at an existing convenience store/fuel station located at 1810 Ashlan Avenue. Approval of the conditional use permit amendment would allow the applicant to process a formal sign review and associated building permit applications. The key area of discussion includes on-building sign area.

BACKGROUND

- General Plan Designation: Neighborhood Commercial
- Specific Plan Designation: Southeast Area
- Existing Zoning: C-1 (Neighborhood Commercial)
- Lot Size: 0.92 Acres
- Current Land Use: Commercial Fuel Sales/Convenience Store
- Adjacent Land Uses:
 - North: Commercial
 - South: P-F and Single-Family Residential
 - East: Commercial
 - West: Commercial
- Previous Entitlements: CUP1996-10

PROPOSAL AND ANALYSIS

The applicant is requesting approval of a conditional use permit amendment for the modification to fuel service related canopy signs associated with the existing convenience store/fuel station located at 1810 Ashlan Avenue (see Figure 1 below). The Project would utilize the existing canopy directly in front of the property which would accommodate the applicant's sign proposal.

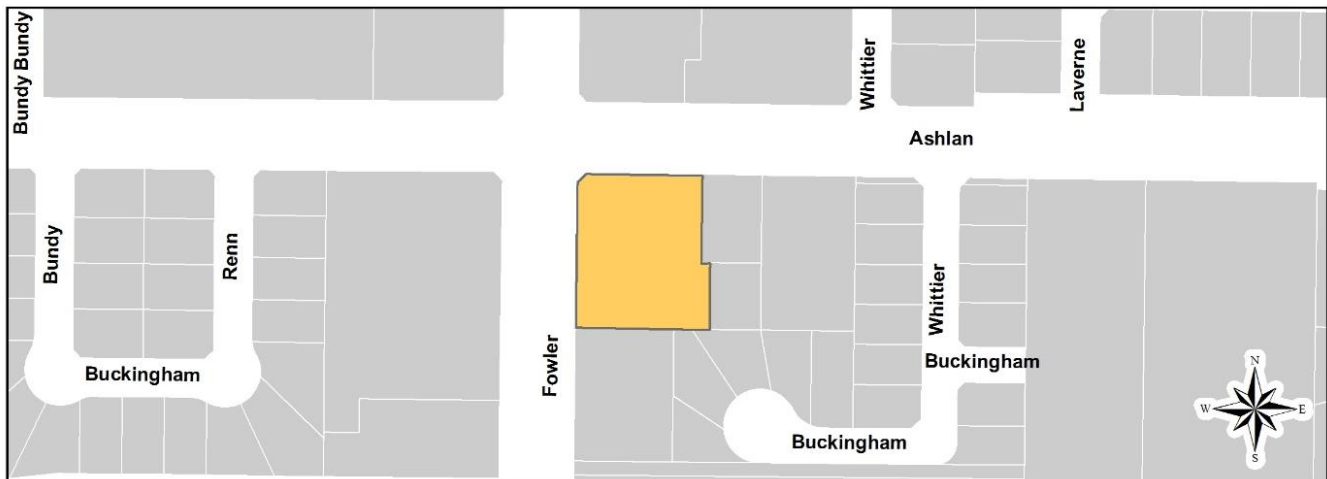


Figure 1: Location Map

Site History

The site was originally approved for C-1 (Neighborhood Commercial) development on December 2, 1996. Subsequent to approval of the neighborhood commercial center, Conditional Use Permit CUP1996-10 was approved by the Planning Commission on December 12, 1996 for a convenience market and fuel sales use on the southeast corner of Ashlan and Fowler Avenues with additional neighborhood commercial uses constructed on the east side of the parcel. The Planning Commission approved the use permit with the condition that no signage would be permitted on the gas island canopy within the Neighborhood Commercial Zone District. It was the intent to have sign area focused on the primary building to reduce visual distractions, excessive illumination and confusion to motorists at the key intersection.

In 2014 and 2018 respectively, two other Valero fuel stations within the City requested amendments to their conditional use permits to allow signage to be placed on gas island canopies. Both conditional use permit amendments were approved by the Planning Commission.

Sign Area

If approved, the conditional use permit amendment would allow the applicant to move forward with the proposed signage on the canopy fascia, subject to current sign area standards. Per the Sign Ordinance, the existing convenience store is allowed a maximum of 50 sq. ft. of sign area for the north elevation and a maximum of 25 sq. ft. of sign area for the west elevation, for a total of 75 sq. ft. of on-building sign area, including the gas island canopy.

In conjunction with the conditional use permit application for the canopy signage, the applicant's proposal (**Attachment 3**) includes an overall sign program that requests several signs throughout the canopy areas, posts, and building that reflects signage that is not generally consistent with Sign Ordinance allowance and that was restricted in the conditions of Conditional Use Permit CUP1996-10. Only the name and logos proposed on the canopy fascia are under consideration under the proposed conditional use permit. All other proposed signage will be considered under a separate Sign Review Application process that will be administered by staff.

Minor Adjustment Process

If the applicant determines that the maximum sign area allowed under the Sign Ordinance is insufficient, an application for a minor adjustment may be filed. A minor adjustment may be granted if special circumstances such as size, location of surroundings, and/or strict application of the zoning ordinance deprives the property of privileges enjoyed by other properties under identical zoning classification. With a minor adjustment, an additional 25% of sign area may be allowed. The Planning and Development Services Director will make a final determination on the Minor Adjustment request after a 15-day comment period has transpired. With Director approval, the Minor Adjustment would grant the applicant an additional 18.75 square feet of sign area for placement of on-building and/or canopy signage.

Lighting

There are no concerns that arise in regards to the lighting produced by the proposed signage on the north and west elevation of the island canopy. The applicant's proposal includes replacing the non-illuminated fuel price sign at the north of the subject property with a monument sign that would include LED changeable copy for the fuel prices, this sign would not cause any major impact to the surrounding area. Staff feels that there is no potential impact to the surrounding areas.

Public Comments

A public notice was sent to area residents within 300 feet of the property boundaries. Staff has not received comments or concerns from the public upon finalization of this report.

Review and Comments from Agencies

The Project was distributed to all City Divisions. Comments received are attached only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

California Environmental Quality Act (CEQA)

The project is exempt from CEQA pursuant to Public Resources Code Section 15061(b)(3) which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. A Notice of Exemption has been completed during the preliminary review, and is kept for the public review with the project file during the processing of the project application. Staff will file the notice with the County Clerk if the project is approved.

The City published notice of this public hearing in *The Business Journal* on Wednesday, February 12, 2020.

REASON FOR RECOMMENDATION

The Project is an existing development within an existing neighborhood commercial center that has been in operation since 1999. The recent rebranding of the Valero Corporation justifies the modification of the current sign allowance subject to a formal sign review approval. Placement of logos and brand identification on gas island canopies has become standard in the industry and nearly all gas stations in the community include canopy signage similar to what is currently proposed. The request to provide canopy signage on an existing canopy is consistent with the General Plan and the Development Code. Staff therefore recommends that the Planning Commission approve CUP1996-10A4, subject to the conditions of approval attached as **Attachment 1**.

Findings for Approval of Project

The findings to consider when making a decision on a conditional use permit application are as follows:

1. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of this Development Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed;

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

ACTIONS FOLLOWING APPROVAL

None.

FISCAL IMPACT

None.

NOTICE OF HEARING

Property owners within 300 feet notified:	27
Interested individuals notified:	10

Prepared by: Maria Spera, Planning Technician II



Reviewed by:

Dave Merchen
City Planner

ATTACHMENT 1
Conditions of Approval – CUP1996-010A4

AGENDA ITEM NO. 5

PLANNING DIVISION CONDITIONS
(Maria Spera, Division Representative – (559) 324-2355)

1. All conditions of CUP1996-10, and any other applicable conditions are hereby referred to and made part of this Conditional Use Permit by reference.
2. The granting of this conditional use permit will allow for installation of sign area on the gas island canopy of an existing convenience store located at the southeast corner of Ashlan and Fowler Avenues (1810 Ashlan Avenue).
3. Any further exceptions to the sign ordinance or the conditions of this use permit shall require a separate conditional use permit action.
4. The sign area allowance for the convenience store use is fifty (50) square feet of sign area for the north elevation and twenty-five (25) square feet of sign area for the west elevation. A total of seventy-five (75) square feet of on-building and gas island canopy signage.
5. The applicant shall obtain City approval in advance to temporary and permanent signage through separate sign review, consistent with the development criteria of the Clovis Municipal Code Sign Ordinance.
6. The applicant shall apply for a formal sign review with the Planning and Development Service Department prior to construction and placement of signage.
7. The applicant shall obtain a building permit prior to installation of proposed canopy signs.
8. Sign area reflected in Attachment “3” is a conceptual exhibit for reference and is not approved with this conditional use permit amendment. All signage for this use shall conform to the City of Clovis Sign Ordinance.
9. No signage shall be allowed on the southern elevation of the gas island canopy.
10. Any new site lighting including under canopy lighting shall require shields to prevent direct view to the light source from the street or adjacent residential properties.

DRAFT RESOLUTION

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR THE PLACEMENT OF SIGNAGE ON THE GAS ISLAND CANOPY AT AN EXISTING CONVENIENCE STORE LOCATED AT THE SOUTHEAST CORNER OF ASHLAN AND FOWLER AVENUES AND FINDING THE PROJECT IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 15061 (B)(3)

WHEREAS, Sign Development, Inc., 1366 W. 9th Street, Upland, CA 91786, has applied for a conditional use permit amendment CUP1996-010A4; and

WHEREAS, this is a request to approve a conditional use permit amendment to allow for the placement of signage on the gas island canopy at an existing convenience store located at 1810 Ashlan Avenue, City of Clovis, County of Fresno; and

WHEREAS, a public notice was sent out to area residents within 300 feet of said property boundaries ten days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on February 27, 2020; and

WHEREAS, the Commission, has reviewed and considered the staff report and all written materials submitted in connection with the request including the conditions attached as Attachment "1" to this resolution and incorporated herein by this reference, and hearing and considering the testimony presented during the public hearing; and:

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;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed;
5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety; and
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.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Clovis Planning Commission does approve CUP1996-010A4, subject to the attached conditions labeled Attachment "1".

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on February 27, 2020, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 20-__

DATED: February 27, 2020

Amy Hatcher, Chair

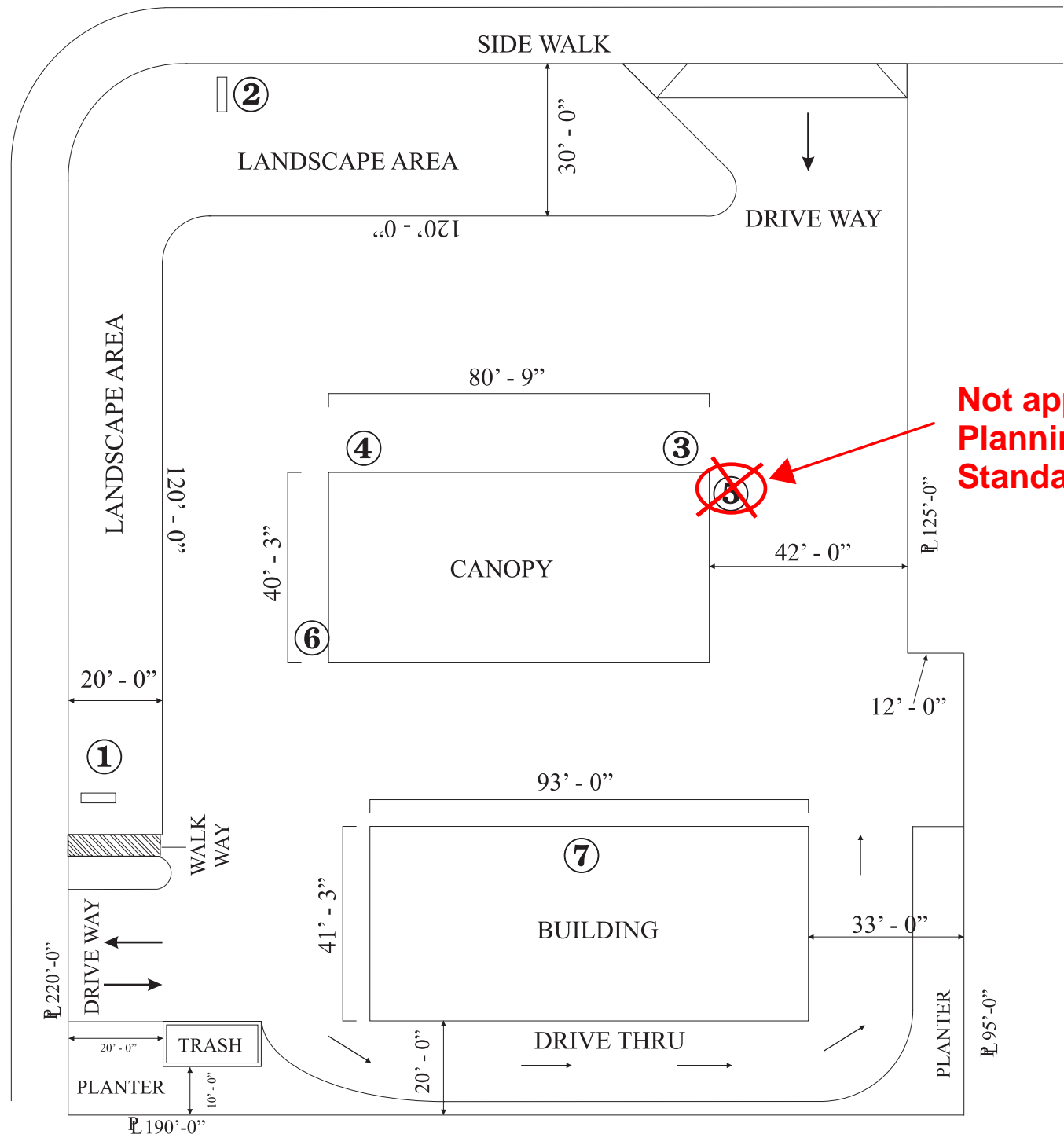
ATTEST:

Dwight Kroll, AICP, Secretary

SITE PLAN AND ELEVATION DRAWINGS



EXISTING SITE



Not approved through
Planning Division
Standards.



SITE PLAN
SCALE: 1/64" = 1'-0"



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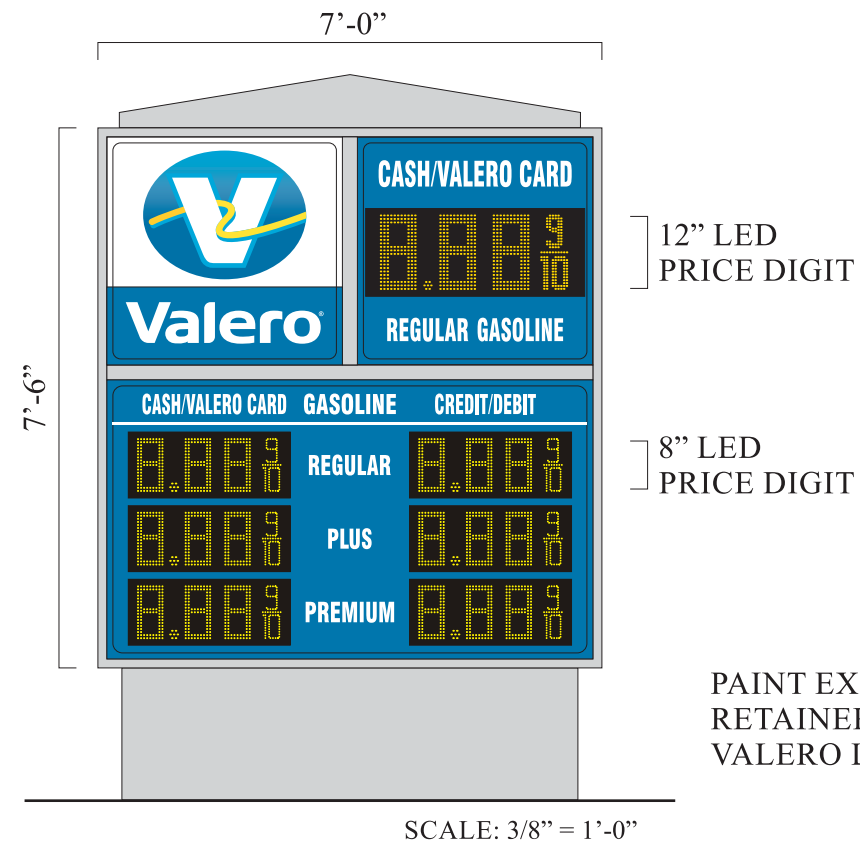
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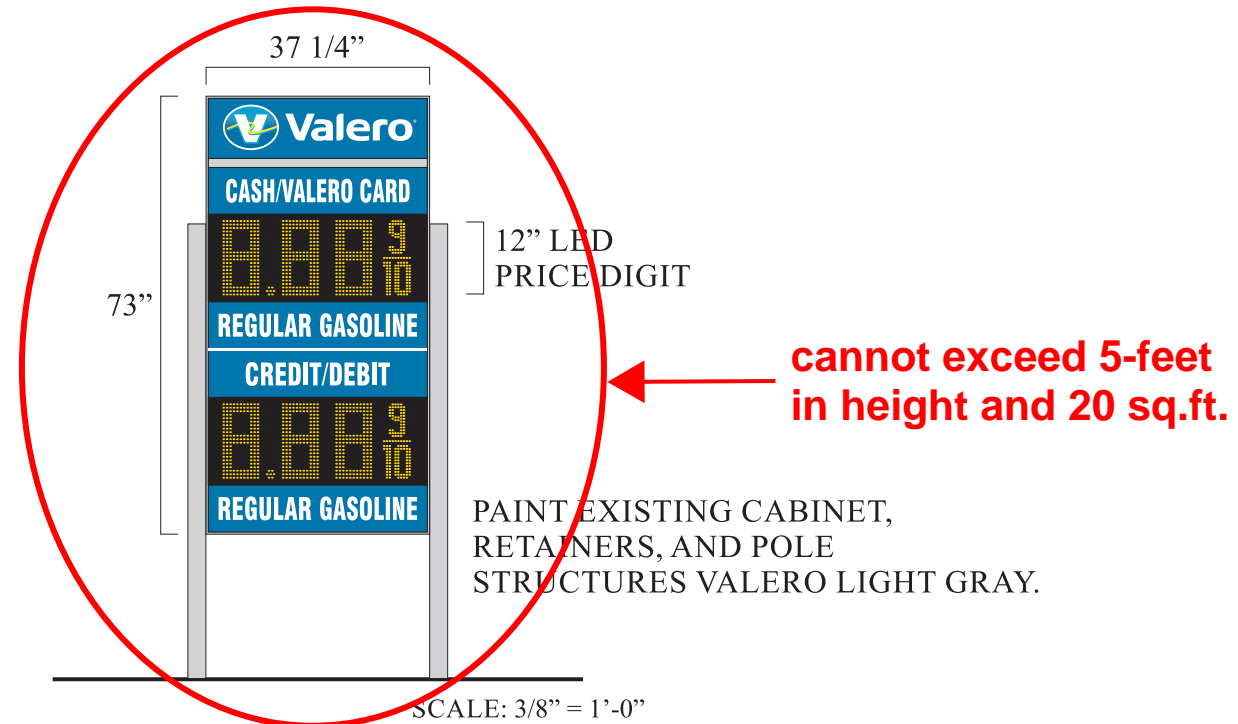
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② REFACE EXISTING D/F PRICE/ID SIGN



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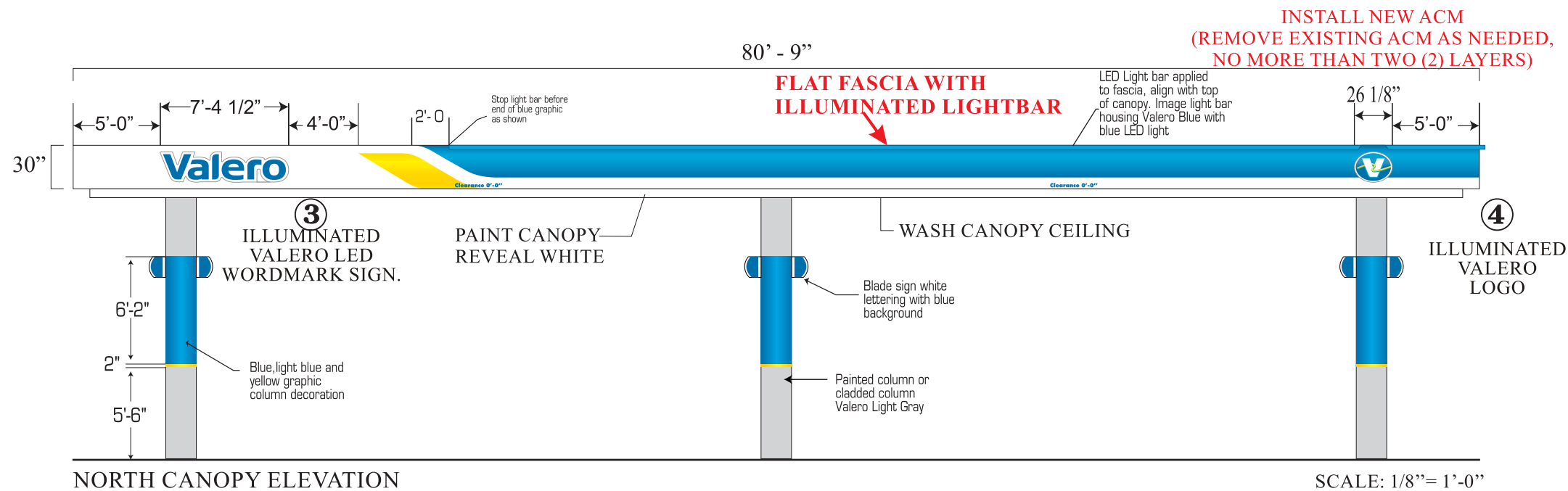
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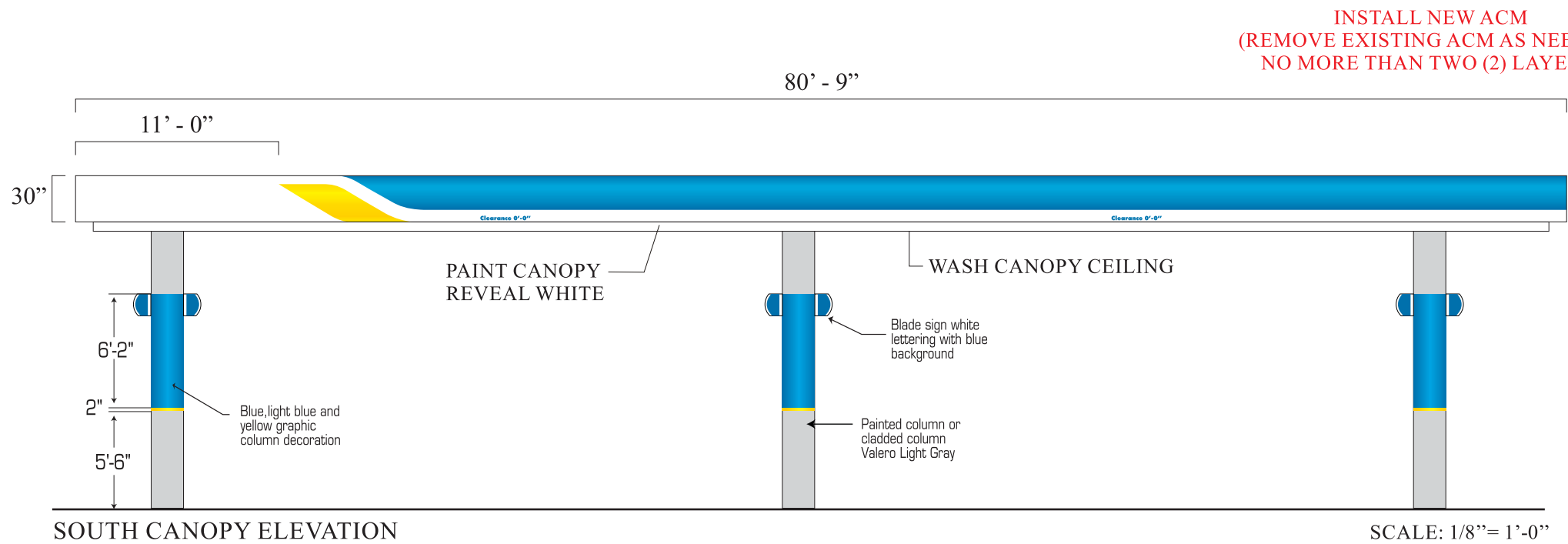
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EXISTING NORTH CANOPY ELEVATION

NOTES:
REMOVE ALL AD SIGNS AND BANNERS ON BUMPER POLES OR CANOPY COLUMNS.
PAINT ALL BUMPER POLES VALERO BLUE.
PAINT CANOPY COLUMNS VALERO LIGHT GRAY.
REMOVE EXISTING TRASH AND WASH CADDIES. INSTALL NEW VALERO TRASH CADDIES.



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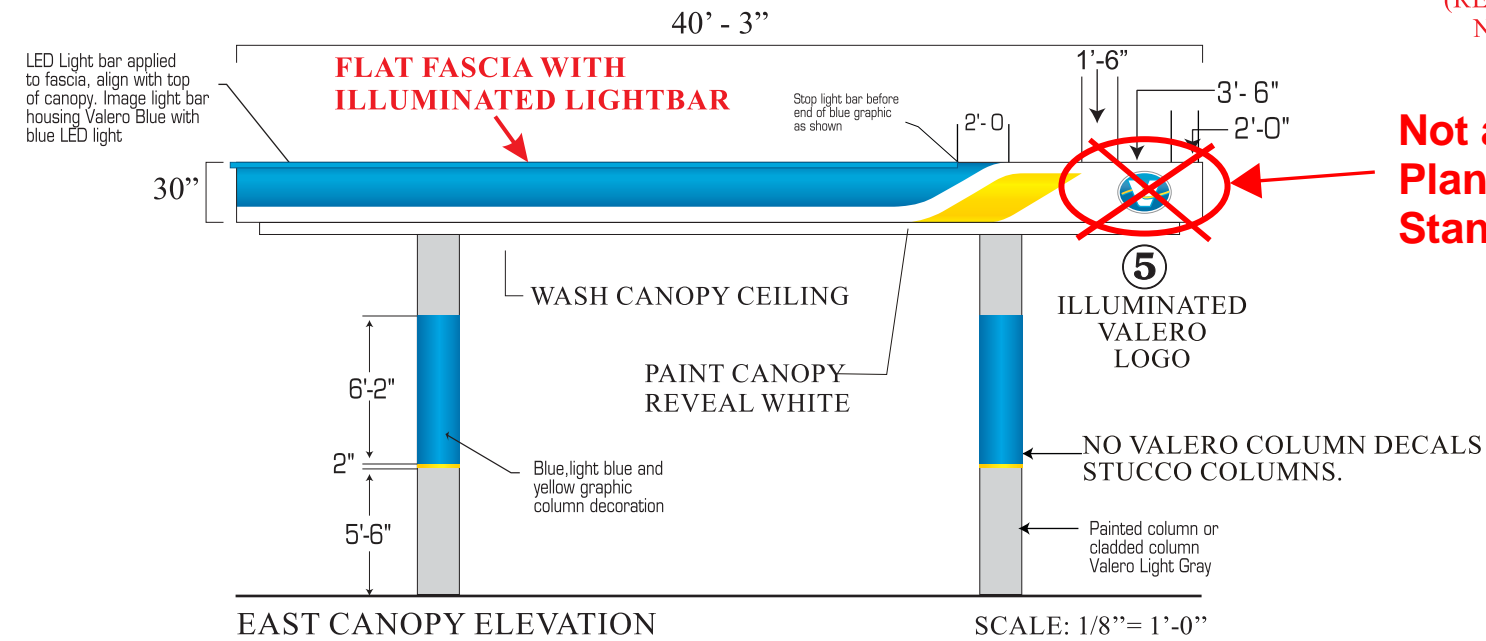
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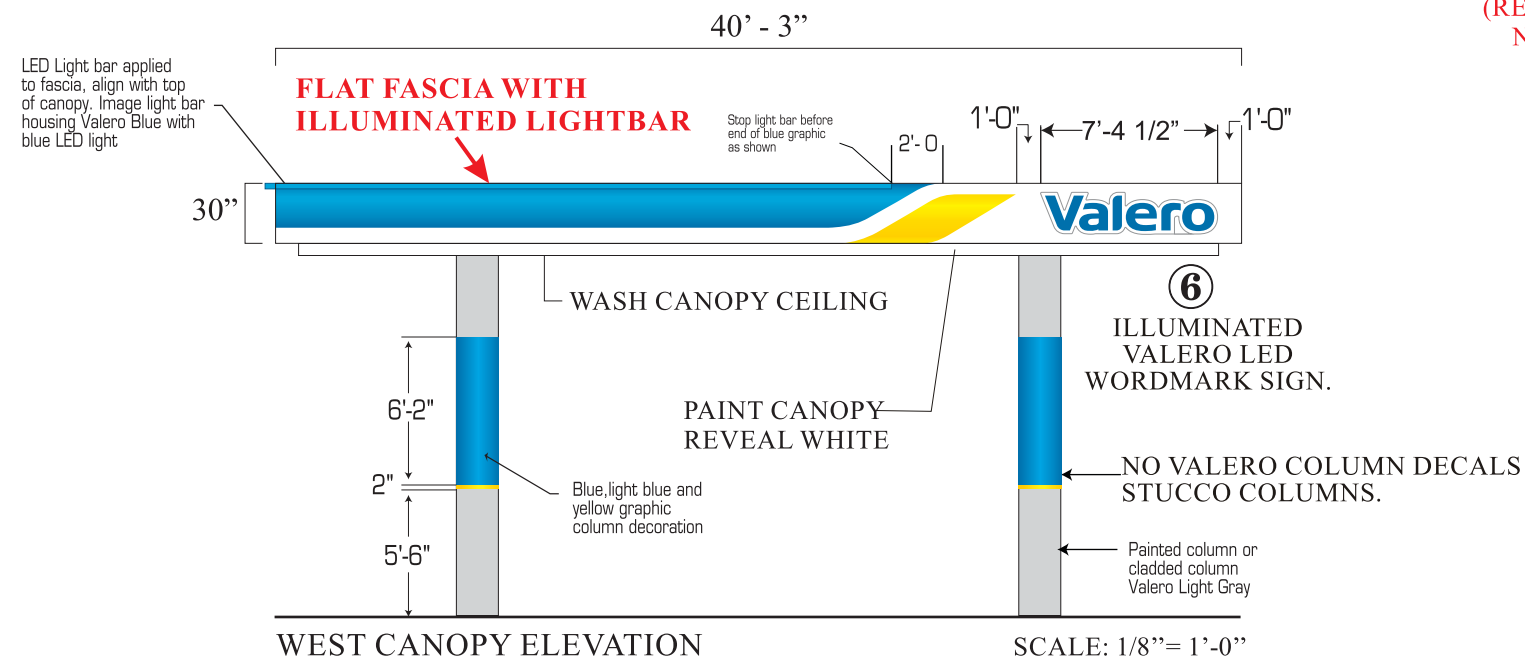
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(REMOVE EXISTING ACM AS NEEDED,
NO MORE THAN TWO (2) LAYERS)

Not approved through
Planning Division
Standards.



EXISTING EAST CANOPY ELEVATION

NOTES:
REMOVE ALL AD SIGNS AND BANNERS ON BUMPER POLES OR CANOPY COLUMNS.
PAINT ALL BUMPER POLES VALERO BLUE.
PAINT CANOPY COLUMNS VALERO LIGHT GRAY.
REMOVE EXISTING TRASH AND WASH CADDIES. INSTALL NEW VALERO TRASH CADDIES.



INSTALL NEW ACM
(REMOVE EXISTING ACM AS NEEDED,
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NO TOUCH BUILDING – DO NOT PAINT



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PAINT TRASH ENCLOSURE VALERO SAND.
PAINT TRASH ENCLOSURE DOORS VALERO LIGHT GRAY.
NO TOUCH BUMPER POLES NEAR ELECTRICAL BOX
WITH REFLECTIVE STRIPES.



PAINT BUILDING EXTERIOR VALERO SAND.
NO TOUCH PERIMETER CAMERAS, PAINT AROUND.
NO TOUCH BUMPER POLES NEAR ELECTRICAL BOX
WITH REFLECTIVE STRIPES.



PAINT **ALL** EXISTING CONCRETE CADDIE
LOGOS TO WHITE.



PAINT BUMPER POLES NEAR TANK
SAFETY YELLOW.
NO TOUCH TANK.



PAINT BUMPER POLES VALERO BLUE.
NO TOUCH AIR & WATER MACHINE.



Not allowed per Planning
Division standards

PAINT PREVIOUSLY PAINTED LIGHT STANDARDS
VALERO LIGHT GRAY.
PAINT ALL BUMPER POLES VALERO BLUE



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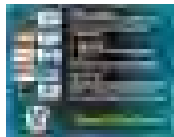
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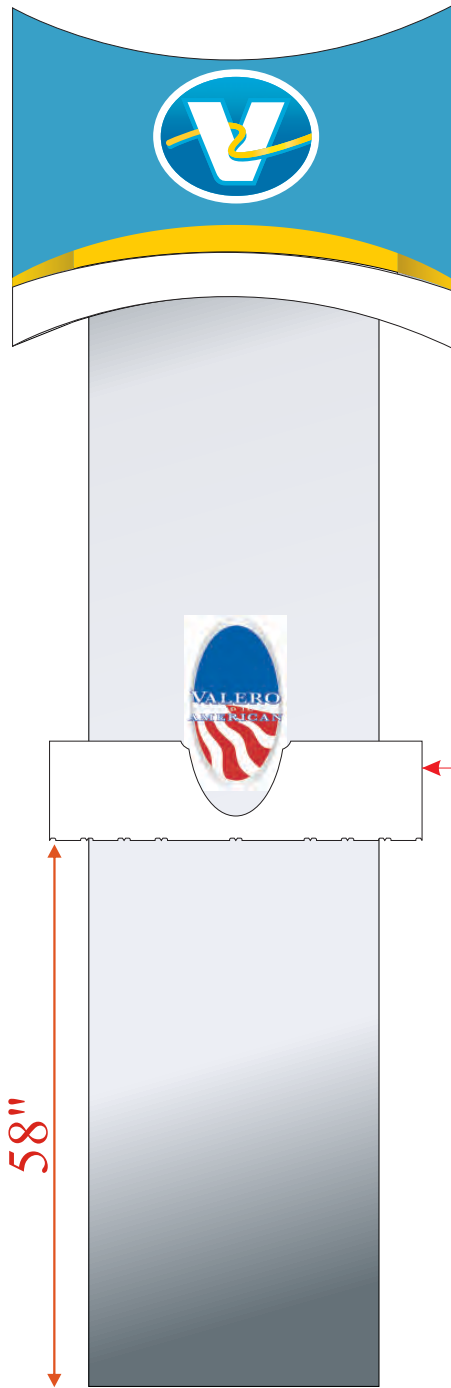
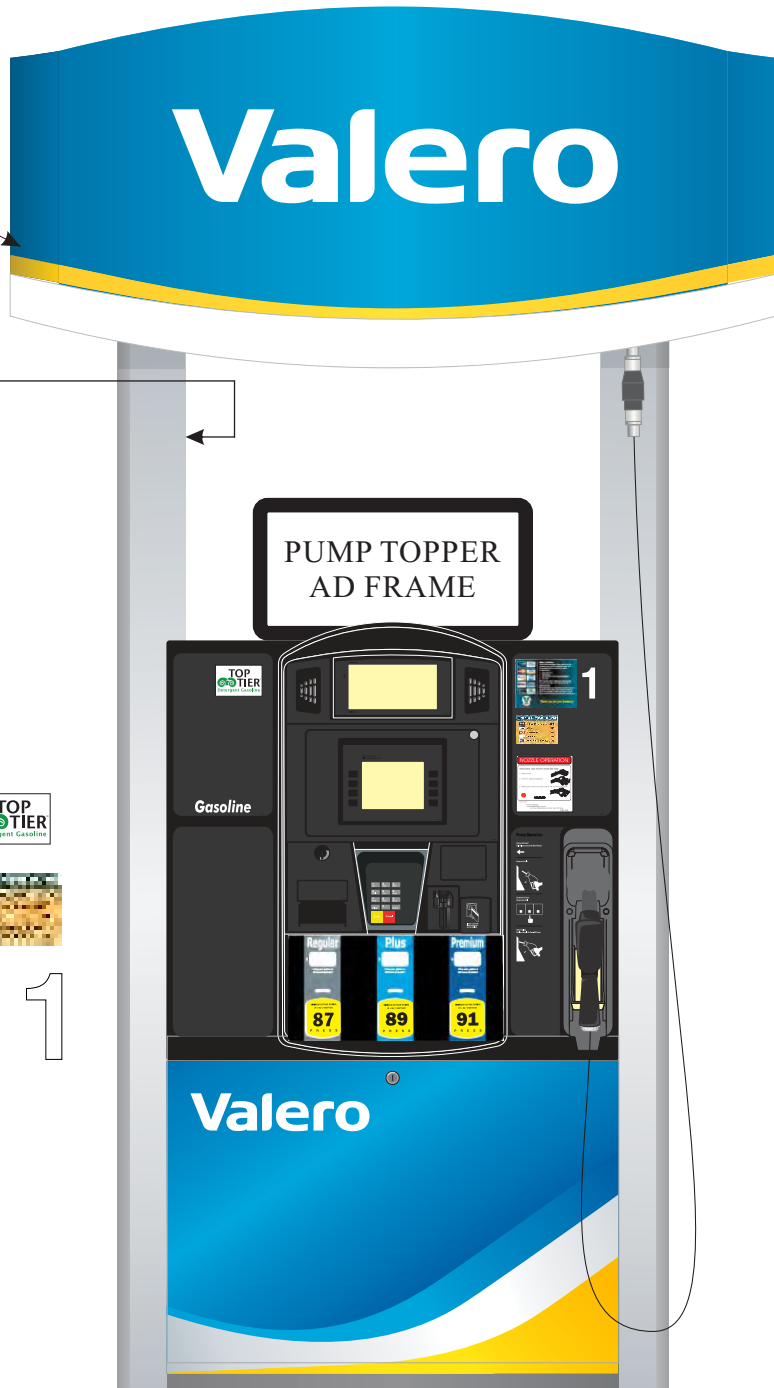
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*****VERY IMPORTANT*****
MUST NOT DRILL INTO DISPENSERS
WHEN INSTALLING VALANCES.
MUST USE EXISTING BOLTS TO
ATTACH BRACKETS AND VALANCES



Gasoline 1

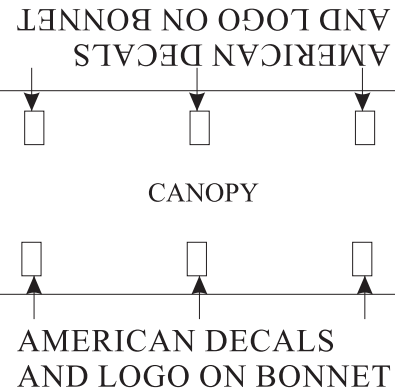


N. FOWLER AVE.



EXISTING DISPENSER

ASHLAN AVE.



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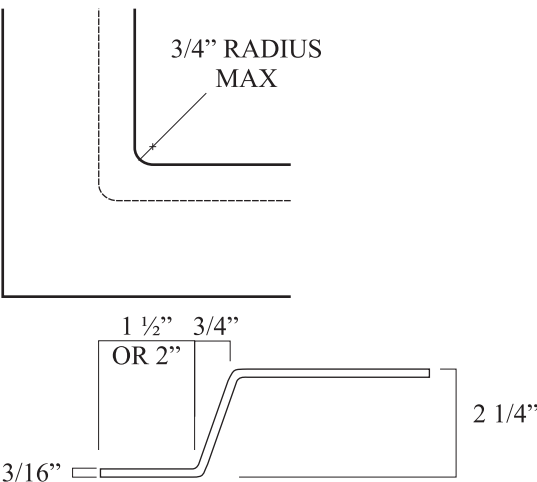
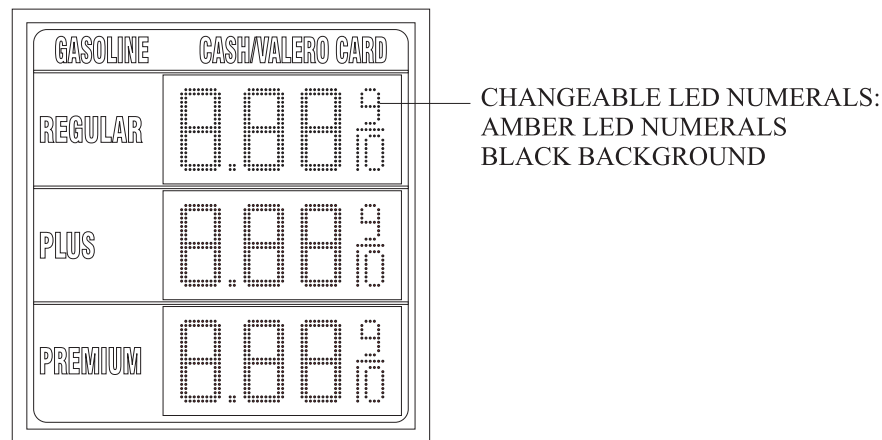
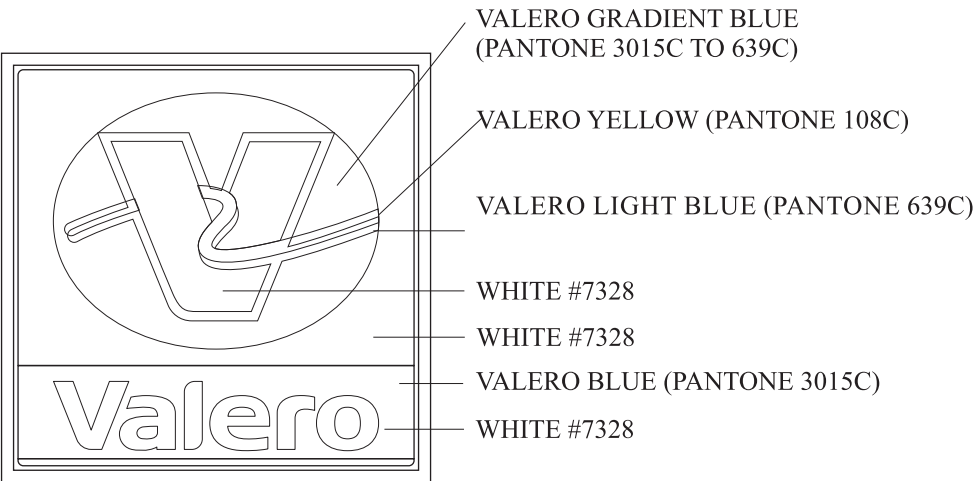
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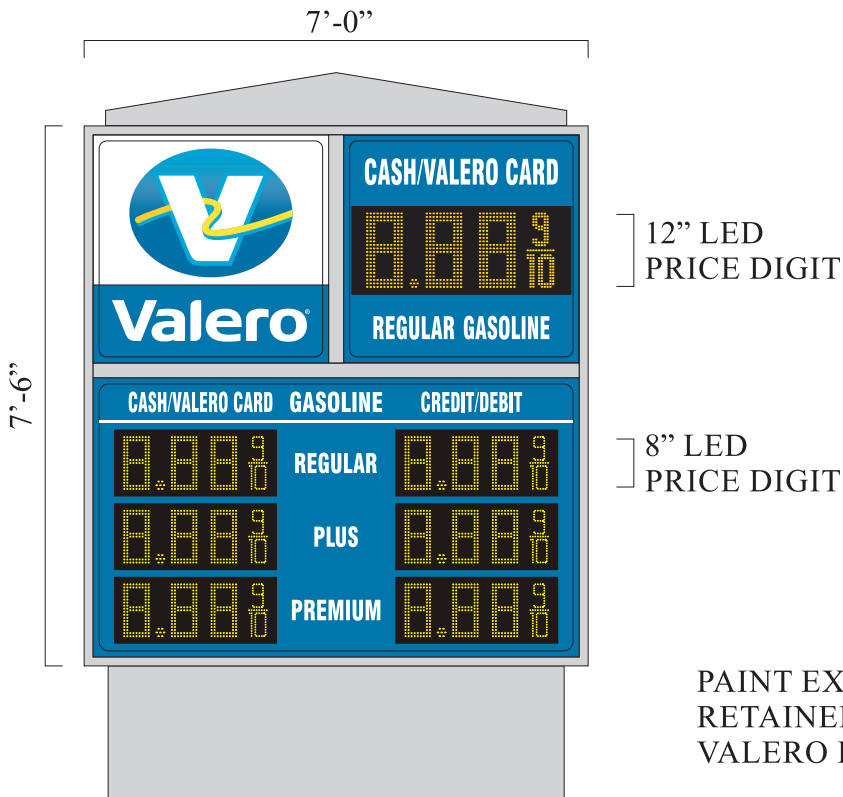
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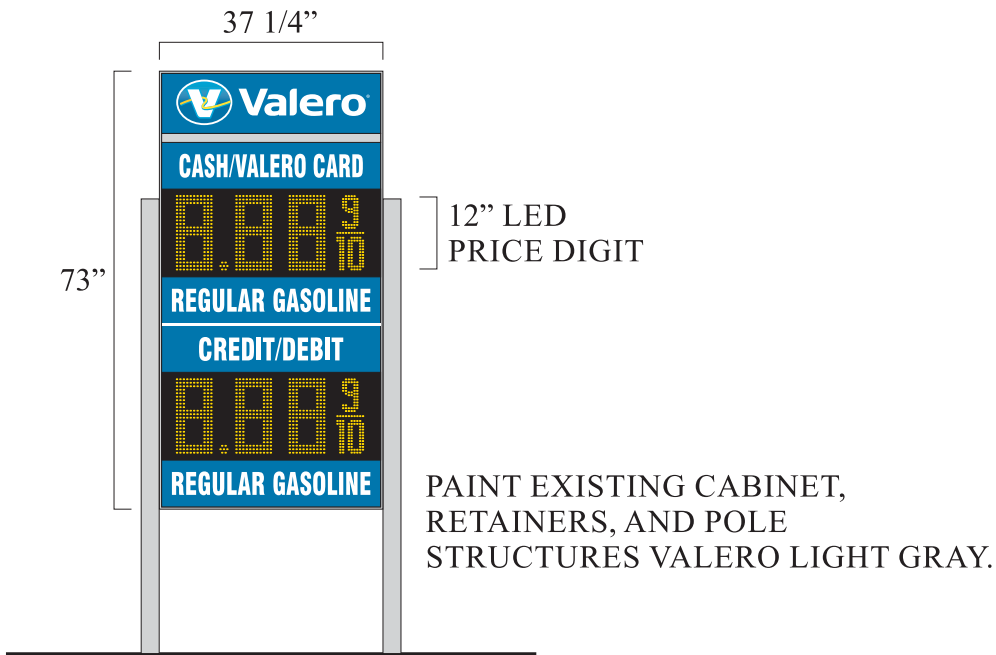


MOLDED FACE CORNER SECTION



SCALE: 3/8" = 1'-0"

① REFACE EXISTING D/F PRICE/ID SIGN



SCALE: 3/8" = 1'-0"

② REFACE EXISTING D/F PRICE/ID SIGN

REFACE/REPAINT EXISTING CABINET.

CABINET CONSTRUCTION: ALUMINUM
ILLUMINATION/ELECTRICAL: STANDARD FLOURESCENT
COOL WHITE HIGH OUTPUT INTERNAL ILLUMINATION,
INTERNAL MAGNETEK BALLASTS (OR EQUAL), UL LABEL
AND VISIBLE DISCONNECT SWITCH ALL ELECTRICAL
COMPONENTS TO BE UL LISTED
AND APPROVED

FACE MATERIALS: MOLDED HIGH IMPACT CLEAR
ACRYLIC FACES WITH TRANSLUCENT 3M VINYL
SECOND SURFACE DECORATION

FINISH SPECIFICATIONS: SHERWIN WILLIAMS
PAINTED, RETAINERS, DIVIDER BARS, POLE AND
BASE TO MATCH VALERO LIGHT GRAY.

GENERAL NOTE: ALL SIGNAGE TO BE MANUFACTURED
AND INSTALLED ACCORDING TOLOCAL AND NATIONAL
BUILDING AND ELECTRICAL CODES



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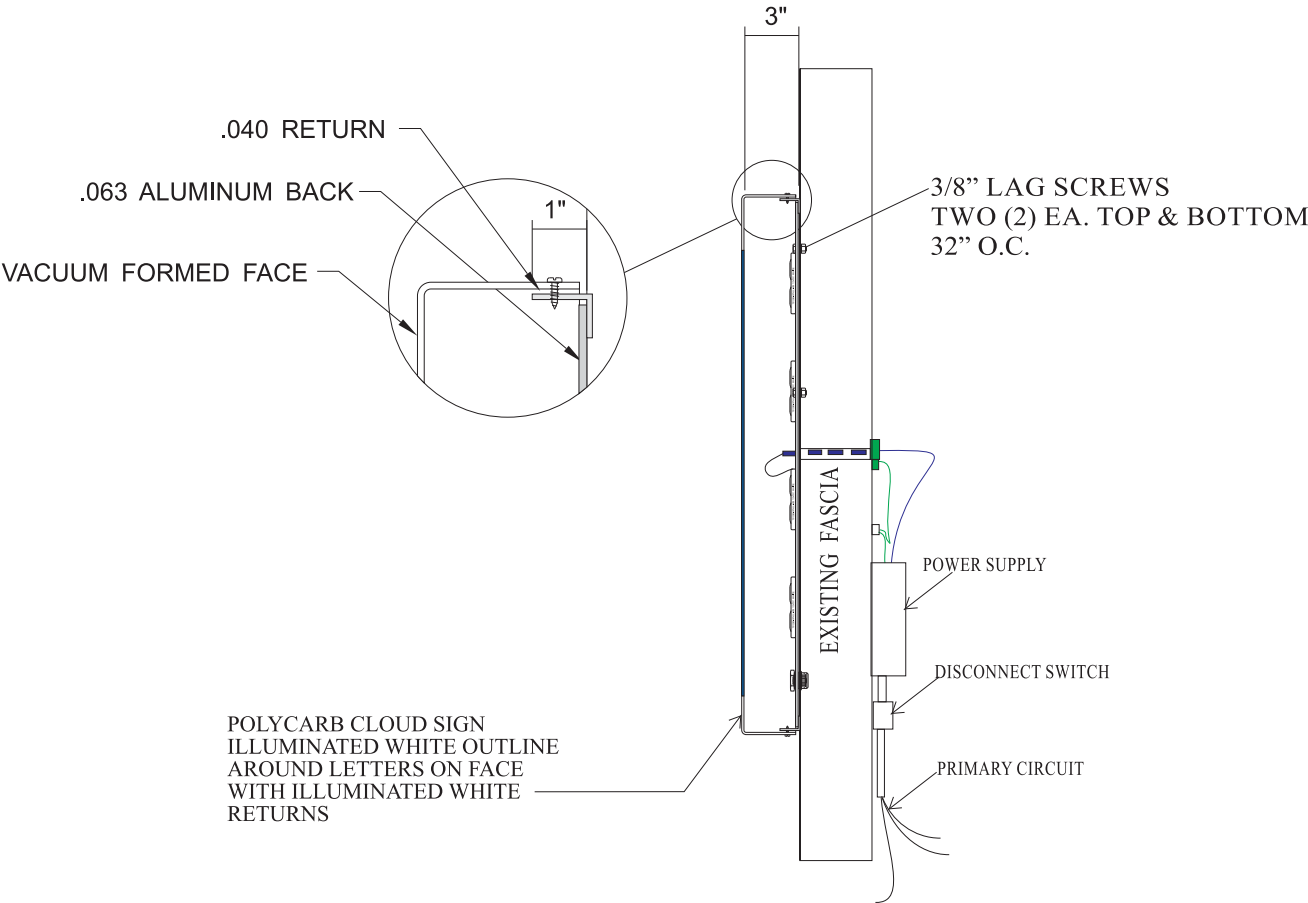
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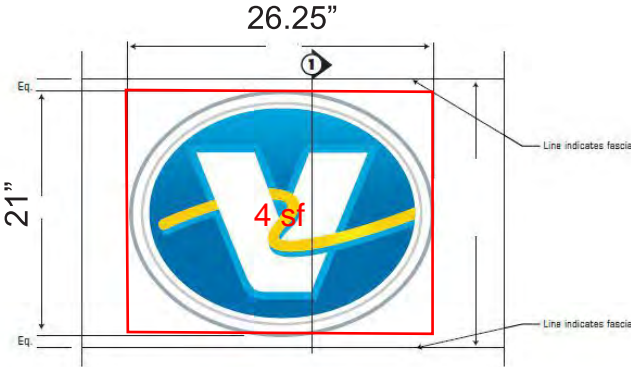
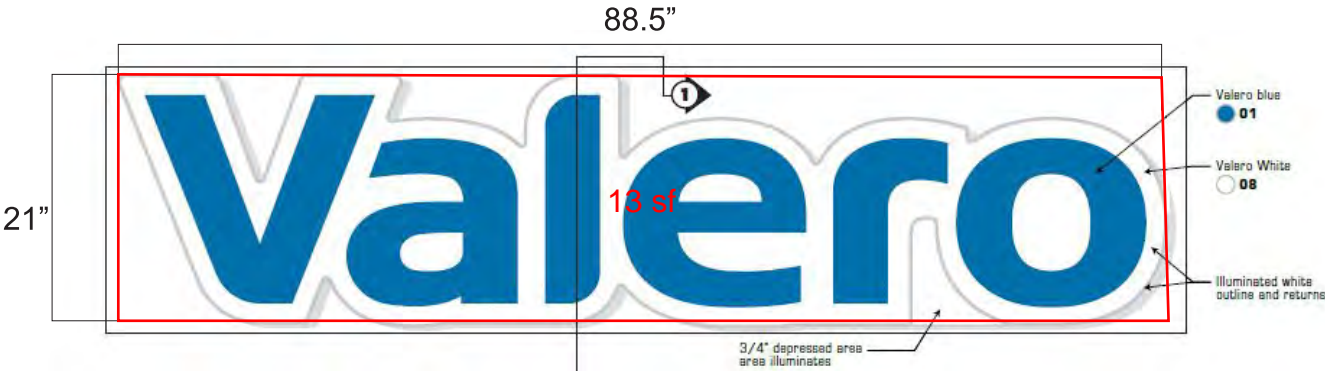
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WORDMARK & LOGO DETAILS LED ILLUMINATION

AGENDA ITEM NO. 5



SECTION DETAIL



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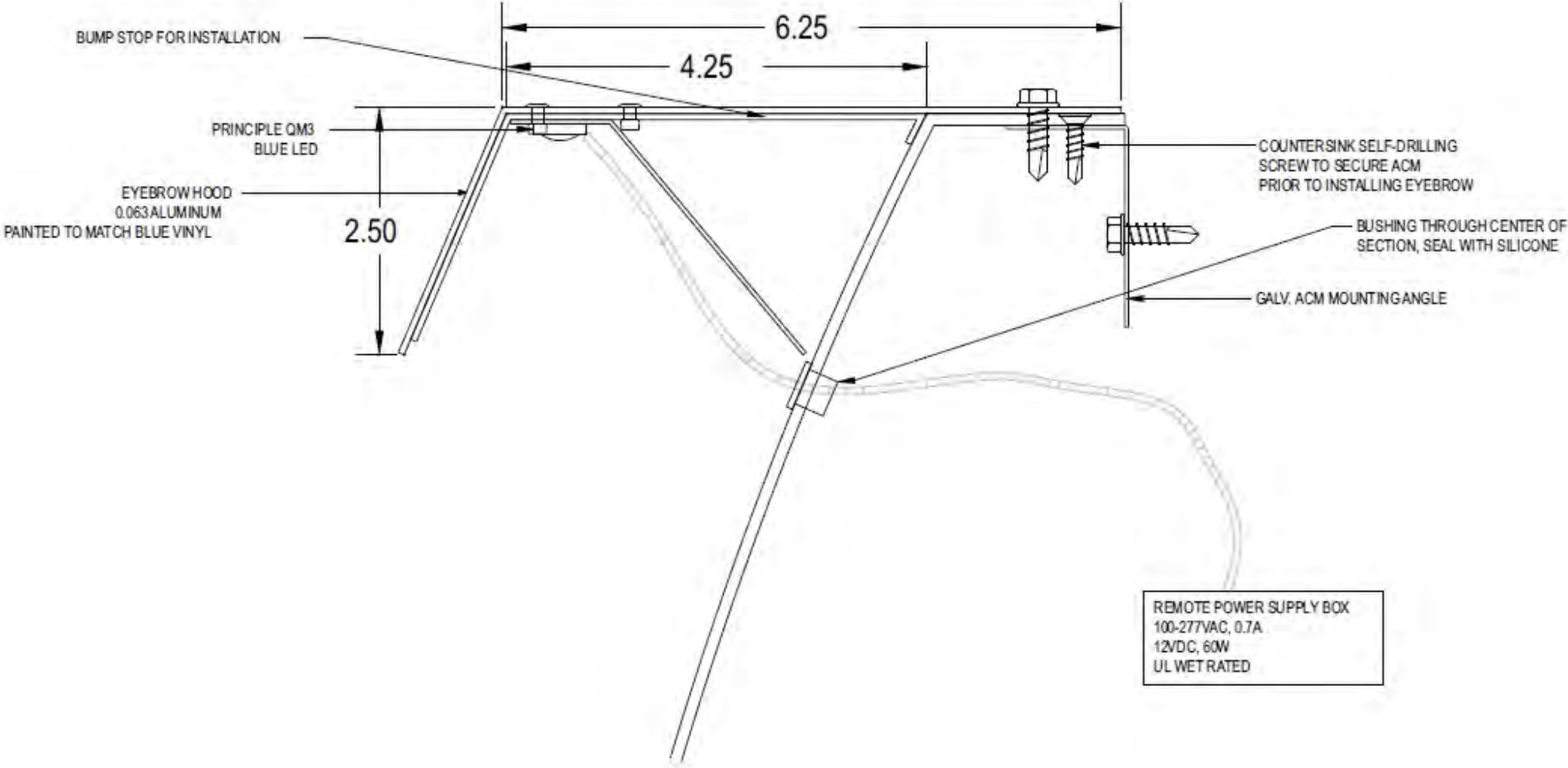
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EYEBROW SECTION VIEW DETAILS LED ILLUMINATION



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CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: February 27, 2020

SUBJECT: Consider items associated with approximately 1.6 acres of property located along the east side of Osmun Avenue and the west side of Baron Avenue, north of Second Street. TGP Investments LLC & Flyline Investments, owner/applicant; Dirk Poeschel, Representative.

- a. **Consider Approval - Res. 20-____, GPA2018-03**, A request to amend the General Plan to re-designate from the Medium Density Residential (4.1 to 7.0 DU/Ac) to the Very High Density Residential (25.1 to 43.0 DU/Ac) classification for future development.
- b. **Consider Approval - Res. 20-____, R2018-09**, A request to approve a rezone from the R-1 (Single Family Residential-6,000 Sq Ft) to the R-4 (Very High Density Multiple Family Residential) Zone District.

Staff: Orlando Ramirez, Deputy City Planner
Recommendation: Approve

- ATTACHMENTS:
1. Conditions of Approval
 2. Draft Resolutions
 3. Justification Letter
 4. Site Plan
 5. Floor Plans and Elevations
 6. Correspondence, Agencies and Departments
 7. Correspondence (Opposition)

CONFLICT OF INTEREST
 None.

RECOMMENDATION

Staff recommends that the Planning Commission:

- Approve General Plan Amendment GPA2018-03, subject to the conditions of approval included in **Attachment 1**; and
- Approve Rezone R2018-09, subject to the conditions of approval included in **Attachment 1-A**.

EXECUTIVE SUMMARY

The applicant is requesting to amend the General Plan and rezone property to permit a 40-unit multiple-family, non-gated residential development on approximately 1.6-acres of property shown in **Figure 1**. The Project would include construction of public streets, sidewalks, landscaped areas, and a block wall along the south and north boundary of the site as well as related amenities.

To accommodate the Project, the applicant is requesting a general plan amendment to re-designate the site from the Medium Density Residential (4.1 to 7.0 DU/Ac) to the Very High Density Residential (25.1 to 43.0 DU/Ac) designation, and a rezone from the R-1 (Single-Family Residential-6,000 sq. ft.) to the R-4 (Very High Density Multiple-Family Residential) Zone District. Approval of this Project would allow the applicant to proceed with construction drawings and permit review.

BACKGROUND

- General Plan Designation: Medium Density Single-Family Residential
- Specific Plan Designation: Medium Density Single-Family Residential
- Existing Zoning: R-1
- Lot Size: 1.6 acres
- Current Land Use: Vacant church, Outbuilding
- Adjacent Land Uses:
 - North: Ponding Basin
 - South: Single-Family Residential
 - East: Single-Family Residential
 - West: Multiple-Family Residential
- Previous Entitlements: None



Figure 1

PROPOSAL AND ANALYSIS

The applicant requests approval of GPA2018-03 and R2018-09 to construct a 40-unit multiple-family residential project as part of a non-gated development. Each of the required entitlements are described and analyzed in more detail within this report.

General Plan Amendment (GPA2018-03)

The applicant is requesting to amend the General Plan Land Use Diagram and the Central Clovis Specific Plan for an area currently designated as Medium Density Residential (4.1 to 7.0 DU/Ac) to the Very High Density Residential (25.1 to 43.0 DU/Ac) designation. As part of the Project application, a justification letter has been provided for the general plan amendment (**Attachment 3**). This request is required for the applicant to be able to accommodate the Project at the proposed density. A general plan amendment is a change in City policy and requires a

compelling reason for change. The applicant has stated that the proposed use is providing much needed multiple-family housing as required to meet State Housing mandates. Additionally, the applicant indicates that the Project will provide housing opportunities in the central Clovis area.

Under the existing General Plan land use designation (Medium Density Residential), the Project site could support up to a maximum of 11 residential units. Under the proposed Project (Very High Density Residential), the site could accommodate a maximum of up to 68 residential units. However, the applicant is proposing a 40-unit development.

The Project site was previously home to Clovis Foursquare Church. The church closed its doors several years ago and was purchased by the applicant for future development. The Project site is surrounded by existing single family homes, multiple family complex/duplexes, and a ponding basin. To the west are two multiple family developments. On the south and east are existing single family residential and the basin is located directly to the north of the Project. As such, the Project's request to Very High Density Residential would be consistent with the General Plan to create a diversity of housing within neighborhoods, providing additional housing opportunities to the central Clovis area.

Land Use

This general plan amendment is accompanied with a specific project with a density of 25.1 units per acre. The request to re-designate to Very High Density Residential is not unlike other past plan amendments within the City of Clovis and will accommodate an in-fill development on a challenging site which has street frontages on two sides and unusual shape. The General Plan and Central Clovis Specific Plans designated the subject site as Medium Density Residential. The request to increase the density for the 1.6 acre subject property would add 40 units into the City's housing stock.

Regional Housing Needs Allocation

In accordance with state housing law, the City is required to demonstrate that it has enough property designated for residential development to accommodate housing demand for all income categories. This is referred as the Regional Housing Needs Allocation (RHNA). High density development, starting at a minimum of 20 dwelling units per acre, must be designated and made available for housing projects. The City has developed various programs and identified specific properties to meet its RHNA requirements. The Project parcels are not currently included in the City's inventory of RHNA sites.

For a variety of reasons, some of the properties the City has included in its high density RHNA inventory will not develop at the densities assumed in the RHNA calculations. Other sites, however, including the Project, may develop at densities greater than originally anticipated. As long as these new sites develop at a minimum density of 20 DU/Ac, these units would effectively serve as "replacement" units and would help towards meeting the City's RHNA requirements. Because the proposed multi-family project would be developed at greater than 25 DU/Ac, the Project would increase the City's RHNA capacity for high density housing by 40 units and can be considered an integral part of helping meet the City's RHNA obligation.

Infill

The 1.6 acre Project site is one of the last few remaining vacant properties in the area. The applicant has an opportunity to utilize the property as infill development for the establishment of

a multiple-family residential project in accordance with the General Plan policies and Development Code requirements noted above.

Circulation

With any general plan amendment, particularly a request to increase residential density, traffic circulation is carefully addressed. The Project is primarily served by Osmun Avenue on the west and Baron Avenue on the east, which are both classified as local streets. Generally, an increase in density to a site has the potential to impact other streets in the area. The applicant has designed the Project to utilize the two access points that distribute vehicular traffic to either side of the development, providing connectivity to Third Street on the south, and Sierra Avenue on the north via Baron Avenue. If the development were to be constructed per the current General Plan utilizing the same public streets, access would likely remain the same. A traffic assessment completed for the Project by Placeworks indicates a Project trip generation that is below 100 peak hour trips. This is the threshold normally required for the preparation of a traffic impact study. Therefore, the Project is not anticipated to cause a substantial increase in traffic or cause a detriment in operations at nearby intersections and public right-of-ways.

Concerns were raised regarding impacts to traffic, particularly from residents surrounding the development as well as property owners along Sierra Avenue. The concerns included additional traffic introduced to the area due to an increase in density (Attachment 8).

Transit Center and Library

On January 23, 2020, the Clovis Planning Commission approved SPR2019-20, for a proposed Fresno County Library just to the southwest of the Project. The proposed site is part of a 5.7 acre property which will include a new Clovis Senior Center and Transit Facility. The combined projects will fill a much needed void in the Central Clovis area, providing needed transit services, senior and educational opportunities, all within walking distance from the Project.

Trail Access and Convenience

With Project approval, the site will be situated in close proximity to the Old Town Trail. Residents will have the ability to walk from the Project towards Third Street, utilizing a valuable city-wide amenity. Additionally, residents from the Project will also have conveniences such as dining, commercial, and office related uses, all within walking distance.

CUSD School District

The School District provided a letter regarding the development's impact on schools and states that school enrollment for Clovis Elementary, Clark Intermediate, and Clovis High School, are nearing capacity; however, transportation will be available for students attending the aforementioned schools. Additionally, due to projected growth in the District and the District's plans for new school facilities, the need for transferring students to other Clovis elementary schools may be necessary, subsequently, the School District will levy a school facilities fee to accommodate the residential development.

Water and Sewer Facilities

With an increase in density, the prime issue is generally water and sewer services. The project was evaluated by Provost and Pritchard for water and the City Engineer for sewer impacts. Based on information collected, the consultant has stated that with development, the connections should be adequate to convey water supply to the Project to support anticipated demands. The Project would not negatively impact the City's ability to provide a supply and

delivery of water to foreseeable users. Regarding Sewer services, the City Engineer states that the City can adequately serve the Project without modification or expansion of the sewer system or treatment plant.

Rezone (R2018-09)

The applicant is requesting a rezone of the Project site from the R-1 (Single Family Residential-6,000 sq ft) Zone District to the R-4 (Very High Density Residential (25.1 to 43.0 DU/Ac) Zone District, which allows for more flexibility from density and development standards otherwise required under single-family residential zoning.

Objective Standards

The State of California approved several bills related to housing, including the recently adopted Senate Bill (SB) 330, known as the Housing Crisis Act of 2019, which aimed at increasing housing production. A portion of SB330 focused on utilizing “objective design standards” in regard to a streamlined, ministerial review for residential projects as a measure to approve or deny. In response to SB330, on December 16, 2019, the City Council passed an amendment to the 1992 Multiple-Family Residential Design Guidelines. With the creation and implementation of the proposed objective design standards, the process of reviewing multiple-family projects is considered more efficient.

The Project is associated with a general plan amendment that re-designates the subject properties for multiple-family development. The Project if approved, will be subject to the Objective Standards, but could also be subject to additional comments and conditions established in conjunction with this general plan amendment and rezoning since the proposed land use was not initially consistent with the existing land use designation of Medium Density Residential. The new residential design review will provide for review of projects based on a checklist of specific objective design standards. If the Project is approved, an application will be submitted and staff will then be able to measure the project against the design standards and make findings of approval that memorialize landscaping, open spaces, architecture, and elevations. Any specific conditions of approval required in conjunction with the general plan amendment and rezoning will also be applied at that time.

Parking and Driveways

The applicant has included the site plans for the Project (**Attachment 4**). Each unit would include 2-car uncovered and covered parking areas for a total of 80 stalls, consistent with development regulations for 2-bedroom units. The applicant is providing 17-foot stalls with 3-feet of overhang in order to meet the 20-foot parking stall requirement.

Streets and Sidewalks

The Project will utilize existing streets for access to and from the Project; Osmun Avenue on west, and Baron Avenue on the east and will provide sidewalks on both street frontages.

Building Floor Plans and Elevations

The Project includes a total of 40, two bedroom, two-bath units within two separate 3-story buildings. The larger of the two buildings (Building 1), will include 11-units per floor with a total of 33 units. Building 2 will include seven townhouse type units (**Attachment 5**). In attempt to mitigate any privacy concerns, the applicant oriented the larger building to run parallel with the existing ponding basin on the north which minimizes the visual impact to single-family residents

on the east and south. Building 2 is placed on the west side of the Project site, adjacent to existing multiple-family development. Although privacy may be a concern for the neighboring single-family residences located to the east and south, Building 1 is proposed at approximately 90-feet from the nearest single-family residence on the east and northeast. The proposed R-4 Zone District allows a maximum height of 50 feet or 4-stories. This request is for two buildings at an overall height of 39 feet.

The applicant's Project includes greater architectural articulation on the primary elevation and rear of each building. The applicant's intent is to incorporate changes in surface treatment, colors and projections to provide attractive, complimentary building facades.

Amenities, Landscape and Open Space

The development includes open spaces along the frontages of the Project. The open spaces will include tubular steel fences with decorative pilasters, barbeque area, sunshade structure, and a tot lot. As part of the Project, the applicant will be required to install landscaping throughout the site, including the front yards of the units and other public spaces such as required setbacks along Osmun and Baron Avenues. A separate staff level review of landscape plans will ensure compliance with the City of Clovis Water Efficient Landscape Requirement, as well as placement and location of landscaping.

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, San Joaquin Valley Air Pollution Control District, and the State Department of Fish and Wildlife. Comments received are included in **Attachment 6** only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letter are placed in the administrative record and provided to the applicant for their records.

Public Outreach

Because the Project includes a proposed general plan amendment, a minimum of two neighborhood meetings are required per City policy. One (1) meeting must occur prior to Planning Commission, and one (1) following Planning Commission, prior to City Council. The applicant has held a neighborhood meeting leading up to Planning Commission, which occurred on Tuesday, January 28, 2020 at the Fairfield Inn Hotel. The meeting was attended by 20 area residents. Based on the proposed Project, the primary concerns focused on the change in density and perceived impacts regarding traffic, circulation, the access points from Osmun and Baron Avenues, potential impact to schools, and concerns with overflow parking along public streets.

Staff has evaluated these concerns and determined that the proposed traffic circulation network is consistent with City design standards and is adequate for safe circulation as prescribed above. Based on the circulation pattern and the traffic assessment conducted by Placeworks, traffic would be minimal with the Project, inserting one additional vehicle every three minutes into the neighborhood.

Specific to concerns of parking along the public streets, public streets allow for public parking. However, the Project would include two on-site vehicle parking areas per unit, as well as public

streets throughout the neighborhood, therefore, providing sufficient areas of parking for the Project.

Lastly, the potential for impacts to Clovis Unified School District (CUSD) was discussed earlier in the staff report. In short, the CUSD letter indicated a concern with the increase in density, indicating that if the project is approved, the District could make adjustments to enrollment and student placement, if needed.

At the neighborhood meeting, several residents expressed that they would want the ability to provide correspondence specific to their concerns with the Project. Staff provided contact information to several residents, stating that citizens should feel free to contact, email or write their concerns for inclusion into staff's report.

Public Comments

A public notice was sent to area residents within 800 feet of the property boundaries. Staff has received correspondence from area property owners attached as **Attachment 7**. Generally, residents expressed concerns that the project would create a significant increase in traffic and on-street parking to an already impacted area of old town. Additional concerns were specific to placement of three-story development in an area of older homes on the east and south of the Project site. Discussion of these issues are analyzed in this report.

California Environmental Quality Act (CEQA)

The City has determined that this Project is exempt from CEQA pursuant to Public Resources Code Section 15332 (Class 32 – Infill Development Projects). Under the Class 32 categorical exemption, projects that: (a) are consistent with the applicable land use designation, General Plan policies, and zoning; (b) are within city limits on a project site of no more than five acres substantially surrounded with urban uses; (c) are located on sites with no value as habitat for endangered, rare, or threatened species; (d) would not result in significant effects relating to traffic, noise, air quality, and water quality; and (e) is located on a site that can be adequately served by all utilities.

A Notice of Exemption has been completed during the preliminary review and is kept for public review with the project file during the processing of the project application. Staff will file the notice with the County Clerk if the project is approved.

The City published notice of this public hearing in The Business Journal on Wednesday, February 7, 2020.

Consistency with General Plan Goals and Policies

Staff has evaluated the Project in light of the General Plan Land Use goals and policies. The following goals and policies reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equal quality of life. The goals and policies seek to foster more compact development patterns that can reduce the number, length, and duration of auto trips.

Policy 3.5 Fiscal sustainability. The City shall require establishment of community facility districts, lighting and landscaping maintenance districts, special districts, and other special funding or financing tools in conjunction with or as a condition of

development, building or permit approval, or annexation or sphere of influence amendments when necessary to ensure that new development is fiscally neutral or beneficial.

Goal 5: A city with housing, employment, and lifestyle opportunities for all ages and incomes of residents.

Policy 5.1 Housing variety in developments. The Clovis General Plan has been planned to provide a variety of housing product types suitable to each stage of a person's life. Each development should contribute to a diversity of housing sizes and types within the standards appropriate to the land use designation. This policy does not apply to projects smaller than five acres.

Goal 6: A city that grows and develops in a manner that implements its vision, sustains the integrity of its guiding principles, and requires few and infrequent amendments to the General Plan.

Policy 6.1: Amendment criteria. The City Council may approve amendments to the General Plan when the City Council is satisfied that the following conditions are met:

- The proposed change is and will be fiscally neutral or positive.
- The proposed change can be adequately served by public facilities and would not negatively impact service on existing development or the ability to service future development.

Policy 6.2 Smart growth. The city is committed to the following smart growth goals.

- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Mix land uses.
- Strengthen and direct development toward existing communities.
- Take advantage of compact building design.

REASON FOR RECOMMENDATION

The proposal will provide a diversity in housing types and a quality residential environment for this area. The Project does not substantially impact sewer, water and other public services and will contribute to their proportionate share of infrastructure and open space. The proposed site map is consistent with the goals and policies of the General Plan, Central Clovis Specific Plan and Development Code. Staff therefore recommends that the Planning Commission approve GPA2018-03 and R2018-09, subject to the conditions of approval in **Attachment 1 and Attachment 1-A**.

General Plan Amendment GPA2018-03

The findings to consider when making a decision on a general plan amendment application include:

1. The proposed amendment is internally consistent with the goals, policies, and actions of the General Plan.
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

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

Rezone R2018-09

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

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan.
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects. (§ 2, Ord. 14-13, eff. October 8, 2014).
4. There is compelling reason for the amendment.

ACTIONS FOLLOWING APPROVAL

These items will continue on to the City Council for consideration.

FISCAL IMPACT

None

NOTICE OF HEARING

Property owners within 800 feet notified:	174
Interested individuals notified:	10

Prepared by: Orlando Ramirez, Deputy City Planner

Reviewed by:



Dave Merchen
City Planner

Conditions of Approval

ATTACHMENT 1 and 1-A

ATTACHMENT 1
Conditions of Approval- GPA2018-03

Planning Division Comments
(Orlando Ramirez, Deputy City Planner – 559-324-2345)

1. Development of the Very High Density residential development shall be consistent with the General Plan Very High Density Designation (25.1 – 43. DU/Ac).

**ATTACHMENT 1-A
Conditions of Approval- R2018-09**

**Planning Division Comments
(Orlando Ramirez, Deputy City Planner – 559-324-2345)**

2. Rezone R2018-09, shall become effective only upon approval General Plan Amendment GPA2018-03 by the City Council.
3. Rezone R2018-09 approves an R-4 (Very High Density Residential Development) Zone District.
4. As amenities for the Project, the developer shall include open space areas inclusive of a tot lot, outdoor shade structure and barbeque area.
5. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.
6. Maximum building (main structure) height shall not exceed fifty (50) feet.
7. Setbacks shall be measured to the exterior face of the framing of the structure. Exceptions to the setbacks are identified in Section 9.24.100 of the Clovis Municipal Code.

**Fire Department Conditions
(Gary Sawhill, Department Representative - 324-2224)**

Roads / Access

8. ***Fire Department Comments on Plans:*** All Fire Department comments shall be on approved plans.

Roads / Access

9. ***Fire Apparatus Access Roads (26')***: Fire apparatus access roads shall have an unobstructed width of not less than twenty-six feet (26') to all buildings and an unobstructed vertical clearance of not less than fourteen feet (14').
10. ***Turning Radius:*** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')
11. ***Fire Lane:*** The fire lanes shall be posted with signs and/or the curbs shall be painted red as per Clovis Fire Department Standard #1.1 and identified on site plan.
12. ***Turning Radius:*** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')

13. **Security Gates:** All security gates shall comply with Clovis Fire Department Gates Standard #1.5. Plans shall be submitted for review and permits issued by Fire Department prior to installation.

14. **All Weather Access & Water Supply:** The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2 or #1.3.

15. **Two Points of Access:** Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.

16. **Fire Access – Landscape Obstruction:** Landscaping trees or shrubs located adjacent to the fire access drives shall be of the type that will not impede fire access due to their growth process.

17. **Driveway Access:** A driveway approach to a designated fire access road shall have a minimum width of thirty-two feet (32') or equal to the width of the fire access road it services, plus six feet (6'), whichever is greater. Roads having a high potential for impairment of the department access shall have a wider driveway approach, as determined by the Fire Chief.

Water Systems

18. **Commercial Fire Hydrant:** The applicant shall install two (2), 4 ½" x 4 ½" x 2 ½" approved Commercial Type hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site.

19. **Looped Water Main:** The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department

20. **Apartment Fire Sprinklers:** The applicant shall install an automatic fire sprinkler system in all apartment buildings as per NFPA 13 standards as approved by the Fire Department.

21. **Underground Fire Service Line Installation:** Installation shall be per Clovis Fire Standard #2.1.

22. Prior to installation, the applicant shall submit fire sprinkler underground water supply plans for review and approval and issuance of a permit by the Clovis Fire Department. Prior to final acceptance, the underground fire service line shall be inspected, pressure tested and flushed in the presence of a Clovis Fire Department inspector. A permit is required to be on-site for all inspections requests. NOTE – When a fire pump is required by the overhead system demand, the FDC shall be connected on the discharge side of the fire pump.
23. **FDC Location:** The Fire Department Connection to the automatic fire sprinkler system shall be shown on the site utility plan. Installation shall be per Clovis Fire Standard #2.1.
24. This will be reviewed and approved by the Clovis Fire Department before installation.
25. **Monitored Sprinklers:** All valves controlling the water supply for automatic sprinkler systems and water flow switches on all sprinkler systems shall be electronically monitored for integrity.
26. **Apartment Fire Extinguishers:** The applicant shall install approved fire extinguishers, 2A-10BC minimum rating, with a maximum travel of seventy-five feet (75') from any apartment unit's front door. These should be located and approved by the Clovis Fire Department prior to building occupancy.
27. **Address Numbers:** Address numbers shall be installed on every building as per adopted Clovis Fire Department Standard #1.8.

Fresno Irrigation District

(Chris Lundeen, FID Representative – 233-7161 ext. 7410)

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

County of Fresno Health Department Conditions

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

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

Clovis Unified School District

(Michael Johnston, CUSD Representative – 327-9000)

30. The Applicant shall refer to the attached CUSD correspondence. If the list is not attached, please contact the CUSD for the list of requirements.

San Joaquin Valley Air Pollution Control District
(Carol Flores, SJVAPCD Representative – 230-55935)

31. The Applicant shall refer to the attached SJVAPCD correspondence. If the list is not attached, please contact the SJVAPCD for the list of requirements.

Fresno Metropolitan Flood Control District
(Mikel Meneses, FMFCD Representative – 456-3292)

32. The Applicant shall refer to the attached FMFCD correspondence. If the list is not attached, please contact the FMFCD for the list of requirements.

DRAFT RESOLUTIONS

**DRAFT
RESOLUTION 20-____**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS RECOMMENDING APPROVAL OF GPA2018-03 AMENDING THE GENERAL PLAN FOR APPROXIMATELY 1.6 ACRES LOCATED ALONG THE EAST SIDE OF OSMUN AVENUE AND THE WEST SIDE OF BARON AVENUE, NORTH OF SECOND STREET AND FINDING THE PROJECT IS EXEMPT FROM CEQA PURSUANT TO A CLASS 32 CATEGORICAL EXEMPTION

WHEREAS, TGP Investments LLC & Flyline Investments LLC, 1398 West Herndon Avenue, Suite #205, Fresno, CA 93711, has applied for a General Plan Amendment GPA2018-03; and

WHEREAS, the Applicant submitted an application for a general plan amendment to amend the General Plan to change the land use designation from Medium Density Residential to Very High Density Residential, for an approximate 1.6 acre property located along the east side of Osmun Avenue and the west side of Baron Avenue, north of Second Street, in the County of Fresno, California; and

WHEREAS, the City published a Notice of the Planning Commission Public Hearing for February 27, 2020, to consider GPA2018-03 in the Business Journal. A copy of the Notice was delivered to interested parties within 800 feet of the property boundaries ten days prior to said hearing; and

WHEREAS, on February 27, 2020, the Planning Commission considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to General Plan Amendment GPA2018-03, which are maintained at the offices of the City of Clovis Department of Planning and Development Services; and

WHEREAS, the Commission, has reviewed and considered the staff report and all written materials submitted in connection with the request and hearing and considering the testimony presented during the public hearing; and

WHEREAS, after hearing substantial evidence in the record the Commission, finds as follows:

1. The amendment is consistent with the Clovis General Plan.
2. The amendment is in keeping with the intent and purpose of the Zoning Ordinance
3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and, based upon the Categorical Exemption, there is no substantial evidence that the project will have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED that the Clovis Planning Commission does hereby approve and recommend approval of GPA2018-03.

* * * * *

The foregoing resolution was approved upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 20-

GENERAL PLAN AMENDMENT GPA2018-03

DATE: February 27, 2020

Amy Hatcher, Chair

ATTEST: _____
Dwight Kroll, AICP, Secretary

DRAFT
RESOLUTION 20-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS RECOMMENDING APPROVAL TO REZONE APPROXIMATELY 1.6 ACRES FROM THE R-1 (SINGLE-FAMILY RESIDENTIAL – 6,000 SQ. FT.) TO THE R-4 (VERY HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL) ZONE DISTRICT FOR PROPERTY LOCATED ALONG THE EAST SIDE OF OSMUN AVENUE AND THE WEST SIDE OF BARON AVENUE, NORTH OF SECOND STREET AND FINDING THE PROJECT IS EXEMPT FROM CEQA PURSUANT TO A CLASS 32 CATEGORICAL EXEMPTION

LEGAL DESCRIPTION:

See the attached Exhibit “One.”

WHEREAS, TGP Investments LLC & Flyline Investments LLC, 1398 West Herndon Avenue, Suite #205, Fresno, CA 93711, has applied for a Rezone R2018-09; and

WHEREAS, this is a request to rezone approximately 1.6 acres from the R-1 (Single-Family Residential – 6,000 Sq. Ft.) to the R-4 (Very High Density Multiple Family Residential) Zone District for property located along the east side of Osmun Avenue and the west side of Baron Avenue, north of Second Street, in the County of Fresno, California; and

WHEREAS, the Commission does find the Project consistent with a Class 32 Exemption pursuant to CEQA guidelines for infill development.

WHEREAS, a public notice was sent out to area residents within 800 feet of said property boundaries twenty-one days prior to said hearing; and

WHEREAS, the Rezoning is in keeping with the intent and purpose of the Zoning Ordinance; and;

WHEREAS, the Rezoning is consistent with the General Plan Land Use Diagram; and

WHEREAS, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely;

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. The parcel is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects. (§ 2, Ord. 14-13, eff. October 8, 2014)

NOW, THEREFORE, BE IT RESOLVED that the Clovis Planning Commission does recommend approval of Rezone R2018-09.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on February 27, 2020, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

CLOVIS PLANNING COMMISSION RESOLUTION NO. 20-_____
DATED: February 27, 2020

Amy Hatcher, Chair

ATTEST: _____
Dwight Kroll, AICP, Secretary

TPG Investments
Osmun Ave. Apartments Justification
January 28, 2020

Property Owners:

Anthony Hageman, President
 Better Homes & Garden Real Estate GoldLeaf
 1398 W. Herndon Ave., #205
 Fresno, CA 93711
 Office: (559) 439-4653
 Cell: (559) 871-3356
anthony@bhggoldleaf.com

Applicant:

Sane as above

Representative:

Dirk Poeschel Land Development Services, Inc.
 923 Van Ness Ave., Suite 200
 Fresno, CA 93721

Location:

135 Osmun Ave. Please see the attached site plan prepared by Kent Rodrigues.

Request

Approve the following land use entitlements for the 1.59+/- acre property:

1. GPA2018-03 is a request to re-designate the property from Medium Density (4.1 to 7.0 DU/Ac) to Very High Density R-4 (25.1 to 43.0 DU/Ac)
2. R2018-009 is a request to rezone the land from R-1 to R-4 (Multifamily Very High Density)
3. Site Plan Review (SPR2018-18) to allow 40 market rate apartments

Background

1. Substantial Need There is a substantial need for multifamily housing in the City of Clovis. The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process to assure each community makes a quantifiable effort to provide affordable housing within its community. Among other things, the RHNA quantifies the need for housing within each jurisdiction during specified planning periods. This project and corresponding density of at least 20 units per acre is considered *affordable* in accordance with the City of Clovis RHNA density requirements.

2. Infill Property The site is an infill by-passed property. The site is surrounded by urban uses. Development of infill properties is encouraged in the General Plan for a variety of reasons.

Extensive research has found that compact development patterns, higher density, mixed uses, and other characteristics of smart growth development can reduce the costs of providing public infrastructure and delivering services. Many communities with conventional low-density, single-use development patterns are financially burdened by the cost of maintaining, and ultimately replacing, their existing infrastructure given the tax revenue this development generates. *Smart Growth* strategies can help create vibrant and diverse communities in which public infrastructure investments yield returns that cover long-term financial obligations. Smart Growth strategies can reduce short- and long-term costs of development for local governments:

3. Smart Growth The San Joaquin Valley Blueprint/Smart Growth Principles were adopted by the City of Clovis and inverted into the city's general plan. The city is committed to the following Smart Growth goals described as follows:

- a. *Creates a range of housing opportunities and choices.*
- b. *Creates walkable neighborhoods* by incorporating pedestrian linkage to the Clovis Town Trail enhancing walk ability and reduce the reliance on fossil fueled transportation sources.
- c. *Fosters distinctive, attractive communities with a strong sense of place* due to its attractive design.
- d. *Contributes to a mix land uses*
- f *Take advantage of compact building design* by utilizing the site as efficiently as practical.
- g. *Enhance the economic vitality of the region* by contributing to an underbuilt sector of the Clovis housing market.

4. Consistency with City of Clovis General Plan Goals

Goal 5: A city with housing, employment, and lifestyle opportunities for all ages and incomes of residents.

The proposed project will address an underbuilt housing opportunity for all ages and incomes.

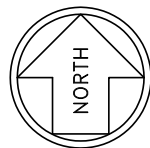
Policy 5.2 Ownership and rental. Encourage a mixture of both ownership and rental options to meet varied preferences and income affordability needs.

The proposed project will be market rate built at a density that is considered affordable by state and local planning criteria.

Policy 5.3 Innovative housing. Encourage innovative housing product types, including multigenerational, cooperative, and variations on live-work housing.

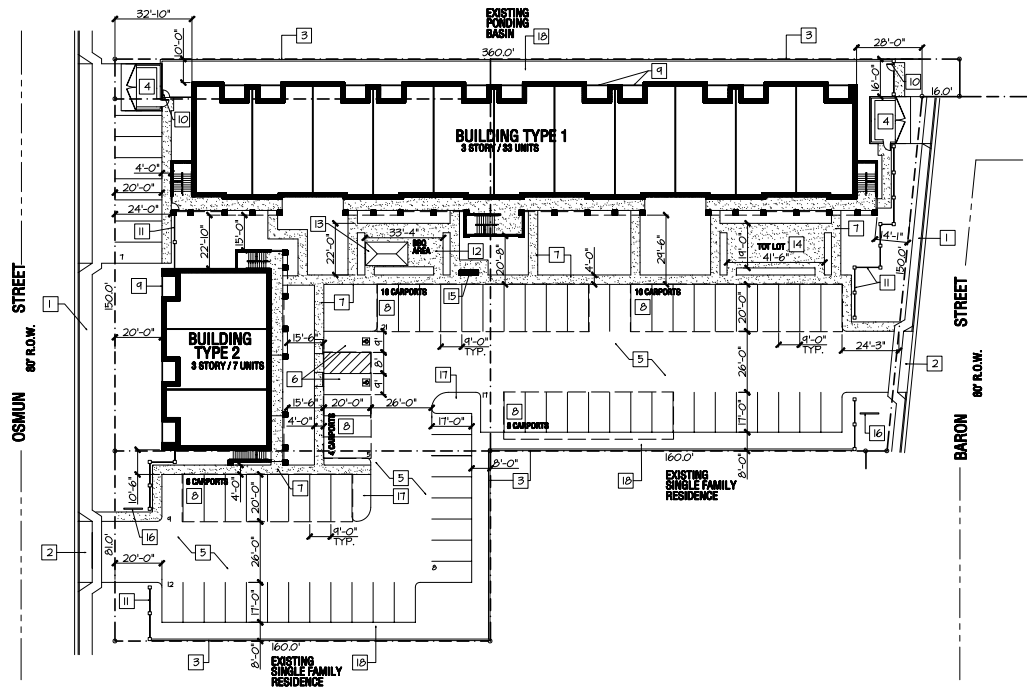
The proposed project will be developed on an in-fill site proximate to the Clovis downtown. The site is also primate to jobs and excellent transportation to the rest of the metropolitan area. The project will contribute to a range of demographic, income and lifestyle options.

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SITE PLAN

SCALE: 1"=30'



SITE PLAN KEY NOTES:

1. CONSTRUCT NEW CONC. CURB, GUTTER AND SIDEWALK AS REQUIRED BY CITY OF CLOVIS
2. CONSTRUCT NEW CONC. APPROACH PER CITY OF CLOVIS STDs. AND REQUIREMENTS
3. PROVIDE 6'-0" HIGH CONC. BLOCK WALL AT SOUTH AND NORTH PROPERTY LINES
4. CONSTRUCT CONC. BLOCK TRASH ENCLOSURE PER CITY OF CLOVIS STDs. (TYP. OF 2)
5. PROVIDE ASPHALT PAVING AT PARKING LOT / TRAFFIC CIRCULATION AREAS
6. PROVIDE ACCESSIBLE PARKING STALL AND RAMP WITH ALL REQUIRED SIGNAGE
7. MIN. 4'-0" WIDE CONC. WALKS WITH MAX 2% CROSS SLOPE
8. PREMANUFACTURED CARPORTS
9. 5'-0" HIGH PATIO FENCES AT UNITS
10. FIRE DEPARTMENT ACCESS, CONTACT CLOVIS FIRE DEPARTMENT KNOX BOX REGTS.
11. DECORATIVE WROUGHT IRON FENCING WITH MASONRY PILASTERS
12. PROPOSED BAR-B-QUE AREA
13. PROPOSED SUNSHADE STRUCTURE AT BAR-B-QUE AREA
14. PROPOSED TOT LOT AREA / OWNER TO SELECT EQUIPMENT
15. PROPOSED MAIL DROP LOCATION
16. PROPOSED MONUMENT SIGN AT PROJECT ENTRY
17. PLANTER ISLAND AT PARKING AREA
18. LANDSCAPED SETBACK

SITE STATISTICS:

AGENCY OF JURISDICTION

CITY OF CLOVIS

PROJECT ADDRESS:

BARON STREET / OSMUN STREET

A.P.N.:

492-080-74, 492-080-85 AND 492-080-86

EXISTING USE:

VACANT

PROPOSED USE:

HIGH DENSITY MULTIFAMILY RESIDENTIAL

ZONING:

CURRENT R-1 / PROPOSED R-4

LAND:

LAND AREA EQUALS 64,531 SQUARE FEET OF LAND OR 1.516 ACRES
WITH 40 UNITS (25 UNITS PER ACRE)

BUILDINGS:

BUILDING TYPE 1: 3 STORY BUILDING WITH 33 TWO BEDROOM / TWO BATH UNITS
BUILDING TYPE 2: 3 STORY BUILDING WITH 17 TWO BEDROOM / TWO BATH UNITS

UNITS:

UNIT "A" - TWO BEDROOM / TWO BATH	- 1/34 SQ. FT.	= 33 UNITS
UNIT "B" - TWO BEDROOM / TWO BATH	- 1/34 SQ. FT.	= 3 UNITS
UNIT "C" - TWO BEDROOM / 2 1/2 BATH	- 1/67 SQ. FT.	= 2 UNITS
TOTAL		40 UNITS

UNIT SQUARE FOOTAGE:

UNIT "A" - 1/34 SQ. FT.	x 33 UNITS	= 3,142 SQ. FT.
UNIT "B" - 1/34 SQ. FT.	x 3 UNITS	= 567 SQ. FT.
UNIT "C" - 1/67 SQ. FT.	x 2 UNITS	= 336 SQ. FT.
TOTAL UNIT SQ. FTGS.		40,445 SQ. FT.

BUILDING SQUARE FOOTAGE:

BUILDING TYPE 1 : 1 BUILDING x 31,422 SQ. FT. PER BLDG. = 31,422 SQ. FT.
BUILDING TYPE 2 : 1 BUILDING x 9,026 SQ. FT. PER BLDG. = 9,026 SQ. FT.

PARKING:

PARKING REQUIRED: 2 STALLS PER TWO BDRM. UNITS	
OR 2 STALLS PER UNIT x 40 UNITS =	80 STALLS
TOTAL PARKING STALLS REQUIRED	
PARKING PROVIDED: ONE CARPORT PER UNIT	40 STALLS
OPEN PARKING STALLS	40 STALLS
TOTAL PARKING STALLS PROVIDED	
	80 STALLS

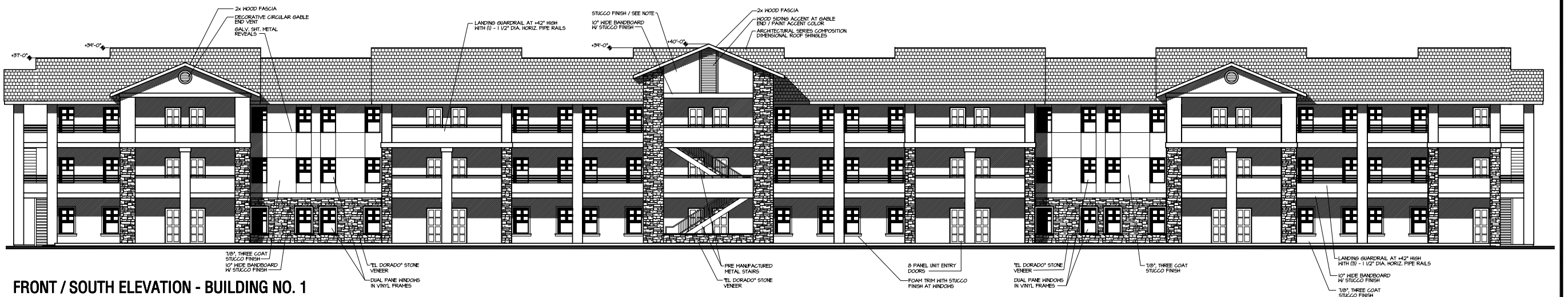
SITE PLAN

PROJECT TITLE:
DOLCE VITA
A PROPOSED 158 UNIT MULTIFAMILY DEVELOPMENT FOR:
MARC O' POLO ENTERPRISES, INC.
301 CORNER OF HERNDON AND McKELVEY
CLOVIS, CALIFORNIA

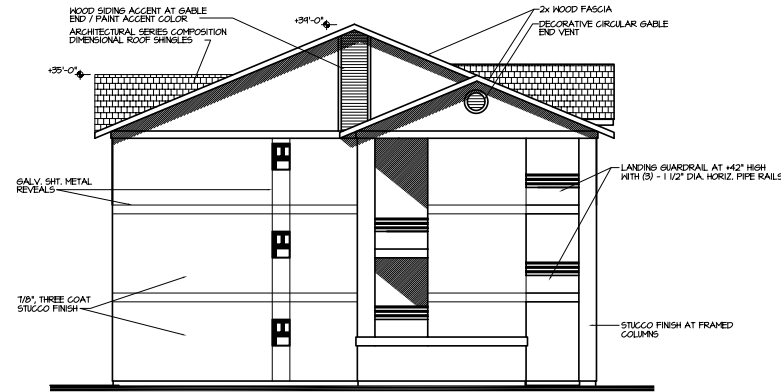
JOB NO.: ARMEN
DRAWN BY: RODRIGUES
SHEET NO.:
A-1
OF 1 SHEETS
DATE: 8/12/17

KR KENT P. RODRIGUES Architect
2000 W. MAGILL, FRESNO, CA 93711 (559) 438-1700
PLANNING • DESIGN • ARCHITECTURE

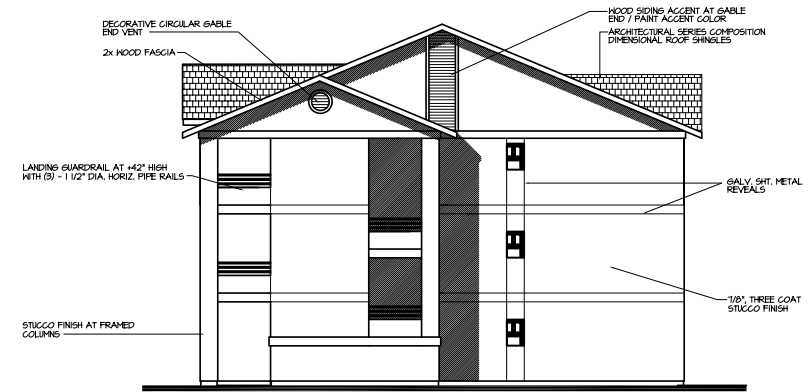




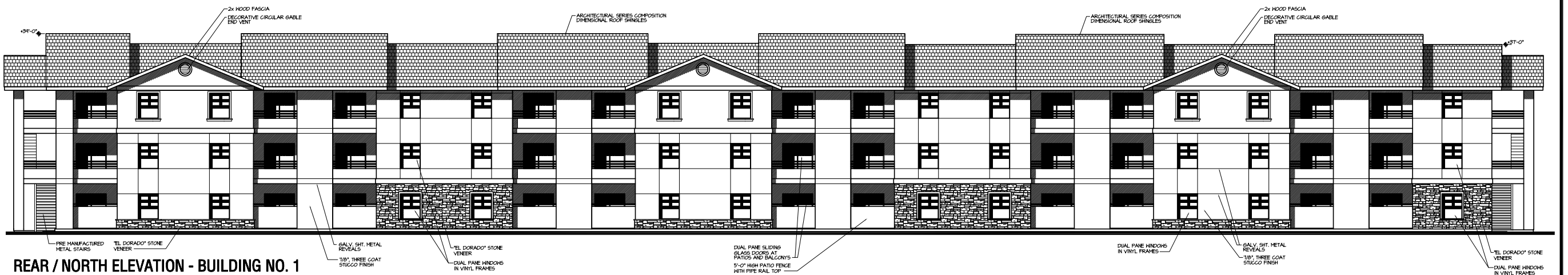
FRONT / SOUTH ELEVATION - BUILDING NO. 1



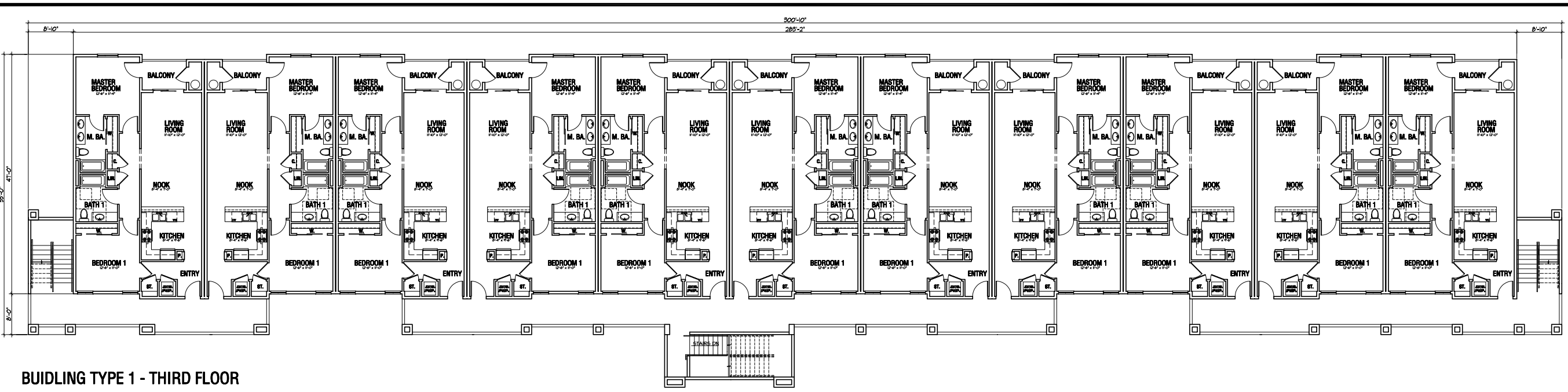
SIDE / WEST ELEVATION - BUILDING NO. 1



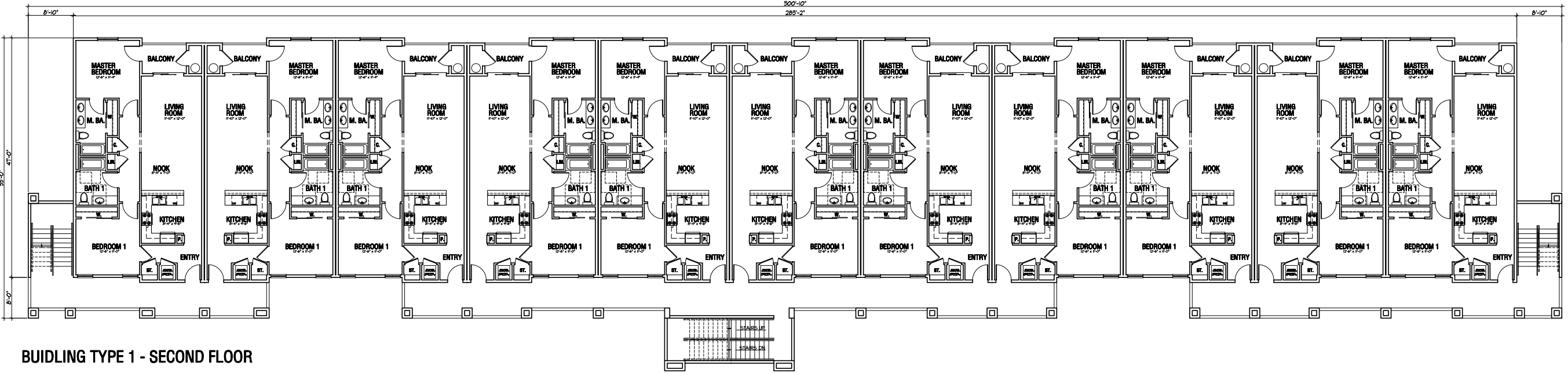
SIDE / EAST ELEVATION - BUILDING NO. 1



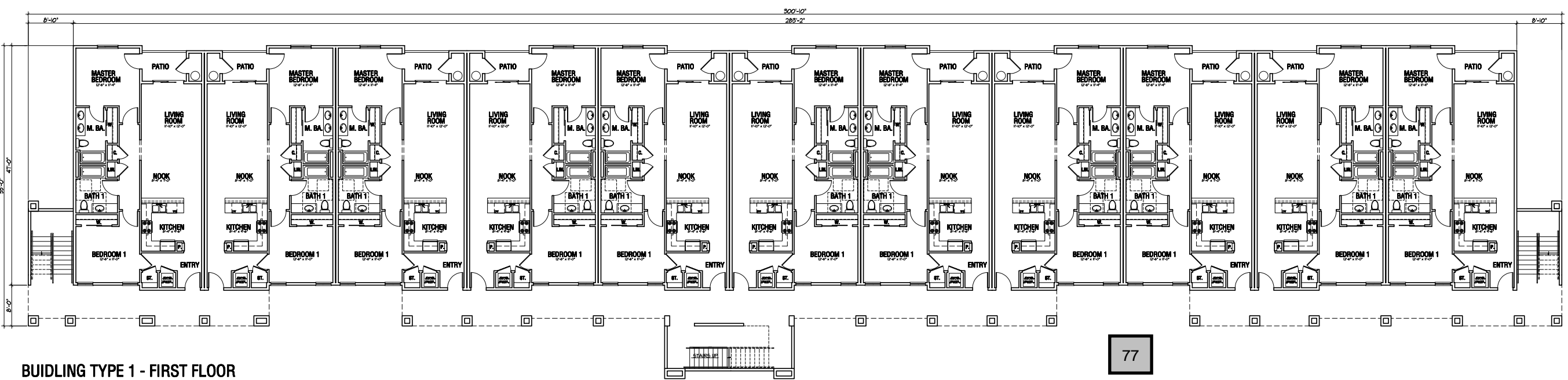
REAR / NORTH ELEVATION - BUILDING NO. 1



BUIDLING TYPE 1 - THIRD FLOOR



BUIDLING TYPE 1 - SECOND FLOOR



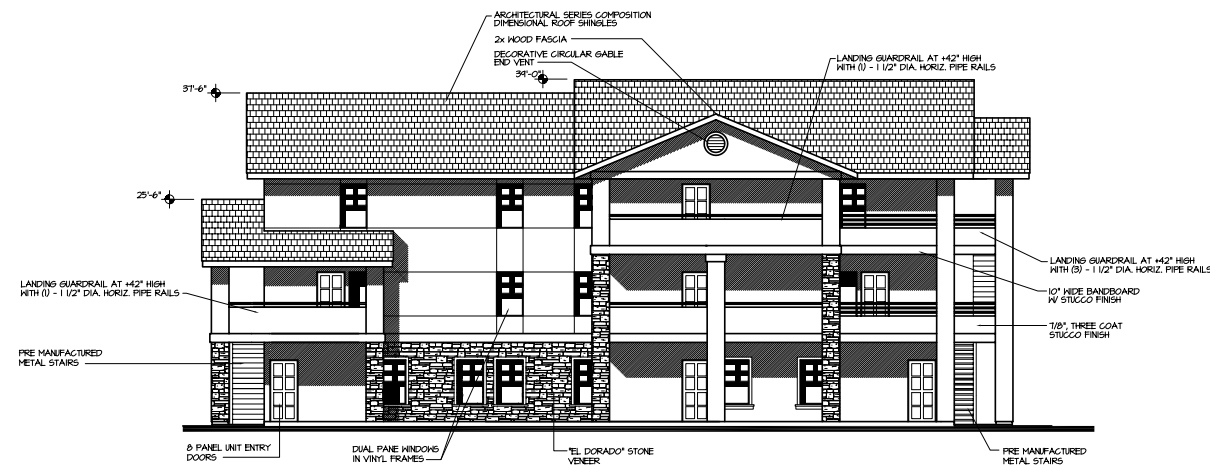
BUIDLING TYPE 1 - FIRST FLOOR

KENT P. RODRIGUES Architect
2000 W. MAGILL, FRESNO, CA 93711 (559) 438-1700
PLANNING • DESIGN • ARCHITECTURE

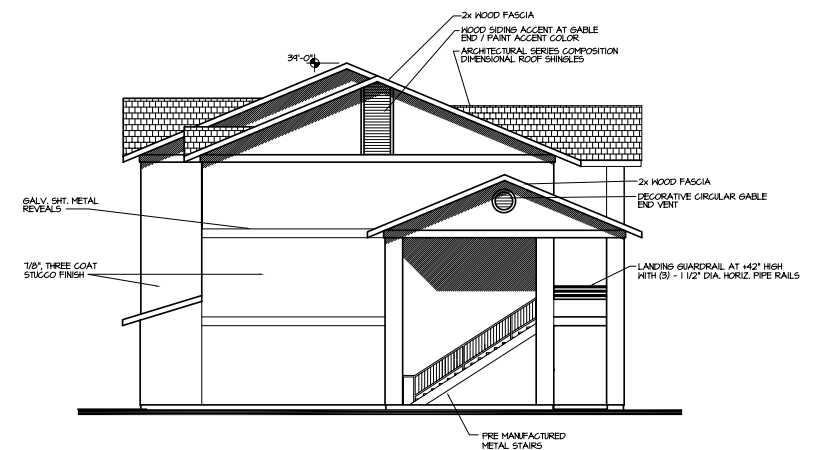
SHEET TITLE:
**COMPOSITE BUILDING PLAN-
BUILDING TYPE 1**

PROJECT TITLE:
**HAGEMAN APARTMENTS
A PROPOSED 40 UNIT MULTIFAMILY PROJECT**
CLOVIS, CALIFORNIA

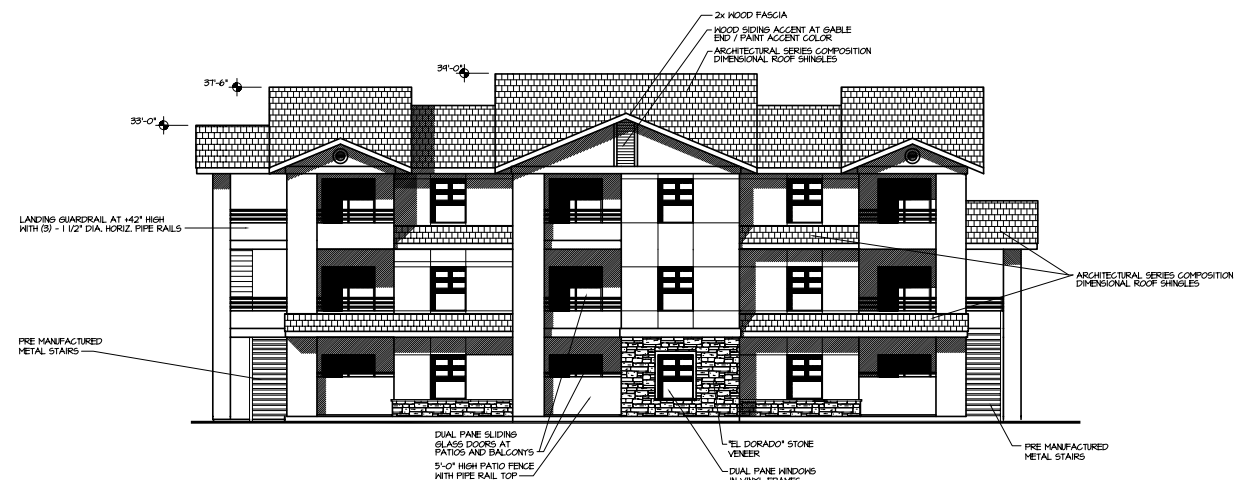
JOB NO.: MSC/HAGEMAN
DRAWN BY: RODRIGUES
SHEET NO.:
A-3
DATE: 7/26/19



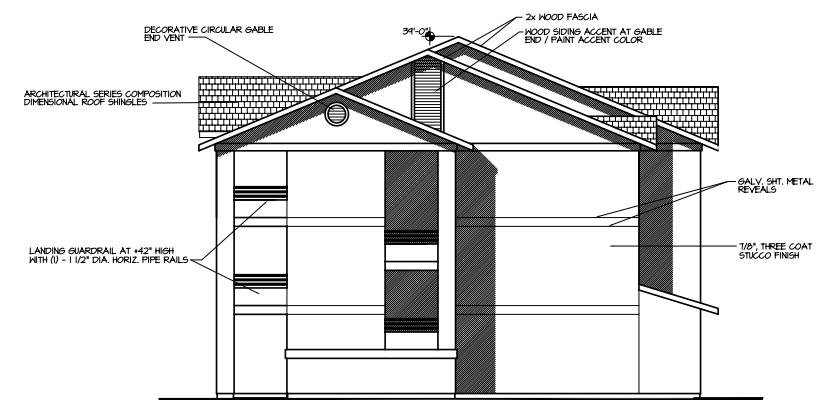
FRONT / EAST ELEVATION - BUILDING NO. 2



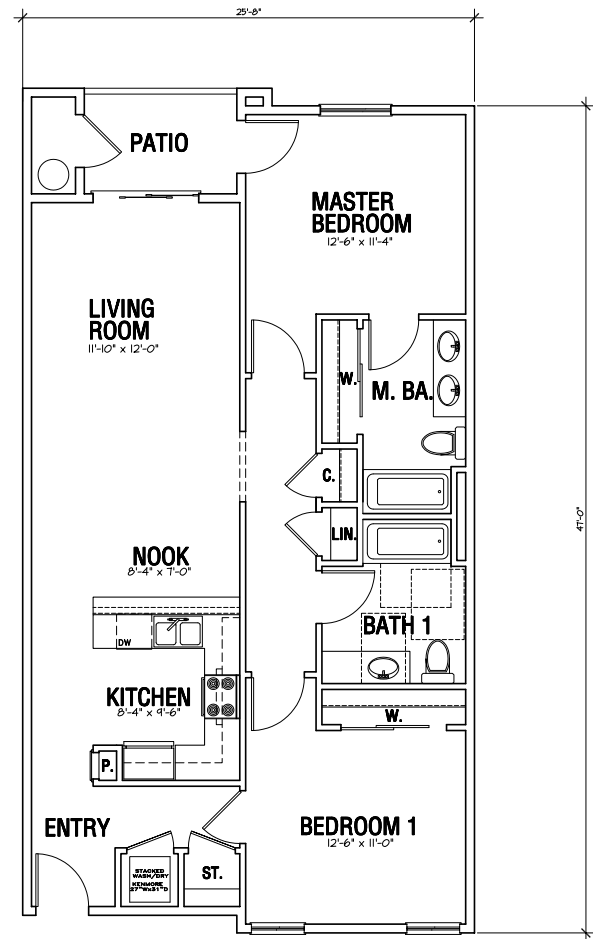
SIDE / SOUTH ELEVATION - BUILDING NO. 2



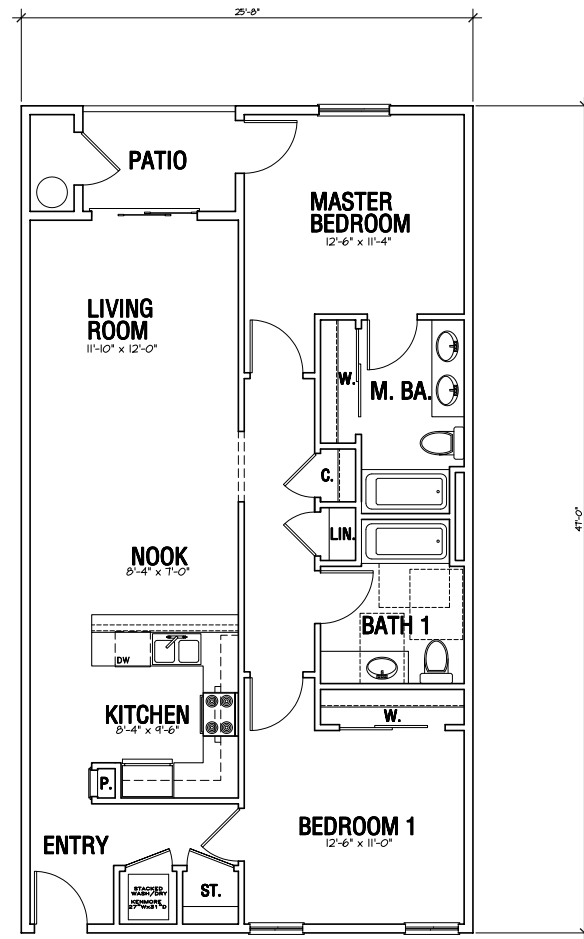
REAR / WEST ELEVATION - BUILDING NO. 2



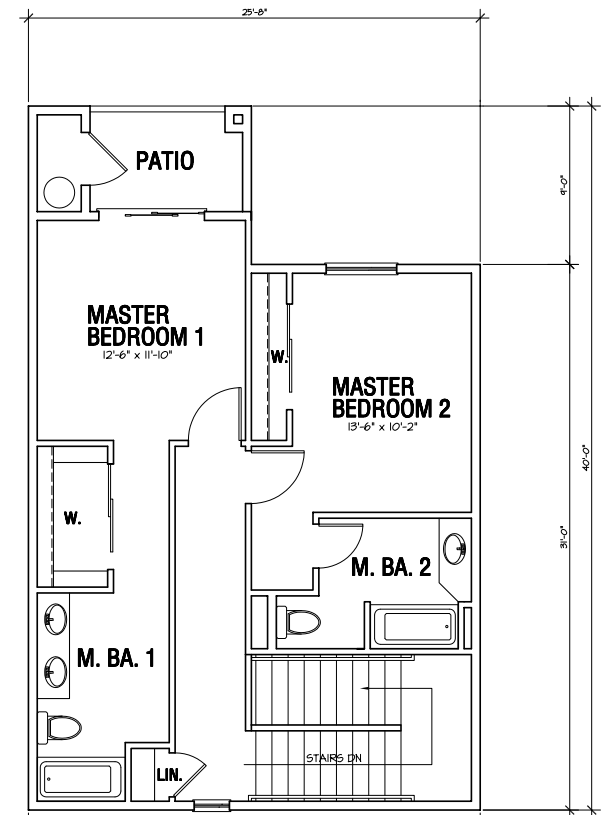
SIDE / NORTH ELEVATION - BUILDING NO. 2



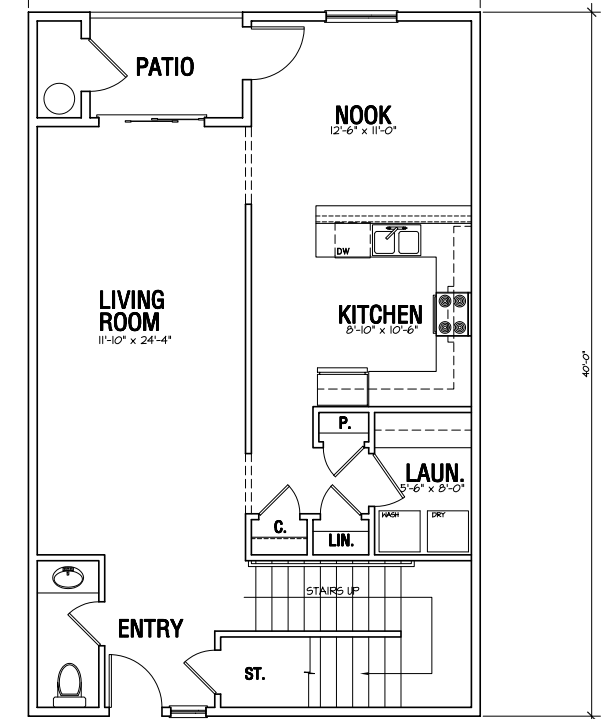
UNIT A / 2 BEDROOM - 2 BATH
1134 SQ. FT.



UNIT B / 2 BEDROOM - 2 BATH
1134 SQ. FT.



SECOND FLOOR - 783 SQ. FT.

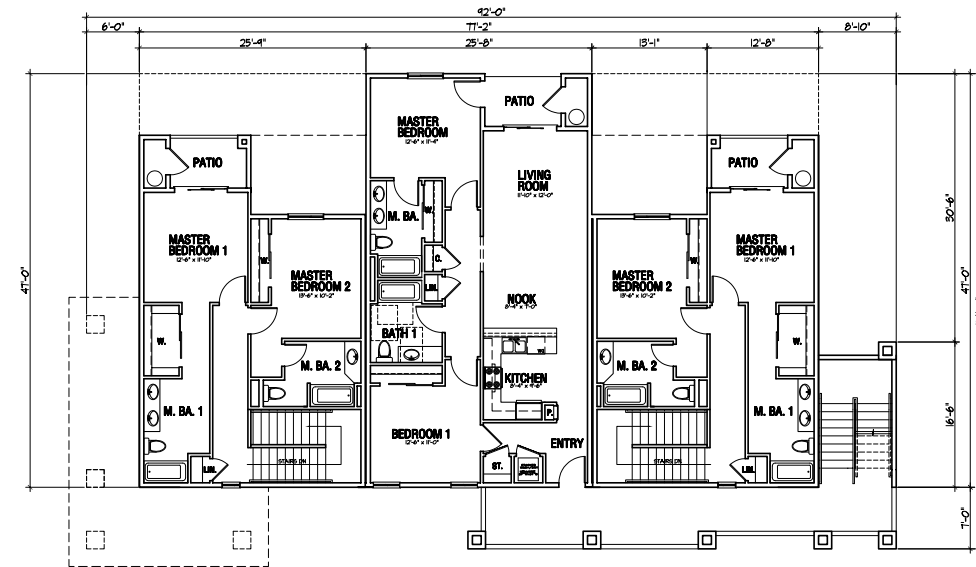


FIRST FLOOR - 895 SQ. FT.

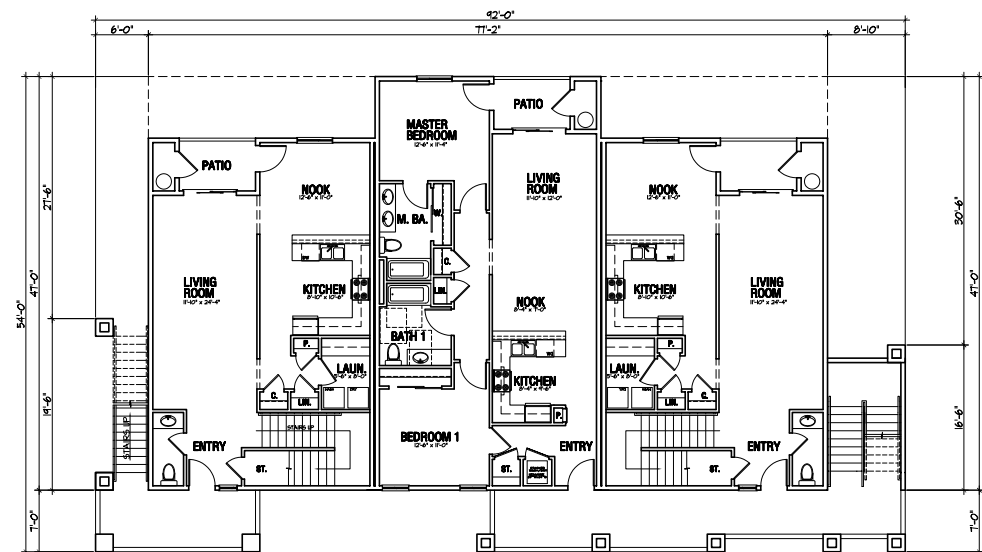
UNIT C / 2 BEDROOM - 2 1/2 BATH
TOWNHOUSE / 1678 SQ. FT.

UNIT FLOOR PLANS

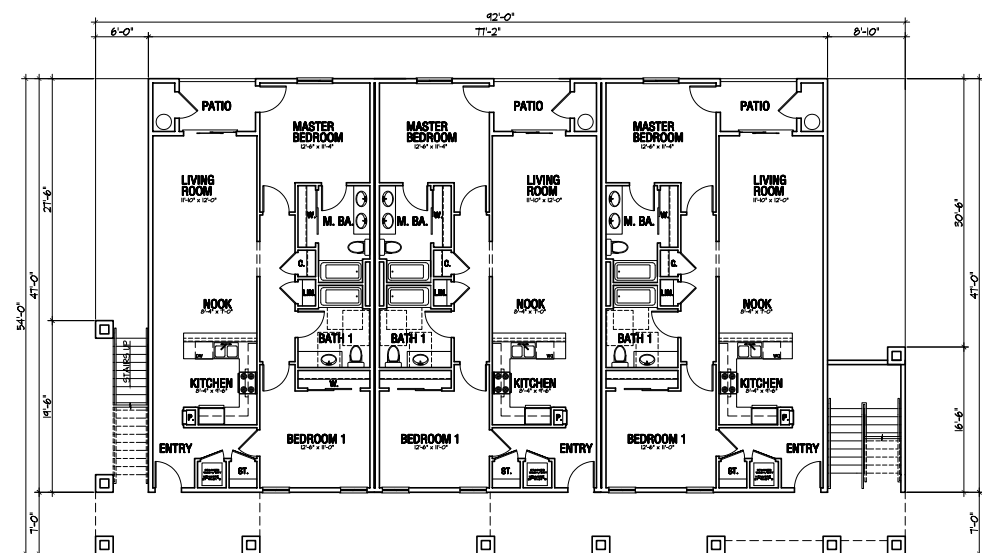
SCALE: 1/4" = 1'-0"



BUIDLING TYPE 2 - THIRD FLOOR



BUIDLING TYPE 2 - SECOND FLOOR



BUIDLING TYPE 2 - FIRST

80



SHEET TITLE:
COMPOSITE BUILDING PLAN-
BUILDING TYPE 2

PROJECT TITLE:
HAGEMAN APARTMENTS
A PROPOSED 40 UNIT MULTIFAMILY PROJECT
CLOVIS, CALIFORNIA

JOB NO.: MISC/HAGEMAN
DRAWN BY: RODRIGUES
SHEET NO.:
A-3.1
OF SHEETS
DATE: 1/26/19



November 12, 2019

Ricky Caperton
Planning and Development Services Dept.
1033 Fifth St.
Clovis, CA 93612

SUBJECT: GPA2018-03, R2018-09, SPR2018-18
Osmun and Baron Avenues, north of Second Street
APN 492-080-74,85,86

Dear Mr. Caperton:

The purpose of this letter is to provide school district information relative to the above-referenced development and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the developer/owner and the State Department of Real Estate.

In regards to this project with GPA2018-08 the district has concern regarding the re-designation of the land located on Osmun and Baron Avenues, north of Second Street. Currently this project site has a designation of Medium Density Residential (4.1 to 7.0 DU/Ac), the district does not feel confident in the ability to accommodate students associated with a re-designation to High Density Residential (15.1 to 25.0 DU/AC). The district would like to bring this concern to the attention of the planning department and owner/sub divider.

1. Elementary School Information:

- (a) The subject land is presently within the attendance area of the elementary school (grades K-6) listed below:

School Name: Clovis Elementary
Address: 1100 Armstrong Ave Clovis CA 93611-6215
Telephone: (559) 327-6100
Capacity: 855
Enrollment: 696 (CBEDS enrollment 2018-19 school year)

- (b) Because of projected growth in the District and the District's plans for construction of new school facilities, it is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend an elementary school other than the school listed above, and (2) students residing in the project area may attend more than one elementary school within the District during their elementary school years.

Governing Board

Christopher Casado
Steven G. Fogg, M.D.
Susan K. Hatmaker
Ginny L. Hovsepian
Elizabeth J. Sandoval
Tiffany Stoker Madsen

Administration

Elmear O'Farrell, Ed.D.
Superintendent

Don Ulrich, Ed.D.
Deputy Superintendent

Norm Anderson
Associate Superintendent

Barry S. Jager, Jr.
Associate Superintendent

Michael Johnston
Associate Superintendent

Ricky Caperton
November 12, 2019
Page 2

2. Intermediate School Information:

School Name: *Clark Intermediate*
Address: *902 5th St Clovis CA 93612-1399*
Telephone: *(559) 327-1500*
Capacity: *1500*
Enrollment: *1552 (CBEDS enrollment 2018-19 school year)*

3. High School Information:

School Name: *Clovis High School*
Address: *1055 Fowler Ave Clovis CA 93611-2099*
Telephone: *(559) 327-1000*
Capacity: *3000*
Enrollment: *2738 (CBEDS enrollment 2018-19 school year)*

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$5.15 per square foot (as of July 1, 2019) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

Thank you for the opportunity to comment on the project. Please contact me if you have any questions regarding this letter.

Sincerely,



Michael Johnston
Associate Superintendent
Administrative Services



County of Fresno

DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director
Dr. Ken Bird, Health Officer

July 24, 2018

LU0019564
2604

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

Dear Mr. Ramirez:

PROJECT NUMBER: **GPA2018-03, SPR2018-18, R2018-09**

GPA2018-03, A request to amend the General Plan and Central Clovis Specific Plan to redesignate approximately 1.75 acres located on the east side of Osmun Avenue and the west side of Baron Avenue, between Sierra Avenue and Second Street, from Medium Density Residential (4.1 to 7.0 DU/Ac) to High Density Residential (15.1 to 25.0 DU/Ac). **SPR2018-18**, A site plan review request for a 3-story, 45-unit multi-family development. **R2018-09**, A request to approve a rezone of approximately 1.75 acres of land located from R-1 to R-4.

APN: 492-080-74, 85, 86 ZONING: R-4 ADDRESS: Osmun & Baron Avenues N of 2nd street

Recommended Conditions of Approval:

- Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the proposed development should be subject to assurance that the City of Clovis community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil

Promotion, preservation and protection of the community's health

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

(559) 600-3271 • FAX (559) 600-7629

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www.co.fresno.ca.us • www.fcdph.org

be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

The following comments pertain to the demolition of any existing structures:

- Should the structures have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structures in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structures, the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel work the contractor should contact the following agencies for current regulations and requirements:
 - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
 - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
 - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.
- Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.

REVIEWED BY:

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

(559) 600-3271

kt

cc: Steven Rhodes, Environmental Health Division (CT. 57.01)
TGP & Flyline Investments- Applicant (anthony@bhggoldleaf.com)

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

AGENDA ITEM NO. 6

Page 1 of 3

PUBLIC AGENCY

ORLANDO RAMIREZ
DEPARTMENT OF PLANNING AND
DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH STREET
CLOVIS, CA 93612

DEVELOPER

TGP INVESTMENTS LLC & FLYLINE
INVESTMENTS LLC
1398 W. HERNDON AVE.
FRESNO, CA 93711

PROJECT NO: **2018-018**

ADDRESS: **OSMUN & BARON AVENUES, N. OF SECOND ST.**

APN: **492-080-74, 85, 86**

SENT: **8/21/18**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
6D	\$13,940.00	NOR Review	\$69.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$351.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$13,940.00		Total Service Charge: \$420.00		

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 2/28/19 based on the site plan submitted to the District on 7/19/18 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.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan 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 SPR No. 2018-018

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

AGENDA ITEM NO. 6

Page 2 of 3

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

1. ☐ a. Drainage from the site shall
☒ b. Grading and drainage patterns shall be as identified on Exhibit No. 1
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☒ Developer shall construct facilities as shown on Exhibit No. 1 as MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.
☐ 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 - *Mowstrip Plan.*
☐ 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.

CL SPR No. 2018-018


FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 4


AGENDA ITEM NO. 6

CL SPR No. 2018-018

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.

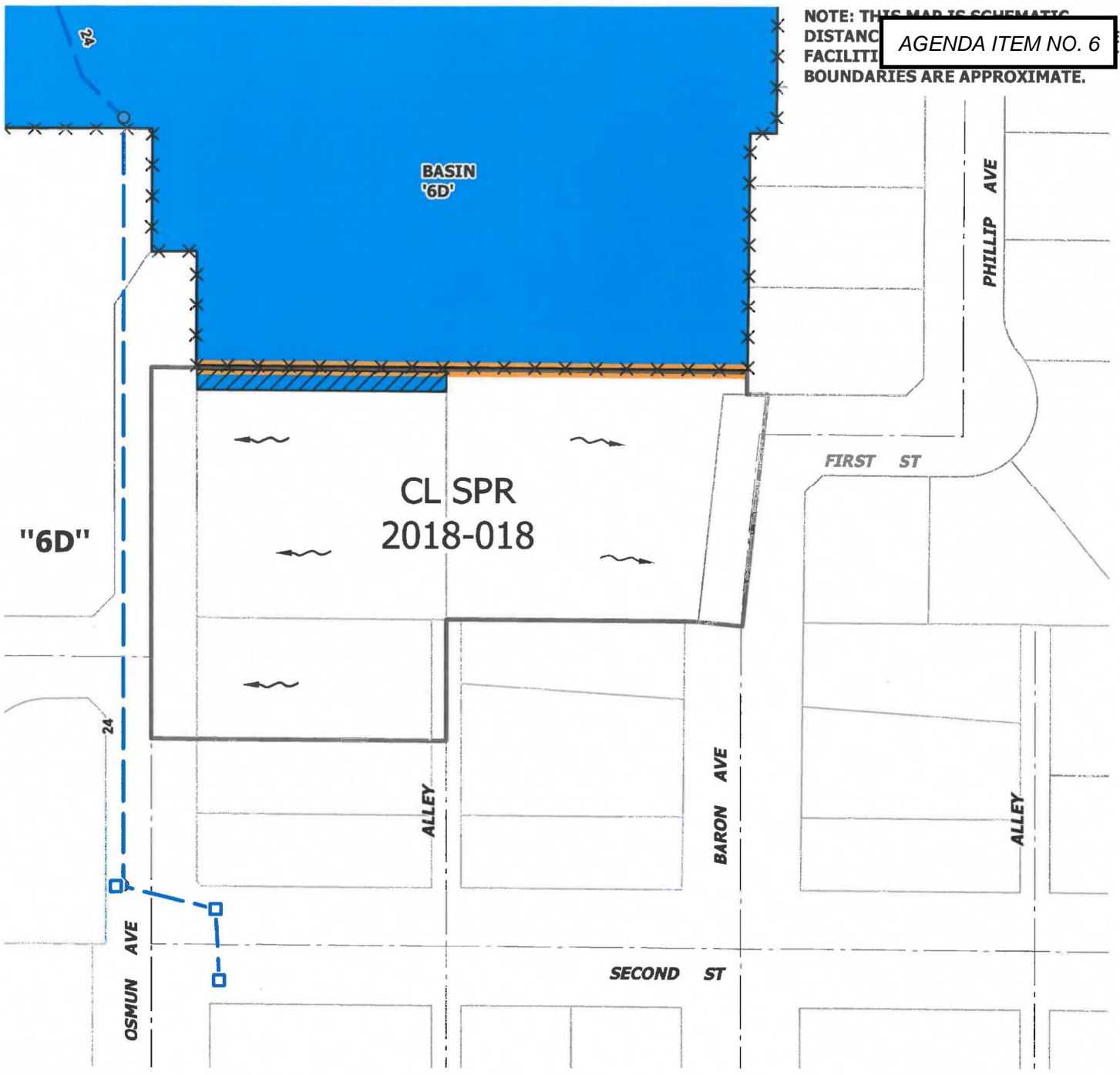


Peter Sanchez
District Engineer



Michael Maxwell
Project Engineer


Page 4 of 4



NOTE: THIS MAP IS SCHEMATIC.
DISTANCES, FACILITIES, AND BOUNDARIES ARE APPROXIMATE.

AGENDA ITEM NO. 6

LEGEND

-  Limits Of CL SPR 2018-018
-  Existing Fence
-  Master Plan Facilities To Be Constructed By Developer - Mowstrip (Eligible For Fee Credit)
-  Property Owned By The District Outside Existing Fence
-  Existing Master Plan Facilities
-  Direction Of Drainage



CL SPR 2018-018
DRAINAGE AREA "6D"



EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

OTHER REQUIREMENTS **EXHIBIT NO. 2**

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City/County or District.

The District's existing Master Plan drainage system is designed to serve medium density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the proposed high density land use. The developer shall be required to mitigate the impacts of the increased runoff from the proposed high density land use to a rate that would be expected if developed to medium density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by a high density land use, to a two-year discharge, which would be produced by the property if developed medium density residential. Implementation of the mitigation measures may be deferred until the time of development.

The District's basin is located north of Clovis SPR 2018-018 and the site plan shows potential development within property owned by the District as shown on Exhibit No. 1. A portion of the south property line of the basin and the north property line of Clovis SPR 2018-018 has a ten-foot (10') jog or offset east of Osmon Avenue. The District requests that the developer contact the District as early as possible to discuss possible development options for this area prior to preparing a grading plan.

No surface runoff shall be directed towards the District basin.

No surface runoff shall be directed towards the alley.

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.

Development No. Clovis SPR 2018-018

k:\permits\exhibit2\cl-spr\2018\2018-018.docx(mm)

CORRESPONDENCE-OPPOSITION

Robin DiFalco
 227 Baron Ave. Clovis CA 93612
robindifalco@gmail.com,
 5599402288

2.19.20

Orlando Ramirez, Deputy City Planner
 City of Clovis
 1033 Fifth Street
 Clovis CA 93612
 5593242345
orlando@cityofclovis.com

RE: Notice of Public Hearing Feb 27, 2020 Opposition for the consideration of property along the east side of Osmun Ave and the west side of Baron Ave, north of Second street. Requests amendment of General Plan and request for rezoning of said property.

- GPA2018-03 Request to amend the general plan to redesignate from medium density residential to very high density residential classification for future development.
- R2018-09, Requested to approve a rezone from the R-1 (single family residential-6,000 sq ft) to the R-4 (very high-density multiple family residential) zone district.

Dear Mr. Ramirez,

As a homeowner in Old Town Clovis (OTC), I would like to offer my written comments as requested regarding above named proposed project, proposed amendment and proposed rezoning. I live on Baron Ave in a little over a 100-year-old home and have spent years finding a small old home in OTC. I respectfully ask for no zoning change and no change to the general plan as references in the Notice of Public Hearing for the Osmun/Baron Property noted above. I feel the proposed rezoning and amendment is inconsistent with the neighborhood context.

This letter is expressing opposition to the changes in zoning and amendment to the General Plan. When I received the Public Hearing Notice I was very surprised by the proposed changes. I am very concerned about my investment; not only my home but Old Town Clovis. Below is a summary of some of my concerns:

- Small Town Character, Aesthetic impact
- Preservation of the authenticity of Old Town is a focus and a 4-story project which changes zoning from R1-R4 seems in direct conflict with that. No other 4 story apartment/housing units in OTC as the only multi story buildings over 2 stories are commercial. 4 even 3 story apartment complexes would take away from the OTC feel.
- Environmental Impact
- Water drainage
- Lighting
- Safety
- Old Town prioritizes the preservation of the historic character and resources of Old Town. How is this project in line with that?

- Rezoning from a R-1 to a R-4 in OTC neighborhood is a drastic proposal. Density designations higher or lower are consistent with the general plan, OTC and the neighborhood plan. AGENDA ITEM NO. 6
- Cottage Program- Cottage program very much aligns with OTC, but the proposed project seems to not and as a homeowner who will be putting a cottage on their property seems to take away from that concept.
- Reduction of neighborhood property values.
- Infrastructure
- Land use and traffic patterns, roadway, overflow traffic/parking

Thank you for providing an opportunity for residents to express their serious concerns over this proposed project. The above summary is no way inclusive but highlights a few of the concerns I have and my reason for opposing the project which I will state at the February 27, 2020 Public Hearing.

Sincerely,



Robin DiFalco

From: Michael Difalco <michaeldifalco5@gmail.com>
Sent: Sunday, February 16, 2020 6:23 PM
To: Orlando Ramirez
Cc: Difalco, Michael
Subject: Questions on Osmun building plans

1) What has the city done to protect the property values of the homes in the area?

1a) Have any studies been done on the impact on property values? if not why?

2) What does the city plan to do with the increase in vehicle traffic?

2a) Have any studies been done on the impact of vehicle traffic? if not why?

3) With the very large increase in the area population what does the city plan to do with the increase foot traffic. since we don't have sidewalks on all of the feeder streets or on 3rd toward Clovis ave.

4) If the city is going to do this we will need sidewalks down the city streets toward 3rd and down 3rd street to Clovis Ave. Who will pay for this?

5) The area has limited street lights the city would need to install street lights down the city streets toward 3rd and down 3rd street toward Clovis Ave. Since we don't have sidewalks we have to walk in the street in some areas without street lights this will be dangerous.

6) Why is the city willing to turn their backs on all the single family home owners and also set such a negative building code change?

7) In my opinion this change in the code will go against the city plans for the older people in the community.

8) How do the police and fire department view this development impact on the surrounding area?

9) Who would be held legally responsible for the negative impact?

10) I believe that this will have a strong negative impact upon the senior center plans.

11) I believe that this will increase illegal actions in the area.

12) I believe that this will have a negative impact upon Clovis.

13) We moved into this area with a reason in mind. Build a cottage and care for my in-laws as they grow old. This complex will stop me and force me to move away. I believe that many families will also move away?

14) I believe that the cottage program will provide enough housing options. Why will the city jeopardize the cottage program? Have you done studies how this will impact the program? If not way?

15) The area is designed for single family homes. Apartment already have been built in the proper area. I will fight this in court!

Thank you
Michael DiFalco

2/18/2020

Dwight D. Kroll, AICP
 Planning and Development Services Director
 1033 5th Street
 Clovis, CA 93612

Re: Amendment to the General Plan, 1.6 acres located east side of Osmun and the west side of Baron Avenue, north Second Street. GPA2018-03 and R2018-09

Dear Mr. Kroll and the Clovis Planning Commission,

I would like to express my strong objections to the requests made by TGP Investments LLC to change the current General Plan from Medium Density Residential to Very High Density Residential and from R-1 single Family to Very High Density Residential. I object based on these concerns:

- A real decrease in my property value. When I purchased this property, 30 years ago, it was with the understanding that this undeveloped property was zone R-1 and could be developed at any time. I was fine with additional single- family homes being built next to the property I own. If the rules are now changed to High Density housing the value of my property will decrease, probably by 30% or more. Who wants to live next to a 40 - unit apartment complex? I certainly don't and I bet neither do you.
- Increased traffic. I purchased this house and property because it was on a quite neighborhood. Phillip Ave has very little traffic, evident by the number of kids that live and play in the area. This will all change with the increase of numerous cars using Phillip as access to grocery stores, Herndon Ave and highway 168. I know, I live here, and 90% of my trips start by travelling North on Phillip Ave. With a 40- unit complex, potentially 80-100 cars, traffic will be non- stop throughout the day and night. Besides being a hazard to the resident's noise levels will increase to intolerable levels.
- Parking. Cars will be parked on the streets everywhere.
- Privacy will be decreased or lost. A three-story building will look directly into my backyard and upstairs bedroom windows.

- Noise level. Again, this is a quiet, peaceful location. It's the reason I bought here. A 40-unit apartment complex will attract mainly young adults. Not all, but some will have late night parties, loud cars, music at all hours.

My strong opinion is that this is the wrong location for this project and this property should not be re zoned.

Thank you for your consideration.



John Pokorny
90 Phillip Ave
Clovis, CA 93612

Johnlynn9729@att.net



CITY *of* CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: February 27, 2020

SUBJECT: Consider items associated with approximately 1.49 acres of property located along the south side of Shaw Avenue between Stanford and Fowler Avenues. FE Monterey, LLC, owner; Moss Ventures, LLC, applicant; Pamela Jardini, Planning Solutions, representative.

- a. **Consider Approval, Res. 20-____, GPA2019-005**, A request to amend the text of the Shaw Avenue Specific Plan to permit drive-thru uses for this specific site.
- b. **Consider Approval, Res. 20-____, CUP2019-009**, A request to approve a conditional use permit to allow for an approximately 600 square foot drive-thru coffee shop.

Staff: Dave Merchen, City Planner
Recommendation: Approve

- ATTACHMENTS:
1. Conditions of Approval
 2. Draft Resolution, GPA2019-005
 3. Draft Resolution, CUP2019-009
 4. Justification Letter
 5. Proposed Site Plan and Elevations
 6. Correspondence, Agencies, Departments

CONFLICT OF INTEREST

None.

RECOMMENDATION

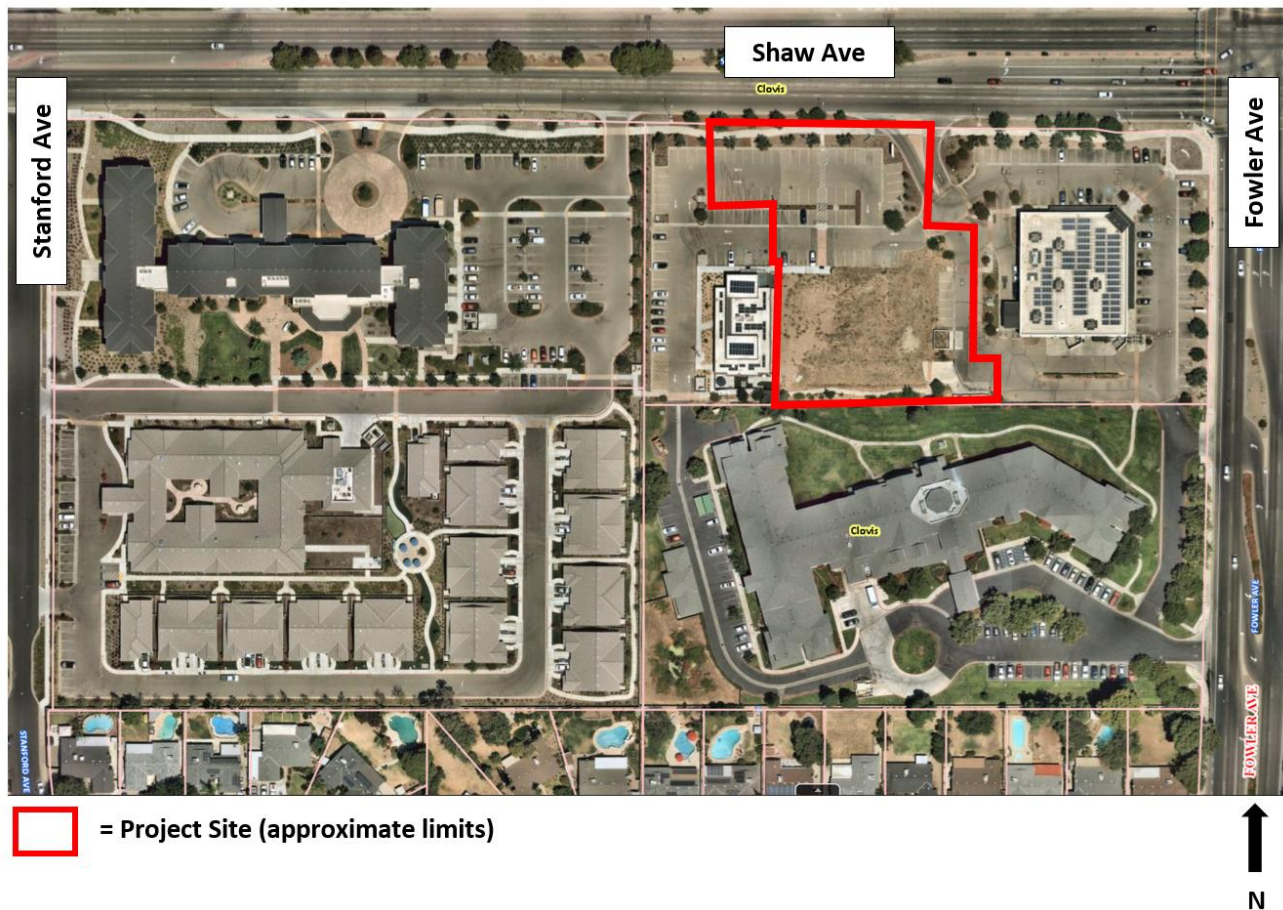
Staff recommends that the Planning Commission:

- Approve General Plan Amendment GPA2019-005, subject to the conditions of approval included in **Attachment 1**; and
- Approve Conditional Use Permit CUP2019-009, subject to the conditions of approval included in **Attachment 1**.

EXECUTIVE SUMMARY

The applicant is requesting a text amendment to the Shaw Avenue Specific Plan to allow for drive-thru uses on the subject property. The site is comprised of 1.49-acres, generally located at the southwest corner of Shaw and Fowler Avenues, as shown in **Figure 1**. The applicant is also requesting approval of a conditional use permit to allow a 600 square foot drive-thru coffee shop (The Human Bean). Approval of this request will allow the applicant to move forward with site plan review for the development of the Project.

FIGURE 1
Project Location



BACKGROUND

- General Plan Designation: General Commercial
- Specific Plan: Shaw Avenue Specific Plan
- Existing Zoning: C-2 (Community Commercial)
- Lot Size: 21.52 acres (approximate)
- Current Land Use: Vacant / Undeveloped / Parking Lot (portion)
- Adjacent Land Uses:
 - North: School (Jefferson Elementary School)
 - South: Office (Senior Living Facility)
 - East: General Commercial
 - West: Office
- Previous Entitlements: CUP2003-18 / CUP2003-18A / CUP2005-19
 SPR2003-31 / SPR2006-16 / R90-02 / R2005-16
 PM2006-06

PROPOSAL AND ANALYSIS

The applicant has requested an amendment to the Shaw Avenue Specific Plan to allow a drive-thru coffee shop and future drive-thru use on the 1.49 acre subject property. A conditional use permit has also been submitted to allow the specific drive-thru coffee shop proposed by the applicant. Each of the proposed entitlements are described and analyzed in more detail within this report.

General Plan / Specific Plan Amendment (GPA2019-005)

The Shaw Avenue Specific Plan is a guiding document for the comprehensive development that occurs within its boundaries, which includes Shaw Avenue from Clovis to Temperance Avenues. The Specific Plan originally dates to 1978, with the last substantive update adopted in 1994. Its specific purpose is to provide for a well-designed boulevard and to prevent Shaw Avenue from being developed as a continuation of the lineal commercial pattern which had become prevalent west of Clovis Avenue. To ensure that a pattern of lineal commercial development was prevented, commercial uses in this area were generally limited to development at a specific commercial center; drive-thru establishments and freestanding restaurants were also prohibited.

Allowance for Retail, Restaurants, and General Commercial Uses on the Subject Property

The Shaw Avenue Specific Plan is divided into several land use areas. The subject property is located within Mixed Use Area 5. Until 2005, Mixed Use Area 5 was limited to the primary use of office and secondary uses of up to 40% residential. There was no allowance for retail or food service within this sub-area of the Shaw Avenue Corridor.

In late 2005, the City Council approved an amendment to the Specific Plan and a rezoning to allow commercial uses to be developed within Mixed Use Area 5. More specifically, the southwest corner of Shaw and Fowler Avenues was rezoned to C-2 (Community Commercial), allowing a mix of retail and general commercial uses. This approval allowed the development of the Walgreens pharmacy which now sits at the immediate southwest corner of Shaw and Fowler Avenues. The plan amendment and rezoning also applied to the subject property, as well as the property where the Armstrong Pet Hospital has been developed. While the group of allowable land uses on the subject property expanded to allow restaurants and various retail establishments, other policies and development standards affecting potential uses on the site remained intact. Drive-thru establishments continue to be prohibited.

Drive-Thru Prohibitions and Exceptions

The applicant is requesting a text amendment to the Shaw Avenue Specific Plan to remove the requirements listed under Policies Number 11 and 12 as they relate to the subject property. Policy number 11 prohibits drive-thru uses other than those that are associated with financial institutions. Policy number 12 prohibits any drive-thru facilities directly along the Shaw Avenue frontage.

The policies prohibiting drive-thru establishments were envisioned as tools that would be used alongside other land use requirements to limit the extension of lineal commercial development along the Shaw Avenue Corridor. In the 25-plus years since the last update of the Specific Plan, the surrounding area has developed with residential projects and neighborhood serving

commercial uses. In response to changes in land use conditions and market demands over the years, the City deemed it appropriate to approve a series of exceptions to the policies prohibiting businesses with drive-thru features.

- On April 12, 1999, the City Council considered and approved a request for a general plan amendment to modify the Specific Plan to permit drive-thru uses for financial institutions.
- On November 7, 2005, the City Council considered and approved a request to allow a drive-thru window for the Walgreens Pharmacy located at the southwest corner of Fowler and Shaw Avenues.
- On December 17, 2018, the City Council considered and approved a request to allow a drive-thru car wash at the northeast corner of Fowler and Shaw Avenues, which is currently under construction.

Drive-Thru Policy Considerations

As stated earlier, the key objective for the Shaw Avenue Specific Plan was to limit linear extension of commercial development on Shaw east of Clovis Avenue. This objective dovetailed with the City's intent to soften the transition between urban uses on the east edge of the City and the rural residential uses already developed in the County. Notwithstanding the amendments described above, the Specific Plan has been very successful in guiding development as it was intended. Retail development is generally focused to a handful of major intersections, with residential and office-related development occupying the majority of the corridor. The land use pattern within the boundary of the Shaw Avenue Specific Plan is now set; the subject property is one of only a few remaining properties that remain undeveloped, and the only vacant property where retail uses are permitted.

The project site is designated for community commercial use, and restaurant and food-service uses are natural fits for property which sits in close proximity to residential neighborhoods and senior housing complexes. Today's market conditions generally require that such uses have drive-thru components, as customers have become accustomed to the convenience offered by their presence. While the subject property has garnered substantial interest from commercial developers since it was rezoned to C-2 (Community Commercial) nearly 15 years ago, the site has remained vacant. The policies prohibiting drive-thru windows have significantly diminished the pool of potential businesses that can feasibly develop on the property.

While the objectives of the Shaw Avenue Specific Plan have largely been accomplished, the City's land use plans and policies have changed significantly since that Plan was completed or substantively amended. With the adoption of the Loma Vista Specific Plan in 2003 and the current General Plan in 2014, the City has extended planned urban land use pattern along the Shaw Avenue corridor all the way to McCall Avenue. A neighborhood shopping center encompassing more than 150,000 square feet of mixed commercial uses, including multiple drive-thru sites, is currently being processed for the property at Shaw and Leonard Avenues.

Considering the changes in land use patterns that have occurred, market conditions, and the accomplishment of Specific Plan's primary goals, staff's analysis that a policy adjustment to allow for drive-thru facilities on the subject property can be supported. The applicant's proposal is limited to the subject property. If the Planning Commission or City Council finds that the factors

described above support a broader discussion regarding allowing drive-thru facilities elsewhere in the corridor, a new application would need to be initiated. It is likely that an allowance for drive-thru facilities would become a factor in the redevelopment and expansion of existing commercial centers with the Specific Plan boundary.

Conditional Use Permit (CUP2019-009)

The applicant is proposing the development of an approximately 600 square foot “Human Bean” drive-thru coffee shop which would also include a customer walk-up area. The proposed coffee shop does not include an area for customer seating. Proposed hours of operation are 5:00 a.m. to 9:00 p.m. The Human Bean brand currently encompasses 89 stores in 10 states. The proposed store at Shaw and Fowler Avenues would be the first in the Fresno/Clovis metropolitan area.

Site Layout and Circulation

The drive-thru coffee shop is proposed along the Shaw Avenue frontage, west of the existing Walgreens Pharmacy. The building site is a portion of an unused parking lot. The subject parcel shares access to Shaw Avenue from a common driveway that also serves the Walgreens and the Armstrong Pet Hospital. The circulation pattern has been designed so that vehicles entering the site from Shaw have access to the parking areas that are closest to each use, and no parking stalls are located adjacent to the main drive to avoid obstructions to drivers as they enter or exit the site. A reciprocal parking and access easement was previously recorded in conjunction with the development of the Walgreens site.

FIGURE 2
Proposed Coffee Drive-Thru Location



Drive-Thru

The drive-thru design provides two lanes where vehicles will queue for ordering, with a menu board and order system provided in each lane. After customers order, vehicles will funnel into a single lane for payment and receipt of their order. Between 12 and 13 cars can be accommodated in the proposed drive-thru configuration. The Human Bean brand's experience suggests that long queues are unusual. However, if demand extends beyond the site's stacking capacity, vehicles would wrap along the interior parking area. Neither the main entry driveway nor Shaw Avenue would be impacted. The configuration of the drive-thru lane is consistent with the City's development standards for drive-thru facilities.

The proposed layout places the vehicle queue parallel to Shaw Avenue, limiting the potential impact of headlight glare into public right of way. However, to ensure that headlight glare is further minimized, staff recommends that the Project screen the length of the drive-thru and its exit path back to the main entry drive. Screening material should be a combination of landscaping, low walls, and/or berms maintained at a height of 3 feet in height, which has been the standard for other drive-thru facilities throughout the City. The site plan shows the affected screening area as part of the landscape setback at present, so careful design of landscaping should accomplish the screening objective. This requirement is provided as a condition of approval listed in **Attachment 1**.

Shaw Avenue Development Standards

The Shaw Avenue Specific Plans include several unique development standards for projects within its boundaries. Those standards include a 40' building setback along Shaw Avenue, as well as requirements for pedestrian access, landscaping, and architectural design. The proposed has been designed in conformance with the applicable criteria. A description of the development standards from the Specific Plan, as well as a discussion of how the Project addresses them, is included in the applicant's justification letter, **Attachment 4**.

Review and Comments from Agencies

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

Comments received are attached 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

Neighborhood Meeting

Per City policy, the applicant held a neighborhood meeting on Wednesday, January 29, 2020 at Jefferson Elementary School. No neighbors or other community members attended the meeting or otherwise provided input regarding the project.

Public Comments

A public notice was sent to area residents within 800 feet of the property boundaries. Staff has not received any feedback from area residents.

California Environmental Quality Act (CEQA)

The City of Clovis has completed an environmental review (an assessment of the Project's impact on natural and manmade environments) of the proposed Project, as required by the State of California. The Project has been determined to be exempt from CEQA pursuant to a Class 32 categorical exemption. Class 32 exemptions consist of in-fill development less than 5 acres in size meeting the conditions described in California Government Code Section 15332(a), (b), (c), (d) and (e).

The City published notice of this public hearing in *The Business Journal* on Wednesday, February 12, 2020.

REASON FOR RECOMMENDATION

The proposal will allow the development of a vacant commercial property in a highly visible location near the corner of Shaw and Fowler Avenues. An amendment to the Shaw Avenue Specific Plan to allow drive-thru facilities is reasonable and appropriate, in that the primary objectives of the Specific Plan and its policies have been achieved. Changes in land use patterns and market conditions provide further support for the proposal. The proposed conditional use permit provides for specific drive-thru coffee use that conforms with the requirements of the C-2 Zone District and the development standards of the Shaw Avenue Specific Plan. For these reasons, Staff recommends that the Planning Commission approve GPA2019-005 and CUP2019-009 subject to the conditions of approval in **Attachment 1**.

General Plan Amendment GPA2019-005

The findings to consider when making a decision on a general plan amendment application include:

1. The proposed amendment is internally consistent with the goals, policies, and actions of the General Plan;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;
3. If applicable, the parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated project; and
4. There is a compelling reason for the amendment.

Conditional Use Permit CUP2019-009

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

1. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of this Development Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other

- allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed;
 5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety;
 6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA. (§ 2, Ord. 14-13, eff. October 8, 2014); and
 7. The Planning Commission does find the project exempt from CEQA pursuant to Public Resources Code Section 15031 (Class 32 – Infill Development).

ACTIONS FOLLOWING APPROVAL

These items will continue on to the City Council for consideration.

FISCAL IMPACT

None.

NOTICE OF HEARING

Property owners within 800 feet notified:	86
Interested individuals notified:	10

Prepared by:



Dave Merchen
City Planner

Conditions of Approval – GPA 2019-05 and CUP 2019-09

General Plan Amendment 2019-05

1. GPA 2019-05, eliminating the prohibition of drive-thru establishments, shall apply only to the parcel which is the subject of the application.

Conditional Use Permit 2019-09

PLANNING DIVISION CONDITIONS

(Dave Merchen, Division Representative – (559) 324-2346)

2. The applicant shall comply with Section 9-3.215.6 of the City of Clovis Zone Ordinance requiring site plan review.
3. The conditional use permit is granted to allow for a drive-thru coffee shop for the subject property.
4. This conditional use permit is approved as per the site plan and elevations included with Attachment 5 of the staff report. Any major modifications will require an amendment to this conditional use permit.
5. Hours of operation shall be limited to 5:00 a.m. to 9:00 p.m. Modification to the hours of operation will require an amendment to the conditional use permit.
6. Cessation or abandonment of this use for a period exceeding 90 days shall be cause for scheduling of a revocation hearing for this conditional use permit.
7. Operation of the site shall conform with the Clovis General Plan noise standards and not generate any noise in excess of 65 CNEL to the outside of any structure nor 45 decibels to the interior of any structure.
8. Notwithstanding any other condition, any outdoor speaker systems, including speakers associated with the ordering system, shall not be audible at the southern property line.
9. A 3-foot tall screening shall be provided and maintained along the Shaw Avenue street frontage and wrapping along the east edge of the drive-through circulation system, ending at the common drive. This treatment shall be approve by the Director's discretion, the screen shall be one or a combination of the following: landscaping, decorative masonry, or earth berm.
10. All signage for this use shall conform to the City of Clovis Sign Ordinance and shall require a separate sign review and permit.

COUNTY OF FRESNO HEALTH DEPARTMENT

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

11. The Applicant shall refer to the attached Fresno County Health Department correspondence. If the list is not attached, please contact the District for the list of requirements.

**DRAFT
RESOLUTION 20-__**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT GPA2019-05 AMENDING THE SHAW AVENUE SPECIFIC PLAN FOR APPROXIMATELY 1.49 ACRES LOCATED ON THE SOUTH SIDE OF SHAW AVENUE BETWEEN STANFORD AND FOWLER AVENUES

WHEREAS, Moss Ventures, LLC, 4844 Morada Lane, Stockton Ca 95212, has applied for a General Plan Amendment GPA2019-05; and

WHEREAS, the Applicant submitted an application for a general plan amendment to amend the Shaw Avenue Specific Plan to allow drive-thru commercial establishments on approximately 1.49 acres of property located on the south side of Shaw Avenue between Stanford and Fowler Avenues, in the City of Clovis, County of Fresno, California; and

WHEREAS, a public notice was sent out to area residents within 800 feet of said property boundaries a minimum of ten days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on February 27, 2020; and

WHEREAS, on February 27, 2020, the Planning Commission considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to General Plan Amendment GPA2019-05 which are maintained at the offices of the City of Clovis Department of Planning and Development Services; and

WHEREAS, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely:

- a. The amendment is consistent with the Clovis General Plan land use diagram.
- b. The amendment is in keeping with the intent and purpose of the Zoning Ordinance.
- c. The amendment is granted subject to performance of the conditions of approval set forth in the attached Attachment 1. Said conditions of approval are deemed necessary to protect the public health, safety, and general welfare.
- d. The Planning Commission does find the project exempt from CEQA pursuant to Public Resources Code Section 15332 (Class 32 – Existing Facilities).

NOW, THEREFORE, BE IT RESOLVED that the Clovis Planning Commission does recommend approval of General Plan Amendment GPA2019-05.

* * * * *

ATTACHMENT 2

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on February 27, 2020, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 20-_____

DATED: February 27, 2020

Amy Hatcher, Chair

ATTEST:

Dwight Kroll, AICP, Secretary

**DRAFT
RESOLUTION 20-__**

AGENDA ITEM NO. 7

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DRIVE-THRU COFFEE SHOP AND FINDING THE PROJECT IS EXEMPT FROM CEQA PURSUANT TO A CLASS 32 CATEGORICAL EXEMPTION

WHEREAS, Moss Ventures, LLC, 4844 Mirada Lane, Stockton Ca 95212, has applied for a conditional use permit CUP2019-09; and

WHEREAS, this is a request to approve a conditional use permit to allow for a drive-thru coffee shop on a 1.49 acre property located on the south side of Shaw Avenue between Stanford and Fowler Avenues, in the City of Clovis, County of Fresno, California; and

WHEREAS, a public notice was sent out to property owners within 800 feet of said property boundaries a minimum of ten days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on February 27, 2020; and

WHEREAS, the Commission, has reviewed and considered the staff report and all written materials submitted in connection with the request including the conditions attached as Attachment "1" to this resolution and incorporated herein by this reference, and hearing and considering the testimony presented during the public hearing; and:

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.
2. The proposed use is consistent with the General Plan and any applicable specific plan.
3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.
4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.
5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.
6. The Planning Commission does find the project exempt from CEQA pursuant to Public Resources Code Section 15332 (Class 32 – Infill Development).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Clovis Planning Commission does approve CUP2019-09, subject to the attached conditions labeled Attachment "1".

* * * * *

ATTACHMENT 3

The foregoing resolution was adopted by the Clovis Planning Commi
meeting on February 27, 2020, upon a motion by Commissioner _____, seconded by
Commissioner _____, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 20-____

DATED: February 27, 2020

Amy Hatcher, Chair

ATTEST:

Dwight Kroll, AICP, Secretary



**General
Plan
Amendment
Request to
the Shaw
Avenue
Specific
Plan**

by Planning Solutions



the HUMAN BEAN

Amendment to Text Justification

Location:

1750 Shaw Avenue, Clovis

APN: 499-031-57

Parcel size: 1.49 acres total

Human Bean Drive –through site is 0.66 acres

Future fast food restaurant site with drive-through is 0.83 acres

Zoning: C-2 Community Commercial, Mixed Use Area No. 28

Land Use: Drive-through Coffee Shop and future site of a fast food restaurant with drive-through service window

A. Request

Approve an amendment to the Text to conditionally allow the Human Bean coffee shop and a future fast food restaurant the ability to have drive-through services in the C-2, Community Commercial, zone of the Shaw Avenue Specific Plan in the Mixed Use area No. 28 subject to the following options:

1. Located adjacent to a Shaw Avenue, a major public roadway;
2. Shall be a primary use not associated with a secondary use;
3. Shall utilize existing off-site street circulation so that no new driveways are constructed onto Shaw Avenue Commercial Center;
4. Shall be approved by a Conditional Use Permit and conditional site specific zoning limiting the additional drive-through use to the Human Bean coffee shop and the future fast food restaurant; and
5. To the extent practical, integrate architecture, signage, and building materials to be compatible with adjacent structures within the Shaw Avenue Commercial Center.

B. Human Bean Narrative

With a passion for creating happy people and their love of coffee, Human Bean opened its first drive-thru espresso stand in Ashland Oregon in 1998. The Human Bean quickly established a reputation for having friendly and experienced baristas and offering the highest quality ingredients.

The demand for convenient, quality coffee & espresso continues to grow. Their commitment to developing the best drive-thru espresso led to offering franchises. The Human Bean has expanded to 89 locations in ten states. The Human Bean Brand expects to continue this growth through approved franchises that share the same determination and commitment to their goals for providing an exceptional brand.

C. Justification for Approving the GPA Request

The Shaw Avenue Specific Plan's purpose is to provide for a well-designed boulevard that also resolves the problem of mixed land uses and their interface with the residential areas of eastern Clovis.

Objectives and Policies of the Shaw Avenue Specific Plan

The Specific Plan's Objectives and Policies are located on page 4 of the document. The following is a summary of the project's consistency with the applicable objectives and policies; this GPA's consistency is highlighted in bold.

1. **Objective & Policy #2** – Commercial uses in his area will generally be limited to specific commercial centers. The development of these commercial centers shall be in response to demonstrated demands.
 - a. **This GPA request is consistent with this policy because it limits new commercial development to a specific existing center and the development is in response to demonstrated demands for drive-through facilities for local residents.**
2. **Objective & Policy #3** – Neighborhood commercial facilities shall be oriented to the area's residential population and not community or regional traffic patterns.
 - a. **This GPA request is consistent with this policy because it will serve local neighborhood residents as they drive around their neighborhood to and from work, errands and recreational activities.**
3. **Objective & Policy #4** – Non-residential land use clusters may occur at the intersection of major streets in response to service demands generated by residential uses to the east.
 - a. **This GPA request is consistent with this policy because Shaw Avenue and Fowler Street are major streets and this development is**

located near the intersection to serve the demands of the residences in the area.

4. **Objective & Policy #9** – Jefferson Elementary School will be a prime factor in the approval of development proposals at the intersection of Fowler and Shaw Avenue. The existence of the elementary school will necessitate special considerations for traffic and project orientation.
 - a. **This GPA request is consistent with this policy because the access to the site is from an existing driveway that serves the commercial development center. Traffic entering the site will be traveling east on Shaw Avenue; the school site is on the opposite side of Shaw Avenue which has a planted island separating the two directions of traffic.**

Summary – this proposed GPA is consistent with the Objectives and Policies of the Shaw Avenue Specific Plan

General Street System Characteristics of the Shaw Avenue Specific Plan

The Specific Plan's General Street System Characteristics are located on page 14 of the document. The following is a summary of the project's consistency with the applicable characteristics; this GPA's consistency is highlighted in bold.

1. **Characteristic #3** – The design of the streetscape should integrate in a consistent and creative manner, plant materials, paths, landforms, sound walls, lighting, furniture, and signage to produce an attractive and functional environment.
 - a. **The GPA request is consistent with this characteristic because the site plan integrates plants, hardscape, and signage to create a functional environment.**
2. **Characteristic #4** – All landscaping should be designed, installed, and maintained to encourage a low maintenance, water-conserving, functional, and attractive landscape.
 - a. **The GPA request is consistent with this characteristics because the plant material will be drought tolerant and irrigated by a drip system.**
3. **Characteristic #5** - All landscaping should employ a mix of trees, shrubs, and groundcover, and turf as appropriate. The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together. The use of water conserving planting such as California natives and drought tolerant trees, shrubs, and turf is encouraged.
 - a. **The GPA request is consistent with this characteristic because the landscaping will be drought tolerant California natives and incorporated a mix of trees, shrubs, and groundcover.**
4. **Characteristic #6** – Live plant materials shall be used in all landscaped areas. The use of gravel, colored rock, bark, artificial turf, and other similar materials is not acceptable as the sole ground cover material.

- a. **The GPA is consistent with this characteristic because primarily live plant material will be installed and any use of non-plant material will be for accent purposes only.**
- 5. **Characteristic #7** – The use of turf should be minimized in median islands and reserved for areas of high use or visibility.
 - a. **The GPA is consistent with this characteristic because the islands will not be planted with turf.**
- 6. **Characteristic #8** - Automatic irrigation should be installed in all landscape areas. Plants must be watered and maintained on a regular basis. Irrigation systems should be designed so as not to overspray streets, walks, buildings, parking areas etc. The use of water conserving systems such as drip irrigation for shrub and tree planting is encouraged.
 - a. **The GPA request is consistent with this characteristic because an automatic drip irrigation system will be utilized.**

Summary – this proposed GPA is consistent with the General Street System Characteristics of the Shaw Avenue Specific Plan

Nonresidential Developments Standards of the Shaw Avenue Area Plan

The Specific Plan's Nonresidential Development Standards are located on page 20 of the document. The following is a summary of the project's consistency with the applicable standards; this GPA's consistency is highlighted in bold.

- 1. **Standard #1** – A 40 foot “from edge of curb” building setback shall be maintained along Shaw Avenue. At least a 30 foot from edge of curb landscape setback area shall be provided along Shaw Avenue.
 - a. **The GPA request is consistent with this standard because the building is setback a least 40 feet from the edge of curb and a 30 foot from edge of curb landscape area is provided along Shaw Avenue.**
- 2. **Standard #4** – An appropriate architectural theme should be developed for the entire site of commercial or office development.
 - a. **The GPA request is consistent with this standard because the building is contemporary reflecting the architecture of the adjacent veterinary center on site.**
- 3. **Standard #7** – A detailed landscaping plan for all developments will be required for review and approval by the city planner.
 - a. **This GPA request is consistent with this standard because the final construction plans will contain a detailed landscaping plan to be approved by the city planner.**
- 4. **Standard #8** – All undeveloped building pads should be landscaped prior of the next phase of the project.
 - a. **This GPA request is consistent with this standard because if a condition to landscape the undeveloped building pad is placed in the project conditions, it will be adhered too. In a drought conscious environment, this may not be a wise use of water.**

5. **Standard #9** – A tree planting of one tree per every five lineal stalls shall occur throughout the parking lot.
 - a. **This GPA request is consistent with this standard because the building permit's landscaping plan will adhere to this requirement.**
6. **Standard #10** – Special attention should be paid to pedestrian movement through the parking lot.
 - a. **This GPA request is consistent with this standard because a pedestrian path accesses the site from Shaw Avenue's pedestrian path.**

Summary – this proposed GPA is consistent with the Nonresidential Development Standards of the Shaw Avenue Specific Plan

D. Mixed Uses Neighborhoods Reduce Vehicle Miles

Research consistently shows that neighborhoods that mix land uses, make walking safe and convenient, and are near other development allow residents and workers to drive significantly less if they choose. In fact, in the most centrally located, well-designed neighborhoods, residents drive as little as half as much as residents of outlying areas.

Along with these benefits, mixed-use development can improve communities in other important ways, including supporting affordable housing by lowering transportation costs.

Studies have shown that mixed-use development, especially in concert with other smart growth strategies, provides significantly higher returns to local governments through property and sales taxes while requiring lower per unit infrastructure and public-service costs.

The typical development planning and approval process treats mixed-use developments as though the uses were separated and accessible only by car, leaving mixed-use developments at a disadvantage compared to conventional, single-use developments. Recognizing the lower traffic impacts of mixed-use development in central, well-connected neighborhoods in the planning and approvals process would help communities reduce traffic and realize other benefits.

(<https://www.epa.gov/smartgrowth/mixed-use-trip-generation-model>)

According to an article entitled Neighborhood Services, Trip Purpose and Tour-based Travel by Kevin J. Krizek households with highly neighborhood accessibility “complete 20% of their simple maintenance tours within 3.2 km (1.9888 miles) of their home. This is compared to a mere 1.7% of simple maintenance tours for the neighborhood accessibility counterparts. Neighborhood accessibility describes neighborhoods that have a creative mix of services that have a correlation to one another that promote a linkage of trips reducing vehicular trip miles and trip lengths.

E. Serving the Local Residents

The Shaw Avenue Specific Plan's policies, characteristics, and standards support the proposed text amendment. Due to the location of this drive-through only coffee shop and future drive-through fast food restaurant, the proposed site will address the demand for such a service and will serve the area's local residential population. The proposed drive-through facilities will also address the service demands generated by residential uses to the east as recommended in the Shaw Avenue Specific Plan. Additionally, the industry wide assessment of future growth in drive-through facilities is consistent with the applicant's own research of market demand in general and in this specific location.

F. In-Fill

The Shaw Avenue Specific Plan was adopted in 1994 or 25 years ago. At the time of the plan adoption, the southwest corner of the intersection of Shaw Avenue and Fowler was undeveloped. Currently, this site is surrounded by development/urbanization.

The local neighborhood and municipality receive substantial benefits when encouraging in-fill development. Reduction in vehicular trip, services to local residences, creation of walkable communities, and reduction in the usage of raw material for construction and services are realized. Support of this GPA to allow drive through facilities at this site, recognizes the needs of the community and creates a mix of services oriented to the residential population.

G. Justification Summary

- This GPA, Text Amendment, is supportable because:
- The Text Amendment is limited to a specific site;
- The GPA is consistent with the Shaw Avenue Specific Plan's objectives and Policies, General Street System Characteristics, and Nonresidential Development Standards;
- Empirical Information supports mixed use development because it reduces vehicular miles traveled;
- The Shaw Avenue Specific Plan supports mixes uses, in-fill development and commercial uses that will serve the local residents.

H. Site Plan and Building Description

the Human Bean Drive-through Coffee Shop

The site design provides queuing for 12-13 vehicles with a menu board and order station conveniently located in the landscaped area as depicted on the site plan. The Human Bean drive-through coffee shop is 600 sq. ft.

Building Materials

The siding on the building is a combination of lap siding, board and batten, stucco and stone veneer. The awnings are created from foam covered with stucco or custom built metal awnings. Wall mounted sconces provide lighting. The play with color and materials creates a visually interesting building. Please refer to architectural elevations for placement of materials and overall building design.



PROJECT SCOPE

PHASE I:
600 SF DRIVE-THROUGH COFFEE FACILITY w/ QUEUE
AREA FOR 12-13 VEHICLES AND A WALK-UP WINDOW TO
ACCOMMODATE LOCAL PATRONS IN THE CENTER.
-NO IN-DOOR SEATING
-NO ON-SITE SEATING

PHASE II:
± 2,100 SF FUTURE PAD FOR FAST FOOD w/
DRIVE-THROUGH WINDOW.
ARCHITECTURAL FEATURES AND CHARACTER TO BE
SIMILAR TO THE "PHASE I" BUILDING.

PROJECT DATA

APN#:	499-031-57	BUILDING AREA:	
ZONING:	GC-GENERAL COMMERCIAL C-2-COMMERCIAL COMMUNITY	PARKING (PHASE I): (1 PER EMPLOYEE)	
LOT "B" AREA:	1.49 ACRES (64887 SF)	REQUIRED	4
BUILDING AREA:		PROVIDED	11
DRIVE-THROUGH COFFEE SHOP	600 SF		
FUTURE BUILDING	2,100 SF		
TOTAL:	2,700 SF		

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DRC REVIEW
FOR

the HUMAN
& BEAN

DRIVE-THROUGH

**SHAW AVENUE
PLAZA**

1750 SHAW AVENUE,
CLOVIS, CA 93611

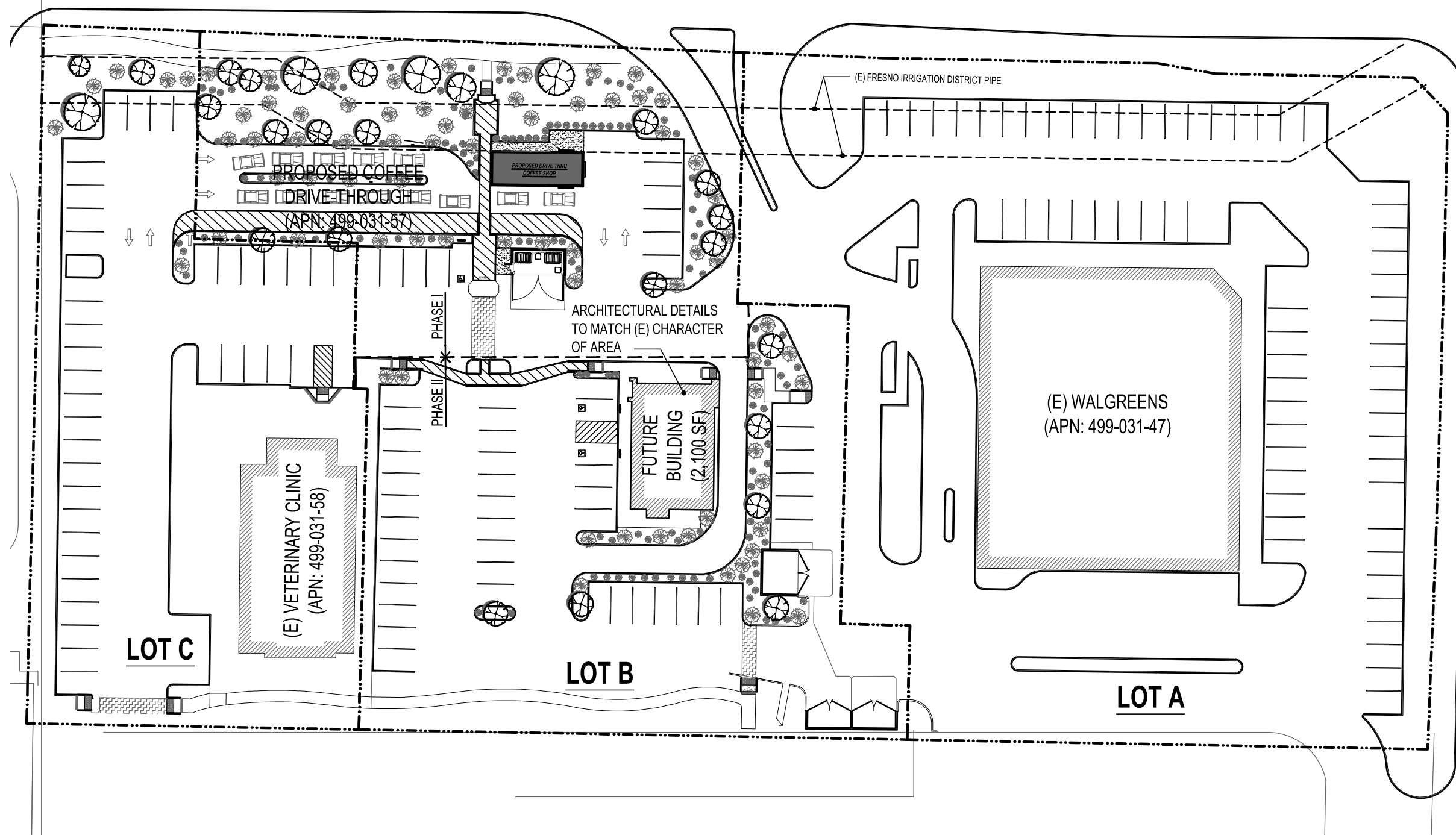
DATE: JULY 30, 2019

2- SITE PLAN

121

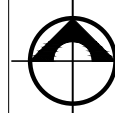
S H A W A V E N U E

F O R L O W E R A V E N U E



PROPOSED SITE PLAN

0 25 50
SCALE: 1:50



DRC REVIEW
FOR



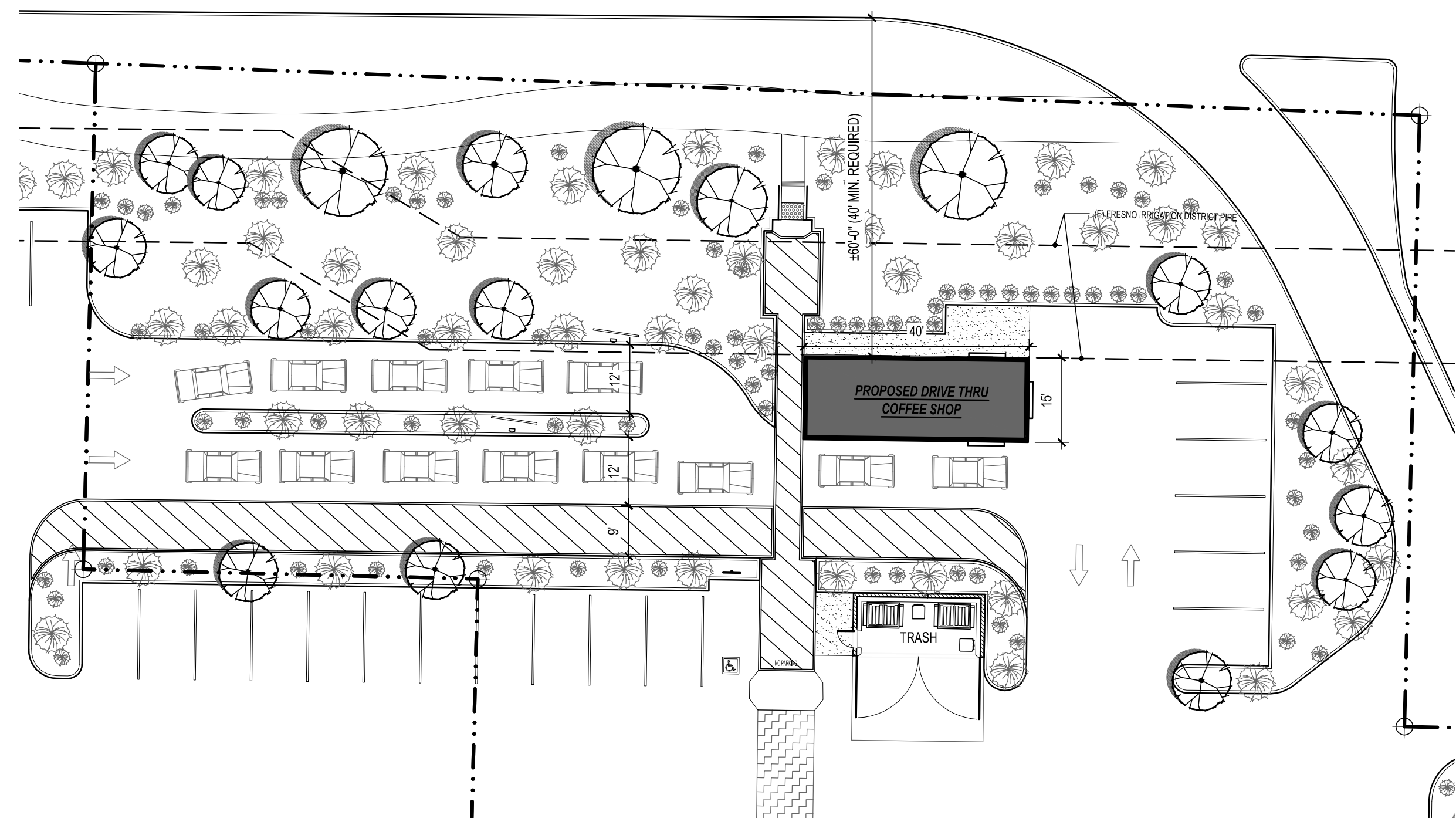
DRIVE-THROUGH

**SHAW AVENUE
PLAZA**

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CLOVIS, CA 93611

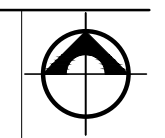
DATE: JULY 30, 2019

S H A W A V E N U E



PROPOSED SITE PLAN (PHASE I)

--- ADA PATH OF TRAVEL



DRC REVIEW
FOR



the HUMAN
BEAN

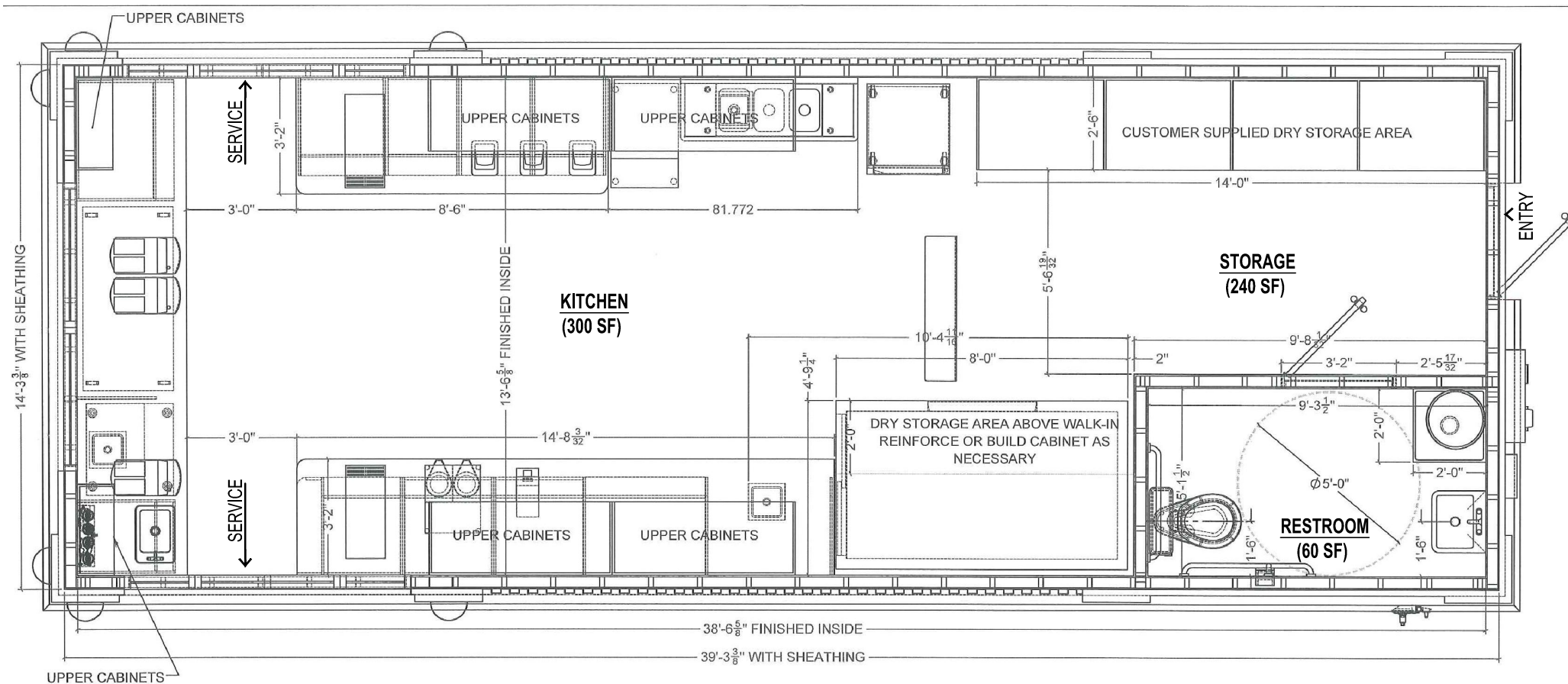
DRIVE-THROUGH

**SHAW AVENUE
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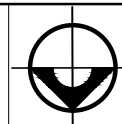
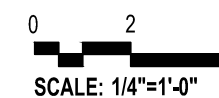
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CLOVIS, CA 93611

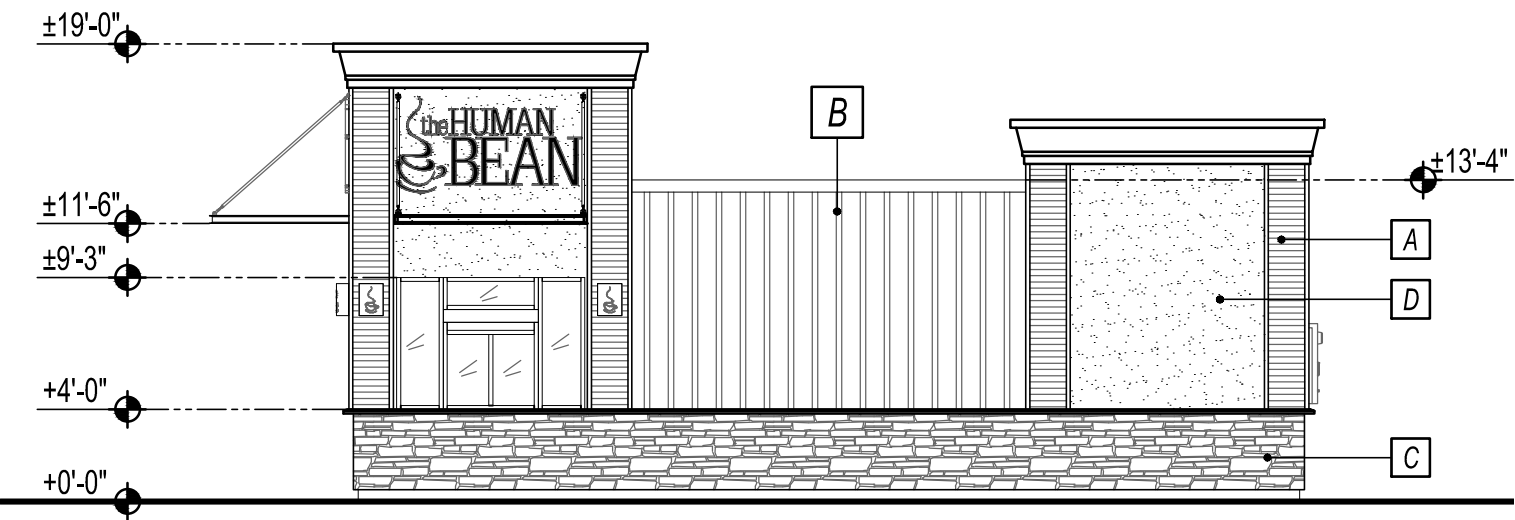
DATE: JULY 30, 2019

4- FLOOR PLAN

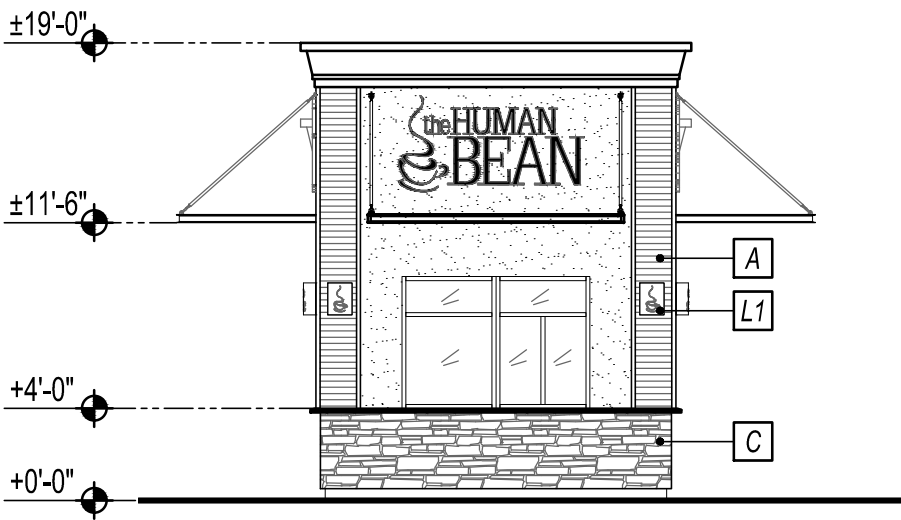


PROPOSED FLOOR PLAN





NORTH ELEVATION (SHAW STREET)



EAST ELEVATION

MATERIALS:

- A** SIDING
LAP SIDING
COLOR:
SHERWIN WILLIAMS
DORMER BROWN
(SW 7521)
- B** SIDING
BOARD AND BATTEN
COLOR:
SHERWIN WILLIAMS
CUSTOM COLOR
MC-29065
- C** SIDING
STONE VENEER
EL DORADO
WARM SPRING LEDGE
PANEL
- D** SIDING
STUCCO
COLOR:
SHERWIN WILLIAMS
KILIM BEIGE (SW 6106)
- E** AWNING
EFIS FOAM COVERED
w/STUCCO
STUCCO COLOR:
SHERWIN WILLIAMS
KILIM BEIGE (SW 6106)
METAL COLOR:
MUSKET SR-30.2
- F** AWNING
METAL
CUSTOM-BUILT METALS
COLOR:
MUSKET SR-30.2

LIGHTING:

- L1** LIGHTING
WALL MOUNT SCENCE

SIGNAGE:

- S1** SEE PAGE 7 & 8



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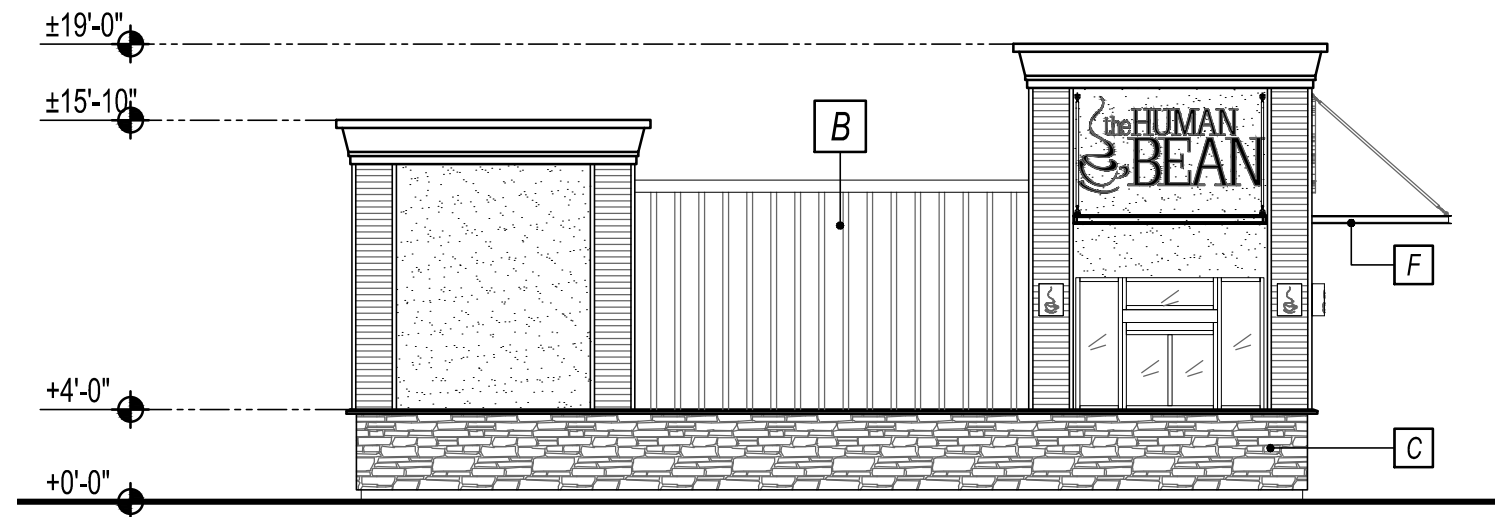
DRIVE-THROUGH

SHAW AVENUE
PLAZA

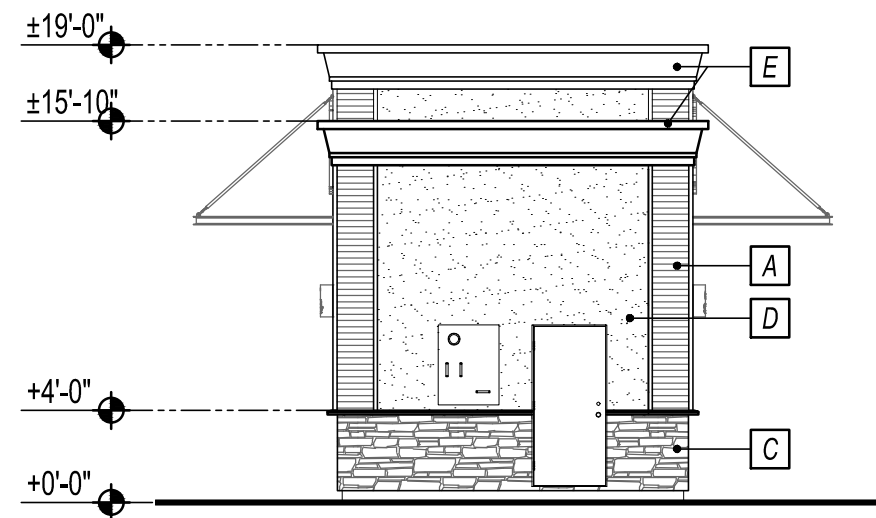
1750 SHAW AVENUE,
CLOVIS, CA 93611

DATE: JULY 30, 2019

5- ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

MATERIALS:

- A** SIDING
LAP SIDING
COLOR:
SHERWIN WILLIAMS
DORMER BROWN
(SW 7521)
- B** SIDING
BOARD AND BATTEN
COLOR:
SHERWIN WILLIAMS
CUSTUM COLOR
MC-29065
- C** SIDING
STONE VENEER
EL DORADO
WARM SPRING LEDGE
PANEL
- D** SIDING
STUCCO
COLOR:
SHERWIN WILLIAMS
KILIM BEIGE (SW 6106)
- E** AWNING
EFIS FOAM COVERED
w/STUCCO
STUCCO COLOR:
SHERWIN WILLIAMS
KILIM BEIGE (SW 6106)
METAL COLOR:
MUSKET SR-30.2
- F** AWNING
METAL
CUSTUM-BUILT METALS
COLOR:
MUSKET SR-30.2

LIGHTING:

- L1** LIGHTING
WALL MOUNT SCNCE

SIGNAGE:

- S1** SEE PAGE 7 & 8

AGENDA ITEM NO. 7

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DRC REVIEW
FOR

the HUMAN
& BEAN

DRIVE-THROUGH

**SHAW AVENUE
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CLOVIS, CA 93611

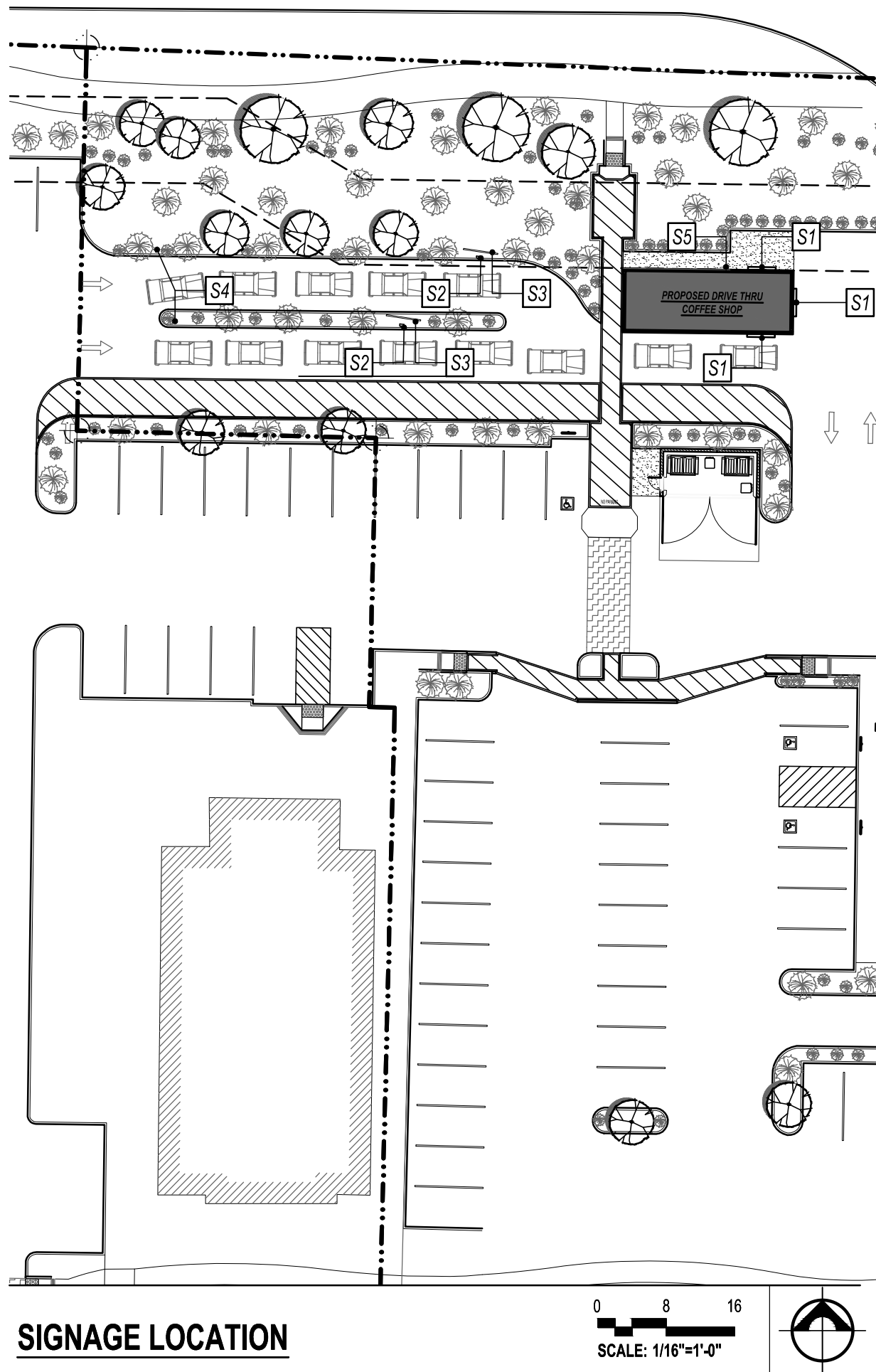
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6- ELEVATIONS

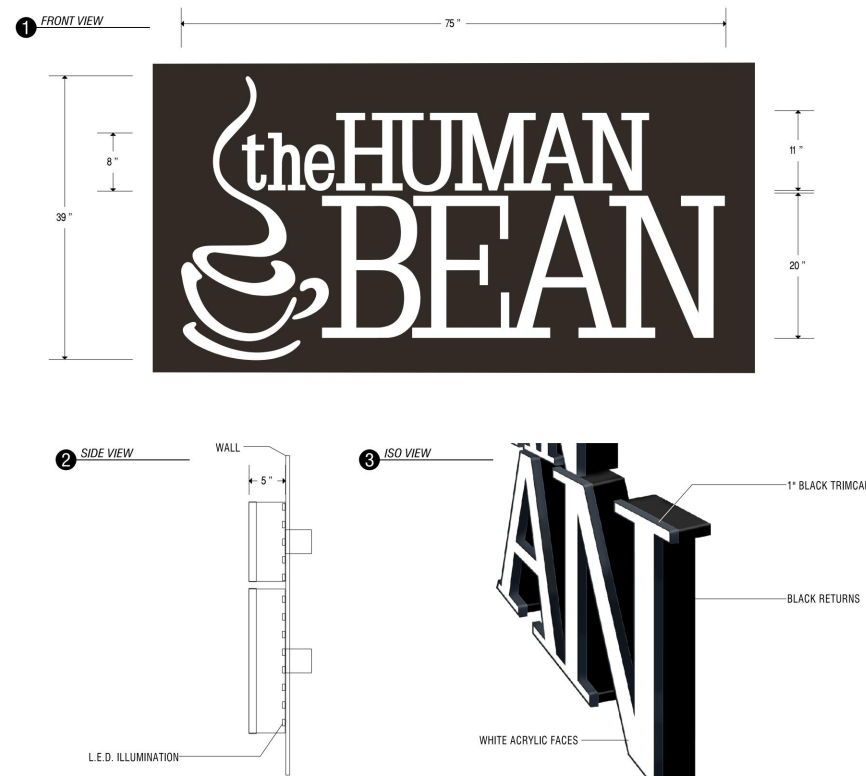
125

EXTERIOR ELEVATIONS

0 4 8
SCALE: 1/8" = 1'-0"



CHANNEL LETTERS



SIGN TYPE
FLUSH MOUNT INTERNALLY ILLUMINATED CHANNEL LETTERS w/ ACRYLIC FACES

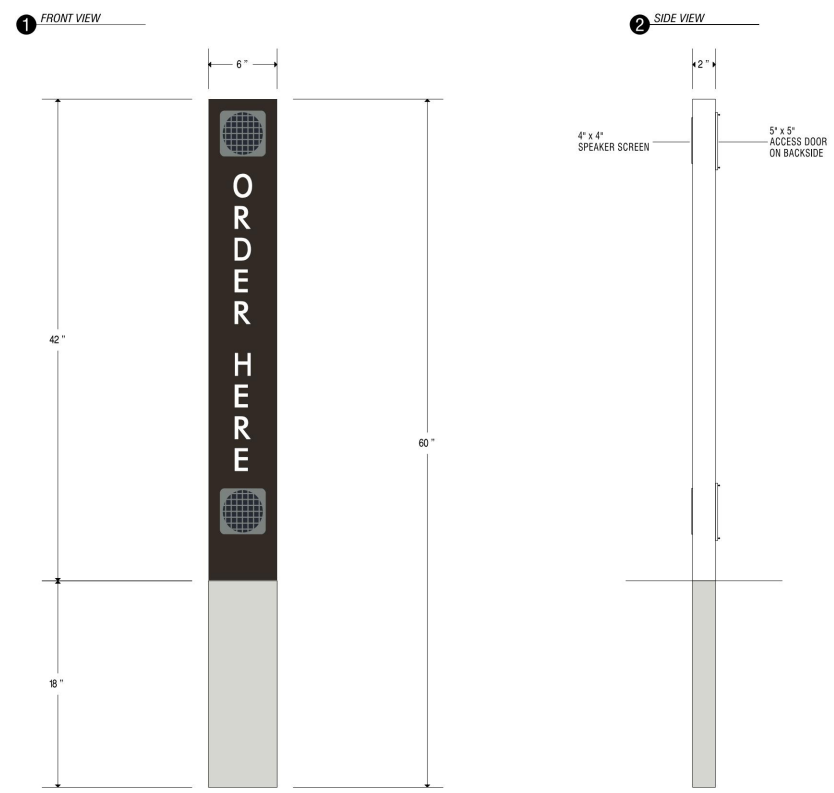
SIGN MATERIAL:
ALUMINUM / ACRYLIC

VINYL COLORS TO BE USED:
BLACK RETURNS & TRIMCAP
WHITE ACRYLIC

SPECIFICATIONS	
ALUMINUM CONSTRUCTION	
ACRYLIC FACES	
EPOXY PRIMER / POLYURETHANE PAINT	
INTERNAL LETTER ILLUMINATION	
VINYL GRAPHICS	
U.L. APPROVED	
FOR EXACT REPLICATION OF LOGO, CUSTOMER TO PROVIDE CAMERA READY ARTWORK	

S1

SPEAKER BOX



SIGN TYPE
TYPICAL DOUBLE SPEAKER ORDER BOX
COMMUNICATION COMPONENTS BY OTHERS

SIGN MATERIAL:
ALUMINUM / VINYL GRAPHICS

COLORS TO BE USED:
POST PAINTED - PANTONE 440C / MATTHEWS MP11194 DARK HORSE
WHITE VINYL LETTERING

SPECIFICATIONS	
ALUMINUM CONSTRUCTION	
EPOXY PRIMER / POLYURETHANE PAINT	
VINYL GRAPHICS	
FOR EXACT REPLICATION OF LOGO, CUSTOMER TO PROVIDE CAMERA READY ARTWORK	

S2

AGENDA ITEM NO. 7

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FOR

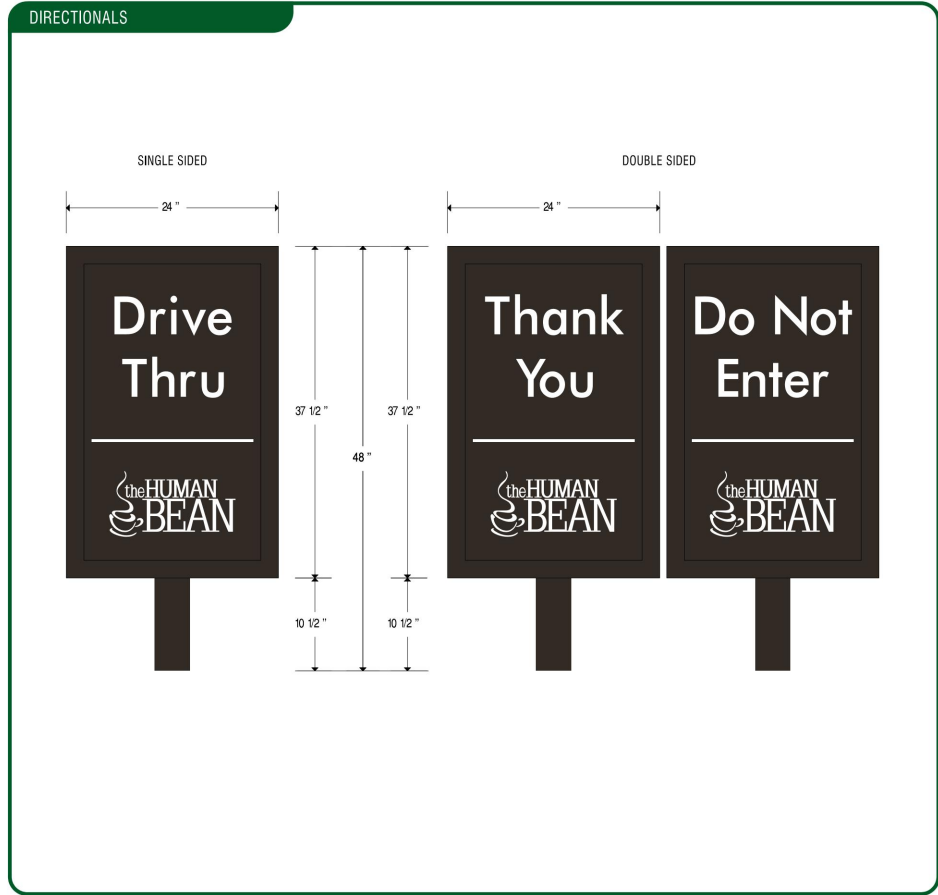
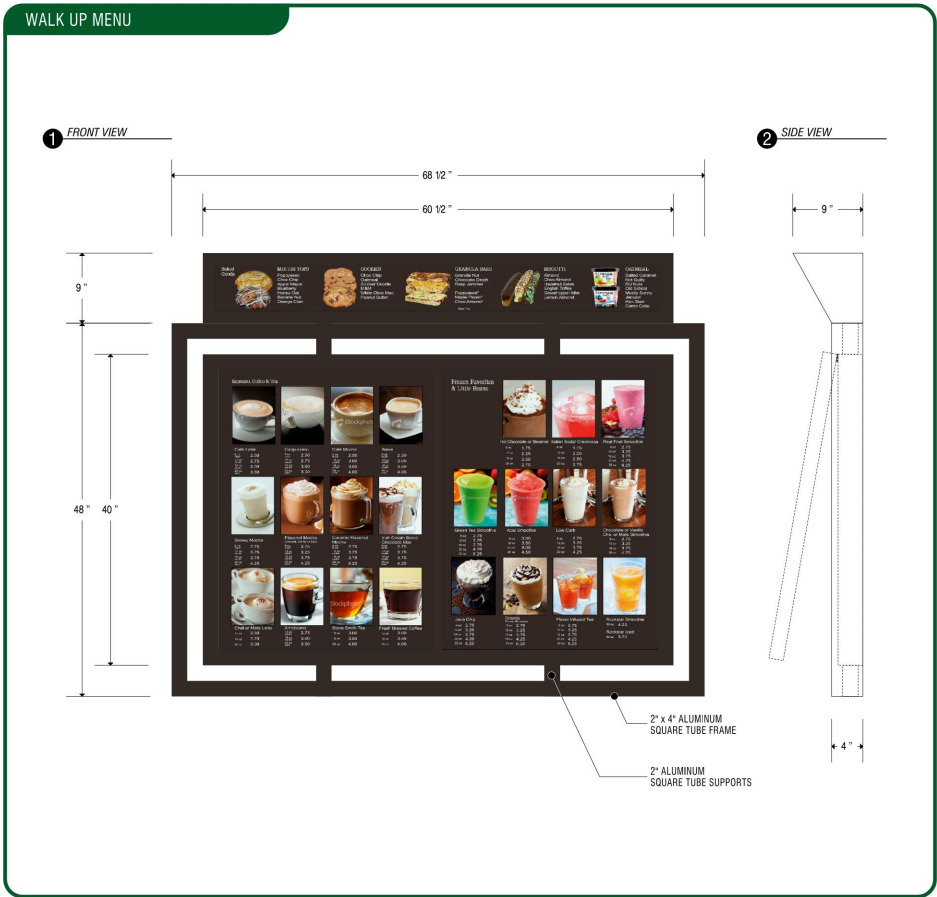


DRIVE-THROUGH

SHAW AVENUE PLAZA

1750 SHAW AVENUE,
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DATE: JULY 30, 2019



AGENDA ITEM NO. 7

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DRC REVIEW
FOR

the HUMAN BEAN

DRIVE-THROUGH

SHAW AVENUE PLAZA

1750 SHAW AVENUE,
CLOVIS, CA 93611

DATE: JULY 30, 2019

DRC REVIEW
FOR



DRIVE-THROUGH

**SHAW AVENUE
PLAZA**

1750 SHAW AVENUE,
CLOVIS, CA 93611

DATE: JULY 30, 2019

9- PERSPECTIVE

128



EXTERIOR PERSPECTIVE



DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director
Dr. Sara Goldgraben, Health Officer

April 18, 2019

LU0019985
2604

Courtney Thongsavath, Planning Intern
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Ms. Thongsavath:

PROJECT NUMBER: **DRC2019-020**

DRC2019-020; Proposal for a 600 sq. ft. drive-through coffee facility with walk up window and future restaurant with drive-through window.

APN: 499-031-57

ZONING: C2

ADDRESS: 1750 Shaw Avenue

Recommended Conditions of Approval:

- Prior to issuance of building permits, the applicant(s) will be required to submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Prior to operation, the applicant(s) shall apply for and obtain permits to operate food facilities from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357
- Should any applicant propose alcohol sales, then prior to sales they shall obtain their license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.
- If the applicant(s) propose to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

Promotion, preservation and protection of the community's health

1221 Fulton Street / P. O. Box 11867, Fresno, CA 93775
(559) 600-3271 • FAX (559) 600-7629

ATTACHMENT 6

- The proposed projects have the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

REVIEWED BY:

Kevin Tsuda

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

(559) 600-33271

kt

cc: Rogers, Moreno, Kalugin & Sauls- Environmental Health Division (CT. 58.01)
Gabriel Architects- Applicant (ea@gabriel-architects.com; lq@gabriel-architects.com)



CITY *of* CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission
FROM: Planning and Development Services
DATE: February 27, 2020
SUBJECT: Consider Approval - Res. 20-____, OA2020-001, A request to amend the City of Clovis Sign Ordinance to allow video and LED changeable copy signs in the R-T (Research and Technology Park) and C-R (Commercial Recreation) Zone Districts. California Health Sciences University and Clovis Rodeo Association, applicants.

Staff: Dwight Kroll, PDS Director
Recommendation: Approve

ATTACHMENTS:

1. Draft Resolution
2. Planning Area 12 Suggested Modification
3. R-T Park Suggested Sign Program Modification
4. Correspondence

CONFLICT OF INTEREST
 None.

RECOMMENDATION

Staff requests that the Planning Commission provide policy direction in approving or denying Ordinance Amendment OA2020-001. Any approval should be subject to the recommended text modification attached as Attachments 2 and 3.

EXECUTIVE SUMMARY

Staff has received requests from the California Health Sciences University and the Clovis Rodeo Association to consider the installation of identification signs with video capability. Both organizations are seeking video signs to identify on-site activities and events. With exception of changeable copy and time and temperature signs, the sign ordinance does not allow the opportunity for video or animated signs and only one so far has been approved as a special sign program through the Planned Commercial Zone District at the northeast corner of State Highway 168 and Temperance Avenue.

As both organizations fill a quasi-public role in the community, there may be value in providing video signage in advertising organizational and community events. Staff however is cautious that such signs not be utilized as off-site advertising for businesses or other similar activities.

BACKGROUND

The Clovis sign ordinance provides guidance for visual identification and advertising of uses throughout the community. To date, the ordinance does not allow for animated or video signs and includes limitations in off-site advertising. Two Light Emitting Diode (LED) signs have been allowed as “changeable copy”, non-animated signs for the Clovis Veterans Memorial District and for the Planned Commercial Center located at the northeast corner of State Highway 168 and Temperance Avenue. In the case of the commercial center, it was approved to provide identification of uses within the planned commercial center and uses and events within the Research and Technology Park.

Several public school sites also incorporate LED signs, however, public school districts are exempt to the requirements of local jurisdictions.

This request would be the first to consider allowing animated video displays for quasi-public facilities. At their regular meeting on December 9, 2019, the City Council considered and approved a request to initiate an ordinance amendment to consider modification to the sign criteria for these two specific uses. The initiation action did not include consideration of specific LED or video advertising structures.

PROPOSAL AND ANALYSIS

The City of Clovis sign ordinance provides minimum standards to safeguard life, health, property, and public welfare, and to preserve the character of the City by regulating the construction, design, height, lighting, location, maintenance, number, quality of materials, and size of signs and sign structures not enclosed within a structure in order to accomplish the following:

- A. Provide a reasonable and comprehensive system of sign controls to ensure the development of a high quality environment;
- B. Encourage a desirable character with a minimum of clutter, while recognizing the need for signs as a major form of communication;
- C. Provide for fair and equal treatment of all sign users;
- D. Encourage signs that are well designed and pleasing in appearance such as monument signs and architecturally integrated signs;
- E. Provide for maximum public convenience by properly directing people to various activities; and
- F. Promote public safety by providing that official traffic regulation devices be easily visible and free from nearby visual obstructions, including blinking signs, excessive number of signs, or signs resembling official traffic signs.

Animated and changeable copy signs are, in most cases, prohibited under this ordinance as are off-site advertising structures.

The City has received two requests to utilize Light Emitting Diode (LED) signs with video display capacity. The Clovis Rodeo Association wishes to replace their existing sign at Clovis Avenue and Rodeo Drive with a fixed text and LED/video sign to compliment new entry improvements. California Health Sciences University wishes to install a freeway oriented sign with LED/video

capabilities at their site in the Sierra Gateway Business Park. In both cases, these signs would identify the use at the site and provide information on events occurring at those locations.

Clovis Rodeo Association

The Clovis Rodeo Grounds are located in the Old Town area and the site is zoned C-R (Commercial Recreation). It is also covered by an overlay RD (Rodeo District) Zone District under the Central Clovis Specific Plan. The site is unusual as it is embedded and does not have direct access to the Clovis Avenue frontage. As well, the existing freestanding sign sits within a public right-of-way (Rodeo Drive) and is considered non-conforming as it precedes the development of the Clovis sign ordinance.

The Rodeo Association is currently making substantial improvements to their entry from Clovis Avenue that includes aligning their drive with Seventh Street, creating a pedestrian path of travel to and across Clovis Avenue, curtailing Rodeo Drive as a through street and relocating their sign at the new entry.

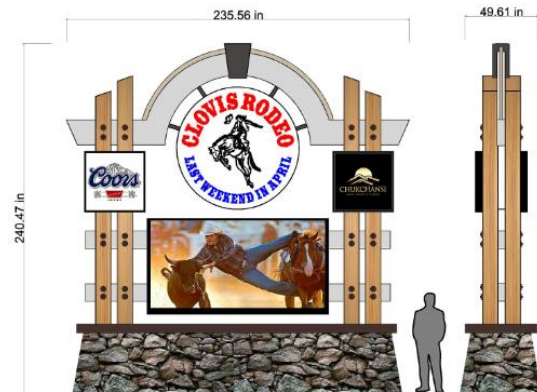
Regardless of the LED/video sign discussion, freestanding sign requirements are required to allow for the continued use of a Clovis Avenue oriented sign.

The Rodeo Association is proposing a 20' tall sign with approximately 100 sq. ft. of sign area. As illustrated below, it would contain ranch-like elements unique to the western Sierra environment. Some design elements would exceed 20' in height, however all sign panels would be at 20' or less.

Current commercial freestanding sign standards allow for signs of similar height and area for developments of similar scale, and in staff's opinion would be applicable in this case. Also given the unique "storefront commercial" development of Old Town, a 20' high sign would not be eclipsed by zero setback/single floor development to the north and south. In this light, staff recommends that the RD (Rodeo District) overlay district be amended to provide for a freestanding sign of these dimensions.

The Rodeo Association also wishes to utilize an LED/video display of fifty square feet (5' x 10') for the promotion of events at the Rodeo Grounds and within Old Town. The use of an animated video display is a subjective discussion for Old Town. Unlike general commercial corridors where standard sign criteria is necessary to create an even playing field among developments, the Old Town environment is expressed through its pedestrian orientation, history and public festivals and events. Because of these characteristics, non-standard signs such as the "Gateway to the Sierras" sign and the changeable banner over Clovis Avenue provide aesthetic and historic value.

20' tall sign
5' x 10 digital display
7' diameter logo



Concept proposal for Clovis Rodeo Association entry identification sign.

With the “event” nature of the Rodeo Grounds, there could be value in a changeable copy sign that both identifies this “embedded” site and the calendar of events. Staff seeks policy direction from the Planning Commission and City Council regarding this proposal and suggests, if approved, that Planning Area 12 (Rodeo District) of the Central Clovis Specific Plan be modified as illustrated in Attachment 2. Staff is cautious that, like all identification signs, this program not advertise off-site businesses. The applicant feels that with placement of the 20 foot sign at the western boundary of the site, coupled with the additional Clovis Rodeo Association identification sign adjacent to Clovis Avenue, a marquee entry feature into the Rodeo Grounds is attained, in addition to providing effective identification of upcoming events.

Additionally, the sign ordinance limits the intensity of light-emitting diode (LED) signs to not exceed 10 candlepower at a distance of ten feet (10'), measured from the base of the sign. This sign would need to comply with this standard.

California Health Sciences University

California Health Sciences University is requesting the ability to place an identification sign along their frontage of State Route 168. Currently the Sign ordinance does not include for provisions within the R-T (Research and Technology Park) Zone District for freestanding freeway oriented identification signs.

Freeway oriented signs are currently restricted to the C-2 (Community Commercial) Zone District on sites greater than five acres. Depending on the frontage, the maximum sign area is restricted to 350 square feet and limited to 20 feet in height. A greater height up to 35 feet may be requested of the Director subject to a “flag” test to accommodate variable freeway elevations. Ordinance Amendment OA2003-01 established these criteria in 2003 solely for project and use identification, and they do not allow for off-site advertising. Hedrick’s Chevrolet and the Walmart Center have utilized this portion of the ordinance for freeway identification.

Included in the proposal by California Health Sciences University, is a request to have the ability for changeable copy and video. Their intent is to identify campus activities and events, recruitment, graduation and similar ceremonies, community health care events, conferences, campus housing and staff and faculty announcements.

Given the nature of educational institutions, it is not unusual to have changeable copy on-site signs that identify on-site activities and events. In the case of the R-T Park, however, a medical university was not initially envisioned and sign programming was established specific to individual users having street frontage.



Concept proposal for California Health Sciences University Freeway oriented sign.

This request is subjective as to the appropriateness of freeway related signs within a business campus area. Given that State Route 168 is constructed above-grade at this location and that campus buildings are currently developed to three floors, there is no view impediment to on-building signs. The applicant's proposal for an electronic message board does present a concern specific to consistency with the City's Sign ordinance. The current sign ordinance makes provisions that address today's trend in electronic message board systems. Staff is concerned that the proposed sign could be misconstrued as an animated, flashing sign with continual message changes, contrary to the objectives of the Sign ordinance. Staff again seeks direction from the Planning Commission and City Council as to the need for freestanding freeway related identification signs in this employment area. It is noted, however, that a freestanding sign in this case could assist in visually identifying the university campus from other office/industrial users in the park. Should the Planning Commission and City Council wish to provide this opportunity, staff recommends that sign height and area not exceed that currently provided for

C-2 commercial development and that any LED changeable copy be non-animated and identify only events specific to the medical school. Also any approval shall be subject to the review and approval of the State of California Department of Transportation.

Staff has prepared a draft text amendment to the Clovis sign ordinance for the R-T Park area included as Attachment 3.

California Environmental Quality Act (CEQA)

The City has determined that this Project is exempt from CEQA pursuant to Public Resources Code Section 15061(b)(3) which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. A Notice of Exemption has been completed during the preliminary review, and is kept for public review with the project file during the processing of the project application. Staff will file the notice with the County Clerk if the project is approved.

REASON FOR RECOMMENDATION

Signs are a necessary and acceptable manner to identify uses in the community from public right-of-ways. With evolving technology, it has become possible to include electronic changeable copy and video.

Past City practice has been to restrict the use of animated and video signs and to limit the use of changeable copy signs. This has been done with the intent in establishing a reasonable and aesthetic standard for all uses requiring public identification without creating visual blight or clutter.

The initiation of this ordinance amendment responded specifically to two uses wishing to identify their location and events and in that context are consistent with current City policy. Staff wishes to be clear that these two proposals are not improvements that commercially provide for off-site advertising, and that the City continues to prohibit such structures, whether video, LED or fixed copy.

As a note, an LED sign was approved with the Technology Park Commercial Center Planned Commercial Center Zoning located east of Temperance Avenue and north of State Route 168. This improvement was approved to provide identification of specific users within the commercial center and the R-T Park, and was limited to a fixed image display of at least five seconds. This sign has often been operated in violation of these requirements requiring staff to notify the owner correction.

Given the unique nature of these two proposals, staff is requesting policy direction from the Planning Commission and City Council and if approved together or singly, that such approval be given specific to their current locations and not in the near term establish precedence for subsequent similar requests.

ACTIONS FOLLOWING APPROVAL

This item will continue on to the City Council for final consideration.

FISCAL IMPACT

None.

NOTICE OF HEARING

Interested individuals notified: 10

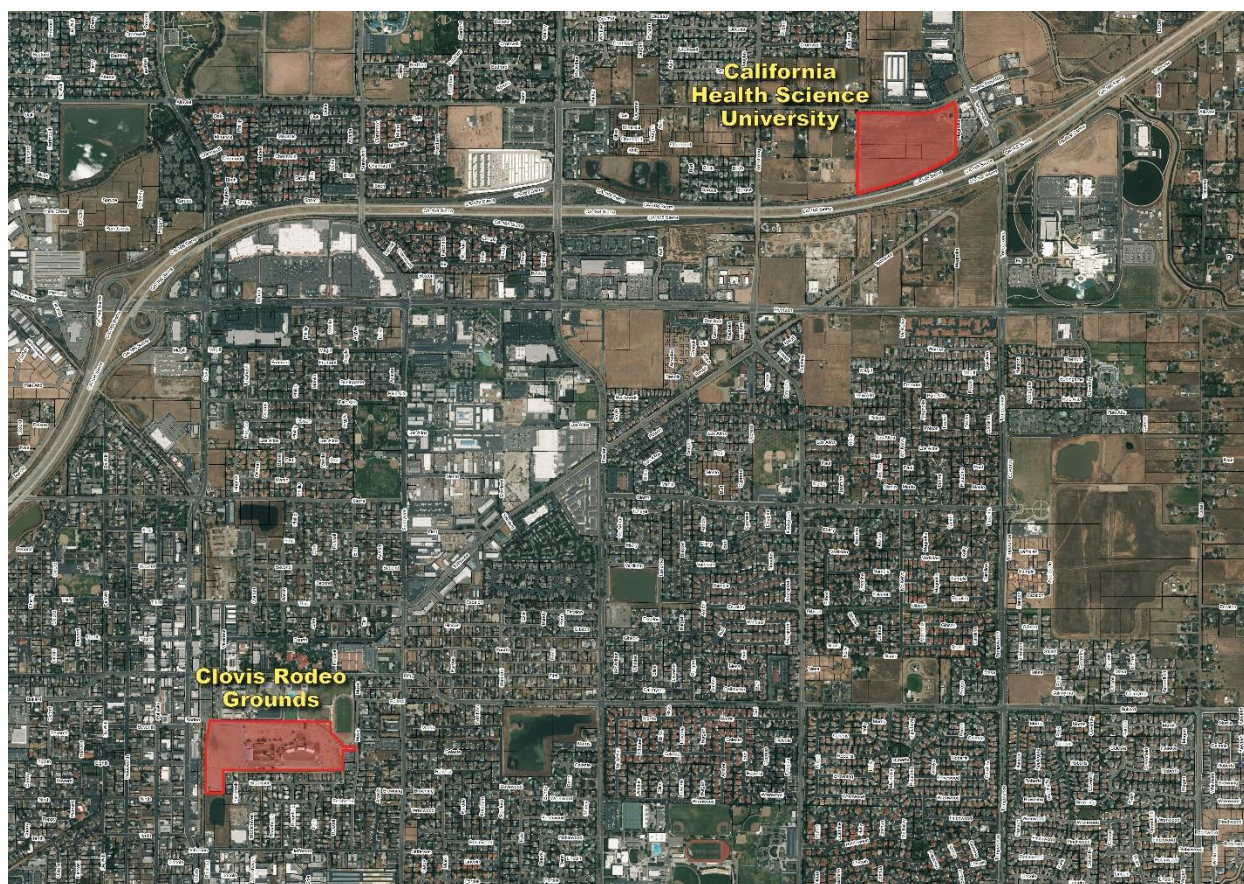
Prepared by: Dwight Kroll, PDS Director



Reviewed by:

Dave Merchen
City Planner

FIGURE 1
PROJECT LOCATION MAP



**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS RECOMMENDING
APPROVAL OF AN AMENDMENT TO THE CLOVIS DEVELOPMENT CODE**

WHEREAS, the City's current Development Code was adopted by the Council on October 8, 2014; and

WHEREAS, the City of Clovis, 1033 Fifth Street, Clovis, CA, has applied for an ordinance amendment OA2019-01; and

WHEREAS, a public notice was published in the Business Journal on Friday, February 10, 2020, and

WHEREAS, a duly noticed hearing was held on February 27, 2020, and

WHEREAS, the Planning Commission reviewed the record of proceedings, including the staff reports and other written records presented to, or otherwise made available to, the Planning Commission on this matter, and considered all oral comments made during the public hearing; and

WHEREAS, the Planning Commission finds that the Ordinance Amendment is consistent with the General Plan and any remaining applicable specific plans.

WHEREAS, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely;

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. The proposed amendment is internally consistent with other applicable provisions of this Development Code.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the City of Clovis adopts the foregoing recitals as true and correct and resolves as follows:

1. Recommends that the City Council approve the Amendment to the Development Code as set forth in the accompanying staff report and Attachments 3 and 4.
2. Directs that the record of proceedings be contained in the Department of Planning and Development Services located at 1033 5th Street, Clovis, CA 93612, and that the custodian of the record be the City Planner, Dave Merchen, or other person designated by the Director of Planning and Development Services.
3. Directs that these recommendations be immediately transmitted to the City Council for consideration.

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The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on February 27, 2020, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 20-_____

DATED: February 27, 2020

Amy Hatcher, Chair

ATTEST:

Dwight Kroll, AICP, Secretary

LAND USE DEVELOPMENT STANDARDS


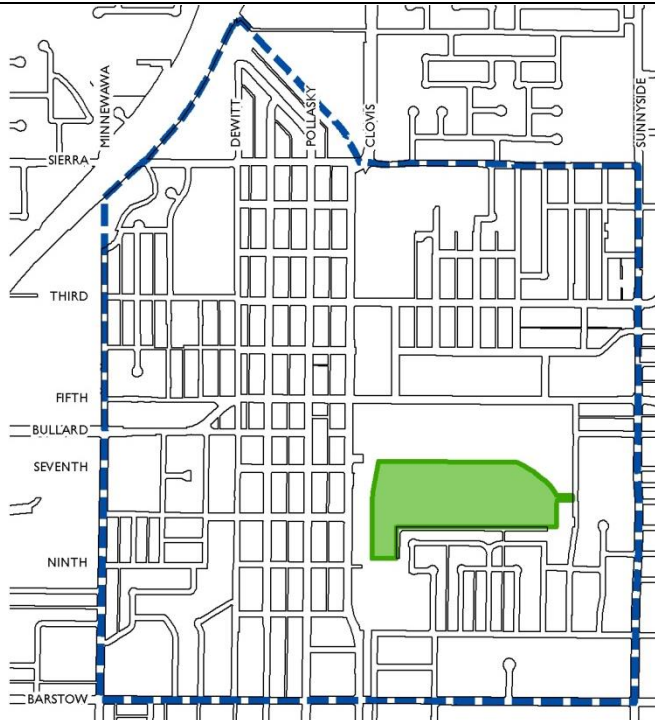

AGENDA ITEM NO. 8



PA12

PLANNING AREAS

140

RESIDENTIAL LAND USE		LAND USE / PRODUCT	DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE
KEY MAP		Rodeo District (RD)	STANDARD	NOTES	
		DESIGNATION			
		Planning Area(s)	I2		
		Zone District	C-R		
		GP Density Range	N/A		
		Land Use	The use of land designated RD shall comply with those uses identified in the C-R (Commercial Recreation) Zone.		
		BUILDING INTENSITY			
		Minimum Lot Area	4 acres		
		Minimum Lot Width	100		
		Minimum Lot Depth	150		
Maximum Coverage	33%				
Maximum Height	35 ft./4 stories	Maximum heights for accessory structures shall be determined by the Director.			
Curved/Cul-de-sac/Corner Lot	None				
BUILDING SETBACKS					
Front Yard	30' structures 20' parking				
Side Yard (Interior)	(see front yard)	Measured from any residential district.			
Corner Lot/Reversed Corner Lot	(see front yard)	Measured from any residential district.			
Rear Yard	None				
GARAGES/STREETS/PARKING					
Sidewalks		See Streetscape Development Standard Section.			
Parking	Off Street Parking	See Parking Standards of the C-R Zone District			
Streets		See Streetscape Development Standard Section.			
On-Street Parking		See Streetscape Development Standard Section.			
ACCESSORY USES					
Outdoor Activities		Established under use requirements of the C-R Zone District			
Freestanding Signs		One freestanding sign at the Clovis Avenue entry not to exceed 100 sq. ft. of sign area or 20' in height. A video display of not over 50 sq. ft. may be permitted subject to an Administrative Use Permit.			
Building Mounted Signs (including fascia, window and canopy mounted signs)		See Clovis Municipal Code, Division 9, Development Code standards.			
Rodeo District	LAND USE TOTAL AREAS				
	27.36 acres				
DESCRIPTION					
RD (Rodeo District) contains the Clovis Rodeo Grounds located on the east side of Clovis Avenue, south of Clarke Intermediate School. The purpose of this planning area is to sustain and amplify the facility that accommodates the annual Clovis Rodeo. This land use and facility is a significant focal point to the "Old Town" area and a major attractor during Rodeo Weekend. The underlying C-R (Commercial Recreation) Zone District allows the Rodeo as a permitted use with the ability to have additional entertainment and outdoor functions with a temporary use permit or conditional use permit. Development of Clovis Avenue should amplify the entrance to this facility at 7 th Street.					
PERMITTED USES					
*All Uses not specifically identified in the list to the right are prohibited.	The use of land designated CD shall comply with those uses identified in the C-R (Commercial Recreation) Zone District.				

The Imagery conveys samples of the architectural character intended for these neighborhoods.

The Imagery conveys samples of the architectural character intended for these neighborhoods.



Attachment 3

OA 2020-001, R-T Park Suggested Sign Program Modification

(Proposed modification shown in red)

9.34.130 Nonresidential sign standards. SHARE

A. Commercial signs. This subsection shall apply to all districts designated as commercial or professional office and shall specifically apply to the following zoning districts: C-1, C-2, C-3, C-P, C-R, U-C, and R&T. In mixed use developments, the predominant use of the site shall be the basis for determining sign area standards.

1. Residential uses. Signs for residential uses shall be allowed in compliance with Section [9.34.120](#) (Residential sign standards).
2. Commercial uses: Freestanding signs.
 - a. Size and height. The sign area of each face and the sign height shall not exceed those areas and heights identified in Table 3-14, 3-15, or 3-16, as applicable to the type of sign.

**TABLE 3-14
INDIVIDUAL BUSINESS SIGNS**

Street Frontage (Each) (in feet)	Maximum Height (in feet)	Maximum Face Area (in square feet)
0 – 50	6	20
51 – 100	8	36
101 – 150	10	40
151 – 200	12	50
201 – 400	14	60
401 – Plus	20	100

**TABLE 3-15
MULTI-BUSINESS SIGNS**

Street Frontage of Development (Each) (in feet)	Maximum Height (in feet)	Maximum Face Area (in square feet)
0 – 50	6	30

**TABLE 3-15
MULTI-BUSINESS SIGNS**

Street Frontage of Development (Each) (in feet)	Maximum Height (in feet)	Maximum Face Area (in square feet)
51 – 100	8	40
101 – 150	10	50
151 – 200	12	60
201 – 400	14	70
401 – Plus	20	100

**TABLE 3-16
SHOPPING CENTER SIGNS***

Street Frontage of Center (Each) (in feet)	Maximum Height (in feet)	Maximum Face Area (in square feet)
0 – 200	14	50
201 – 400	16	70
401 – 500	20	80
501 – Plus	20	100

Note:

* In addition to the freestanding sign allowance, shopping centers with a street frontage of seven hundred (700) lineal feet or greater shall be allowed secondary tenant freestanding identification signs. The number of secondary signs shall not exceed one for each main drive approach for a maximum of two (2) signs. Sign area shall not exceed thirty (30) square feet for each sign, with individual panels of no more than ten (10) square feet. Identification signs shall not exceed a maximum height of ten feet (10'). The signs shall be granted for minor tenants within the center, located more than one hundred fifty feet (150') from the street the business intends to serve.

3. Commercial developments: On-building “frontage” identification signs.
 - a. Area allowed for frontages with public entrances. Each business frontage having a public entrance shall be allowed on-building identification signs with

the allowable area computed in compliance with Table 3-17. Only one public entrance shall be utilized for calculating allowable primary sign area.

**TABLE 3-17
AREA ALLOWED FOR LEASE FRONTAGES WITH PUBLIC ENTRANCES**

Structure Entrance Setback (from street frontage property line)	Allowable Sign Area Formula	Minor Tenants Maximum Allowable Sign Area	Major Tenants Maximum Allowable Sign Area*
150 feet or less to the intended service street property line.	One sq. ft. per each linear foot of lease space.	50 sq. ft.	100 sq. ft.
More than 150 feet to the intended service street property line.	One and one-half sq. ft. per each linear foot of lease space.	75 sq. ft.	150 sq. ft.

Note:

* Major tenants having one hundred thousand (100,000) square feet or more gross leasable area shall be eligible for additional on-building sign area under special approval by the Director. In these cases, the Director may increase the maximum allowable areas for major tenants identified in Table 3-17 from one hundred (100) to two hundred (200) square feet where the building entrance setback is located less than or equal to one hundred fifty (150') feet from the nearest street property line; or from one hundred fifty (150) to three hundred (300) square feet where the building entrance setback is located more than one hundred fifty feet (150') from the nearest street property line; whichever applies. Without further increasing the allowed on-building sign area, the Director may allow major tenants to transfer, in whole or in part, the on-building sign area allowance from a side street frontage without a public entrance to a frontage with a public entrance. The Director may approve an increase in the building sign by transferring up to seventy-five percent (75%) of the allowable freestanding sign area.

b. Area allowed for street frontages without public entrances. Each business occupying the end of a structure, having a street frontage without a public entrance, shall be allowed one-half (1/2) square foot of sign area for each one foot of leased building frontage. The maximum area shall be limited to twenty-five (25) square feet for buildings up to one hundred thousand (100,000) square feet and fifty (50) square feet for buildings over one hundred thousand (100,000) square feet.

c. Minimum sign area. Each commercial use which has direct pedestrian access through an exterior building wall which is visible from a public right-of-way shall be allowed twenty-five (25) square feet of building sign area, regardless of structure occupancy frontage. Commercial uses having a sole

access from the interior of any structure or from an enclosed court or lobby shall not be allowed the minimum building wall sign area referred to in this subsection.

d. Privilege signs. Where a number of commodities with different brand names or symbols are sold on the premises, up to one-fourth (1/4) of the area of a business sign, or twenty-five (25) square feet of the sign area, whichever is the lesser, may be devoted to the advertising of one or more of the commodities by brand name or symbol as an accessory function of the business sign; provided, the advertising is integrated with and a part of the remainder of the business sign.

e. Under canopy signs. Under canopy signs shall be allowed in commercial centers; provided, each shall not exceed six (6) square feet in sign area, nor shall the sign extend lower than seven feet (7') above the area over which it is suspended, and shall be mounted perpendicular to the building face. The signs shall identify only a business name within a business center. Only one sign shall be displayed per frontage with a public entrance.

f. Transfer of sign area. When approved by the Director, the sign area may be transferred in part or in whole from a frontage with a public entrance to one without a public entrance; provided, the signs on a given frontage do not exceed the allowable area, as computed in compliance with Table 3-17.

g. Location. The location of the signs shall not be less than one foot inside the property line and shall not interfere with the safety of vehicular traffic entering into or exiting from the commercial development or with vehicular street traffic or pedestrians. On corner parcels, it is the intent of this subsection that signs not be placed at the corner of one street frontage to be viewed from another street frontage. Generally, multiple freestanding signs for independent businesses and commercial developments shall be centered on the street frontage on which they are placed.

h. Number. Only one freestanding sign shall be allowed for and upon each street frontage. Without increasing the total freestanding sign allowance for corner parcels, the Director may allow the linear footage of two (2) or more connecting street frontages to be combined for corner parcels in order to obtain a greater face area for a freestanding sign along a particular frontage than would otherwise normally be allowed, subject to the following restrictions:

- (1) The height of the freestanding sign does not exceed that normally allowed for the street frontage on which the sign is placed, based on values identified for the linear footage on that street; and

(2) The combined face area of the freestanding sign does not exceed that normally allowed for the street frontage on which the sign is placed by more than twenty-five percent (25%).

i. Shopping center: Minor tenant directional signs. In addition to the freestanding sign allowance identified in Table 3-16 (Shopping Center Signs), shopping centers shall be allowed on-site directional signs for minor tenant identification in compliance with the following standards:

1. The number of directional signs shall not exceed one for each main driveway.
2. Signs shall not exceed ten (10) square feet of sign area for each sign, with individual panels of no more than three (3) square feet.
3. Minor tenant directional signs shall have a maximum height of six feet (6') and shall be architecturally integrated with the shopping center site.
4. Signs shall be located a minimum of forty feet (40') from the nearest street property line, and the location shall be subject to the review and approval of the Director.
5. It is not the intent of this subsection to create additional signs to be viewed from a public right-of-way.

j. Shopping center: Tenant identification signs. In addition to the freestanding sign allowance identified in Table 3-16 (Shopping Center Signs), shopping centers with a street frontage of seven hundred (700) lineal feet or greater shall be allowed secondary tenant freestanding identification signs in compliance with the following standards:

1. The number of secondary signs shall not exceed one for each main drive approach for a maximum of two (2) signs.
2. Sign area shall not exceed thirty (30) square feet for each sign, with individual panels of no more than ten (10) square feet.
3. The identification signs shall not exceed a maximum height of ten feet (10').
4. The identification signs shall be granted for minor tenants within the center, located more than one hundred fifty feet (150') from the street the business intends to serve.

k. Drive-in and drive-through facility signs. In addition to the sign area allowed under the commercial zoning district regulations, drive-in and drive-through restaurants shall be allowed the following boards/signs in compliance with the following standards:

1. One menu board, to be located at the ordering device in association with the drive-through window use, for each drive-through lane, not to exceed twenty (20) square feet in area or six feet (6') in height.
2. Changeable copy is limited to the menu board.
3. Each drive-through lane shall be allowed a maximum of one preview board in addition to the menu board. The preview board shall be no more than twenty (20) square feet in area and not exceed six feet (6') in height.
4. The minimum distance from the center of the menu board to the center of any proposed preview board shall be no less than twenty-five feet (25').
5. All menu boards and preview boards shall utilize low intensity illumination.
6. All corporate advertising shall be eliminated from the menu and preview boards.
7. Menu and preview boards shall not be visible from the street. Additional landscape areas or shrub plantings may be required to provide appropriate screening.
8. Approval of all menu and preview board signs shall be in compliance with Chapter 64 of this title (Conditional Use Permits) and a formal sign permit shall be submitted for review and approval in compliance with Section [9.34.040](#) (Sign permit review) before installation of any signs at the site.
9. Any proposed carhop and walk-up menu boards shall not exceed six (6) square feet in area and shall be located in areas approved in compliance with the conditional use permit process.
10. Directional signs: see Section [9.34.060](#)(F), Directional signs.

l. Freeway oriented signs. In addition to signs allowed by Section [9.34.120](#) (Residential sign standards), sites five (5) acres or more in size and located in the C-2 District **or an accredited college or university use on sites five (5) acres or more in size and located in the R-T District** and directly adjacent to State Route 168 are allowed one on-site freeway freestanding identification

sign and on-building freeway identification sign, subject to the following standards.

1. The maximum height for freeway freestanding identification signs is twenty feet (20'), to be measured from the finish grade of the property (at the base of the sign) to the top of the sign.
2. The Director may grant a greater height, up to a maximum height of thirty-five feet (35'), through the administrative use permit process, in compliance with Chapter 62 of this title.
3. A request to exceed the twenty-foot (20') height maximum shall be subject to a flag test to be performed by the applicant, with a member of City staff in attendance.
4. On-building freeway identification signs are allowed with sign area to be calculated at a ratio of one square foot of sign applicable review authority for each lineal foot of lease space for a major tenant (e.g., seven thousand (7,000) square feet or greater) having freeway frontage with a maximum on-building sign area not to exceed two hundred (200) square feet.
5. For an accredited college or university located in the R-T District, a changeable copy Light Emitting Diode (LED) display is allowable identifying campus activities and events, recruitment, graduation and similar ceremonies, on-site conferences, campus housing and staff and faculty announcements only requiring an Administrative Use Permit. This display shall be of a fixed image of no less than seven seconds, conform to light intensity requirements of the Clovis Municipal Code and requires review and approval by the State of California Department of Transportation.

4. Office uses: Freestanding signs.

- a. Maximum size and height. Professional office developments within the C-P District may use one of two (2) optional freestanding sign programs: a single freestanding sign listing the name and address of the office center or the business in the case of a single business development. The sign area and the sign height shall not exceed those listed in Table 3-18.

**TABLE 3-18
PROFESSIONAL OFFICE DEVELOPMENT SIGNS**

Street Frontage of Development (Each) (in feet)	Maximum Height (in feet)	Maximum Face Area (in square feet)
0 – 50	4	8
51 – 100	6	32
101 – 200	8	50
201 – 400	10*	75
401 – Plus	12*	100

Note:

* An increase in the height may be granted by the Director where the Director feels a taller sign structure shall enhance the design of the development.

b. Location. The location of the signs shall not be less than one foot inside the property line and shall not interfere with the safety of vehicular traffic entering into or exiting from a professional office complex or with vehicular street traffic or pedestrians.

c. Number. The allowable number of freestanding signs shall be as follows:

(1) Single tenant. The total face area may be utilized in one sign or be divided among two (2) signs per street frontage, with a maximum height of eight feet (8'); provided, a minimum distance of one-half (1/2) of the width of the parcel is maintained between each sign and the street corner of the parcel. This provision shall be for frontages having two hundred one feet (201') or greater of the total street frontage and shall be reviewed and approved by the Director.

(2) Multiple tenants. When a professional office structure has more than one tenant, individual low-profile freestanding signs for each tenant may be allowed in lieu of a single freestanding sign for the site, as allowed by subsection (A)(4)(c)(1) of this section. The low-profile signs shall be uniform in construction (except for copy) and shall not exceed four feet (4') in height, eight feet (8') in length, and two feet (2') in width per business. The total face area shall be limited to two (2) times the face area allowed in Table 3-18. The low-profile signs shall be limited to copy on one side and placed parallel to the street.

d. Directory signs. For directory signs located within the interior of a professional office complex, there shall be no quantity limits (see Section [9.34.060\(F\)](#)). For directory signs located at a professional office complex street entrance, only one sign, located at least forty feet (40') from the street entrance property line, shall be allowed when the Director determines the design, location, and shape of the center, or other special circumstances exist and warrant special consideration. All directory signs shall be limited to twelve (12) square feet in area and freestanding directory signs shall have a height limit not to exceed five feet (5').

5. Office uses: On-building identification signs.

a. Size. Each business frontage having a public entrance shall be allowed on-structure identification signs having an area of one-half (1/2) square foot per front foot of structure, up to a maximum of fifty (50) square feet of sign area. Structures set back one hundred fifty feet (150') or more from the facing street shall be allowed one square foot of sign area per front foot of structure, up to maximum of seventy-five (75) square feet. Only one public entrance may be utilized for calculating the allowable primary sign area.

b. Location. When approved by the Director, the sign area may be transferred from a frontage with a public entrance to one without a public entrance; provided, the ratio of signs per lineal foot is not exceeded on any one elevation.

6. R&T industrial developments. This subsection shall apply to all R&T industrial developments.

a. R&T industrial developments: Freestanding monument signs.

(1) Size and height. The sign area of each face and sign height shall not exceed the areas and heights identified in Table 3-19.

**TABLE 3-19
R&T INDUSTRIAL DEVELOPMENT SIGNS**

Street Frontage of Each R&T Use (in feet)	Maximum Height (in feet)	Maximum Face Area (in square feet)
0 – 75	6	25
76 – 100	6	50
101 – 150	6	60

**TABLE 3-19
R&T INDUSTRIAL DEVELOPMENT SIGNS**

Street Frontage of Each R&T Use (in feet)	Maximum Height (in feet)	Maximum Face Area (in square feet)
151 – 200	8	75
201 – Plus	8	100

(2) Location. The location of the signs shall not be less than one foot inside the property line and shall not interfere with the safety of vehicular traffic entering into or exiting from an R&T development or with vehicular traffic or pedestrians.

(3) Number. The total face area may be utilized in one sign or, where specifically approved by the Director, the sign area may be divided among one sign per street frontage, with a maximum height in compliance with Table 3-19; provided, a minimum distance of one-half (1/2) of the width of the parcel is maintained between each sign and the street frontage of the parcel.

b. R&T industrial developments: On-building identification signs.

(1) Size and height. The sign area of each face shall not exceed those areas identified in Table 3-20.

**TABLE 3-20
R&T INDUSTRIAL DEVELOPMENT SIGNS
AREA ALLOWED FOR LEASE FRONTAGES WITH PUBLIC ENTRANCES**

Structure Entrance Setback (from street frontage property line)	Allowable Sign Area Formula	Minor Tenants Maximum Allowable Sign Area	Major Tenants Maximum Allowable Sign Area
150 feet or less to the intended service street property line.	One sq. ft. per each linear foot of lease space.	50 sq. ft.	100 sq. ft.
More than 150 feet to the intended service street property line.	One and one-half sq. ft. per each linear foot of lease space.	75 sq. ft.	150 sq. ft.

(2) Number allowed. The sign area of each business frontage may be utilized in one or more signs; provided, the total sign area of all signs on a given frontage does not exceed the maximum allowable area.

7. R&T commercial developments: Freestanding monument signs. This subsection shall apply to all R&T commercial developments.

a. Size and height. Commercial developments may use one of two (2) optional freestanding sign programs: a single freestanding sign listing the name and address of the center or the business in the case of a single business development. The sign area and the sign height shall not exceed those identified in Table 3-21.

**TABLE 3-21
R-T COMMERCIAL DEVELOPMENT MONUMENT SIGNS**

Street Frontage (Each) (in feet)	Maximum Height (in feet)	Maximum Face Area (in square feet)
0 – 50	6	8
51 – 100	6	32
101 – 200	6	50
201 – 400	8	75
401 – Plus	8	100

An increase in the height may be granted by the Director where the Director feels a taller sign structure shall enhance the design of the development.

b. Location. The location of signs shall not be less than one foot inside the property line and shall not interfere with the safety of vehicular traffic entering into or exiting from a commercial development or with vehicular street traffic or pedestrians.

c. Number. The allowable number of freestanding signs shall be as follows:

(1) The total face area may be utilized in one sign or be divided among the street frontage, with a maximum height in compliance with Table 3-21; provided, a minimum distance of one-half (1/2) of the width of the parcel is maintained between each sign and the street corner of the parcel. This provision shall be for frontages having two hundred one feet (201') or greater of the total street frontage and shall be reviewed and approved by the Director.

(2) When a commercial development has more than one tenant, individual low-profile freestanding signs for each tenant may be allowed in lieu of a single freestanding sign for the site, as allowed by subsection (A)(7)(a) of this section. The low-profile signs shall be uniform in

construction (except for copy) and shall not exceed four feet (4') in height, eight feet (8') in length, and two feet (2') in width per business. The total face area shall be limited to two (2) times the face area allowed in Table 3-21. Low-profile signs shall be limited to copy on one side and placed parallel to the street.

d. Directory signs. For directory signs located within the interior of a commercial development, there shall be no quantity limits. For directory signs located along the exterior street frontages of a commercial development, only one sign shall be allowed for each approach entrance, or as determined by the Director when the design, location, and shape of the center or other special circumstances exist and warrant special consideration.

8. R-T Commercial developments: Freestanding signs. This subsection shall apply to all R&T commercial developments.

a. Size and height. The sign area of each face and the sign height shall not exceed those areas and heights identified in Table 3-22, 3-23, or 3-24, as applicable to the type of sign.

**TABLE 3-22
R-T INDIVIDUAL BUSINESS SIGNS**

Street Frontage (Each) (in feet)	Maximum Height (in feet)	Maximum Face Area (in square feet)
0 – 50	6	20
51 – 100	8	36
101 – 150	10	40
151 – 200	12	50
201 – 400	14	60
401 – Plus	20	100

**TABLE 3-23
R-T MULTI-BUSINESS SIGNS**

Street Frontage of Development (Each) (in feet)	Maximum Height (in feet)	Maximum Face Area (in square feet)
0 – 50	6	30
51 – 100	8	40
101 – 150	10	50
151 – 200	12	60
201 – 400	14	70
401 – Plus	20	100

**TABLE 3-24
R-T SHOPPING CENTER SIGNS***

Street Frontage of Center (Each) (in feet)	Maximum Height (in feet)	Maximum Face Area (in square feet)
0 – 200	14	50
201 – 400	16	70
401 – 500	20	80
501 – Plus	20	100

Note:

* In addition to the freestanding sign allowance, shopping centers with a street frontage of seven hundred (700) lineal feet or greater shall be allowed secondary tenant freestanding identification signs. The number of secondary signs shall not exceed one for each main drive approach for a maximum of two (2) signs. Sign area shall not exceed thirty (30) square feet for each sign, with individual panels of no more than ten (10) square feet. Identification signs shall not exceed a maximum height of ten feet (10'). The signs shall be granted for minor tenants within the center, located more than one hundred fifty feet (150') from the street the business intends to serve.

b. Location. The location of the signs shall not be less than one foot inside the property line and shall not interfere with the safety of vehicular traffic entering into or exiting from the commercial development or with vehicular street traffic or pedestrians. On corner parcels it is the intent of this subsection that signs not be placed at the corner of one street frontage to be viewed from

another street frontage. Generally, multiple freestanding signs for independent businesses and commercial developments shall be centered on the street frontage on which they are placed.

c. Number. Only one freestanding sign shall be allowed for and upon each street frontage. Without increasing the total freestanding sign allowance for corner parcels, the Director may allow the linear footage of two (2) or more connecting street frontages to be combined for corner parcels in order to obtain a greater face area for a freestanding sign along a particular frontage than would otherwise normally be allowed, subject to the following restrictions:

(1) The height of the freestanding sign does not exceed that normally allowed for the street frontage on which the sign is placed, based on values identified for the linear footage on that street; and

(2) The combined face area of the freestanding sign does not exceed that normally allowed for the street frontage on which the sign is placed by more than twenty-five percent (25%).

9. R-T commercial developments: On-building “frontage” identification signs. This subsection shall apply to all R&T commercial developments.

a. Area allowed for frontages with public entrances. Each business frontage having a public entrance shall be allowed on-building identification signs with the allowable area computed in compliance with Table 3-25. Only one public entrance shall be utilized for calculating allowable primary sign area.

**TABLE 3-25
AREA ALLOWED FOR FRONTAGES WITH PUBLIC ENTRANCES**

Structure Entrance Setback (from street frontage property line)	Allowable Sign Area Formula	Minor Tenants Maximum Allowable Sign Area	Major Tenants Maximum Allowable Sign Area*
150 feet or less to the intended service street property line.	One sq. ft. per each linear foot of lease space.	50 sq. ft.	100 sq. ft.
More than 150 feet to the intended service street property line.	One and one-half sq. ft. per each linear foot of lease space.	75 sq. ft.	150 sq. ft.

Note:

* Major tenants having one hundred thousand (100,000) square feet or more gross leasable area shall be eligible for additional on-building sign area under special approval by the

Director. In these cases, the Director may increase the maximum allowable areas for major tenants identified in Table 3-25 from one hundred (100) to two hundred (200) square feet where the building entrance setback is located less than or equal to one hundred fifty (150) square feet from the nearest street property line; or from one hundred fifty (150) to three hundred (300) square feet where the building entrance setback is located more than one hundred fifty feet (150') from the nearest street property line, whichever applies. Without further increasing the allowed on-building sign area, the Director may allow major tenants to transfer, in whole or in part, the on-building sign area allowance from a side street frontage without a public entrance to a frontage with a public entrance.

b. Area allowed for street frontages without public entrances. Each business occupying the end of a structure, having a street frontage without a public entrance, shall be allowed one-half (1/2) square foot of sign area for each one foot of leased building frontage. The maximum area shall be limited to twenty-five (25) square feet.

c. Minimum sign area. Each commercial use which has direct pedestrian access through an exterior building wall which is visible from a public right-of-way shall be allowed twenty-five (25) square feet of building sign area, regardless of structure occupancy frontage. Commercial uses having a sole access from the interior of any structure or from an enclosed court or lobby shall not be allowed the minimum building wall sign area referred to in this subsection.

d. Privilege signs. Where a number of commodities with different brand names or symbols are sold on the premises, up to one-fourth (1/4) of the area of a business sign, or twenty-five (25) square feet of the sign area, whichever is the lesser, may be devoted to the advertising of one or more of the commodities by brand name or symbol as an accessory function of the business sign; provided, the advertising is integrated with and a part of the remainder of the business sign.

e. Under canopy signs. Under canopy signs shall be allowed in commercial centers; provided, each shall not exceed six (6) square feet in sign area, nor shall the sign extend lower than seven feet (7') above the area over which it is suspended, and shall be mounted perpendicular to the building face. The signs shall identify only a business name within a business center. Only one sign shall be displayed per frontage with a public entrance.

f. Transfer of sign area. When approved by the Director, the sign area may be transferred in part or in whole from a frontage with a public entrance to one without a public entrance; provided, the signs on a given frontage do not exceed the allowable area, as computed in compliance with Table 3-25.

10. Temporary promotional signs.

a. Holiday promotional signs. Within the eight (8) identified holiday periods identified below, temporary promotional signs, as allowed by this subsection, may be displayed within a commercial, office, or industrial area without a sign permit or prior review and approval by the Director. The allowed holidays and promotional display periods, totaling not more than fifty-seven (57) days, are as follows:

- (1) Valentine's Day and the preceding six (6) days;
- (2) Easter and the preceding four (4) days;
- (3) Last day of the Clovis Rodeo and the preceding four (4) days;
- (4) Memorial Day and the preceding four (4) days;
- (5) July 4th and the preceding four (4) days;
- (6) Halloween and the preceding four (4) days;
- (7) Thanksgiving and the preceding nine (9) days;
- (8) Christmas/New Year's (December 16th to December 31st).

b. Special promotional signs. Special promotional signs may only be displayed in compliance with the following provisions:

- (1) To display special promotional temporary signs, a business shall submit a letter to the Director, indicating the proposed time period and type of display.
- (2) Temporary signs may be used in conjunction with an event or sale, and may be displayed by one of the following methods:
 - (a) One such display per calendar year for a maximum single consecutive thirty (30) day period; or
 - (b) One such display up to three (3) separate times per calendar year, for a maximum of fourteen (14) consecutive days during each display period, and with a minimum of seven (7) days separating each display period.

The method selected must be chosen by the business with the first display period for the year and contained in the letter to the Director. A failure to use all of the allowable time during a permissible display period may not be carried over to another display period, except that if during the

first display period fourteen (14) days or less are used, the business may convert an initial election from thirty (30) consecutive days to up to three (3) fourteen (14) day periods. The business owner shall notify the Director of any change.

(3) A promotional display shall not list individual product prices and shall require written notification to the Director.

(4) Special promotional periods may be used in place of a holiday promotional period (identified in subsection (A)(10)(a) of this section), as long as they do not extend the maximum time periods.

(5) A promotional display may not be used within a residential district.

11. Grand opening signs. A-frame signs, I-frame signs, and portable changeable copy signs shall be limited to only one grand opening and a maximum display time of thirty (30) days per business, with written notification of their display given to the Director.

B. Industrial signs.

1. Application. This section shall apply to all districts designated by this Development Code as industrial. This section shall specifically apply to the following zoning districts: CM, M-P, M-1, and M-2. (See subsections (A)(4), (5), (6), and (7) of this section for the R&T Business Park sign standards.)

2. Industrial uses: Freestanding signs.

a. Size and height. The sign area of each face and sign height shall not exceed the areas and height identified in Table 3-26.

**TABLE 3-26
INDUSTRIAL SIGNS**

Street Frontage (Each) (in feet)	Maximum Height (in feet)	Maximum Face Area (in square feet)
0 – 75	10	25
76 – 100	14	50
101 – 150	16	60
151 – 200	18	75
201 – Plus	20	100

b. Location. The location of signs shall not be less than one foot inside the property line and shall not interfere with the safety of vehicular traffic entering into or exiting from an industrial business center or with vehicular traffic or pedestrians.

c. Number allowed. The total face area may be utilized in one sign for each street frontage.

3. Industrial uses: On-building identification signs. Each industrial business frontage shall be allowed one square foot of sign area for each linear foot of structure frontage up to a maximum of three hundred (300) square feet. (§ 2, Ord. 14-13, eff. October 8, 2014; § 1 (Att. 1), Ord. 18-11, eff. June 20, 2018)

February 14, 2020

Dwight Kroll
Director of Planning and Development
City of Clovis
1033 Fifth Street
Clovis, California 93612

RE: Ordinance Amendment to Allow LED and Video Display Signs

Dear Dwight,

Considering comments made during the City Council meeting on December 9, 2019, California Health Sciences University (CHSU) is providing additional information in order to clarify or further define uses of the proposed signage.

In terms of sign usage CHSU envisions the following activities, events, functions (along with examples) which are connected to CHSU:

1. College of Pharmacy Visitation Days

- a. COP Visitation Day – March 3, 2020

2. College of Osteopathic Medicine Information Nights

- a. 4-6 times throughout the year, TBD

3. Launch of the application cycles and final application deadlines

- a. COM May 15, 2020 – March 1, 2021
- b. COP July 15, 2020 – March 1, 2021

4. Campus Cultural Events (some examples)

- | | |
|------------------------|----------------------|
| a. Black History Month | e. Diwali |
| b. Lunar New Year | f. Eid al-Fitr |
| c. Persian New Year | g. Hmong New Year |
| d. Dia De Los Muertos | h. Armenian New Year |

5. Events for Incoming Students

- a. April 4 and April 18 Saturdays COM “Second Look Days” (annually)
- b. COM Orientation – July 22-24, 2020 (annually)
- c. COM First Day of Class – July 27, 2020
- d. COP Orientation: Aug 10 – 14, 2020
- e. COP First Day of Class - Aug 17, 2020

6. White Coat Ceremonies for each program

- a. COP 2024 White Coat Ceremony - Sept 28, 2020
- b. COM 2024 White Coat Ceremony – Oct 3, 2020

7. Graduation Events for each program

- a. COP Graduation Awards Dinner – May 14, 2020
- b. COP Graduation Date: May 16, 2020

8. Special Events

- a. CHSU Scholarship Gala
 - i. March 20, 2020
 - ii. March 21, 2021
- b. COM Building VIP reception March 31, 2020
- c. COM Ribbon cutting – April 1, 2020
- d. Hiroshima Peace Garden Tree Planting August 6, 2020
- e. Veteran’s Day event
- f. Alumni Events

9. Partner/Preceptor Gatherings and Recognition

- a. Friday Evening Donor Dinner, May TBD (twice a year)
- b. COM Deans Advisory Council Dinner, May TBD (twice a year)
- c. FQHC Chief Medical Officers Reception, August TBD
- d. COM Quarterly Preceptor Appreciation Dinner, Sept TBD (quarterly)
- e. Central Valley Higher Education Consortium Board meeting at COM, May/June
- f. Donor Partner Gatherings

10. Education Summits/TBL Workshops

- a. Campus and Community Educators invited

11. Public Teaching Kitchen Events

- a. Healthy Food Preparation

12. Simulation Center Events

- a. Showcasing innovation in medical education

13. CHSU Research Day – Faculty, Students and all Valley Physicians in Residency invited

- a. May 9, 2021 (annually)

14. Housing

- a. Student and faculty housing

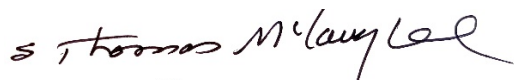
The above list is not exhaustive, but provides additional detail as some of the CHSU uses. As the campus grows, meaning additional colleges or programs, the uses would also expand.

LED/Video signage is not new at colleges and universities; examples include: Grand Canyon University, Mt. San Jacinto College, Sacramento State, and Cal State Fullerton.

CHSU will control all content and imagery.

Please do not hesitate to contact us should you need additional information or clarification of an item. An updated conceptual image is provided.

Sincerely,

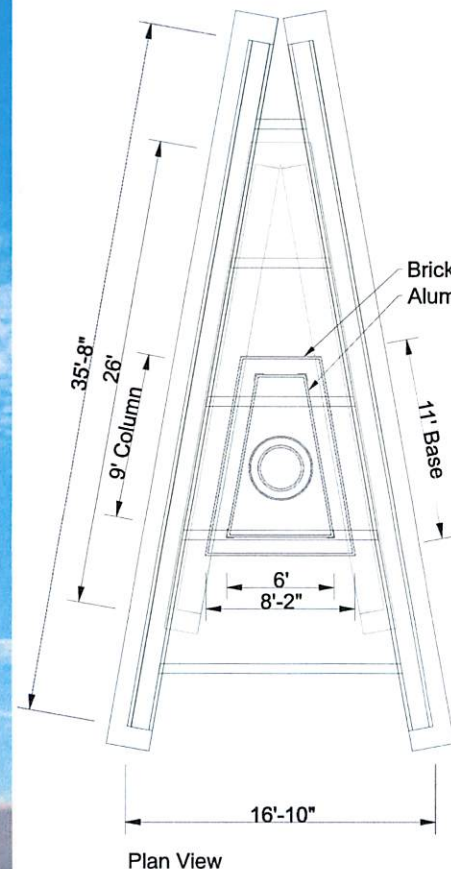


S. Thomas McLaughlin
Director of Planning

cc: Flo Dunn



260 X 675 - 14'-1" X 35'-8"
GS6 15.85mm



Client Information

Contact
Company
Address 120 N. Clovis Ave.
Clovis, CA 93612
Phone (559)325-3600
Fax
email tmclaughlin@chsu.edu

AGENDA ITEM NO. 8

Description

Manufacture and install internally illuminated double sided freeway pylon with face/Halo-lit channel letters, Push-through lettering, LED 2-sided 15.8mm Message Display, aluminum architectural pole wrap, Aluminum framed base with Hardie backer and thin brick veneer, Steel center pole and structure per engineering, and concrete footing. Sign to connect to existing customer supplied power at sign location.

Materials

Steel pole support (dia. TBD by eng.)
.125" aluminum cabinets
.040" aluminum backs
.040" black aluminum returns
3/16" white acrylic faces
1" black trim cap
white LED illumination
3M translucent vinyl
Daktronics Galaxy GS6 15.85mm (9'-11" x 25'-3", 180x475 matrix)
Concrete footing

* If specific colors have not been provided, colors will be matched to the closest equivalents. By signing you confirm that you have reviewed and agree to the color callouts.

Each sign must have:

- A dedicated branch circuit
- Three wires: Line, Ground and Neutral
- Wire Size: Min 12 GA THHN Copper Wire

Note: The gauge of the wire is dictated by the length of the run and amperage as per NEC Article 300
- Power to the sign must be done by a licensed contractor or licensed electrician

ATTENTION: Before signing please review all details of this drawing, including (but not limited to) spelling, colors, and placement. By signing you confirm that you have reviewed and agree to all specifics shown in this drawing.

X _____
approved _____ date _____

- ☐ As Is Without Change
☐ With Changes Noted



A-PLUS SIGNS

4270 N. Brawley Ave.
Fresno, CA 93722
Ph: (559) 275-0700
Fax: (559) 275-7482
design@a-plussigns.com

CHSU CALIFORNIA
HEALTH SCIENCES
UNIVERSITY

Drawn by

JWA

Date 2/11/20

Scale NTS

File

CHSU Pylon 4

This drawing is proof of concept only. Due to construction constraints, sizes and/or layouts are subject to change. This original drawing is the exclusive property of A-Plus, Inc., and may not be reproduced, displayed or distributed without express written consent.

Re

KB

161

August 5, 2019

Dwight Kroll
Director of Planning and Development
City of Clovis
1033 Fifth Street
Clovis, California 93612

RE: Highway Signage

Dear Dwight,

It is our understanding that highway signage is not an approved use in the RT Park at this time and, an Ordinance Amendment is necessary to allow freeway signage.

California Health Sciences University would like to initiate the process that would allow freeway signage. More specifically, there is an interest in a sign with video capability.

It is fairly common to see such signage at campuses. By example, Fresno State has such signage at Shaw Avenue and Chestnut Avenue and also at Barstow and Cedar.

A specific location has not been determined except that a sign would be located along the north side of Highway 168 on Campus property. We have included a freeway sign located on Highway 41 at Shield for conceptual purposes.

We would be happy to meet with staff to discuss proposed usage of such a sign.

Sincerely,



S. Thomas McLaughlin
Director of Planning

CC: Farid Assemi
Flo Dunn

Dwight Kroll
Director of Planning and Development
City of Clovis
1033 Fifth Street
Clovis, California 93612

RE: Highway Signage

Dear Dwight

California Health Sciences University (CHSU) would like to initiate the process that would allow freeway signage in the RT Park Zone District. More specifically, there is an interest in a sign with video capability.

In terms of sign usage, we envision the following all of which are related to CHSU or the community as a whole:

- Campus activities and events
- Recruitment
- Graduation and other similar ceremonies
- Recognitions
- Community health care events
- Conferences
- Campus Housing
- Staff and faculty announcements

It is not uncommon to see such signage at campuses. By example, Fresno State signage at Shaw Avenue and Chestnut Avenue and at Barstow and Cedar.

A specific location has not been determined except that a sign would be located along the north side of Highway 168 on Campus property. We have included a site drawing showing a general location for a freeway sign.

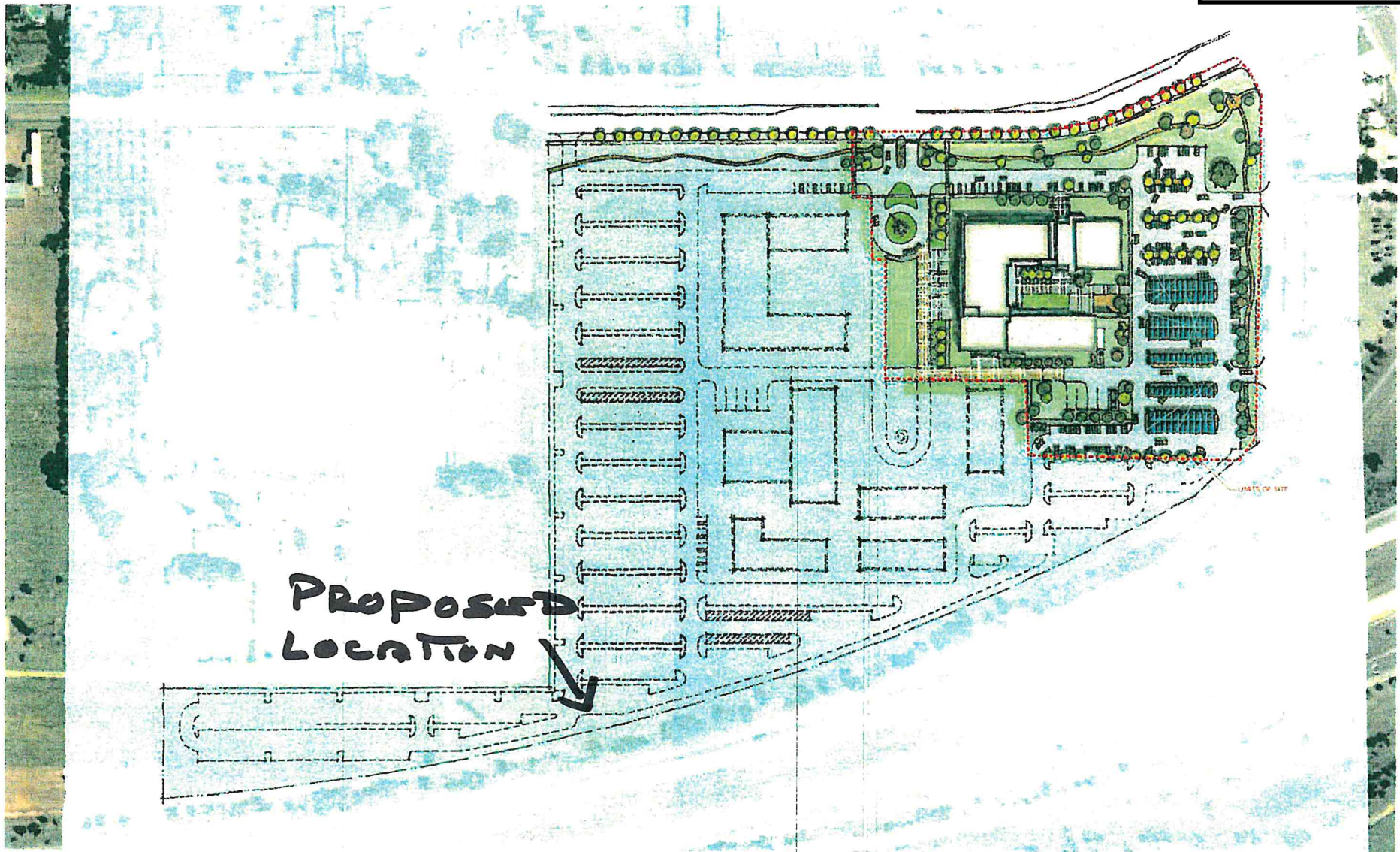
A concept drawing is also included which shows the overall height and width. The drawing is a concept and not a final design. We feel the height and overall size is appropriate.

We would be happy to meet with staff to further discuss a process.

Sincerely


S. Thomas McLaughlin
Director of Planning

cc Flo Dunn

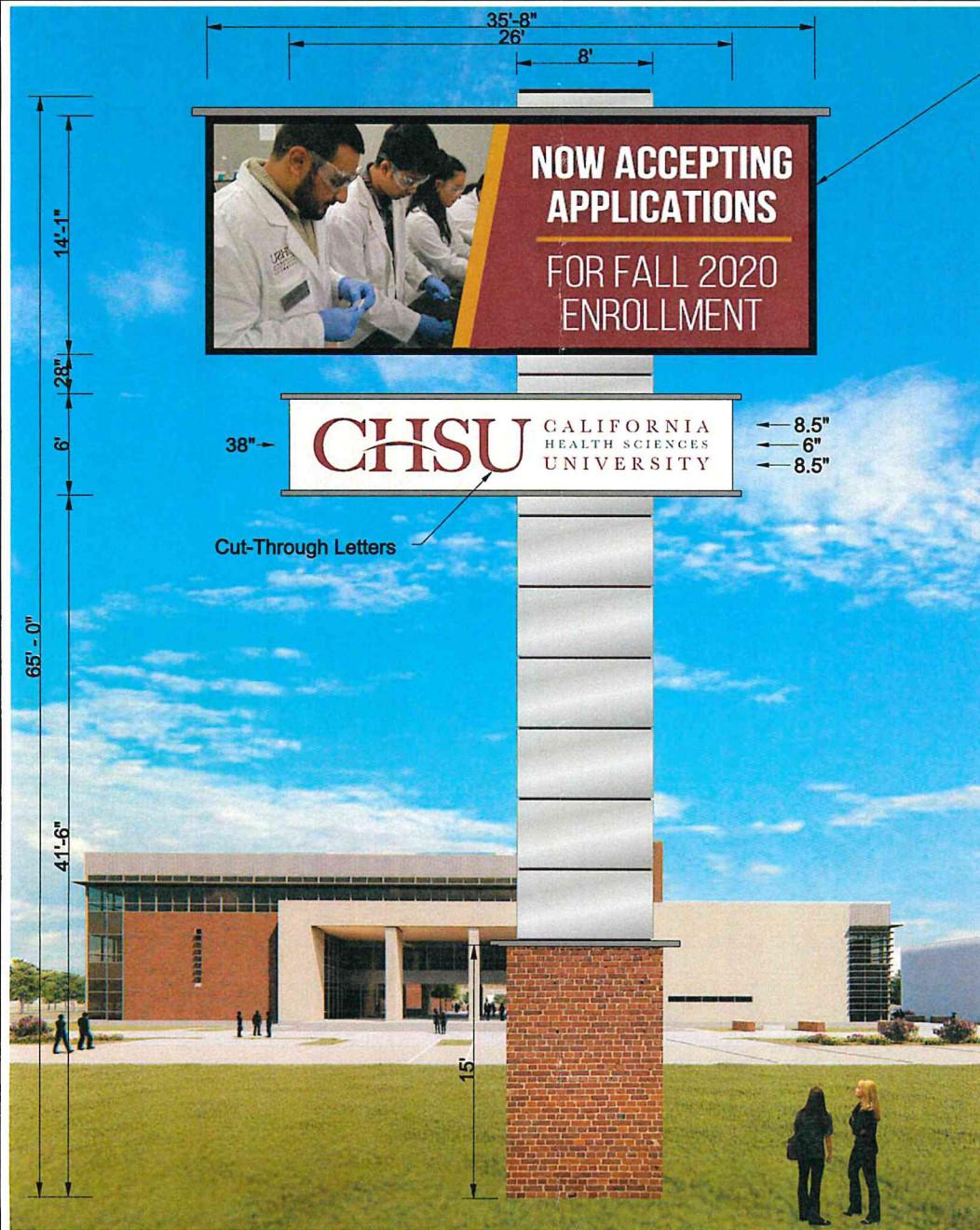


SCHEMATIC DESIGN 2 SITE PLAN

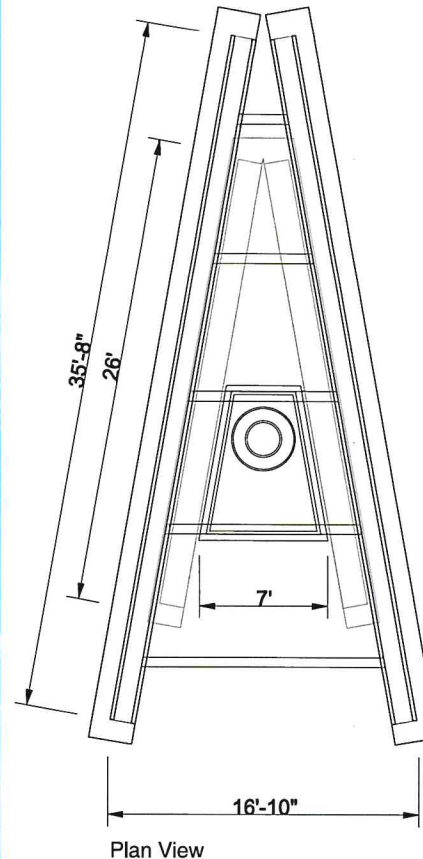
CALIFORNIA HEALTH SCIENCE UNIVERSITY - COLLEGE OF MEDICINE

Clovis, California

01.31.18



260 X 675 - 14'-1" X 35'-8"
GS6 15.85mm



Plan View

Client Information

Contact
Company
Address 120 N. CLOVIS AVE.
Clovis, CA 93612
Phone (559)325-3600
Fax
email tmclaughlin@chsu.edu

Description

Manufacture and install internally illuminated double sided freeway pylon with face/Halo-lit channel letters, Push-through lettering, LED 2-sided 15.8mm Message Display, aluminum architectural pole wrap, Aluminum framed base with Hardie backer and thin brick veneer, Steel center pole and structure per engineering, and concrete footing. Sign to connect to existing customer supplied power at sign location.

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(9'-11" x 25'-3", 180x475 matrix)
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Each sign must have:

- A dedicated branch circuit
- Three wires: Line, Ground and Neutral
- Wire Size: Min 12 GA THHN Copper Wire

Note: The gauge of the wire is dictated by the length of the run and amperage as per NEC Article 300
- Power to the sign must be done by a licensed contractor or licensed electrician

ATTENTION: Before signing please review all details of this drawing, including (but not limited to) spelling, colors, and placement. By signing you confirm that you have reviewed and agree to all specifics shown in this drawing.

X

approved date

- ☐ As Is Without Change
☐ With Changes Noted



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Fax: (559) 275-7482
design@aplusigns.com

CHSU CALIFORNIA
HEALTH SCIENCES
UNIVERSITY

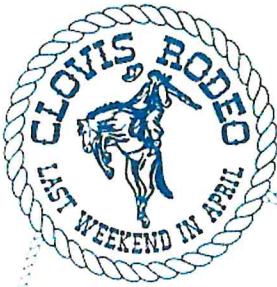
Drawn by
JTA

Date 9/6/19
Scale NTS

File
CHSU Pylon 2

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Ref
KB 165



CLOVIS RODEO ASSOCIATION

AGENDA ITEM NO. 8

31 October, 2019

Mr. Dwight Kroll
City Of Clovis-Planning Department
Clovis, CA 93612

Dear Dwight

As you are aware, we are re-aligning the entrance on Clovis Avenue to the Clovis Rodeo Grounds to line up with Seventh Street which will give us a separate entrance from Clark Junior High School. We feel this will make it much safer when events at the Rodeo Grounds coincide with school hours. Our bronze statue was positioned originally for the re-alignment so it would not have to be moved. Our present sign needs to be moved and is in need of repair and maintenance. We would rather replace it with a more modern sign that includes a video board. Our plan is to make this a historical sign, using timber uprights from the nearby Sierra Nevada Mountains, rock fascia for the base from local quarries, and possibly incorporate a piece of the old flume that used to begin at Shaver Lake and end at the lumberyard where the Clovis Rodeo now stands. The new video board could be used for promoting downtown events, as well as to recognize sponsors and events that take place at the Rodeo Grounds throughout the year.

Please advise what the next steps will be for this request. Thank you for considering our project. We will wait for your reply and direction.

Respectfully Submitted,

CLOVIS RODEO ASSOCIATION

By Vince Genco, Director/Project Manager



CITY *of* CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: February 27, 2020

SUBJECT: Consider items associated with approximately 2.78-acres of property located south of Shaw Avenue, north of Gettysburg Avenue, between De Wolf and Leonard Avenues. City of Clovis, property owner/applicant/representative.

- a. **Consider Approval - Res. 20___, SPR2019-019**, A request to approve a site plan review for the construction of an approximately 7,742 sq. ft., 3-bay fire station on a portion of an approximately 2.78-acre parcel.
- b. **Consider Approval - Res. 20___, AUP2019-021**, A request to approve an administrative use permit for the construction of an approximately 165 foot high telecommunications tower on property of the proposed fire station considered under SPR2019-019.

Staff: Ricky Caperton, AICP, Senior Planner
Recommendation: Approve

- ATTACHMENTS:
1. Conditions of Approval
 2. Draft Resolution, SPR2019-019
 3. Draft Resolution, AUP2019-021
 4. Proposed Site Plan
 5. Proposed Elevations
 6. Proposed Floor Plan
 7. Proposed Telecommunications Tower Elevation
 8. Correspondence (Agencies, Departments, and Public)

CONFLICT OF INTEREST
None.

RECOMMENDATION

Staff recommends that the Planning Commission:

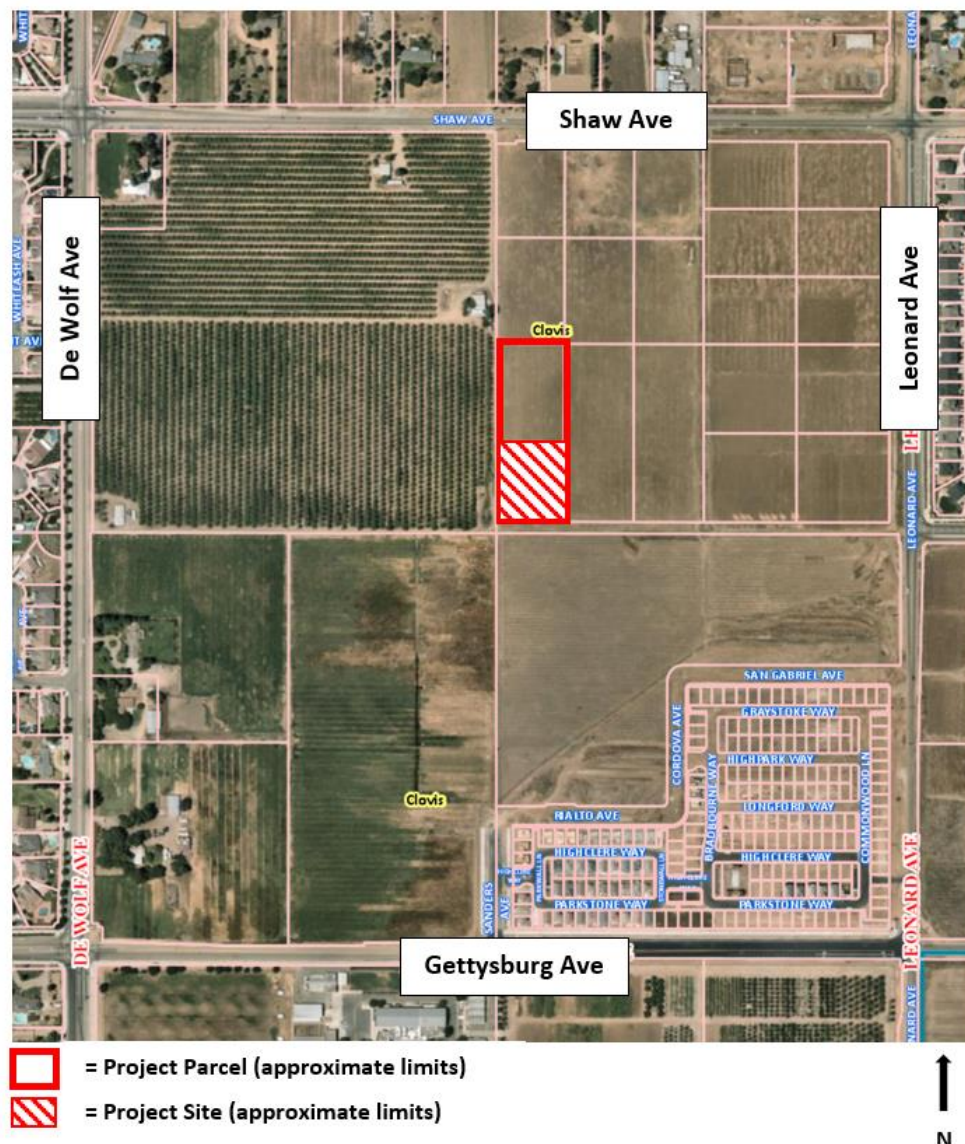
- Approve Site Plan Review SPR2019-019, subject to the conditions of approval included in **Attachment 1-A**; and
- Approve Administrative Use Permit AUP2019-021, subject to the conditions of approval included in **Attachment 1-B**.

EXECUTIVE SUMMARY

The applicant is proposing construction of an approximately 7,742 square foot, 3-bay fire station, associated landscape, circulation infrastructure (i.e. streets and sidewalks), utilities, and 165 foot high telecommunications tower on a portion of an approximately 2.78-acre parcel located south of Shaw Avenue, north of Gettysburg Avenue, between De Wolf and Leonard Avenues as shown in **Figure 1**.

FIGURE 1

Project Location



BACKGROUND

- General Plan Designation: Public/Quasi-Public Facilities
- Specific Plan Designation: Loma Vista Specific Plan
- Existing Zoning: P-F (Public Facilities)
- Lot Size: 2.78 acres (approximate) (portion of)
- Current Land Use: Vacant/Undeveloped
- Adjacent Land Uses:
 - North: Mixed Use Village
 - South: Park and Mixed Use Village
 - East: Very High Density Residential
 - West: Public/Quasi-Public Facilities
- Previous Entitlements: SPR2008-10A / SPR2008-10A2 / R2008-07 / R2017-16 PM2018-08

The Project site is located on a portion of an approximately 2.78-acre parcel within the Loma Vista Specific Plan (LVSP) (formerly referred to as the Southeast Urban Center) area of the City of Clovis. The LVSP encompasses approximately 3,307 acres generally bounded by Bullard Avenue to the north, McCall Avenue to the east, Dakota Avenue to the South, and Locan Avenue to the west. At buildout, the LVSP envisions 10,714 dwelling units, and approximately 29,000 residents, along with more than 6 million square feet of non-residential development, 12,000 jobs, and 13,000 workers. As of December 2019, approximately 5,059 single-family homes have been constructed, and the first commercial uses are currently under construction at the northwest corner of Shaw and Leonard Avenues.

To accommodate existing and future growth, a fire station is needed to be able to continue providing adequate life and safety services. Further, the LVSP anticipated that a fire station would be needed within the Community Center South area of the Loma Vista Specific Plan. This particular area is envisioned to have the greatest concentration of entertainment, shopping, and social uses, including a “village green,” which is also currently being planned.

PROPOSAL AND ANALYSIS

The applicant requests approval of SPR2019-019 and AUP2019-021 in order to construct an approximate 7,742 square foot, 3-bay fire station, and 165 foot high telecommunications tower, proposed as Fire Station No. 6, as shown in **Attachment 4**. Each of the required entitlements is described in more detail within this report.

Site Plan Review (SPR2019-019)

The Project site is currently zoned P-F (Public Facilities) which permits fire stations with a site plan review subject to the recommendation by the Planning Commission and approval by the City Council.

According to Table 2-8 in Section 9.16.030 of the Clovis Municipal Code (CMC), Special Purpose District General Development Standards, the following development standards would apply to the Project. The Project meets and/or exceeds these standards.

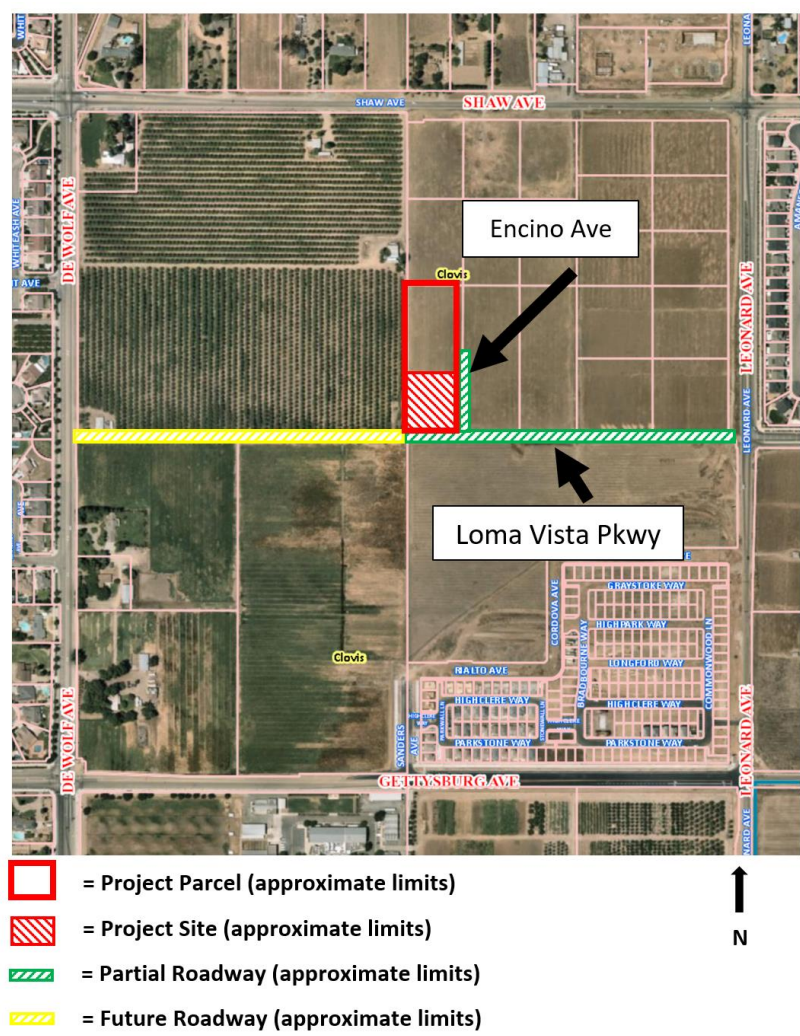
TABLE 2-8

Minimum Parcel Size	None
Minimum Parcel Dimensions	None
Maximum Parcel Coverage	None
Front Setback (minimum)	15 ft.
Side Setback (minimum)	10 ft. from any residential district
Street Side Setback (minimum)	10 ft. from any residential district
Rear (minimum)	10 ft. from any residential district
Maximum Height	40 ft. / 3 stories (Note: maximum height for accessory structures shall be determined by the Director)

Circulation and Parking

As part of the Project, new right-of-way and pedestrian infrastructure would be required to serve Fire Station No. 6. As shown in **Figure 2**, Loma Vista Parkway would extend off of Leonard Avenue to serve the Project site, as well as Encino Avenue. These right-of-ways would represent a portion of the overall circulation network to come as future surrounding development occurs. Pedestrian improvements would also be constructed including sidewalks, landscape, and curbs.

FIGURE 2
Circulation



As shown in **Attachment 4**, Fire Station No. 6 would have a “drive-through” circulation pattern taking primary entry to the site through a gated entryway along Encino Avenue. During calls for service, emergency vehicles would exit the site onto Loma Vista Parkway.

The Project would also include pedestrian improvements such as sidewalks, a small plaza at the southeast corner of the site where a flagpole would be located, as well as perimeter landscaping. A Class II bicycle trail will be constructed along the project frontage at Loma Vista Parkway, consistent with the Loma Vista Specific Plan.

The Project would include 16 vehicle parking spaces, of which 10 would be for staff behind the entry gate, and 6 diagonal stalls would be located along Encino Avenue. Per Chapter 9.32 of the CMC, public facilities do not have a required minimum parking standard. Rather, the parking shall be as established at the time of approval. The number of spaces proposed is generally consistent with the amount of parking other fire stations have and would be sufficient to accommodate both staff and the public. Bicycle parking would be provided per the California Green Building Code.

Other equipment typical of fire station operation would also be on site, including a fuel tank and backup generator which will be located within the gate and behind the fire station. These features would be shielded from public view.

Architecture and Building Height

As shown in **Attachment 5**, the Fire Station No. 6 architecture is reflective of a “Santa Barbara” style, which is consistent with the thematic elements required in the Loma Vista Specific Plan. The overall height to the top of the structure would be 37 feet, plus a 10 foot decorative spire for a total height of 47 feet. Although the maximum height in the zone district is 40 feet, the decorative spire is considered an architectural feature and is not included as part of the overall height. The exterior would consist of neutral colors with a concrete tile roof. The overall style would complement the character of commercial development currently under construction at the nearby northwest corner of Shaw and Leonard Avenues.

The Project would also include either a decorative tubular steel and/or concrete masonry wall along the western, northern, and a portion of the eastern property lines for security purposes. The fire station would also include an ornamental gate at the entrance.

The Project also includes a 165-foot telecommunications tower to be located at the northwest corner of the Project site (i.e. at the rear of the fire station), which is discussed in more detail under the Administrative Use Permit section below.

Operations

As shown in **Attachment 6**, Fire Station No. 6 would include 3-bays, up to 5 dorm rooms, an office, lobby, living and dining room, fitness room, shop, and storage and electrical rooms. The fire station is anticipated to house 1 fire engine, 1 reserve fire engine, and a staff of 9 firefighters, 3 (1 Captain, 1 Fire Engineer, 1 Firefighter) of which would be on shift at any given time. Shift rotations would consist of 48 hours on, and 96 hours off. At the time of opening, it is anticipated that Fire Station No. 6 would receive approximately 750 calls for service per year, with an increase of up to 2,500 calls per year at full operation.

Until full buildout of the circulation network, fire vehicles would exit onto Loma Vista Parkway and proceed towards Leonard Avenue during calls for service. Once Loma Vista Parkway is completed, the fire engine may exit towards either De Wolf or Leonard depending on the location of the call.

Noise

Day-to-day operation of a fire station is relatively quiet; however, when responding to calls for service sirens and lights would need to be in operation until as needed for safety measures. As a new area of Loma Vista that's currently building out, the nearest residential uses to the fire station would be the development at the northwest corner of Leonard and Gettysburg Avenues (currently under construction), and the existing homes east of Leonard Avenue. There are also residentially zoned parcels west and directly east of the Project site.

Landscape

The Project would include landscape surrounding the Project site in compliance with the City's Water Efficient Landscape requirements. In general, the landscape would consist of a mix of drought-tolerant trees, shrubs, and plants.

Administrative Use Permit (AUP2019-021)

As shown in **Attachment 7**, the telecommunications tower would be a lattice design and would look similar to the one currently located at the Clovis Police Department headquarters. The telecommunications tower is required for effective communication and dispatch by public safety as development continues to grow further east.

Wireless telecommunication facilities development standards are included under Chapter 9.42 of the CMC and require that facilities be located a minimum of 100 feet from any residentially zoned parcel. The nearest residentially zoned is the parcel directly east of the Project site; however, the proposed location of the tower site exceeds the minimum setback required under the CMC.

Per Chapter 9.42, the maximum height of telecommunication towers is typically whatever the maximum height is for the underlying zone district. In the case of Fire Station No. 6, the maximum height is 40 feet; however, Section 9.24.080, Height Measurement and Height Limit Exceptions, allows for the maximum height to be increased subject to an approved administrative use permit.

Staff supports the increase in height recognizing that the telecommunications tower is essential to fire and public safety operations. Further, the proposed location of the tower is behind the building and will include landscaping surrounding the base and is located in the least obtrusive area of the site as possible.

Review and Comments from Agencies

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

Comments received are attached 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.

Public Comments

A public notice was sent to area residents within 2,000 feet of the property boundaries. Staff has not received comments or concerns from the public upon finalization of this report.

California Environmental Quality Act (CEQA)

The City has determined that this Project is exempt from CEQA pursuant to Public Resources Code Section 15332 (Class 32 – Infill Development Projects). Under the Class 32 categorical exemption, projects that: (a) are consistent with the applicable land use designation, General Plan policies, and zoning; (b) are within city limits on a project site of no more than five acres substantially surrounded with urban uses; (c) are located on sites with no value as habitat for endangered, rare, or threatened species; (d) would not result in significant effects relating to traffic, noise, air quality, and water quality; and (e) is located on a site that can be adequately served by all utilities.

A Notice of Exemption has been completed during the preliminary review and is kept for public review with the project file during the processing of the project application. Staff will file the notice with the County Clerk if the project is approved.

The City published notice of this public hearing in The Business Journal on Wednesday, February 12, 2020.

Consistency with General Plan Goals and Policies

Staff has evaluated the Project in light of the General Plan Land Use goals and policies. The following goals and policies reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equal quality of life. The goals and policies seek to foster more compact development patterns that can reduce the number, length, and duration of auto trips.

Goal 3: Orderly and sustainable outward growth into three Urban Centers with neighborhoods that provide a balanced mix of land uses and development types to support a community lifestyle and small town character.

Policy 3.3 Completion of Loma Vista. The City prioritizes the completion of Loma Vista while allowing growth to proceed elsewhere in the Clovis Planning Area in accordance with agreements with the County of Fresno and LAFCo policies.

Policy 3.5 Fiscal sustainability. The City shall require establishment of community facility districts, lighting and landscaping maintenance districts, special districts, and other special funding or financing tools in conjunction with or as a condition of development, building or permit approval, or annexation or sphere of influence amendments when necessary to ensure that new development is fiscally neutral or beneficial.

Goal 6: High quality emergency services that establish a real and perceived sense of safety and security for Clovis residents, businesses, and visitors.

Policy 6.1 **Fire and police service.** Maintain staffing, facilities, and training activities to effectively respond to emergency and general public service calls.

Policy 6.5 **Public safety hot spots.** Prioritize improvement and enforcement activities to minimize existing and prevent future public safety hot spots. Reevaluate siting and development standards for facilities that generate high demands for service calls.

REASON FOR RECOMMENDATION

The Project is consistent with the goals and intent of the Loma Vista Specific Plan and Clovis General Plan. In order to continue providing adequate life and safety services throughout the City, this fire station is needed to accommodate growth in this area of the City and beyond. Staff therefore recommends that the Planning Commission approve SPR2019-019 and AUP2019-0021, subject to the conditions of approval in **Attachment 1**.

Site Plan Review 2019-019

The findings to consider when making a decision on a site plan review application include:

1. Be allowed within the subject zoning district;
2. Be in compliance with all of the applicable provisions of this Development Code that are necessary to carry out the purpose and requirements of the subject zoning district, including prescribed development standards and applicable design standards, policies and guidelines established by resolution of the Council;
3. Be in compliance with all other applicable provisions of the Clovis Municipal Code;
4. Be consistent with the General Plan and any applicable specific plan. (§ 2, Ord. 14-13, eff. October 8, 2014)

Administrative Use Permit AUP2019-021

The findings to consider when making a decision on an administrative use permit application are as follows:

1. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of this Development Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed;
5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety; and
6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality (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. (§ 2, Ord. 14-13, eff. October 8, 2014)

ACTIONS FOLLOWING APPROVAL

The items will continue on to the City Council for final consideration.

FISCAL IMPACT

Although the final costs associated with construction of the Project are being determined, the Fire Station No. 6 will be funded through the General Fund.

NOTICE OF HEARING

Property owners within 2,000 feet notified:	276
Interested individuals notified:	10

Prepared by: Ricky Caperton, AICP, Senior Planner

Reviewed by:



Dave Merchen
City Planner

Conditions of Approval

ATTACHMENT 1A TO 1B

ATTACHMENT 1-A
Conditions of Approval – SPR2019-019

Planning Division Comments
(Ricky Caperton, AICP, Senior Planner – 559-324-2347)

1. SPR2019-019 is for approval of an approximately 7,742 square foot, 3-bay fire station (Fire Station No. 6) located south of Shaw Avenue, west of Leonard Avenue, east of De Wolf Avenue, and north of Gettysburg Avenue.
2. SPR2019-019 is granted per the site layout submitted to the City of Clovis on November 25, 2019.
3. All conditions of SPR2019-019 shall be placed in the building permit set prior to plan check submittal and the issuance of permits.
4. A signed “Acceptance of Conditions” shall be provided to the Planning Department within 30 days of the date of approval of site plan review.
5. All plans submitted for building permits shall be consistent with the Site Plan Review per CMC 9.3.408 C.1.
6. The Project shall conform to the development standards prescribed under the P-F (Public Facilities) Zone District and the Loma Vista Specific Plan unless modified through SPR2019-019.
7. Rezone R2019-008 approves an R-1-PRD (Single Family Planned Residential Development) Zone District.
8. Any proposed future modifications not approved under SPR2019-019, such as building exteriors, parking and loading areas, fence/walls, and/or landscaping shall require a site plan review amendment.
9. During construction, applicant and assigned contractors for safety purposes shall keep the public right-of-way clear of obstructions, and provide for interim clean-up on a daily basis.
10. All transformers shall be located underground. Pad mounted transformers may be considered through approval of a separate administrative use permit.
11. All landscaping shall conform to the City of Clovis Water Efficient Landscape Ordinance.

12. Setbacks shall be measured to the exterior face of the framing of the structure. Exceptions to the setbacks are identified in Section 9.24.100 of the Clovis Municipal Code.

Signage

13. All signage which are intended to be viewed from the outside shall require separate sign permits prior to installation.

HVAC and PG&E Utility Placement Considerations/Screening Requirements

14. All electrical and HVAC equipment shall be screened to the specifications of the Planning Department. If ground-mounted, applicant shall show methods proposed to architecturally integrate equipment locations, or show methods proposed to screen equipment using landscaping. Any roof-mounted equipment placements shall be completely screened from view and architecturally integrated into the roof using roof wells or continuous building perimeter fascia screening. Any wall-mounted equipment shall be painted to match the exterior wall.
15. Roof access ladders shall be located within the interior of the building. Exterior wall mounted ladders are prohibited.
16. Future placement of roof-mounted equipment, which is not part of this site plan approval, may require amendment to this Site Plan Review.
17. Fire sprinkler risers shall be located within the interior of the building or located out of public view. Locations shall be approved by the Planning Department prior to the issuance of building permits.
18. All new utility lines serving the development shall be located underground.

Building Colors, Materials and Lighting Considerations

19. All exterior lighting shall be directed away from adjacent properties and not interfere with the driving safety of vehicular traffic.
20. The applicant shall contact the Planning Department when all site lighting is operational. Additional light screening may be required.

Parking, Loading, Circulation, and Storage

21. The Project shall provide 16 vehicle parking spaces, including 10 on-site perpendicular spaces and 6 diagonal stalls along Encino Avenue. Parking stalls shall be sized and striped per City standards.

22. All parking and loading areas shall be provided on site, except for the diagonal parking stalls indicated on the site plan.
23. Any landscaping or other objects shall be placed as not to cause interference within a 2-foot bumper overhang.
24. An accessible path from the front entrance of the Project to the City sidewalk shall be provided per accessibility regulations.
25. There shall be no storage of materials, supplies, or equipment in any area of the site except inside a closed building or unless properly screened per City standards.
26. Provide bicycle parking per the California Green Building Code.

Landscape

27. Landscape and irrigation plans shall be submitted to the City for review and approval
28. Landscape and irrigation systems shall be completed prior to issuance of a Certificate of Occupancy.
29. Landscaping shall comply with the City's adopted Water Efficiency Ordinance.
30. A six-inch (6") high curb shall be installed around all planter areas adjacent to parking indicated on the approved site plan.

**ATTACHMENT 1-B
Conditions of Approval – AUP2019-021**

**Planning Division Comments
(Ricky Caperton, AICP, Senior Planner – 559-324-2347)**

31. AUP2019-021 is for approval of a 165 foot high telecommunications tower associated with SPR2019-019.
32. AUP2019-021 is granted per the site layout provided to the City of Clovis on November 25, 2019.
33. Any modification to the tower shall require an amendment to the administrative use permit.

ENGINEERING / UTILITIES / SOLID WASTE DIVISION CONDITIONS

(Sean Smith, Engineering Division Representative – 324-2363)

(Paul Armendariz, Department Representative – 324-2649)

Maps and Plans

34. The applicant shall submit separately to the City of Clovis Engineering Division, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements and a current preliminary title report. These plans shall be prepared by a registered civil engineer, and shall include a grading plan, landscape plan, a site plan showing trash enclosure locations and an overall site utility plan showing locations and sizes of sewer, water, storm drain, and irrigation mains, laterals, manholes, meters, valves, hydrants, fire sprinkler services, other facilities, etc. Plan check and inspection fees per City of Clovis Resolution No. 18-61 shall be paid with the first submittal of said plans. All plans shall be submitted at or before the time the building plans are submitted to the Building Division and shall be approved by the City and all other involved agencies prior to the release of any development permits.
35. Prior to the initial submittal of the improvement plans, the applicant shall contact Sean Smith at (559) 324-2363 to setup a coordination meeting (Pre-submittal Meeting).
36. Upon approval of improvement plans, the applicant shall provide the City with the appropriate number of copies. After all improvements have been constructed and accepted by the City, the applicant shall submit to the City of Clovis Engineering Division (1) digital copy to the City in PDF format of the approved set of construction plans revised to accurately reflect all field conditions and revisions and marked "AS-BUILT" for review and approval. Upon approval of the AS-BUILTs by the City, and prior to granting of final occupancy or final acceptance, the applicant shall provide (1) digital copy to the City in PDF format.

General Provisions

37. The applicant shall pay all applicable development fees prior to the issuing of a building permit. A preliminary estimate of fees is \$27,025.05. A breakdown of this estimate is attached to these conditions for your information. Additional fees may be assessed and must be paid prior to issuance of subsequent development permits.
NOTE: The fees given at this time are an estimate calculated using rates currently in effect. These rates are subject to change without notice and the actual amount due shall be calculated using fee rates in effect at the time of payment. Additional fees payable to the City or other agencies (FMFCD) may become due as supplemental information regarding the project is received by the City.
38. The applicant is advised that, pursuant to California Government Code, Section 66020, any party may protest the imposition of fees, dedications, reservations, or other exactions imposed on a development project by a local agency. Protests must be filed in accordance with the provisions of the California Government Code and must be filed

within 90 days after conditional approval of this application is granted. The 90 day protest period for this project shall begin on the “date of approval” as indicated on the “Acknowledgment of Acceptance of Conditions” form.

39. The applicant shall install all improvements within public right-of-way and easements in accordance with the City of Clovis standards, specifications, master plans, and record drawings in effect at the time of improvement plan approval.
40. The applicant shall address all conditions, and be responsible for obtaining encroachment permits from the City of Clovis for all work performed within the City's right-of-way and easements.
41. The applicant shall comply with the requirements of the local utility, telephone, and cable companies. All utility vaults in which lids cannot be sloped to match proposed finished grading, local utilities have 5% max slope, shall be located in sidewalk areas with pedestrian lids so the lid slope matches sidewalk cross slope.
42. All new utility facilities located on-site or within the street right-of-way along the streets adjacent to this development shall be undergrounded unless otherwise approved by the City Engineer.
43. The applicant shall contact and address all requirements of the United States Postal Service Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.
44. The applicant shall contact and address Caltrans requirements.

Dedications and Street Improvements

45. The applicant shall provide right-of-way acquisition, free and clear of all encumbrances and/or improve to City standards the following streets. The street improvements shall be in accordance with the City's specific plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.
 - a. Encino Avenue – Along frontage, dedicate to provide right-of-way acquisition for 16' (exist 8') east of centerline, and improve with curb, gutter, sidewalk, driveway approach, 18' of angled parking on the west side of the street, curb return ramps, street lights, fiber optic conduit, median island, median island landscaping and irrigation, landscape strip, 26' (13' east + 13' west) permanent paving (not including angled parking), 3' paved swale on the east side of the street, and transitional paving as needed.

- b. Loma Vista Parkway – Along frontage, improve with curb, gutter, sidewalk, drive approach, curb return ramps, street lights, fiber optic conduit, 48' (24' north + 16' south) permanent paving, 3' paved swale on the south side of the street, and transitional paving as needed. For nonadjacent major street requirements, the applicant shall provide between Encino and Leonard Avenues, 32' of permanent paving, 3' paved swales on both sides of the street, and all transitional paving as required, or another City approved alternate route.
 - c. Temporary Turnabouts – Dedicate to provide for a 48' radius and install 45' of permanent/temporary paving plus a 3' paved swale at the north end of Encino Avenue.
46. Applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
47. The applicant shall provide preliminary title report for the subject property.
48. The applicant shall obtain "R Value" tests in quantity sufficient to represent all public street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.
49. The applicant shall, at the ends of any permanent pavement abutting undeveloped property, install 2" x 6" redwood header boards that shall be placed prior to the street surfacing.
50. Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

Sewer

51. The applicant shall identify and abandon all septic systems to City standards.
52. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and must be supported by appropriate calculations.
- a. Encino Avenue – install 8" main along frontage.
 - b. Encino Avenue – install 12" main between Loma Vista Parkway and Rialto Avenue.
 - c. Loma Vista Parkway – install 12" main between Encino and Leonard Avenues.

53. The applicant shall install sewer lateral or laterals for the development site and connect to City mains.

Water

54. The applicant shall identify and abandon all water wells to City standards.

55. The applicant shall install water mains of the sizes and in the locations indicated below, and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and must be supported by appropriate calculations.

- a. Encino Avenue – install 8" main along frontage.
- b. Loma Vista Parkway – install 8" main between Person Ranch and Leonard Avenues.
- c. Person Ranch Avenue – install 8" main between Rialto Avenue and Loma Vista Parkway.
- d. Rialto Avenue – install 8" main between Person Ranch Avenue and Person Ranch Avenue.

56. The applicant shall provide dedication of 15-foot wide utility easements for all on-site water mains, hydrants, blow-offs, and water meters not located in otherwise dedicated rights-of-way.

57. The applicant shall install a City standard water service of the necessary size for the development site and connect to City mains. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit. The water meter shall be placed in the sidewalk and not in planters or driveways.

58. The applicant shall install an approved backflow prevention assembly adjacent to the water meter and shall be tested by an approved AWWA certified tester within 5 days of installation with the results sent to the City Utilities Division.

Grading and Drainage

59. The applicant shall contact the Fresno Metropolitan Flood Control District (FMFCD) and address all requirements, pay all applicable fees required, obtain any required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans, and shall be submitted to and approved by the FMFCD prior to the release of any development permits.

60. In the event permanent storm drainage facilities are not available, the applicant shall provide temporary on-site retention basins for storm water disposal and provide a cash deposit for each basin to offset the City's cost of maintaining the basins. The size and design shall be in accordance with the requirements of the City Engineer and may change based on design calculations and access requirements for maintenance. The temporary pond maintenance deposit shall be based on size, depth, expected maintenance schedule, etc. However, the property owner shall be responsible for periodic cleaning of toxic material. The temporary basin is solely for the convenience of the development.
61. The owner of the property on which the temporary basin(s) are located shall backfill said basin(s) within ninety (90) days after notice is given by the City that the basin(s) are no longer needed. In the event the owner fails to backfill said basin(s) within said 90 days, the City may cause the basin to be backfilled and finance such work with the funds deposited with the City for maintenance of the basin. Where such funds are insufficient to cover the cost of the work, a lien will be placed on the property for the additional cost, including the costs to enforce the lien. A covenant shall be prepared and recorded on the lot on which the basin(s) is/are located.
62. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered Civil Engineer.

Irrigation and Landscaping Facilities

63. The applicant shall contact and address all requirements of the Fresno Irrigation District (FID). This may include dedicating easements, piping or relocating any existing FID canals and ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included as in the previously required set of construction plans, and shall be submitted to and approved by FID prior to the release of any development permits. If a FID or private irrigation line is to be abandoned, the applicant shall provide waivers from all downstream users.
64. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis, if the property has not already been removed from FID and transferred to the City. The applicant shall execute a "Request for Change of Relative Value" that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.
65. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all

times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall identify on site plans and construction plans, all existing irrigation systems and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.

66. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.

Miscellaneous

67. The applicant shall construct one (1) City of Clovis standard Type III trash enclosure (M-2 and M-3) including solid metal gates. The applicant shall provide paved access to and from the trash enclosure that must be accessible between 6 a.m. to 2:30 p.m. on the day(s) of service. The solid waste collection vehicles shall not be required to backup to service the trash enclosure. The trash enclosure shall be positioned to have front loading solid waste vehicle access. The concrete pad shall be designed to accommodate for future grading of the alley. The concrete pad shall be inspected by the City prior to pouring of concrete. All access driveways to and from the trash enclosure shall be a minimum of 26' in width with large turn radius. Trash enclosures shall be setback a minimum of 5' from all driveways to minimize impact of gates left open and mitigate any visibility issues.
68. The trash enclosure shall be used only for trash and recycling bins. The applicant is prohibited from storing other items in the enclosure and storing trash or recycling bins outside the enclosure.
69. The applicant shall provide location and dimension of above ground utility boxes and risers with the location approved by the City.
70. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.
71. All conditions of approval shall be fully complied with prior to issuance of a Certificate of Occupancy final acceptance.

Fresno Irrigation District

(Chris Lundeen, FID Representative – 233-7161 ext. 7410)

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

County of Fresno Health Department Conditions

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

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

Caltrans

(Jamaica Gentry, Caltrans Representative – 488-7307)

74. The Applicant shall refer to the attached Caltrans correspondence. If the list is not attached, please contact the Caltrans for the list of requirements.

Clovis Unified School District

(Michael Johnston, CUSD Representative – 327-9000)

75. The Applicant shall refer to the attached CUSD correspondence. If the list is not attached, please contact the CUSD for the list of requirements.

San Joaquin Valley Air Pollution Control District

(Georgia Stewart, SJVAPCD Representative – 230-5935)

76. The Applicant shall refer to the attached SJVAPCD correspondence. If the list is not attached, please contact the SJVAPCD for the list of requirements.

Fresno Metropolitan Flood Control District

(Robert Villalobos or Michael Maxwell, FMFCD Representative – 456-3292)

77. The Applicant shall refer to the attached FMFCD correspondence. If the list is not attached, please contact the FMFCD for the list of requirements.

**DRAFT RESOLUTION
SPR2019-019**

ATTACHMENT 2

**DRAFT
RESOLUTION 20-____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING APPROVAL OF A SITE PLAN REVIEW TO ALLOW FOR
CONSTRUCTION OF AN APPROXIMATELY 7,742 SQUARE FOOT, 3-BAY FIRE STATION
AND TELECOMMUNICATIONS TOWER ON A PORTION OF A 2.78-ACRE PARCEL
LOCATED SOUTH OF SHAW AVENUE, NORTH OF GETTYSBURG AVENUE, BETWEEN
DE WOLF AND LEONARD AVENUES AND FINDING THE PROJECT IS EXEMPT FROM
CEQA PURSUANT TO A CLASS 32 CATEGORICAL EXEMPTION.**

WHEREAS, City of Clovis, 1033 Fifth Street, Clovis, CA 93612, has applied for a Site Plan Review SPR2019-019; and

WHEREAS, Site Plan Review SPR2019-019, was filed on November 25, 2019, 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, Chapter 2, of the Municipal Code and the City of Clovis; and

WHEREAS, the proposed Site Plan Review SPR2019-019 was assessed under the provisions of the California Environmental Quality Act (CEQA) and was determined to be exempt pursuant to a Class 32 infill exemption; and

WHEREAS, a public notice was sent out to area residents within 2,000 feet of said property boundaries ten days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on February 27, 2020; and

WHEREAS, on February 27, 2020, the Planning Commission considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to Site Plan Review SPR2019-019, which are maintained at the offices of the City of Clovis Department of Planning and Development Services; and

WHEREAS, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely:

1. Be allowed within the subject zoning district;
2. Be in compliance with all of the applicable provisions of this Development Code that are necessary to carry out the purpose and requirements of the subject zoning district, including prescribed development standards and applicable design standards, policies and guidelines established by resolution of the Council;
3. Be in compliance with all other applicable provisions of the Clovis Municipal Code;
4. Be consistent with the General Plan and any applicable specific plan. (§ 2, Ord. 14-13, eff. October 8, 2014)

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends approval of Site Plan Review SPR2019-019, subject to the attached conditions labeled "Attachment A."

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on February 27, 2020, upon a motion by Commissioner_____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 20-_____
DATED: February 27, 2020

Amy Hatcher, Chair

ATTEST: _____
Dwight Kroll, AICP, Secretary

**DRAFT RESOLUTION
AUP2019-021**

ATTACHMENT 3

**DRAFT
RESOLUTION 20-____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING APPROVAL OF AN ADMINISTRATIVE USE PERMIT TO ALLOW FOR
CONSTRUCTION OF AN APPROXIMATELY 165 FOOT HIGH TELECOMMUNICATIONS
TOWER AS PART OF THE OPERATION OF A 7,742 SQUARE FOOT, 3-BAY FIRE
STATION ON A PORTION OF A 2.78-ACRE PARCEL LOCATED SOUTH OF SHAW
AVENUE, NORTH OF GETTYSBURG AVENUE, BETWEEN DE WOLF AND LEONARD
AVENUES AND FINDING THE PROJECT IS EXEMPT FROM CEQA PURSUANT TO A
CLASS 32 CATEGORICAL EXEMPTION.**

WHEREAS, City of Clovis, 1033 Fifth Street, Clovis, CA 93612, has applied for an Administrative Use Permit AUP2019-021; and

WHEREAS, Administrative Use Permit AUP2019-021, was filed on November 25, 2019, 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, Chapter 2, of the Municipal Code and the City of Clovis; and

WHEREAS, the proposed Administrative Use Permit AUP2019-021 was assessed under the provisions of the California Environmental Quality Act (CEQA) and was determined to be exempt pursuant to a Class 32 infill exemption; and

WHEREAS, a public notice was sent out to area residents within 2,000 feet of said property boundaries ten days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on February 27, 2020 and

WHEREAS, on February 27, 2020, the Planning Commission considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to Site Plan Review SPR2019-019, which are maintained at the offices of the City of Clovis Department of Planning and Development Services; and

WHEREAS, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely:

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

4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed;
5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety; and
6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality (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. (§ 2, Ord. 14-13, eff. October 8, 2014)

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does recommend approval of AUP2019-021, subject to the attached conditions labeled “Attachment A.”

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on February 27, 2020, upon a motion by Commissioner_____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

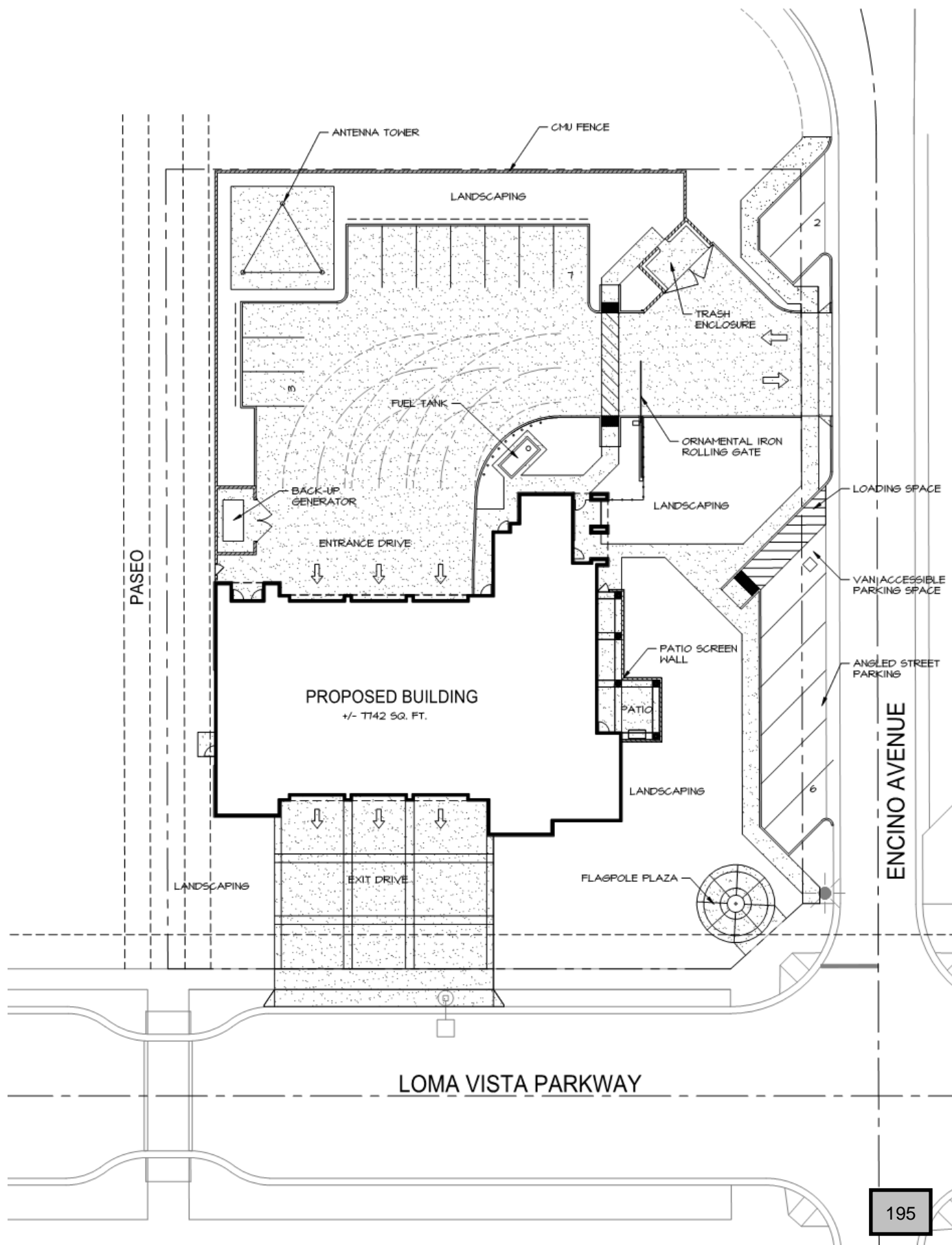
PLANNING COMMISSION RESOLUTION NO. 20-_____
DATED: February 27, 2020

Amy Hatcher, Chair

ATTEST: _____
Dwight Kroll, AICP, Secretary

PROPOSED SITE PLAN

ATTACHMENT 4

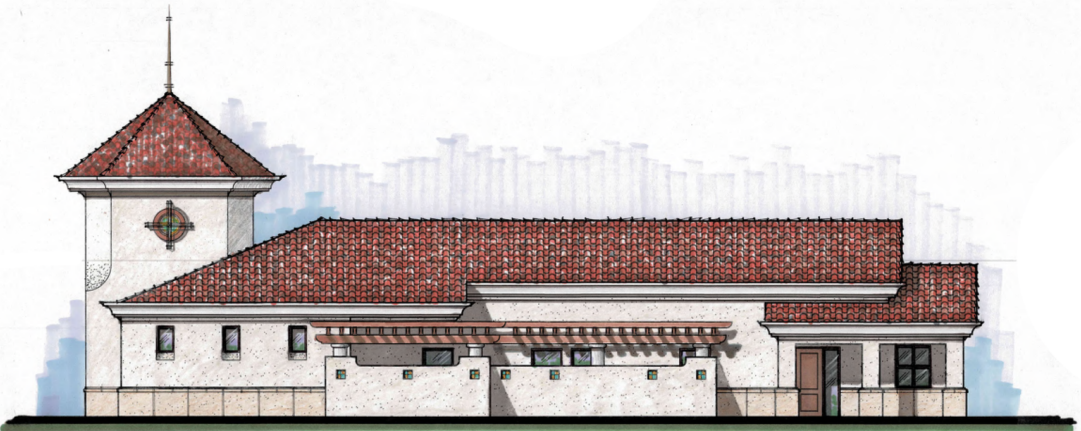


PROPOSED ELEVATIONS

ATTACHMENT 5



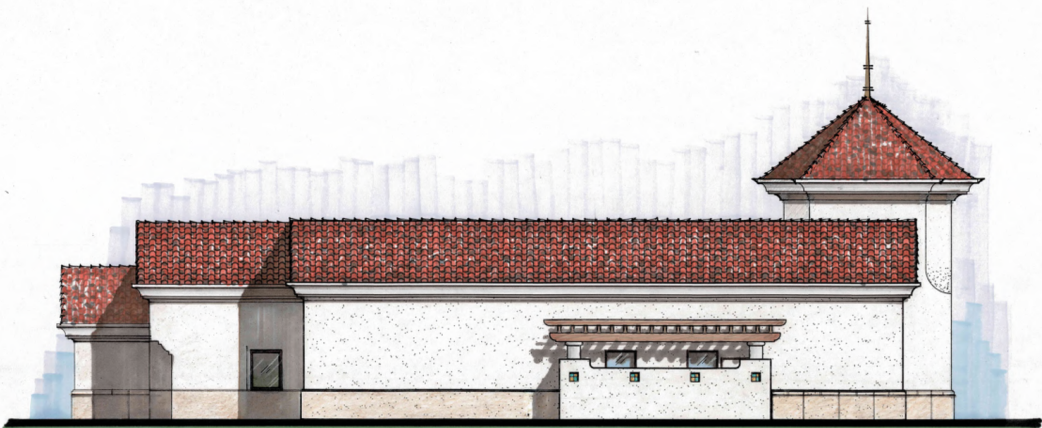
Ⓐ NORTH ELEVATION



Ⓑ EAST ELEVATION



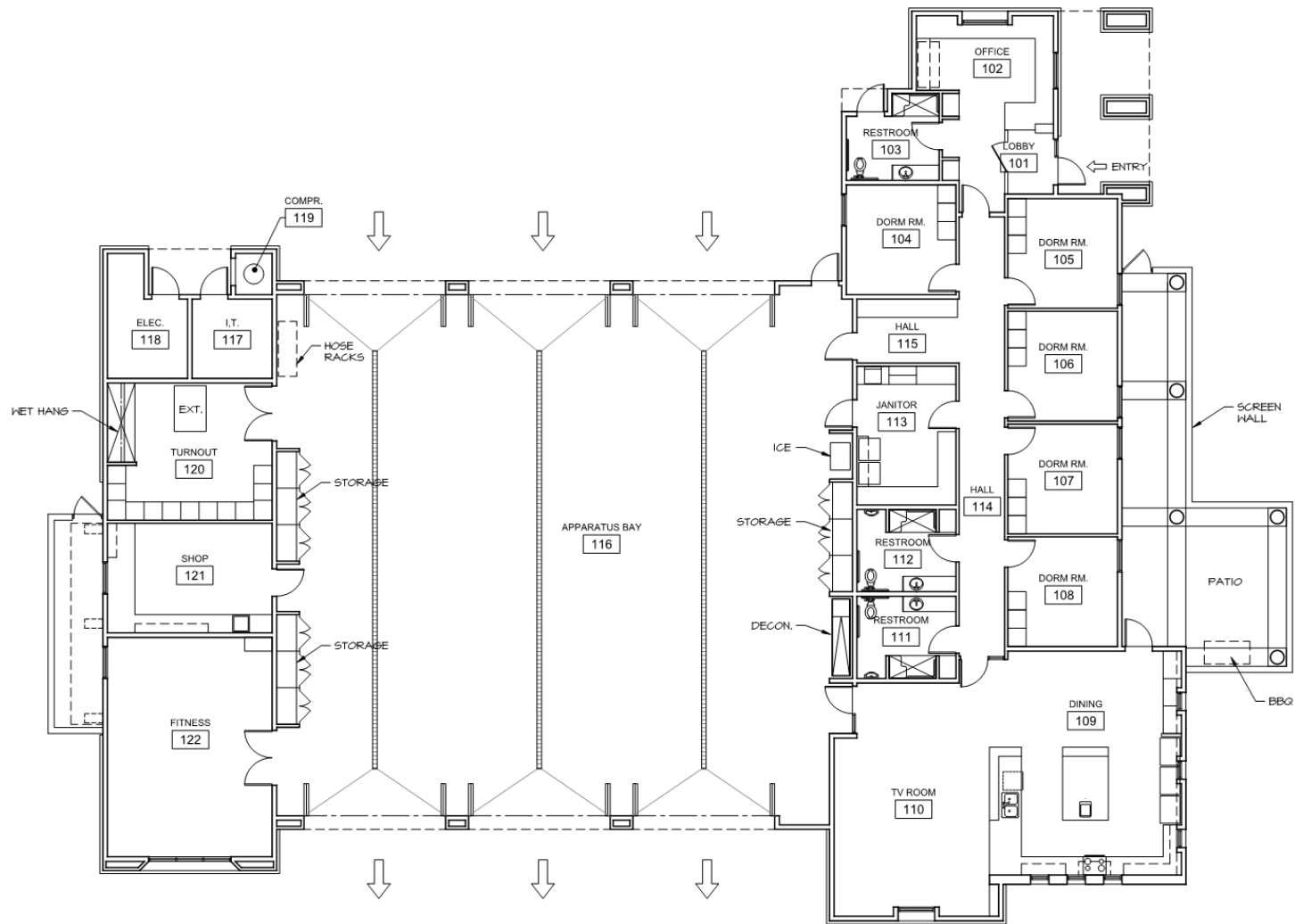
Ⓒ SOUTH ELEVATION



Ⓓ WEST ELEVATION

PROPOSED FLOOR PLAN

ATTACHMENT 6

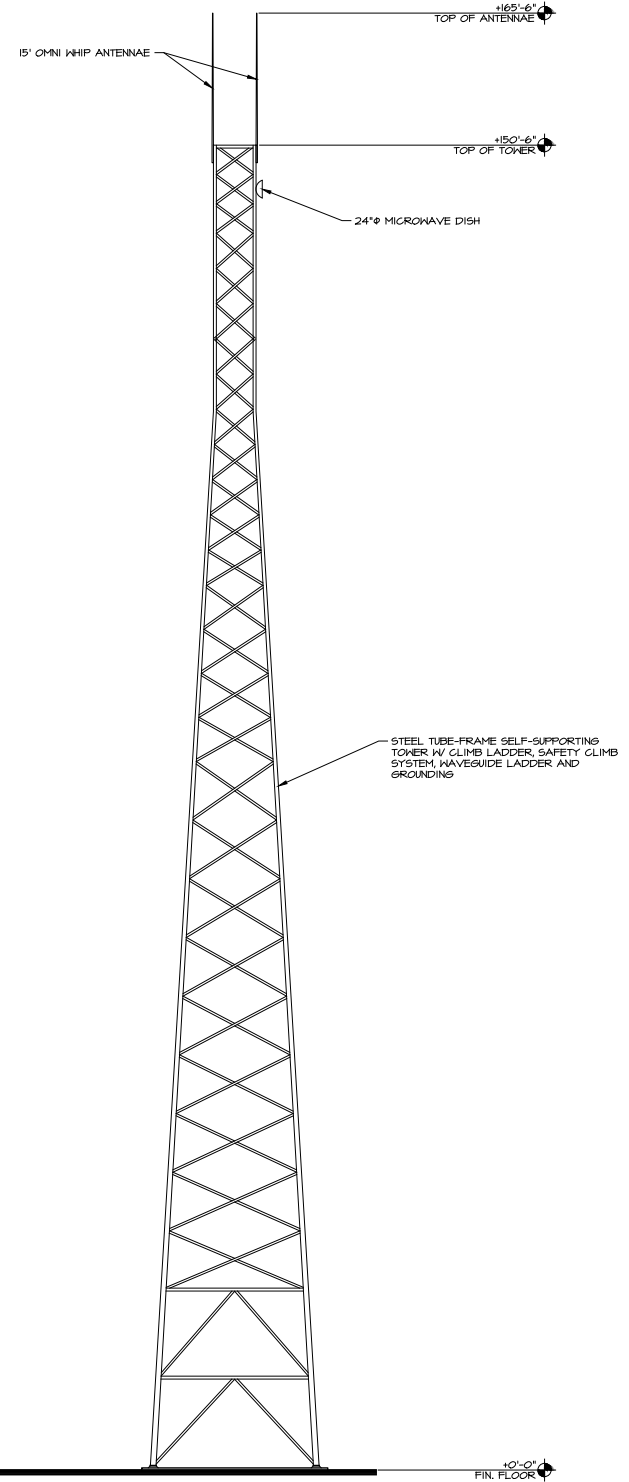
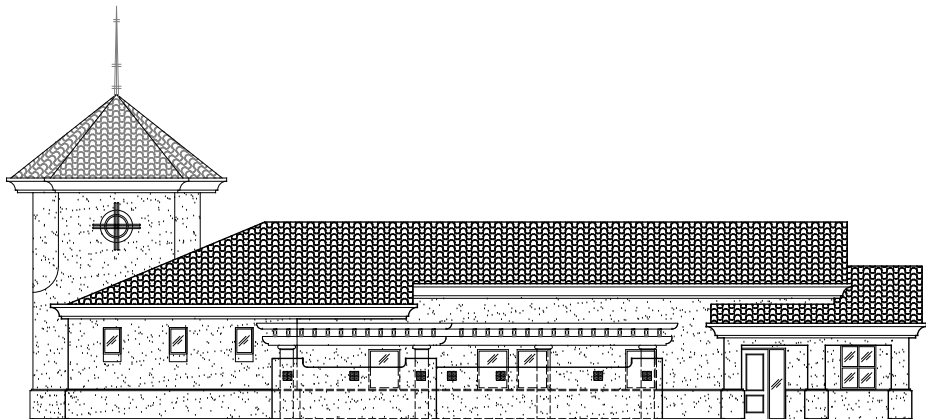


FLOOR PLAN

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

PROPOSED TELECOMMUNICATIONS TOWER

ATTACHMENT 7



COMMUNICATION TOWER ELEVATION

CORRESPONDENCE

ATTACHMENT 8

CONDITIONS OF APPROVAL

01-14-19 REV

Entitlement: SPR 2019-019
 Description: 7,750 SF Fire Station 6
 Applicant: City of Clovis
 Property Location: NWC Loma Vista Parkway and Encino Avenue
 APN: 555-450-01T

ENGINEERING / PUBLIC UTILITIES CONDITIONS OF APPROVAL:

**** (see attached estimated fees) ****

(Sean Smith, Engineering Representative - 324-2363)
(Paul Armendariz, Public Utilities Representative – 324-2649)

Maps and Plans

1. The applicant shall submit separately to the City of Clovis Engineering Division, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements and a current preliminary title report. These plans shall be prepared by a registered civil engineer, and shall include a grading plan, landscape plan, a site plan showing trash enclosure locations and an overall site utility plan showing locations and sizes of sewer, water, storm drain, and irrigation mains, laterals, manholes, meters, valves, hydrants, fire sprinkler services, other facilities, etc. Plan check and inspection fees per City of Clovis Resolution No. 18-61 shall be paid with the first submittal of said plans. All plans shall be submitted at or before the time the building plans are submitted to the Building Division and shall be approved by the City and all other involved agencies prior to the release of any development permits.
2. Prior to the initial submittal of the improvement plans, the applicant shall contact Sean Smith at (559) 324-2363 to setup a coordination meeting (Pre-submittal Meeting).
3. Upon approval of improvement plans, the applicant shall provide the City with the appropriate number of copies. After all improvements have been constructed and accepted by the City, the applicant shall submit to the City of Clovis Engineering Division (1) digital copy to the City in PDF format of the approved set of construction plans revised to accurately reflect all field conditions and revisions and marked "AS-BUILT" for review and approval. Upon approval of the AS-BUILTs by the City, and prior to granting of final occupancy or final acceptance, the applicant shall provide (1) digital copy to the City in PDF format.

General Provisions

4. The applicant shall pay all applicable development fees prior to the issuing of a building permit. A preliminary estimate of fees is \$27,025.05. A breakdown of this

estimate is attached to these conditions for your information. Additional fees may be assessed and must be paid prior to issuance of subsequent development permits. NOTE: The fees given at this time are an estimate calculated using rates currently in effect. These rates are subject to change without notice and the actual amount due shall be calculated using fee rates in effect at the time of payment. Additional fees payable to the City or other agencies (FMFCD) may become due as supplemental information regarding the project is received by the City.

5. The applicant is advised that, pursuant to California Government Code, Section 66020, any party may protest the imposition of fees, dedications, reservations, or other exactions imposed on a development project by a local agency. Protests must be filed in accordance with the provisions of the California Government Code and must be filed within 90 days after conditional approval of this application is granted. The 90 day protest period for this project shall begin on the "date of approval" as indicated on the "Acknowledgment of Acceptance of Conditions" form.
6. The applicant shall install all improvements within public right-of-way and easements in accordance with the City of Clovis standards, specifications, master plans, and record drawings in effect at the time of improvement plan approval.
7. The applicant shall address all conditions, and be responsible for obtaining encroachment permits from the City of Clovis for all work performed within the City's right-of-way and easements.
8. The applicant shall comply with the requirements of the local utility, telephone, and cable companies. All utility vaults in which lids cannot be sloped to match proposed finished grading, local utilities have 5% max slope, shall be located in sidewalk areas with pedestrian lids so the lid slope matches sidewalk cross slope.
9. All new utility facilities located on-site or within the street right-of-way along the streets adjacent to this development shall be undergrounded unless otherwise approved by the City Engineer.
10. The applicant shall contact and address all requirements of the United States Postal Service Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.
11. The applicant shall contact and address Caltrans requirements.

Dedications and Street Improvements

12. The applicant shall provide right-of-way acquisition, free and clear of all encumbrances and/or improve to City standards the following streets. The street improvements shall be in accordance with the City's specific plans and shall match

existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.

- a. Encino Avenue – Along frontage, dedicate to provide right-of-way acquisition for 16' (exist 8') east of centerline, and improve with curb, gutter, sidewalk, driveway approach, 18' of angled parking on the west side of the street, curb return ramps, street lights, fiber optic conduit, median island, median island landscaping and irrigation, landscape strip, 26' (13' east + 13' west) permanent paving (not including angled parking), 3' paved swale on the east side of the street, and transitional paving as needed.
 - b. Loma Vista Parkway – Along frontage, improve with curb, gutter, sidewalk, drive approach, curb return ramps, street lights, fiber optic conduit, 48' (24' north + 16' south) permanent paving, 3' paved swale on the south side of the street, and transitional paving as needed. For nonadjacent major street requirements, the applicant shall provide between Encino and Leonard Avenues, 32' of permanent paving, 3' paved swales on both sides of the street, and all transitional paving as required, or another City approved alternate route.
 - c. Temporary Turnabouts – Dedicate to provide for a 48' radius and install 45' of permanent/temporary paving plus a 3' paved swale at the north end of Encino Avenue.
13. Applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
 14. The applicant shall provide preliminary title report for the subject property.
 15. The applicant shall obtain "R Value" tests in quantity sufficient to represent all public street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.
 16. The applicant shall, at the ends of any permanent pavement abutting undeveloped property, install 2" x 6" redwood header boards that shall be placed prior to the street surfacing.
 17. Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

Sewer

18. The applicant shall identify and abandon all septic systems to City standards.

19. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and must be supported by appropriate calculations.
 - a. Encino Avenue – install 8" main along frontage.
 - b. Encino Avenue – install 12" main between Loma Vista Parkway and Rialto Avenue.
 - c. Loma Vista Parkway – install 12" main between Encino and Leonard Avenues.
20. The applicant shall install sewer lateral or laterals for the development site and connect to City mains.

Water

21. The applicant shall identify and abandon all water wells to City standards.
22. The applicant shall install water mains of the sizes and in the locations indicated below, and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and must be supported by appropriate calculations.
 - a. Encino Avenue – install 8" main along frontage.
 - b. Loma Vista Parkway – install 8" main between Person Ranch and Leonard Avenues.
 - c. Person Ranch Avenue – install 8" main between Rialto Avenue and Loma Vista Parkway.
 - d. Rialto Avenue – install 8" main between Person Ranch Avenue and Person Ranch Avenue.
23. The applicant shall provide dedication of 15-foot wide utility easements for all on-site water mains, hydrants, blow-offs, and water meters not located in otherwise dedicated rights-of-way.
24. The applicant shall install a City standard water service of the necessary size for the development site and connect to City mains. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit. The water meter shall be placed in the sidewalk and not in planters or driveways.

25. The applicant shall install an approved backflow prevention assembly adjacent to the water meter and shall be tested by an approved AWWA certified tester within 5 days of installation with the results sent to the City Utilities Division.

Grading and Drainage

26. The applicant shall contact the Fresno Metropolitan Flood Control District (FMFCD) and address all requirements, pay all applicable fees required, obtain any required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans, and shall be submitted to and approved by the FMFCD prior to the release of any development permits.
27. In the event permanent storm drainage facilities are not available, the applicant shall provide temporary on-site retention basins for storm water disposal and provide a cash deposit for each basin to offset the City's cost of maintaining the basins. The size and design shall be in accordance with the requirements of the City Engineer and may change based on design calculations and access requirements for maintenance. The temporary pond maintenance deposit shall be based on size, depth, expected maintenance schedule, etc. However, the property owner shall be responsible for periodic cleaning of toxic material. The temporary basin is solely for the convenience of the development.
28. The owner of the property on which the temporary basin(s) are located shall backfill said basin(s) within ninety (90) days after notice is given by the City that the basin(s) are no longer needed. In the event the owner fails to backfill said basin(s) within said 90 days, the City may cause the basin to be backfilled and finance such work with the funds deposited with the City for maintenance of the basin. Where such funds are insufficient to cover the cost of the work, a lien will be placed on the property for the additional cost, including the costs to enforce the lien. A covenant shall be prepared and recorded on the lot on which the basin(s) is/are located.
29. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered Civil Engineer.

Irrigation and Landscaping Facilities

30. The applicant shall contact and address all requirements of the Fresno Irrigation District (FID). This may include dedicating easements, piping or relocating any existing FID canals and ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any

canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included as in the previously required set of construction plans, and shall be submitted to and approved by FID prior to the release of any development permits. If a FID or private irrigation line is to be abandoned, the applicant shall provide waivers from all downstream users.

31. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis, if the property has not already been removed from FID and transferred to the City. The applicant shall execute a "Request for Change of Relative Value" that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.
32. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall identify on site plans and construction plans, all existing irrigation systems and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.
33. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.

Miscellaneous

34. The applicant shall construct one (1) City of Clovis standard Type III trash enclosure (M-2 and M-3) including solid metal gates. The applicant shall provide paved access to and from the trash enclosure that must be accessible between 6 a.m. to 2:30 p.m. on the day(s) of service. The solid waste collection vehicles shall not be required to backup to service the trash enclosure. The trash enclosure shall be positioned to have front loading solid waste vehicle access. The concrete pad shall be designed to accommodate for future grading of the alley. The concrete pad shall be inspected by the City prior to pouring of concrete. All access driveways to and from the trash enclosure shall be a minimum of 26' in width with large turn radius. Trash enclosures shall be setback a minimum of 5' from all driveways to minimize impact of gates left open and mitigate any visibility issues.

35. The trash enclosure shall be used only for trash and recycling bins. The applicant is prohibited from storing other items in the enclosure and storing trash or recycling bins outside the enclosure.
36. The applicant shall provide location and dimension of above ground utility boxes and risers with the location approved by the City.
37. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.
38. All conditions of approval shall be fully complied with prior to issuance of a Certificate of Occupancy final acceptance.

From: Nakagawa, Wendy <WNakagawa@fresnocountyca.gov>
Sent: Monday, December 09, 2019 9:46 AM
To: Ryder Dilley
Cc: Thompson, John R.; Lopez, Nadia
Subject: FW: Request for Comments SPR2019-019; AUP2019-021 Email 1 of 2
Attachments: AUP2019-021, Dist Form.pdf; SPR2019-019, APN Page - Reduced 01.pdf; SPR2019-019, AUP2019-021, Updated Master Planning Application.pdf; SPR2019-019, Dist Form.pdf; SPR2019-019, Exterior Elevations.pdf; SPR2019-019, Site and Floor Plan.pdf; SPR2019-019, Tower Elevation-30X42.pdf

City of Clovis SPR 2019-01 proposes the construction of an approximate 7,750 sq. ft., 3-bay fire station located on a 2.78-acre parcel, within City of Clovis limits. Nearest County maintained road is approximately 2/3-mile(s) away. Proposed project will have no impact on County maintained roads. Accordingly, Road Maintenance and Operations has no comments on this SPR application.



Wendy Nakagawa, P.E. | Senior Engineer
 Department of Public Works and Planning | Road Maintenance and Operations Division
 2220 Tulare St. 6th Floor Fresno, CA 93721
 Main Office: (559) 600-4240 Direct: (559) 600-4265
[Your input matters! Customer Service Survey](#)

From: Ryder Dilley <ryderd@ci.clovis.ca.us>
Sent: Wednesday, November 27, 2019 10:21 AM
To: Amy Hance <AmyH@ci.clovis.ca.us>; Andrew Haussler <andrewh@ci.clovis.ca.us>; Andrew Nabors <AndrewNabors@clovisusd.k12.ca.us>; Andrew Nabors <andrewnabors@cusd.com>; Anthony Summers <Kristopher.W.Summers@usps.gov>; Arthur Negrete <arthurn@ci.clovis.ca.us>; Jimenez, Bernard <BJimenez@fresnocountyca.gov>; Brian Weldon <bw1987@att.com>; Bryan Araki <BryanA@ci.clovis.ca.us>; Chad Fischer <Chad.Fischer@waterboards.ca.gov>; Chad Fitzgerald <ChadF@ci.clovis.ca.us>; Cherie Clark <Cherie.Clark@valleyair.org>; Motta, Chris <CMotta@fresnocountyca.gov>; Christian A. Esquivias Ramirez <ChristianE@ci.clovis.ca.us>; Monfette, Christina <cmonfette@fresnocountyca.gov>; Curt Fleming <curtf@ci.clovis.ca.us>; Fey, David <dfey@fresnocountyca.gov>; Dave Padilla <dave.padilla@dot.ca.gov>; Dave Scott <ds1298@att.com>; David Gonzalez <davidg@ci.clovis.ca.us>; David Merchen <davidm@ci.clovis.ca.us>; Debbie Campbell <debbiec@fresnofloodcontrol.org>; Sidhu, Sukhdeep <ssidhu@fresnocountyca.gov>; Denise Wade <denisew@fresnofloodcontrol.org>; Denver Stairs <DenverStairs@cusd.com>; Douglas Stawarski <dougs@ci.clovis.ca.us>; Dwight Kroll <DwightK@ci.clovis.ca.us>; Eric Zetz <ericz@ci.clovis.ca.us>; FID <Engr-Review@fresnoirrigation.com>; FMFCD <developmentreview@fresnofloodcontrol.org>; Gary Sawhill <Sawhill@ci.clovis.ca.us>; Gene Abella <genea@ci.clovis.ca.us>; Geneva H. McJunkin <gr7434@att.com>; George Gonzalez <georgeg@ci.clovis.ca.us>; Uc, George <guc@fresnocountyca.gov>; Georgia Stewart <Georgia.Stewart@valleyair.org>; Gerald Conley <geraldc@ci.clovis.ca.us>; Allen, Glenn <glallen@fresnocountyca.gov>; Guillermo Vieyra <guillermov@ci.clovis.ca.us>; Iri Guerra <IriG@ci.clovis.ca.us>; Jason C. <jasonc@fresnofloodcontrol.org>; Jeff Heidinger <jwhb@pge.com>; John Willow <JohnWi@ci.clovis.ca.us>; Jose Sandoval <joses@ci.clovis.ca.us>; Lara, Juan <jlara@fresnocountyca.gov>; Katy Benham <KatyB@ci.clovis.ca.us>; Ken Wells <kenw@ci.clovis.ca.us>; Tsuda, Kevin <ktsuda@fresnocountyca.gov>; Lily Cha <lilyc@ci.clovis.ca.us>; Luke Serpa <lukes@ci.clovis.ca.us>; Max Garces <MaxG@ci.clovis.ca.us>; Michael Maxwell <michaelm@fresnofloodcontrol.org>; Michael Navarro <michael_navarro@dot.ca.gov>; Mike Harrison <mikeh@ci.clovis.ca.us>; Mike McLemore

<MikeM@ci.clovis.ca.us>; Mikel Meneses <mikelm@fresnofloodcontrol.org>; Monique Chaidez Lopez, Nadia <nllopez@fresnocountyca.gov>; Nicholas Torstensen <nicholast@ci.clovis.ca.us>; <OrlandoR@ci.clovis.ca.us>; Paul Armendariz <PaulA@ci.clovis.ca.us>; Rebecca Lucas <rebeccal@ci.clovis.ca.us>; Rick Fultz <rickf@ci.clovis.ca.us>; Ricky Caperton <rcaperton@ci.clovis.ca.us>; Robert J. Howard <R3Hd@pge.com>; Robert Villalobos <robertv@fresnofloodcontrol.org>; Ryan Burnett <RyanB@ci.clovis.ca.us>; Ryan Nelson <ryann@ci.clovis.ca.us>; Sarai Yanovsky <saraiy@ci.clovis.ca.us>; Scott Borsch <scottb@ci.clovis.ca.us>; Scott Redelfs <scottr@ci.clovis.ca.us>; Sean Smith <SeanS@ci.clovis.ca.us>; Sharla Yang <Sharla.Yang@valleyair.org>; Shawn Miller <ShawnM@ci.clovis.ca.us>; SJVAPCD <CEQA@valleyair.org>; Stephanie Andersen <StephanieA@ci.clovis.ca.us>; Rhodes, Steven <srhodes@fresnocountyca.gov>; Trina Vietty <trinav@ci.clovis.ca.us>; Wildlife CEQA <R4CEQA@wildlife.ca.gov>
Cc: Ricky Caperton <rcaperton@ci.clovis.ca.us>; Joyce Roach <joycer@ci.clovis.ca.us>; Ryder Dilley <ryderd@ci.clovis.ca.us>

Subject: Request for Comments SPR2019-019; AUP2019-021 Email 1 of 2

CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Please see attached. Thank-you.



Ryder Dilley | Planning Intern

City of Clovis | Planning Division
 1033 Fifth Street, Clovis, CA 93612
 p. 559.324.2338 | f. 559.324.2844
ryderd@cityofclovis.com



December 3, 2019

LU0020388
2604

Ricky Caperton, Senior Planner
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Mr. Caperton:

PROJECT NUMBER: **SPR2019-019, AUP2019-021**

SPR2019-019; A site plan review for the proposed construction of an approximately 7,750 sq. ft., 3-bay fire station located on approximately 2.78 acres of land located along Loma Vista Avenue (future road), south of Shaw, and west of Leonard Avenue. **AUP2019-021**; An administrative use permit to allow for an approximately 165 ft. high telecommunications tower ancillary to the proposed fire station.

APN: 555-450-01T ZONING: P-F ADDRESS: South of Shaw, west of Leonard Avenues

Recommended Conditions of Approval:

- Since the applicant is proposing to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). A spill prevention control and countermeasure plan (SPCC) is also required for aboveground petroleum storage tanks with greater than or equal to 1320-gallons of storage capacity. (Storage capacity means the aggregate capacity of all aboveground tanks and containers at a tank facility.) Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- The proposed construction and project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- The telecommunications tower project may result in significant short-term localized noise impacts due to intermittent use/maintenance of the proposed generator. Equipment shall be maintained according to manufacturers' specifications, and noise-generating equipment equipped with mufflers. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Promotion, preservation and protection of the community's health

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

(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Employment Opportunity Employer

www.co.fresno.ca.us • www.fcdph.org

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

REVIEWED BY:

Kevin Tsuda

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

(559) 600-33271

KT

cc: Sauls & Oung- Environmental Health Division (CT. 59.12)
Ian King- Applicant (iank@cityofclovis.com)

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

AGENDA ITEM NO. 9

432

Page 1 of 5

PUBLIC AGENCY

RICKY CAPERTON
PLANNING AND DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH STREET
CLOVIS, CA 93612

DEVELOPER

IAN KING, CITY OF CLOVIS
1033 FIFTH ST.
CLOVIS, CA 93612

PROJECT NO: **2019-019**

ADDRESS: **N/S LOMA VISTA W/O LEONARD AVE.**

APN: **555-450-01T**

SENT: **12/17/19**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DO	\$27,346.00	NOR Review *	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$240.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review *	For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).	
Total Drainage Fee: \$27,346.00		Total Service Charge:	\$290.00	

* The Development Review Service Charge shown above is associated with CL AUP 2019-021 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 2/29/20 based on the site plan submitted to the District on 11/27/19 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.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan 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 SPR No. 2019-019

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

AGENDA ITEM NO. 9

Page 2 of 5

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

1. ☐ a. Drainage from the site shall
☒ b. Grading and drainage patterns shall be as identified on Exhibit No. 1
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☒ Developer shall construct facilities as shown on Exhibit No. 1 as MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.
☐ 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.

CL SPR No. 2019-019

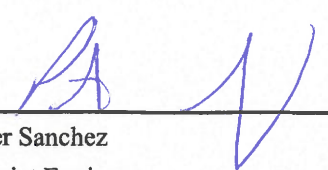
**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

AGENDA ITEM NO. 9

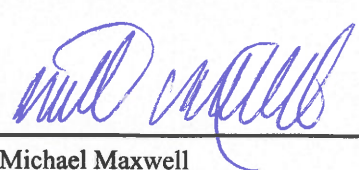
Page 3 of 5

CL SPR No. 2019-019

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.
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.



Peter Sanchez
District Engineer



Michael Maxwell
Project Engineer

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

AGENDA ITEM NO. 9

Page 4 of 5

CC:

THE TAYLOR GROUP

410 PARK CREEK DR.

CLOVIS, CA 93611

CL SPR No. 2019-019

AGENDA ITEM NO. 9

CL SPR No. 2019-019

Storm Drain Facilities Cost Sheet

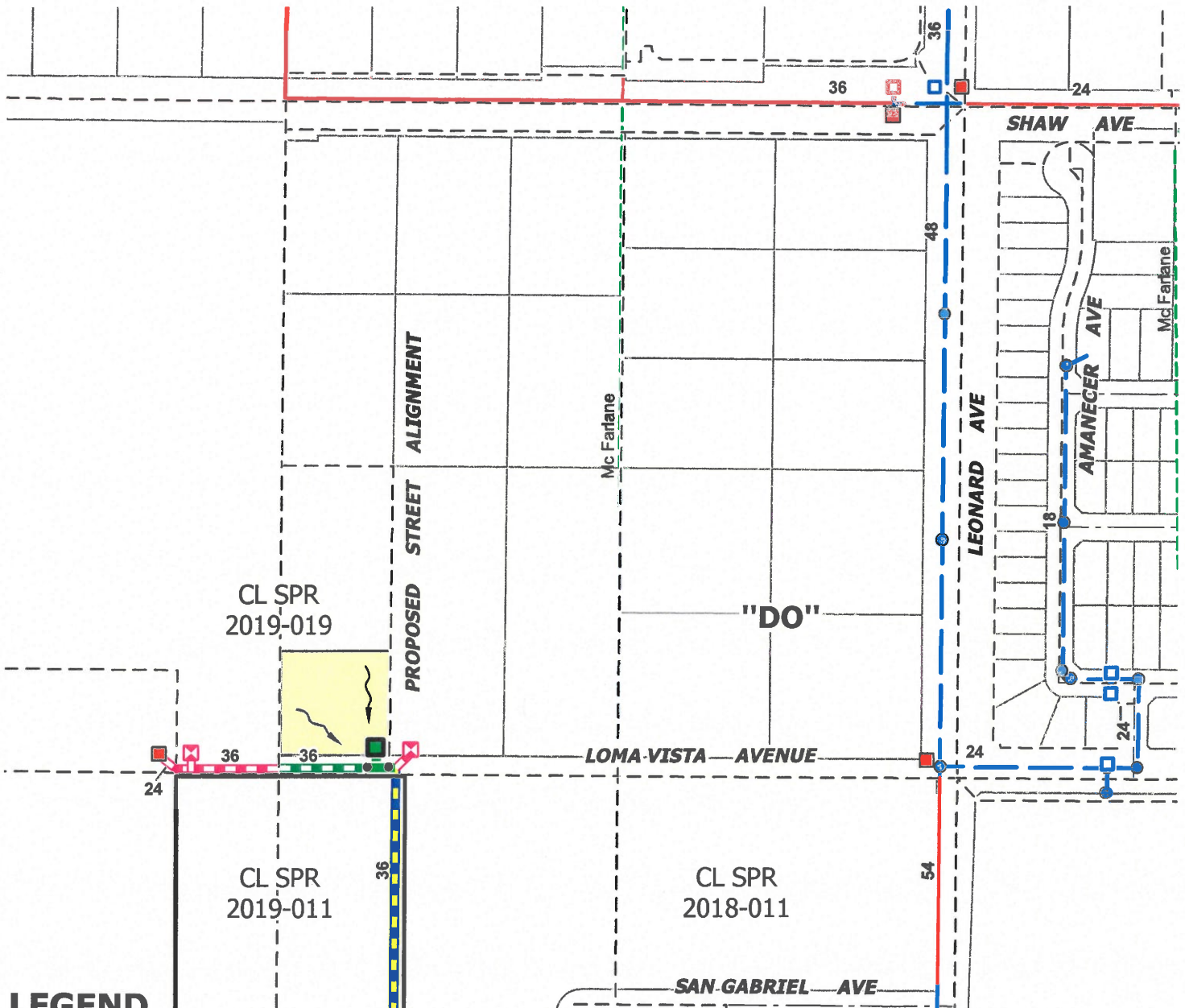
Project Acres (gross)	1.35
-----------------------	------

15" Concrete Pipes \$79.00 LF
18" Concrete Pipes \$83.00 LF
24" Concrete Pipes \$94.00 LF
30" Concrete Pipes \$111.00 LF
36" Concrete Pipes \$131.00 LF
42" Concrete Pipes \$152.00 LF
48" Concrete Pipes \$178.00 LF
54" Concrete Pipes \$217.00 LF
60" Concrete Pipes \$255.00 LF
66" Concrete Pipes \$301.00 LF
72" Concrete Pipes \$347.00 LF
84" Concrete Pipes \$388.00 LF
96" Concrete Pipes \$420.00 LF
15" Jacked Pipes \$555.00 LF
18" Jacked Pipes \$608.00 LF
24" Jacked Pipes \$687.00 LF
30" Jacked Pipes \$766.00 LF
36" Jacked Pipes \$846.00 LF
42" Jacked Pipes \$898.00 LF
48" Jacked Pipes \$951.00 LF
54" Jacked Pipes \$1,031.00 LF
60" Jacked Pipes \$1,110.00 LF
66" Jacked Pipes \$1,216.00 LF
72" Jacked Pipes \$1,374.00 LF
84" Jacked Pipes \$1,533.00 LF
Manholes \$4,600.00 EA
Inlets & Laterals \$4,450.00 EA
Outfalls \$11,500.00 EA
Canal Outfalls \$15,000.00 EA
Basin Excavation \$0.75 CY

IMPROVEMENTS ADJACENT TO BASIN

Fence, Pad, and Gate \$20.00 LF
Mowstrip \$20.00 LF
Arterial Paving \$82.00 LF
Local Paving \$53.00 LF
Curb and Gutter \$30.00 LF
Sidewalk \$60.00 LF
Sewer Line \$30.00 LF
Water Line \$31.00 LF
Street Lights \$65.00 LF
Pump Station/Intake \$500,000.00

Amount Due



LEGEND

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet. Also Required Of Developer Of CL SPR 2019-011
- Non-Master Plan Facilities To Be Constructed By Developer (Not Eligible For Fee Credit), Also Required Of Developer Of CL SPR 2019-011
- Facilities To Be Constructed By Developer Of CL SPR 2019-011
- Facilities To Be Constructed By Developer Of CL SPR 2018-011 Or CL SPR 2019-011
- Existing Master Plan Facilities
- Future Master Plan Facilities
- Existing FID Facilities
- Inlet Boundary
- Direction Of Drainage



1" = 300'

CL SPR 2019-019
DRAINAGE AREA "DO"



EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

OTHER REQUIREMENTS
EXHIBIT NO. 2

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City/County or District.

The Creditable Facilities and Non-Master Plan Facilities, as shown on Exhibit No. 1, have also been required of Clovis SPR 2019-011. If the facilities required of Clovis SPR 2019-011 are completed prior to the development of this site the construction requirement will be dropped.

Construction of storm drain facilities south of Loma Vista Avenue is a requirement of Clovis SPR 2018-011 and Clovis SPR 2019-011. Upon completion of these facilities and construction of the creditable facilities shown on Exhibit No. 1, permanent drainage service will be available for Clovis SPR 2019-019, otherwise, the District recommends temporary on-site retention of storm water until permanent service is available.

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.

Development No. Clovis SPR 2019-019



City of Clovis

AGENDA ITEM NO. 9

Department of Planning and Development Services

CITY HALL - 1033 Fifth Street - Clovis, CA 93612



Distribution Date: 11/27/2019

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Ricky Caperton, AICP, 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
- ☒ Clovis 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): SPR2019-019 Location: South of Shaw & West of Leonard Avenues

APN: 555-450-01T Zoning: P-F General Plan: Public/Quasi-Public Facilities

Name of Applicant: City of Clovis Phone/Email: (559)324-2382/iank@cityofclovis.com

Applicant Address: 1033 Fifth Street City: Clovis State: CA Zip: 93612

Previously Reviewed Under DRC: _____ Or Other Entitlement: _____

Project Description: SPR2019-019: A site plan review for the proposed construction of an approximately 7,750 sq. ft., 3-bay fire station located on approximately 2.78 acres of land located along Loma Vista Avenue (future road), south of Shaw, and west of Leonard Avenue. The project also includes a proposed approximate 165 ft. high telecommunications tower. City of Clovis, applicant/owner. This project is being concurrently processed with AUP2019-021.

This item is tentatively scheduled for a public hearing to be considered by the City Council.

The attached information is circulated for your comments. Please attach your comments and recommendations in condition form and return to the project manager by 12/18/2019

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):

Michael Maxwell Eng. Tech 559 456 3292

PLEASE RETURN TO:

Ricky Caperton, AICP, Senior Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2347 Fax: 324-2844

From: Ken Wells
Sent: Monday, December 02, 2019 2:34 PM
To: Ryder Dilley
Subject: RE: Request for Comments SPR2019-019; AUP2019-021 Email 1 of 2

PD has no comments

Ken Wells
Police Corporal
Clovis Police Department
1233 Fifth Street
Clovis CA 93612
559.324.2468

From: Ryder Dilley
Sent: Monday, December 02, 2019 11:09 AM
To: Amy Hance; Andrew Haussler; Andrew Nabors; Andrew Nabors; Anthony Summers; Arthur Negrete; Bernard Jimenez; Brian Weldon; Bryan Araki; Chad Fischer; Chad Fitzgerald; Cherie Clark; Chris Motta; Christian A. Esquivias Ramirez; Christina Monfette; Curt Fleming; Dave Fey; Dave Padilla; Dave Scott; David Gonzalez; David Merchen; Debbie Campbell; Deep Sidhu; Denise Wade; Denver Stairs; Douglas Stawarski; Dwight Kroll; Eric Zetz; FID; FMFCD; Gary Sawhill; Gene Abella; Geneva H. McJunkin; George Gonzalez; George Uc; Georgia Stewart; Gerald Conley; Glenn Allen; Guillermo Vieyra; Iri Guerra; Jason C.; Jeff Heidinger; John Willow; Jose Sandoval; Juan Lara; Katy Benham; Ken Wells; Kevin Tsuda; Lily Cha; Luke Serpa; Max Garces; Michael Maxwell; Michael Navarro; Mike Harrison; Mike McLemore; Mikel Meneses; Monique Chaidez; Nadia Lopez; Nicholas Torstensen; Orlando Ramirez; Paul Armendariz; Rebecca Lucas; Rick Fultz; Ricky Caperton; Robert J. Howard; Robert Villalobos; Ryan Burnett; Ryan Nelson; Sarai Yanovsky; Scott Borsch; Scott Redelfs; Sean Smith; Sharla Yang; Shawn Miller; SJVAPCD; Stephanie Andersen; Steven Rhodes; Trina Vietty; Wildlife CEQA
Cc: Ricky Caperton; Joyce Roach; Ryder Dilley
Subject: RE: Request for Comments SPR2019-019; AUP2019-021 Email 1 of 2

Please see the attached distribution forms noting the corrected location.



Ryder Dilley | Planning Intern

City of Clovis | Planning Division
p. 559.324.2338 | f. 559.324.2844
ryderd@cityofclovis.com

From: Ryder Dilley
Sent: Wednesday, November 27, 2019 10:20 AM
To: 'Amy Hance' <AmyH@ci.clovis.ca.us>; 'Andrew Haussler' <andrewh@ci.clovis.ca.us>; 'Andrew Nabors' <AndrewNabors@clovisusd.k12.ca.us>; 'Andrew Nabors' <andrewnabors@cusd.com>; 'Anthony Summers' <Kristopher.W.Summers@usps.gov>; 'Arthur Negrete' <arthurn@ci.clovis.ca.us>; 'Bernard Jimenez' <Bjimenez@co.fresno.ca.us>; 'Brian Weldon' <bw1987@att.com>; 'Bryan Araki' <bryana@ci.clovis.ca.us>; 'Chad Fischer'

<Chad.Fischer@waterboards.ca.gov>; 'Chad Fitzgerald' <ChadF@ci.clovis.ca.us>; 'Cherie Clark' <Cherie.Clark@valleyair.org>; 'Chris Motta' <cmotta@co.fresno.ca.us>; 'Christian A. Esquivias R' <christiane@cityofclovis.com>; 'Christina Monfette' <cmonfette@co.fresno.ca.us>; 'Curt Fleming' <curtf@ci.clovis.ca.us>; 'Dave Fey' <dfey@co.fresno.ca.us>; 'Dave Padilla' <dave.padilla@dot.ca.gov>; 'Dave Scott' <ds1298@att.com>; 'David Gonzalez' <davidg@ci.clovis.ca.us>; 'David Merchen' <DavidM@cityofclovis.com>; 'Debbie Campbell' <debbiec@fresnofloodcontrol.org>; 'Deep Sidhu' <SSidhu@co.fresno.ca.us>; 'Denise Wade' <denisew@fresnofloodcontrol.org>; 'Denver Stairs' <DenverStairs@cusd.com>; 'Douglas Stawarski' <dougs@cityofclovis.com>; 'Dwight Kroll' <dwightk@cityofclovis.com>; 'Eric Zetz' <ericz@ci.clovis.ca.us>; 'FID' <Engr-Review@fresnoirrigation.com>; 'FMFCD' <developmentreview@fresnofloodcontrol.org>; 'Gary Sawhill' <Sawhill@ci.clovis.ca.us>; 'Gene Abella' <genea@ci.clovis.ca.us>; 'Geneva H. McJunkin' <gr7434@att.com>; 'George Gonzalez' <georgeg@cityofclovis.com>; 'George Uc' <guc@co.fresno.ca.us>; 'Georgia Stewart' <Georgia.Stewart@valleyair.org>; 'Gerald Conley' <geraldc@ci.clovis.ca.us>; 'Glenn Allen' <glallen@co.fresno.ca.us>; 'Guillermo Vieyra' <GuillermoV@cityofclovis.com>; 'Iri Guerra' <IriG@ci.clovis.ca.us>; 'Jason C.' <jasonc@fresnofloodcontrol.org>; 'Jeff Heidinger' <jwhb@pge.com>; 'John Willow' <JohnWi@ci.clovis.ca.us>; 'Jose Sandoval' <JoseS@cityofclovis.com>; 'Juan Lara' <jlara@co.fresno.ca.us>; 'Katy Benham' <KatyB@ci.clovis.ca.us>; 'Ken Wells' <kenw@cityofclovis.com>; 'Kevin Tsuda' <KTsuda@co.fresno.ca.us>; 'Lily Cha' <lilyc@ci.clovis.ca.us>; 'Luke Serpa' <lukes@ci.clovis.ca.us>; 'Max Garces' <MaxG@ci.clovis.ca.us>; 'Michael Maxwell' <michaelm@fresnofloodcontrol.org>; 'Michael Navarro' <michael_navarro@dot.ca.gov>; 'Mike Harrison' <mikeh@ci.clovis.ca.us>; 'Mike McLemore' <MikeM@ci.clovis.ca.us>; 'Mikel Meneses' <mikelm@fresnofloodcontrol.org>; 'Monique Chaidez' <MKR4@pge.com>; 'Nadia Lopez' <nllopez@fresnocountyca.gov>; 'Nicholas Torstensen' <nicholast@ci.clovis.ca.us>; 'Orlando Ramirez' <orlandor@cityofclovis.com>; 'Paul Armendariz' <PaulA@ci.clovis.ca.us>; 'Rebecca Lucas' <rebeccal@cityofclovis.com>; 'Rick Fultz' <rickf@ci.clovis.ca.us>; 'Ricky Caperton' <rcaperton@cityofclovis.com>; 'Robert J. Howard' <R3Hd@pge.com>; 'Robert Villalobos' <robertv@fresnofloodcontrol.org>; 'Ryan Burnett' <RyanB@ci.clovis.ca.us>; 'Ryan Nelson' <ryann@ci.clovis.ca.us>; 'Sarai Yanovsky' <saraiy@cityofclovis.com>; 'Scott Borsch' <scottb@ci.clovis.ca.us>; 'Scott Redelfs' <scottr@ci.clovis.ca.us>; 'Sean Smith' <SeanS@ci.clovis.ca.us>; 'Sharla Yang' <Sharla.Yang@valleyair.org>; 'Shawn Miller' <shawnm@cityofclovis.com>; 'SJVAPCD' <CEQA@valleyair.org>; 'Stephanie Andersen' <stephaniea@cityofclovis.com>; 'Steven Rhodes' <SRhodes@co.fresno.ca.us>; 'Trina Vietty' <trina@ci.clovis.ca.us>; 'Wildlife CEQA' <R4CEQA@wildlife.ca.gov>

Cc: Ricky Caperton <rcaperton@ci.clovis.ca.us>; Joyce Roach <joycer@ci.clovis.ca.us>; Ryder Dilley <ryderd@ci.clovis.ca.us>

Subject: Request for Comments SPR2019-019; AUP2019-021 Email 1 of 2

Please see attached. Thank-you.



Ryder Dilley | Planning Intern

City of Clovis | Planning Division
 1033 Fifth Street, Clovis, CA 93612
 p. 559.324.2338 | f. 559.324.2844
ryderd@cityofclovis.com



December 12, 2019

Ricky Caperton
City of Clovis
Planning & Development Services Dept.
1033 Fifth Street
Clovis, CA 93612

Project: SPR2019-019, AUP2019-021 – City of Clovis

District CEQA Reference No: 20191352

Dear Mr. Caperton:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project consisting of a Site Plan Review (SPR) and an Administrative Use Permit (AUP) for the proposed construction of an approximately 7,750 square foot fire station and a proposed approximately 165 foot high telecommunications tower (Project). The 2.78-acre Project site (APN: 555-450-01T) is located along Loma Vista Avenue (future road), south of Shaw, and west of Leonard Avenue, in Clovis, CA. The District offers the following comments:

1. Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. Based on the information provided to the District, the proposed Project would not equal or exceed 10,000 square feet of government space. Therefore, the District concludes that the proposed Project is not subject to District Rule 9510 (Indirect Source Review).
3. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The Project proponent is required to submit a Construction Notification Form or

Samir Sheikh

Executive Director/Air Pollution Control Officer

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

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

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

submit and receive approval of a Dust Control Plan, if applicable, prior to commencing any earthmoving activities as described in District Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm

4. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. The proposed Project may be subject to District Rules including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail SBA@valleyair.org. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
5. The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please call Georgia Stewart at (559) 230-5937 or e-mail Georgia.Stewart@valleyair.org. When calling or emailing the District, please reference District CEQA number 20191352.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Robert Gilles
Program Manager

AM: gs

From: Andrew Nabors <AndrewNabors@clovisusd.k12.ca.us>
Sent: Thursday, January 2, 2020 1:14 PM
To: Ricky Caperton
Cc: Ian King
Subject: RE: SPR2019-019/AUP2019-021 CUSD Comments

Hi Ricky, sorry for the delay on this one, it got buried. We do not have any comments regarding the fire station.



Andrew Nabors
(559) 327-9264

From: Ricky Caperton <rcaperton@ci.clovis.ca.us>
Sent: Monday, December 23, 2019 1:50 PM
To: Andrew Nabors <AndrewNabors@clovisusd.k12.ca.us>
Cc: Ian King <iank@ci.clovis.ca.us>
Subject: SPR2019-019/AUP2019-021 CUSD Comments



EXTERNAL MESSAGE - Think Before You Click

Hi Andrew,
About a month ago we had circulated for comments a proposed Fire Station #6 in the City of Clovis and I noticed we had not received comments from CUSD and I wanted to check in to see if you received it and if CUSD has any comments?

Thank you,
Ricky



Ricky Caperton, AICP | Senior Planner

City of Clovis | Planning Division
1033 Fifth Street, Clovis, CA 93612
p. 559.324.2347 | m. 559.593.5176
rcaperton@cityofclovis.com