



CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION

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

www.cityofclovis.com

October 28, 2021

6:00 PM

Council Chamber

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

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

Written Comments

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



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

Webex Participation

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

Verbal Comments Made by Telephone or Webex

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

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CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

[1.](#) Planning Commission Minutes for the Meeting of September 23, 2021.

COMMISSION SECRETARY COMMENTS

PLANNING COMMISSION MEMBER COMMENTS

PUBLIC COMMENTS

This is an opportunity for the members of the public to address the Planning Commission on any matter within the Planning Commission's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 5 minutes or less, or 10 minutes per topic. Anyone wishing to

be placed on the Agenda for a specific topic should contact the Planning Division and submit correspondence at least 10 days before the desired date of appearance.

PUBLIC HEARINGS

1. Consider Approval – Res. 21-____, PDP2021-003, A request to approve a planned development permit to allow deviations from the R-1-MD (Single-Family Residential – Medium Density) Zone District residential development standards associated with PM2018-04 on approximately 0.78 acres of land located in the northeast area of W. Gettysburg and Peach Avenues. Gary McDonald Homes/Gleneagles Homes, applicant/owner; Harbour & Associates, representative.

Staff: Kelsey George, Assistant Planner

Recommendation: Continue to date uncertain

2. Consider items associated with properties located at 2300 Minnewawa Avenue. City of Clovis, property owner/applicant/representative.
 - a) Consider Approval – Res. 21-____, GPA2021-004, A request to amend the General Plan to re-designate approximately 0.85 acre of property from the General Commercial classification to the Public/Quasi Public Facilities classification.
 - b) Consider Approval – Res. 21-____, R2021-008, A request to rezone approximately 0.34 acre of property from the C-2 (Community Commercial) Zone District to the P-F (Public Facilities) Zone District.
 - c) Consider Approval – Res. 21-____, SPR2021-008, A request to approve the site layout and design for Fire Station 2.

Staff: Lily Cha, Associate Planner

Recommendation: Approve

3. Consider items concerning Conditional Use Permit 2020-004, for the expansion of an existing athletic facility to include outdoor athletic training, activities, and events for a portion of an approximate .6 acre property located at 340 Clovis Avenue. Athletic Performance, applicant; David Standifer, representative.

1. Review compliance with the conditions of approval for Conditional Use Permit 2020-004.
2. Consider approval of Res. 21-____, making review findings associated with Conditional Use Permit 2020-004 and directing staff to schedule a second review hearing on January 27, 2022.

Staff: Dave Merchen, City Planner

Recommendation: Approve

ADJOURNMENT

MEETINGS & KEY ISSUES

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

November 18, 2021

December 16, 2021

January 27, 2022

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

CLOVIS PLANNING COMMISSION MINUTES
September 23, 2021

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

Flag salute led by Commissioner Cunningham.

Present: Commissioners Bedsted, Cunningham, Hatcher, Chair Hinkle

Absent: Commissioner Antuna

Staff: Renee Mathis, Planning and Development Services Director
Dave Merchen, City Planner
Ricky Caperton, Senior Planner
George Gonzalez, Senior Planner
Lily Cha, Associate Planner
Maria Spera, Planning Technician II
Sean Smith, Supervising Civil Engineer
David Wolfe, City Attorney

MINUTES – 6:01

ITEM 1 – APPROVED.

Motion by Commissioner Cunningham, seconded by Commissioner Hatcher, to approve the August 26, 2021, minutes. Motion carried 4-0-1 with Commissioner Antuna absent.

COMMISSION SECRETARY – 6:01

City Planner Dave Merchen informed that the Commission members had received a draft calendar for next year's Planning Commission meetings, requesting notification if any conflicts are found. He then informed that recent changes to the Planning Commission Agenda format were to more closely mirror the format of the City Council Agenda. Finally, he informed that Senior Planner Ricky Caperton is now Deputy City Planner and Planning Technician II Maria Spera will be leaving the City of Clovis.

PLANNING COMMISSION MEMBERS COMMENTS – 6:03

None.

COMMUNICATIONS AND REFERRALS – 6:03

None.

PUBLIC COMMENTS – 6:03

None.

PUBLIC HEARINGS

ITEM 1A - 6:04 – APPROVED - **RES. 21-26, R2021-007**, A RESOLUTION APPROVING A REQUEST TO REZONE APPROXIMATELY 3.48 ACRES FROM THE R-1 (SINGLE-FAMILY RESIDENTIAL) ZONE DISTRICT TO THE R-1-MD (SINGLE-FAMILY RESIDENTIAL MEDIUM DENSITY) ZONE DISTRICT;
ITEM 1B – APPROVED - **RES. 21-27, TM6377**, A REQUEST TO APPROVE A VESTING TENTATIVE

TRACT MAP FOR AN 1-LOT SINGLE-FAMILY SUBDIVISION ON APPROXIMATELY 3.48 ACRES OF LAND.

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 21-26**, a resolution approving rezoning approximately 3.48 acres from the R-1 (Single-Family Residential) Zone District to the R-1-MD (Single-Family Residential Medium Density) Zone District. Motion carried 4-0-1 with Commissioner Antuna absent.

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 21-27**, a resolution approving a vesting tentative tract map for an 18-lot single-family subdivision on approximately 3.48 acres of land. Motion carried 4-0-1 with Commissioner Antuna absent.

ITEM 2 - 6:17 – APPROVED - **RES. 21-28**, , A RESOLUTION APPROVING A REQUEST TO AMEND THE CLOVIS DEVELOPMENT CODE, TITLE 9 TO THE CLOVIS MUNICIPAL CODE, RELATING TO HOUSING DEVELOPMENT PROJECT STANDARDS AND PROCEDURES, DENSITY BONUS PROVISIONS, ACCESSORY DWELLING UNITS, AND REVIEW PROCEDURES.

Motion by Commissioner Hatcher, seconded by Chair Hinkle, for the Planning Commission to approve **Resolution 21-28**, a resolution approving a request to amend the Clovis Development Code, Title 9 to the Clovis Municipal Code, relating to Housing Development Project Standards and Procedures, Density Bonus Provisions, Accessory Dwelling Units, and Review Procedures. Motion carried 3-1-1 with Commissioner Cunningham against and Commissioner Antuna absent.

ADJOURNMENT AT 6:48 P.M. UNTIL the Planning Commission meeting on October 28, 2021.

Paul Hinkle, Chair



CITY *of* CLOVIS

MEMO TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: October 28, 2021

SUBJECT: Consider Approval – Res. 21-____, PDP2021-003, A request to approve a planned development permit to allow deviations from the R-1-MD (Single-Family Residential – Medium Density) Zone District residential development standards associated with PM2018-04 on approximately 0.78 acres of land located in the northeast area of W. Gettysburg and Peach Avenues. Gary McDonald Homes/Gleneagles Homes, applicant/owner; Harbour & Associates, representative.

Staff: Kelsey George, Assistant Planner

Recommendation: Continue to a date uncertain

PLANNED DEVELOPMENT PERMIT PDP2021-003

Following the publication of the notice of public hearing for the subject project, the applicant proposed revisions to the site plan that was originally reviewed. Staff did not have adequate time to review the revised plans for safety, circulation, design, or functionality. On October 21, 2021, the applicant requested to continue the item to give both the applicant and staff enough time to review the revised proposal. Staff is working with the applicant on revisions and to determine if a Planned Development Permit will be necessary or if the Project will be in compliance with the standards set forth in the Development Code. If a PDP is necessary, a new public hearing will be scheduled and noticed to the public. If a PDP is no longer necessary, this Project will be withdrawn entirely.

For these reasons, staff recommends the Planning Commission continue this item to a date uncertain. If a hearing is necessary and a date is established, a notice of public hearing will be sent out to all property owners within a 350-foot radius of the Project.



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission
 FROM: Planning and Development Services
 DATE: October 28, 2021
 SUBJECT: Consider items associated with properties located at 2300 Minnewawa Avenue. City of Clovis, property owner/applicant/representative.

- a) Consider Approval – Res. 21-____, GPA2021-004, A request to amend the General Plan to re-designate approximately 0.85 acre of property from the General Commercial classification to the Public/Quasi Public Facilities classification.
- b) Consider Approval – Res. 21-____, R2021-008, A request to rezone approximately 0.34 acre of property from the C-2 (Community Commercial) Zone District to the P-F (Public Facilities) Zone District.
- c) Consider Approval – Res. 21-____, SPR2021-008, A request to approve the site layout and design for Fire Station 2.

Staff: Lily Cha, Associate Planner

Recommendation: Approve

ATTACHMENTS: 1. Draft Resolution GPA2021-004
 2. Draft Resolution R2021-008
 3. Draft Resolution SPR2021-008
 4. Site Plan and Elevations
 5. Conditions of Approval
 6. Correspondence from Commenting Agencies

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the Planning Commission approve the following, subject to conditions of approval included in **Attachment 5**.

- Approve General Plan Amendment GPA2021-004;
- Approve Rezone R2021-008; and
- Approve Site Plan Review SPR2021-008

EXECUTIVE SUMMARY

The applicant is proposing to demolish and replace the existing Fire Station 2 with a new and modernized facility. Fire Station 2 is located on Minnewawa Avenue, between W. Shaw and W. Santa Ana Avenues on approximately 0.85 acre of property (**Figure 1**). The Station Analysis published in the 2020 Clovis Fire Department Annual Report identifies the need for major upgrades to meet current regulations. As it exists, the building does not meet accessibility and current building code requirements. Additionally, at over 40-years of age, the fire station is showing signs of dilapidation, therefore requiring a whole new building. This project would demolish the existing roughly 6,500 square foot structure and construct a new 8,430 square foot fire station. The entire site would also be updated with improvements, such as new landscaping, and paving.

This project requires that the general plan land use designation of the site is updated to appropriately reflect the existing public facilities land use (fire station). The proposed General Plan Amendment would re-designate the site from the General Commercial designation to the Public/Quasi-public land use designation. Additionally, a portion of the site's zone district must be rezoned from the C-2 (Community Commercial) Zone District to the P-F (Public Facilities) Zone District to correctly represent the appropriate land use.

FIGURE 1 – Project Location



BACKGROUND

- General Plan Designation: General Commercial
- Specific Plan Designation: N/A
- Existing Zoning: P-F (Public Facilities) & C-2 (Community Commercial)
- Lot Size: 0.85 acre
- Current Land Use: Fire Station
- Adjacent Land Uses:
 - North: Commercial
 - South: Multi-Family
 - East: Multi-Family
 - West: Commercial
- Previous Entitlements: CUP77-4, R77-14, SPR92-23, SPR95-25

Fire Station 2 was approved for construction and operation with conditional use permit CUP77-4 in April of 1977. The facility has been expanded and modified over the years with the most recent record being SPR95-25 when an additional drive bay was approved for the building in January of 1996 for a total of 3-bays.

PROPOSAL AND ANALYSIS

The project entails the demolition and reconstruction of the Fire Station 2. The project is associated with a General Plan Amendment and Rezone to update the land use designation and zone district to reflect the appropriate use of land.

General Plan Amendment

The existing land use designation is inconsistent with the fire station use. As a fire station, the land use designation of the property should be consistent with the public facility land use. Records show that the property was designated for a shopping center in the 1963 General Plan and subsequently updated to the current designated commercial term of "General Commercial." Although the site is now considered legal non-conforming, the public facility was permitted in accordance with the governing ordinance at the time of its approval. During this time, the City's Ordinance allowed the operation of public facilities, such as the fire station, in any and all zone districts with the approval of a conditional use permit. Fire Station 2 was approved by conditional use permit (CUP77-4) in April of 1977.

The discrepancy in the land use designation established by the 2014 Clovis General Plan and zoning ordinance created a legal non-conforming status for the fire station. This status allows the current use to continue operations until expansion or cessation occurs. In this situation, the proposed replacement would trigger the need to update the site's General Plan land use designation. The proposed general plan amendment would re-designate the site's existing land use designation of General Commercial to Public/Quasi-public Facility, thus, if approved, would bring the site into conformance with the existing use of land.

Findings for Approval of a General Plan Amendment

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

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

It is integral that Fire Station 2 continue operations to serve its designated area of the City. General Plan Policy 6.1 aims to maintain staffing, facilities, and training activities to effectively respond to emergency and general public service calls.

The proposed amendment would establish consistency between the existing fire station operation and the land use designation.

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

The project is not detrimental to the public interest, health, safety, and convenience, or general welfare of the City. The fire station's continued operations would maintain public health and safety.

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;

The project would demolish and rebuild Fire Station 2 with a slightly larger building footprint with the same location and circulation as the existing facility. The project site is physically suitable for the type and intensity of the proposed project.

4. There is compelling reason for the amendment.

The amendment is required to bring the land use designation into conformance with the existing fire station. For health and safety purposes, it is essential that Fire Station 2 continue operations at this location to serve this area of the City.

Rezone

The project site is composed of two parcels with different zone districts (**See Figure 2**). The larger parcel (0.51 acre) (Parcel A in **Figure 2**) is appropriately zoned for the public facilities use. It is zoned P-F (Public Facilities) and therefore no zoning action is required for this portion of the site. Zoning action is required for the 0.34 acre parcel (Parcel B in **Figure 2**). The parcel is currently zoned C-2 (Community Commercial) and must be rezoned to the P-F (Public Facilities) Zone District for consistency with the proposed land use designation and existing fire station use.

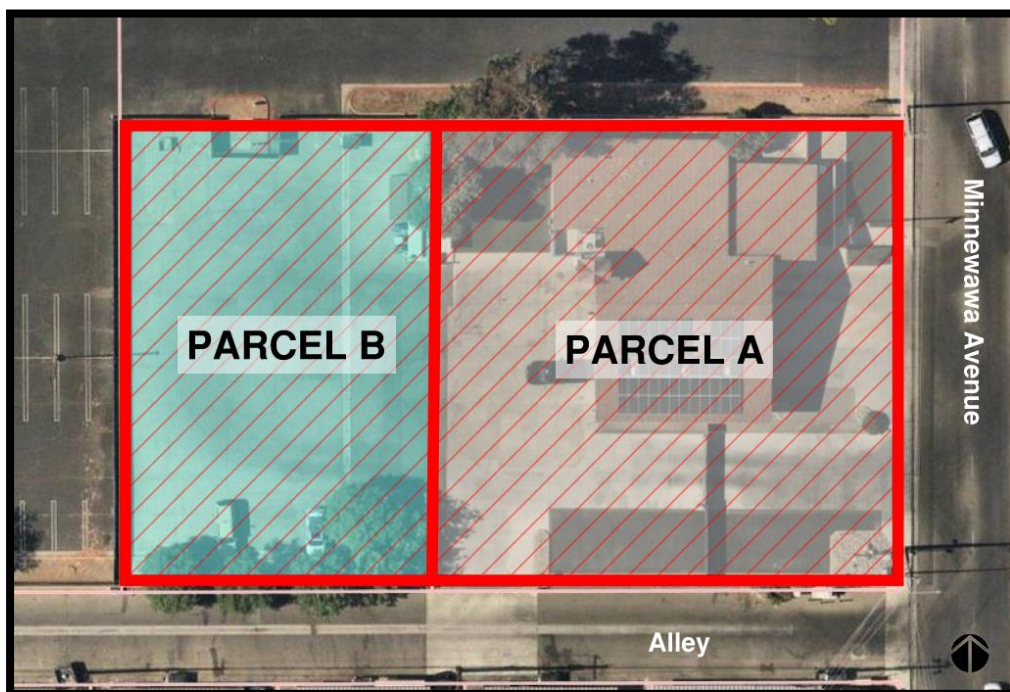


FIGURE 2 – Site Parcels

Findings for Approval of a Rezone

Amendments to the zone map may be approved only if the review authority can make the following findings:

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

The proposed amendment is consistent with the proposed Public/Quasi-Public Facilities land use designation. The purpose of the amendment is to update both the land use designation and zone district of the site to meet the existing and previously approved fire station operation. Continued operation of this facility is integral for the city to maintain fire services to this area of the City per General Plan Policy Goal 6.1.

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

The project is not detrimental to the public interest, health, safety, and convenience, or general welfare of the City. The fire station's continued operations would maintain public health and safety.

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

The project would demolish and rebuild Fire Station 2 with a slightly larger building footprint with the same location and circulation as the existing facility. The project site is physically suitable for the type and intensity of the proposed project.

Site Plan Review

In addition to the proposed GPA and Rezone, the project is also subject to the Site Plan Review (SPR) process. The SPR process analyzes the proposed development to ensure compliance with the City's development standards. Development standards for this project are per Table 2-8 of Section 9.16.030, Special Purpose District General Development Standards, of the Clovis Municipal Code. The project meets the associated development standards.

TABLE 2-8: P-F ZONE DISTRICT

<i>Development Feature</i>	<i>Applicable Standard</i>
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

Circulation and Parking

As stated earlier, the overall circulation pattern of the site will remain similar to that of the existing site. As shown in **Figure 3**, access to and from the site will continue to be from Minnewawa Avenue. A second point of access will be maintained from the adjacent alley to the south through an automatic gate. Internal circulation will also remain the similar with the exception of the location and orientation of parking stalls. Currently, parking stalls are located along the north and south property line towards the rear of the facility. The proposed site plan will relocate parking stalls along the west property line at the rear of the facility, allowing for space and placement of associated facility features such as a back-up generator, trash enclosures, and a fuel storage vault to be installed along the north property line. A total of twelve parking stalls are proposed within the enclosed portion of the facility with one accessible parking stall to be located at the front of the facility.

All features located within the rear of the facility will be shielded from public view by a 6-foot tall, perimeter Concrete Masonry Unit (CMU) wall.

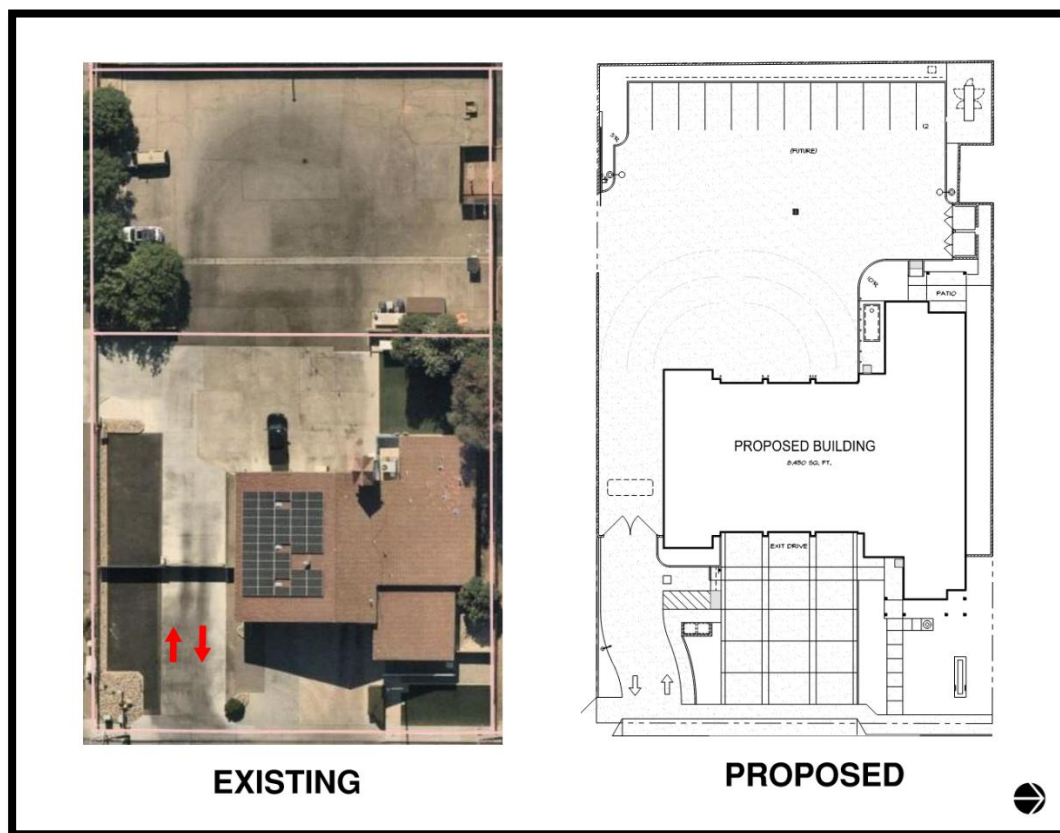


FIGURE 3 – Existing and Proposed

Building and Architecture

With the successful design of the formerly approved Fire Station 6 building, a determination was made to arrange the Fire Station 2 floor plan similar to that of Fire Station 6 with minor modifications. Fire Station 2 has a proposed building foot-print of 8,430 square feet. The building is inclusive of 3 apparatus bays, a gym, an office space, 6 dorm rooms, 3 restrooms, and associated laundry room, kitchen, and TV room. The building would accommodate the same operations as the current facility.

Although Fire Station 2 is not located within a specific plan area with unique design guidelines, it is located within the Helm Ranch area (See **Figure 4**). This area of the City is commonly referred to as the Historic Helm Ranch because much of the land in the area was farmed by the Helm family in the late 1880's. As an older part of the City, the Helm Ranch area is representative tract development of the 1950's era with much of the homes retaining this look today. Homes in this area are typically single-story with low and linear rooflines inclusive of hip roofs, stucco exterior walls, and stone skirting. During the planning stages of the now Helm Ranch



FIGURE 4 – Helm Ranch Sign

Community Park (located at the northwest corner of W. Ashlan and Minnewawa Avenues), former Planning and Development Services Director, Dwight Kroll, promoted the historical concept and theme of the Helm Ranch area. The direction in design was inspired by the tower of an existing residence within this area. As a result, the Historic Helm Ranch sign and the “Craftsman” and “Ranch-house” design were inherited for this area.

Staff and the project architect for Fire Station 2 (Russ Taylor) worked closely together to design a building that is representative of the Helm Ranch theme while also fitting the characteristic of a residential neighborhood. As shown in **Figure 5**, the Fire Station 2 architecture is reflective of a “Ranch house” style with a long low-pitch roofline, gabled and hip roof, both vertical and horizontal siding, large windows, a seam metal roof, and a front covered patio area. The exterior colors are also representative of a “modern ranch house” look with white exterior walls, a dark roof, and dark stone skirting. Window trims and the bay doors will be accentuated with a complementary blue color. The building design is consistent with the intended design of the Helm Ranch area and has a residential appearance that would be compatible with the character of the surrounding residential environment.

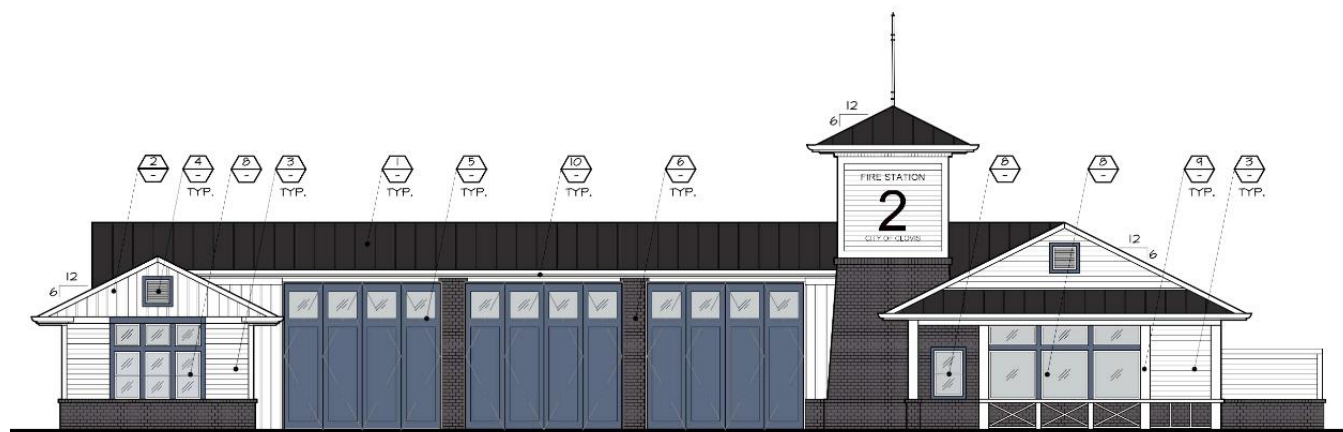


FIGURE 5 – Building Elevation

Findings for Approval of a Site Plan Review

The findings to consider when making a decision on a site plan review application include:

1. Be allowed within the subject zoning district;

This project entails the demolition and reconstruction of the existing Fire Station 2. The proposed General Plan Amendment and Rezone will update the land use and zoning designations to be consistent with the existing use that was approved under the governance of the previous ordinances. The fire station facility is allowed within the proposed P-F Zone 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;

The project is in compliance with the established development standards of the P-F Zone District.

3. Be in compliance with all other applicable provisions of the Clovis Municipal Code;

The project has been reviewed by other City departments for consistency with their respective codes and standards was determined to be consistent.

4. Be consistent with the General Plan and any applicable specific plan. (§ 2, Ord. 14-13, eff. October 8, 2014).

The project is consistent with General Plan Policy 6.1 which aims to maintain staffing, facilities, and training activities to effectively respond to emergency and general public service calls. This project would demolish and reconstruct Fire Station 2. Operations will remain the same as existing.

The proposed General Plan Amendment would establish consistency between the existing fire station operation and the land use designation.

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 Comment

A public notice was sent to area residents within 800 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 project is exempt from CEQA pursuant to CEQA section 15061(b)(3) and Class 2 categorical exemption. CEQA section 15061(b)(3) is applicable to the General Plan Amendment and Rezone update to meet the existing use of land. Because the applications are correcting the land use designation and zoning to match the existing use of land, there are no potential for causing a significant effect on the environment. The Class 2 exemption pertains to the replacement or reconstruction of existing structures and facilities. In this case, the project is reconstructing the fire station facility which would have substantially the same purpose and capacity as the existing.

The Notice of Exemption has been completed. 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, October 13, 2021.

REASON FOR RECOMMENDATION

The project aims to demolish the outdated Fire Station 2 and replace it with a new and updated facility for the continuation of operations. Capacity and operation would remain the same as the existing facility. The project would also establish consistency between the general plan land use and zoning of the site by alignment with the existing use. Staff therefore recommends that the Planning Commission approve GPA2021-004, R2021-008, and SPR2021-008, subject to the conditions of approval provided as **Attachment 5**.

ACTIONS FOLLOWING APPROVAL

The items will continue on to the City Council for final consideration.

NOTICE OF HEARING

Property owners within 800 feet notified:	163
Interested individuals notified:	10

Prepared by: Lily Cha, Associate Planner

Reviewed by:



Dave Merchen
City Planner

**DRAFT
RESOLUTION 21-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING APPROVAL TO THE CLOVIS CITY COUNCIL OF GENERAL PLAN
AMENDMENT GPA2021-004 TO AMEND THE 2014 CLOVIS GENERAL PLAN LAND USE
ELEMENT FOR APPROXIMATELY 0.85 ACRES LOCATED ON MINNEWAWA AVENUES
BETWEEN W. SHAW AND W. SANTA ANA AVENUES AND FINDING THAT THE
PROJECT IS EXEMPT FROM CEQA PURSUANT TO A CLASS 2 CATEGORICAL
EXEMPTION**

WHEREAS, City of Clovis, 1033 Fifth Street, Clovis CA, 93619, submitted an application for General Plan Amendment GPA2021-004 in connection with the proposed reconstruction of Fire Station 2 ("Project") on approximately 0.83 acres of property located at 2300 Minnewawa Avenue ("Property"); and

WHEREAS, General Plan Amendment GPA2021-004 proposes to amend the 2014 Clovis General Plan Land Use Element for the Property from the General Commercial designation to the Public/Quasi Public Facilities designation; and

WHEREAS, the proposed General Plan Amendment will facilitate development of the project on the property; and

WHEREAS, the proposed General Plan Amendment is consistent with the intent and purpose of the General Plan; and

WHEREAS, the City published notice of the public hearing in the Fresno Business Journal on October 13, 2021, mailed public notices to property owners within 800 feet of the Property ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing according to applicable law; and

WHEREAS, a duly noticed public hearing was held on October 28, 2021; and

WHEREAS, the Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which determines that the Project meets the requirements of a Class 2 (Replacement or Reconstruction) Categorical Exemption pursuant to CEQA Guidelines section 15302 and, furthermore, finds that there is no possibility the project could have a significant effect on the environment, exempting the project pursuant to CEQA Guidelines section 15061(b)(3); and

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

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

1. The Planning Commission hereby recommends approval of General Plan Amendment GPA2021-004.
2. The proposed General Plan Amendment is internally consistent with the goals, policies, and actions of the General Plan.
3. The proposed General Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
4. The Property is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the development of the Project.
5. There is a compelling reason for the amendment, namely, to facilitate development of the Project on the Property.
6. The Planning Commission finds that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15302 (Class 2 – Replacement or Reconstruction) and, furthermore, finds that there is no possibility the project could have a significant effect on the environment, exempting the project pursuant to CEQA Guidelines section 15061(b)(3).
7. The basis for the findings is detailed in the October 28, 2021 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on October 28, 2021, upon a motion by Commissioner _____, seconded by Commissioner Bedsted and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 21-
DATED: October 28, 2021

Paul Hinkle, Chair

ATTEST: _____
Renee Mathis, Secretary

**DRAFT
RESOLUTION 21-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING APPROVAL TO THE CLOVIS CITY COUNCIL OF REZONE
APPLICATION R2021-008 TO REZONE FROM THE COMMUNITY COMMERCIAL (C-2)
ZONE DISTRICT TO THE PUBLIC FACILITIES (P-F) ZONE DISTRICT FOR
APPROXIMATELY 0.34 ACRES LOCATED ON MINNEWAWA AVENUES BETWEEN W.
SHAW AND W. SANTA ANA AVENUES AND FINDING THAT THE PROJECT IS EXEMPT
FROM CEQA PURSUANT TO A CLASS 2 CATEGORICAL EXEMPTION**

LEGAL DESCRIPTION:

See **Attachment A**

WHEREAS, City of Clovis, 1033 Fifth Street, Clovis CA, 93619, submitted an application for Rezone Application R2021-008 in connection with the proposed reconstruction of Fire Station 2 (“Project”) on approximately 0.85 acres of property located at 2300 Minnewawa Avenue (“Property”); and

WHEREAS, Rezone Application R2021-008 proposes to rezone the Property from the C-2 (Community Commercial) Zone District to the P-F (Public Facilities) Zone District; and

WHEREAS, the proposed rezone will facilitate development of the Project on the Property; and

WHEREAS, the City published notice of the public hearing in the Fresno Business Journal on October 13, 2021, mailed public notices to property owners within 800 feet of the Property ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing according to applicable law; and

WHEREAS, a duly noticed public hearing was held on October 28, 2021; and

WHEREAS, the Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which determines that the Project meets the requirements of a Class 2 (Replacement or Reconstruction) Categorical Exemption pursuant to CEQA Guidelines section 15302 and, furthermore, finds that there is no possibility the project could have a significant effect on the environment, exempting the project pursuant to CEQA Guidelines section 15061(b)(3); and

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

Attachment 2

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

1. The Planning Commission hereby recommends approval of Rezone R2021-008.
2. The proposed rezone is consistent with the goals, policies, and actions of the General Plan.
3. The proposed rezone would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
4. The Property is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation and development of the Project.
5. The Planning Commission finds that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15302 (Class 2 – Replacement or Reconstruction) and, furthermore, finds that there is no possibility the project could have a significant effect on the environment, exempting the project pursuant to CEQA Guidelines section 15061(b)(3).
6. The basis for the findings is detailed in the October 28 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on October 28, 2021, upon a motion by Commissioner _____, seconded by Commissioner Bedsted, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 21-
DATED: October 28, 2021

Paul Hinkle, Chair

ATTEST: _____
Renee Mathis, Secretary

**ATTACHMENT A
LEGAL DESCRIPTION**

A portion of the Northeast quarter of the Northwest quarter of Section 17, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, lying in the City of Clovis, County of Fresno, State of California, described as follows, to wit:

The west 99.58 feet of the south 150.00 feet of Parcel N of Parcel Map 8447 as recorded in Book 43 of Parcel Maps at Page 1, Fresno County Records.

APN: 499-230-95T

**DRAFT
RESOLUTION 21-____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING APPROVAL OF A SITE PLAN REVIEW TO ALLOW FOR THE
RECONSTRUCTION OF FIRE STATION 2 ON 0.85 ACRES LOCATED ON MINNEWAWA
AVENUE BETWEEN W. SHAW AND W. SANTA ANA AVENUES AND FINDING THAT THE
PROJECT IS EXEMPT FROM CEQA PURSUANT TO A CLASS 2 CATEGORICAL
EXEMPTION**

WHEREAS, City of Clovis, 1033 Fifth Street, Clovis, CA 93612, has applied for a Site Plan Review SPR2021-008 in connection with the proposed reconstruction of Fire Station 2 ("Project") on approximately 0.83 acres of property located at 2300 Minnewawa Avenue ("Property"); and

WHEREAS, Site Plan Review SPR2021-008, was filed on August 24, 2021, 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 SPR2021-008 was assessed under the provisions of the California Environmental Quality Act (CEQA) and was determined to be exempt pursuant to CEQA Guidelines section 15302 as a Class 2 categorical exemption for replacement and reconstruction of existing structures or facilities and, furthermore, that there is no possibility the project could have a significant effect on the environment, exempting the project pursuant to CEQA Guidelines section 15061(b)(3); and

WHEREAS, the City published notice of the public hearing in the Fresno Business Journal on October 13, 2021, mailed public notices to property owners within 800 feet of the Property ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing according to applicable law; and

WHEREAS, a duly noticed hearing was held on October 28, 2021; and

WHEREAS, the Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which determines that the Project meets the requirements of a Class 2 (Replacement or Reconstruction) Categorical Exemption pursuant to CEQA Guidelines section 15302; and

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

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

1. The Planning Commission hereby approves Site Plan Review SPR2021-008.
2. The project is allowed within the subject zoning district.
3. The project is 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.
4. The project in compliance with all other applicable provisions of the Clovis Municipal Code.
5. The project is consistent with the General Plan and any applicable specific plan.
6. The Planning Commission finds that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15302 (Class 2 – Replacement or Reconstruction) and, furthermore, finds that there is no possibility the project could have a significant effect on the environment, exempting the project pursuant to CEQA Guidelines section 15061(b)(3).
7. The basis for the findings is detailed in the October 28, 2021 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

* * * * *

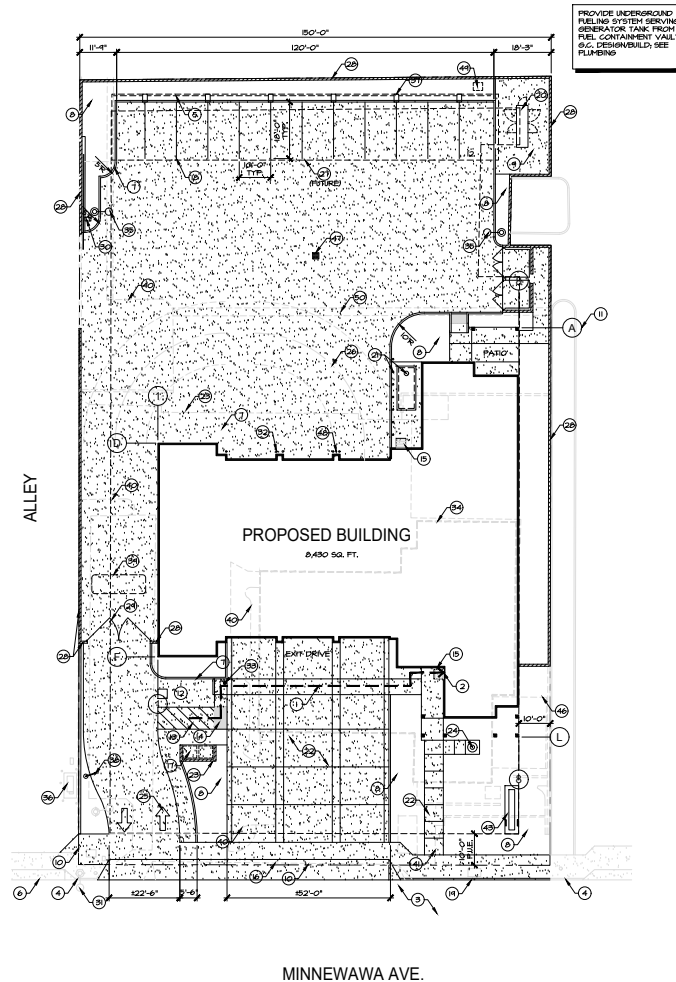
The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on October 28, 2021, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 21-
DATED: October 28, 2021

Paul Hinkle, Chair

ATTEST: _____
Renee Mathis, Secretary



ATTACHMENT 4

SITE PLAN

NOTE:
SEE DETAIL 10/10/21 FOR TYP.
HALL INTERSECTION AT CH4 SITE
ENCLOSURE AND SCREEN WALLS

NOTE:
ALL CH4 SITE WALLS TO RECEIVE
HALL CH4 OR CAP BLOCK COURSE
PER LOMA VISTA PLANNED
DEVELOPMENT STANDARDS

NOTE:
EXTERIOR-FACING SIDE OF CH4
PERIMETER FENCE TO RECEIVE
FULL-HEIGHT ANTI-GRAFFITI
COATING

NOTE:
CH4 PERIMETER FENCE TO
BE PER LOMA VISTA PLANNED
DEVELOPMENT STANDARDS

NOTE:
ALL HALLWAYS TO HAVE MAX.
3% SLOPE IN DIRECTION OF
TRAVEL AND MAX. 1/8" CROSS
SLOPE



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

KEYNOTES

1. DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL DOOR MAX. SLOPE 1/8" MAX. CROSS SLOPE 1/8" MAX. FROM PUBLIC RIGHT-OF-WAY TO ACCESSIBLE PARKING TYP. SEE CIVIL.
2. ACCESSIBLE VAN BUILDING ENTRANCE
3. (B) AC STREET PAVEMENT
4. (B) CONCRETE SIDEWALK, CURB AND GUTTER TO REMAIN
5. INDICATES 2'-0" BARRIER OVERHANG
6. (B) CONCRETE SIDEWALK, CURB AND GUTTER PER CITY OF CLOVIS STANDARDS
7. 6" WAXED CONCRETE CURB, TYP.; SEE DETAILS X 4 X/AXIS
8. LANDSCAPED AREA, SEE LANDSCAPE
9. CONCRETE SLAB SIDEWALK, SEE CIVIL 4 DETAILS X 4 X/AXIS LIGHT BROOM BUILDING FOOTINGS SLOPE 1/8" MAX. 28" MAX. FROM BUILDING
10. INDICATES FUTURE SIDEWALK, CURB AND GUTTER PER CITY OF CLOVIS STANDARDS
11. INDICATES GROUNDLINE, TYP.
12. (B) VAN-ACCESSIBLE PARKING STALL
13. (B) ACCESSIBLE ACCESS ASILE WITH 4" PAINTED STRIPES
14. INDICATES DETECTABLE WARNING STRIPS, SEE CIVIL
15. DEDICATED HALFWAY SLAB FOR RECESSED HALFWAY-OFF-HAT, SEE FLOOR PLAN
16. (B) CONCRETE DRIVEWAY APPROACH TO REMOVE, SEE CIVIL
17. STORAGE FOR CITY OF CLOVIS STANDARD TRASH AND RECYCLING TOTES
18. PARKING STALL PER CITY OF CLOVIS STANDARDS, TYP.
19. INDICATES FUTURE SIDEWALK, CURB AND GUTTER CONFIGURATION (BY OTHERS)
20. SEE DETAIL 10/10/21 FOR TYP. HALL INTERSECTION AT CH4 SITE ENCLOSURE
21. (B) 20'-0" LISTED FIRE PROTECTED 1000 A.M. ABOVE-GROUND FIRE EXTINGUISHER OPERATING AT 1000 A.M. FOR 1000 A.M. EXTINGUISHER FOR 1000 A.M. EXTINGUISHER
22. INDICATES COLORED CONCRETE HALFWAY OR DRIVEWAY IN SCORING
23. SCREEN WALL, 2'-0" GYPSUM PLASTER SYSTEM OF CH4, SEE ELEVATIONS
24. FLAG POLE IN UPLIGHTING, SEE ELECTRICAL
25. DIRECTIONAL ARROW PAINTED WHITE, TYP.; SEE DETAIL X/AXIS
26. INDICATES APPROPRIATE TURNING RADIUS IN 30' CENTER RADIUS, TYP.
27. INDICATES FUTURE SOLAR CARPORT
28. 6' FT. HIGH CH4 WALL AT PROPERTY LINE, SEE CIVIL
29. 6' FT. HIGH CH4 WALL AT PROPERTY LINE, SEE CIVIL
30. 6' FT. HIGH CH4 WALL AT PROPERTY LINE, SEE CIVIL
31. 6' FT. HIGH CH4 WALL AT PROPERTY LINE, SEE CIVIL
32. 6' FT. HIGH CH4 WALL AT PROPERTY LINE, SEE CIVIL
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49. 6' FT. HIGH CH4 WALL AT PROPERTY LINE, SEE CIVIL
50. 6' FT. HIGH CH4 WALL AT PROPERTY LINE, SEE CIVIL

SITE GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS AS INDICATED HEREON AND SHALL BE RESPONSIBLE FOR RECONSTRUCTION AND REPAIRS OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL PRELIMINARY INFORMATION AND REPORT ANY DISCREPANCIES TO THE PLANNING DEPARTMENT PRIOR TO BEGINNING WORK.
3. PROVIDE MINIMUM 6" SLOPE AWAY FROM BUILDING FOR A DISTANCE OF 10' AT LANDSCAPE AREAS, IS MINIMUM AT PAVING AREAS.
4. NO DRAINAGE TO BE TAKEN TO ADJACENT PROPERTY
5. PROVIDE 1/2" MAX. STEP FROM EXTERIOR DOOR THRESHOLDS TO EXTERIOR SIDEWALK, CURB AND GUTTER. 6" ALONG EXIST. HAYS SHALL BE BY DEANS OF AN APPROVED RAMP.
6. LAYOUT FORMS FOR HALLWAYS AND EXTERIOR SLABS IN FIELD FOR CONCRETE'S APPROVAL BEFORE POURING.
7. CONTRACTOR TO PROVIDE THE BUILDING PERMIT WITH SOFT COPY OF ALL DRAWINGS AND SPECIFICATIONS TO THE PLANNING DEPARTMENT.
8. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR REPLACED WITHIN 10 DAYS OF INSTALLATION.
9. ANY UTILITIES BEARING RELATIONSHIP SHALL BE THE RESPONSIBILITY AND AT THE RISK OF THE CONTRACTOR TO LOCATE AND MARK PRIOR TO CONSTRUCTION.
10. THE APPLICANT SHALL INSTALL AN APPROVED BACKER ON PREVENTION OF EROSION AND SLOPE PROTECTION TO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
11. CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES WATER, GAS, AND ELECTRIC TO THE BUILDING FROM TERMINATION POINTS AS INDICATED ON THE PLANS, READY FOR SERVICE.
12. THE SOIL REPORT SHALL BE A PART OF THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCY BETWEEN THIS REPORT AND THE PLANS.
13. PROVIDE ILLUMINATED ACCESSIBLE SIGN VISIBLE FROM THE STREET PRIOR TO FINAL INSPECTION FOR FIRE DEPARTMENT.
14. PROVIDE ACCESSIBLE ACCESS SIGN AT DRIVE APPROACHES PER CITY OF CLOVIS STANDARDS.
15. ILLUMINATED SIGN PROVIDED TO ILLUMINATE PARKING SHALL BE PROVIDED AND LOCATED IN THE STREET RIGHT-OF-WAY PRIOR TO CONSTRUCTION. ALL SIGNAGE SHALL BE PROVIDED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
16. SIGNAGE SHALL BE PROVIDED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
17. SIGNAGE SHALL BE PROVIDED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
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49. SIGNAGE SHALL BE PROVIDED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
50. SIGNAGE SHALL BE PROVIDED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

PROJECT INFORMATION

SITE ADDRESS: 2300 MINNEWAWA AVE. CLOVIS, CA 95312
APN: 444-280-46T
EXISTING USE: FIRE STATION
ZONING: (B-F) (PUBLIC FACILITIES)
SITE AREA: 0.85 AC. (181,265 SQ. FT.)
BUILDING AREA: 8,430 SQ. FT.
BUILDING HEIGHT: ONE STORY, SEE ELEVATIONS
TYPE OF CONST.: V-B 1/4" FIRE SPRINKLERS
OCCUPANCY GROUP: B + R-2 + S-2
PARKING PROVIDED:
STANDARD STALLS (10'x20'): 12
VAN ACCESS, STALLS (10'x14'): 13
TOTAL STALLS: 25
NOTE: NO HAZARDOUS MATERIAL STORAGE IS PROPOSED

EXISTING SITE/OFF-SITE FEATURES

ALL SITE AND OFF-SITE FEATURES INDICATED AS EXISTING (B) HERE APPROVED AND/OR CONSTRUCTED HEREIN OR PROJECT 20-01 AND ARE NOT INCLUDED IN THE SCOPE OF WORK OF THIS PROJECT APPLICATION

LEGAL DESCRIPTION

COMMENCING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 10 SOUTH, RANGE 2 EAST, M.D.B. 4 N, SAID LINE BEING THE CENTERLINE OF MINNEWAWA AVENUE, AS SHOWN ON THE MAP OF TRACT 180, HEDSTOCK VILLA, RECORDED IN VOLUME 22 OF PLATS AT PAGE 48, FRESCO COUNTY RECORDS, SAID POINT BEING 20.00 FEET NORTHERLY FROM SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, THENCE:
SOUTH 04° 30' WEST, PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 40.00 FEET, TO THE TRUE POINT OF BEGINNING, THENCE:
CONTINUING 0° 30' WEST, A DISTANCE OF 50.00 FEET, THENCE;
NORTH 0° 00' EAST, PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 50.00 FEET
NORTH 04° 30' EAST, A DISTANCE OF 50.00 FEET, TO A POINT 40.00 FEET WESTERLY OF SAID EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE;
SOUTH 04° 30' WEST, A DISTANCE OF 50.00 FEET, TO THE TRUE POINT OF BEGINNING.
APN: 444-280-46T



DATE	REVISION
10/10/21	1

PROPOSED NEW CONSTRUCTION:
CITY OF CLOVIS FIRE STATION NO. 2
2300 MINNEWAWA AVE.
FRESCO, CA 95312
SITE PLAN



1. INDICATES COLUMN, TYP.
2. INDICATES WALL, TYP.
3. INDICATES DOOR, TYP.
4. INDICATES WINDOW, TYP.
5. INDICATES ROOF ABOVE, TYP.
6. INDICATES ROOM MARK, TYP.
7. INDICATES COUNTER, TYP.

GENERAL NOTES

1. ALL ACCESSIBILITY-RELATED ITEMS TO COMPLY W/ CBC CHAPTER IIB AND 2010 ADAS



MARK	DATE	DESCRIPTION
△	==	==

PROPOSED NEW CONSTRUCTION:
CITY OF CLOVIS FIRE STATION NO. 2
2300 MINNEWAWA AVE.

KEYNOTE FLOOR PLAN

The *Light Group* expressly reserves the common law copyright and all other property rights in these plans. This document, the design and design details incorporated herein, as an instrument of professional service, is not to be used in whole or in part, for any other project without the written approval of the writer's author(s).





DATE	BY	DESCRIPTION

PROPOSED NEW CONSTRUCTION:
CITY OF CLOVIS FIRE STATION NO. 2
2300 MINNEWAWA AVE.
FRESNO, CA 93812

EXTERIOR ELEVATIONS



A NORTH ELEVATION



B EAST ELEVATION



C SOUTH ELEVATION



D WEST ELEVATION

EXTERIOR FINISH SCHEDULE		MATERIAL PK. COLOR PK.
MARK	DESCRIPTION	
1	STANDING SEAM METAL ROOF	-
2	GENENTIOUS VERTICAL SIDING	-
3	GENENTIOUS HORIZONTAL SIDING	-
4	REFINISHED LOUVER ATTIC VENT	-
5	HIGH SPEED VERTICAL FOLDING DOORS	-
6	BRICK VENEER	-
7	STOREFRONT DOOR & WINDOW SYSTEM	-
8	VINYL FRAME WINDOW SYSTEM, SEE WINDOW SCHEDULE	-
9	GENENTIOUS TRIM	-
10	PAINTED GSH OUTER	-
11	ORNAMENTAL CORNER SPIRE	-
12	CNT WALL	-
13	HOLLOW METAL DOOR & FRAME	-

Conditions of Approval – SPR2021-008

Planning Division Comments (Lily Cha, Associate Planner – 559-324-2335)

1. SPR2021-008 approves the demolition and reconstruction of the existing Fire Station 2 located at Minnewawa between Shaw and Santa Ana Avenues.
2. SPR2021-008 is granted per the site layout provided as **Attachment 4** in this report.
3. All conditions of SPR2021-008 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 SPR2021-008.
7. Any proposed future modifications not approved under SPR2021-008, such as building exteriors, parking and loading areas, fence/walls, and/or landscaping shall require a site plan review amendment.
8. 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.
9. All landscaping shall conform to the City of Clovis Water Efficient Landscape Ordinance.
10. 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

11. All signage which are intended to be viewed from the outside shall require separate sign permits prior to installation.
12. Lighting for exterior illuminated signs shall not create a hazardous glare for pedestrians or vehicles, either in a public street or on any private premises. Each sign

Attachment 5

13. shall be designed so that illumination does not exceed ten (10) candlepower at a distance of ten feet (10'), measure from the base of the sign.
14. The proposed freestanding sign is limited to external illumination.

HVAC and PG&E Utility Placement Considerations/Screening Requirements

15. 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.
16. Roof access ladders shall be located within the interior of the building. Exterior wall mounted ladders are prohibited.
17. Future placement of roof-mounted equipment, which is not part of this site plan approval, may require amendment to this Site Plan Review.
18. 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.

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 and maintain 13 parking stalls on the site.
22. The applicant shall address ADA parking requirements subject to Building Division requirements. The applicant's project shall maintain required parking stall counts inclusive of ADA parking stalls.
23. Perpendicular (90 degree) parking spaces shall measure a minimum of 10' wide by 20' deep (18' deep with 2' bumper overhang into non-required landscape).
24. Any landscaping or other objects shall be placed as not to cause interference within a 2-foot bumper overhang.

25. An accessible path from the front entrance of the Project to the City sidewalk shall be provided per accessibility regulations.
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.

FIRE DEPARTMENT CONDITIONS (Rick Fultz, Department Representative - 324-2214)

31. All Fire Department comments shall be on approved plans.

Water Systems

32. **Commercial Fire Hydrant:** The applicant shall install ___1___ 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. **(The hydrant layout will be revised based on final changes to the site layout and the total number of hydrants may be increased as well.)**
33. **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
34. **Vehicle Impact Protection:** The applicant must install protection posts that meet the City of Clovis specifications according to Clovis Fire Department Standard #1.7.
35. **Fire Sprinkler – 2,500 Square Feet:** The applicant shall install an automatic fire sprinkler system in buildings exceeding 2,500 square feet in gross floor area, as per NFPA 13. When buildings have eaves or overhangs exceeding a distance of four feet (4') from the wall or support, the gross roof area shall be used to determine the need for automatic fire sprinklers, including covered walkways, patios, porches. A Fire

Department permit is required for an automatic fire sprinkler installation.

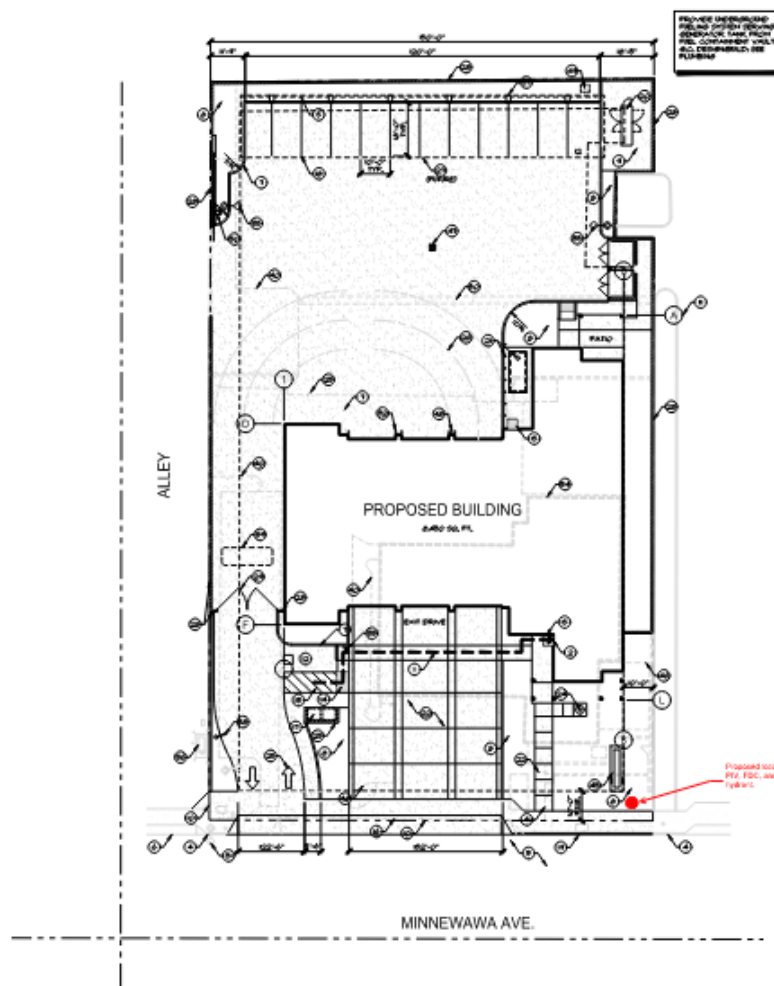
36. ***Underground Fire Service Line Installation:*** Installation shall be per Clovis Fire Standard #2.1. Prior to installation, the applicant shall submit fire sprinkler underground water supply plans for review and approval and issuance of a permit by the Clovis Fire Department. Prior to final acceptance, 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.
37. ***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. This will be reviewed and approved by the Clovis Fire Department before installation. Provide a minimum of 3' of clearance around all FDC's. Show 3' clearance to FDC's on landscape plans.
38. ***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.

Building Information

39. ***Address Numbers:*** Address numbers shall be installed on every building as per adopted Clovis Fire Department Standard #1.8. Large commercial, industrial buildings may require additional building addressing on the back side of the building as approved by Clovis Fire Department. Apartment Complex map and addressing at entry gates shall be approved by Clovis Fire Department.

FIRE DEPT. SITE COMMENTS

AGENDA ITEM NO. 2.



Existing Ispahard localities on the east side of Minneapolis east south of the river.

NOTE:
SEE DETAIL, ISOMED FOR TYP.
HALL INTERSECTIONS AT CHS ST
ENCLOSURE AND SCREEN HALLS

NOTE:
ALL ONE-STEP WALLS TO RECEIVE
WHITE CAP OR CAP BLOCK COVER
FIVE LONG VENTS PLANNED
FOR ALL VENTILATION AND EXHAUSTION

NOTE:
EXTERIOR-FACING SIDE OF CHAIN
PERIMETER FENCE TO RECEIVE
FULL-HEIGHT ANTI-BRAFFIN
ROLL-UP

NOTES:
CHU PERIMETER FENCE IS
ORNAMENTAL IRON FENCE TO
BE FOR LOMA VISTA PLANNING

NOTE:
ALL PILGRIMS TO KIRIE HALL
SHOULD BE IN DIRECTION OF
TRAVEL AND HALL USE ORIGIN

SITE PLAN

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KEYNOTES

- [illegible]

PROJECT INFORMATION

SITE ADDRESS:	2200 WINDHOLM AVE. CLACKAMAS, OR 97015
APN:	409-220-007
EXISTING USE:	RAIL STATION
ZONING:	DP-PUBLIC FACILITIES
SITE AREA:	0.97 AC. (68,345 SQ. FT.)
RAILROAD AREA:	0.850 AC. (58,171
RAILROAD RIGHTS- OF-WAY:	ONE STORY RAIL ELEVATIONS
TYPE OF CONDT:	W-14 IN FIVE SPANNINGS
COORDINATE POINTS:	B = 1-2-3-4-5
<u>RAILROAD PROPOSED:</u>	
STANDARD STALLS (FOOTING)	12
WIDE ADJACENT STALLS (FOOTING)	18
TOTAL STALLS:	30

EXISTING SITE/OFF-SITE FEATURES

ALL ONE AND OFF-OFF FEATURES INDICATED AS EXISTING (E) WERE APPROVED PRIOR, CONSIDERED PART OF PROJECT 20-01 AND ARE NOT INCLUDED IN THE SCOPE-OF-WORK OF THIS PROJECT APPLICATION

LEGAL DESCRIPTION

[illegible]

SITE GENERAL NOTES

- [illegible]

PROPOSED NEW CONSTRUCTION:
CITY OF CLOVIS FIRE STATION NO. 2
2300 MINNEAPOLIS AVE.

MAY 19 1985

project no.
20-0400
planned
A101

ENGINEERING / UTILITIES / SOLID WASTE DIVISION CONDITIONS
(Sean Smith, Engineering Division Representative – 324-2363)
(Paul Armendariz, Department Representative – 324-2649)

Maps and Plans

40. 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.
41. 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).
42. 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

43. 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.
44. 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.
45. The applicant shall comply with the requirements of the local utility, telephone, and cable companies. The City shall not accept first submittals without proof that the applicant has provided the improvement plans and documents showing all proposed work to the 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.

46. All new utility facilities located on-site, within alleys, or within the street right-of-way along the streets adjacent to this development shall be undergrounded unless otherwise approved by the City Engineer.
47. The applicant shall contact and address Caltrans requirements. The applicant will be required to mitigate impacts to State Highway facilities as determined by the City Engineer.

Dedications and Street Improvements

48. For new onsite ADA paths of travel that connect to the City sidewalk, the applicant shall replace enough sidewalk to provide a compliant landing with appropriate transitions to existing sidewalk grades.
49. The applicant shall remove and repair all damaged or broken concrete improvements. The City Engineer may require the repair of additional improvements if they are damaged prior to occupancy.
50. The applicant shall provide preliminary title report for the subject property(ies).
51. The applicant shall provide to the City for recording a reciprocal access agreement to maintain and provide vehicular, pedestrian and public access, prior to obtaining building permits.

Water

52. 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

53. 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.

Irrigation and Landscaping Facilities

54. 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.

55. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.

Miscellaneous

56. 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 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.
57. The applicant shall provide to the City for recording an appurtenant agreement for reciprocal access, maintenance, and use of the joint trash enclosure. The recordable covenant must be submitted to, reviewed and approved by the City Engineer prior to approval of the improvement plans or the release of any development permits.
58. The applicant shall provide location and dimension of above ground utility boxes and risers with the location approved by the City.
59. The applicant shall require the surveyor/civil engineer for the development to notify, in writing, the City Engineer of any existing section corner, property corner or reference monuments damaged by the construction of improvements performed as part of the development. The applicant shall have all such monuments reset. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps required for replacement of existing monuments shall be provided by the contractor/applicant and approved by City prior to installation. Within five days after the replacement of all damaged monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer certifying that the final monuments have been set and that he has filed with the County Recorder all appropriate records of survey or corner records. Upon payment to the engineer or surveyor for setting the final monuments, the applicant shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.
60. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.

61. All conditions of approval shall be fully complied with prior to issuance of a Certificate of Occupancy final acceptance.

FRESNO COUNTY HEALTH DEPARTMENT
(Kevin Tsuda, County Representative – 600-3271)

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

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT
(Carol Flores, District Representative – 230-5935)

63. The Applicant shall refer to the attached SJV Air Pollution Control District requirements. If the list is not attached, please contact the District for the list of requirements.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
(Anthony Zaragoza, FMFCD Representative – 456-3292)

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

FRESNO IRRIGATION DISTRICT
(Jeremy Landrith, FID Representative – 233-7161)

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



County of Fresno

DEPARTMENT OF PUBLIC HEALTH

April 20, 2021

LU0021265
2604

Maria Spera, Planning Technician II
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Ms. Spera:

PROJECT NUMBER: **DRC-21-00019**

DRC-21-00019; Demolition of existing fire station and new construction of a 8,075 sq. ft. fire station.

APN: 499-230-46T

ZONING: P-F

ADDRESS: 2300 Minnewawa Avenue

Recommended Conditions of Approval:

- Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

The following comments apply to the proposed Aboveground Petroleum Storage Tanks (APSA) for this project (Not shown on site plan):

- A spill prevention control and countermeasure plan (SPCC) is 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.)
- The applicant should contact their local Fire Authority concerning construction and installation requirements for aboveground storage tanks.

For more information please contact the local Hazmat Compliance Program at (559) 600-3271.

- The proposed construction/demolition projects have the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Promotion, preservation

1221 Fulton
(559)

The County of Fresno

ATTACHMENT 6

www.co.fresno.ca.us • www.rcdph.org

Community's health

1221 Fulton

(559)

The County of Fresno
Community Employer

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

The following comments pertain to the demolition of the existing structure:

- Should the structure have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structure, 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 structure was constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure, then prior to demolition work the contractor should contact the following agencies for current regulations and requirements:
 - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
 - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
 - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

REVIEWED BY:

Kevin Tsuda

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

(559) 600-33271

KT

cc: Caroline Morgan- Environmental Health Division (CT. 31.02)
City of Clovis- Applicant (Davidg@ci.clovis.ca.us)

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

AGENDA ITEM NO. 2.

Page 1 of 3

PUBLIC AGENCY

LILY CHA
DEPARTMENT OF PLANNING AND
DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH STREET
CLOVIS, CA 93612

DEVELOPER

THAD AVERY, CITY OF CLOVIS
1033 FIFTH STREET
CLOVIS, CA 93612

PROJECT NO: **2021-008**

ADDRESS: **2300 MINNEWAWA AVE.**

APN: **499-230-46T, 95T**

SENT: **September 27, 2021**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
S	\$7,840.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$121.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$7,840.00		Total Service Charge:	\$171.00	

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 2/28/22 based on the site plan submitted to the District on 9/01/21 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. 2021-008

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

AGENDA ITEM NO. 2.

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

CL SPR No. 2021-008

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

AGENDA ITEM NO. 2.

Page 3 of 3

CL SPR No. 2021-008

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



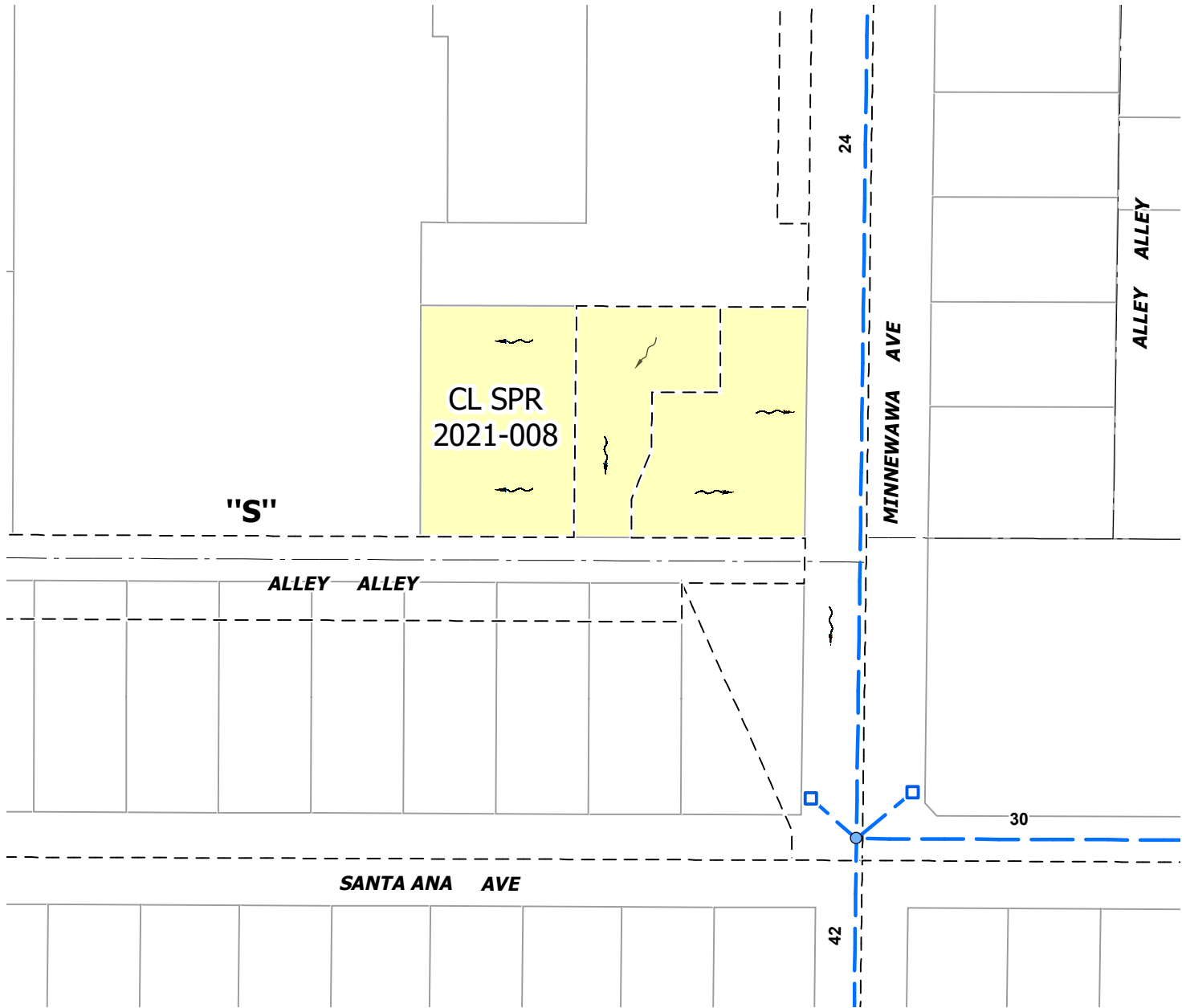
Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 9/26/2021 1:25:54 PM



Anthony Zaragoza
Engineer II

Digitally signed by Anthony Zaragoza Date: 9/17/2021 10:55:37 AM



LEGEND

- Existing Master Plan Facilities
- Inlet Boundary
- ~ Direction Of Drainage



CL SPR 2021-008
DRAINAGE AREA "S"



EXHIBIT NO. 1
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

OTHER REQUIREMENTS

AGENDA ITEM NO. 2.

EXHIBIT NO. 2

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

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

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



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: October 28, 2021

SUBJECT: Consider items concerning Conditional Use Permit 2020-004, for the expansion of an existing athletic facility to include outdoor athletic training, activities, and events for a portion of an approximate .6 acre property located at 340 Clovis Avenue. Athletic Performance, applicant; David Standifer, representative.

1. Review compliance with the conditions of approval for Conditional Use Permit 2020-004.
2. Consider approval of Res. 21-____, making review findings associated with Conditional Use Permit 2020-004 and directing staff to schedule a second review hearing on January 27, 2022.

Staff: Dave Merchen, City Planner

Recommendation: Approve

ATTACHMENTS:

1. Draft Resolution
2. Conditions of Approval-Compliance Summary
3. Site Plan – September 2020
4. Operational Statement – September 2020
5. Planning Commission Resolution 20-34

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the Planning Commission conduct a compliance review of CUP 2020-004 and the conditions of approval. Staff also recommends that the Planning Commission adopt a resolution making findings that Conditional Use Permit 2020-004 is not in compliance all of the conditions of approval and directing staff to schedule a second review at the January 27, 2022 Planning Commission meeting at which time the Planning Commission may find the Project to be in compliance with the conditions of approval, modify the conditions of Conditional Use Permit 2020-004, or revoke Conditional Use Permit 2020-004, pursuant to the criteria in Section 9.92.060 of the Clovis Municipal Code.

EXECUTIVE SUMMARY

In September of 2020, the Planning Commission approved Conditional Use Permit 2020-004, allowing the expansion of the existing Athletic Performance training facility to include various outdoor activities ("Project"). The conditions of approval required that a review of conditions of approval be conducted after one year, with the results presented to the Planning Commission. Staff's review of the conditions indicates that the Project is out of compliance with several conditions of approval (see compliance summary in **Attachment 2**).

The applicant has been working towards compliance with several of the outstanding conditions of approval. Compliance with some conditions should be readily achievable, while others may be more difficult to address. Staff recommends that a second review be scheduled for the January 27, 2022 Planning Commission meeting to allow the applicant to continue efforts to comply with the conditions. At the January 2022 meeting, the Planning Commission will review the status of the conditions of approval and have the opportunity to find the Project in compliance with the conditions of approval, modify the conditions, or revoke the conditional use permit.

BACKGROUND

- General Plan Designation: Mixed Use Village-V
- Specific Plan Designation: Central Trading District
- Existing Zoning: C-3
- Lot Size: .6 Acres
- Current Land Use: Downtown Commercial
- Adjacent Land Uses:
 - North: Commercial
 - South: Commercial
 - East: Commercial
 - West: Chamber/Commercial

PROPOSAL AND ANALYSIS

In September of 2020, CUP2020-004 was approved by the Planning Commission to allow for the expansion of an existing health-fitness facility at the Project site as shown in Figure 1 below. Health and fitness facilities are a permitted use in the underlying C-3 Zone District subject to conditional use permit approval. The existing facility did not have a conditional use permit. Therefore, CUP 2020-004 recognized the existing "grandfathered" use while also allowing the replacement of existing parking stalls on the site with an outdoor training facility.

Operational Characteristics-Approved CUP2020-004

Conditional Use Permit 2020-004 authorized outdoor operational aspects of the Athletic Performance training business, specifically including adult soccer leagues and football training. With the addition of new perimeter fencing and athletic turf, the applicant also requested approval to conduct ancillary uses within the outdoor area, including event rental space and movie nights. The potential for alcohol sales and food trucks to be part of special events held at the site was also allowed. Special events require the issuance of a separate administrative use permit (AUP). The site plan and operational statement provided in conjunction with the original approval are included as **Attachments 3 and 4**, respectively.

Compliance with Conditions of Approval

With the September 2020 approval of CUP2020-004, a total of 40 conditions of approval were adopted. An evaluation on the status of each condition of approval is included within **Attachment 2**. Of the 40 conditions, the operation is out of compliance with 15 conditions and in partial compliance on 3 additional conditions. The majority of the compliance issues fall within 3 general categories as outlined below, including physical improvements, special events, and neighborhood impacts. Please refer to Attachment 2 for the complete compliance determination.

- *Special Events:* The conditional use permit provides the opportunity for special events on the site. However, an administrative use permit (AUP) is required before any special events can occur. Special events have been conducted at the site without the approval of the required AUP. Several conditions of approval address special event requirements. The Project is out of compliance with conditions 4,5,7, and 8. These conditions require the approval of an AUP prior to the occurrence of special events and specify several required elements in the AUP.

The applicant submitted an AUP for special events on October 18, 2021; the AUP is currently under review. If the AUP is approved, the Project will be in compliance with the referenced conditions. Special events should not be held until and unless the AUP is approved. It should be noted that the AUP requires public notification, a public hearing, and a decision on the merits of the application. Conditions of approval specific to the special events can be added to the AUP if it is approved.

- *Public Improvements and Trash Enclosure Construction:* Conditions of approval require that sidewalk and frontage improvements be improved along the property where the outdoor activities are being conducted. The construction of a trash enclosure is also required. The sidewalks, frontage improvements, and trash enclosure have not been constructed nor have any improvement plans been submitted for review. A related condition, requiring that the property annex into the landscape maintenance district, also remains unaddressed. The applicant does not own the property and had understood that a deferral of the improvements would be available until he was able to purchase the site. The City's Engineering Division subsequently clarified that the improvements needed to be constructed with the Project. Completion of the referenced improvements is required to achieve compliance with conditions 18, 24, and 33-39.

Figure 1-Project Location



- *Neighborhood Impacts:* Several conditions of approval were incorporated into the Project to increase its compatibility and minimize impacts to the surrounding neighborhood. A key element to ensuring compatibility is a condition requiring the installation of retractable fencing to keep balls and miscellaneous sports equipment within the site. Though sports netting has been installed, it has thus far proven inadequate to keep balls within the site. Staff and neighboring property owners have witnessed soccer balls being kicked into Clovis Avenue. Many soccer balls, baseballs, and other sports equipment have also found their way onto the neighboring property's roof and into their yard, creating concerns regarding property damage and personal injury.

In September of 2021, the applicant installed additional netting with a tighter mesh along a portion of the site to prevent baseballs from passing through the net and entering the adjacent property. Additional modifications to the fencing to keep balls from leaving the site are necessary to achieve the intent of condition 21. Even with fencing alterations, it may not be possible to prevent soccer balls from being kicked over the fence during live soccer games, which were approved as part of CUP2020-004. Modifications to the operational characteristics of the Project may be necessary. Lowering or removing the retractable netting along Clovis Avenue when it is not needed is encouraged to minimize the visual clutter on the site. This was discussed with the applicant during a site visit on October 20, 2021 and has already been implemented.

Conditions 6 and 12 require the operation to be conducted in a manner that does not generate noise, odor, or vibration adversely affecting adjacent properties and tenants. The adjacent property owner to the north has noted that various training and sports equipment is sometimes bounced or kicked into the masonry wall along the common property line, creating noise and vibration that adversely affects the business office on that property. Operational changes are necessary to achieve compliance with conditions 6 and 12.

Potential Actions by the Planning Commission

This review of CUP2020-004 has been scheduled as a review of the Project's compliance with the conditions of approval. The Planning Commission may not modify or revoke the conditional use permit at this time. The following alternative actions are available:

- Find the Project is in substantial compliance with the conditions of approval, in which case no further action is needed.
- Find the Project is out of compliance with specific conditions of approval and direct staff to schedule a follow up hearing, at which time the Planning Commission may find the Project to be in compliance with the conditions of approval, modify the conditions of CUP2020-004, or revoke CUP2020-004, pursuant to the criteria in Section 9.92.060 of the Clovis Municipal Code. With this alternative, the Commission may identify any timeline for the follow up hearing it deems appropriate.
- Make findings concerning the Project's compliance with conditions of approval and direct staff to take certain action, as determined by the Planning Commission.

California Environmental Quality Act

The original approval of CUP 2020-004 in September of 2020 was found to be exempt from CEQA pursuant to a Class I categorical exemption, which exempts existing facilities. No action is proposed at this time that requires CEQA environmental review. Any action by the City to enforce conditions or to modify or revoke CUP2020-004, if ultimately required, is exempt from CEQA pursuant to a Class 21 categorical exemption, which exempts enforcement actions by regulatory agencies. No further review under the California Environmental Quality Act is required in conjunction with the review of the Project with regard to compliance with the conditions of approval.

REASON FOR RECOMMENDATION

The Planning Commission adopted 40 conditions of approval for CUP2020-004. The conditions are intended to ensure compliance with the City regulations, and they allowed the Planning Commission to make the findings required to approve the use permit, including compatibility with the surrounding area (**Attachment 5**). A review of the conditions indicates that Project is out of compliance with at least 15 conditions. The applicant is working towards compliance with the outstanding conditions. A second review in approximately 90 days will allow sufficient time for the applicant to bring the operation into compliance. The 90 day review will be noticed in a manner whereby the Planning Commission can approve, modify, or revoke the conditional use permit.

ACTIONS FOLLOWING APPROVAL

Pursuant to staff's recommendation, a second public hearing will be scheduled to review the status of the conditions of approval on January 27, 2022, at which time the Planning Commission may find the Project to be in compliance with the conditions of approval, modify the conditions of Conditional Use Permit 2020-004, or revoke Conditional Use Permit 2020-004, pursuant to the criteria in Section 9.92.060 of the Clovis Municipal Code.

NOTICE OF HEARING

Notice of Public Hearing was published in The Business Journal on October 13, 2021.

Prepared by:



Dave Merchen
City Planner

**DRAFT
RESOLUTION 21-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
MAKING REVIEW FINDINGS ASSOCIATED WITH CONDITIONAL USE PERMIT
2020-004 AND DIRECTING STAFF TO SCHEDULE A SECOND REVIEW
HEARING ON JANUARY 27, 2022**

WHEREAS, on September 24, 2020, the Planning Commission approved Conditional Use Permit CUP2020-004, allowing the expansion of an existing athletic training facility at 340 Clovis Avenue to include various outdoor activities (the "Project"); and

WHEREAS, the conditions of approval required that a review of the Project be completed after one year to determine compliance with the conditions of approval, with the results presented to the Planning Commission; and

WHEREAS, in September and October of 2021, an evaluation of the compliance with the conditions of approval was completed by the staff in the City of Clovis Planning and Development Services, including a site visit and consultation with other affected City Departments; and

WHEREAS, the compliance review of the conditions of approval for the Project indicates that the Project has failed to achieve compliance with at least 15 conditions of approval, as more fully detailed in Attachment A; and

WHEREAS, a public notice was sent out to area residents within 300 feet of said property boundaries and published in The Business Journal ten days prior to the public hearing scheduled to consider the compliance review; and

WHEREAS, a duly noticed hearing was held on October 28, 2021; and

WHEREAS, the Project proponents are actively working with staff in the City of Clovis Planning and Development Services to comply with the conditions of approval; and

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

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

1. The Project has failed to achieve compliance with at least 15 conditions of approval, as more fully detailed in Attachment A.
2. The Project proponents have demonstrated their intent to come into compliance with the conditions of approval, if possible.

3. Staff is hereby directed to schedule a noticed public hearing on January 27, 2022 to perform a second compliance review of the conditions of approval, at which time the Planning Commission may find the Project to be in compliance with the conditions of approval, modify the conditions of CUP2020-004, or revoke CUP2020-004, pursuant to Section 9.92.060 of the Clovis Municipal Code.
4. Any action by the City to enforce conditions, or to modify or revoke CUP2020-004, if ultimately required, is exempt from CEQA pursuant to a Class 21 categorical exemption, which exempts enforcement actions by regulatory agencies. No further review under the California Environmental Quality Act is required in conjunction with the review of the project with regard to compliance with the conditions of approval.

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on October 28, 2021, upon a motion by _____, seconded by _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 21-____
DATED: October 28, 2021

Paul Hinkle, Chair

ATTEST: _____
Renee Mathis, Secretary

Conditions of Approval – CUP2020-004
(As approved by the Planning Commission)

AGENDA ITEM NO. 3.

Planning Division Conditions	
1. Conditional Use Permit CUP2020-004 shall be reviewed in one year for compliance with the conditions of approval. Planning staff shall schedule a review of the use and present its findings to the Planning Commission. Should the use be found to be in noncompliance, the Commission may schedule the use permit for revocation.	In compliance. The annual review is being conducted on 10/28/21.
2. This conditional use permit allows for the continued use of the existing health/fitness facility with expansion into the outdoor area.	In compliance.
3. This conditional use permit allows for the operation of outdoor events specific to assembly/meeting facilities as an outdoor venue with the ability to serve alcohol during seasonal events such as Big Hat Days, Clovis Rodeo weekend, and similar events approved by planning staff.	In compliance.
4. An operational statement and detailed site plan shall be submitted to the Planning and Development Services Department no less than thirty days prior to each event.	Out of compliance. Special events have been conducted without operational statements and detailed site plans.
5. Event operational hours shall not exceed 9:00am to 11:00 pm and will be reviewed on an event specific basis.	Out of compliance. Event hours for special events have not been submitted for review.
6. Operation of this site shall conform to the Clovis noise and vibration standards (CMC 9.22.080 and 9.22.100).	Out of compliance. Neighboring property owner has reported that medicine balls, soccer balls, & misc. sports equipment are bounced against masonry walls on common property line creating noise and vibration disruption in the adjacent business office.
7. The applicant shall obtain administrative use permit approval prior to conducting any food truck events, special events, and outdoor movie nights and prior to renovation of the exterior of the building or any site modifications.	Out of compliance. Special events have been conducted without requesting an administrative use permit. (AUP Application Submitted October 18, 2021)
8. The applicant's administrative use permit application shall also include any request to conduct a special or promotional event expected to draw above average numbers of people. The applicant shall include all requested events as part of the administrative use permit process for approval to the Director, Police Chief, Fire Chief, or their designees, not less than thirty (30) days prior to the event,	Out of compliance. No administrative use permit has been approved.

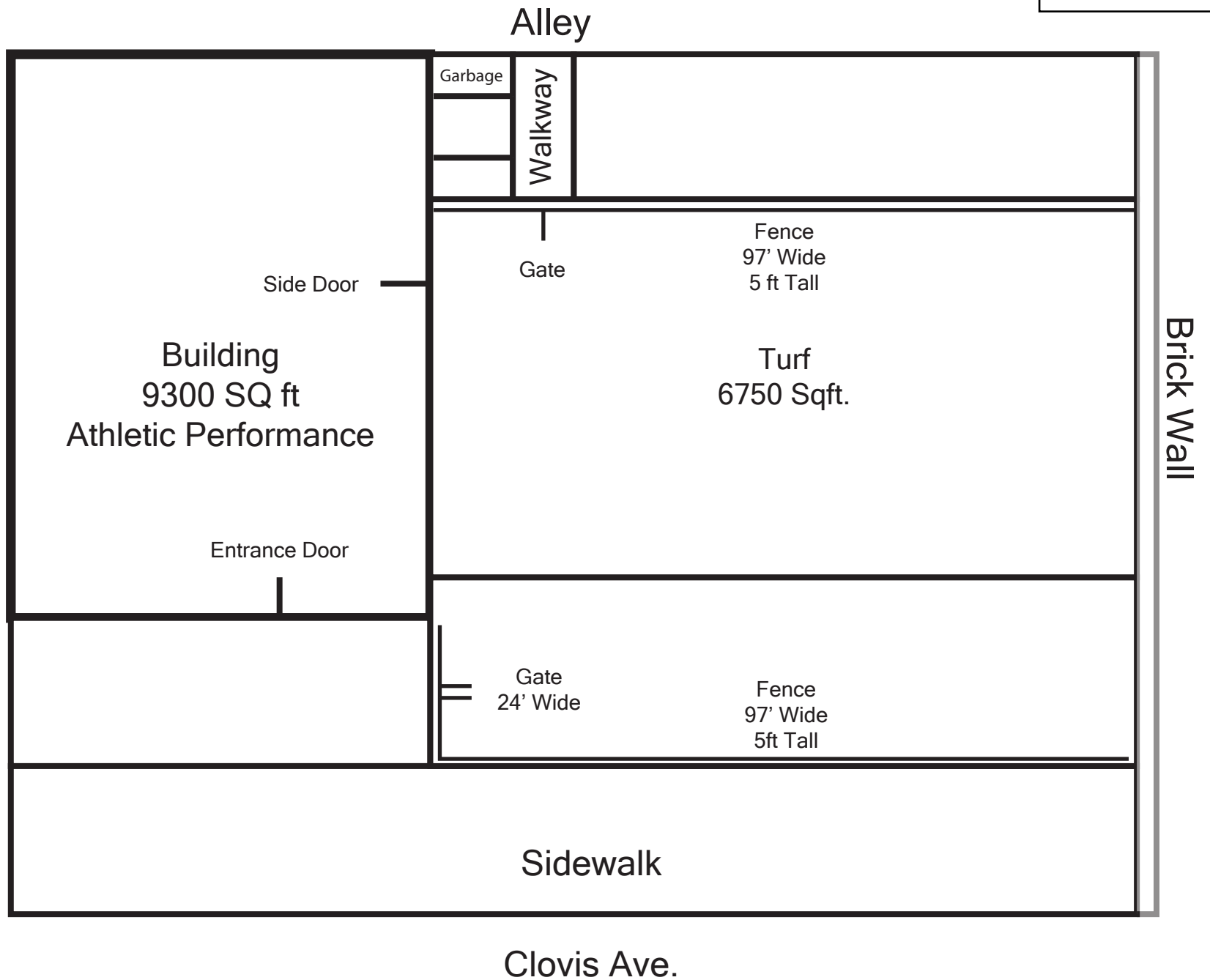
arrangements that address security, parking, canopies, and traffic. Valet parking and parking agreement(s) with additional neighboring businesses can be considered for event parking.	
9. This conditional use permit approval specifically allows for alcohol consumption use for the property located at 340 Clovis Avenue, subject to all applicable Alcoholic Beverage Control (“ABC”) license requirements.	In compliance. (No alcohol consumption has been requested.)
10. Any proposed outdoor seating shall be surrounded by a fence, minimum 42” in height, if alcoholic beverages are to be served in a patio area. Patrons shall not be allowed to enter or exit the patio area through any exterior gates. Patrons shall exit the patio through the licensed premises only, except in cases of emergency. Any exterior gate on the fenced patio shall be alarmed or designed to discourage use in non-emergency situations.	In compliance. (No alcohol consumption has been requested.)
11. The applicant shall obtain site plan review amendment approval prior to renovation of the exterior of the building or any site modifications.	In compliance (late). Site plan review application submitted in March 2021 after some site modifications were completed.
12. The applicant shall operate the use in a manner that does not generate noise, odor, or vibration that adversely affects any adjacent properties and tenants.	Out of compliance. See condition #6.
13. Cessation or abandonment of this use for a period exceeding 60 days shall result in the scheduling of a revocation hearing for this site.	In compliance.
14. All signage for this use shall conform to the City of Clovis Sign Ordinance and shall require a separate sign review and permit.	Out of Compliance. A non-conforming mural has been painted on the wall of the building, including business logo.
15. CUP2020-004 is approved per the site plan marked as Attachment 3 to the September 24, 2020 staff report for this project.	In compliance.
16. With respect to parking conditions, if the Director determines that parking is inadequate or the use otherwise results in a parking nuisance, the Director may bring forth to the Planning Commission an amendment to this conditional use permit to address those parking issues and the Planning Commission shall have the right to amend the parking conditions. This right shall remain for a period of one (1) year from operation, which for the purposes of this condition shall mean the business	In compliance.

being fully open to the public. The initiation of an amendment by the Director within the one-year period is sufficient to trigger this condition. Nothing in this condition shall affect any other rights the City may have to amend or revoke the conditional use permit.	
17. The operator shall be responsible to assure there is no overnight camping on the site.	In compliance.
18. The applicant shall make provisions for refuse service in an approved refuse container(s) on the subject property.	Out of compliance. (Required trash enclosure has not been constructed).
19. The applicant shall keep free and clear the access between the subject site and adjacent businesses.	In compliance.
20. The operator is responsible for site maintenance in relation to its operation. Daily cleanup of litter and debris related to the business is required.	In compliance.
21. In addition to permanent perimeter fencing, the applicant shall utilize retractable fencing within the outdoor areas for directional, queuing, staging and pedestrian seating areas. Retractable fencing shall be reviewed through the site plan review process.	Partial compliance. Permanent perimeter fencing along Clovis Avenue was installed in September 2021. Retractable fencing has generally been inadequate to prevent balls from entering adjacent property and roadway.
Police Department Conditions	
22. The hours of operation of the outdoor use shall occur only between the hours of 9:00am and 11:00pm, seven days a week.	In compliance.
23. During special events in the area drawing above average numbers of people who congregate on the sidewalks and gathering areas near the sidewalk, the Police Department may request that the business post an employee in the sidewalk area. That employee's primary responsibility is to ensure that alcoholic beverages are not passed from any patio/serving area to the public areas outside the patio or alcohol serving areas. In the event the business is unable to effectively staff this position, the Police Department may request the patio and/or alcohol serving area be closed for the duration of the special event.	In compliance.

24. The business shall supply adequate litter disposal receptacles in the patio area. They shall match the appearance of the building and not deter from their design.	In compliance.
25. The applicant shall ensure compliance with all criminal and administrative state, county, and city laws by the applicant, employees, patrons, and their associates on or near the use.	Partial compliance. Gym customers intermittently block driveways on adjacent properties when they park their vehicles illegally. Applicant routinely directs customers not to block driveways, which has limited the occurrence.
26. The business will establish and maintain crime prevention measures to enhance public safety. This is also intended to eventually reduce calls for police service to the site. The permit holder(s) and their agents, employees or representatives shall notify the Police Department of all violations of local, state, or federal law that occur at the site, related to the site, or near the site. This notification shall take place immediately upon an employee, manager, or owner learning of such violation. The police department realizes that if a business representative is notifying the police of incidents that calls for service to their business may increase slightly. This condition is intended to enhance the safety of the public, both at the site and in the surrounding area. This condition is also intended to mitigate the cost of the city police services as a result of law enforcement problems generated by the site.	In compliance. (No calls for service from the site have been noted, though it is unclear whether crime prevention measures have been established.)
27. The Clovis Police Department may close the operation of any event in the interest of public safety and welfare. Any violations of these conditions could be cause for closure of any event by an on-duty police supervisor. These conditions are set forth in the interest of public safety and welfare and are to be adhered to by the business owners throughout the duration of any and all events.	In compliance.
28. Any events with sales or service of alcohol will require a Daily Use Permit from the California Department of Alcoholic Beverage Control.	In compliance. (No alcohol sales have been requested).
Fire Department Conditions	
29. <i>Pedestrian Exit Gates:</i> Install two exit gates with panic hardware and approved exit signs and lighting. Minimum width of gate opening shall be 48".	Partial compliance. Gates installed as of 10/20/21, but no locks, hardware, signs, or lighting had been installed at that time .

30. <i>Floor Plans</i> : Provide seating diagrams to Fire Department for review and approval and any required permits for various events such as tents, stages, generators, and beer gardens.	In compliance. (No special structures, generators, or beer gardens noted).
31. The interior of the gym may not be used in conjunction with any outside events due to overcrowding.	In compliance.
Department of Public Health	
32. The Applicant shall refer to the attached Health Department requirements. If the list is not attached, please contact the Department for the list of requirements.	In compliance.
Engineering Department Conditions	
33. For new onsite ADA paths of travel that connect to the City sidewalk, the applicant shall replace enough sidewalk to provide a compliant landing with appropriate transitions to existing sidewalk grades.	Out of compliance.
34. The applicant shall remove and repair all damaged or broken concrete improvements, such as but not limited to the following list. The City Engineer may require the repair of additional improvements if they are damaged prior to occupancy.	Out of compliance.
35. Remove drive approaches on Clovis Avenue, and replace with City standard curb, gutter and sidewalk.	Out of compliance.
36. The existing backflow prevention assembly shall be tested by an approved AWWA certified tester with the results sent to the City Utilities Division.	Out of compliance.
37. The applicant shall provide a request by the property owner for annexation to and a covenant for the Landscape Maintenance District. The property owner shall request annexation to and provide a covenant for the Landscape Maintenance District. The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election will be required for the establishment of the initial assessment. The assessment shall be obtained from the City for the tax year following the recordation of the final map. The estimated annual assessment is \$72.96, or 3 Equivalent Dwelling Units (EDU) at \$24.32 per EDU, which is subject to change prior to issuance of building	Out of compliance.

<p>permit and is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The owner/developer shall notify all potential lot buyers before they actually purchase this parcel that it is a part of a Landscape Maintenance District and shall inform potential buyers of the assessment amount. Said notification shall be in a manner approved by the City. The owner/developer shall supply all pertinent materials for the Landscape Maintenance District.</p>	
<p>38. The applicant shall modify and 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.</p>	Out of compliance.
<p>39. 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.</p>	Out of compliance.
<p>40. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.</p>	In compliance.



Expected Uses for Newly Turfed Portion of 340 Clovis Avenue Site

Upon completion of the turfing project of the lot of Athletic Performance's site, the following are the expected/potential uses for said property:

- **Adult Soccer Leagues**

In addition to the turf, AP intends to add retractable netting to cover the property to prevent soccer balls from going into and impeding traffic of Clovis Avenue.

These leagues would allow a Five-on-Five format and (weather permitting) can be held on a seasonal basis

- **Football Training**

Just as for the Soccer leagues, the training of AP's high school, college and professional football players will require the use of the retractable netting.

- **Outdoor Rental Space**

Via established agreement, AP would allow companies, businesses, organizations, etc. to rent out this turfed space to host fundraisers, parties, casino nights, etc.

This would also necessitate the need for on-site security as well as additional seating, lighting and/or audio equipment.

All events will conclude no later than 11pm and, should alcohol wished to be served, the responsibility falls to the entity seeking to rent AP's site to secure the necessary permits and approval.

- **Free Movie Nights**

AP intends to partner with local businesses and/or companies to host Free movie night for families (weather permitting)

These family-friendly events ideally would coincide with the City's established Farmer's Market night as well as give the community entertainment options for other parts of the year.

- **Seasonal Uses**

Provided the necessary permitting is secured by an outside vendor(s), the potential remains for this site to be used for the selling of seasonal items such as pumpkins and Christmas trees.

- **Hours of Operation**

The hours for the following events will be Friday Night Movie 6pm to 9pm Adult soccer leagues will be Tuesday and Thursday from 6pm to 9pm Special Events would vary depending on if they are done during the day or at night. I am planning on a window from noon to 11pm. Those would only be held on Saturdays Football camp would be on the weekends for 3-4 hours from 9am to 12 or 1pm.

> Our daily training for the gym will be from 5am to 8pm on Monday and Wednesdays and 5am to 6pm on Tuesday and Thursday.

RESOLUTION 20-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING CONDITIONAL USE PERMIT CUP2020-004, FOR THE EXPANSION OF AN EXISTING ATHLETIC FACILITY TO INCLUDE OUTDOOR ATHLETIC TRAINING, ACTIVITIES, AND EVENTS FOR A PORTION OF AN APPROXIMATE .6 ACRE PROPERTY LOCATED AT 340 CLOVIS AVENUE, AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, Athletic Performance, 340 Clovis Avenue, Clovis, CA, 93612, has applied for a Conditional Use Permit (CUP2020-004) to allow for the expansion of an existing athletic facility to include outdoor athletic training, activities, and events for a portion of an approximate .6 acre property located at 340 Clovis Avenue., in the City of Clovis, County of Fresno ("Project"); and

WHEREAS, the City scheduled a noticed Public Hearing on the Project for September 24, 2020; and

WHEREAS, the City published notice of the Public Hearing in the Fresno Business Journal, mailed notice to area residents within 300 feet of the property boundaries ten days prior to the Public Hearing, and otherwise posted notice of the Public Hearing according to applicable law; and

WHEREAS, the Planning Commission held the Public Hearing on September 24, 2020, at which time the Commission considered testimony and information received at the Public Hearing, the oral and written reports from City staff, the conditions attached as Attachment "1" to this Resolution, which are incorporated herein by this reference, and all other documents and evidence contained in the record of proceedings relating to the Project ("Administrative Record"); and

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

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

1. The Project is categorically exempt from CEQA review as a Class 1 Existing Facilities Exemption (CEQA Guidelines section 15301).
2. The Project satisfies the required findings for approval of a conditional use permit, as follows:
 - (1) The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the Development Code.
 - (2) The proposed use is consistent with the General Plan and any applicable specific plan.
 - (3) The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.

- (4) The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.
- (5) There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.
- (6) The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and there would be no potential significant negative effects upon environmental quality and natural resources, therefore the Project is exempt from CEQA pursuant to a Public Resources Code Section 15031 (Class 1 – Existing Facilities).

3. Without the conditions of approval (Attachment “1” to this Resolution), the Commission could not make the findings necessary for approval of CUP2020-004.

4. The basis for the findings is detailed in the September 24, 2020 staff report, which is hereby incorporated by reference, as well as the evidence and comments presented during the Public Hearing.

NOW, THEREFORE, BE IT FURTHER RESOLVED:

1. CUP2020-004 is hereby approved with incorporation of the conditions of approval (Attachment “1 to this Resolution).

* * * * *

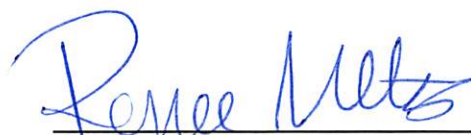
The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on September 24, 2020, upon a motion by Chair Hatcher, seconded by Commissioner Bedsted, and passed by the following vote, to wit:

AYES: Commissioners Antuna, Bedsted, Cunningham, Hinkle, Chair Hatcher
 NOES: None
 ABSENT: None
 ABSTAIN: None

PLANNING COMMISSION RESOLUTION NO. 20-34
 DATED: September 24, 2020



 Amy Hatcher, Chair

ATTEST: 

 Renee Mathis, Secretary

ATTACHMENT 1

Conditions of Approval – CUP2020-004 (As modified by the Planning Commission on September 24, 2020)

PLANNING DIVISION CONDITIONS

(Orlando Ramirez, Division Representative – (559) 324-2345)

1. Conditional Use Permit CUP2020-004 **shall** be reviewed in one year for compliance with the conditions of approval. Planning staff shall conduct a review of the use and present these findings to the Planning Commission. Should the use be found to be in noncompliance, the Commission may schedule the use permit for revocation.
2. This conditional use permit allows for the continued use of the existing health/fitness facility with expansion into the outdoor area.
3. This conditional use permit allows for the operation of outdoor events specific to assembly/meeting facilities as an outdoor venue with the ability to serve alcohol during seasonal events such as Big Hat Days, Clovis Rodeo weekend, and similar events approved by planning staff.
4. An operational statement and detailed site plan shall be submitted to the Planning and Development Services Department no less than thirty days prior to each event.
5. Event **and facility** operational hours shall not exceed 9:00 am to 11:00 pm **daily** and will be reviewed on an event specific basis.
6. Operation of this site shall conform to the Clovis noise and vibration standards (CMC9.22.080 and 9.22.100).
7. The applicant shall obtain administrative use permit approval prior to conducting any food truck events, special events, and outdoor movie nights and prior to renovation of the exterior of the building or any site modifications.
8. The applicant's administrative use permit application shall also include any request to conduct a special or promotional event expected to draw above average numbers of people. The applicant shall include all requested events as part of the administrative use permit process for approval to the Director, Police Chief, Fire Chief, or their designees, not less than thirty (30) days prior to the event, arrangements that address security, parking, canopies, and traffic. Valet parking and parking agreement(s) with additional neighboring businesses can be considered for event parking.
9. This conditional use permit approval specifically allows for alcohol consumption use for the property located at 340 Clovis Avenue, subject to all applicable Alcoholic Beverage Control ("ABC") license requirements.
10. Any proposed outdoor seating shall be surrounded by a fence, minimum 42" in height, if alcoholic beverages are to be served in a patio area. Patrons shall not be allowed to enter

or exit the patio area through any exterior gates. Patrons shall exit the patio through the licensed premises only, except in cases of emergency. Any exterior gate on the fenced patio shall be alarmed or designed to discourage use in non-emergency situations.

11. The applicant shall obtain site plan review amendment approval prior to renovation of the exterior of the building or any site modifications.
12. The applicant shall operate the use in a manner that does not generate noise, odor, or vibration that adversely affects any adjacent properties and tenants.
13. Cessation or abandonment of this use for a period exceeding 60 days shall result in the scheduling of a revocation hearing for this site.
14. All signage for this use shall conform to the City of Clovis Sign Ordinance and shall require a separate sign review and permit.
15. CUP2020-004 is approved per the site plan marked as Attachment 3 to the September 24, 2020 staff report for this project.
16. With respect to parking conditions, if the Director determines that parking is inadequate or the use otherwise results in a parking nuisance, the Director may bring forth to the Planning Commission an amendment to this conditional use permit to address those parking issues and the Planning Commission shall have the right to amend the parking conditions. This right shall remain for a period of one (1) year from operation, which for the purposes of this condition shall mean the business being fully open to the public. The initiation of an amendment by the Director within the one year period is sufficient to trigger this condition. Nothing in this condition shall affect any other rights the City may have to amend or revoke the conditional use permit.
17. The operator shall be responsible to assure there is no overnight camping on the site.
18. The applicant shall make provisions for refuse service in an approved refuse container(s) on the subject property.
19. The applicant shall keep free and clear the access between the subject site and adjacent businesses.
20. The operator is responsible for site maintenance in relation to its operation. Daily cleanup of litter and debris related to the business is required.
21. In addition to permanent perimeter fencing, the applicant shall utilize retractable fencing within the outdoor areas for directional, queuing, staging and pedestrian seating areas. Retractable fencing shall be reviewed through the site plan review process.

POLICE DEPARTMENT CONDITIONS

(Ken Wells – Department Representative – (559) 324-2468)

22. The hours of operation of the outdoor use shall occur only between the hours of 9:00am and 11:00pm each day of the week.
23. During special events in the area drawing above average numbers of people who congregate on the sidewalks and gathering areas near the sidewalk, the Police Department may request that the business post an employee in the sidewalk area. That employee's primary responsibility is to ensure that alcoholic beverages are not passed from any patio/serving area to the public areas outside the patio or alcohol serving areas. In the event the business is unable to effectively staff this position, the Police Department may request the patio and/or alcohol serving area be closed for the duration of the special event.
24. The business shall supply adequate litter disposal receptacles in the patio area. They shall match the appearance of the building and not deter from their design.
25. The applicant shall ensure compliance with all criminal and administrative state, county, and city laws by the applicant, employees, patrons, and their associates on or near the use.
26. The business will establish and maintain crime prevention measures to enhance public safety. This is also intended to eventually reduce calls for police service to the site. The permit holder(s) and their agents, employees or representatives shall notify the Police Department of all violations of local, state, or federal law that occur at the site, related to the site, or near the site. This notification shall take place immediately upon an employee, manager, or owner learning of such violation. The police department realizes that if a business representative is notifying the police of incidents that calls for service to their business may increase slightly. This condition is intended to enhance the safety of the public, both at the site and in the surrounding area. This condition is also intended to mitigate the cost of the city police services as a result of law enforcement problems generated by the site.
27. The Clovis Police Department may close the operation of any event in the interest of public safety and welfare. Any violations of these conditions could be cause for closure of any event by an on-duty police supervisor. These conditions are set forth in the interest of public safety and welfare and are to be adhered to by the business owners throughout the duration of any and all events.
28. Any events with sales or service of alcohol will require a Daily Use Permit from the California Department of Alcoholic Beverage Control.

FIRE DEPARTMENT CONDITIONS

(Gary Sawhill Department Representative – (559) 324-2224)

Roads / Access

29. ***Pedestrian Exit Gates:*** Install two exit gates with panic hardware and approved exit signs and lighting. Minimum width of gate opening shall be 48".

30. **Floor Plans:** Provide seating diagrams to Fire Department for review and approval and any required permits for various events such as tents, stages, generators, and beer gardens.
31. The interior of the gym may not be used in conjunction with any outside events due to overcrowding

DEPARTMENT OF PUBLIC HEALTH

(Kevin Tsuda – Department Representative – (559) 600-3271)

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

ENGINEERING DEPARTMENT CONDITIONS

(Sean Smith Department Representative – (559) 324-2363)

(Paul Armendariz – (559) 324-2649)

Dedications and Street Improvements

33. For new onsite ADA paths of travel that connect to the City sidewalk, the applicant shall replace enough sidewalk to provide a compliant landing with appropriate transitions to existing sidewalk grades.
34. The applicant shall remove and repair all damaged or broken concrete improvements, such as but not limited to the following list. The City Engineer may require the repair of additional improvements if they are damaged prior to occupancy.
35. Remove drive approaches on Clovis Avenue, and replace with City standard curb, gutter and sidewalk.
36. The existing backflow prevention assembly shall be tested by an approved AWWA certified tester with the results sent to the City Utilities Division.

Irrigation and Landscaping Facilities

37. The applicant shall provide a request by the property owner for annexation to and a covenant for the Landscape Maintenance District. The property owner shall request annexation to and provide a covenant for the Landscape Maintenance District. The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election will be required for the establishment of the initial assessment. The assessment shall be obtained from the City for the tax year following the recordation of the final map. The estimated annual assessment is \$72.96, or 3 Equivalent Dwelling Units (EDU) at \$24.32 per EDU, which is subject to change prior to issuance of building permit and is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The owner/developer shall notify all potential lot buyers before they actually purchase this parcel that it is a part of a Landscape Maintenance District and shall inform potential buyers of the assessment

amount. Said notification shall be in a manner approved by the City. The owner/developer shall supply all pertinent materials for the Landscape Maintenance District.

38. The applicant shall modify and 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.
39. 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.
40. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.