



CITY of CLOVIS

Agenda • Planning Commission Meeting

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060

www.clovisca.gov

June 25, 2026

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you need special assistance to access the Planning Commission Chamber to participate at this meeting, please contact the Planning Commission Clerk 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; and you may view the meeting which is webcast and accessed at ClovisCA.gov/PlanningCommission.

Written Comments

- Members of the public are encouraged to submit written comments at: ClovisCA.gov/PlanningCommission at least two (2) hours before the meeting (4:00 PM). You will be prompted to provide Planning Commission Meeting Date, Item Number, Name, Email, Comment
- Please submit a 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 the 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 PM 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 PM will be provided to 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.

Pursuant to Government Code section 84308, subdivision (e), any party to a covered proceeding before the Planning Commission is required to disclose on the record of the proceeding any campaign contribution, including aggregated contributions, of more than \$500 made within the preceding 12 months by the party or their agent to any Commissioner. The disclosure shall be made as required by Government Code Section 84308, subdivision (e)(1) and California Code of Regulations, Title 2, section 18438.8. No party or their agent, and no participant or their agent, shall make a campaign contribution of more than \$500 to any Commissioner during the covered proceeding or for 12 months after a final decision is made in that proceeding. The foregoing statements do not constitute legal advice, and parties and participants are urged to consult with their own legal counsel regarding the applicable requirements of the law.

Call to Order

Flag Salute

Roll Call

Approval of Minutes

1.
 - Approval of the minutes from the May 28, 2026, Planning Commission meeting

Commission Secretary Comments

Planning Commission Member Comments

Public Comments

This is an opportunity for the members of the public to address the Planning Commission on any matter within the Planning Commission's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 3 minutes or less, or 10 minutes per topic. Anyone wishing to be placed on the Agenda for a specific topic should contact the Planning Division and submit correspondence at least 10 days before the desired date of appearance.

Public Hearings

A public hearing is an open consideration within a regular or special meeting of the Planning Commission, for which special notice has been given and may be required. When a public hearing is continued, noticing of the adjourned item is required as per Government Code 54955.1.

2. Consider Approval, Res. 26-____, SPR2026-008, A resolution recommending the City Council adopt a Class 32 Categorical Exemption from further environmental review under the California Environmental Quality Act and recommend approval of a site plan review for the site layout and design of the new City of Clovis Alternate Dispatch Center and associated site improvements located at 2288 Encino Avenue. City of Clovis, Owner and Applicant.

Staff: Marissa Parker, Associate Planner

Recommendation: Approve

3. Consider items associated with Ordinance Amendment 2026-002 and the Multiple-Family Residential Design Standards. City of Clovis, applicant.
 - a. Consider Approval - Res. 26-____, A resolution recommending the City Council adopt an exemption from further environmental review under the California Environmental Quality Act Guidelines section 15061, subdivision (b)(3) for Ordinance Amendment 2026-002 and the Multiple-Family Residential Design Standards.
 - b. Consider Approval - Res. 26-____, OA2026-002, A resolution recommending the City Council approve an ordinance amending section 9.32.040 of the City's Development Code to modify the parking requirements for multifamily dwellings.
 - c. Consider Approval - Res. 26-____, A resolution recommending the City Council approve an amendment to the Multiple-Family Residential Design Standards.

Staff: McKencie Perez, Deputy City Planner
Recommendation: Approve

Adjournment

Meetings & Key Issues

Regular Planning Commission Meetings are held at 6:00 PM in the Council Chamber. The following are future meeting dates:

July 23
August 27
September 24



CITY *of* CLOVIS

Planning Commission Meeting • Minutes

May 28, 2026

6:00 PM

Council Chamber

Call to Order

The meeting was called to order by Chair Antuna at 6:00 PM.

Staff Present:

- George Gonzalez - City Planner
- Chad Fitzgerald - Life Safety Enforcement Manager
- Sarai Yanovsky - Principal Utilities Engineer
- Fernando Copetti - Supervising Civil Engineer
- Chris Kelly - Supervising Civil Engineer
- Ruben Amavizca - Civil Engineer
- Matt Lear - City Attorney
- McKenice Perez - Deputy City Planner
- Renee Mathis - PDS Director
- Sean Smith - Deputy City Engineer
- Daniel Negrete - Civil Engineer
- Tiffany Williams - Associate Planner
- David Roseno - PD Lieutenant
- Taylor Danielson - Communications and Marketing Analyst
- Russell Moring - Corporal
- Jordan Dunn - Corporal

Flag Salute

Flag Salute led by Commissioner Bedsted.

Roll Call

Approval of Minutes

1. Approval of the minutes from the May 14, 2026, Planning Commission meeting

Motion to approve the May 14, 2026, minutes by Commissioner Hatcher, seconded by Commissioner Hebert. Motion carried 4-1 with Chair Antuna abstaining.

Commission Secretary Comments

City Planner George Gonzalez advised the commission that the next GPAC meeting will be held on June 18, 2026.

PDS Director Renee Mathis advised the commission about a council meeting in May that provided an update on the progress that has been made on the General Plan Update. Community meetings for feedback to follow.

Planning Commission Member Comments

None.

Public Comments

None.

Public Hearings

2. Consider Approval - **Res. 26-13**, General Plan Consistency Finding for the Proposed 2026-2027 Community Investment Program
3. Consider items associated with approximately 54 acres of land located throughout the City of Clovis for the Infill Rezone Program. S C Ellis Investment Property LP, Cygnus 3 LLC, Bayrakdarian Ishkhan Trustee, John Gregory Development Co Inc, Attia Amin Kamal, Sultan Intisab and Noreen Intisab Trs, HRC Enterprises I LP, Central California Conference Assn of the Seventh Day Adventists, Perry and Katherine Dictos TRS, John and Debby Bettencourt, Clovis Unified School District, Robin M Rogers Trustee, Afarin Karimkhanzand, Allegiant YB Investment LLC, Kenneth E Crawford, David A Ogden Trustee, and Kaleka Aaronjit Singh and Gurpreet Brar, property owners; City of Clovis, applicant.
 - a. Consider Approval - **Res. 26-14**, A resolution recommending the City Council adopt an Environmental Assessment pursuant to Government Code Section 65759 for General Plan Amendment 2024-003 and Rezone 2024-002.
 - b. Consider Approval - **Res. 26-15**, GPA2024-003, A resolution recommending the City Council approve amendments to the General Plan and associated specific/master plans to re-designate 20 parcels from various land use designations to the High Density Residential (20.1-30.0 dwelling units per acre) and Very High Density Residential (25.1-43.0 dwelling units per acre) land use designations.
 - c. Consider Approval - **Res. 26-16**, R2024-002, A resolution recommending the City Council approve a rezoning of 20 parcels from various zone districts to the R-3 (Multifamily High Density) and R-4 (Multifamily Very High Density) zone districts.

Adjournment

Chair Antuna adjourned the meeting at 7:35 P.M. and the next regularly scheduled meeting is June 25, 2026.

Planning Commission Chair



CITY of CLOVIS

Report to the Planning Commission

To: Planning Commission

From: Planning and Development Services Department

Date: June 25, 2026

Staff: Marissa Parker, Associate Planner

Subject: Consider Approval, Res. 26-____, SPR2026-008, A resolution recommending the City Council adopt a Class 32 Categorical Exemption from further environmental review under the California Environmental Quality Act and recommend approval of a site plan review for the site layout and design of the new City of Clovis Alternate Dispatch Center and associated site improvements located at 2288 Encino Avenue. City of Clovis, Owner and Applicant.

Recommendation: Approve

Attachments:

1. SPR2026-008 ATT 1 Res. _____
2. SPR2026-008 ATT 2 Site Plan, Floor Plan, Landscape Plan, Renderings
3. SPR2026-008 ATT 3 Correspondence

Recommendation:

Staff recommends that the Planning Commission adopt a resolution recommending that the City Council approve site plan review (SPR) 2026-008, subject to the conditions listed in **Attachment 1A**.

Executive Summary:

The City of Clovis ("City") is requesting approval of an SPR allowing the construction of a ±4,113 square foot Alternate Dispatch Center ("Dispatch Center") and associated landscape and site improvements on a ±0.58-acre portion of a ±2.78-acre parcel located at the northwestern corner of Loma Vista Parkway and Encino Avenue, as shown in **Figure 1** below ("Project"). The Dispatch Center is proposed to be situated on the same property and adjacent to Clovis Fire Station 6. Approval of this SPR will allow the City to begin construction design and improvements of the Dispatch Center consistent with the conceptual site plan provided as **Attachment 2**.

Figure 1 – Project Location



Background:

- General Plan Designation: Public/Quasi-Public Facilities
- Specific Plan: Loma Vista Specific Plan
- Master Plan: Loma Vista Community Centers North and South
- Existing Zoning: P-F (Public Facilities)
- Lot Size: ± 0.58 -acre portion of ± 2.78 acre parcel
- Current Land Use: Partially developed with Fire Station 6
- Adjacent Land Uses:
 - North: Commercial
 - South: Park
 - East: Very High Density Residential
 - West: Public/Quasi-Public Facilities
- Previous Entitlements: SPR2008-10A/SPR2008-10A2, SPR2019-019, R2008-07/R2017-16, PM2018-08

The Project site is located on a ± 0.58 -acre portion of a ± 2.78 -acre parcel within the Loma Vista Specific Plan (LVSP) and the Loma Vista Community Centers North and South Master Plan (LVMP) areas of the City. The LVSP encompasses approximately 3,307 acres generally bounded by Bullard Avenue to the north, McCall Avenue to the east, Dakota Avenue to the south, and Locan Avenue to the west. At buildout, the LVSP envisions 10,714 dwelling units and approximately 29,000 residents, along with more than six (6) million square feet of non-residential development, 12,000 jobs, and 13,000 workers. As of April 2026, approximately 8,038 single-family and multi-family units have been constructed, and two (2) commercial centers have been constructed at the northwestern and southwestern corners of Shaw and Leonard Avenues.

To accommodate existing and future growth, a new dispatch center is needed to continue providing adequate safety services. Further, the LVSP anticipated that public facilities would be needed within the LVMP, and the subject property was designated as such, allowing the existing Fire Station 6 and this proposed Dispatch Center. This area is envisioned to have the greatest concentration of entertainment, shopping, public facilities, and social uses, including the Village Green Park, which was completed in 2024. The LVSP identified this general area as part of its Public & Quasi-Public

Facilities Plan which was approved in 2003, then further supported in the adoption of the LVMP in 2009. The property has remained zoned P-F since approval of Rezone 2008-007 on March 12, 2009, based on the LVSP and LVMP.

Proposal and Analysis:

SPR2026-008

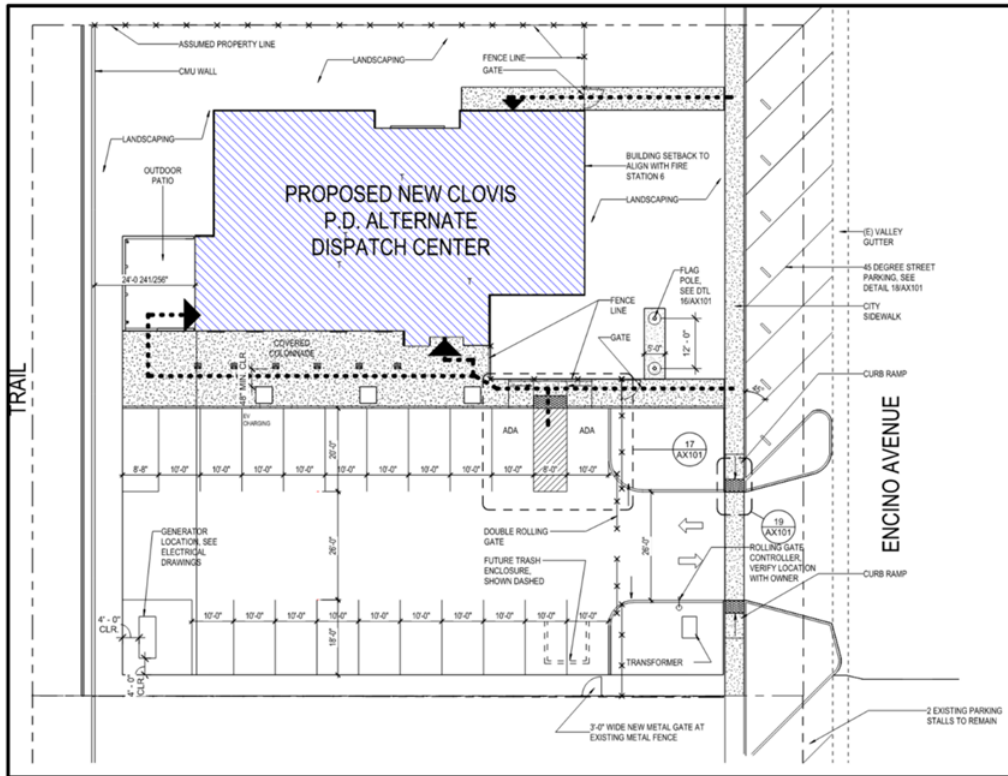
The City requests approval of SPR2026-008 to construct a new Dispatch Center, including associated landscaping and site improvements, on property located at the northwestern area of Loma Vista Parkway and Encino Avenue. The Project site is currently zoned P-F (Public Facilities), which permits dispatch centers with an SPR subject to the recommendation by the Planning Commission and approval by the City Council. According to **Table 2-8** in section 9.16.030 of the Clovis Municipal Code (CMC), as shown below, the following development standards would apply to the Project. The Project meets and/or exceeds these standards.

Table 2-8

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

As shown in **Figure 2**, the proposed design includes a ±4,113 square foot Dispatch Center, with landscaping, parking, pedestrian improvements, gates, and fencing. Further details regarding circulation and parking, architecture and building height, landscape, and the operation of the building are provided below.

Figure 2 – Proposed Site Plan



Architecture and Building Height

As shown in **Figure 3**, the Dispatch Center’s architecture is reflective of a “Santa Barbara” style, which is consistent with the thematic elements required in the LVSP. The overall height to the top of the structure would be 20 feet-6 inches, which is well below the 40-foot maximum height requirement. The exterior would consist of neutral colors with a tile roof. The overall style would complement the character of the existing Fire Station 6 and the Loma Vista Marketplace Commercial Center currently nearing completion of construction, just north of the Project, at the southwest corner of Shaw and Leonard Avenues.

Figure 3 – Proposed Elevations



Circulation and Parking

The Project would include twenty (20) vehicle parking spaces for staff behind the entry gate, and seven (7) diagonal stalls would be located along Encino Avenue. Per Chapter 9.32 of the CMC, public facilities do not have a required minimum parking standard. Rather, the number of required parking stalls shall be as established at the time of approval (see CMC, Table 3-12). The number of

spaces proposed is generally consistent with the amount of parking other public facilities have and would be sufficient to accommodate staff.

The Project would also include pedestrian improvements such as sidewalks, a small plaza at the northeast corner of the site where a flagpole would be located, as well as perimeter landscaping. A bicycle trail will be constructed along the project frontage at Loma Vista Parkway, consistent with the LVSP and Fire Station 6.

Landscape

The Project would include landscaping surrounding the Project site in compliance with the City's Water Efficient Landscape requirements. In general, the landscape would consist of a mix of drought-tolerant trees, shrubs, and plants, which will complement the existing landscaping at the Village Green, Fire Station 6 and the Loma Vista Marketplace Commercial Center.

Operations

The Dispatch Center will not be open to the public and will only be utilized by staff of the Clovis Police Department. As shown in the floor plan, attached as **Attachment 2**, the building includes a $\pm 1,000$ square-foot office space consisting of 14 desks for staff. Additionally, there is a $\pm 1,130$ square-foot training room, which will only be utilized by staff for training purposes. Designated spaces are proposed for information technology use, a Director's office, and multiple storage spaces. Additionally, a break room, lactation/quiet room, and exterior patio are proposed for staff use.

Review and Comments by Agencies

The Project was distributed to all City Divisions as well as outside agencies, including Caltrans, 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 (**Attachment 3**) 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 Meeting and Comments

Staff held a neighborhood meeting at Village Green Park for the Project on Wednesday, June 16, 2026, to provide information to and allow an opportunity for questions from the public. No members of the public attended the meeting, nor were any written comments received regarding the Project. A second neighborhood meeting will be held following the Planning Commission hearing and prior to the Council hearing.

California Environmental Quality Act

The City has determined that this Project is exempt from CEQA pursuant to CEQA Guidelines section 15332 (Class 32 – In-Fill Development Projects) and that the exceptions identified under section 15300.2 of the CEQA Guidelines would not be triggered as a result of the Project. The Class 32 categorical exemption exempts in-fill development projects that: (a) are consistent with the applicable land use designation, General Plan policies, and zoning; (b) are within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (c) are located on sites with no value as habitat for endangered, rare, or threatened species; (d) would not result in significant effects relating to traffic, noise, air quality, and water quality; and (e) is located on a site that can be adequately served by all utilities. Based on staff's review of the Project, the Project meets the parameters for a Class 32 categorical exemption. (Cal. Code Regs., Tit. 14, § 15332.)

As noted above, the Project site is a ±0.58-acre portion of an approximately ±2.78-acre parcel, which is within the Clovis city limits and is surrounded by other urban uses (i.e. residential and commercial uses, see Pub. Res. Code § 21072). The Project site poses no value as habitat for endangered or threatened species. Lastly, the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The Project is an urban in-fill development and thus can be adequately served by all required utilities and public services.

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

Consistency with General Plan Goals and Policies

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

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

Policy 3.3 Completion of Loma Vista. The City prioritizes the completion of Loma Vista while allowing growth to proceed elsewhere in the Clovis Planning Area in accordance with agreements with the County of Fresno and LAFCo policies.

Goal 6: High quality emergency services that establish a real and perceived sense of safety and security for Clovis residents, businesses, and visitors.

Policy 6.1 Fire and police service. Maintain staffing, facilities, and training activities to effectively respond to emergency and general public service calls.

Policy 6.5 Public safety hot spots. Prioritize improvement and enforcement activities to minimize existing and prevent future public safety hot spots. Reevaluate siting and development standards for facilities that generate high demands for service calls.

Site Plan Review Findings

The findings required for approval of an SPR application and staff's response to each of those findings are listed below (CMC § 9.56.040, subd. (E)):

1. Be allowed within the subject zoning district;
The proposed Dispatch Center is allowed within the P-F Zone District with an approved SPR. This Project is intended to accommodate existing and future growth in the Loma Vista area, to ensure the City can continue providing adequate safety services.
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 proposed Project was evaluated per the development standards and guidelines of the City's General Plan and the P-F Zone District. The Project was found to be in compliance through formal routing and review by all internal departments and outside agencies.

3. Be in compliance with all other applicable provisions of the CMC; and
The proposed design of the alternate dispatch center meets the development standards and provisions of the CMC, including but not limited to setbacks, height, color scheme and overall consistency with the existing design of the Village Green Park, Fire Station 6, and nearby commercial centers.
4. Be consistent with the General Plan and any specific plan.
The property was planned for Public Facilities with the adoption of the LVSP in 2003 and is zoned P-F (Public Facilities). There have been no alterations to the land use designation or zoning since the completion of the plan and is supported by the LVMP, which was approved in 2009. The Project is consistent with the General Plan and will support the Loma Vista area by providing orderly and sustainable growth and the completion of Loma Vista.

Reason for Recommendation:

SPR2026-008 is consistent with the goals and policies of the General Plan, the CMC, and the P-F Zone District. Based on the required findings below, Staff is recommending that the Planning Commission adopt a resolution recommending that the City Council approve SPR2026-008.

Actions Following Approval:

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

Conflict of Interest:

None.

Notice of Hearing:

Property owners and residents within 850 feet notified: 25

Interested individuals notified: 2

**CLOVIS PLANNING COMMISSION
RESOLUTION ____**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING THAT THE CITY COUNCIL ADOPT A CLASS 32 CATEGORICAL
EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA, AND
RECOMMEND THE CITY COUNCIL APPROVE SPR2026-008 FOR THE SITE LAYOUT AND
DESIGN OF THE NEW CITY OF CLOVIS ALTERNATE DISPATCH CENTER AND
ASSOCIATED SITE IMPROVEMENTS LOCATED AT 2288 ENCINO AVENUE.**

WHEREAS, The City of Clovis ("City"), 1033 Fifth Street, Clovis, CA 93612, applied for Site Plan Review (SPR) 2026-0008 for the site layout and design of the new City of Clovis Alternate Dispatch Center and associated site improvements ("Project") located at 2288 Encino Avenue in the City (Property); and

WHEREAS, the City published notice of the public hearing in *The Business Journal* on Monday, June 8, 2026, mailed public notices to property owners within 850 feet of the Project site more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing according to applicable law; and

WHEREAS, a duly noticed public hearing was held on June 25, 2026; and

WHEREAS, the Planning Commission considered the California Environmental Quality Act (CEQA) analysis outlined in the staff report and elsewhere in the Administrative Record which determined the Project meets the requirements of a Class 32 (In-Fill Development Projects) Categorical Exemption pursuant to CEQA Guidelines section 15332, and would not trigger any of the exceptions listed under CEQA Guidelines section 15300.2; 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 all verbal and written testimony and other evidence presented during the public hearing, and the conditions of approval attached as **Attachment A** to this Resolution, which are incorporated herein by this reference ("Administrative Record").

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

1. The Planning Commission finds that the Project is categorically exempt from further environmental review pursuant to CEQA Guidelines section 15332 and hereby recommends that the City Council adopt a Class 32 (In-Fill Development Projects) Categorical Exemption for this Project.
2. The Project satisfies the required findings for approval of an SPR, as follows(CMC § 9.56.040, subd. (E)):
 - a. The Project is allowed within the subject zoning district;

- b. 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;
 - c. The Project is in compliance with all other applicable provisions of the Clovis Municipal Code;
 - d. The Project is consistent with the City's General Plan and any applicable specific plan.
3. The Planning Commission could not make the findings necessary for the recommended approval of SPR2026-008 without the conditions of approval set forth in **Attachment A** to this Resolution.
 4. The bases for the recommended findings are detailed in the June 25, 2026, staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing which are hereby incorporated by reference.
 5. The Planning Commission hereby recommends that the City Council approve SPR2026-008 with incorporation of the conditions of approval as set forth in **Attachment A** to this Resolution.

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on June 25, 2026, upon a motion by Commissioner Bedsted, seconded by Commissioner Hatcher, and passed by the following vote, to wit:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. ____

 Alma Antuna, Chair

ATTEST: _____
 Renee Mathis, Secretary

**ATTACHMENT A
CONDITIONS OF APPROVAL
SPR2026-008**

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

1. Site Plan Review (SPR) 2026-008 allows for the site layout and design of the new City of Clovis Alternate Dispatch Center and associated site improvements located at 2288 Encino Avenue.
2. SPR2026-008 is granted per **Attachment 2** of this SPR staff report.
3. All conditions of SPR2026-008 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 the site plan review.
5. All plans submitted for building permits shall be consistent with the SPR2026-008 per Clovis Municipal Code (CMC) § 9.3.408, subd. (C)(1).
6. Any proposed future modifications not approved under SPR2026-008, such as building exteriors, parking and loading areas, fence/walls, and/or landscaping shall require a SPR amendment.
7. During construction, for safety purposes, the applicant and assigned contractors shall keep the public right-of-way clear of obstructions and provide for interim clean-up on a daily basis.

Development Standards

8. The Project shall conform to the development standards prescribed under the P-F (Public Facilities) Zone District and the Loma Vista Specific Plan:
 - Front Setback – 10 feet from any residential district
 - Side Setback – 10 feet from any residential district
 - Rear Setback – 10 feet from any residential district
 - Maximum Height – 40 feet / 3 stories

Signage

9. All signage which are intended to be viewed from the outside shall require separate sign permits prior to installation.
10. HVAC and PG&E Utility Placement Considerations/Screening Requirements
11. 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.

12. Roof access ladders shall be located within the interior of the building. Exterior wall mounted ladders are prohibited.
13. Future placement of roof-mounted equipment, which is not part of this site plan approval, may require amendment to this Site Plan Review.
14. 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.
15. All new utility lines serving the development shall be located underground.

Building Colors, Materials and Lighting Considerations

16. The design, colors, and materials of the proposed building shall be consistent with the approved elevations as part of **Attachment 2**.
17. All exterior lighting shall be directed away from residential properties and not interfere with the driving safety of vehicular traffic per Planning Division Standards.
18. All exterior light sources, including canopy, flood, and perimeter, shall be energy efficient, stationary, and shielded or recessed within the roof canopy to ensure that all light, including glare or reflections, is directed away from adjoining properties and public rights-of-way.

Parking, Loading, Circulation, and Storage

19. The Project shall provide 27 vehicle parking spaces, including 20 on-site perpendicular spaces and 7 diagonal stalls along Encino Avenue. Parking stalls shall be sized and striped per City standards.
20. All parking and loading areas shall be provided on site, except for the diagonal parking stalls indicated on the site plan.
21. Any landscaping or other objects shall be placed as not to cause interference within a 2-foot bumper overhang.
22. An accessible path from the front entrance of the Project to the City sidewalk shall be provided per accessibility regulations.
23. There shall be no storage of materials, supplies, or equipment in any area of the site except inside a closed building or unless properly screened per City standards.

Landscape

24. Landscaping shall comply with the City's adopted Water Efficiency Ordinance.

25. Landscaping shall be installed per **Attachment 2** of this SPR.
26. A six-inch (6") high curb shall be installed around all planter areas adjacent to parking indicated on the approved site plan.

ENGINEERING / PUBLIC UTILITIES CONDITIONS
(Christopher Kelly, Engineering Representative - 324-2378)
(Sarai Yanovsky, Public Utilities Representative – 324-2603)

Maps and Plans

27. 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. 24-78 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.
28. Prior to the initial submittal of the improvement plans, the applicant shall contact Christopher Kelly at (559) 324-2378 to setup a coordination meeting (Pre-submittal Meeting).
29. 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 to the City (1) digital copy in PDF format and two (2) bond copies.

General Provisions

30. The applicant shall pay all applicable development fees prior to the issuing of a building permit. A preliminary estimate of fees is \$11,155.50. A breakdown of this estimate is attached to these conditions for your information. Additional fees may be assessed and must be paid prior to issuance of subsequent development permits. NOTE: The fees given at this time are an estimate calculated using rates currently in effect. These rates are subject to change without notice and the actual amount due shall be calculated using fee rates in effect at the time of payment. Additional fees payable to the City or other agencies (FMFCD) may become due as supplemental information regarding the project is received by the City.
31. The applicant is advised that, pursuant to California Government Code, Section 66020, any party may protest the imposition of fees, dedications, reservations, or other exactions imposed

on a development project by a local agency. Protests must be filed in accordance with the provisions of the California Government Code and must be filed within 90 days after conditional approval of this application is granted. The 90-day protest period for this project shall begin on the "date of approval" as indicated on the "Acknowledgment of Acceptance of Conditions" form.

32. All reimbursement requests shall be prepared and submitted in accordance with the requirements of the current version of the "Developer Reimbursement Procedures"; a copy of which may be obtained at the City Engineer's Office.
33. 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.
34. 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.
35. The applicant shall comply with the requirements of the local utility, telephone, and cable companies. It shall be the responsibility of the applicant to notify the local utility, telephone, and cable companies for the removal or relocation of utility poles where necessary. 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.
36. All existing overhead and 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.
37. The applicant shall contact and address all requirements of the United States Postal Service Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.
38. The applicant shall contact and address Caltrans requirements, and be responsible for obtaining encroachment permits from Caltrans for all work performed within the State right-of-way. The applicant will be required to mitigate impacts to State Highway facilities as determined by the City Engineer.

Dedications and Street Improvements

39. The applicant shall provide right-of-way acquisition, free and clear of all encumbrances and/or improve to City standards the following streets. The street improvements shall be in accordance with the City's specific plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.

- a. Encino Avenue – Along frontage, improve with curb, gutter, sidewalk, drive approaches, 18' of angled parking on the west side of the street, street lights, fiber optic conduit, and landscape strip.

- 40. The applicant shall remove or relocate any existing lot lines that conflict with any proposed or existing building footprint.
- 41. Applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utility companies.
- 42. If the applicant is required to make onsite ADA path of travel improvements, then the applicant may be required to remove and replace concrete improvements along the property frontage that do not meet current City of Clovis and ADA standards.
- 43. 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.
- 44. The applicant shall obtain "R Value" tests in quantity sufficient to represent all public street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.
- 45. The applicant shall, at the ends of any permanent pavement abutting undeveloped property, install 2" x 6" redwood header boards that shall be placed prior to the street surfacing.
- 46. Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

Sewer

- 47. The applicant shall install sewer lateral or laterals for the development site and connect to City mains.
- 48. All existing sewer services that will not be used with this development shall be abandoned by cutting and capping the service at the right-of-way line.

Water

- 49. The applicant shall install a City standard water service of the necessary size for the development site and connect to City mains. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit. The water meter shall be placed in the sidewalk and not in planters or driveways.
- 50. 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

51. 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.
52. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered Civil Engineer.

Irrigation and Landscaping Facilities

53. 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.
54. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall identify on site plans and construction plans, all existing irrigation systems and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.

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

Miscellaneous

56. 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. Grease barrel enclosures shall be required for all grease producing businesses. 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.

57. 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.
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 install all major street monumentation and section corner monumentation within the limits of the project work in accordance with City Standard ST-32 prior to final acceptance of the project. Monumentation shall include all section corners, all street centerline intersection points, angle points and beginning and end of curves (E.C.'s & B.C.'s). The applicant/contractor shall furnish brass caps. 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 installation of new monuments or replacement of existing monuments shall be provided by the contractor/applicant and approved by City prior to installation. Within five days after the final setting or replacement of all 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.

FIRE DEPARTMENT COMMENTS

(Joshua Taylor, Fire Representative – 559-324-2205)

FIRE PROTECTION SYSTEMS

62. Fire Sprinkler Systems – 2,500 Square Feet 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 from the wall or support, the gross

roof area shall be used to determine the need for automatic fire sprinklers, including covered walkways, patios, and porches. A Fire Department permit is required for an automatic fire sprinkler installation. Consideration should be given to the fire service water supply for size and fire sprinkler design for the intended Occupancy use.

63. 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.
64. 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.
65. 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.
66. Double Detector Check Valve: All projects submitted for review on or after January 1st, 2026, shall install an approved double detector check backflow device on the underground fire service line as noted Clovis Fire Standard #2.1.

FIRE EXTINGUISHERS

67. Fire Extinguishers for Light Hazard Occupancies - Install approved fire extinguishers, 2A-10BC minimum rating, one per each 6000 square feet for light hazard occupancies, with a maximum travel of seventy-five feet from any point in building. These should be located and approved by the Clovis Fire Department prior to building occupancy.

BUILDING INFORMATION

68. Security Gates: All security gates must comply with Clovis Fire Department Gate Standard #1.5. Plans must be submitted for Fire Department review and permit issuance prior to installation. Gates must be inspected and tested for proper operation prior to occupancy.
69. 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.
70. Building numbers shall:
1. Be a minimum of twelve inches (12") tall.
 2. Be a minimum of one and one-half inches (1½") principal stroke width.
 3. Be located above any eaves or walkway coverings, if possible.
 4. Face the street in which it is addressed, if possible.
 5. Buildings with multiple units shall be identified with unit numbers at both front and rear entrances.

6. Buildings with multiple address numbers shall also have the address numbers on the rear door. (Rear door numbers are not required to be illuminated if reflectorized.)
7. Unit numbers and rear door building numbers shall be at least four inches (4") in height.

PROJECT REVIEW

71. This project was reviewed by the fire department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building Departments. When a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building further comments will be given.

COUNTY OF FRESNO DEPARTMENT OF ENVIRONMENTAL HEALTH DIVISION **(Kevin Tsuda, FID Department Representative – (559) 600-3327)**

72. The applicant shall refer to the attached Department of Environmental Health correspondence. If the list is not attached, please contact the Department for the list of requirements.

FRESNO IRRIGATION DISTRICT **(Jeremy Landrith, FID Department Representative – (559) 233-7161)**

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

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT **(Anthony Zaragoza, FMFCD Department Representative – (559) 456-3292)**

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

**CITY OF CLOVIS P.D. ALT.
DISPATCH CENTER**



E	F
C	D
A	B

This is a Shared Nested GAnno Family.

KEY PLAN



NORTH: PLAN & TRAIL

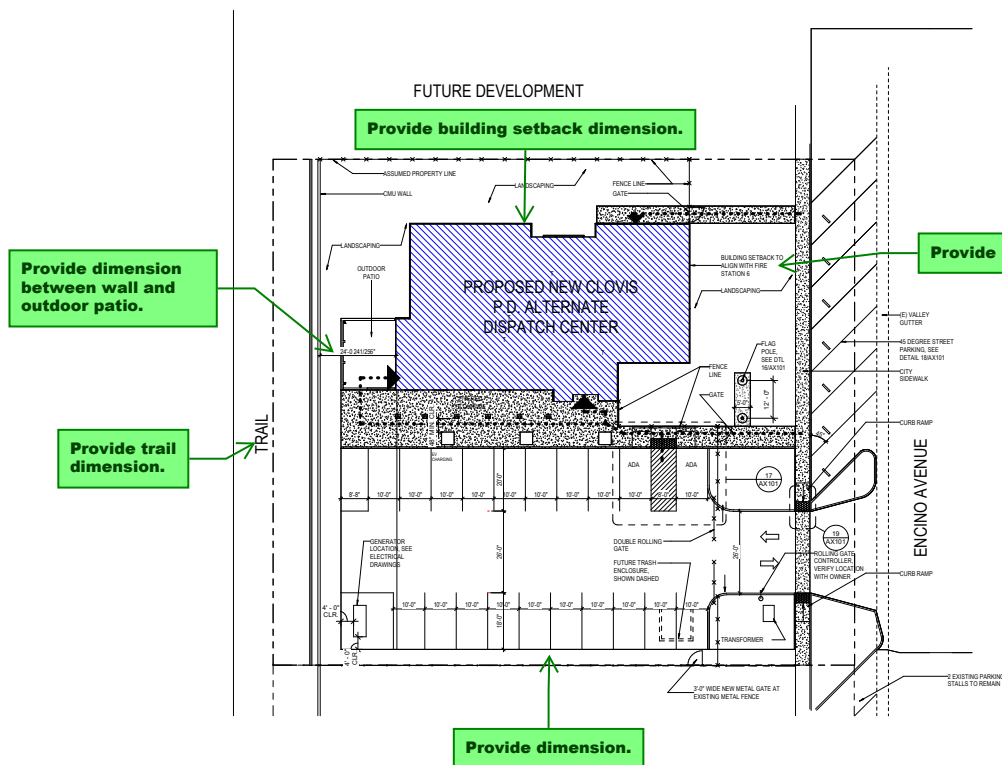
INTERIM NOTIFICATION

These documents are incomplete,
and are for interim review only,
and may not be used for
regulatory approval, permit, or
construction.

CLIENT		
City of Clovis Police Department		
DATE	PROJECT NUMBER	
01/30/2026	250361	
DRAWING HISTORY		
No.	Description	Date
CHECKED BY: Checker		
DRAWN BY: Author		

CHECKED BY: Cher
DRAWN BY: Author

SITE PLAN



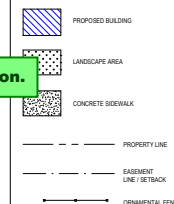
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B, E, S-1
AUTOMATIC FIRE SPRINKLERS:	YES
ALLOWABLE HEIGHT:	60' / 3-STORY
ACTUAL HEIGHT:	29' / 1-STORY
ALLOWABLE BUILDING FLOOR AREA:	36,000 SF
ACTUAL GROSS BUILDING AREA:	4,500 SF
OVERHANGS:	
TOTAL:	

TOTAL

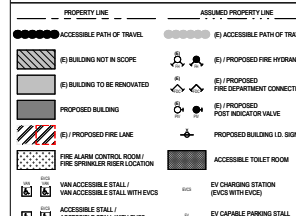
GENERAL SITE PLAN NOTES

1. REFER TO CIVIL DOCUMENTS
2. COORDINATE ALL SLOPE ELEVATIONS AND DIMENSIONS WITH CIVIL, LANDSCAPE, AND/OR STRUCTURAL ENGINEER
3. PROVIDE POSITIVE DRAINAGE AROUND ALL BUILDINGS OF 1/4" MINIMUM, 2" MAXIMUM AT ALL EXTERIOR FLEED PESTERIAL AREAS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, PATIOS, STAIRS, AND DRIVEWAYS
4. PROVIDE AND INSTALL POSITIVE DRAINAGE FROM ALL BUILDINGS OF 1/4" FOR A HORIZONTAL DISTANCE OF 10' AT ALL EXTERIOR FLEED PESTERIAL AREAS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, PATIOS, STAIRS, AND DRIVEWAYS
5. REFER TO CIVIL DOCUMENTS FOR CONCRETE SIDEWALK EXPANSION JOINTS AND CONCRETE DRIVEWAY EXPANSION JOINTS
6. VERIFY AND CONFIRM ALL JOINT LAYOUTS AT ALL CONCRETE SIDEWALKS WITH ARCHITECT PRIOR TO POURING OF CONCRETE
7. PROVIDE AND INSTALL CONCRETE SIDEWALK EXPANSION JOINTS AT AREAS NOT SPECIFICALLY INDICATED AT 8" FEET ON CENTER MAX. UNLESS OTHERWISE SPECIFIED
8. PROVIDE AND INSTALL CONCRETE DRIVEWAY EXPANSION JOINTS AT AREAS NOT SPECIFICALLY INDICATED AT 8" FEET ON CENTER MAX. UNLESS OTHERWISE SPECIFIED
9. MAINTAIN AND ORNAMENT CONCRETE DRIVEWAYS TO PER PERMA VISTA PLANTING DEVELOPMENT STANDARDS
10. MAINTAIN AND ORNAMENT CONCRETE SIDEWALKS TO PER PERMA VISTA PLANTING DEVELOPMENT STANDARDS
11. PROVIDE AND INSTALL TO RECEIVE WINDY CAR OR CARPOOL CLOSURE PER PERMA VISTA PLANNED DEVELOPMENT STANDARDS
12. USE BEST PRACTICES TO SAVE LIGHTING INFORMATION

SITE PLAN LEGEND



SITE ANALYSIS LEGEND



NOTE:
REFER TO CIVIL DRAWINGS FOR PAVEMENT MARKING AND EQUIPMENT DETAILS

SITE ANALYSIS LEGEND - C

 $12^{\circ} = 1'-0"$

PATH OF TRAVEL NOTES

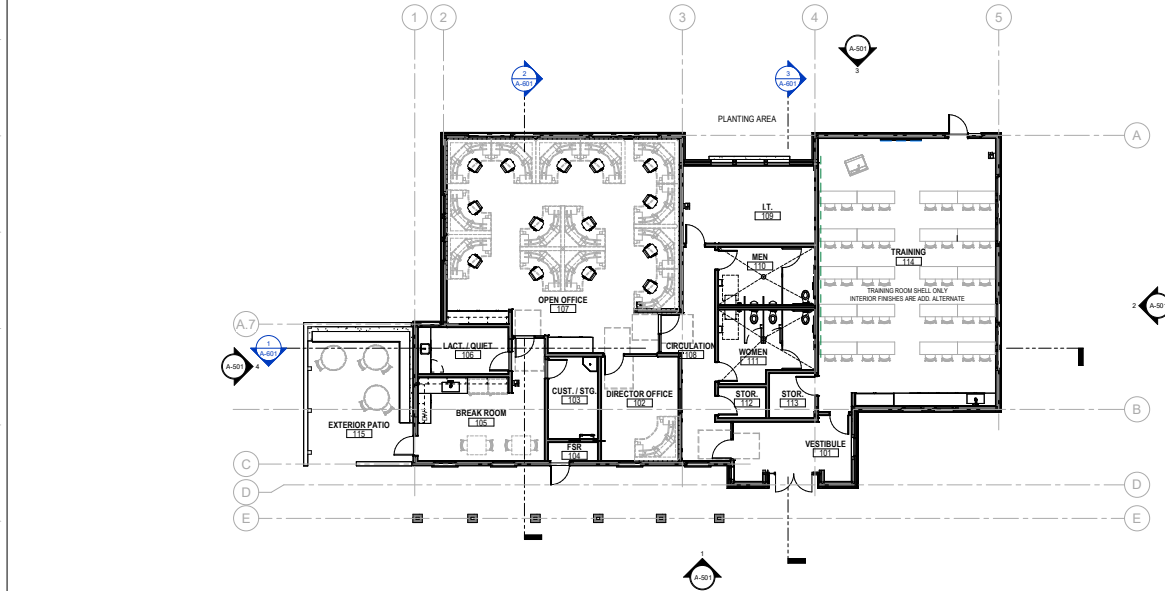
ACCESSIBLE PATH OF TRAVEL (P.O.T.)
THE ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITH NO ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAXIMUM AND AT LEAST 48" IN WIDTH.

ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL ABOVE 27" AND LESS THAN 80".

SITE ANALYSIS P.O.T. NOTES - CA

 $12^{\circ} = 1'-0"$

AC 101



01 LEVEL 1 - OVERALL FLOOR PLAN
1/8" = 1'-0"



www.pbk.com
559-448-8400
PERRIS, CA

ARCHITECT
PERRIS 1750 North Palm Avenue
Perris, CA 92371
559-448-8400 F
559-448-8487 T
PBK.com

CLOVIS PD ALTERNATE
DISPATCH CENTER



Clovis, CA
[Project Status]

PROFESSIONAL SEAL

PROJECT NUMBER
250361

DATE
08/16/2025

FILE NO.

PTN NO.

DRAWN BY
Author

REVISIONS

#	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/16/25

[Project Status]

LEVEL 1 -
OVERALL
FLOOR PLAN

A-101



PERSPECTIVE VIEW LOOKING AT BUILDING ENTRY



PERSPECTIVE VIEW LOOKING EAST TOWARD BUILDING ENTRY



PERSPECTIVE VIEW LOOKING WEST ALONG ENCINO AVE.



PERSPECTIVE VIEW LOOKING EAST FROM TRAIL SIDE OF PROJECT



AERIAL PERSPECTIVE LOOKING NORTH



AERIAL PERSPECTIVE LOOKING EAST



AERIAL PERSPECTIVE LOOKING WEST



AERIAL PERSPECTIVE LOOKING SOUTH

PBK

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PERRIS, CA

ARCHITECT PBK Architects, Inc.
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Perris, CA 92571
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959-448-8487 T
pbk.com

CLOVIS PD ALTERNATE
DISPATCH CENTER
Clovis, CA
[Project Status]



PROFESSIONAL SEAL

PROJECT NUMBER		
250361		
DATE		
02/16/2026		
FILE NO.		
PTN NO.		
DRAWN BY		
Author		
REVISIONS		
#	DESCRIPTION	DATE

[Project Status]

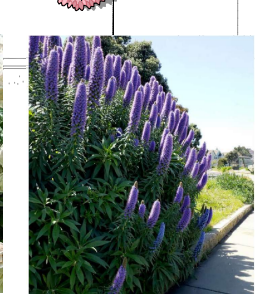
**SCHEMATIC
RENDERINGS**

A-502



MATERIALS SCHEDULE	
SYMBOL	DESCRIPTION
01	PAVEMENTS, RAMP, CURBS
	PAVING TYPE 1
	PAVING TYPE 2
	AC PAVING

CONCEPT PLANT SCHEDULE	
	PARKING LOT TREES BAY LAUREL, LIVE OAK, MAGNOLIA, CRAPE MYRTLE, CALIFORNIA SYCAMORE, MESQUITE, PALO VERDE, DESERT WILLOW, CASSIA
	ACCENT TREES
	SHADE TREES
	STREETSCAPE TREES
	ACCENT SHRUBS DIANELLA, HESPERALOE RED YUCCA, TRAILING LANTANA, MEXICAN BUSH SAGE, FOXTAIL AGAVE, MANDEVILLAS, ROSEMARY, VITEK, PRIDE OF MADEIRA, ICEBERG ROSE, LAVENDER, PITTOSPORUM, LOMANDRA, BIRD OF PARADISE, MYOPORUM, CALANDRINA
	FOUNDATION PLANTING
	PARKING LOT PLANTING
	STREETSCAPE PLANTING
	GROUND COVER PLANTING



ARCHITECT PBK ARCHITECTS, INC.
P.O. BOX 7790 North Palm Avenue
Pasadena, CA 91711
626-448-8407
626-448-8407
PBK.com

LANDSCAPE ARCHITECT EDELMAN GROUP, INC.
EDELMAN
4242 Cimarron Street, Suite 101
La Jolla, California 92037
(619) 595-4000 / www.edelgroup.com

CLOVIS PD ALTERNATE
DISPATCH CENTER

Orland, CA
DESIGN DEVELOPMENT

PROFESSIONAL SEAL

PROJECT NUMBER
250361

DATE
01/23/2026

FILE NO.

PTN NO.

DRAWN BY
Author

REVISIONS

#	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/23/2026
2	ISSUED FOR PERMIT	01/23/2026

DESIGN DEVELOPMENT

CONCEPT PLANTING
PLAN

L1.00

CITY OF CLOVIS
DEVELOPMENT IMPACT FEES
EFFECTIVE 7/21/2025

PREPARED BY: TW DATE: 4/8/2026
CHECKED BY: DATE:
REVISIONS: VERSION 6/20/2024

POLICE DISPATCH CENTER

APN: 555-450-08T
DEVELOPER: CITY OF CLOVIS
SERVICE ADDRESS: 2388 ENCINO AVE

TYPE OF DEVELOPMENT		Calc'd Quantity
PUBLIC INFRASTRUCTURE		
Unit Calculation Methodology		
Sewer Major Facilities	Exempt	0.0
Water Major Facilities	Exempt	0.0
Garbage	Exempt	0.0
Parks	Exempt	0.0
Fire, Police	Exempt	0.0

NET AREA: 0.68 AC
GROSS AREA: 0.83 AC
BUILDING AREA: 4,997 SF
RESIDENTIAL UNITS: 0 UNITS
PROPOSED ZONING: COM RETAIL (C-1, C-2, C-3, PCC)
MIXED USE: NO
WATER METER SIZE: #
3/4"
1"
1-1/2" SFR
2" SFR
1-1/2" 1 LANDSCAPE
2" LANDSCAPE
3" LANDSCAPE
4" LANDSCAPE
6" LANDSCAPE
1-1/2" MFR OR NON-RES
2" 1 MFR OR NON-RES
3" MFR OR NON-RES
4" MFR OR NON-RES
6" MFR OR NON-RES
TRANSCIEVERS: 2

NET AREA CALCULATION: 0.68 AC SCALED PER SITE PLAN
GROSS AREA CALCULATION: 0.83 AC SCALED PER SITE PLAN & STREET DEED

FIRE STATION # 6/ SPR 2019-09 ONLY CHARGED FOR AREA BEING DEVELOPED, THEREFORE FEES DUE FOR DISPATCH CENTER

BLDG SQ FT: 4,996.53 SQ FT SCALED PER SITE PLAN

ASSUME 1-1.5" FOR LANDSCAPING AND 1-2" FOR DOMESTIC AND 2 TRANSCIEVERS PER METER

PER CMC, PUBLIC FACILITIES ARE EXEMPT FROM SMF, SOS, WMF, WOS, WATER SUPPLY, NPW, MAJOR STREET, COMMUNITY SANITATION, FIRE, POLICE

SUMMARY OF CHARGES	
	Charges
SEWER	\$5,168.00
WATER	\$2,968.00
NON-POTABLE WATER	\$0.00
STREETS	\$0.00
UNDERGROUNDING	\$0.00
MISCELLANEOUS	\$3,019.50
STORM DRAIN	TBD
TOTALS	\$11,155.50

THE AMOUNTS SHOWN ARE ESTIMATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE ACTUAL AMOUNT PAYABLE SHALL BE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF PAYMENT AND BASED ON FINAL GROSS ACREAGE, UNITS, AND IMPROVEMENTS INSTALLED. SEE PAGE 2 FOR ITEMIZED CALCULATIONS

STREET AREA	4	TM		# OF LOTS	# OF PGS
UNDERGROUNDING AREA	3	PM			
WATER SUPPLY FEE DATA		SPR	2026-008	0.83	Gr. Ac.
IN FID SERVICE AREA?	YES	OTHER			
NET AREA (WATER SUPPLY BASIS):	0.68 AC				
DEVELOPMENT TYPE	Industrial				
DENSITY (units / net acre)	0.0	NO. OF TEMP. BASINS:	YES / NO		
(rounded up to nearest even decimal)		OPO	NO	TW	INITIAL
ENTITLEMENT APPLICATION COMPLETED	BEFORE MAY 15, 2020				
WATER FRONT FOOTAGE:	CITY 0	DEVELOPER 0	LIN FT	FILE	NO
ENCINO AVE - CIP 20-07 INSTALLED					
SEWER FRONT FOOTAGE:	LIN FT	160	LIN FT		
ENCINO AVE - 160' - SPR 2020-006 INSTALLED					
NEIGHBORHOOD PARK DEPOSIT (see right)	LV	SECTION NUMBER			
LOCAN NEES ANNEXATION FEE	NO	YES / NO			
FIRE TRANSITION FEE (FOR ANNEXATIONS AFTER MAY 6, 2013)	NO	YES / NO			
SPECIFIC PLAN FEES					
NON POTABLE WATER DEPT. HEALTH SERVICES	NO	YES / NO			
PUP CREEK IMPROVEMENT	0	LIN FT			
CFD PROCESSING FEE - SFR AND MFR ONLY	NO	YES / NO			
UTILITY PROCESSING FEE (FIBER OPTIC)	1	1 TO 3 HRS (SPR ONLY)			
WATER TIE-IN, 1" - 3"					
WATER TIE-IN, 4" - 6"					
WATER TIE-IN, 8" OR GREATER					

NOTES:

TBD = TO BE DETERMINED AT A LATER DATE WHEN MORE INFORMATION IS KNOWN.

PC/R = POTENTIAL CREDIT OR REIMBURSEMENT (SEE ATTACHED EXPLANATIONS)

THE AMOUNTS CALCULATED ARE ESTIMATES AND ARE SUBJECT TO CHANGE. THE AMOUNT DUE WILL BE BASED ON FINAL QUANTITIES ASSOCIATED WITH THE PROJECT AND WILL BE ASSESSED AT THE RATES IN EFFECT AT THE TIME OF PAYMENT.

THIS CALCULATION INCLUDES CITY OF CLOVIS DEVELOPMENT IMPACT FEES AND CERTAIN ENGINEERING DIVISION PROCESSING AND INSPECTION FEES. IT DOES NOT INCLUDE BUILDING PERMIT FEES OR CHARGES PAYABLE TO OTHER AGENCIES INCLUDING CLOVIS UNIFIED SCHOOL DISTRICT, SANGER UNIFIED SCHOOL DISTRICT, FRESNO COUNTY COUNCIL OF GOVERNMENTS (RTMF), COUNTY OF FRESNO, SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT, AND OTHERS. THESE AGENCIES OR DEPARTMENTS SHOULD BE CONTACTED TO ASCERTAIN THE PROJECT FEE OBLIGATIONS AND REQUIREMENTS.

FMFCD FEES MAY BE INCLUDED FOR INFORMATION, HOWEVER, FMFCD WILL DETERMINE FINAL FEE AMOUNT.

ITEMIZED CALCULATIONS

DEVELOPMENT FEE DESCRIPTION	RATE	UNITS	CALCULATIONS	QUANTITY	FEE TOTALS	SUBTOTAL / COMMENTS
SEWER (Muni Code Section 6-4.03)						
MAJOR FACILITIES SEWER	\$0.00	Exempt		0.0	\$0.00	*
OVERSIZE SEWER	\$1,123.00	/ GR AC	SEE ABOVE	0.00	\$0.00	* PC/R
FRONT FOOTAGE						
CITY	\$32.30	/ LIN FT		0	\$0.00	
DEVELOPER	\$32.30	/ LIN FT		160	\$5,168.00	
SEWER SUBTOTAL						\$5,168.00
WATER (Muni Code Section 6-5.203)						
WATER MAJOR FACILITIES	\$0.00	Exempt		0.00	\$0.00	*
OVERSIZE WATER	\$1,826.00	/GR AC	SEE ABOVE	0.00	\$0.00	* PC/R
FRONT FOOTAGE						
CITY	\$29.75	/LIN FT		0	\$0.00	
DEVELOPER	\$29.75	/LIN FT		0	\$0.00	
WATER METER						
3/4"	\$378.00	/EACH		0	\$0.00	
1"	\$472.00	/EACH		0	\$0.00	
1-1/2" RESIDENTIAL	\$800.00	/EACH		0	\$0.00	
2" RESIDENTIAL	\$1,020.00	/EACH		0	\$0.00	
1-1/2" LANDSCAPE	\$1,027.00	/EACH		1	\$1,027.00	
2" LANDSCAPE	\$1,172.00	/EACH		0	\$0.00	
3" LANDSCAPE	\$1,650.00	/EACH		0	\$0.00	
4" LANDSCAPE	\$2,739.00	/EACH		0	\$0.00	
6" LANDSCAPE	\$4,949.00	/EACH		0	\$0.00	
1-1/2" MFR OR NON-RES	\$1,386.00	/EACH		0	\$0.00	
2" MFR OR NON-RES	\$1,573.00	/EACH		1	\$1,573.00	
3" MFR OR NON-RES	\$2,161.00	/EACH		0	\$0.00	
4" MFR OR NON-RES	\$3,387.00	/EACH		0	\$0.00	
6" MFR OR NON-RES	\$5,904.00	/EACH		0	\$0.00	
TRANSCIVER	\$184.00	/EACH		2	\$368.00	
WATER SUPPLY FEE	IN FID	\$0.00	APPLICATION DEEMED COMPLETE BEFORE MAY 15, 2020	SEE ABOVE	0.83	\$0.00 *
WATER SUBTOTAL						\$2,968.00
NON-POTABLE WATER (Muni Code Section 6-5.203)						
NON-POTABLE WATER SYSTEM	\$2,664.00	/GR AC	SEE ABOVE	0.00	\$0.00	*
NON-POTABLE WATER SUBTOTAL						\$0.00
MAJOR STREET (Muni Code Section 7-7.07)						
LOCAL STREETS		ACTUAL			\$0.00	
OUTSIDE TRAVEL LANE	PUBLIC INFRAC.	\$0	NA	0.000	\$0.00	PC/R
CENTER TRAVEL LANE	PUBLIC INFRAC.	\$0	NA	0.000	\$0.00	PC/R
TRAFFIC SIGNAL	PUBLIC INFRAC.	\$0	NA	0.000	\$0.00	PC/R
BRIDGE	PUBLIC INFRAC.	\$0	NA	0.000	\$0.00	PC/R
EXISTING FACILITIES		ACTUAL			\$0.00	
STREET FEE ADMINISTRATION CHARGE		1.5%			\$0.00	\$0.00
STREETS SUBTOTAL						\$0.00
OVERHEAD UTILITY UNDERGROUNDING (Muni Code Section 7-5.07)						
UNDER GROUNDING OVERHEAD	\$0.00	/GR AC		0.83	\$0.00	PC/R
UNDER GROUNDING OVERHEAD UTILITY ADMIN CHARGE		1.5%			\$0.00	
UNDERGROUNDING SUBTOTAL						\$0.00
MISCELLANEOUS						
COMMUNITY SANITATION FEE (Muni Code Section 6-3.20)						
PUBLIC INFRAC.	\$0.00	Exempt		0	\$0.00	*
PARKS AND RECREATION (Muni Code Section 3-4.03)						
PUBLIC INFRAC.	\$0.00	Exempt	Public Infrastructure Exempt	0	\$0.00	*
FIRE DEPARTMENT FEE (Muni Code Section 4.10.04)	\$2,253.00	/UNIT		0.0	\$0.00	*
POLICE DEPARTMENT FEE (Muni Code Section 4.11.0)	\$1,582.00	/UNIT		0.0	\$0.00	*
LIBRARY DEV IMPACT FEE (Muni Code Section 7-8.01)	\$0.00	/UNIT		0	\$0.00	*
NEIGHBORHOOD PARK DEPOSIT						
LOMA VISTA AREA (EFFECTIVE MARCH 10, 2017)	\$6,127.00	/UNIT		0.0	\$0.00	*
LOCAN NEES ANNEXATION FEE	\$755.00	/GR AC		0.00	\$0.00	
SPECIFIC PLAN PREP FEE	\$0.00	NA		0	\$0.00	
PUP CREEK IMPROVEMENT FEE	\$34.95	/LF		0.00	\$0.00	
POND MAINTENANCE	\$10,000	/EACH		0	\$0.00	TBD
CFD PROCESSING FEE	\$7,500.00	/EACH		0	\$0.00	
FINAL MAP FEE	\$3,501.00	+ \$30/LOT		0	\$0.00	
FINAL PARCEL MAP FEE	\$2,428.00	+ \$55/PARCEL		0	\$0.00	
ENCROACHMENT AND INSPECTION FEE	\$1,524.18	/EACH		0	\$0.00	TBD
UTILITY PROCESSING FEE	\$150.00	/HR		1	\$150.00	
WATER TIE-IN, 1" - 3"	\$172.50	/EACH		0	\$0.00	
WATER TIE-IN, 4" - 6"	\$345.00	/EACH		0	\$0.00	
WATER TIE-IN, 8" OR GREATER	\$690.00	/EACH		0	\$0.00	
STREET SIGN FEE					\$0.00	
NPW ID TAGS	\$4.00	/EACH			\$0.00	
SPR PLAN CHECK FEE	\$1,500.00	+ \$1,540/Gr.ac.		0.83	\$2,869.50	
FIRE TRANSITION FEE	\$1,219.00	/GR AC		0.00	\$0.00	
DOCUMENT PREPARATION	\$150.00	/HR		0.00	\$0.00	
DEPT. OF HEALTH SERVICES REVIEW	\$200.00	/EACH		0.00	\$0.00	
ADMINISTRATION CHARGE	1.5%		* SUBTOTAL FROM SPECIFIC ITEMS ABOVE	\$0.00	\$0.00	
MISCELLANEOUS		/EACH		1.00	\$0.00	
MISCELLANEOUS		/EACH		1	\$0.00	
MISCELLANEOUS SUBTOTAL						\$3,019.50
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (Muni Code Section 8-7.05)						
* FMFCD	CONTACT FMFCD	559-456-3292	/GR AC		TBD	TBD
TOTAL						\$11,155.50

DEVELOPMENT FEE POTENTIAL CREDIT OR REIMBURSEMENT EXPLANATIONS

SEWER

Sewer Oversize Fee will be credited in an amount to be determined, if the applicant installs permanent sewer mains that are deeper than 8' and/or larger than 8" in diameter. The amount of the credit will vary according to the size and depth of the sewer main installed per the master development fee schedule pursuant to the Clovis Municipal Code.

WATER

Water Oversize Fee will be credited in an amount to be determined, if the applicant installs permanent water mains and valves that are larger than 10" in diameter. The amount of the credit will vary according to the size of the water main installed per the master development fee schedule pursuant to the Clovis Municipal Code.

MAJOR STREET

The major street fees were established to equitably share the cost incurred to install street improvements along the mile and half mile grid streets. If a development is required to install any of the major street improvements listed below, the cost of these improvements are credited against the corresponding major street fee for the development. The cost of any major street improvement constructed by the developer in excess of the corresponding major street fee for the developer's project is then eligible for reimbursement as monies in that major street fee trust fund become available. The developer must file, with the City of Clovis, a reimbursement request to be placed on a payment list (first come, first paid).

Outside Travel Lane improvements include curb, gutter, sidewalk, street lights, and all permanent pavement outside the center travel lane and the corresponding right-of-way acquisition. (The maximum outside travel lane right-of-way width qualified for reimbursement shall be from the boundary of the center travel lane area to ten feet behind the ultimate location of the face of curb.)

Center Travel Lane improvements include the permanent paving, all median island improvements and the corresponding right-of-way acquisition within "Center Travel Lanes". "Center Travel Lanes" are those certain planned travel lanes and applicable right-of-way acquisition of a major street located adjacent to the center line (including median island and landscaping 2 - 16 foot center travel lanes on a 4-lane major street and four lanes consisting of 2 - 12 foot and 2 - 16 foot lanes on a 6-lane major street. Modifications to previously constructed permanent center travel lane improvements to accommodate site specific development are not eligible for reimbursement. When the center travel lane improvements are constructed adjacent to outside travel lane improvements along the developer's frontage, only 12 feet of the 16 foot lanes mentioned above are considered center travel lane improvements.

Traffic Signal improvements include installation of traffic signal hardware, wiring, detectors, and appurtenances at identified intersections at major streets.

Bridge Fee improvements include bridge installation or modifications at identified major street crossings. Street improvements associated with the bridge modification or installation are not included.

UNDERGROUNDING OVERHEAD UTILITIES

The Undergrounding Overhead Utilities Fee was established to equitably share the cost incurred to underground electrical utility facilities adjacent to major streets, such as the mile and half mile grid streets. Utility services to the development are not reimbursable. If a development is required to install any underground electrical utility mains, the cost of those improvements are credited against the underground overhead utility fee for that the development .

The cost of any underground electrical utility improvement constructed by the developer in excess of the corresponding underground overhead utility fee for the developer's project is then eligible for reimbursement as monies in that underground overhead utility fee trust fund become available. The developer must file, with the City of Clovis, a reimbursement request to be placed on a payment list (first come, first paid). Overhead utility facilities include above ground wires, poles, and associated facilities supplying electric services. Facilities used for the transmission of electric energy at nominal voltages of thirty-five thousand (35,000) volts or more are exempt.

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

File No. 210.432

Page 1 of 3

PUBLIC AGENCY

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

DEVELOPER

BENJAMIN LITTLE, CITY OF CLOVIS
1033 FIFTH ST.
CLOVIS, CA 93612

PROJECT NO: **2026-008**

ADDRESS: **2288 ENCINO AVE.**

APN: **555-450-08T**

SENT: **April 08, 2026**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DO	\$18,685.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$0.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$18,685.00		Total Service Charge: \$50.00		

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 2/28/27 based on the site plan submitted to the District on 3/17/26 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

CL SPR No. 2026-008

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

Page 2 of 3

CL SPR No. 2026-008

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

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

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

Page 3 of 3

CL SPR No. 2026-008

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: 4/8/2026 9:07:21 AM



Anthony Zaragoza
Engineer III

Digitally signed by Anthony Zaragoza Date: 4/8/2026 9:07:13 AM

OTHER REQUIREMENTS

EXHIBIT NO. 2

The City of Clovis has fee credit available from Agreement 2033(D)-DO-51 that is eligible to be applied toward drainage fees in Drainage Area “DO”. The City may directly apply the fee credit to CL SPR 2026-008, against the drainage fee obligation for this site. The City shall provide in writing to the District any credits they wish assigned to this project.

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.



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

April 7, 2026

Marisa Parker
Department of Planning and Development Services
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Site Plan Review 2026-008
S/E Shaw and DeWolf avenues

Dear Ms. Parker:

The Fresno Irrigation District (FID) has reviewed Site Plan Review 2026-008 for which the applicant proposes a site plan review for the construction and site improvements associated with a new Clovis Police Department alternative dispatch center, APN: 555-450-08T. FID has the following comment:

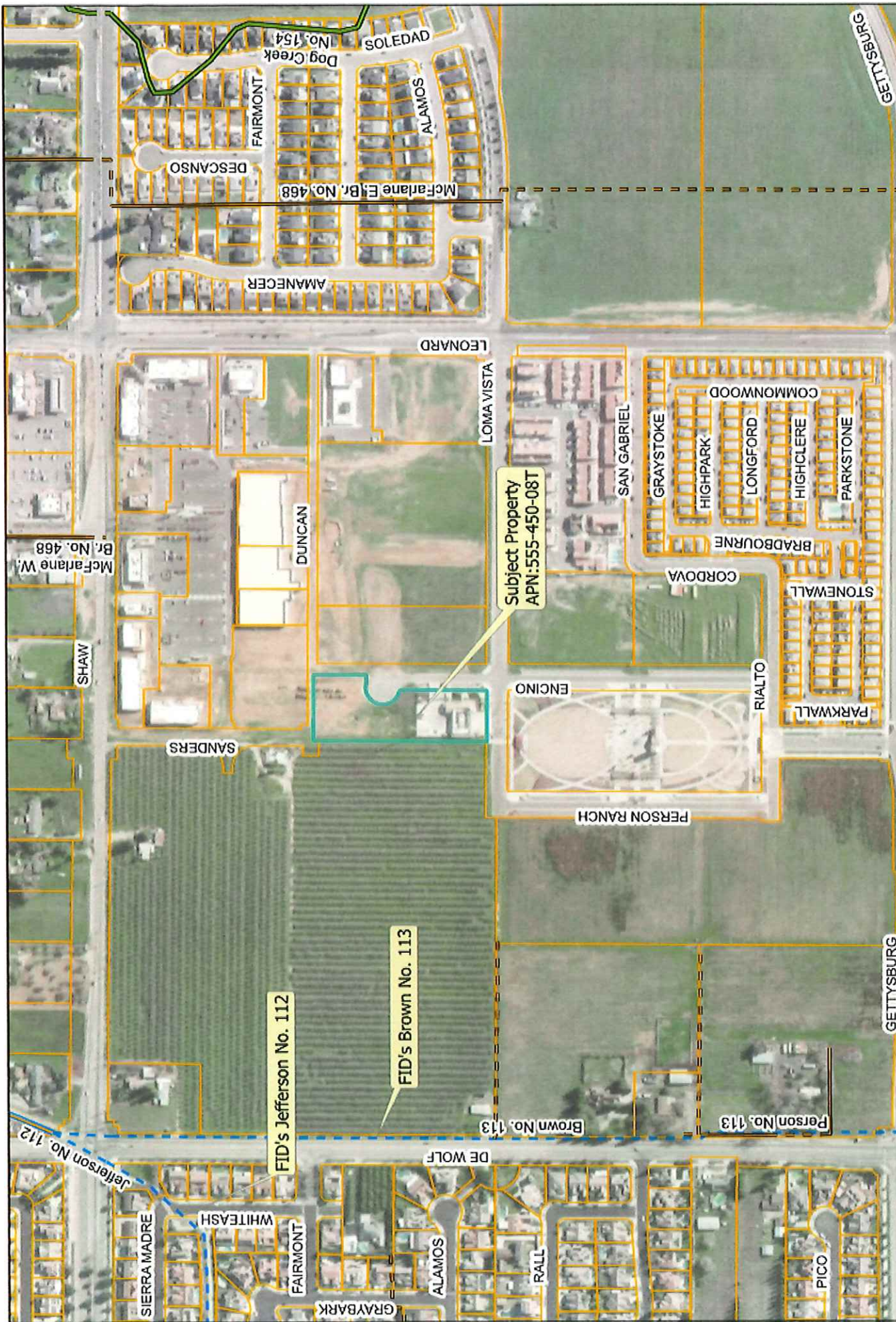
1. FID previously reviewed and commented on the subject property on December 20, 2019, as Site Plan Review SPR2019-019. Those comments and conditions still apply and a copy has been attached for your review.

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

Sincerely,

Felix E. Vaquilar, P.E.
Chief Engineer

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Spatial Referenced:
Name: NAD 1983 StatePlane California IV FIPS 3005

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





CITY of CLOVIS

Report to the Planning Commission

To: Planning Commission

From: Planning and Development Services Department

Date: June 25, 2026

Staff: McKencie Perez, Deputy City Planner

Subject: Consider items associated with Ordinance Amendment 2026-002 and the Multiple-Family Residential Design Standards. City of Clovis, applicant.

- a. Consider Approval - Res. 26-____, A resolution recommending the City Council adopt an exemption from further environmental review under the California Environmental Quality Act Guidelines section 15061, subdivision (b)(3) for Ordinance Amendment 2026-002 and the Multiple-Family Residential Design Standards.
- b. Consider Approval - Res. 26-____, OA2026-002, A resolution recommending the City Council approve an ordinance amending section 9.32.040 of the City's Development Code to modify the parking requirements for multifamily dwellings.
- c. Consider Approval - Res. 26-____, A resolution recommending the City Council approve an amendment to the Multiple-Family Residential Design Standards.

Recommendation: Approve

- Attachments:**
1. OA2026-002 and ODS ATT 1 Res. 26-____ Exemption
 2. OA2026-002 and ODS ATT 2 Res. 26-____ OA
 3. OA2026-002 and ODS ATT 3 Res. 26-____ Design Standards
 4. OA2026-002 and ODS ATT 4 Existing Design Standards
 5. OA2026-002 and ODS ATT 5 Open Space Assessment
 6. OA2026-002 and ODS ATT 6 Feasibility Testing
 7. OA2026-002 and ODS ATT 7 Comments from Industry

Recommendation:

Staff recommends that the Planning Commission adopt resolutions recommending that the City Council adopt an exemption from environmental review, approve an ordinance amendment for multifamily parking requirements, and amendments to the Multiple-Family Residential Design Standards ("Project").

Executive Summary:

On August 5, 2024, the City Council authorized the City Manager to proceed with a consultant service agreement with Ascent to amend the City of Clovis ("City") Multiple-Family Residential Design Standards (**Attachment 4**) that were adopted by the City Council on December 16, 2019 through Resolution 19-70.

Staff is proposing to replace the 2019 Multiple-Family Residential Design Standards with an amended version (**Attachment 3A**) in an effort to establish clearer and more objective standards that align with the current development practices, housing trends, and implementation needs. The proposed revisions are intended to provide greater consistency and predictability for project design and review while ensuring the standards are responsive to the City's planning goals and development patterns. Staff is also proposing Ordinance Amendment (OA) 2026-002 to modify the parking requirements for multifamily development projects. These amendments are proposed to comply with Implementation Program H8 of the City's 6th Cycle Housing Element ("Housing Element"), which require reduced requirements.

Background:

The State of California previously approved several bills related to housing, including Senate Bill (SB) 330, known as the Housing Crisis Act of 2019, which was aimed at increasing housing production. A portion of SB 330 focused on objective design standards in regard to streamlined review for residential projects. On December 16, 2019, the City Council adopted the Multiple-Family Residential Design Standards that replaced the 1992 Multiple-Family Residential Design Guidelines to comply with SB 330. Since 2019, staff has reviewed multifamily residential projects in accordance with the adopted Multiple-Family Residential Design Standards. Since that time, the City's most recent Housing Element was certified December 17, 2024 and includes several goals, policies, and implementation programs intended to guide future housing development. Consistent with Implementation Program H8, the City is required to update its objective development standards and parking requirements for multifamily residential projects.

Proposal and Analysis:

Staff is proposing to replace the Multiple-Family Residential Design Standards adopted in 2019 with an amended version to comply with Implementation Program H8, mentioned above, and to continue offering expedited multifamily residential project reviews. Staff is also proposing OA2026-002 to modify the parking requirements for multifamily development projects. With the amendments and implementation of the proposed objective design standards, the process of reviewing multifamily projects will be more efficient and remove constraints for development.

After several years of project reviews, some of the standards no longer align with development trends or site planning. Staff has identified provisions that are difficult to apply, create unintended consequences, or do not achieve the desired design outcomes. The proposed amendments would provide clearer, more measurable, and easier to administer standards.

In order to update the Multiple-Family Residential Design Standards, staff worked with Ascent to evaluate the objective standards, evaluate the proposed changes to the open space standards, and test the amended standards on sites within the City. This process also included the proposed amendments to the Clovis Municipal Code (CMC) for parking requirements for multifamily residential projects. Below is further analysis on each component of the amendment process and OA2026-002.

Objective Design Standards

The City's Multiple-Family Residential Design Standards establish objective design standards that address a range of design topics to shape buildings and their relationship to the public realm. The standards are intended to apply to different projects, sites, and contexts, while balancing predictability and flexibility in design. The Multiple-Family Residential Design Standards are measurable and verifiable, and are intended to provide the public, building and design professionals, and decision makers with objective criteria for development. The Multiple-Family Residential Design Standards serve as minimum requirements that apply to multifamily residential and mixed-use development projects that include multifamily residential, and which are eligible for ministerial review. **Table 1** highlights several significant differences between the existing and proposed standards to facilitate comparison; however, it is not intended to be a comprehensive summary of all proposed revisions.

Table 1

	Existing Standards	Proposed Standards
<i>Building Setbacks</i>		
Setback between single family residential (transitional)	None	15 feet, if CMC requires more go with larger
<i>Open Space and Landscaping</i>		
Open space size – private/public	260 square feet per unit	R-2 zone district: 260 square feet per unit R-3 and R-4 zone districts: meet minimums outlined below
Open space – common	-	12 units or less – exempt 13 to 20 units – 85 square feet per unit 21+ units – 135 square feet per unit
Open space – common, minimum dimension	-	25 feet
Open space minimum – ground private	10 feet	Six (6) feet

Open space – private	-	12 units or less – 175 square feet per unit 13+ units – 70 square feet per unit
Children's play area	25+ units, one play area of 600 square feet with minimum 15 foot dimension, with play equipment and fenced	-
Open space – trees, common	-	One (1) per 500 square feet of required open space
Open space amenities	-	Covered play area, seating, lighting, 80% open to sky
<i>Building Facades and Finish Materials</i>		
Roof articulation	No flat roofs permitted	Flat roofs not permitted within 100 feet of single family residential
Windows	2 nd story+ adjacent to single family residential – prevent direct view, obscure, frost, orient window to prevent direct view in or out	-
<i>Solid Waste and Recycle Collection</i>		
Trash enclosure	Maximum 150 feet from unit door	-
<i>Exceptions</i>		
Exceptions	Follow CMC discretionary process	Three (3) that are no more than 10% deviation; others go through CMC

Open Space Assessment

An Open Space Assessment (**Attachment 5**) was completed to evaluate proposed amendments to the open space standards being considered by the City as part of the update to the Multiple-Family Residential Design Standards. The assessment evaluated the effectiveness of the proposed open space standards to reduce constraints on development. Reducing open space requirements can increase the affordability of housing by decreasing development costs or increasing the amount of

land available on a site for housing units.

Based on the assessment, the open space standards included in the amended Multiple-Family Residential Design Standards were found to:

- Reduce the overall amount of open space compared to current standards.
- Yield more open space compared to other similar cities.
- Provide more flexible options for meeting open space requirements.
- Remove constraints on development, based on application to three prototype sites.
- Implement Program H8 in the Housing Element, which commits the City to reducing the open space requirement in R-3 and R-4 zone districts.

The proposed open space standards are intended to reduce the overall minimum square footage of required open space, scale the minimum square footage of open space in proportion to the size of a development, and establish other objective standards for common and private open space.

Additionally, the City's proposed standards are more flexible and proportional to the size of developments, facilitating housing development for a variety of project types and sizes. In smaller developments with 12 or less units, the lower standards allow for more units to be built, which is helpful for projects with smaller lot sizes. Compared to the City's existing standards, the proposed standards establish more feasible minimums. The reductions are more pronounced in higher density R-4 zone districts, which allows for developments to maximize density to the allowable limits. Overall, the City's proposed open space standards would help facilitate housing production by reducing constraints on developers to provide more units, promoting more efficient land use, and making it easier to meet open space requirements without compromising the access to open space for residents.

Feasibility Testing

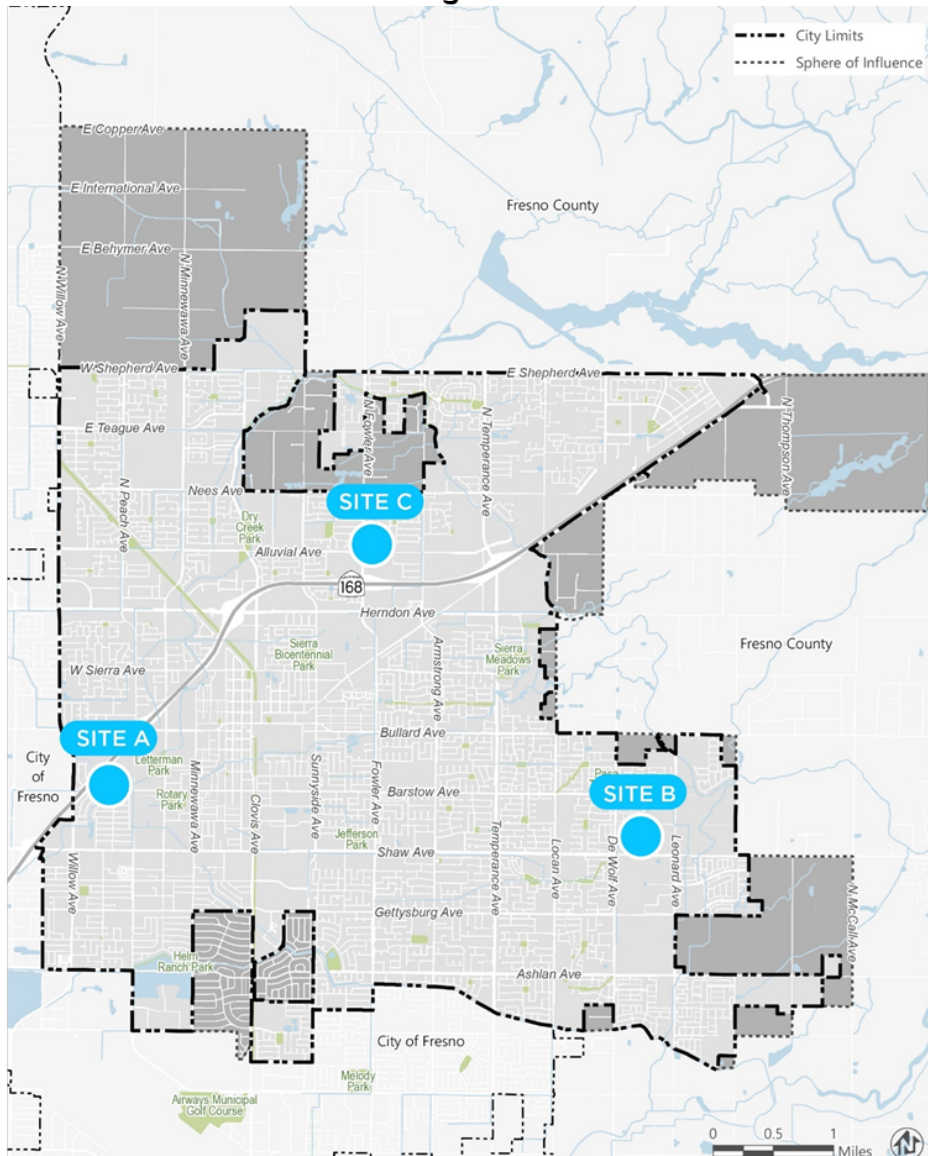
Feasibility testing (**Attachment 6**) was conducted to evaluate the design, programming, and yield of multifamily housing on three (3) sites in the City as part of the City's update of the Multiple-Family Residential Design Standards. The site details are identified in **Table 2**. Potential development scenarios were evaluated for each site to test existing applicable development standards from the CMC, including setbacks, lot coverage, height, and density. The proposed Multiple-Family Residential Design Standards were applied to the development scenarios as part of the feasibility testing to evaluate standards related to building design, open space, site design, access and circulation, and parking.

Table 2			
Site Identification	Location	Assessor's Parcel Number	Site Size (Acres)
A	Southwest corner of West Lincoln and Sylmar Avenues	420-142-11 and 420-142-12	0.46
B	East of De Wolf Avenue and north of Shaw Avenue	554-053-57 and 554-053-58	3.73
C	North of Alluvial	563-032-06	2.5

	Avenue and east of North Fowler Avenue		
--	--	--	--

Each of the three (3) sites, depicted in **Figure 1** below, was evaluated to test the potential design, programming, and yield of multifamily residential housing. Potential development scenarios were explored for each site to test existing applicable development standards in the Development Code. In addition, the proposed Multiple-Family Residential Design Standards related to building design, including massing and articulation, roof variation, entries, open space, site design, access and circulation, and parking were applied to the development scenarios as part of the feasibility testing. Each site was tested with different development scenarios and building types to explore the potential to maximize the number of units included in the development scenarios for each of the three (3) sites and to identify potential constraints. Findings for each site are outlined in **Attachment 6**.

Figure 1



Overall, the feasibility testing showed that multifamily residential development can achieve target density while still meeting the requirements of objective standards in the CMC and the proposed Multiple-Family Residential Design Standards on all three (3) sites evaluated.

Ordinance Amendment

Staff is proposing OA2026-002, which proposes to amend Table 3-12 of CMC section 9.32.040 (**Attachment 2A**). The amendment would reduce the parking requirements for multifamily dwellings required in the CMC to ensure consistency with Implementation Program H8 of the Housing Element. The proposed amendments are intended to reduce potential barriers to housing development, facilitate the construction of needed housing, and further the City’s compliance with State housing law and adopted Housing Element goals. The proposed amendments to Section 9.32.040 of the CMC are outlined in **Table 3**, which will reduce the parking requirements.

Table 3		
Land Use Type	Existing Requirements	Proposed Requirements
Multifamily dwellings, duplex units, and other attached dwellings	Studio, one (1) and two (2) bedroom units – two (2) spaces for each dwelling unit, of which at least one (1) shall be covered. Three (3) or more bedroom units – three (3) spaces for each dwelling unit, of which at least one (1) shall be covered.	Studio/one (1) bedroom units – one (1) space for each dwelling unit, of which at least one (1) shall be covered. Two (2) bedroom units – 1.5 spaces for each dwelling unit, of which at least one (1) shall be covered. Three (3) or more bedroom units – two (2) spaces for each dwelling unit, of which at least one (1) shall be covered. Plus one (1) covered or uncovered guest space for every four (4) dwelling units.

Findings for an Ordinance Amendment

The findings that must be made to approve an ordinance amendment application and staff’s response to each of those findings are listed below. (CMC § 9.86.060, subd. (B).)

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

The proposed amendment is consistent with City’s General Plan Housing Element policies and implementation programs, which are intended to facilitate the development of housing for all income

levels. Specifically, the Housing Element identifies the need to remove or reduce regulatory constraints that may impede housing production, including standards that can increase development costs or limit site design flexibility. As part of this effort, the Housing Element calls for updates to the City's objective development standards and parking requirements for multifamily residential projects. The proposed amendment supports these goals by promoting more efficient use of land, lowering development costs, and encouraging the construction of additional housing opportunities within the city.

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 because it modifies the City's parking requirements to reduce unnecessary constraints on housing development while continuing to provide adequate parking standards. The amendment is intended to facilitate the development of additional housing opportunities, consistent with the City's Housing Element goals and State housing laws and will support orderly growth and development without adversely affecting public health, safety, and welfare.

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

The proposed amendment would enable the City to meet the requirements of Implementation Program H8 of the Housing Element. In addition, the proposed amendment has not identified any conflicts with existing provisions of the Development Code.

Consistency with General Plan Goals and Policies

The City's General Plan includes the Housing Element, which contains the goals, policies, implementation programs, and quantified objectives for the maintenance, improvement, and development of housing in the City. The focus of the Housing Element is to identify goals, policies, and programs to meet the housing needs of all income groups while preserving and enhancing existing neighborhoods, removing impediments to housing growth, reducing living expenses that are indirectly related to housing, such as transportation costs and energy costs, and to affirmatively further fair housing. The Housing Element includes the following goal, policy and implementation program that guides the City toward reaching its goals.

Goal H-1: Provide an ample supply of housing to meet the existing and projected housing needs for households at all income levels.

Policy H-1.2: Remove Barriers to Housing Production. Work to ensure that local policies and standards do not unreasonably constrain the production of affordable housing units.

Program H8: Development Standards and Zoning Consistency. Review and update the Development Code to remove identified constraints on housing development, including:

- reducing parking standards for multifamily housing to require no more than one parking space for studio, one bedroom units, and units with three or more bedrooms;
- reducing open space requirements in the R-3 and R-4 zones; and
- increasing the minimum density in the R-3 zone from 15 units/acre to 20 units/acre.

Initiate a comprehensive Development Code update to address inconsistencies between the

Development Code and the General Plan land use designations and standards.

- Objective: Accelerate housing production by ensuring that the City's development standards facilitate rather than constrain new development.
- Timeframe: Increase minimum density in the R-3 zone by July 31, 2024. Review and amend other development standards by June 2025; initiate Code update to address General Plan consistency by 2027.
- Responsible Department: Planning and Development Services Department (Planning Division).

California Environmental Quality Act

The project qualifies for the "common sense" exemption under the California Environmental Quality Act (CEQA) Guidelines, section 15061, subdivision (b)(3), which applies to activities for which it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. There is no reasonable possibility that the Project would result in a significant environmental effect, and no unusual circumstances exist that would create a reasonable possibility of such effects. Adoption of the Project only amends requirements under the City's Multiple-Family Residential Design Standards and Development Code, but these requirements do not create any foreseeable direct/indirect changes in the environment.

Public Outreach

Building Industry Notification

Members of the building industry were provided with an opportunity to review and provide comments on the Project. Over 100 members of the building industry were emailed on April 24, 2026. Comments were due to staff on May 26, 2026 and staff received two (2) comment letters (**Attachment 7**).

Reason for Recommendation:

The proposed amendments were initiated to satisfy a program of the City's Housing Element, which required updates to the parking and open space requirements for multifamily residential developments. The additional amendments that are proposed in the Multiple-Family Residential Design Standards are necessary to assist with development of housing.

Actions Following Approval:

This Project will continue to the City Council for final consideration.

Conflict of Interest:

None.

Notice of Hearing:

The City published notice of this public hearing in *The Business Journal* on Monday, June 8, 2026, more than ten (10) days prior to the Planning Commission hearing. Staff has not received any comments from the public since publication of the notice and completion of the staff report.

CLOVIS PLANNING COMMISSION

RESOLUTION 26-____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING THAT THE CITY COUNCIL FIND THAT THE PROPOSED
MULTIPLE-FAMILY RESIDENTIAL DESIGN STANDARDS AND ORDINANCE
AMENDMENT FOR MULTIFAMILY PARKING REQUIREMENTS ARE EXEMPT FROM
CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061, SUBDIVISION (B)(3).**

WHEREAS, on August 5, 2024, the City Council authorized the City Manager to amend the City of Clovis ("City") Multiple-Family Residential Design Standards; and

WHEREAS, the City also initiated Ordinance Amendment (OA) 2026-002 to modify the parking requirements for multifamily development projects; and

WHEREAS, these amendments were required to comply with Implementation Program H8 of the City's 6th Cycle Housing Element, which requires reduced development standard requirements; and

WHEREAS, notice of the public hearing for the consideration of the project was published in *The Business Journal* on June 8, 2026, and the notice of the Public Hearing was also posted in accordance with applicable law; and

WHEREAS, the Planning Commission has considered the California Environmental Quality Act (CEQA) analysis for this project as described and summarized in the staff report and elsewhere in the record of proceedings for this matter, which analysis includes a determination that the project will not result in any significant effect on the environment, and is therefore exempt from further environmental under CEQA pursuant to CEQA Guidelines 15061, subdivision (b)(3); and

WHEREAS, the Planning Commission has reviewed and considered the CEQA analysis, staff report, and all written materials submitted in connection with this proposed project and public hearing, and considered all written and oral presentations presented to the Planning Commission for this item during the public hearing ("Administrative Record").

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

1. Based on the Administrative Record, the Planning Commission recommends that the City Council find that the project is exempt from further environmental review under CEQA pursuant to CEQA Guidelines section 15601, subdivision (b)(3).
2. Based upon its review of the CEQA exemption, the Planning Commission finds that the exemption is an adequate assessment of the project and represents the independent judgment of the Planning Commission.

3. Recommends that the City Council adopt the CEQA exemption.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 25, 2026, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 26-____

DATED: June 25, 2026

Alma Antuna, Chair

ATTEST:

Renee Mathis, Secretary

CLOVIS PLANNING COMMISSION

RESOLUTION 26-____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS RECOMMENDING THAT THE CITY COUNCIL APPROVE ORDINANCE AMENDMENT 2026-002, AMENDING CHAPTER 9.32 OF TITLE 9 [DEVELOPMENT CODE] OF THE CLOVIS MUNICIPAL CODE TO MODIFY THE PARKING REQUIREMENTS FOR MULTIFAMILY DWELLINGS

WHEREAS, the City of Clovis' ("City") current Development Code, located under Title 9 of the Clovis Municipal Code ("Development Code"), was adopted by the City Council on October 8, 2014 and has been amended from time to time pursuant to procedures and criteria included in Chapter 9.86 of the Development Code; and

WHEREAS, the City initiated an application for Ordinance Amendment (OA) 2026-002 to amend the Development Code to modify the parking requirements for multifamily residential projects ("Project"); and

WHEREAS, OA2026-002 is required to comply with Implementation Program H8 of the City's 6th Cycle Housing Element, which requires reduced parking requirements for multifamily residential projects; and

WHEREAS, OA2026-002 proposes to amend the parking requirements for multifamily dwellings outlined in Table 3-12 of Section 9.32.040 of the Development Code (**Attachment A**); and

WHEREAS, notice of the public hearing for the consideration of the project was published in *The Business Journal* on June 8, 2026, and the notice of the Public Hearing was also posted in accordance with applicable law; and

WHEREAS, the Planning Commission has considered the California Environmental Quality Act (CEQA) analysis for this proposed Project as described and summarized in the staff report and elsewhere in the record of proceedings for this matter, which analysis includes a determination that the Project will not result in any significant effect on the environment, and is therefore exempt from further environmental under CEQA pursuant to CEQA Guidelines 15061, subdivision (b)(3); and

WHEREAS, the Planning Commission has reviewed and considered the CEQA analysis, staff report, and all written materials submitted in connection with this proposed project and public hearing, and considered all written and oral presentations presented to the Planning Commission for this item during the public hearing ("Administrative Record").

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

1. Based on the Administrative Record, the Planning Commission recommends that the City Council find that the Project is exempt from further environmental review pursuant to CEQA Guidelines section 15601, subdivision (b)(3).
2. The Project satisfies the required findings for approval of an ordinance amendment, as follows (CMC § 9.86.060, subd. (B)):
 - a. OA2026-002 is internally consistent with the goals, policies, and actions of the General Plan.
 - b. OA2026-002 would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
 - c. OA2026-002's modifications do not conflict with any other provision of the Development Code.
3. The Planning Commission hereby recommends the City Council approve OA2026-002 as outlined in **Attachment A**.
4. The bases for these findings are detailed in the June 25, 2026 staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing, which are hereby incorporated by reference.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 25, 2026, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 26-____
 DATED: June 25, 2026

 Alma Antuna, Chair

ATTEST: _____
 Renee Mathis, Secretary

Attachment A
Ordinance Amendment 2026-002

Text in **Red** is proposed to be added and
text in ~~strikethrough~~ is proposed to be deleted.

Section 9.32.040, Table 3-12 Parking Requirements by Land Use

TABLE 3-12
PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Residential Uses	Vehicle Spaces Required
Multifamily dwellings, duplex units, and other attached dwellings	Studio/1 bedroom units – 1 space for each dwelling unit, of which at least 1 shall be covered. 2 bedroom units – 1.5 spaces for each dwelling unit, of which at least 1 shall be covered. 3 or more bedroom units – 2 spaces for each dwelling unit, of which at least 1 shall be covered. Plus 1 covered or uncovered guest space for every 4 dwelling units. Studio, 1 and 2 bedroom units – 2 spaces for each dwelling unit, of which at least 1 shall be covered. 3 or more bedroom units – 3 spaces for each dwelling unit, of which at least 1 shall be covered.

CLOVIS PLANNING COMMISSION

RESOLUTION 26-___

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE
CITY'S MULTIPLE-FAMILY RESIDENTIAL DESIGN STANDARDS**

WHEREAS, the City of Clovis ("City") initiated an amendment to the Multiple-Family Residential Design Standards adopted by the City Council on December 16, 2019 ("Project"); and

WHEREAS, the Project is required to comply with Implementation Program H8 of the City's 6th Cycle Housing Element, which requires reduced open space requirements; and

WHEREAS, the City is proposing to replace the Multiple-Family Residential Design Standards adopted in 2019 with an amended version (**Attachment A**) that includes amendments to several development standards; and

WHEREAS, notice of the public hearing for the consideration of the Project was published in *The Business Journal* on June 8, 2026, and the notice of the Public Hearing was also posted in accordance with applicable law; and

WHEREAS, the Planning Commission has considered the California Environmental Quality Act (CEQA) analysis for this proposed Project as described and summarized in the staff report and elsewhere in the record of proceedings for this matter, which analysis includes a determination that the Project will not result in any significant effect on the environment, and is therefore exempt from further environmental under CEQA pursuant to CEQA Guidelines 15061, subdivision (b)(3); and

WHEREAS, the Planning Commission has reviewed and considered the CEQA analysis, staff report, and all written materials submitted in connection with this proposed project and public hearing, and considered all written and oral presentations presented to the Planning Commission for this item during the public hearing ("Administrative Record").

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

1. Based on the Administrative Record, the Planning Commission recommends that the City Council find that the Project is exempt from further environmental review pursuant to CEQA Guidelines section 15601, subdivision (b)(3).
2. The Planning Commission hereby recommends the City Council approve the amendment to the Multiple-Family Residential Design Standards (**Attachment A**).

* * * * *

Attachment 3

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 25, 2026, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 26-____

DATED: June 25, 2026

Alma Antuna, Chair

ATTEST:

Renee Mathis, Secretary

City of Clovis

Multiple-Family Residential Design Standards

June 2026



Acknowledgements

City Council

Vong Mouanoutoua, Mayor
Diane Pearce, Mayor Pro Tem
Lynne Ashbeck, Councilmember
Matt Basgall, Councilmember
Drew Bessinger, Councilmember

Planning Commission

Alma Antuna, Chair
Brandon Bedsted, Chair Pro Tem
Amy Hatcher
Joseph Hebert
Paul Hinkle

City Staff

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George Gonzalez, City Planner
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Chapter 1. Introduction

Describes the purpose, overview, applicability, relationship to other City documents, the process for administrative exceptions, and other general standards and additional requirements.

1.1 Purpose

The City of Clovis Multiple-Family Residential Design Standards establish objective design standards that address a range of design topics to shape buildings and their relationship to the public realm. The standards are intended to apply to different projects, sites, and contexts, while balancing predictability and flexibility in design. The Multiple-Family Residential Design Standards are measurable and verifiable, and are intended to provide the public, building and design professionals, and decision makers with objective criteria for development.

1.2 Overview

- Chapter 1 – Introduction: Describes the purpose, overview, applicability, relationship to other City documents, the process for administrative exceptions, and other general standards and additional requirements.
- Chapter 2 – Building Design: Defines standards related to the design of a building, including the building envelope, transitional setbacks, building articulation, roof articulation, residential entries, architectural features and styles, windows and glazing, doors, materials and colors, utilities, and screening.
- Chapter 3 – Open Space: Defines standards for the size, dimensions, and features in common and private open spaces.
- Chapter 4 – Site Design: Provides standards related to the design of a site, including landscaping, screening, perimeter walls and fencing, site lighting, outdoor furniture, and trash enclosures.
- Chapter 5 – Access and Circulation: Specifies standards that ensure adequate vehicular and pedestrian mobility throughout a site.
- Chapter 6 – Parking: Outlines standards addressing vehicular and bicycle parking requirements.
- Chapter 7 – Ground-Floor Commercial: Provides standards for activating the ground-floor of a building with commercial space through facade treatment, transparency requirements, outdoor dining, and signage standards.
- Chapter 8 – Public Street Improvements: Identifies standards to enhance the quality of public streets and sidewalks through street furniture and lighting, as well as right-of-way dedications and acquisitions.
- Glossary: Defines technical terms and key words.
- References: Summarizes external references and benchmarks.
- Appendix A – Additional Public Facilities and Engineering Standards: Identifies other rules and regulations that may be applicable.
- Appendix B – Objective Standards for Architectural Styles: Provides standards for architectural styles to provide consistency with the Loma Vista Community Centers North and South Master Plan and Heritage Grove City Center Villages Master Plan.

1.3 Applicability

The Multiple-Family Residential Design Standards serve as minimum requirements that apply to multifamily residential and mixed-use development projects that include multifamily residential, and which are eligible for ministerial review. Multiple-family residential and mixed-use development projects eligible for ministerial review pursuant to *Clovis Municipal Code (CMC) Section 9.77.050, Multifamily Residential Development Review*, are subject to approval by the Director and are exempt from environmental review under the California Environmental Quality Act (CEQA).

1.3.A Multifamily Housing

Multifamily housing is defined in *CMC Section 9.120.020, Definitions*, as follows:

Includes a structure or a portion of a structure used and/or designed as residences for two (2) or more families living independently of each other. Includes: duplexes; triplexes and fourplexes (individual structures containing three (3) and four (4) housing units, respectively); apartments (five (5) or more units under one ownership in a single structure); apartment hotels (second floor or above a commercial mixed use structure); townhouse development (three (3) or more attached single-family dwellings where no unit is located over another unit); senior citizen multifamily housing; and single- and common-ownership attached-unit projects (e.g., condominiums).

1.3.B Zoning Districts

The Multiple-Family Residential Design Standards would apply to projects in the:

- R-2 (Multifamily Medium-High Density) District;
- R-3 (Multifamily High Density) District;
- R-4 (Multifamily Very High Density) District;
- Regional Housing Needs (RHN) Overlay;
- Mixed-Use (M-U) Overlay; or,
- Any multifamily project eligible for ministerial approval under State law.

1.3.C Excluded

The following types of development are not subject to the Multiple-Family Residential Design Standards:

- Two-unit housing development and two parcel lot splits pursuant to Senate Bill (SB) 9 (California Government Code Sections 658552.21, 66411.7, and 66452.6); and,
- Accessory dwelling units (ADUs) developed pursuant to Section 9.40.020, Accessory Residential Dwelling Units.

Additional Zoning and Municipal Code Standards

In addition to the Multiple-Family Residential Design Standards, multifamily residential development projects shall comply with all applicable objective requirements in *CMC Title 9, Development Code* (Development Code), including *Section 9.10.30, Residential District General Development Standards* for the applicable zoning district. Other requirements in the CMC, as applicable to that zone.

1.4 Relationship to City Documents

The City of Clovis General Plan focuses on the preservation and enhancement of the existing Clovis community while allowing the continued development of three Urban Centers to ensure the long-term viability of Clovis. The Urban Centers, as key components of the General Plan, are unique sub-communities of Clovis that enable the City to grow while maintaining its authentic, small town character and overall livability. In addition, the City has adopted specific plans to promote unique land use districts and guide future development in other key areas of the City, including, but not limited to, the Central Clovis Specific Plan, Loma Vista Specific Plan, Loma Vista Community Centers North and South Master Plan, and Heritage Grove City Center Villages Master Plan.

These tools, together with the Development Code and other regulations, are intended to implement the community's values and vision and address future development needs.

1.4.A Conflicts

The City maintains multiple regulatory documents that contain objective design standards and other requirements that apply to multifamily residential and the residential component of mixed-use projects, including the Development Code. In the case of a conflict, the following shall apply:

- Where a provision of the Multiple-Family Residential Design Standards differs from a requirement of the Development Code, the provision of the Multiple-Family Residential Design Standards shall prevail, unless otherwise specified herein.
- Where a provision of the Multiple-Family Residential Design Standards differs from a requirement of the RHN Overlay (*CMC Section 9.18.050, RHN Overlay District*), the standards of the RHN Overlay shall prevail, unless otherwise specified herein. For parking, development standards of the CMC may be used if less restrictive.
- Where a provision of the Multiple-Family Residential Design Standards differs from a standard contained within an applicable specific plan, the standard of the applicable specific plan shall prevail.

1.5 Administrative Exceptions

An applicant may request an administrative exception for up to three (3) standards contained within the Multiple-Family Residential Design Standards.

1.5.A Request for Administrative Exceptions

1. Request for Administrative Exceptions: A request for administrative exception(s) must be made in writing as part of the application for the proposed project. A written justification for an administrative exception(s) must identify each standard for which an administrative exception is requested, and how the request meets the required findings.
2. Interpretation. A standard shall include any numbered standard, inclusive of any lettered standards or sub-bullets.

3. Required Findings for Exceptions: The Director will consider a written request for an administrative exception(s) and make findings to approve or deny the request. An exception shall be granted only if all the following findings are made for each of the exceptions:
 - a. Exceptions from numeric standards do not deviate more than ten (10) percent from the standard, if applicable.
 - b. A standard for which an exception is requested is not contained in Development Code, Specific Plan, General Plan, or another applicable regulation or ordinance.
4. Density Bonus. An administrative exception, approved through the process outlined in this section, is separate from any waivers or concession/incentives granted pursuant to Density Bonus Law (Government Code Section 65915 – 65918) and/or other applicable state laws.
 - a. If any waivers or concessions/incentives granted pursuant to Density Bonus Law includes an applicable standard included in the Multiple-Family Residential Design Standards, it will be counted as one (1) of the three (3) administrative exceptions granted through this section.
5. Discretionary Review. Projects processed through discretionary review do not require conformance with the Multiple-Family Residential Design Standards, but consistency is encouraged.

Relationship to State Density Bonus Law

According to Density Bonus Law (Government Code Sections 65915 – 65918), multifamily housing projects that qualify for a density bonus are entitled to waivers and concessions of development standards. Projects eligible for density bonus are subject to objective design standards, unless a project requests waivers or concessions.

1.6 Other General Standards and Additional Requirements

Projects may be subject to other general standards and City requirements, in addition to the Multiple-Family Residential Design Standards. Some of these standards include, but are not limited to:

- **Building Permit.** A building permit is required prior to any construction activities in accordance with *CMC Section 9.52, Building Permits/Zoning Clearances*. No building permit will be issued until the Building Official has verified consistency with all applicable codes and standards.
- **Landscaping and Trees.** Landscaping shall comply with *CMC Chapter 9.28, Landscaping Standards*, and *Chapter 9.30, Tree Protection*, the City of Clovis Recommended Tree List, and City Standard Drawing P-17.
- **Lighting.** Lighting shall be subject to the requirements of *CMC Section 9.22.050, Exterior Light and Glare*.
- **Trash Enclosures.** Trash Enclosures shall be constructed according to City of Clovis Solid Waste Enclosure Design Standards and City Standard Drawings M-2 and M-3.
- **Fire Access.** All projects must meet the requirements outlined in Clovis Fire Department Standard # 1.1, Fire Apparatus Access.
- **Streets.** The City of Clovis Combined Street Standards dictate the design and construction requirements for streets.
- **Parking.** The number of parking stalls shall conform with *CMC Section 9.32.040, Table 3-12, Parking Requirements by Land Use* and meet the requirements *CMC Chapter 9.32, Parking and Loading Standards*.
- **Signs.** Signs shall be designed and constructed per *CMC Section 9.34.120, Signs*.
- **Mandatory Organic Waste and Disposal Reduction Regulations.** Multifamily residential projects must comply with either *CMC Section 6.3.2.03, Requirements for Residential Generators* or *6.3.2.04, Requirements for Commercial Generators, depending on the number of units*.
- **Building and Engineering Standards.** All other objective standards in accordance with the requirements of applicable State law, Americans with Disabilities Act (ADA) requirements, and current edition(s) of the California Building Standards Codes (CBSC) (Cal. Code Regs., Title 24), and adopted standards of the Clovis Engineering Department.
- **Appendix A – Additional Public Facilities and Engineering Standards.** Identifies other rules and regulations that may be applicable, including: grading, utilities, and offsite construction, sewer,

Property Development and Use Standards (CMC Chapter 9.24)

All structures, additions to structures, and uses shall comply with the property development and use standards in *CMC Chapter 9.24*, except for nonconforming uses (*Chapter 9.84, Nonconforming Uses, Structures, and Parcels*).

water, grading and drainage, irrigation and landscaping, public safety, and other miscellaneous standards.

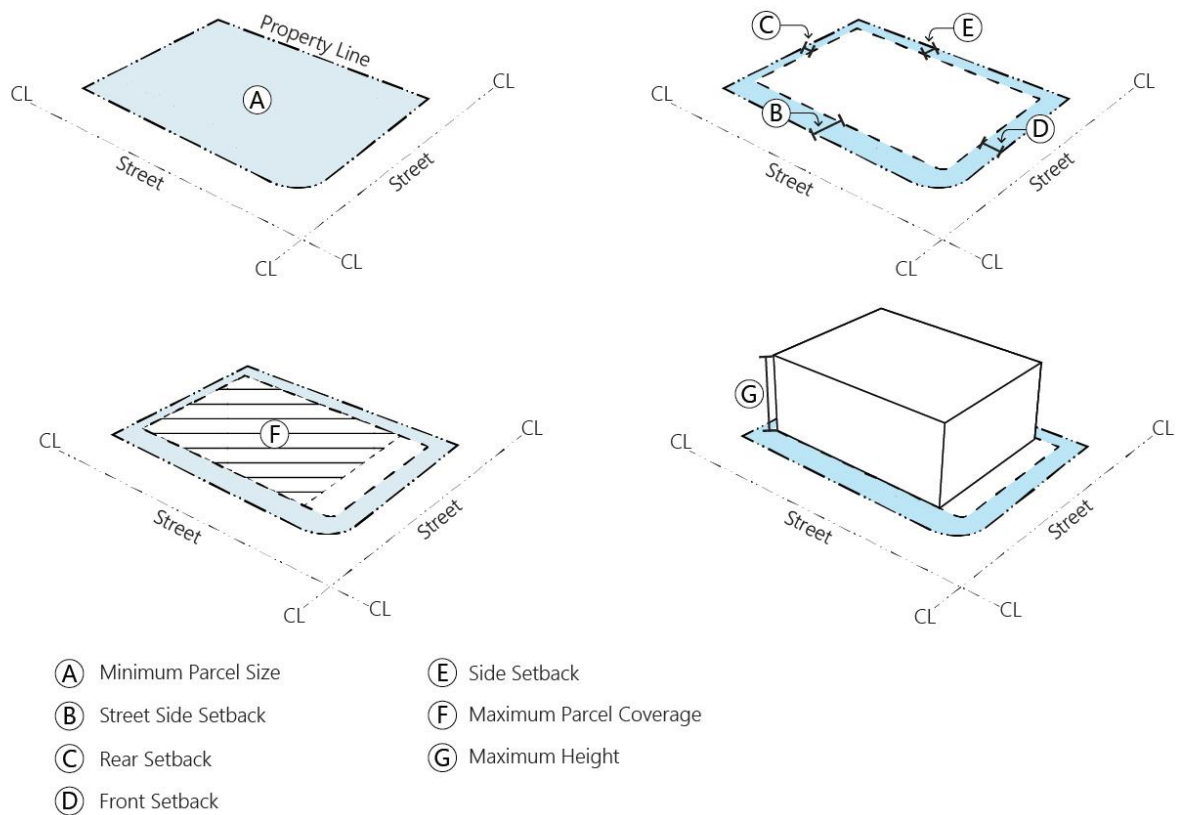
Chapter 2. Building Design

Defines standards related to the design of a building, including the zoning envelope, transitional setbacks, building articulation, roof articulation, residential entries, architectural features, architectural styles, windows and glazing, doors, materials and colors, utilities, and screening.

2.1 Zoning Envelope

In addition to the Multiple-Family Residential Design Standards, multifamily residential development projects shall comply with all applicable objective requirements in the Development Code, including *Section 9.10.30, Residential District General Development Standards* for the applicable zoning district. The Development Code establishes the maximum allowable zoning envelope through objective standards that define the minimum parcel size, required setbacks, lot coverage, maximum structure height, and maximum density. An example zoning envelope is shown for a parcel in Figure 2-1.

Figure 2-1. Example of Zoning Envelope



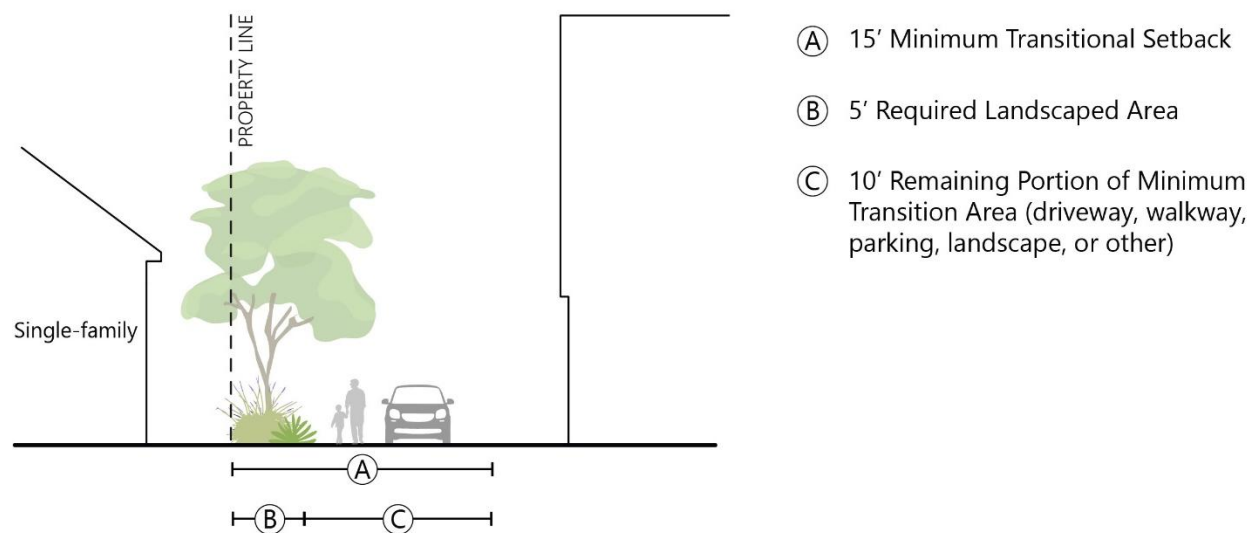
2.2 Transitional Setback

1. Where a development project shares a property line with one or more parcels designated with a single-family residential zoning district, a minimum 15-foot-wide setback area shall be provided at-grade, along the entire length of the shared property line (see Figure 2-2).
 - a. If the setback area required by the underlying zoning standards for the development project is larger than 15 feet, the larger setback shall apply.
 - b. The setback area shall include:
 - i. A minimum 5-foot-wide landscaped area that shall be planted with landscape screening along the full length of the property line.
 - A. Consistent with Section 4.1, Landscape screening shall be comprised of dense, fast-growing shrubs or trees that reach a minimum of 6 feet in height at full maturity.
 - ii. The remaining portion of the transition area may include one or more of the following:
 - A. A drive aisle.
 - B. Surface parking, carports or individual garages.
 - C. A minimum 5-foot-wide paved pedestrian walkway.



Example of transitional setback with landscape screening and pedestrian walkway.

Figure 2-2. Example of Options to Satisfy 15-Foot Transitional Setback

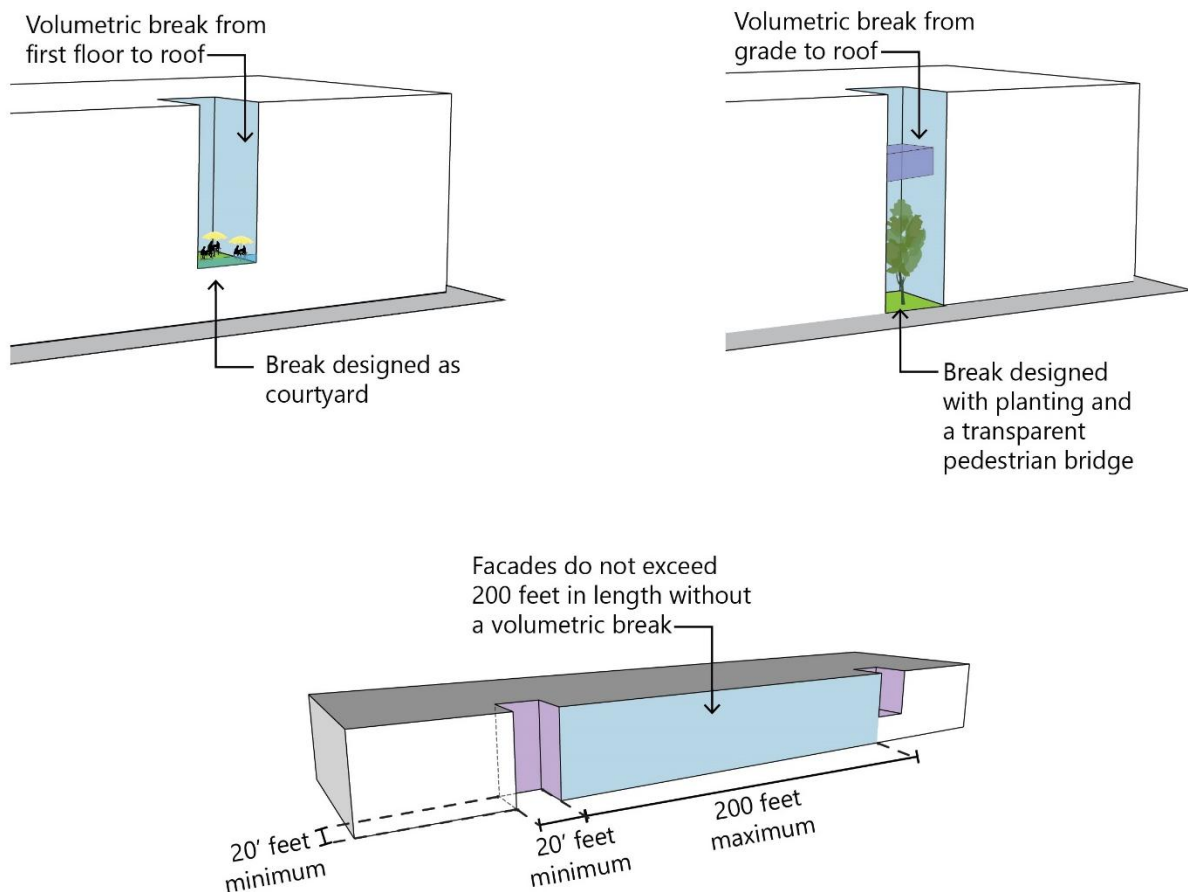


2.3 Building Articulation

1. Building articulation, in the form of a volumetric break, is required every 200 linear feet for street-facing building facades, consistent with the following requirements (see Figure 2-3):
 - a. It shall include a break measuring a minimum of 20-feet deep and a minimum of 20-feet-wide.
 - b. The volumetric break shall be from the first floor to the roof, or from the grade-level to the roof.
 - c. The volumetric break shall incorporate a courtyard, outdoor seating area, planting area, fountain, art installation, or other type of activating use. An outdoor pedestrian-bridge is permitted, however it must not be enclosed.

Surface parking is not permitted within the volumetric break.

Figure 2-3. Example of Volumetric Breaks



2. In buildings with three or more stories, all building facades facing a street, paseo, or open space shall incorporate wall plane modulation, consistent with the following standards (see Figure 2-4):
 - a. Wall plane modulation may include building entries, stoops, patios, or balconies, bay windows, or other changes in wall plane, that project or recess a minimum depth of two-feet.
 - b. The wall plane modulation shall total at least 30% of the facade area.
 - c. A change in depth using appliques, trim, or other exterior finish material change shall not be permitted to meet this requirement.

Figure 2-4. Examples of Wall Plane Modulation



3. At least two of the following wall plane articulation features shall be included in all facades facing a street, paseo, or open space (see Figure 2-5):
 - a. An exterior finish material at the ground-floor that is different from the remainder of the facade, as well as a change in plane with the ground floor facade projecting or being recessed a minimum of six inches.
 - b. A change in exterior finish materials between floors, along with a change in plane that is a minimum of six inches in depth at the transition between two materials.
 - c. A design feature such as a belt course or belly band.
 - d. Awnings.
 - e. Shutters.Facade screens with material perforations.

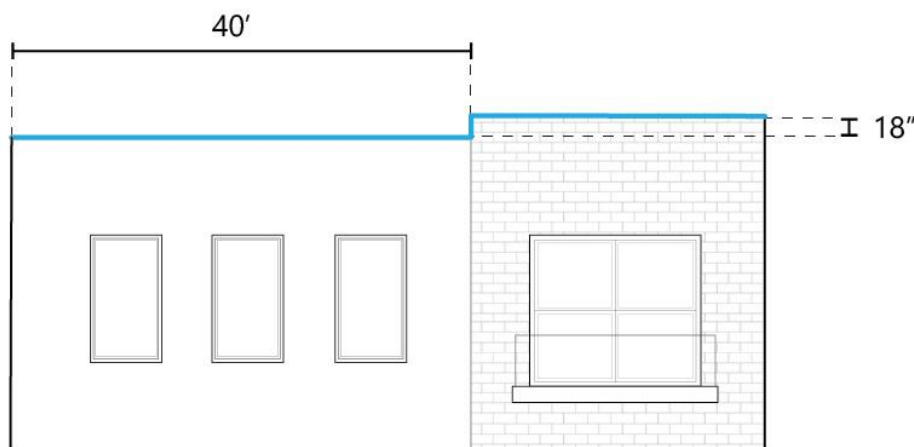
Figure 2-5. Examples of Wall Plane Articulation



2.4 Roof Articulation

1. Where pitched roofs are used, the pitch shall have a minimum slope of 4:12.
2. Flat roofs shall not be permitted within 100 feet of the property line where a development project shares a property line with one or more parcels designated with a single-family residential zoning district.
3. Where flat roofs are used, the following shall apply:
 - a. The roof shall be concealed by a parapet that is a minimum 42 inches high along the entire perimeter of the roof.
 - b. The parapet shall be finished in the same material as the exterior wall surface immediately below the parapet.
 - c. The parapet shall be capped in a material or finish that is in a contrasting color to the exterior finish of the building below.
4. Variation in roof planes is required consistent with the following standards (see Figure 2-6):
 - a. Roof line variation shall be provided by incorporating a change in roof line every 40 feet in length, with a change in height of at least 18 inches.
 - b. Roof line variation may include variation in roof form, such as flat, hipped, or gable roof, as well as variation in architectural elements or features such as parapets, varying cornices, etc.
 - c. Roof plane variation shall align with volumetric breaks and wall plane shifts, where used.

Figure 2-6. Roof Line Variation



2.5 Residential Entries

1. The entries to all ground-floor residential units shall be oriented to face one of the following:
 - a. A minimum 5-foot-wide paved pedestrian walkway and minimum 5-foot-wide landscaped area.
 - b. A common open space.
 - c. A breezeway.
2. All ground-floor residential units shall have an individually recognizable entry, created by using two or more of the following techniques (see Figure 2-7):
 - a. Weather protection elements, such as an awning, canopy, or a recessed entry.
 - b. Entrance patio, terrace, or forecourt.
 - c. A minimum 3-foot change in facade depth from adjacent unit entries.
 - d. A change in exterior finish material from adjacent unit entries.
3. The entrances to residential units shall not face garage doors.
4. Where residential unit entries are accessed by a stairway, hallway, or breezeway enclosed on three or more sides, all enclosed access areas shall be lit with a minimum of 10 foot-candles.
5. In residential buildings with a shared entrance, a single distinct entry shall be provided by incorporating three or more of the following:
 - a. Forecourt or small entry plaza adjoining the lobby space.
 - b. A recessed entry or a weather protection device such as a canopy, awning, or overhang.
 - c. A change in paving or landscaping leading to the entry.
 - d. A change of building material at the entry.
 - e. Entry lighting.
 - f. Entry signage.

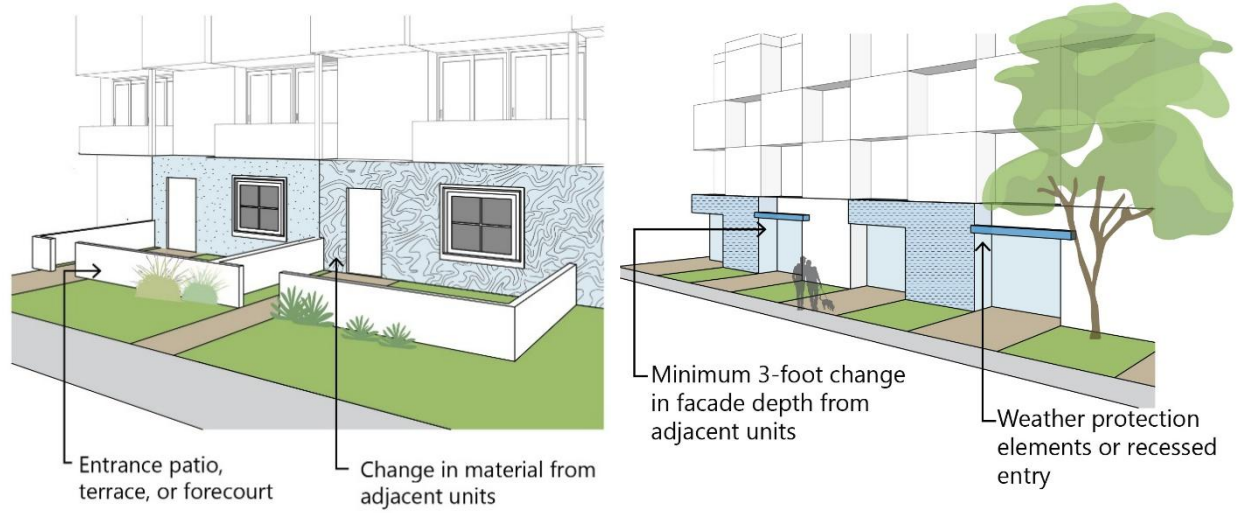


Example of ground-floor residential entries facing open space common open space.



Example ground-floor unit with recessed entry and entrance patio.

Figure 2-7. Examples of Individual Ground-Floor Residential Entrances

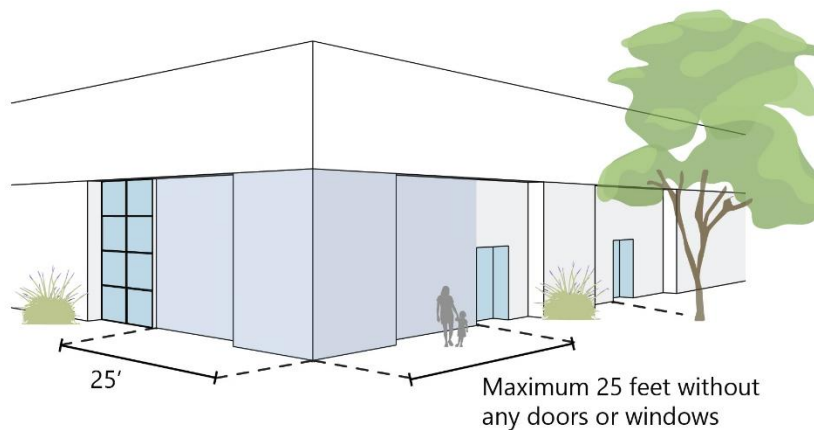


Examples of shared entrances with single distinct entry.

2.6 Architectural Features

1. The maximum length of blank walls, without windows or doors, shall be 25 feet in any direction (see Figure 2-8).
2. Building facades shall incorporate two or more of the following architectural details:
 - a. Decorative lintels.
 - b. Cornices.
 - c. Belt courses.
 - d. Quoins.
 - e. Shutters.
 - f. Trellises.

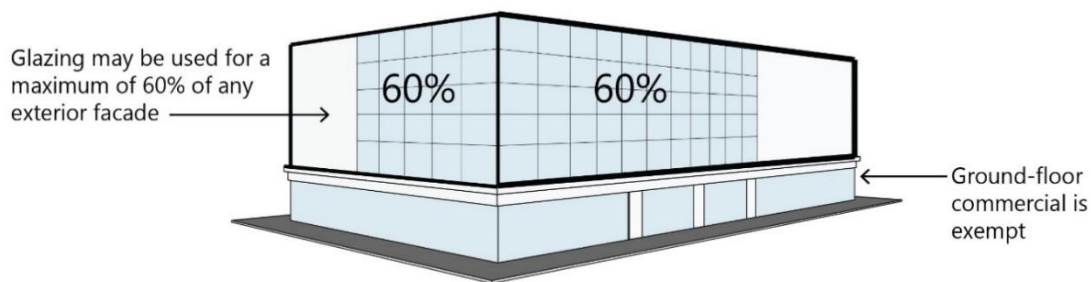
Figure 2-8. Maximum Length of Blank Walls Diagram



2.7 Windows and Glazing

1. Windows shall be detailed to create shadow lines and add definition to the overall facade, through one or both of the following techniques:
 - a. Windows shall be recessed at least two inches from the surrounding exterior wall plane; or,
 - b. Windows shall have a decorative surround (trim and sill) measuring at least 2.5 inches in width.
2. For projects with more than one building, accents such as window trim color may vary for each building, but shall be consistent with an overall paint palette.
3. Glazing may be used as a facade treatment for a maximum of 60 percent of any exterior building facade. Ground-floor commercial is exempt from this limit (see Figure 2-9).
4. Mirrored or reflective glass is not permitted on any exterior building facade.

Figure 2-9. Maximum Glazing for Facade Treatment



2.8 Doors

1. Exterior entry doors shall be detailed consistent with the following standards:
 - a. Front entry doors shall be made of painted or stained wood, aluminum, or fiberglass.
 - b. Doors shall be recessed at least two inches from the surrounding exterior wall frame, and/or shall have a decorative surround (trim) measuring at least 2.5 inches in width.
2. Doors may be solid or raised panel, and may include window panes.
3. For projects with individual entry doors, door color may be permitted to vary between units, but shall be consistent with an overall paint palette.



Example of residential building with recessed door and surrounding trim.

2.9 Materials and Colors

1. Permitted exterior finish materials shall include the following:
 - a. Stucco.
 - b. Painted, finished, or treated wood.
 - c. Concrete siding.
 - d. Stone.
 - e. Metal.
2. Wood siding, raw, or untreated wood such as plywood, T-1-11, and wood fire board shall not be permitted as exterior finish materials.
3. Buildings of three or more inline units shall utilize at least three colors but not more than five colors on the front elevations.
4. Changes in exterior finish materials and colors shall comply with the following:
 - a. Material or color changes shall occur on the inside corner of a plane change.
 - b. When material or color changes occur on the same plane, trims, cornices or other architectural elements shall be used to transition between the material change.
5. Fluorescent, neon, and/or reflective colors and materials shall not be permitted.
6. Pitched roof finish material shall consist of tile, metal, fiberglass, or composite material representing wood or tile.
7. Any accessory structures, including clubhouses and other shared community structures, shall utilize the same exterior finish materials and colors as the main buildings.
8. Gutters, scuppers, or downspouts, where proposed on the exterior of a building, shall be of a material or color that matches the adjacent roof, wall, or trim material and/or color.



Example of gutters, downspouts, and trim being of a consistent color.



Example of changes in exterior finish material on the inside corner of a building.



Example trim used to transition between exterior building materials.

2.10 Utilities and Screening

1. All new and existing utility service connections within the boundaries of the development site shall be placed underground.
2. Ground-mounted utilities and equipment shall be screened from view, subject to the following:
 - a. All screening elements shall comply with any minimum clearance required by the utility providers.
 - b. Ground-mounted utilities shall be screened using one or more of the following elements:
 - i. Solid masonry, wood, or concrete walls.
 - ii. Berms.
 - iii. Landscaping.
 - c. Where screening walls are proposed, the material used shall match the material of the building, fencing, or landscape planter immediately adjacent.
 - d. Where landscaped screening is proposed, the landscape material chosen shall match landscaping provided elsewhere on the parcel and shall provide complete screening of the equipment at the time of planting.
3. Utility service areas shall be located in an enclosure that is finished in the same exterior finish materials as the surrounding building.
4. Any utilities or equipment located on the roof shall be located or screened to be out of view from the public right-of-way, using the following techniques:
 - a. For flat roofs, utilities and equipment shall be located below the height of the adjacent roof or parapet line and toward the center of the roof so as not to be visible or audible from the public right-of-way.
 - b. Screened from view using an architectural material that matches the surrounding roof color or material and provides sound attenuation.
 - c. Roof penetrations, such as stacks, vents, antennas, and other roof mounted equipment shall be consolidated and located so as not to be visible from the public right-of-way.
 - d. All flashing, sheet metal, vents, and pipe stacks shall be painted to match the adjacent roof or wall material.



Example of landscape screening for utilities.



Example of utility enclosure.

2.11 Design of Affordable Units

All affordable units shall comply with the Mixed Income Zoning Ordinance.

2.12 Architectural Styles

2.12.A Loma Vista Community Centers North and South Master Plan

Development within the Loma Vista Community Centers North and South Master Plan must be consistent with any of the architectural styles included in Appendix B - Objective Standards for Architectural Styles. No other architectural styles are permitted within the Loma Vista Community Centers North and South Master Plan.

2.12.B Heritage Grove City Center Villages Master Plan

Development within the Heritage Grove City Center Villages Master Plan must be consistent with either the Monterey/Early California Style (Section B.2) or Mission Revival Style (Section B.4) included in Appendix B - Objective Standards for Architectural Styles. Other architectural styles are not permitted.

Specific Styles for New Development in Loma Vista and Heritage Grove

Appendix B – Objective Standards for Architectural Styles outlines objective standards for four specific architectural styles. All of the architectural styles are permitted within Loma Vista, while only two are permitted within Heritage Grove consistent with the approved Master Plan design guidelines for each area. The four architectural styles in Appendix B include:

- Craftsman Style
- Monterey / Early California Style
- Tudor Cottage Style
- Mission Revival Style

Chapter 3. Open Space

Defines standards for the size, dimensions, and features in common and private open spaces.

3.1 Total Required Open Space Area

1. A minimum of 260 square feet of total open space area shall be provided for each dwelling unit in the R-2 District, which must meet or exceed the minimum required common open space area in Table 3-1 and the minimum required private open space area in Table 3-2.
2. The total open space area required in all other zoning districts must meet or exceed the minimum required common open space area in Table 3-1 and the minimum required private open space area in Table 3-2.

3.2 Common Open Space

1. Common open space shall be provided to meet the minimum required area in Table 3-1.
2. Common open space shall be located at-grade.
3. Common open space shall be designed in accordance with the following standards:
 - a. Common open space shall measure a minimum of 25 feet in any direction.
 - b. A minimum of 20 percent of the common open space shall be planted with live planting, trees, ground cover, and/or shrubs.
 - c. Shade trees shall be provided at a minimum rate of 1 tree for every 500 square feet of minimum required common open space area.
 - d. Seating options, such as seat walls, planter ledges, benches, and/or movable seating shall be provided.
 - e. Lighting to support evening and nighttime use shall be provided throughout the common open space.
 - f. A minimum of 80 percent of the outdoor common open space shall be open to the sky and free of permanent weather protection or encroachments. Trellises, pergolas, and similar open-air features shall be considered open to the sky for the purposes of this measurement.



Example of common open space.

Table 3-1. Minimum Required Area of Common Open Space

Number of Units	Minimum Required Common Open Space
12 units or less	Exempt
13-20 units	85 sf/unit
21+ units	135 sf/unit

4. Common open space shall incorporate at least two of the following residential amenities:

- Shaded children's play area.
- Community garden.
- Shaded picnic area.
- Outdoor games (bocce ball, chess tables, etc.).
- Open lawn.
- Recreation building with gym equipment.
- Multi-purpose community room.
- Interactive public art or sculpture.
- Swimming pool.
- Fenced dog play area with maintained waste stations.



Examples of common open space amenities.

5. Where a children's play area has been included, the play area shall include the following:
- Have a minimum dimension of fifteen feet in any direction, and a minimum area of 600 square feet.
 - Contain play equipment, including equipment designed for ages five and younger.
 - Be visible from multiple dwelling units.
6. Be protected from adjacent streets and parking areas with a fence or other barrier of not less than four feet in height. Common open space, where provided, shall be for the use of all residents.

3.3 Private Open Space

1. Private open space shall be provided to meet the minimum requirements in Table 3-2.
 - a. When common open space is required, up to 50 percent of the required private open space area may be met through the common open space provided beyond the minimum common open space requirement.
2. Private open space requirements may be fulfilled through a combination of one or more of the following:
 - a. Balconies.
 - b. Patios.
 - c. Private yards.
 - d. Porches.
3. The minimum dimension for private open space is 6 feet in width.
4. Private open space shall overlook common open spaces, paseos, and/or streets.
5. Private open space shall include one or more of the following elements to provide shade:
 - a. Recessed into building.
 - b. Shade structure.
 - c. Trellis.
 - d. Building overhang.
 - e. Retractable or fixed awning.

Table 3-2. Minimum Required Private Open Space

Number of Units	Minimum Required Private Open Space
12 units or less	175 sf/unit
13+ units	70 sf/unit



Patios serve as private open space along a paseo.



Example of shaded entry patio that serves as private open space.

Chapter 4. Site Design

Provides standards related to the design of a site, including landscaping, screening, perimeter walls and fencing, site lighting, and outdoor furniture.

4.1 Landscape and Hardscape

1. Where landscape screening has been provided, the following shall apply:
 - a. Landscape screening shall be comprised of dense, fast-growing shrubs or trees that reach a minimum of 6 feet in height at full maturity.
 - b. Any new trees used for landscaping screening shall be provided at a minimum 24-inch box size, and any new shrubs should be provided at a minimum 5-gallon size.
 - c. Grasses and deciduous plants shall not be used for landscape screening purposes.
2. In the front yard and street side yard, the following shall apply:
 - a. Impervious hardscape shall be limited to no more than 25 percent of the surface area.
 - b. Pervious hardscape shall be limited to no more than 25 percent of the surface area.
 - c. All remaining surface area shall be landscaped with planted material.

Other Standards Apply

Landscaping shall comply with *CMC Chapter 9.28, Landscaping Standards*, and *Chapter 9.30, Tree Protection*.



Examples of landscape screening in side-yard.

4.2 Perimeter Walls and Fencing

1. Where perimeter fencing is installed along property lines adjacent to a private drive or local street, the following standards shall apply:
 - a. Perimeter fencing shall be of a type that is 50 percent or more transparent, such as wrought iron or tubular steel fencing, and shall be a maximum of 6 feet in height.
 - b. Translucent glass, wood, and chain link fencing shall not be permitted.
2. Where a parcel is adjacent to a major street, a minimum six-foot wall shall be installed unless a noise study is provided that demonstrates one is not required. The wall shall not exceed seven feet from the highest grade.
3. Where a parcel shares a property line with a parcel(s) in a single-family residential zoning district, the following standards shall apply:
 - a. A wall shall be provided along the entire length of the shared property line.
 - i. It shall be constructed of materials such as masonry or concrete.
 - ii. Where masonry or concrete is used, the surface shall be finished.
 - iii. Chain link fencing is not permitted.
 - b. Walls shall be a minimum of six-foot in height (measured from top of wall to finished grade or parking surface, whichever is higher), and shall not exceed seven feet.
 - c. Landscaped screening, including shrubs, trees, vertical plantings, climbing vines, and/or trellises shall be provided along the entire length of the wall.
 - d. Walls shall comply with Building Code clearance requirements.
4. Retaining walls at property lines shall be constructed of masonry if the grade difference exceeds one foot.



Example of fencing with landscaped screening.



Example of fencing with landscaped screening.

4.3 Site Lighting

1. All ground-mounted exterior lighting shall be a maximum of 12 feet in height and directed away from adjacent properties and streets.
2. Lighting used exclusively to light pedestrian walkways or paseos shall not exceed eight feet.
3. All exterior lighting shall be hooded and/or screened to prevent direct view of the light source from adjacent residential properties and adjacent streets (i.e., at eye level).

Other Standards Apply

Lighting shall be subject to the requirements of *CMC Section 9.22.050, Exterior Light and Glare*.

4.4 Outdoor Furniture

1. Outdoor furniture, including trash containers, drinking fountains, seating, and light fixtures, shall be of a powder cast finish.
2. Outdoor furniture shall not encroach into the required minimum sidewalk dimensions and must not preclude unobstructed pedestrian travel.

Chapter 5. Access and Circulation

Specifies standards that ensure adequate vehicular and pedestrian mobility throughout a site.

5.1 Vehicular Site Access

1. Driveways providing site access shall be designed, constructed, and maintained as follows:
 - a. A minimum of two driveway access points shall be provided for each parcel two acres or more in size. Multifamily residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. (CMC section 4.4.102(o))
 - i. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. The fire code official shall have the authority to modify the required separation while still providing adequate access to the development. (CMC section 4.4.102(o))
 - b. The maximum driveway width shall be 36 feet, exclusive of the area provided for a median divider. The minimum drive aisle without a median divider shall be 26 feet with Fire lane markings on both sides of the drive aisle.
 - c. Driveway width shall not exceed 30 percent of the total curb face of the subject parcel.
 - d. Driveways shall have a minimum overhead clearance of 14 feet in height.
 - e. The edge of a driveway apron or curb return shall be located as follows:
 - i. A minimum of three feet from the nearest alley or adjacent property line.
 - ii. A minimum of eight feet from the nearest street right-of-way.
 - iii. A minimum of five feet from the nearest centerline of a fire hydrant, light standard, traffic signal, utility pole, or other street infrastructure.
2. Driveways located along an expressway, arterial, or collector street as defined in the City's General Plan, Figure C-1, Circulation Diagram, shall conform with the following requirements:
 - a. Be located a minimum of 250 feet from the nearest expressway, arterial, or collector intersection, as measured from the closest curb return to the closest side of the driveway approach.

Other Standards Apply

All projects must meet the requirements outlined in the City of Clovis Combined Street Standards and Clovis Fire Department Standard # 1.1, Fire Apparatus Access.



Example of vehicular site access.

- i. Where reciprocal access to, or shared access with adjacent properties, is not possible due to lot dimensions or other constraints, project applicants will be required to demonstrate that placing access points closer to intersections will not negatively impact the intersection operation or impede traffic flow on the adjacent streets by using appropriate project mitigations.
 - b. Include no cross traffic or parking stalls for the first 50 feet of the driveway when located along a collector street, or within the first 100 feet of the driveway when located along an arterial or expressway, as measured perpendicularly from the normal face of curb.
3. Street furniture, monument signage, or landscaping located within 5 feet of the intersection between a public right-of-way and a driveway shall be a maximum of 3 feet in height and shall not interfere with a driver's or pedestrian's line of sight.
4. Where a gate has been provided across a driveway, the following shall be provided:
 - a. A minimum 50-foot long vehicle stacking area between the gate and normal curb.
 - b. A vehicle turn-around between the gate and normal curb, to allow vehicles that cannot enter the complex to return to the street without backing the vehicle up.
 - c. Gate remote controls shall be provided to the Solid Waste Division, that will allow access for all solid waste and recycling vehicles.

5.2 Vehicular Circulation

1. All on-site vehicular circulation shall comply with the minimum dimensions required by the Clovis Fire Department Standard # 1.1, Fire Apparatus Access.
2. On-site vehicular circulation shall be provided with either drive aisles or interior streets.
3. Drive aisles shall conform to the following requirements:
 - a. Two-way drive aisles within parking areas shall be a minimum of 26 feet in width for general circulation and aisles, as required by the Clovis Fire Department Standard # 1.1, Fire Apparatus Access.
 - b. One-way drive aisles shall be a minimum of 17 feet in width unless required for fire access, in which case the minimum width shall be 26 feet as required by the Clovis Fire Department Standard # 1.1, Fire Apparatus Access.
 - c. Aisles that provide access to parking stalls, and are not required for fire access, shall be a minimum of 26 feet in width.



Example of vehicular circulation.

4. Interior streets shall conform to the following requirements:
 - a. Provide 50 feet or 54 feet of right-of-way in conformance with the City of Clovis Combined Street Standards.
 - b. Improve with curb, gutter, 5-foot sidewalk adjacent to the curb, drive approaches, curb return ramps, streetlights, permanent paving, and all temporary paving as needed.
 - c. Sidewalks along side yards shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.
 - d. Temporary turnabouts shall be provided at the ends of all dead-end streets that are to be extended in the future, and shall include the following:
 - i. A circular dedication with a minimum 48-foot wide radius, which shall include a 45-foot wide roadway paving and a 3-foot wide paved swale.
 - ii. Any lots that the temporary turnabout encroaches upon may not be built upon, until the street is extended and the temporary bulb and right-of-way is abandoned.
5. Drive aisles or interior streets that include a median island shall provide a roadway in each direction on either side of the median island.
 - a. Each roadway shall be a minimum of 22 feet wide and may include two travel lanes.
 - b. Parking and one travel lane is allowed provided that the roadway is a minimum of 26 feet wide.

5.3 Pedestrian Access and Circulation

1. A continuous pedestrian path shall be provided from each unit to a sidewalk, all common open spaces, community areas, parking areas, and service areas such as the trash enclosures.
2. Continuous pedestrian paths shall be a minimum of 5-feet wide and consist of the following:
 - a. A paved pedestrian walkway.
 - b. A painted pedestrian crossing when located in areas with vehicular circulation.



Paved pedestrian path between buildings

3. Where a pedestrian path is located between two buildings, a minimum 20-foot wide pedestrian paseo shall be provided and include the following:
 - a. A minimum 5-foot wide paved pedestrian walkway.
 - b. A minimum 5-foot landscaped area on either side of the pedestrian walkway.
 - c. Shade trees spaced at a maximum interval of 25-feet on center.
 - d. Pedestrian lighting provided for the full length of the paseo.
4. Where a project is fenced around the perimeter, the development shall include a pedestrian gate every 200 feet along the street, and a paved pedestrian walkway to the City sidewalk.
 - a. Where a project shares a property line with a parcel zoned with a commercial use, a pedestrian gate and pedestrian path shall be provided to the commercially-zoned parcel provided an agreement has been made with the landowner of the commercial property.
5. Walking access shall be provided to building openings within 200 feet of a paved surface designed for fire apparatus use. Walking access shall include the following:
 - a. Prevent sharp turns or obstacles that would hinder the carrying of ground ladders and other hand-held equipment.
 - b. Gates provided across the walking access path shall be a minimum of four feet in width.
6. Gates that are locked and are required for building access shall have a fire/police padlock or approved lock box with gate keys installed for emergency access.



Example of pedestrian access gate

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Chapter 6. Parking

Outlines standards addressing vehicular and bicycle parking requirements.

6.1 General Parking Requirements

1. All required parking for the development shall be located on the parcel(s) which it serves, unless shared parking is provided.
2. Shared parking shall be allowed subject to the following requirements:
 - a. The owner or lessee of the subject property shall provide written evidence to demonstrate compliance with the provisions and requirements of this section.
 - b. The buildings or uses associated with the joint use of a parking facility shall be located within 150 feet of such parking facility, as measured in a logical walking path from the entrance to the residential building it serves.
 - c. The application shall show that there is no substantial conflict in the principal operating hours of the buildings or uses for which the joint use of a parking facility is proposed.
 - d. A continuous pedestrian path and signage shall be provided between all parcels in the reciprocal access agreement.
 - e. Parties involved in the joint use of a parking facility shall provide evidence of agreement for such joint use by a reciprocal access agreement. When approved, the reciprocal access agreement shall be recorded in the office of the County Recorder and copies thereof filed with the City of Clovis Planning and Development Services Department.
3. In parcels one acre or more, parking shall not be permitted within the first 25 feet of a parcel adjacent to a public street, as measured perpendicularly from the property line.
4. The surface parking lot dimensions shall be in compliance with *Figure 3-7 of Section 9.32.070 of the Development Code*.
5. Fifty percent (50%) of paved parking lot surfaces shall be shaded by tree canopies within 15 years of planting, in compliance with *CMC Chapter 9.32, Development Standards for Off-Street Parking*.

Other Standards Apply

The number of parking stalls shall conform with *CMC Section 9.32.040, Table 3-12, Parking Requirements by Land Use* and meet the requirements in *CMC Chapter 9.32, Parking and Loading Standards*. In addition, parking shall meet all applicable State, ADA (Americans with Disabilities Act) standards, and current edition(s) of the California Building Standards Codes (CBSC) (Cal. Code Regs., Title 24), and adopted standards of the Clovis Engineering Department.

6.2 Carports

1. Parking stalls provided under carports shall conform with the minimum stall dimensions required for surface parking.
2. Parking spaces under carports shall conform to the garage space standards. The stall size may be reduced to open space standards where a cantilevered post design is used. The posts on the cantilevered design shall be placed at the front two-thirds of the stall.
3. Carport posts shall be constructed with metal, concrete, masonry, or cementitious wood materials.
 - a. Carports shall be painted to match the buildings on site.
 - b. Unfinished wood and non-painted metal posts are prohibited.
4. Lighting under carports shall be fully shielded and downward facing.



Example of parking stalls under carports

6.3 Individual Garage Parking

1. A one-car garage shall have a minimum interior clear dimension of 10 feet by 20 feet.
2. A two-car garage shall have a minimum interior clear dimension of 20 feet by 20 feet.
3. Garages shall utilize the same materials and colors as the other buildings on site.
4. Garage doors shall be recessed back from the face of the garage, by a minimum of 6 inches to add shadow and visual interest.



Driveway apron in front of garage door

6.4 Parking Structures

1. Parking structures shall be located on the interior of the site screened from public view. Where a parking structure is visible from public view, the visible facade of the parking structure shall be screened from public view using at least one of the following methods:
 - a. Wrap the parking structure on the ground-floor with a commercial, public, or residential use.
 - b. Screen the parking structure with landscaped screening and ornamental metal screens in a finish matching the architectural finishes of the building.
 - c. Continue architectural details and materials from the adjacent floors of the building into the visible exterior faces of the parking structure.
2. Where parking structures serve both commercial and residential uses, commercial parking shall be located on the lower floor(s) of the structure, and residential parking shall be located above.
3. Driveways used to access a parking structure shall have a minimum overhead clearance of seven feet in height.

6.5 Bicycle Parking

1. Bicycle parking shall be provided per the requirements of the current edition(s) of the California Building Codes under Title 24.
2. Where secure or long-term bicycle parking is provided, the following shall apply:
 - a. The entrance shall be located to be accessible from a paved pedestrian walkway.
 - b. It shall be located on the ground-floor of the building or have elevator access if provided on an upper level.
 - c. Electronic door openers shall be installed on all doors used to access the bicycle parking.
3. Where bicycle parking is enclosed, the enclosure shall be consistent with the building architecture, and the same materials shall be used on the enclosure as the surrounding building.
4. All access corridors and areas used to access the bicycle parking shall be lit with a minimum of 0.3 foot-candles, but no more than 0.5 foot-candles. In these access areas, automatic motion sensor lighting is permitted.

Chapter 7. Ground-Floor Commercial

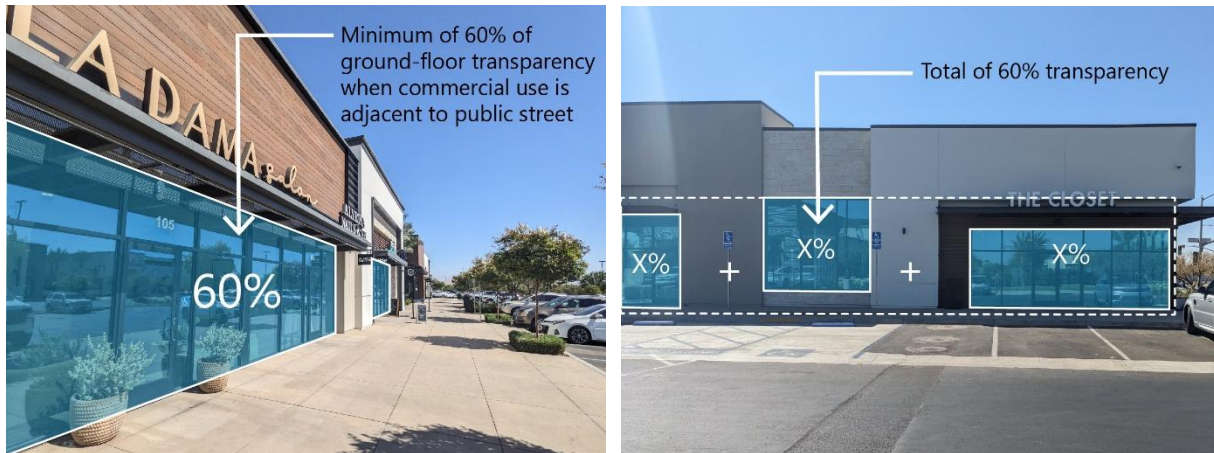
Provides standards for activating the ground-floor of a building with commercial space through facade treatment, transparency requirements, outdoor dining, and signage standards.

7.1 Ground-Floor Commercial Design

1. Ground-level commercial spaces shall have a ground-floor elevation that is level with the elevation of the adjacent sidewalk.
2. The design of commercial ground-floor spaces shall include all of the following:
 - a. Retail bays shall be 25 to 35 feet in width, to allow multiple storefronts and tenants to occupy single or multiple bays.
 - b. At least one entrance at each retail bay shall be located along a public street frontage.
 - c. A minimum depth of 55 feet shall be provided.
 - d. A minimum clear ceiling height of 12 feet shall be provided.
3. Where a commercial use is located adjacent to a public street, the ground-floor facade facing the street shall include windows and doors for a minimum of 60 percent of the ground-floor facade as shown in Figure 7-1. In addition:
 - a. Transparent or translucent glazing is required to meet this requirement. Opaque, reflective, or dark tinted glass that obstructs view of the interior of the building from the sidewalk is not permitted.
 - b. Each window in a storefront shall be no less than 3 feet wide and 4 feet high. Single-paned or multi-paned windows shall comply with this standard.
4. Where publicly accessible open space has been provided adjacent to a commercial use, it shall be accessible from a public sidewalk.
5. Loading and service areas serving commercial uses shall be located a minimum of 50 feet from a public street-facing property line.

Figure 7-1. Diagram of 60% Ground-Floor Transparency





7.2 Outdoor Dining

1. Outdoor dining is permitted in a front yard setback facing a public street or facing a publicly accessible open space.
 - a. Outdoor dining may be incorporated into the interior of the commercial space through the use of retractable, sliding, or folding doors.
 - b. Outdoor dining shall not encroach into the required sidewalk width or clear space required for pedestrian circulation within the site.
2. Furniture within outdoor dining areas shall be designed to be movable and may include chairs, tables, and umbrellas.
3. Outdoor dining areas must be clearly delineated by railings, stanchions, or other suitable barriers.
 - a. All outdoor dining barriers shall be no greater than 3 feet tall.
4. Outdoor dining shall not be fully enclosed.
5. Americans with Disabilities Act (ADA) compliant access from the outdoor dining area to the building, restrooms, and parking areas must be maintained.
6. Outdoor dining areas shall comply with all fire access and emergency access requirements.

7.3 Signs

1. Signs shall be designed and constructed per *CMC Section 9.34.120, Signs*.

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Chapter 8. Public Street Improvements

Identifies standards enhancing the quality of public streets and sidewalks through street furniture and lighting, as well as right-of-way dedications and acquisitions.

8.1 Dedications and Acquisitions

1. All projects shall conform with current governing planning documents, policies, and City standards and provide the following:
 - a. Rights-of-way on adjacent streets as required to conform with current governing planning documents.
 - b. All rights-of-way provided shall be free and clear of all encumbrances.
2. The applicant shall provide a dedication for a 10 foot public utility easement, where applicable, along all public frontages. The applicant shall be responsible for obtaining approval by the utilities companies where alternate widths are provided. The applicant shall provide the City copies of all final easements prior to occupancy.

8.2 Public Sidewalk

1. A public sidewalk or trail shall be provided along all public streets in conformance with current governing planning documents. Damaged or broken concrete along the project frontage shall be removed and repaired to be compliant with City standards and ADA requirements prior to occupancy.



Examples of public sidewalks.

8.3 Street Furniture and Lighting

1. Street furniture, including trash containers, drinking fountains, seating and light fixtures, provided in the public right-of-way, shall be of a consistent color, design, and powder cast finish.
2. Street furniture shall not encroach into the minimum required dimensions for a sidewalk.

3. All projects shall install streetlights along the major streets and local streets on metal poles to local utility provider's standards at the locations designated by the City Engineer. Streetlights shall comply with the following:
 - a. Streetlight locations shall be shown on the utility plans submitted with the final map for approval.
 - b. Streetlights at future traffic signal locations shall be installed on approved traffic signal poles, including all conduits and pull boxes.
 - c. Streetlights along the major streets shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided.
 - d. All streetlights on wood poles shall be replaced with streetlights on metal poles to local utility provider's standards.
4. Where thematic lighting has been proposed, the following shall apply:
 - a. The thematic lighting shall be approved by the City Engineer.
 - b. A conceptual lighting plan shall be provided identifying adjacent properties that may be incorporated with thematic lights to create a neighborhood effect.
 - c. Thematic lighting shall be maintained by an additional landscape maintenance assessment.
5. Where thematic lighting is required, lighting shall comply with governing planning documents.

8.4 Street Trees and Landscaping

1. Fifty percent (50%) of paved parking lot surfaces shall be shaded by tree canopies within 15 years of planting, in compliance with *CMC Chapter 9.32, Development Standards for Off-Street Parking*.
2. Street trees and landscaping shall comply with *CMC Chapter 10.1, Street Trees and Plants* or governing planning documents.
3. Medians and landscaped areas of sidewalks shall be planted with native, drought tolerant and shade-producing vegetation.
4. Street trees shall be provided in the following locations along all public rights-of-ways:
 - a. In sidewalks along landscape zone adjacent to the curb.
 - b. In required setbacks, excluding required public utility easements.
5. Street trees shall be spaced at an interval of between 30 to 50 feet on center, and coordinated with site conditions, bus stops, and lighting.
 - a. Street trees shall not be planted within 10 feet of an intersection or driveway.
6. Street trees shall be pruned to meet the following requirements:
 - a. A minimum 7-foot vertical clearance between the lowest tree branches and the public sidewalk.
 - b. Where mature trees overhang the curb, at least 14 feet of vertical clearance shall be maintained between the lowest tree branches and the roadbed.

Glossary

Defines key words and specialized terms used in the Multiple-Family Residential Design Standards to clarify interpretation and intent. All other applicable definitions are included in *CMC Section 9.120, Definitions*. *If there is a conflict between a definition in the CMC and these standards, these standards shall supersede.*

A

Accessory structure (different from ADU) – A structure that is physically detached from, clearly secondary and incidental to, and customarily associated with the primary or main structure. (Source: *CMC Section 9.120, Definitions*)

Alley – A public or private roadway, generally 18 feet to 30 feet wide that provides vehicle access to the rear or side of parcels having other public street frontage, which is not intended for general traffic circulation. (Source: *CMC Section 9.120, Definitions*)

Appliques – a decorative wall or ceiling ornament.

Arterial – A roadway designed to move large volumes of traffic and are intended to provide a high level of mobility between freeways, expressways, other arterials, and collector roadways. Arterials also provide nonfreeway/highway connections between major residential, employment, and activity centers. Unlike freeways, they are intended not only for motor vehicles, but also for bicycles and pedestrians. Arterial streets typically have more right-of-way and a higher degree of access control than collector roadways. Most arterials in Clovis have four travel lanes, and opposing traffic may be separated by a median. (Source: City of Clovis 2014 General Plan Environmental Impact Report (EIR), Transportation and Traffic)

Awning – A roof-like cover that projects from the wall of a structure for the purpose of shielding from the sun. (Source: *CMC Section 9.120, Definitions*)

B

Balcony – Outdoor living space located on the second or higher floor of a structure, enclosed by a railing or other safety barrier. (Source: *CMC Section 9.120, Definitions*)

Belly band – A decorative cladding that runs horizontally around a house, sometimes referred to as “midsection trim.”

Belt course – A molding or projecting course running horizontally along the face of a building.

Brackets – Any overhanging member projecting from a wall to support a weight acting outside the wall, such as a cornice or bay window.

Breezeway – A roofed outdoor passage between two buildings.

Building articulation – Variation in the depth of the building plane, roof line, or height of a structure that breaks up plain, monotonous areas, and creates patterns of light and shadow.

C

California Environmental Quality Act (CEQA) – California Public Resources Code Section 21000 et seq. and Administrative Code Section 15000 et seq. (Source: *CMC Section 9.120, Definitions*)

Canopy – A permanent structure or architectural projection of rigid construction over which a covering is attached that provides weather protection, identity or decoration. A canopy is permitted to be structurally independent or supported by attachment to a building on one or more sides. (Source: California Building Code 2019 Section 202, Definitions)

Carport – An attached or detached accessory structure enclosed on no more than three sides. (Source: *CMC Section 9.120, Definitions*)

Collector– A street that provides for relatively short distance travel between and within neighborhoods. Collectors are not designed to handle long-distance through-traffic. Driveway access to collectors is less limited than on arterials. Speed limits on these streets are typically lower than those found on arterials. (Source: City of Clovis 2014 General Plan EIR, Transportation and Traffic)

Common open space – Land within or related to a development, not individually owned or dedicated for public use, that is designed and intended for the common use of the residents of the development.

Concrete pad – A foundation consisting of solid concrete or masonry blocks, a placed concrete slab, or a poured concrete foundation.

Contiguous parcel – Parcels sharing any portion of a property line.

Corbel – A classical architectural element consisting of a decorative molding extending from a wall for structural support, decorative purposes, or both.

Cornice – The exterior trim at the meeting of a roof and wall, consisting of soffit, fascia and crown molding.

Courtyard – Any portion of the interior of a lot or a building site which is wholly or partially surrounded by buildings, and which is not a required front, side, or rear yard.

D

Director – The City of Clovis Director of Planning and Development Services, referred to in this Development Code as the “Director” or designee of the Director. (Source: *CMC Section 9.120, Definitions*)

Dormers – A structure projecting from a sloping roof that usually has a vertical window or vent.

Downspouts – A vertical pipe that carries water from the roof gutters to the ground or cistern.

Earth tone – Earth tones refer to a color scheme that draws from a color palette of browns, tans, warm grays and whites, greens, oranges, and other shades derived from nature, some reds, and some blues. The colors in an earth tone scheme are muted and flat, reflecting the natural hues found in dirt, moss, trees, rocks, and other earth forms.

E

Easement – A space on a parcel of land, and so indicated on a subdivision map or in a deed restriction, reserved for and/or used for public utilities, and/or private or public purposes. (Source: *CMC Section 9.120, Definitions*)

Exterior finish – Materials used to protect exterior wall systems from the elements.

Expressway – Similar to freeways, expressways are intended to carry traffic efficiently over long distances. Access to expressways is typically restricted to signalized intersections with arterial and collector streets. Travel lanes for opposing directions of travel are separated by a raised median. Portions of Temperance Avenue and Herndon Avenue within the City of Clovis operate as expressways. (Source: City of Clovis 2014 General Plan EIR, Transportation and Traffic)

F

Facade – A building “face” or exterior wall of a building, usually, but not always, the front wall, including all openings and architectural ornamentation, facing a street or public way. (Source: City of Clovis General Plan 2014, Appendix A, Glossary)

Fire resistant – That property of materials or their assemblies that prevents or delays the passage of excessive heat, hot gases or flames under conditions of use. (Source: California Building Code, Section 202, Definitions)

Flashing – Sheet metal or other material used to cover open joints of exterior construction on a roof, such as roof valley joints or roof parapet joints, to ensure they are waterproof.

Foot-candles – A unit of illuminance or light intensity. The name conveys the illuminance cast on a surface by one-candela source one foot away. Alternatively, it can be defined as the illuminance on a one-square foot surface of which there is a uniformly distributed flux of one lumen.

Forecourt – An outdoor area in front of a building.

Fully Shielded – A light that is constructed so that light rays directly emitted by the fixture are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

G

Gable end – When the ridge line of a gable-roofed house is perpendicular to the street, the roof is said to be a “gable-end roof.” This refers to both the gable and the wall below it.

Gable roof – The triangular portion of a wall beneath the end of a dual-slope, pitched, or mono-slope roof or portion thereof and above the top plates of the story or level of the ceiling below.

Glazing – The use of glass in the exterior surfaces of buildings, including windows, doors, and facades.

Grade – The ground surface immediately adjacent to the exterior base of a structure, typically used as the basis for measurement of the allowed height of a structure. (Source: *CMC Section 9.120, Definitions*)

Gutters – Channels or troughs that are installed along the edges of a roof to collect and redirect rainwater away from the building.

H

Hipped roof – A roof with four sloped sides. The sides meet at a ridge at the center of the roof. Two of the sides are trapezoidal in shape, while the remaining two sides are triangular, and thus meet the ridge at its end-points.

I

Impervious hardscapes – A paved, finished, or hardwearing surface that does not allow the passage of water through the material and into the underlying soil.

Inline unit – A building that is integrated or aligned with a continuous line of other buildings, typically creating a cohesive architectural rhythm along a street or in a development.

L

Local street – A street designed to provide direct roadway access to abutting land uses and serve short distance trips within neighborhoods. Traffic volumes and speed limits on local streets are low, and these roadways have no more than two travel lane. (Source: City of Clovis 2014 General Plan EIR, Transportation and Traffic)

M

Major street - Expressway, arterial, and collector streets are considered major streets. Their design and location, with respect to other streets and other sources of traffic, are used or designed to carry relatively heavy volumes of traffic through an urban area, or between urban areas, or as an approach to a highway or a freeway.

Medians – The area between opposing lanes of traffic, excluding turn lanes. Medians in urban and suburban areas can be defined by pavement markings, raised medians, or islands to separate motorized and non-motorized road users. (Source: U.S. Department of Transportation Federal Highway Administration)

Ministerial review – An action taken that follows established procedures, rules, and objective standards and involves little or no personal judgment in deciding whether to approve a project.

O

Objective design standards – Standards which involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal. (California Gov. Code Section 65913.4)

P

Parapet – A low wall, located at the top of any sudden drop in elevation, such as at the top of a building's facade.

Paseo – A walkway that allows pedestrians to travel between buildings, linking points of activity, and which are designed to provide a welcoming and aesthetically appealing experience through the use of architectural and landscape elements. (Source: City of Clovis General Plan 2014, Appendix A, Glossary)

Patio – An outdoor space adjoining a building, typically used for dining or recreation.

Pedestrian gate – Gates designed for exclusive use by pedestrians to provide access to or egress from buildings, yards, patios, and similar areas.

Pedestrian walkway – A defined space or pathway for use by a person walking or using a wheelchair.

Perimeter walls – The exterior walls surrounding a structure or a building, generally segregating the exterior elements from the interior environment.

Pervious hardscape – A paved, finished, or hardwearing surface that allows the passage of water through the material and into the underlying soil.

Porches – A covered, or partially covered, open-air space projecting in front of the entrance of a building.

Powder cast finish – A textured or colored finish applied to concrete, metal, or other surfaces using a powder coating process or powdered pigments.

Private drive – A street that is privately owned and used for vehicular travel by the owner and those with their permission. (Source: California Vehicle Code § 490)

Private open space – An outdoor area that is exclusively accessible to the occupants of a specific property or unit.

Property line – Any recorded boundary of a parcel. (Source: *CMC Section 9.120, Definitions*)

Public right-of-way – A strip of land acquired by condemnation, dedication, prescription, or reservation, and intended to be occupied by a road, sanitary sewer, trail, water line, and/or other public uses. (Source: *CMC Section 9.120, Definitions*)

Q

Quatrefoil – A decorative element consisting of a symmetrical shape, typically resembling as four overlapping circles.

Quoins – Decorative brickwork, stonework, or other accentuation utilized at the corners of a structure's exterior walls.

R

Rafter tail – The portion of roof rafter framing in a sloping roof assembly that projects beyond and overhangs an exterior wall. (Source: California Building Code 2019 Section 702A, Materials and Construction Methods for Exterior Wildfire Exposure)

Retail bay – The area or space between structural supports in commercial architecture.

Retaining walls – A wall designed to resist the lateral displacement of soil or other materials.

Right-of-way – A strip of land that is granted, through an easement or other mechanism, for transportation or utility purpose, such as for a road, walking path, driveway, utility, rail line or highway. (Source: *CMC Section 9.120, Definitions*)

Roof plane – A flat or sloped surface of a roof. Roofs are typically composed of multiple planes,

Roof plane break – A change or interruption in the continuous surface of a roof plane, typically occurring where there is a shift in slope, elevation, or direction.

S

Screening – Solid fencing, gates, walls, and/or landscaping which provide a solid barrier and are installed and maintained architecturally compatible with the adjacent structure and/or existing surrounding conditions. For purposes of this definition, screening shall not consist of bamboo type curtains, chain link (with or without slats), reflective surfaces, or similar transparent or semi-transparent materials. (Source: *CMC Section 9.120, Definitions*)

Scupper – An opening in a wall or parapet that allows water to drain from a roof. (Source: California Building Code 2019 Section 202, Definitions)

Setback – The distance by which a structure or other development feature shall be separated from a lot line. In planned development projects, setbacks are determined during the project review process. On corner parcels, the shortest street frontage shall be the front yard. (Source: *CMC Section 9.120, Definitions*)

Shutters – A moveable screen or cover used to cover an opening, especially a window.

Siding – An exterior wall covering.

Single-family housing – A structure designed for and/or occupied exclusively by one family. Also includes factory-built housing (manufactured housing) units (does not include mobile homes in a mobile home park), constructed in compliance with the California Building Code.

Stacks – Vertical structures or extensions that are designed to vent gases, smoke, or other exhaust from a building, typically from heating or cooking appliances.

Stucco – An exterior wall covering made of plaster applied over wood or metal lath.

T

Thematic lighting – The strategic use of lighting to create a specific mood, atmosphere, or theme in a space or environment.

Tot lot – A small, designated play area intended for young children, typically those aged 5 or under.

Trellis – A garden structure of light, often overlapped or crossing wood or metal members used as an over-head or vertical sunshade and plant support.

Trim – Picture molds, chair rails, baseboards, handrails, door and window frames and similar decorative or protective materials used in fixed applications. (Source: California Building Code 2019 Section 202, Definitions)

V

Vehicle stacking area – A designated space where vehicles can queue in a line before proceeding to their next destination.

W

Wall plane – A flat, vertical surface of a wall, which forms part of the exterior structure of a building.

Wall plane break – A change or interruption in the continuous, flat vertical surface of a wall, typically occurring where there is a shift in the plane's direction, a different material is used, or an intersection of design elements.

Wing – An extended part or section of a building or structure that is attached to the main body or central part.

References

The following list identifies external references and benchmarks included in the Multiple-Family Residential Design Standards.

- City of Clovis. 2019. *Heritage Grove City Center Villages – North & South Master Plan Document*. Adopted by the Clovis City Council May 20, 2019. Available: <https://cms2.revize.com/revize/clovis/documents/Services/Planning%20Development/Planning/Master%20Specific%20Plans/Heritage-Grove-City-Center-Villages-Final.pdf?t=202507181313000&t=202507181313000>. Accessed November 25, 2024.
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- California Building Standards Commission. 2022. *2022 California Building Standards Codes (CBSC) (Cal. Code Regs., Title 24)*. Published July 1, 2022. Available: <https://www.dgs.ca.gov/bsc/codes>. Accessed November 25, 2024.

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Appendix A – Additional Public Facilities and Engineering Standards

Grading, Utilities, and Offsite Construction

1. All projects will be required to submit a soils report or a waiver of soils report to the City of Clovis Engineering Division in support of the design of the structural section for the public roadways.
2. All projects will be required to contact and address all requirements of the United States Postal Service Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.

Sewer

1. Projects shall identify and abandon all sewer tanks and leach lines to City standards in conformance to the municipal code.
2. All public sewer mains not located in otherwise dedicated rights-of-way shall be centered in a 15-foot wide public sewer easement. The easement area shall be located in drive aisles where it is easily accessible for City maintenance. Exceptions may be approved by the City Engineer.
3. Projects installing sewer infrastructure shall notify all property owners that have annexed to the City and are adjacent to the sewer to provide the owners an opportunity to connect in conformance to the municipal code. Property owners that choose to connect shall be responsible for sewer connection fees according to the municipal code and may work directly with the applicant to determine construction costs and location of services.

Water

1. Projects shall identify and abandon all water wells to City standards in conformance to the municipal code.
2. All public water mains not located in otherwise dedicated rights-of-way shall be centered in a 15-foot wide public water easement. The easement area shall include water mains, hydrants, blow-offs, and water meters, and be located in drive aisles where it is easily accessible for City maintenance. Exceptions may be approved by the City Engineer.
3. Projects installing water infrastructure shall notify all property owners that have annexed to the City and are adjacent to the water to provide the owners an opportunity to connect in conformance to the municipal code. Property owners that choose to connect shall be responsible for water connection fees according to the municipal code and may work directly with the applicant to determine construction costs and location of services.

Grading and Drainage

1. All projects shall provide for permanent storm drainage facilities according to the requirements of the Fresno Metropolitan Flood Control District (FMFCD). Projects that generate more runoff than provided for by the FMFCD master plan will be required to provide mitigation to modify the project flow characteristics to conform to the master plan.
2. In the event permanent storm drainage facilities are not available, the applicant shall provide temporary on-site retention basins for storm water disposal and record a City prepared covenant for maintenance by the property owner. The size and design shall be in accordance with the City standards based on design calculations and access requirements for maintenance. The property owner shall be responsible for periodic cleaning of toxic material for the life of the temporary basin, which is solely for the convenience of the project. The applicant shall provide a cash deposit for each basin to offset the City's cost of maintaining the basins based on size, depth, expected maintenance schedule by the City, etc. in case of default by the property owner. Notice will be given by the City when the temporary basin(s) are no longer needed. The owner of the property on which the temporary basin(s) are located shall backfill said basin(s) within ninety (90) days after notice is given. In the event the owner fails to backfill said basin(s) within said 90 days, the City may cause the basin to be backfilled and place a lien on the property to cover the cost of the work, including the costs to prepare and enforce the lien. A covenant shall be prepared and recorded on the lot on which the basin(s) is/are located.
3. The grading of proposed projects shall be designed such that there are not adverse impacts to the passage of major storm flow through that project. Additionally, the project shall provide any surface flowage easements or covenants for any portions of the developing area that cannot convey storm water to public right of way without crossing private property. Construction of projects with ground level entries that have direct access to adjacent streets/parking lots that convey major storm flows may be at risk during major storm events and will need to be considered when determining building setbacks, the need for ADA ramps, or other specific adaptations.
4. If there are to be storm water discharges from private facilities to the FMFCD's storm drainage system, they shall consist only of storm water runoff and shall be free of solids and debris. Landscape and/or area drains are not allowed to connect directly to the FMFCD's facilities.
5. The FMFCD will need to review and approve the final improvement plans for all projects (i.e. grading, street improvement and storm drain facilities) to insure consistency with the approved Storm Drainage Master Plan.
6. A minimum fifteen-foot (15') wide storm drain easement will be required whenever storm drain facilities are located on private property. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.
7. The FMFCD may require the project to construct certain storm drain facilities as described in the Storm Drain Master Plan. The cost of construction of Master Plan facilities excluding dedication of storm drainage easements is eligible for credit against the drainage fee of the drainage area served by the facilities. A development agreement shall be executed with the FMFCD to affect

such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City or the FMFCD.

Irrigation and Landscaping

1. All projects shall provide landscaping and irrigation as necessary to conform to current governing planning documents, policies, master plans, City Standards, and shall coordinate with existing improvements. Plans for landscaping and irrigation systems shall be prepared by an appropriately registered professional that include the verification of the size, location, and components of the existing improvements. Plans for publicly maintained systems shall consider expansion of the system where feasible to use the existing improvements as fully as possible. Plans shall be approved by the City of Clovis Planning and Development Services Department and Public Utilities Department prior to the beginning of construction. The landscape strip around a project may be maintained by a perpetual maintenance covenant.
2. All projects shall record a City prepared covenant for annexation to the Landscape Maintenance District. The document shall be executed by the property owner, notarized, submitted to and approved by the City of Clovis City Engineer prior to building permit approval. The covenant shall include acknowledgement and agreement by the property owner that such agreement serves as a petition pursuant to California State Proposition 218 and no further election shall be required for the establishment of the initial assessment. The annual assessment 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 additional landscaping enhancements that exceed the City norms and are specific benefit to the property, if determined to be maintained by the Landscape Maintenance District, shall be maintained by an additional landscape maintenance assessment.
3. All projects 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 reviewed by the City to verify and address conflicts with other City facilities. Plans for these requirements and improvements shall be submitted to and approved by FID prior to the release of any development permits. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. The construction drawings shall indicate the depth, location and type of material of any existing irrigation lines, as well as their disposition (abandonment, repair, relocation, and/or piping). Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines

to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities. Any existing canals shall be piped unless otherwise approved by the City Engineer. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.

4. All projects with water allocations shall have it transferred to the City of Clovis prior to the beginning of construction. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis by executing a "Request for Change of Relative Value" that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.
5. All projects that install privately maintained landscaping and irrigation in public rights-of-way shall record a City prepared covenant for maintenance of the landscape and irrigation by the property owner. The document shall be executed by the property owner, notarized, submitted to and approved by the City of Clovis City Engineer prior to building permit approval. The privately maintained landscape and irrigation will not be maintained by the Clovis Landscape Maintenance District and it shall not eliminate the obligation to annex the property to the Clovis Landscape Maintenance District.
6. All perimeter walls shall be installed on private property and maintained by the property owner. When adjacent to public rights-of-way, the applicant shall execute a City prepared perpetual maintenance covenant that is recordable on all properties having a perimeter wall. The covenant shall indicate the property owner is responsible for maintenance and shall be executed by the property owner, notarized, submitted to and approved by the City of Clovis City Engineer prior to the release of any development permits.

Public Safety

1. Refer to the adopted standards of the Police Department and Fire Department.

Miscellaneous

1. All projects shall execute a City prepared appurtenant agreement for reciprocal access across adjacent parcels, shared maintenance, and shared use of any joint trash enclosure. The covenant shall be executed by the property owners, notarized, submitted to and approved by the City of Clovis City Engineer prior to the release of any development permits.
2. A deferment, modification, or waiver of any engineering conditions shall be considered by the City Engineer and will require their express written approval.
3. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer in order to provide adequate circulation and adequate utility services.

Appendix B – Objective Standards for Architectural Styles

All development within the Loma Vista Specific Plan Area and Heritage Grove City Center Villages Master Plan shall have architectural styles as follows:

1. Development within Loma Vista Community Centers North and South Master Plan must be consistent with any of the architectural styles included in Appendix B - Objective Standards for Architectural Styles. No other architectural styles are permitted within the Loma Vista Community Centers North and South Master Plan.
2. Development within the Heritage Grove City Center Villages Master Plan must be consistent with either the Monterey/Early California Style (Section B.2) or Mission Revival Style (Section B.4) included in Appendix B - Objective Standards for Architectural Styles. Other architectural styles are not permitted.
3. Development within other Specific Plan or Master Plan areas may be subject to separate standards for architectural styles not included in Appendix B – Objective Standards for Architectural Styles. In such cases, applicable architectural standards established by the respective Specific Plan or Master Plan shall apply.

B.1 Craftsman Style

Craftsman style was based upon and strongly influenced by the Arts and Craft movement in Europe and the English Arts and Crafts Exhibition Society formed in the late 1800's. As an original American style of architecture, its identity was formed in the early 1900's in Southern California (most commonly associated with the Greene brothers). From 1915 through the early 1930's, the style spread throughout the country. This style sought to eliminate superfluous design elements and rely on the building's beauty through the simplified lines and masses of the building itself. Characteristic features of the Craftsman style are a low-pitched roof, gable roof with wide overhangs, roof rafters usually exposed, decorative beams and covered porches.

1. Buildings shall include the following design elements:
 - a. Covered porches, balconies, or patios extending a minimum of 30 percent of the front, ground-floor facade.
 - b. Squared-shaped porch, balcony or patio supports, with slanted faces permitted.
 - c. Porch, balcony, or patio support bases extending to ground level without a break at a building level or porch, balcony or patio floor.
2. Buildings shall include the following roof forms and materials:
 - a. Pitched gable or hipped roof with a maximum slope of 6:12.
 - b. Unenclosed eave overhangs a minimum of two feet deep.
 - c. Exposed rafters.
 - d. Brackets or knee braces at gabled ends.
 - e. Wood or asphalt shingle finish.
3. Buildings shall include one or more of the following architectural elements:
 - a. Square or rectilinear window shapes with divided lite configurations.
 - b. Wooden trim finish around windows and doors in a color that contrasts with the exterior wall color.
 - c. One or more entry(ies) covered by an entry porch.
 - d. Tapered square composite wood posts.
 - e. Double wood posts with or without brackets.
 - f. Wood beams, brackets or rafter tails.
 - g. Stone or masonry piers.
 - h. Window shutters on a minimum of 25 percent of the windows.
4. Buildings shall choose one of the following materials as the primary exterior wall finish in a dark, neutral, or earth-toned color:
 - a. Wooden shingles.
 - b. Clapboard siding.
 - c. Medium-sand stucco.

- ① Pitched gable or hipped roof with a maximum slope of 6:12
- ② Unenclosed eave overhangs, two feet deep minimum
- ③ Exposed rafters
- ④ Brackets or knee braces at gabled ends
- ⑤ Square or rectilinear window shapes with divided lite configurations
- ⑥ Wooden trim finish around windows and doors in contrasting color
- ⑦ Tapered square composite wood posts
- ⑧ Double wood posts with or without brackets
- ⑨ Stone or masonry piers



B.2 Monterey/Early California Style

The Monterey or Early California style is a free revival of the Anglo-influenced Spanish colonial houses of northern California. These are a blend of Spanish adobe construction and New England colonial style. Prior to the invention of this Monterey style, most of the Spanish style homes were mainly single-story construction. The earlier examples of these houses, built from 1925 to 1940, tend to favor Spanish detailing, and those from the 1940's and 1950's typically emphasize English colonial detailing.

1. Buildings shall include the following design elements:
 - a. A U-shaped building enclosing a central courtyard.
 - b. Upper-story, cantilevered roofed balconies.
2. Buildings shall include the following roof forms and materials:
 - a. Pitched gable or hipped roof with a maximum slope of 6:12.
 - b. The main pitch of the roof running front to back.
 - c. One to two-foot roof overhangs.
 - d. Exposed wood rafter tails or wood fascia with shadow board.
 - e. Fire resistant clay tile with or without mud set, flat clay tile or concrete "S" tile finish.
3. Buildings shall include one or more of the following architectural elements:
 - a. Wood corbels, posts, and railings on the upper-story balconies.
 - b. Wood or precast concrete corbels on the underside of an upper floor overhang.
 - c. Square or rectilinear window shapes with divided lite configurations.
 - d. Window shutters on a minimum of 25 percent of the windows.
 - e. Recessed entries.
 - f. White or dark brown colonial style trim around windows and doors.
4. Buildings shall include the following materials and colors:
 - a. Stucco with light to medium sand finish as the primary exterior wall finish in a neutral, or earth-toned color.
 - b. White, dark brown or black balcony railings.
 - c. Dark colors on doors and shutters.

- ① Main pitch of the roof running front to back
- ② Exposed wood rafter tails
- ③ Clay tile roof finish
- ④ Wood fascia with shadow board
- ⑤ Precast concrete corbels on the underside of an overhang
- ⑥ Wood posts and railings on upper-story, cantilevered and roofed balconies
- ⑦ Window shutters on 25% of the windows

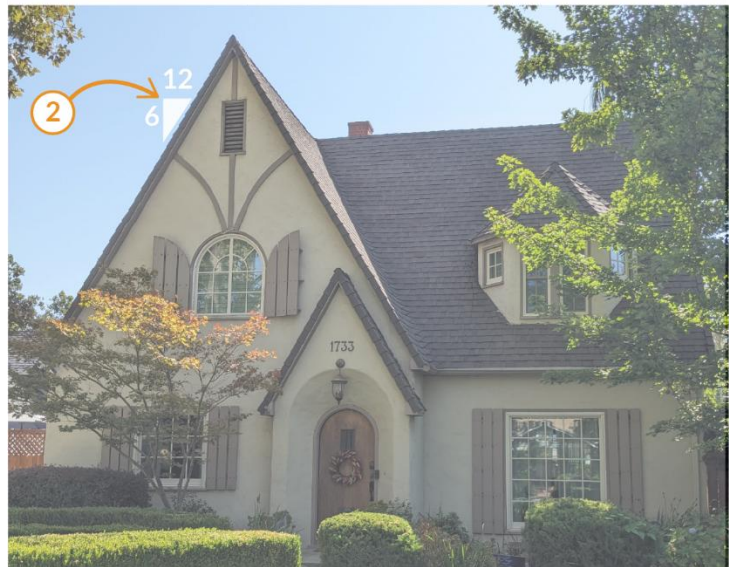


B.3 Tudor Cottage Style

Tudor style became dominant in the early 20th century, rivaling the dominant colonial revival style in most of the suburban development. Tudor style borrows some of its elements from late Medieval English prototypes combined with American eclectic expressions. High-pitched gabled roofs, massive multi-flue chimneys, and half-timbered walls of this style are from medieval origin and the decorative detailing draw from Renaissance or even the modern Craftsman traditions.

1. Buildings shall include the following design elements:
 - a. A front facade featuring one or more cross gables.
 - b. A minimum of two overlapping gables with eave lines of varying heights.
 - c. Dark colored half-timbering appearing on a minimum of two of the cross gables, one of which is located on the front-facing facade.
2. Buildings shall include the following roof forms and materials:
 - a. Steeply pitched roof with a pitch greater than 6:12.
 - b. Overhangs one foot deep or less.
 - c. Fire resistant slate or flat roof tile finish.
3. Buildings shall include one or more of the following architectural elements:
 - a. Square or rectilinear wood or metal casement windows with divided lite configurations.
 - b. Recessed front door or front door located below an archway or overhang.
 - c. Wood shutters painted a dark, contrasting color to the stucco finish.
 - d. Brick chimneys.
4. Buildings shall utilize stucco and/or decorative brick as a primary exterior cladding material and to infill the half timbering on cross gables. Additionally, the following may be used on main elevations:
 - a. Brick or stone pattern veneer work on main elevations.
 - b. Cast stone window and door trim.

- ① Two overlapping gables with eave lines of varying heights
- ② Steeply pitched roof with a slope greater than 6:12
- ③ Roof overhangs one-foot deep maximum
- ④ Slate or flat roof tile finish
- ⑤ Half-timbering with stucco infill
- ⑥ Brick veneer work
- ⑦ Brick chimney

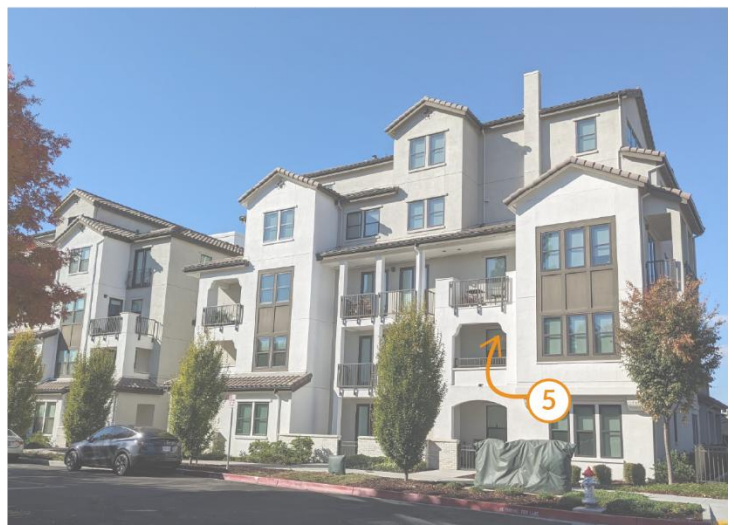
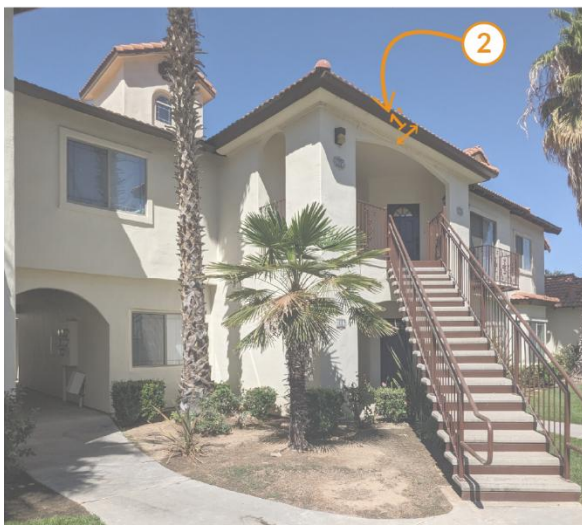


B.4 Mission Revival Style

Mission Revival style is inspired by the Spanish missions built in the southwest in the late 17th century. Several California architects began to advocate this style in 1880's as traditional style of architecture for California. By the early 1900's, it became a prominent style throughout the southwest. The style was considered the "California counterpart" to the Georgian-inspired Colonial Revival popular in the Northeast. Mission style homes are characterized by bold arch openings, smooth stucco walls, porches and sculpted decorative walls and mission shaped roof parapets.

1. Buildings shall include the following design elements:
 - a. A U- or L-shaped building mass surrounding a courtyard.
 - b. Courtyard surrounded by an outdoor walkway or veranda.
2. Buildings shall include the following roof forms and materials:
 - a. Pitched gable, hip or shed roof with a maximum slope of 6:12.
 - b. Roof overhangs one-foot deep minimum.
 - c. Fire resistant two-piece clay tile with or without mud set, flat clay tile or concrete "S" tile finish.
3. Buildings shall include one or more of the following architectural elements:
 - a. Square or rectilinear window shapes with divided lite configurations.
 - b. Recessed windows with sloped sills.
 - c. Segmented or elliptical arch top openings on a minimum of 25 percent of the openings.
 - d. A raised entry with decorative edge details for the steps.
 - e. Sculpted stucco openings.
 - f. Quatrefoil wall details at the tops of gable ends.
 - g. Round tile attic vents.
 - h. Stucco chimneys with bishop's arch caps or tile topped finish.
4. Buildings shall include the following materials and colors:
 - a. Stucco with a light sand finish in white or neutral color as the primary exterior cladding material.
 - b. Dark accent color on doors, shutters and trims.

- ① Pitched gable, hip or shed roof with a maximum slope of 6:12
- ② Roof overhangs, one-foot deep minimum
- ③ Clay tile roof finish
- ④ Segmented or elliptical arch openings
- ⑤ Sculpted stucco openings
- ⑥ Quatrefoil wall detail
- ⑦ Round tile attic vents
- ⑧ Stucco chimneys with bishops arch caps
- ⑨ Stucco chimneys with tile finish



**Multiple Family Residential Design Standards
Adopted By Council 12-16-2019 – Res. 19-170**

APPLICABILITY

The Multiple-Family Design Standards shall apply to all projects of two or more attached residential units. This document is intended to provide an objective design review process for all multiple-family and RHNA projects and provide guidance for applicants during the design process.

All multiple-family projects shall comply with the Clovis Development Code. The Multiple-Family Design Standards serve as minimum requirements for multiple-family residential development. These standards will be mandatory for all qualifying residential projects. For any project seeking exceptions to these standards or any of the City's applicable design standards, the City's existing discretionary process is available.

STANDARDS

Building Setbacks and Separations

- A. Buildings setbacks shall be per the Development Code (Section 9.10.030, Table 2-3).
- B. Buildings shall be separated from each other and other structures per Clovis Fire Standards and California Building Codes.

Driveways and Site Access

Driveways providing site access shall be from an improved street, alley, or other public and/or private right-of-way, and shall be designed, constructed, and properly maintained as follows:

- A. Number of driveways.
 - 1. A minimum of two (2) driveway access points shall be required for each parcel two (2) acres or more in size.
- B. Distance from street corners.
 - 1. Driveways to parking areas that take their access from arterials or collectors shall be located a minimum of two hundred fifty feet (250') from the nearest arterial or collector intersection, as measured from the closest curb return to the closest side of the driveway approach. Where such configuration is not practical, or where reciprocal access to, or shared access with adjacent properties, is not possible due to lot dimensions or other constraints, project applicants will be required to demonstrate that placing access points closer to intersections will not negatively impact the intersection operation or impede traffic flow on the adjacent streets by using appropriate project mitigations.
- C. Driveway width and length.
 - 1. Two (2) way aisles. Two (2) way drive aisles within parking areas shall be a minimum of twenty-six feet (26') in width for general circulation and aisles required for fire access per the Clovis Fire Standards.
 - 2. One-way aisles. One-way aisles shall be a minimum of seventeen feet (17') in width unless required for fire access, in which case the minimum width shall be subject to the Clovis Fire Standards.
 - 3. Parking aisles. Aisles that provide access primarily to parking stalls, and are not required for fire access, shall be twenty-six feet (26') in width.
 - 4. Maximum driveway width. The maximum driveway width shall be thirty-six feet (36'), exclusive of the area provided for a median divider. However, in no case shall the driveway width exceed thirty percent (30%) of the total curb face of the subject parcel, except for cul-de-sac lots or lots of unusual configuration.
 - 5. Driveway Length. The length of a driveway apron in front of a garage door shall be either eighteen (18) feet or more, or eight (8) feet or less.

- D. Clearance from obstruction. The nearest edge of a driveway apron or curb return shall be at least three feet (3') from the nearest alley or adjacent property line and eight feet (8') from the nearest street right-of-way, and at least five feet (5') from the nearest centerline of a fire hydrant, light standard, traffic signal, utility pole, or other similar facilities. Driveways shall have a minimum overhead clearance of fourteen feet (14') in height, except within a parking structure which may be reduced to seven feet (7').
- E. Traffic safety visibility area. Structures or landscaping over thirty-six inches (36") in height shall not be allowed within a traffic safety sight distance area formed by the intersection of public rights-of-way, driveways, or alleys.

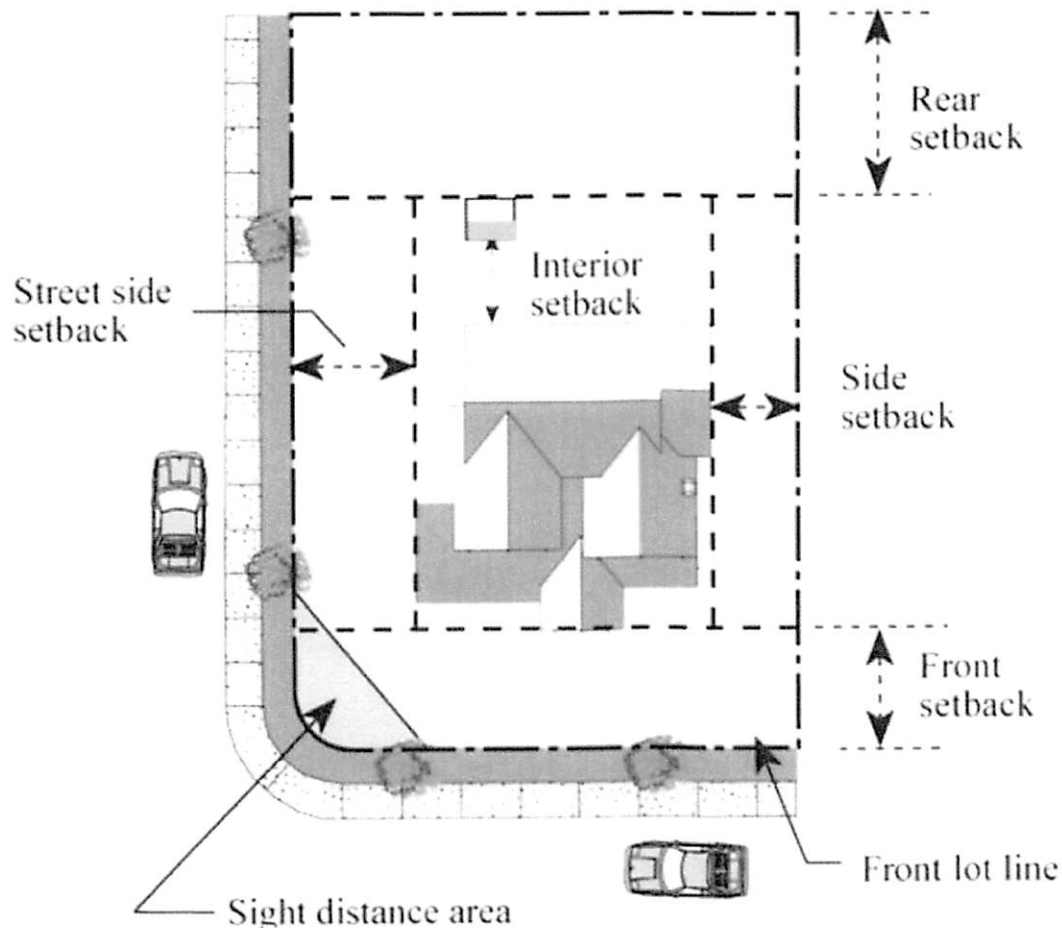


FIGURE 1
TRAFFIC SAFETY VISIBILITY AREA (CORNER CUTOFF)

Parking

A. General Parking Requirements

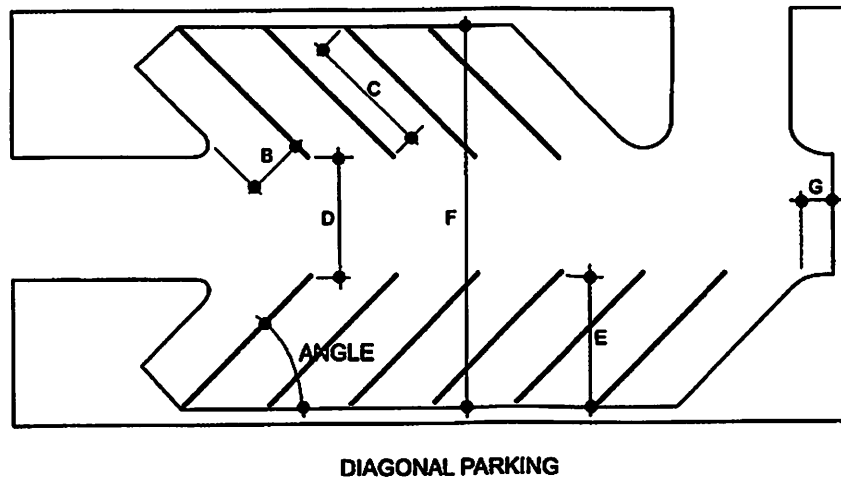
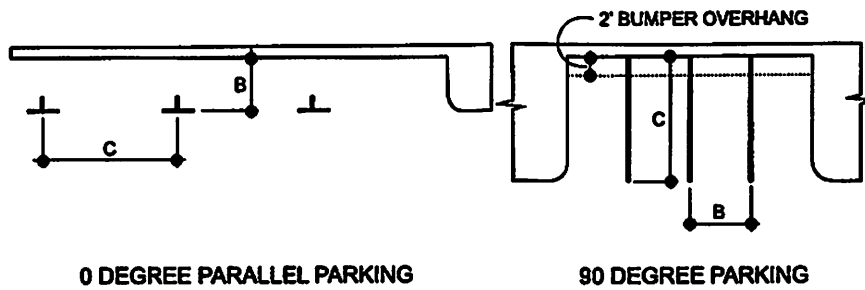
1. All required parking for the development shall be located on the parcel which they serve. Parking may be located on a contiguous parcel, however the overall density of all parcels shall remain consistent and within the range designated by the General Plan.
2. The number of parking stalls shall be designed and constructed per Section 9.32.040, Table 3-12, of the Development Code.
3. Accessible Parking shall be provided per California Building Code.

4. Parking stalls shall be marked and striped per City Standards.
 5. Assigned garages and carports shall be no further than 100 feet from the unit they serve.
 6. Individual parking wheels stops are prohibited except where required per Americans with Disabilities Act.
- B. Parking space and lot dimensions.**
1. Minimum dimensions. The minimum standard open parking space dimensions shall be nine (9) feet wide by twenty (20) feet long with up to a two-foot (2') overhang.
 2. Parallel space dimensions. Parallel parking spaces shall be a minimum of eight feet (8'), six inches (6") wide by twenty-two feet (22') long.
 3. Minimum vertical clearance. Every parking space shall maintain a vertical height clearance of at least seven (7) feet or as otherwise required by California Building Code and Americans with Disabilities Act (ADA).
 4. Diagonal space dimensions. These shall be in accordance with Figure 2.
 5. Parking structures. The minimum standards for parking spaces and aisle dimensions in a parking structure shall be per Clovis' adopted Parking Garage Standards.
 6. Garages. Each residential garage space shall have a minimum inside dimension of ten feet (10') by twenty (20) feet or nineteen (19) feet by twenty (20) feet in the case of a two (2) car garage.
 7. Carports. Parking spaces under carports shall conform to the garage space standards. The stall size may be reduced to open space standards where a cantilevered post design is used. The posts on the cantilevered design shall be placed at the front two-thirds of the stall.
 8. Garage Door Openers. Garages with parking aprons of less than 18' shall have automatic garage door openers.
- C. Parking Lot Shading**
1. Parking areas shall be shaded per Section 9.32.070.H.7.b, of the Development Code.



City of Clovis

Multiple Family Residential Surface Parking Design Standards



ANGLE	B (Open)	B (Covered)	C	D	E	F	G
0	8'-6"	8'-6"	22'	15'	8'-6"	32'	0'
45	9'-0"	8'-6"	*20'	14'	21'	58'	5'
60	9'-0"	9'-6"	*20'	17'	22'	61'	5'
90	9'-0"	10'-0"	*20'	26'	20'	66'	3'

* PARKING STALLS MAY BE REDUCED TO A DEPTH OF 18 FEET WITH A TWO-FOOT BUMPER OVERHANG INTO A NON-REQUIRED LANDSCAPED AREA OR WALKWAY.

TRAFFIC AISLES INDICATED ARE FOR ONE-WAY TRAFFIC. ALL TWO-WAY TRAFFIC AISLES TO BE A MINIMUM OF 28 FEET WIDE. FIRE DEPARTMENT MAY REQUIRE ADDITIONAL WIDTH.

August 1, 2010

FIGURE 2
PARKING LOT DESIGN STANDARDS

Pedestrian Access

- A. Pedestrian access shall be provided to each unit to, and from a public sidewalk, between units and open spaces, community areas, and service areas such as the trash enclosures.
- B. Where a project is fenced around the perimeter, the development shall include a pedestrian gate every 200 feet along the street, including a pedestrian path to the City sidewalk.

Open Space and Landscaping

- A. Open Space, There shall be a minimum of 260 square feet of private and/or common open space area for each dwelling unit. The minimum dimension for ground level private open space shall be 10 feet. For balcony space, the minimum dimension shall be 6 feet.
- B. Children's Play Area, Development of 25 or more dwelling unit shall provide common space including at least one children's play area. Such play area shall include:
 - a. Minimum dimension of fifteen feet in any direction and a minimum of 600 square feet.
 - b. Contain play equipment, including equipment designed for ages five and younger.
 - c. Be visible from multiple dwelling units.
 - d. Be protected from adjacent streets and parking areas with a fence or other barrier of not less than four feet in height.

Fencing

- A. Perimeter Fence. Perimeter fencing along streets shall be constructed from decorative tubular steel, masonry, concrete, and stucco or similar. Wood and chain link shall not be used.
- B. Fencing adjacent to single-family residential shall be of masonry or concrete and a minimum of six-foot in height from the highest side (measured from finished grade or parking surface, whichever is higher).

Bicycle Parking

- A. Bicycle Parking. The project shall provide bicycle parking per the California Building Code.

Site Lighting

- A. Site Lighting. Site lighting shall be a maximum of twelve (12) feet in height and directed away from adjacent properties and streets. Lighting shall be hooded and/or screened to prevent direct view of the light source from adjacent residential properties and center of adjacent streets (at eye level).
- B. Pedestrian Walkways. Security lighting shall be provided along walkways per Clovis Police Department standards. Pedestrian lighting shall not exceed eight (8) feet in height, and shall be hooded and/or screened to prevent direct view of the light source from adjacent residential properties.
- C. Carports. Lighting under carports shall be designed to prevent direct light and glare to adjacent residential properties.
- D. Shielding. On-site lighting shall be hooded and/or screened to prevent direct view of the light source from adjacent residential properties and center of adjacent streets (at eye level).

Building Facades and Finish Materials

- A. Building Height
 - 1. Overall building heights shall be consistent with the underlying zone district.
- B. Facade Articulation
 - 1. Buildings containing three or more units in a row shall incorporate at least one of the following for all elevations.
 - a. A least one architectural projection per unit. Such projection must project at least two feet from the major wall plane and shall be between four feet and 16 feet in width and extend the full height of the related floor level.
 - b. A change in wall plane of at least three feet (twelve feet wide min.) every two units.

C. Roof Articulation

1. Roofs shall utilize pitched forms with a minimum slope of 4:12. Roof pitch which is concealed from the public view or public right of way is not subject to a minimum slope.
2. No more than two single-story inline units, or four two-story inline units, or eight clustered two-story units shall be covered by a single-unarticulated roof. Roof articulation may be achieved by changes in plane of no less than two feet six inches and/or the use of traditional roof forms such as gables, hips, and dormers.

D. Vertical Articulation for Tall Buildings

1. Building of more than four stories, upper and lower stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between floors, except where otherwise specified.
 - a. A change in materials, along with a change in plane at least one inch in depth at the transition between two materials.
 - b. A horizontal design feature such as a belt course or belly band.
 - c. A base treatment at the ground floor consisting of a material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building.
 - d. Setting back the top floor(s) of the building at least five feet from the lower floor.

E. Roof Materials

1. Roof material shall consist of tile, metal, fiberglass, or composite material representing wood or tile. Composite fiberglass shall have a minimum of 30 year.

F. Exterior Materials

1. Exterior materials should relate to each other in traditional and logical form. For example, heavier materials should support lighter materials such as rock forms on the bottom supporting lighter materials above such as stucco or cementitious wood siding. Building facades shall incorporate details such as window trim, recessed windows, cornices, belt courses, coins, or other design elements.
2. Exterior elevations shall utilize durable materials such as stucco, concrete siding, rock, or metal. Wood siding such as T-1-11 and wood fire board shall be avoided.

G. Exterior Colors

1. Building of three or more inline units shall utilize at least three (3) colors but not more than five (5) colors on the front elevations.

H. Windows

1. Windows on the second story and above, adjacent to single-family shall be obscure, frosted or oriented to prevent direct view in or out.
2. Windows shall be framed and trimmed with contrasting colors and architectural details

C. Doors

1. Front entry doors shall have architectural details. Plain slab doors shall not be used.

D. Gutters and Downspouts

- 1.

E. Carports

1. Carports shall be complimentary to the main buildings utilizing similar colors. Carport posts shall be constructed with metal, concrete, masonry, or cementitious wood materials. Wood and non-painted metal posts are prohibited.

F. Garages

1. Garages shall be architecturally integrated, utilizing the same building, forms, materials, and colors as the main buildings.
2. Garages of three or more spaces in a row shall include at least one projection per space. Such projection shall be a minimum of two feet from the main plane of the garage face.

G. Accessory Structures

1. Accessory structures shall be architecturally integrated, utilizing the same building, forms, materials, and colors as the main buildings.

Utilities

- A. HVAC Units. HVAC units shall be ground mounted or screened with a permanent structure using the same materials as the main exterior materials, when roof mounted. HVAC equipment shall not be placed in or on the front and/or street corner sides on the buildings.

Grading

- A. Retaining Walls at property lines shall be masonry if the grade difference exceeds 12".

Solid Waste and Recycle Collection

Intent

Utility facilities are often overlooked in the design of projects. The handling of these components of a project make a significant difference in their visual appearance and their use. They shall be functionally and conveniently placed without detracting from the project or assuming greater prominence than is necessary. As an example, trash enclosure, if not properly located, can detract from an otherwise nicely-designed project. These are details important in their aggregate to creating quality of living environments.

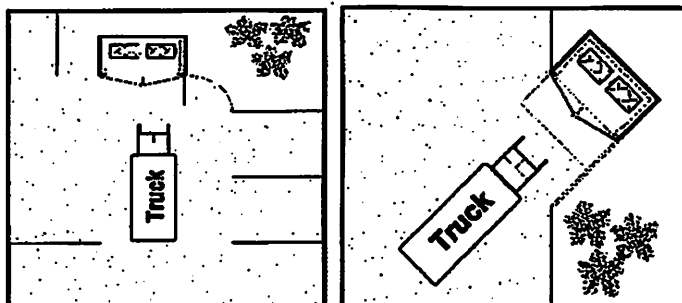
A. Trash Enclosure

1. Trash Enclosures shall be constructed according to City of Clovis Standard Drawing M-2 and M-3 and in accordance with Municipal Code Sections 6.3.19 and 9.24.110.
2. Trash enclosures should not be intrusive. Their locations should be chosen to prevent the intrusion of noise, odor, insects, and dust into living areas.
3. Trash enclosures shall be constructed to allow walk-in access, and shall be located a maximum of 150 feet from the farthest door).
4. They shall be located where service vehicles have direct access to them without having to back up. Direct access means the collection truck can drive directly at the bin and insert the forks into the sides of the bin without having to get out of the truck to move the bin (See Diagram A).
5. One yard of trash bin capacity shall be provided for every four residential units.
6. Applicant will be required to meet the state mandated waste diversion goal (recycling) to divert at least 50 percent of non-hazardous solid waste, including food and compostable material but not construction and demolition material and debris, annually.
7. Applicant should provide a minimum Type III Trash Enclosure with the capacity to serve the development and satisfy state mandated recycling requirements. Below lists the capacity of each allowed trash enclosure. See City of Clovis Standard Drawing M-2 and M-3 and list below.
 - a. Type III (9 yards/pickup) Capacity 3 – 3 yard bins
 - b. Type IV (12 yards/pickup) Capacity 4 – 3 yard bins
 - c. Type V (18 yards/pickup) Capacity 6 – 3 yard bins

DIAGRAM A

DIRECT ACCESS

**ANGLED DIRECT
ACCESS**



B. Signs

1. Signs shall be designed and constructed per Section 9.34.120 of the Development Code.

C. Grading, Utilities, and Offsite Construction

1. All projects will be required to submit a soils report or a waiver of soils report to the City of Clovis Engineering Division in support of the design of the structural section for the public roadways.
2. All projects will be required to contact and address all requirements of the United States Postal Service Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.

D. Dedications and Street Improvements

1. All projects will be required to provide right-of-way on adjacent streets as necessary to conform to current governing planning documents, policies, and City Standards. All right-of-way provided shall be free and clear of all encumbrances.
2. All Projects will be required to provide for the acquisition of right-of-way as necessary to provide for transitions and to conform to the municipal code.
3. Projects will be required to construct street improvements in accordance with the City's specific plans and shall match existing improvements. The project applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.
4. Gated Developments shall provide for ample vehicle stacking area outside the travel lanes of arterials, collectors, and other streets such that vehicles can wait as vehicles are accessing the control panel to open the security gates without traffic backing onto the street. Entries shall be designed to provide the ability to turn around to allow vehicles that cannot enter the complex to return to the street without backing the vehicle up. Provide the Solid Waste Division with remote controls that will allow access for all solid waste and recycling vehicles.
5. Interior Streets – Dedicate to provide for 50' or 54' of right-of-way in conformance with the City policy on street widths, and improve with curb, gutter, 5' sidewalk adjacent to the curb, drive approaches, curb return ramps, streetlights, permanent paving, and all transitional paving as needed. Sidewalk along sideyards shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.

6. Entry feature streets with median islands shall have a minimum of 22' wide travel lanes in each direction with parking or without parking.
7. Site design shall provide for free movement of traffic onto the site with no cross traffic or parking stalls within 100' of the major street face of curb. At grade drive approaches, deceleration lanes, and separate right turn lanes, rather than standard drive approaches can be used to help reduce the non-cross access depth.
8. Provide Temporary Turnabouts at the ends of all dead end streets that are to be extended in the future. Temporary turnabouts shall provide for a 48' radius dedication and installation of 45' of permanent/temporary paving plus 3' paved swale. Any lots that the temporary turnabout encroaches upon will not be able to be built upon until the street is extended and the temporary bulb and right-of-way can be abandoned.
9. Provide dedication for 10' public utility easements along all public street frontages. Alternative widths require written approved by the utilities companies.
10. Damaged or broken concrete improvements along the project frontage shall be removed and repaired to be compliant with City standards and ADA requirements prior to project completion.
11. Projects will be required to provide for reciprocal access to maintain and provide vehicular, pedestrian and public access, drainage, and utility connections in conformance with current governing planning documents and policies. Recorded agreements will be required to fulfill this requirement.

E. Sewer

1. All public sewer mains not located in otherwise dedicated rights-of-way shall be centered in a 15' wide public sewer easement. The easement area shall be located in drive aisles where it is easily accessible for City maintenance. Exceptions may be approved by the City Engineer.
2. Projects installing sewer infrastructure shall notify all property owners that have annexed to the City and are adjacent to the sewer to provide the owners an opportunity to connect in conformance to the municipal code. Property owners that choose to connect shall be responsible for sewer connection fees according to the municipal code and may work directly with the applicant to determine construction costs and location of services.

F. Water

1. Projects shall identify and abandon all water wells to City standards in conformance to the municipal code
2. All public water mains not located in otherwise dedicated rights-of-way shall be centered in a 15' wide public water easement. The easement area shall include water mains, hydrants, blow-offs, and water meters, and be located in drive aisles where it is easily accessible for City maintenance. Exceptions may be approved by the City Engineer.
3. Projects installing water infrastructure shall notify all property owners that have annexed to the City and are adjacent to the water to provide the owners an opportunity to connect in conformance to the municipal code. Property owners that choose to connect shall be responsible for water connection fees according to the municipal code and may work directly with the applicant to determine construction costs and location of services.

G. Grading and Drainage

1. All projects shall provide for permanent storm drainage facilities according to the requirements of the Fresno Metropolitan Flood Control District (FMFCD). Projects that generate more runoff than provided for by the FMFCD master plan will be required to

provide mitigation to modify the project flow characteristics to conform to the master plan.

2. In the event permanent storm drainage facilities are not available, the applicant shall provide temporary on-site retention basins for storm water disposal and record a City prepared covenant for maintenance by the property owner. The size and design shall be in accordance with the City standards based on design calculations and access requirements for maintenance. The property owner shall be responsible for periodic cleaning of toxic material for the life of the temporary basin, which is solely for the convenience of the project. The applicant shall provide a cash deposit for each basin to offset the City's cost of maintaining the basins based on size, depth, expected maintenance schedule by the City, etc. in case of default by the property owner. Notice will be given by the City when the temporary basin(s) are no longer needed. The owner of the property on which the temporary basin(s) are located shall backfill said basin(s) within ninety (90) days after notice is given. In the event the owner fails to backfill said basin(s) within said 90 days, the City may cause the basin to be backfilled and place a lien on the property to cover the cost of the work, including the costs to prepare and enforce the lien. A covenant shall be prepared and recorded on the lot on which the basin(s) is/are located.

H. Irrigation and Landscaping Facilities

1. All projects shall provide landscaping and irrigation as necessary to conform to current governing planning documents, policies, master plans, City Standards, and shall coordinate with existing improvements. Plans for landscaping and irrigation systems shall be prepared by an appropriately registered professional that include the verification of the size, location, and components of the existing improvements. Plans for publicly maintained systems shall consider expansion of the system where feasible to use the existing improvements as fully as possible. Plans shall be approved by the City of Clovis Planning and Development Services Department and Public Utilities Department prior to the beginning of construction or the recording of the final tract map, whichever occurs first. The landscape strip around a planned unit development may be maintained by a perpetual maintenance covenant.
2. All project park and landscape improvements shall be installed and accepted for maintenance by the City prior to issuance of 40% of the Tract's building permits. If the park improvements are not constructed on the Outlot for any reason within two (2) years of the recordation of the final map of Tract, City shall have the right to request from surety and receive upon City's demand, sufficient funding to complete the construction of improvements for the park. The two year period may be extended at City's sole option and discretion and upon such conditions as City shall determine.
3. All projects shall record a City prepared covenant for annexation to the Landscape Maintenance District. The document shall be executed by the property owner, notarized, submitted to and approved by the City of Clovis City Engineer prior to final map approval or building permit approval. The covenant shall include acknowledgement and agreement by the property owner that such agreement serves as a petition pursuant to California State Proposition 218 and no further election shall be required for the establishment of the initial assessment. The annual assessment 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 additional landscaping enhancements that exceed the City norms and are specific benefit to the property, if determined to be maintained by the Landscape Maintenance District, shall be maintained by an additional landscape maintenance assessment.

4. All projects 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 reviewed by the City to verify and address conflicts with other City facilities. Plans for these requirements and improvements shall be submitted to and approved by FID prior to the release of any development permits or recording of the final tract map. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. The construction drawings shall indicate the depth, location and type of material of any existing irrigation lines, as well as their disposition (abandonment, repair, relocation, and/or piping). Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities. Any existing canals shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.
5. All projects with water allocations shall have it transferred to the City of Clovis prior to the beginning of construction or the recording of the final tract map, whichever occurs first. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis by executing a "Request for Change of Relative Value" that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.
6. All projects that install privately maintained landscaping and irrigation in public rights-of-way shall record a City prepared covenant for maintenance of the landscape and irrigation by the property owner. The document shall be executed by the property owner, notarized, submitted to and approved by the City of Clovis City Engineer prior to final map approval or building permit approval. The privately maintained landscape and irrigation will not be maintained by the Clovis Landscape Maintenance District and it shall not eliminate the obligation to annex the property to the Clovis Landscape Maintenance District.
7. All perimeter walls shall be installed on private property and maintained by the property owner. When adjacent to public rights-of-way, the applicant shall execute a City prepared perpetual maintenance covenant that is recordable on all properties having a perimeter wall. The covenant shall indicate the property owner is responsible for maintenance and shall be executed by the property owner, notarized, submitted to and approved by the City of Clovis City Engineer prior to final map approval or the release of any development permits.

I. Miscellaneous

1. All projects shall provide trash enclosures in conformance with State requirements, the City municipal code, and City standards. Accessibility to the trash enclosures shall be paved and available during City service hours on the day(s) of service. The trash enclosure shall be positioned to have front loading solid waste vehicle access without

the need to backup. Trash enclosures shall be setback a minimum of 5' from all driveways and drive aisles to minimize the impact of gates left open and mitigate any visibility issues. The grading and slope concrete pad shall be designed to accommodate existing and planned adjacent improvements. The concrete pad shall be inspected by the City prior to pouring of concrete.

2. All projects shall execute a City prepared appurtenant agreement for reciprocal access across adjacent parcels, shared maintenance, and shared use of any joint trash enclosure. The covenant shall be executed by the property owners, notarized, submitted to and approved by the City of Clovis City Engineer prior to final map approval or the release of any development permits.
3. All projects shall install street lights along the major streets and local streets on metal poles to local utility provider's standards at the locations designated by the City Engineer. Street light locations shall be shown on the utility plans submitted with the final map for approval. Street lights at future traffic signal locations shall be installed on approved traffic signal poles, including all conduits and pull boxes. Street lights along the major streets shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided. The applicant may install thematic lighting, as approved by the City Engineer. If the applicant chooses to install thematic lighting, the applicant shall provide a conceptual lighting plan identifying adjacent properties that may be incorporated with thematic lights to create a neighborhood effect. Thematic lighting shall be maintained by an additional landscape maintenance assessment. All street lights on wood poles shall be replaced with street lights on metal poles to local utility provider's standards.
4. A deferment, modification, or waiver of any engineering conditions shall be considered by the City Engineer and will require their express written approval.
5. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer in order to provide adequate circulation and adequate utility services.

Public Safety

Refer to the adopted standards of the Police Department and Fire Department.

Business License

- A. A City of Clovis Business License is required for the operation of a multiple-family development.

January 13, 2026

To: McKencie Perez, Deputy City Planner, City of Clovis

From: Matt Gelbman, Senior Urban Planner, Ascent

Subject: Assessment of Multifamily Residential Open Space Standards

Introduction

The purpose of this assessment is to evaluate proposed changes to open space standards being considered by the City of Clovis (City) as part of an update of the Multifamily Residential Design Standards prepared by Ascent in January 2025. This assessment evaluates the effectiveness of the proposed open space standards to reduce constraints on development. The following components are included in the assessment:

- Summary of key findings.
- Explanation of the purpose and background of the assessment.
- Review of the City's current and proposed open space standards.
- Comparison of existing open space standards in the City of Clovis to similar requirements in the City of Fresno, City of Lancaster, City of Merced, and City of Visalia.
- Application of open space standards to two prototype sites with different densities, calculating the effective square footage of open space created by each standard.

Summary of Findings

Based on the assessment, the open space standards included in the proposed Multifamily Residential Design Standards were found to:

- Reduce the overall amount of open space compared to current standards.
- Yield more open space compared to other similar cities.
- Provide more flexible options for meeting open space requirements.
- Remove constraints on development, based on application to three prototype sites.
- Implement Program H8 in the City of Clovis 2023-2031 Housing Element, which commits the City to reducing the open space requirement in R-3 and R-4 zones.

Background

After an initial review of the City of Clovis 2023-2031 Housing Element in August 2023, the California Department of Housing and Community Development (HCD) identified open space standards as a potential constraint to housing development in the City and requested a reduction in open space standards to comply with state Housing Element Law. Gov. Code, § 65583, subd. [a][5] requires housing

elements to identify all relevant land use control impacts and include programs to address identified constraints to cost, supply, and ability to achieve maximum densities.¹ In response to the request, Program H8 of the City's housing element was modified to commit to reducing the open space requirement in R-3 and R-4 zones. Reducing open space requirements can increase the affordability of housing by decreasing development costs or increasing the amount of land available on a site for housing units.²

Existing Open Space Standards

The City's existing standards for open space in multifamily residential development are in Section 9.77.030 of the Clovis Municipal Code (CMC) and require a minimum of 260 square feet (sf) of open space per dwelling unit. In addition, multifamily residential development projects that have 25 units or more are required to include at least one children's play area with a minimum of 600 square feet. The existing standards also include minimum dimensions for private open space. Table 1 summarizes the existing open space requirements for multifamily development projects in the City.

Table 1: Existing Multifamily Open Space Standards, City of Clovis

Standard	Total Open Space	Common Open Space	Private Open Space
Min. Required Area	260 sf/unit ¹	Min 600 sf children's play area required for projects with more than 25 units	--
Min. Dimension	None	None	For ground-level private open space, 10 feet For balcony open space, 6 feet

¹The requirement can be common or private open space.

Source: City of Clovis Municipal Code, Title 9 Development Code, Section 9.77.030 Residential Design Standards: Multifamily Standards, September 2024; City of Clovis Ordinance 19-170, December 2019.

Proposed Open Space Standards

Proposed open space standards are incorporated into an updated draft of the City's Multifamily Residential Design Standards. The proposed open space standards are intended to reduce the overall minimum square footage of required open space, scale the minimum square footage of open space in proportion to the size of a development, and establish other objective standards for common and private open space. Table 2 summarizes the proposed common open space standards and Table 3 summarizes the proposed private open space standards.

¹ Paul McDougall, Senior Program Manager, California Department of Housing and Community Development, letter to Renee Mathis, Director, City of Clovis Planning and Development Department. August 14, 2023. Available: <https://cityofclovis.com/wp-content/uploads/2023/11/HCD-Comment-Letter-August-14-2023.pdf>.

² City of Clovis, Fresno Multi-Jurisdictional 2015-23 Housing Element, Section 4 Housing and Development Constraints, 4-2, 2016.

Table 2: Proposed Minimum Required Area of Common Open Space

Number of Units	Minimum Required Common Open Space
12 units or less	Exempt
13-20 units	85 sf/unit
21+ units	135 sf/unit

Source: Ascent, 2024.

Table 3: Proposed Minimum Required Area of Private Open Space

Number of Units	Minimum Required Private Open Space
12 units or less	175 sf/unit
13+ units	70 sf/unit

Source: Ascent, 2024.

Open Space Standards in Comparison Cities

The City's existing and proposed open space standards were compared to other cities, including the City of Fresno, City of Lancaster, City of Merced, and City of Visalia. Overall, the City's proposed standards stand out for a flexible approach, ensuring that both smaller and larger projects are held to reasonable and comprehensive open space standards without posing a constraint on development. The open space standards of other cities do not scale in the same way as the City's proposed open space standards, and do not always provide standards for dimensions or amenities of common and private open space.

City of Fresno

Section 15-1004 of the City of Fresno Municipal Code contains development standards for multifamily districts (RM), including for on-site open space.³ The minimum amount of total open space is calculated as a percentage of the total lot size depending on the zoning district:

- RM-1 (12-16 du/acre) requires 20 percent of the total lot area to be open space.
- RM-2 (16-30 du/acre) requires 15 percent of the total lot area to be open space.
- RM-3 (40-45 du/acre) requires 10 percent of the total lot area to be open space.

³ Municipal Code of the City of Fresno, Chapter 15 Citywide Development Code, Article 10 Residential Multi-Family District, Section 15-1004 Site Design Development Standards, October 2024.

The total open space requirement may be met through a combination of common open space, private open space, and public plazas. Additional standards are included specifically for private and common open space, summarized as follows:

Private Open Space

- 50 percent of units must have private open space.
- Minimum dimension of 4 feet.
- Minimum area of 32 sf each.

Common Open Space

- Minimum dimensions of 20 feet.
- Minimum area of 1,000 sf.
- 80 percent must be unobstructed to the sky.

City of Lancaster

Chapter 17.41.082 of the City of Lancaster Municipal Code contains objective design standards for residential and mixed-use projects in all zoning districts. In the City of Lancaster, common open space is required only in developments with 20 or more dwelling units, while private open space is required for all multifamily and mixed-use residential development. Units located above the ground-floor have a lower per unit square footage requirement compared to units located on the ground-floor. The City of Lancaster has additional requirements for open space type, amenities, and landscaping material. In addition, the City of Lancaster allows an exemption to the required common open space if each dwelling unit has individual entries and has at least 200 square feet of individual outdoor area. Table 4 summarizes the open space design standards for multifamily development in the City of Lancaster.

Table 4: Open Space Design Standards for Multifamily, City of Lancaster

Standard	Common Open Space	Private Open Space
Applicability	Per development	Per dwelling unit
Area Size	For less than 20 units, exempt	For ground-floor units, 80 sf/unit
	For 20 or more units, 15% of gross development area	For upper-story units, 40 sf/unit
Dimension	40 feet	None

Source: City of Lancaster Municipal Code, Title 17 Zoning, Chapter 41 Additional Residential Use Regulations, Article IV Objective Design Standards, Section 17.41.082 Open Space and Common Areas, August 2024.

City of Merced

Chapter 20.46.030 of the City of Merced Municipal Code contains general design standards for multifamily dwellings, which includes requirements for private open space. Common open space is not required. Table 5 summarizes the requirement for private open spaces applicable to all dwelling units, including units at or above ground level.

Table 5: Open Space Design Standards for Multifamily, City of Merced

Standard	Common Open Space	Private Open Space
Applicability	None	Per dwelling unit (if feasible)
Area Size	None	None
Dimension	None	5 feet by 8 feet (if feasible)

Source: City of Merced Municipal Code, Title 20 Zoning, Part 3 General Regulations, Chapter 46 Residential Design Standards, Section 20.46.030 General design standards for multifamily dwellings, September 2024.

City of Visalia

Chapter 17.16.150 of the City of Visalia Municipal Code contains standards for open space and recreational areas for multifamily residential zones, that require at least 5 percent of the site to be common open space and includes requirements for certain amenities and furniture in open space. There is no private open space requirement. The area size for common open space is calculated as a percentage of the total site, as shown in Table 6.

Table 6: Open Space Design Standards for Multifamily, City of Visalia

Standard	Common Open Space	Private Open Space
Applicability	Per development	Private Open Space
Area Size	5% of site	None
Dimension	None	None

Source: City of Visalia Municipal Code, Title 17 Zoning, Chapter 16 Multi-Family Residential Zones, Section 17.16.150 Open Space and Recreational Areas, November 2023.

Testing Open Space Standards with Prototype Sites

The City's existing and proposed open space requirements were applied to two prototype sites. The open space standards of comparison cities were also applied to the prototype sites. Each of the open space standards were applied to the two prototype sites with different densities, calculating the effective square footage of open space created by each standard. The prototype projects were the same as those used as part of the evaluation of governmental constraints included in the City of Clovis 2023-2031 Housing Element that were used to evaluate the applicable requirements on prototype sites within the R-3 and R-4 zones in the City.

Prototype Sites

The prototype sites illustrate applicable development standards that define the zoning envelope in *CMC Section 9.10.030, Residential District General Development Standards* for the R-3 and R-4 zoning districts on a one-acre lot. This information is included in Table 3-5 of City of Clovis 2023-2031 Housing Element and are summarized in Table 7.

Table 7: Summary of Prototype Sites by Zoning District

Development Standard	R-3 Prototype Site	R-4 Prototype Site
Site Size (1-acre)	43,560 sf	43,560 sf
Net site size w/ required setbacks	36,234 sf	35,244 sf
Max stories	3 stories	4 stories
Maximum site volume	108,702 sf	140,976 sf
Maximum lot coverage	19,602 sf (45%)	26,136 sf (60%)
Maximum permitted density	30 units	43 units
1 bedroom (900 sf)	20 units	30 units
2 bedroom (1,100 sf)	10 units	13 units
Unit square footage total	29,000 sf	41,300 sf

Source: City of Clovis 2023-2031 Housing Element.

Methodology of Comparison

To compare the different open space standards, the required open space for each prototype development was calculated using the City's existing and proposed open space requirements and the requirements from comparison cities, including Fresno, Lancaster, Merced, and Visalia. For each open space standard an estimate of the following is calculated:

- **Open Space:** Minimum required total open space.
 - Common: Minimum required common open space.
 - Private: Minimum required private open space.
- **Average Open Space/Unit:** Mean square footage of open space per dwelling unit.

Comparison of Open Space Standards on R-3 Zoning Prototype Site

In the R-3 prototype site, the City's proposed open space standard reduces the existing standards by 21 percent from 7,800 square feet to 6,150 square feet. The City's existing open space standard requires the largest area of open space among the comparison cities, with the exception of the City of Lancaster. The City's proposed standards require less open space than the City of Lancaster and City of Fresno, and more than the open space required by the City of Merced and City of Visalia. A summary of the required open space under the different comparison standards for the R-3 prototype site is shown in Table 9.

Table 9: Prototype Site R-3 Comparison of Open Space Standards

	Clovis (existing)	Clovis (proposed)	Fresno	Lancaster	Merced	Visalia
Total Open Space	7,800 sf	6,150 sf	6,534 sf	8,134 sf	1,200 sf	2,178 sf
Common	600 min	4,050 sf	1,000 sf min	6,534 sf	0 sf	2,178 sf
Private	7,200 min ¹	2,100sf	480 sf min ²	1,600 sf	1,200 sf	0 sf
Average Open Space/Unit	260 sf	205 sf	218 sf	271 sf	40 sf	73 sf

¹This open space can be private or common open space.

² Calculated as 50% of units, each having 32 sf of private open space (City of Fresno Municipal Code Section 15-1024, subd. [E][1][a]).

Source: Ascent, 2024.

Comparison of Open Space Standards on R-4 Zoning Prototype Site

In the R-4 prototype site, the City's proposed open space standard reduces the existing requirements by 21 percent from 11,180 square feet to 8,815 square feet. The City's existing open space standards require the most amount of open space among comparison cities. The City's proposed standards require about the same amount of open space as the City of Lancaster, but more than the City of Fresno, City of Merced, and City of Visalia.

Table 10: Prototype Site R-4 Comparison of Open Space Standards

	Clovis (existing)	Clovis (proposed)	Fresno	Lancaster	Merced	Visalia
Open Space	11,180 sf	8,815 sf	4,356 sf	8,684 sf	1,720 sf	2,178 sf
Common	600 sf min	5,805 sf	1,000 sf min	6,534 sf	0 sf	2,178 sf
Private	10,580 sf min ¹	3,010 sf	688 sf min ²	2,150 sf	1,720 sf	0 sf
Average Open Space/Unit	260 sf	205 sf	101 sf	202 sf	40 sf	51 sf

¹ This open space can be private or common open space.

² Calculated as 50% of units, each having 32 sf of private open space (City of Fresno Municipal Code Section 15-11024, subd. [E][1][a]).

Source: Ascent, 2024.

Conclusions

The City's proposed open space standards implement Program H8 in the City of Clovis 2023-2031 Housing Element, which commits the City to reducing the open space requirement in R-3 and R-4 zones. While the City's proposed open space standards would require less open space area than the City's existing

standards, the reductions are closer, but still higher, than the amount of required open space in comparison cities. Across both prototype sites, the City's proposed standard would require more open space than the standards of the City of Merced and City of Visalia. In comparison to the City of Fresno's standards, the City's proposed standard would require less open space in the R-3 site and more open space in the R-4 site. In comparison to the City of Lancaster's standards, the city's open space would require less open space in the R-3 site and about the same amount of open space in the R-4 site.

Additionally, the City's proposed standards are more flexible and proportional to the size of developments, facilitating housing development for a variety of project types and sizes. In smaller developments with 12 or less units, the lower standards allow for more units to be built, which is helpful for projects with smaller lot sizes. Compared to the City's existing standards, the proposed standards establish more feasible minimums. The reductions are more pronounced in higher density R-4 zones, which allow for developments to maximize density to the allowable limits. Overall, the City's proposed open space standards would help facilitate housing production by reducing constraints on developers to provide more units, promoting more efficient land use, and making it easier to meet open space requirements without compromising the access to open space for residents.

Development Feasibility Testing for City of Clovis Multifamily Residential Design Standards

June 4, 2026

Disclaimer: *Feasibility testing is based on preliminary and conceptual design solutions intended to test approximate yield and general development standards. It does not evaluate financial or market feasibility. Additional coordination, outside of the scope of this project, would be needed to confirm site conditions, topography and to evaluate compliance with building code, fire code, and other requirements. No surveys were conducted as part of this effort.*

Prepared by:



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Introduction

Feasibility testing was conducted to evaluate the design, programming, and yield of multifamily housing on three sites as part of the City of Clovis's update of the Multifamily Residential Design Standards. The locations of the three selected sites within the City are shown in **Figure 1**.

Potential development scenarios were evaluated for each site to test existing applicable development standards in *Clovis Municipal Code (CMC), Division 2, Zoning Districts, Allowable Land Uses, and Zone-Specific Standards (Zoning Code)*, including setbacks, lot coverage, height, and density. A summary of the development standards applicable to selected sites is included in **Table 1**. In addition, the proposed Multifamily Residential Design Standards were applied to the development scenarios as part of the feasibility testing to evaluate standards related to building design, open space, site design, access and circulation, and parking.

Purpose

The feasibility testing explored approaches to maximizing density consistent with the Zoning Code and proposed Multifamily Residential Design Standards, with additional consideration given to meeting or exceeding target densities for sites included in the City of Clovis 2023-2031 Housing Element. The feasibility testing does not evaluate the financial or market feasibility of development scenarios and is intended only to evaluate development and design standards applicable to multifamily development. Additional objectives of the feasibility testing included:

- Demonstrate ability to achieve the maximum density when applying objective standards.
- Identify potential constraints on development imposed by the proposed Multifamily Residential Design Standards.
- Refine the proposed Multifamily Residential Design Standards to ensure clarity, consistency, and effectiveness.
- Demonstrate the flexibility of the proposed Multifamily Residential Design Standards.

Table 1. Summary of Development Standards Applicable to Selected Sites

	Site A	Site B	Site C
Zoning	R-4	Loma Vista Community Centers North and South Master Plan (R-3)	RHN Overlay (R-1)
Site Area	0.46 acres	3.73 acres	2.50 acres
Density	25-43 du/ac	20.1-30 du/ac	35-43 du/ac
Massing			
Max. # of Stories	4 stories	3 stories	4 stories
Max. Height	50 feet	50 feet	50 feet
Setbacks			
Front	15 feet	10 feet	15 feet
Side	5 feet	5 feet	5 feet
Street Side	15 feet*	10 feet	15 feet*
Rear	15 feet*	10 feet	15 feet**
Lot Coverage			
Min. Parcel Size	10,000 sf	2,100 sf	>1 acre, <10 acres
Max. Parcel Coverage	60%	60%	60%

* Street Side Setback – For a structure exceeding thirty-five feet (35') or two and one-half (2-1/2) stories, the required setback shall be increased at the rate of three inches (3 inches) for each foot of height increase.

** Rear Setback – For a structure exceeding thirty-five feet (35') or two and one-half (2-1/2) stories, the required setback shall be increased at the rate of three inches (3 inches) for each foot of height increase for single story plus five feet (5') for each additional story.

Overview of Feasibility Testing Process

Each of the three sites were evaluated to test the potential design, programming, and yield of multifamily housing. Potential development scenarios were explored for each site to test existing applicable development standards in the Zoning Code, such as maximum density, setbacks, lot coverage, and height. In addition, the proposed Multifamily Residential Design Standards related to building design, including massing and articulation, roof variation, entries, open space, site design, access and circulation, and parking were applied to the development scenarios as part of the feasibility testing.

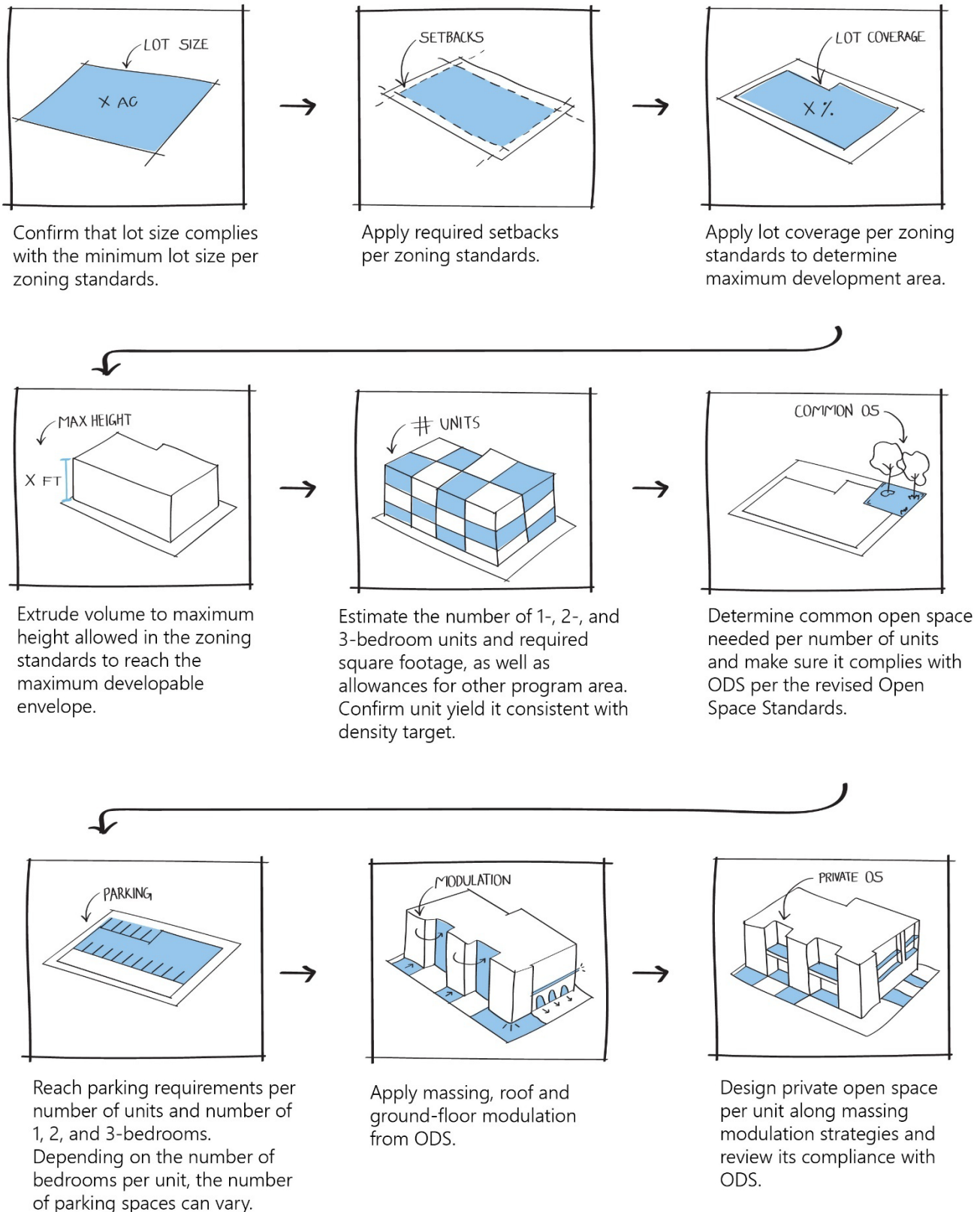
Each site was tested with different development scenarios and building types to explore the potential to maximize the number of units included in the development scenarios for each of the three sites and to identify potential constraints. A step-by-step summary of the feasibility testing process used for each site is included in **Figure 2**.

The testing process started by analyzing the lot size, lot coverage, required setbacks, and maximum height allowed by the applicable base zone or overlay zone in the Zoning Code. After a maximum zoning envelope was determined, assumptions were applied to estimate the number of units based on the total square footage of usable building area and to provide a variety of one-, two-, and three-bedroom units. Depending on the building type, the Multifamily Residential Design Standards were applied to further refine the building massing through articulation of the facade, roof variation, building entry and ground-floor frontage requirements. The development scenarios continued to be refined to accommodate the required common and private open space, and to meet parking requirements.

The number of bedrooms per unit was determined based on the estimated square footage of each unit, as well as the building typology. One-bedroom units range from 500 to 900 square feet, two-bedroom units range from 900 to 1,500 square feet, and three-bedroom units include any units larger than 1,500 square feet. The options take into consideration that the unit mix can be adjusted to include more one-bedroom units if two- and three-bedroom units are reduced, or vice versa. However, some limitations on substituting between units with more or less bedrooms exist depending on the building typology. The goal was to create a varied unit mix while meeting the minimum requirements for density, parking, and open space.

Additionally, although the width of the streets within feasibility testing options account for minimum emergency vehicle widths, further refinement would be needed to account for emergency vehicle access and turning radius. Additional details would be required as part of a final design to reflect building code, fire code, and specific engineering standards and may result in changes to the number of units on each site.

Figure 2. Step-by-Step Overview of Feasibility Testing Process



Site A

Location and Context of Site A

Site A is a 0.46-acre site located on the corner of Sylmar Ave. and W. Lincoln Ave. Site A is comprised of two separate parcels (APNs 420-142-11 and 420-142-12) with the same owner and is within the R-4 zoning district. The parcels were included in the City of Clovis 2023-2031 Housing Element (Site Numbers 24 and 25), which estimated that six moderate income units could be built on each parcel, with a total of 12 units on the site. It is surrounded by existing multifamily housing and single-family homes that are two stories or less. Site A is accessible through three of its four sides: on the east side facing Sylmar Ave; on the north side facing W Lincoln Ave; and on the west side facing the alley. A map showing the context of Site A is shown in Figure 3.

Figure 3. Context Map of Site A



Site A Development Options

Three development scenarios were tested for Site A, and a summary of the feasibility testing is presented in **Table 2**. Additional details of the site feasibility testing for each option for Site A are included in **Appendix A**.

- **Site A – Option 1:** Based on a three-story development, this option includes 12 units at 26 du/ac and is shown in **Figure 4**. This option includes 780 sf of common open space, although none is required, and a total of 3,480 sf of private open space, exceeding the requirements. A total of 21 parking spaces were required, and 27 spaces were provided. Two covered garage spaces per unit were provided, and 3 guest spaces total were provided, exceeding the requirements.
- **Site A – Option 2:** Includes a three-story development with 16 units at 35 du/ac and is shown in **Figure 5**. This option includes 2,200 sf of common open space and a total of 2,195 sf of private open space, exceeding both the common and private open space requirements. A total of 29 parking spaces are provided at surface level and are screened by a lobby area facing Sylmar Ave.
- **Site A – Option 3:** Based on a four-story development, this option includes 20 units at 43 du/ac and is shown in **Figure 6**. This option includes 2,200 sf of common open space and 2,830 sf of private open space, exceeding the requirements. A total of 29 parking spaces would be provided at surface level and are screened by a lobby area facing Sylmar Ave.

Key Findings for Site A

The following challenges and considerations were identified in the feasibility testing for Site A:

- **Providing Parking with More Density:** Providing the required number of parking spaces was challenging if trying to maximize density while including a mix of unit sizes. The solution to providing the required parking was to minimize the number of 3-bedroom units. Although Option 3 includes more units, there are no 3-bedroom units proposed and the number of parking spaces required is the same as in Option 2.
- **Providing Required Dimensions for Common Open Space:** Not all the sides of common open space meet the minimum dimension of 25 feet established in the Multifamily Residential Design Standards in Option 2 and Option 3. Providing the required dimension of common open space is challenging on this small site.

Table 2. Summary of Development Options for Site A

Standard	Requirement	Option 1	Option 2	Option 3
Max. Height	4 stories or 50 feet	3 stories / 32 feet	3 stories / 35 feet	4 stories / 45 feet
Density (0.46 ac)	25-43 du/ac	26 du/ac	35 du/ac	43 du/ac
Unit Yield				
1-bedroom	-	0	8 (50%)	12 (60%)
2-bedroom	-	12 (100%)	2 (12%)	8 (40%)
3-bedroom	-	0	6 (38%)	0
Total Units	12 to 20	12	16	20
Parcel Coverage				
Parcel Coverage	11,900 sf (60%) Max.	8,950 sf (45%)	11,900 sf (60%)	11,900 sf (60%)
Common Open Space				
Proposed Requirement	12 units or less = exempt 13-20 units = 85 sf/unit 21+ units = 135 sf/unit	0 sf	1,360 sf	1,700 sf
Total Common Open Space Provided	-	780 sf	2,200 sf	2,200 sf
Number of Trees Required	1 per 500 sf of required common OS	0	2 trees	3 trees
Private Open Space				
Proposed Requirement	12 units or less = 175 sf/unit 13+ units = 70 sf/unit	2,100sf	1,120 sf	1,400 sf
Total Private Open Space Provided	-	3,480 sf	2,195 sf	2,830 sf
Total Open Space				
Existing Requirement	260 sf/unit	3,120sf	4,160 sf	5,200 sf
Proposed Requirement	-	2,100 sf	2,480 sf	3,100 sf
Total Open Space Provided	-	4,260 sf	3,070 sf	5,030 sf
Parking				
Existing Requirement	2 spaces per studio/1/2 bed 3 spaces per 3+ bed 1 uncovered space per unit ¹	24	38	40
Proposed Requirement	1 space per studio/1 bed 1.5 spaces per 2 bed 2 spaces per 3+ bed 1 covered space per unit ¹	18	23	24
Proposed Guest Spaces Requirement	1 space per 4 units	3	4	5
Total Spaces Required	-	21	27	29
Total Spaces Provided	-	27	29	29

¹ Requirement is not in addition to the number of parking spaces.

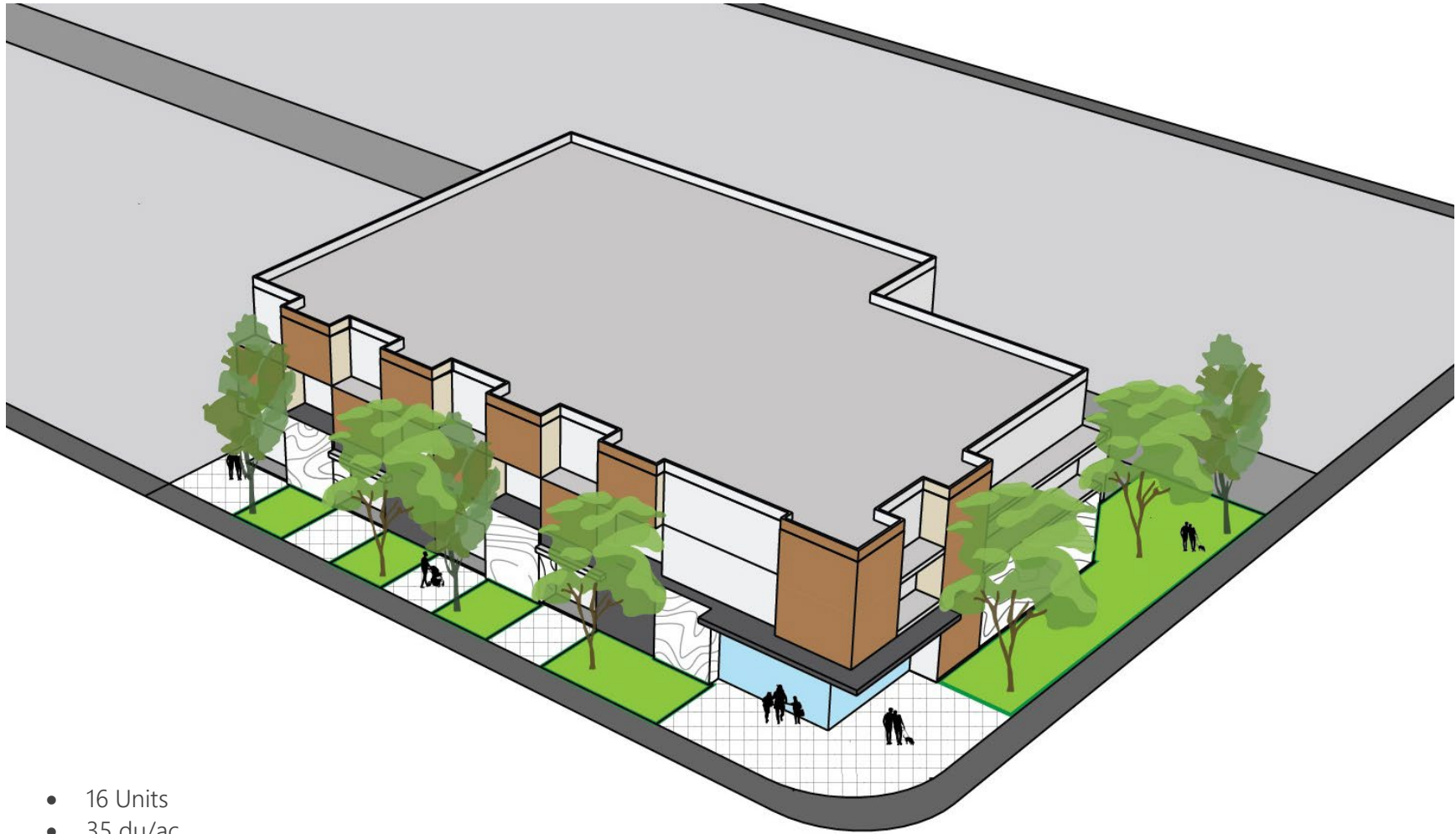
Figure 4. Site A – Option 1



- 12 Units
- 26 du/ac
- 780 sf Common Open Space
- 27 Parking Spaces
- 3 Stories

*For illustrative purposes only.
Additional details shown in Appendix A*

Figure 5. Site A – Option 2



- 16 Units
- 35 du/ac
- 2,200 sf Common Open Space
- 29 Parking Spaces
- 3 stories

*For illustrative purposes only
Additional details shown in Appendix A*

Figure 6. Option 3 – Site A



*For illustrative purposes only
Additional details shown in Appendix A*

Site B

Location and Context of Site B

Site B is a 3.73-acre site located to the east of N. De Wolf Ave. and north of Shaw Ave. Site A spans a portion of two parcels (APNs 554-053-57 and 554-053-58). It is within the R-3 zoning district and the Loma Vista Community Centers North and South Master Plan (LVCCNSMP). The density allowed in the R-3 zone is 20.1-30 du/ac; however, the LVCCNSMP allows 15.1 – 25 du/ac. Although the LVCCNSMP allows a density different from the R-3 zone district, the R-3 zone district would supersede in this instance. Site B currently has rural residential and agricultural uses, and the site is surrounded by single-family homes and rural residential uses. A map showing the context of Site B is shown in **Figure 7**.

The LVCCNSMP includes a conceptual site plan for Site B, which is referred to in the master plan as Planning Area 2. The conceptual site plan identifies a general layout for the site, including new streets, and is included for reference in **Appendix B**. In addition, Site B was included in the City of Clovis 2023-2031 Housing Element (Site Number LV-PA-2-1), which estimated a capacity of 90 lower income units on the site and analyzed a maximum density with a range between 15 and 30 du/ac.

Figure 7. Context Map of Site B



Site B Development Options

Two development options were tested for Site B. In both options, new public and private streets are introduced to reflect the concept included in the LVCCNSMP. Option 1 targets the lower end of the density range, while Option 2 achieves higher density by increasing development height. A summary of the feasibility testing for Site B is presented in **Table 3** and additional details of the site feasibility testing for each option for Site B are included in **Appendix A**.

- **Site B – Option 1:** Includes a mix of building types, ranging from two to three stories in height with 86 units at 23 du/ac and is shown in **Figure 8**. This option includes 17,000 sf of common open space and a total of 13,200 sf of private open space, meeting the requirements. A total of 175 parking spaces would be provided and exceed requirement. All the buildings that only have a single unit within them include two spaces each, while the remaining buildings have spaces that are provided through other surface parking and some tucked under the buildings. Additional consideration was given to avoid locating parking near the main entries of any residential buildings.
- **Site B – Option 2:** Includes a mix of building types that are three stories in height with 111 units at 30 du/ac and is shown in **Figure 9**. This option includes 15,000 sf of common open space and 14,600 sf of private open space, meeting all open space requirements. A total of 194 parking spaces would be provided through surface parking, tucked under the buildings, or individual garages.

Key Findings for Site B

The following challenges and considerations were identified as part of the feasibility testing for Site B:

- **Meeting LVCCNSMP Standards:** These options were tested by utilizing the LVCCNSMP development standards, resulting in eliminating the height and lot coverage restrictions present in the R-3 zone. No constraints were presented when developing these options.

Table 3. Summary of Development Options for Site B

Standard	Requirement	Option 1	Option 2
Max. Height	3 stories or 50 feet	2-3 stories / 30-40 feet	3 stories / 40 feet
Density (3.73 ac)	20.1-30 du/ac	23 du/ac	30 du/ac
Unit Yield			
1-bedroom	-	19 (22%)	46 (41%)
2-bedroom	-	22 (26%)	21 (19%)
3-bedroom	-	45 (52%)	44 (40%)
Total Units	74-111	86	111
Parcel Coverage			
Parcel Coverage	97,487 sf (60%) Max.	70,522 sf (43%)	78,974 sf (49%)
Common Open Space			
Proposed Requirement	12 units or less = exempt 13-20 units = 85 sf/unit 21+ units = 135 sf/unit	11,610 sf	14,985 sf
Total Common Open Space Provided	-	17,000 sf	15,000 sf
Number of Trees Required	1 per 500 sf of required common OS	14 trees	18 trees
Private Open Space			
Proposed Requirement	12 units or less = 175 sf/unit 13+ units = 70 sf/unit	6,020 sf	7,770 sf
Total Private Open Space Provided	-	13,200 sf	14,600 sf
Total Open Space			
Existing Requirement	260 sf/unit Min 600 sf of play area for projects with 25+ units	22,960 sf	29,460 sf
Proposed Requirement	-	17,630 sf	22,755 sf
Total Open Space Provided	-	30,200 sf	29,600 sf
Parking			
Existing Requirement ¹	2 spaces per studio/1/2 bed 3 spaces per 3 bed unit	217	266
Proposed Requirement	1 space per studio/1 bed unit 1.5 spaces per 2 bed unit 2 spaces per 3+ bed unit 1 covered space per unit ²	142	166
Proposed Guest Spaces Requirement	1 space per 4 units	22	28
Total Spaces Required	-	164	194
Total Spaces Provided	-	175	194

¹ Reflects combined number of covered and open spaces required in the LVCCNSMP.

² Requirement is not in addition to the number of parking spaces.

Figure 8. Site B – Option 1

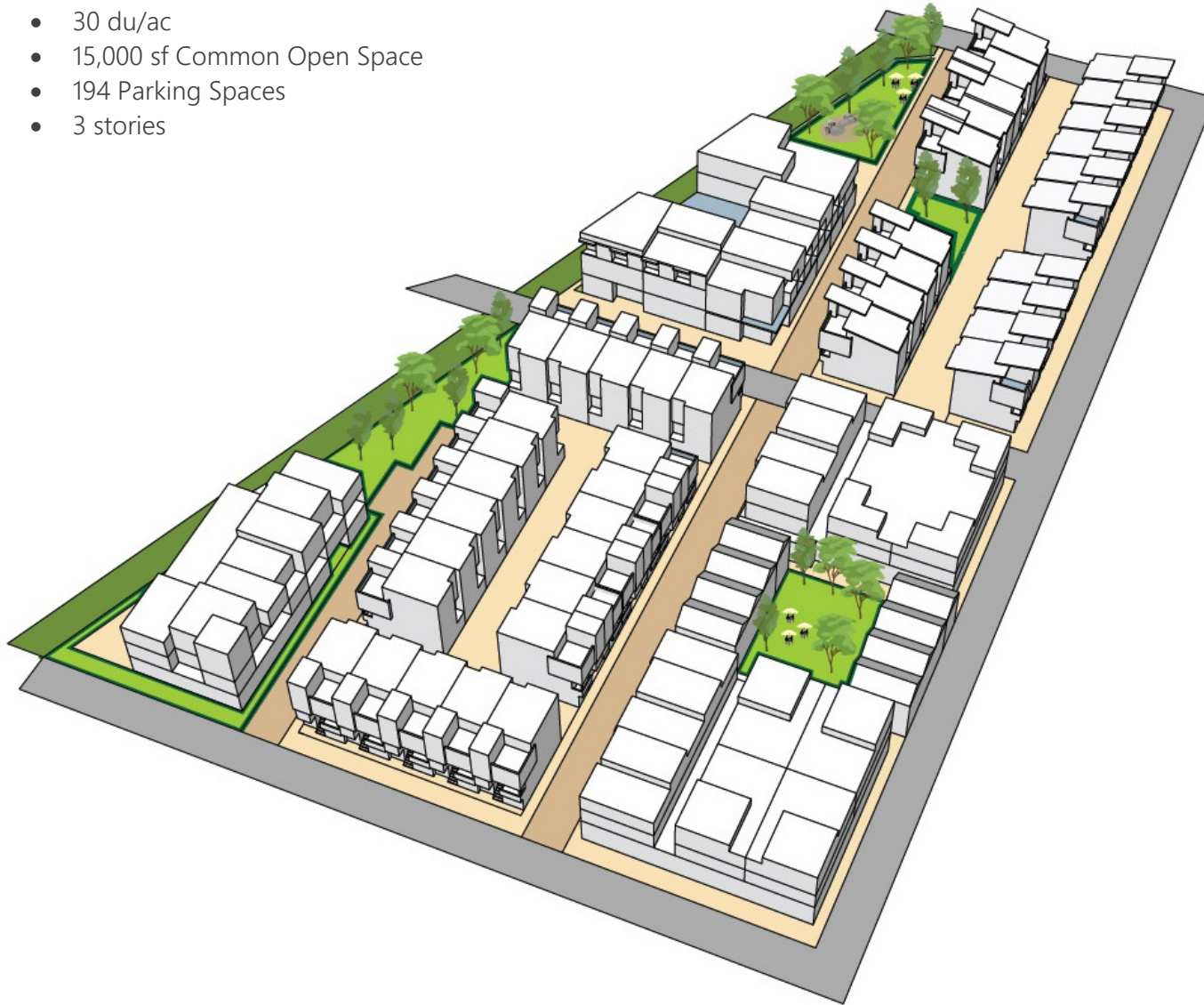
- 86 Units
- 23 du/ac
- 17,000 sf Common Open Space
- 175 Parking Spaces
- 2-3 Stories



*For illustrative purposes only
Additional details shown in Appendix A*

Figure 9. Site B – Option 2

- 111 Units
- 30 du/ac
- 15,000 sf Common Open Space
- 194 Parking Spaces
- 3 stories



*For illustrative purposes only
Additional details shown in Appendix A*

Site C

Location and Context of Site C

Site C is 2.50-acre parcel (APN 563-032-06) located along Alluvial Ave and has an R-1 base zone district. A map showing the context of Site C is shown in **Figure 10**. Although the R-1 zoning does not allow for multifamily residential, Site C is within the Regional Housing Needs (RHN) Overlay District, and development must meet specified criteria in order for multifamily residential to be developed on the site. For the purposes of feasibility testing, it was assumed that development would qualify and the development standards of the RHN Overlay would apply in addition to the proposed Multifamily Residential Design Standards. Site C is surrounded by single-family homes. The lot faces Alluvial Ave. to the south, and Athens Ave. on part of the west side. The other portion of the west side abuts single-family residential. On the east, the site abuts rural residential and agricultural uses. This parcel is included in the City of Clovis 2023-2031 Housing Element (Site Number RHN-11), which estimated that 66 lower income units could be built on each parcel.

Figure 10. Context Map of Site C



Site C Development Options

Two development scenarios were tested for Site C. Given the conditions, and the size of the lot, new internal streets are reflected in the feasibility testing. Option 1 includes a mix of one, two, and three-bedroom units. Option 2 provides more one-bedroom units and less three-bedroom units to be able to achieve a higher density while meeting the parking and open space requirements. A summary of the feasibility testing for Site C is presented in **Table 4** and additional details of the site feasibility testing for each option for Site C are included in **Appendix A**.

- **Site C – Option 1:** Includes a mix of three- and four-story buildings with 92 units at 37 du/ac and is shown in **Figure 11**. This option includes 15,300 sf of common open space and a total of 14,300 sf of private open space and meets the open space requirements. A total of 159 parking spaces would be provided at surface level, meeting the parking requirement.
- **Site C – Option 2:** Includes two separate four-story buildings with 106 units at 42 du/ac and is shown in **Figure 12**. This option includes 18,900 sf of common open space and a total of 7,420 sf of private open space, meeting the open space requirements. A total of 163 parking spaces would be provided at surface level, meeting the parking requirement.

Key Findings for Site C

The following challenges and considerations were identified as part of the feasibility testing for Site B:

- **RHN Overlay and Open Space:** The high minimum density requirement of the RHN Overlay presents challenges to achieving the required open space requirement.
- **Unit Mix:** Changing the unit mix to use less 3-bedroom units and more 1-bedroom units was used as a strategy for achieving density targets to address the constraints on site area from parking.

Table 4. Summary of Development Options for Site C

Standard	Requirement	Option 1	Option 2
Max. Height	4 stories & 50 feet	4 stories / 50 feet	4 stories / 50 feet
Density (2.50 ac)	35-43 du/ac	37 du/ac	42 du/ac
Unit Yield			
1-bedroom	-	30 (33%)	59 (56%)
2-bedroom	-	37 (40%)	34 (32%)
3-bedroom	-	25 (27%)	13 (12%)
Total Units	88-108	92	106
Parcel Coverage			
Parcel Coverage	65,340 sf (60%)	46,576 sf (43%)	55,174 sf (51%)
Common Open Space			
Proposed Requirement	12 units or less = exempt 13-20 units = 85 sf/unit 21+ units = 135 sf/unit	12,420 sf	14,310 sf
Total Common Open Space Provided	-	15,300 sf	18,900 sf
Number of Trees Required	1 per 500 sf of required common OS	15 trees	29 trees
Private Open Space			
Proposed Requirement	12 units or less = 175 sf/unit 13+ units = 70 sf/unit	6,440 sf	7,420 sf
Total Private Open Space Provided	-	14,300 sf	7,420 sf
Total Open Space			
Existing Requirement	260 sf/unit Min 600 sf of play area for projects with 25+ units	24,520 sf	27,560 sf
Proposed Requirement	-	18,860 sf	21,730 sf
Total Open Space provided	-	21,770 sf	26,320 sf
Parking			
Existing Requirement	2 spaces per 1/2 bed, 3 spaces per 3+ bed 1 covered space per unit ¹	209	225
Proposed Requirement	1 space per studio/1 bed, 1.5 spaces per 2 bed, 2 spaces per 3+ bed 1 covered space per unit ¹	136	136
Proposed Guest Spaces Requirement	1 space per 4 units	23	27
Total Spaces Required	-	159	163
Total Spaces Provided	-	159	163

¹Requirement is not in addition to the number of parking spaces.

Figure 11. Site C – Option 1

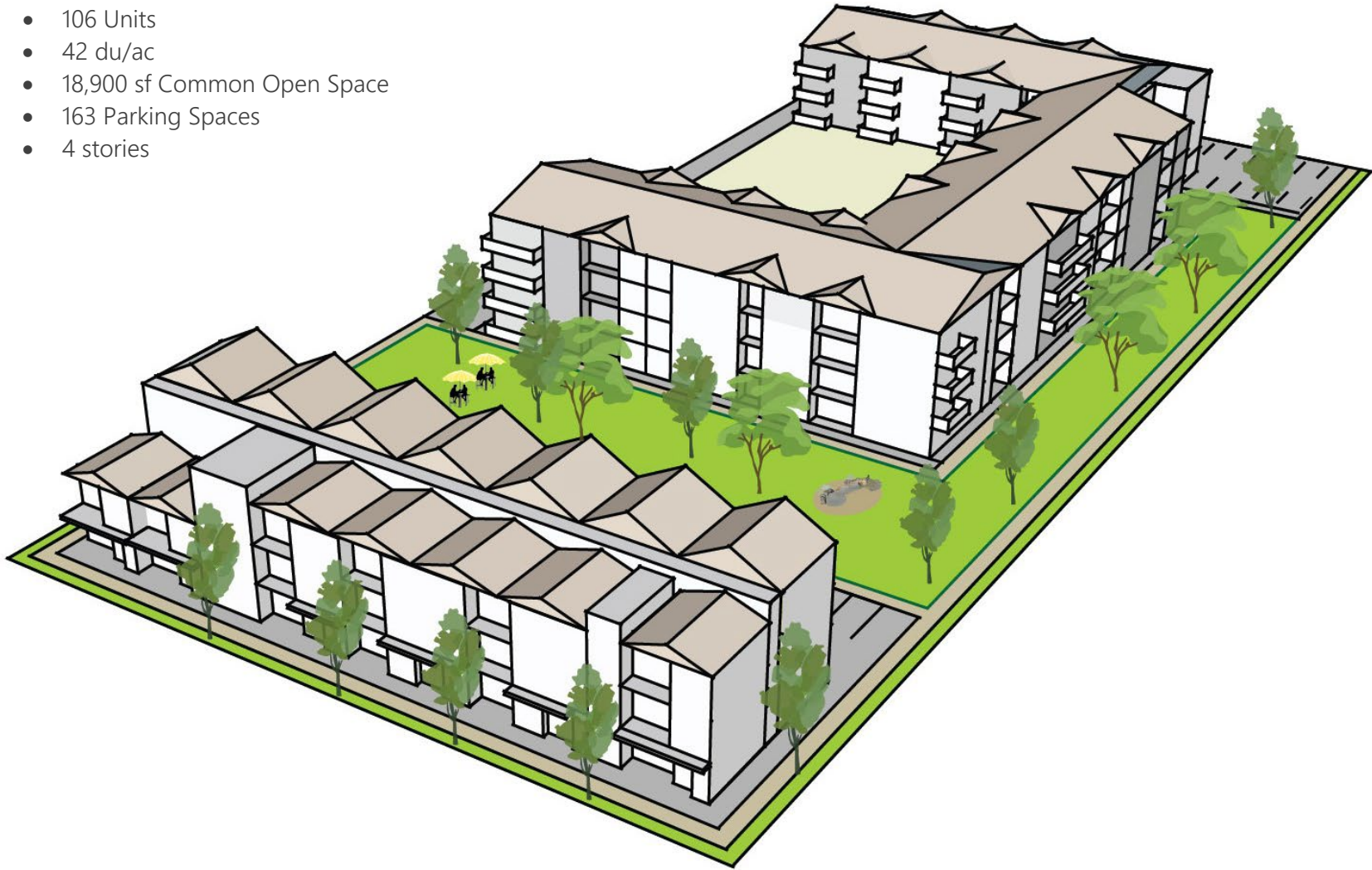
- 92 Units
- 37 du/ac
- 15,300 sf Common Open Space
- 159 Parking Spaces
- 4 stories



*For illustrative purposes only
Additional details shown in Appendix A*

Figure 12. Site C – Option 2

- 106 Units
- 42 du/ac
- 18,900 sf Common Open Space
- 163 Parking Spaces
- 4 stories



*For illustrative purposes only
Additional details shown in Appendix A*

Conclusion

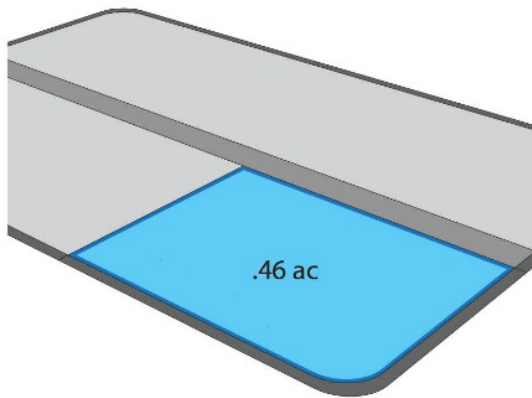
Feasibility testing showed that multifamily residential development can achieve target density while still meeting the requirements of objective standards in the Zoning Code and proposed Multifamily Residential Design Standards on all three sites evaluated. The following are some of the key findings based on feasibility testing:

- **Feasible development options:** All sites tested had viable development options that met the objective standards in the Zoning Code and proposed Multifamily Residential Design Standards while achieving the target density.
- **Development at surface level:** Parking, common open space, and building area all compete for lot area, especially when high-density is required on a smaller lot size.
- **Unit mix:** Strategic modification of the number of bedrooms in each unit (e.g., focusing primarily on 1-bedroom and 2-bedroom units) was used as a strategy for achieving high-density targets without compromising parking, lot coverage, heights, or open space.
- **Common open space standards** are not a constraint unless the density is maximized, and height restrictions remain low, especially on small infill lots. When height is limited, the lot ends up with more development coverage to meet the minimum density, making it challenging to provide a large area of open space, especially considering the requirement that each side of the common open space have a minimum dimension of 25 feet. Site A is an example of a site where waivers might be necessary to meet the minimum dimensions for common open space.
- **Private open space standards** are not a constraint in any of the development options. The massing and modulation standards provide opportunities for balconies, patios, and other elements that can be coordinated with private open space for the units.
- **Parking** can be a constraint to achieving maximum allowable density, particularly when trying to include three-bedroom units.
- **Multifamily Residential Design Standards:** Lots with sides shorter than 150 feet, especially when large setbacks are also required, compress the development footprint and creates a challenge to provide 25 feet of open space on all sides.

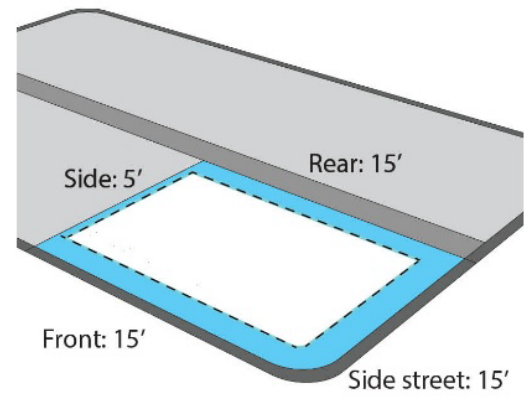
Appendix A – Details of Site Feasibility Testing

SITE A- OPTION 1

Lot Area

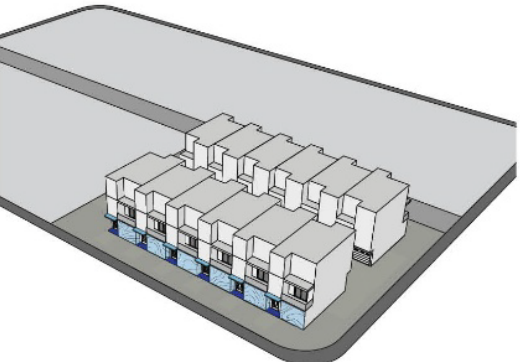


Setbacks



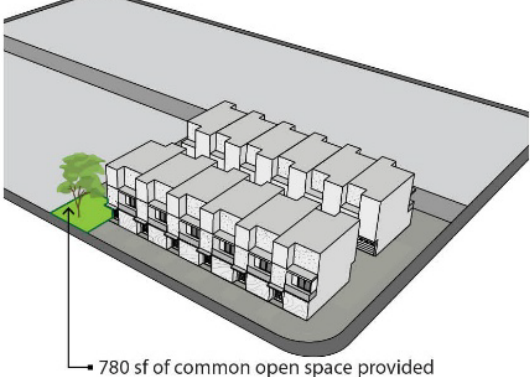
Ground-Floor and Entries

- 2.5.1 Entries on ground-floor along public street
- 2.5.2 Recessed individual entries with 3-foot change in facade, change in material, weather protection element, and/or front yard

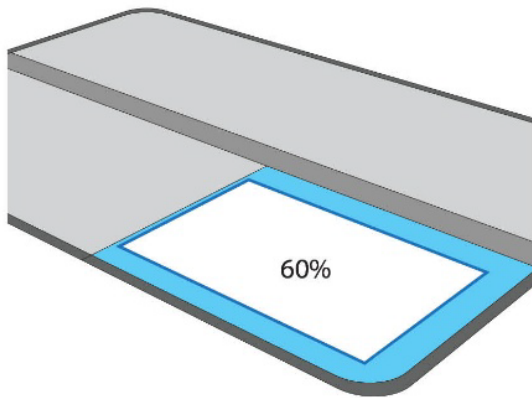


Common Open Space

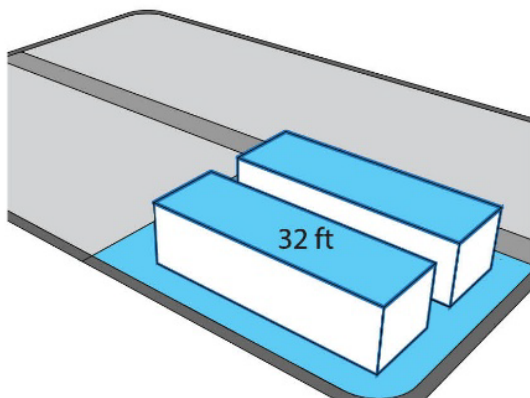
- 3.1.1 Common open space needed: 0 sf/unit
- 3.1.2 At grade
- 3.1.3 1 Tree per 500 ft of OS, shade trees, seating, lighting, etc.



Lot Coverage

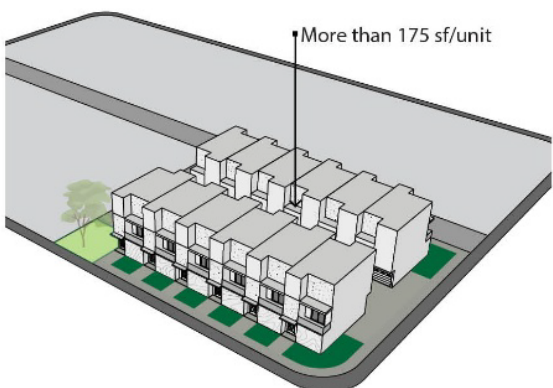


Maximum Envelope and Height



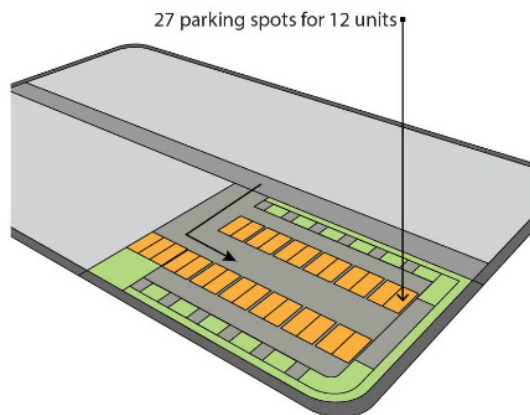
Private Open Space

- 3.2.1 Private open space required: 175 sf/unit
- 3.2.2 Balconies and patios
- 3.2.3 Minimum dimension of 6 feet



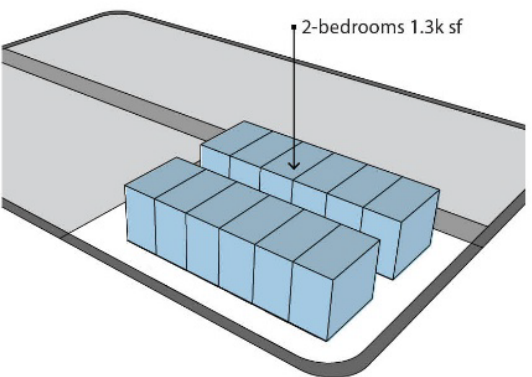
Parking Requirements

- 5.1 General Parking Requirements



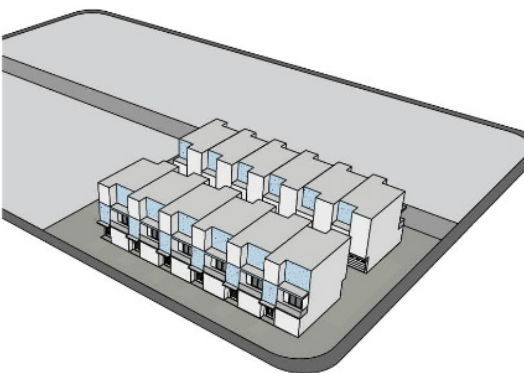
Unit subdivision

Total: 12 Units



Building Modulation

- 2.3.1 Variation in wall and roof plane every 25 feet. Minimum two-foot deep and 12-feet wide.



Final Product

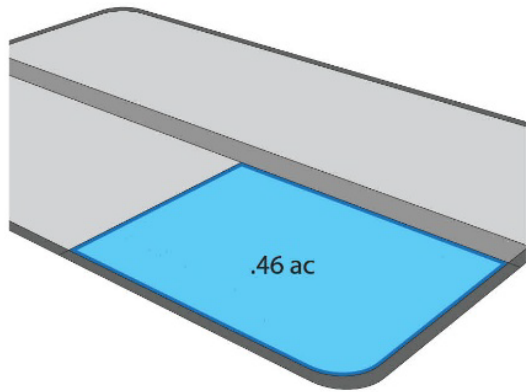


SITE A - OPTION 1

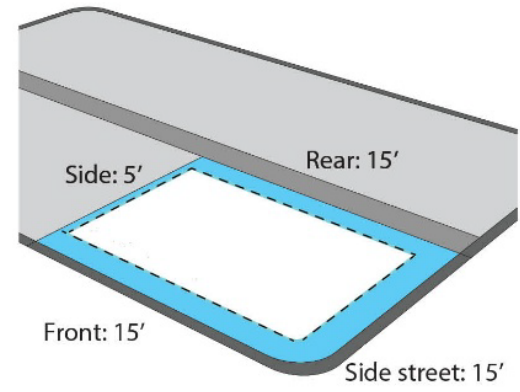
12 units
26 du/ac
780 sf of common open space
27 parking spots
3 stories

SITE A-OPTION 2

Lot Area

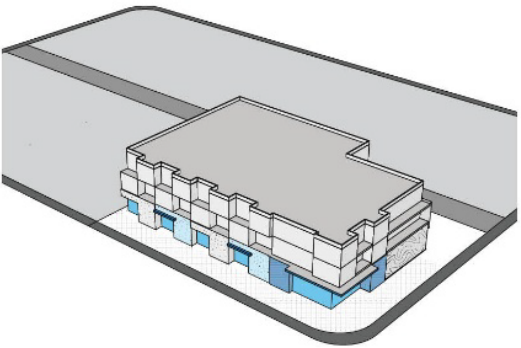


Setbacks



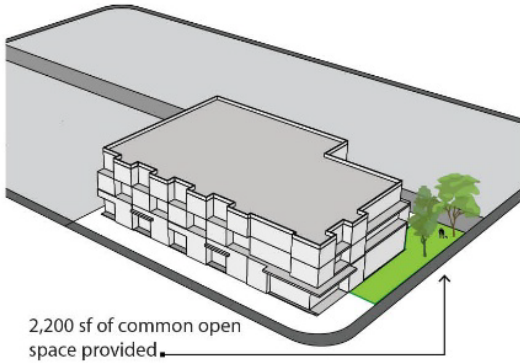
Ground-Floor and Entries

2.5.5 Residential entries from lobby with recessed entry, canopy, entry plaza, and/or change in material

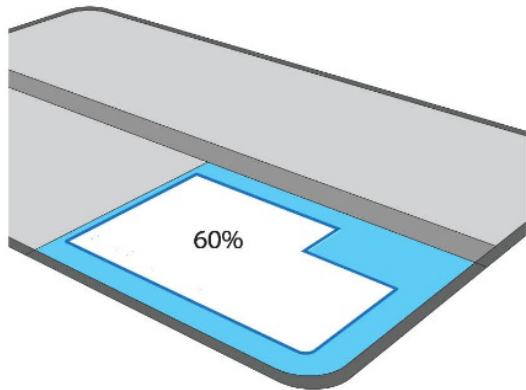


Common Open Space

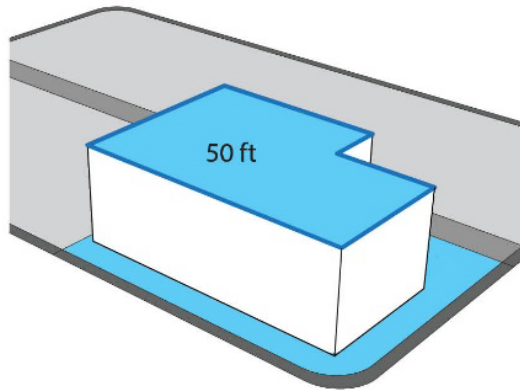
3.1.1 Common open space required: 85 sf/unit
3.1.2 At grade
3.1.3 1 Tree per 500 ft of OS, shade trees, seating, lighting, etc.



Lot Coverage

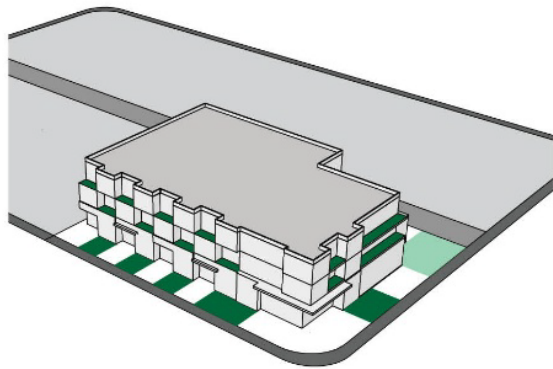


Maximum Envelope and Height



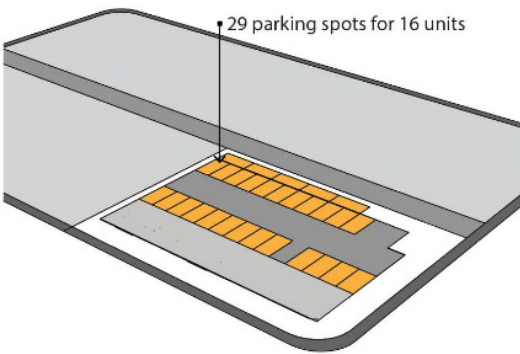
Private Open Space

3.2.1 Private open space: 70 sf/unit
3.2.2 Balconies and patios
3.2.3 Minimum dimension of 6 feet



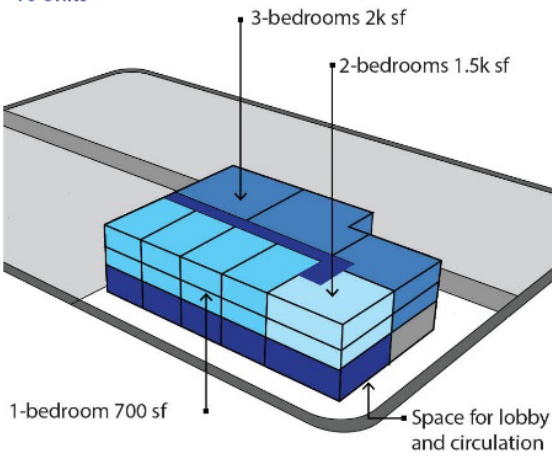
Parking Requirements

5.1 General Parking Requirements



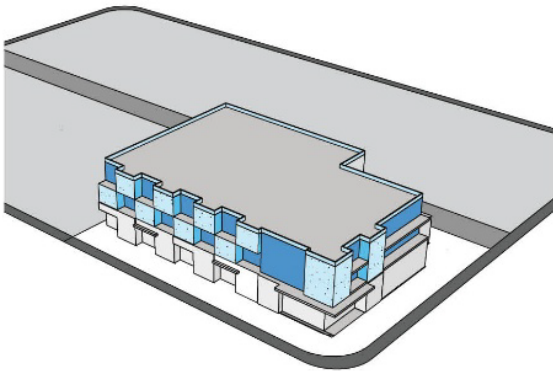
Unit subdivision

34 du/ac
16 Units

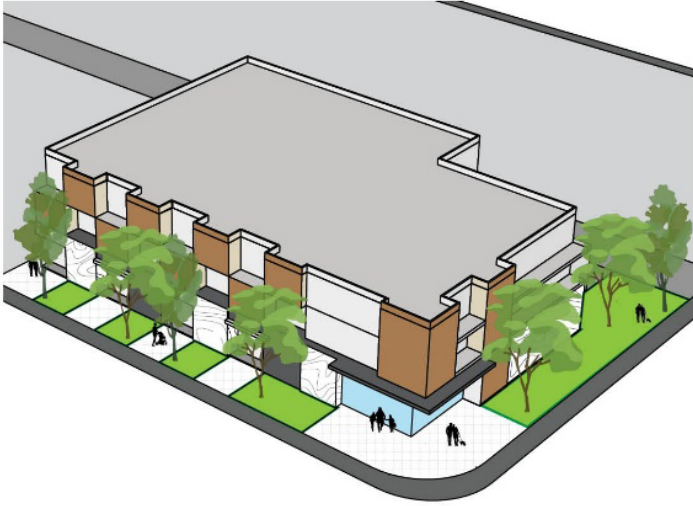


Building Modulation

2.3.1 Variation in wall and roof plane every 25 feet. Minimum two-foot deep and 12-feet wide.



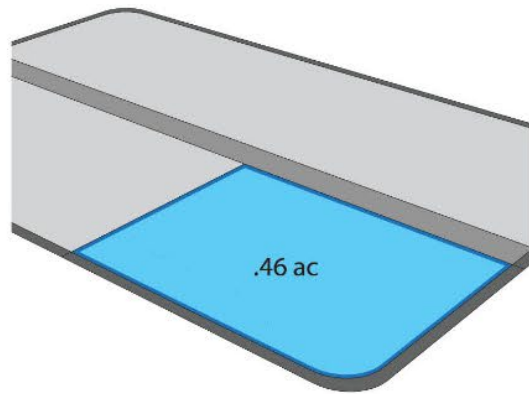
Final Product



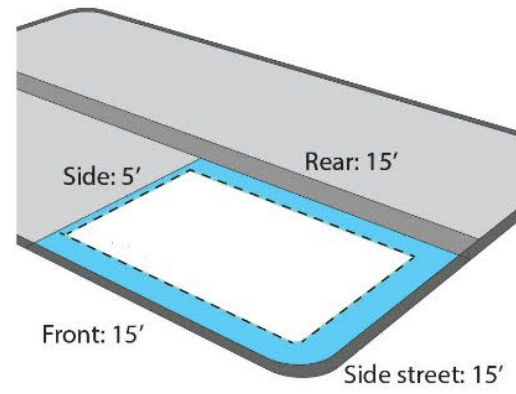
SITE A - OPTION 2
16 units
35 du/ac
2,200 sf of common open space
29 parking spots
3 stories

SITE A-OPTION 3

Lot Area

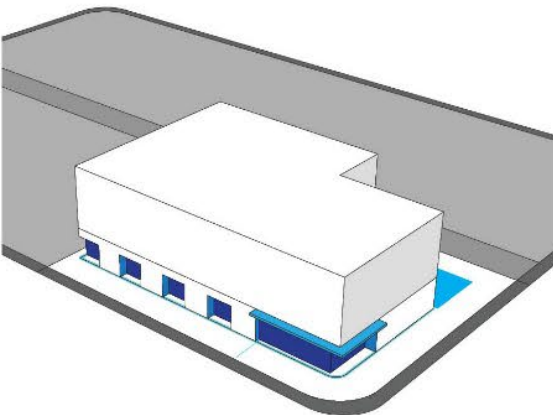


Setbacks



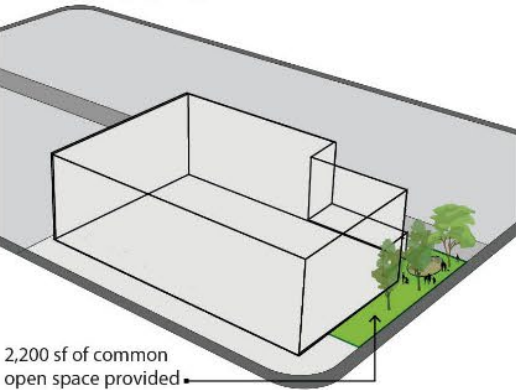
Ground-Floor and Entries

- 2.5.5 Residential entries from lobby with recessed entry, canopy, entry plaza, and/or change in material

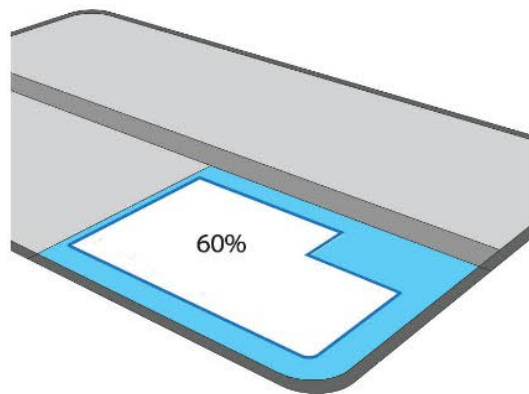


Common Open Space

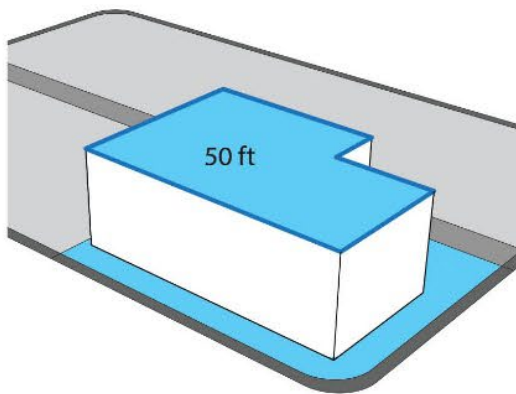
- 3.1.1 Common open space required: 135 sf/unit
- 3.1.2 At grade
- 3.1.3 1 Tree per 500 ft of OS, shade trees, seating, lighting, etc.



Lot Coverage

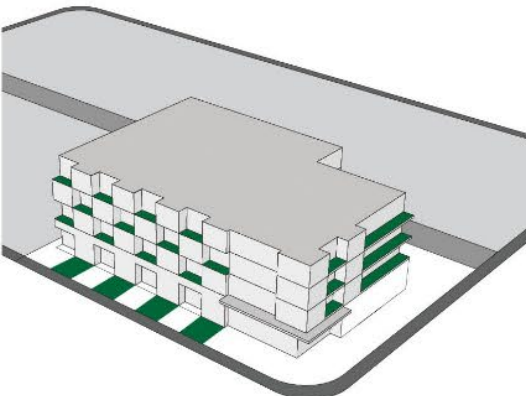


Maximum Envelope and Height



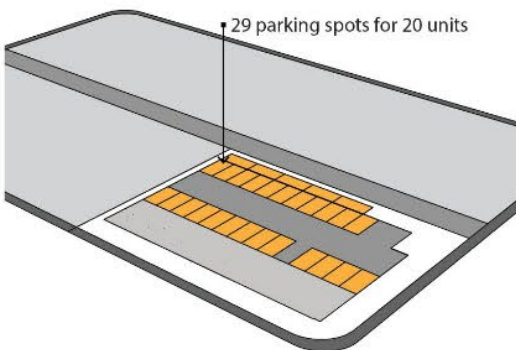
Private Open Space

- 3.2.1 Private open space: 70 sf/unit
- 3.2.2 Balconies and patios
- 3.2.3 Minimum dimension of 6 feet



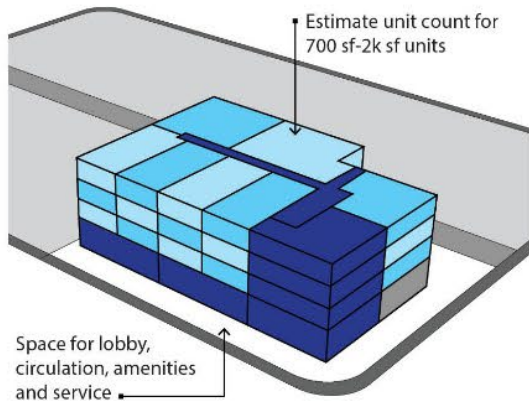
Parking Requirements

- 5.1 General Parking Requirements



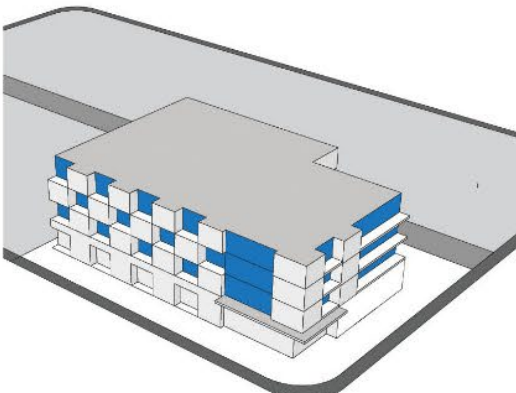
Unit subdivision

43 du/ac
20 Units

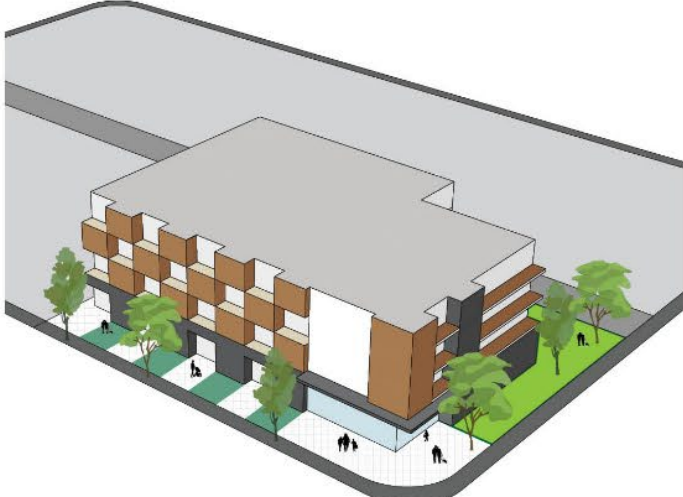


Building Modulation

- 2.3.1 Variation in wall and roof plane every 25 feet. Minimum two-foot deep and 12-feet wide.



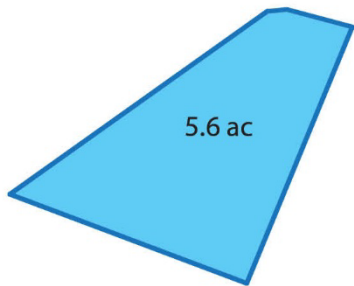
Final Product



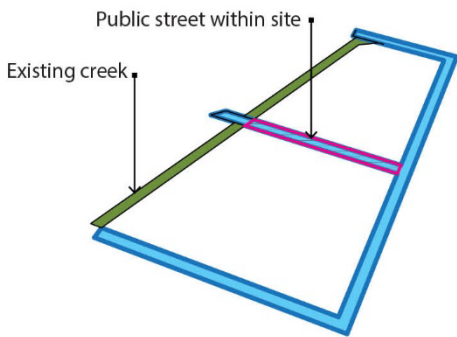
SITE A - OPTION 3

20 units
43 du/ac
2,200 sf of common open space
29 parking spots
4 stories

Lot Area

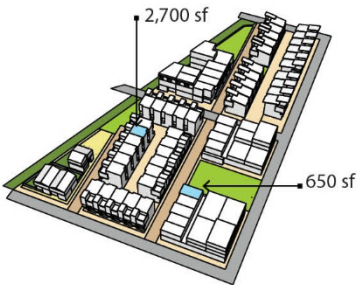


Internal Circulation



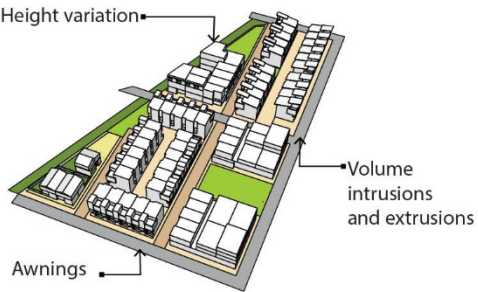
Unit layout

86 Units
650 sf-2,700 sf

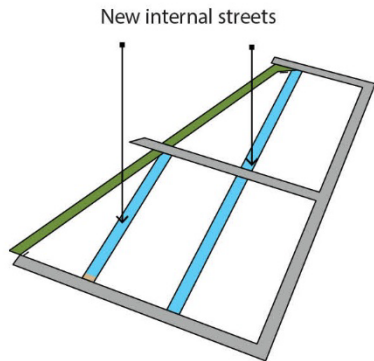


Massing Modulation and Roof Variety

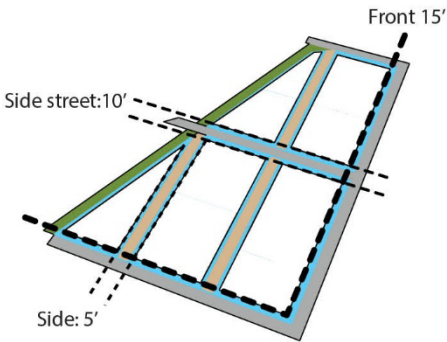
- 2.3.1 Variation in wall and roof plane every 25 feet. Minimum two-foot deep and 12-feet wide.
- 2.5.5 Residential entries from lobby with recessed entry, canopy, entry plaza, and/or change in material



New Streets

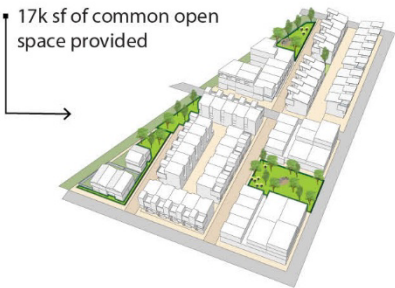


Setbacks



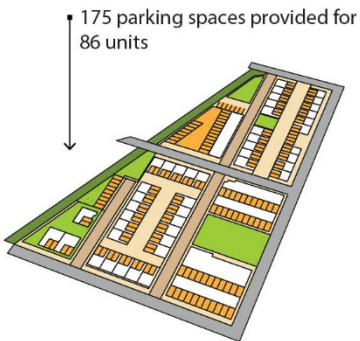
Common Open Space

- 3.1.1 Common open space required: 135 sf/unit
- 3.1.2 At grade
- 3.1.3 1 Tree per 500 ft of OS, shade trees, seating, lighting, etc.

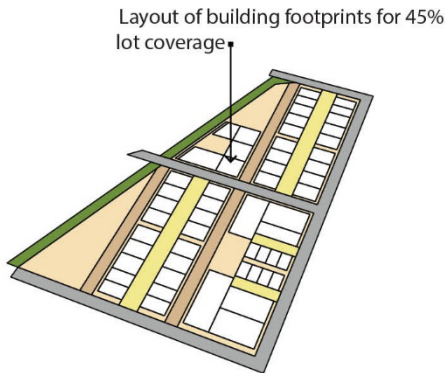


Parking

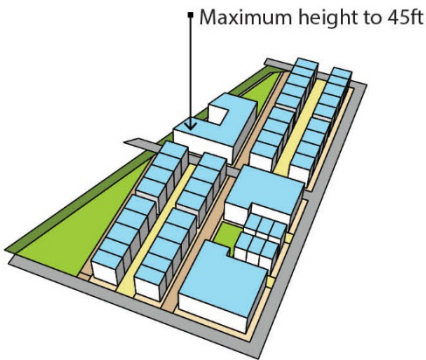
- 5.1 General Parking Requirements



Lot Coverage



Maximum Envelope



Final Product

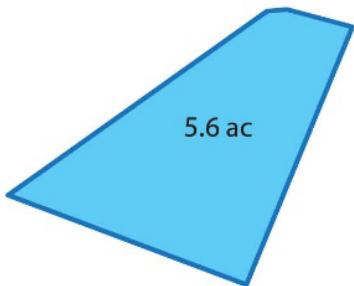


SITE B - OPTION 1

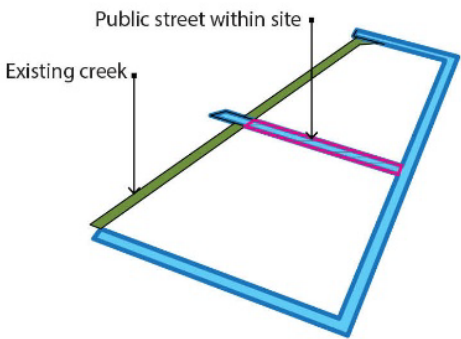
86 units
23 du/ac
17,000 sf of common open space
175 parking spots
3 stories

SITE B- OPTION 2

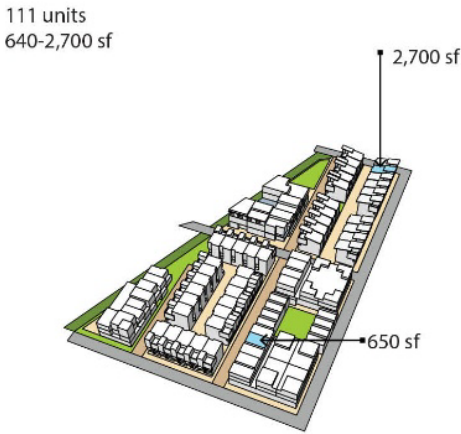
Lot Area



Internal Circulation

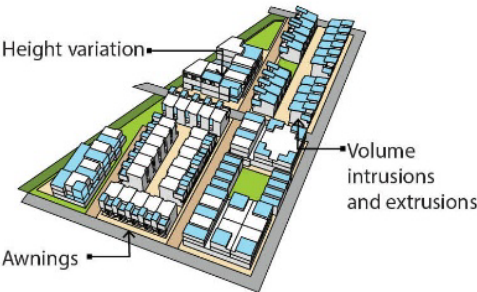


Unit layout

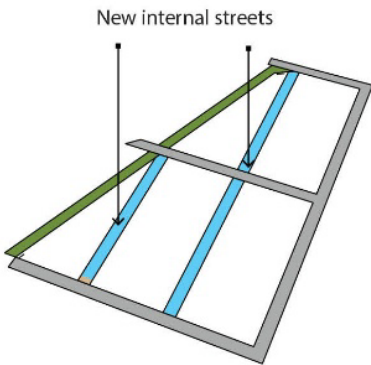


Massing Modulation and Roof Variety

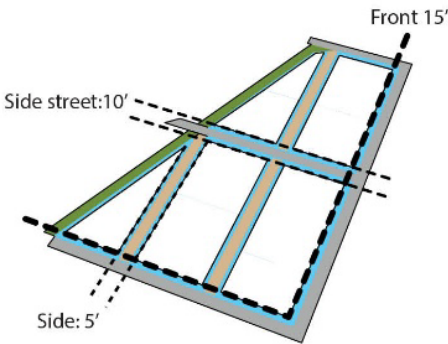
- 2.3.1 Variation in wall and roof plane every 25 feet. Minimum two-foot deep and 12-feet wide.
- 2.5.5 Residential entries from lobby with recessed entry, canopy, entry plaza, and/or change in material



New Streets

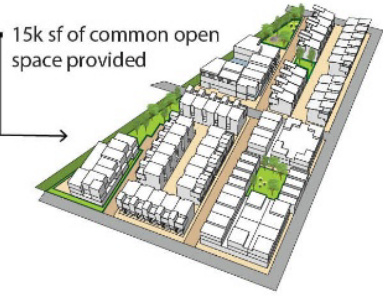


Setbacks



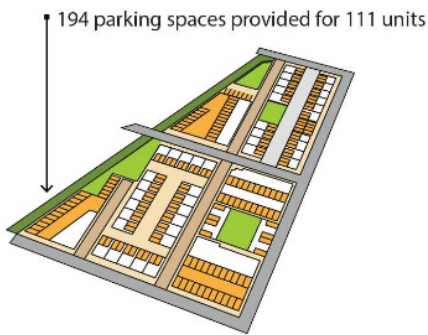
Common Open Space

- 3.1.1 Common open space required: 135 sf/unit
- 3.1.2 At grade
- 3.1.3 1 Tree per 500 ft of OS, shade trees, seating, lighting, etc.

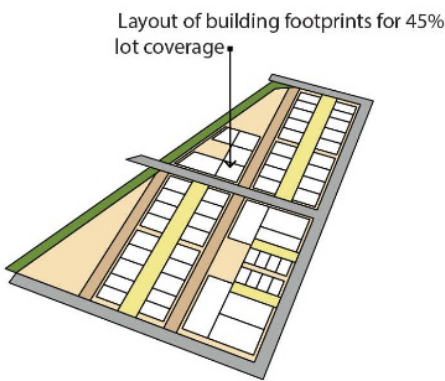


Parking

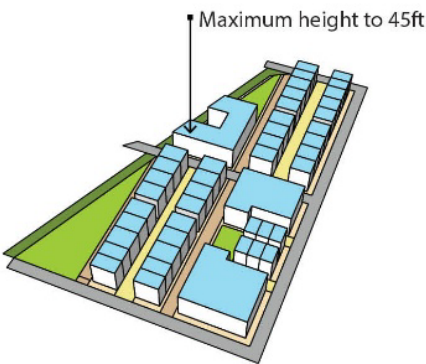
- 5.1 General Parking Requirements



Lot Coverage



Maximum Envelope



Final Product

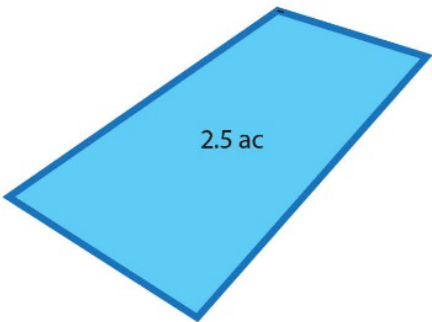


SITE B - OPTION 2

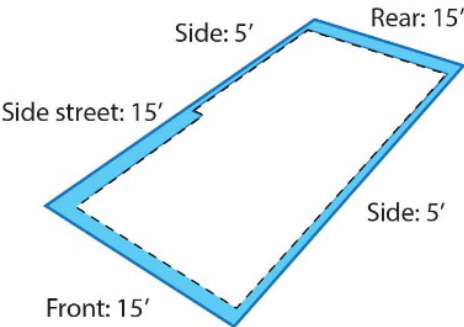
111 units
30 du/ac
15,000 sf of common open space
194 parking spots
3 stories

SITE C- OPTION 1

Lot Area

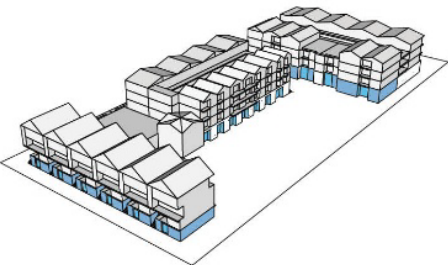


Setbacks



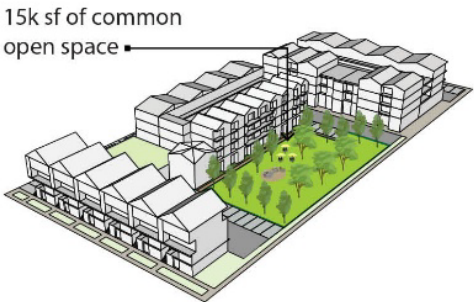
Ground-Floor and Entries

- 2.5.1 Entries on ground-floor along public street
- 2.5.2 Recessed individual entries with 3-foot change in facade, change in material, weather protection element, and/or front yard

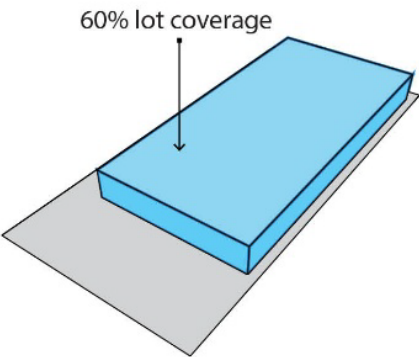


Common Open Space

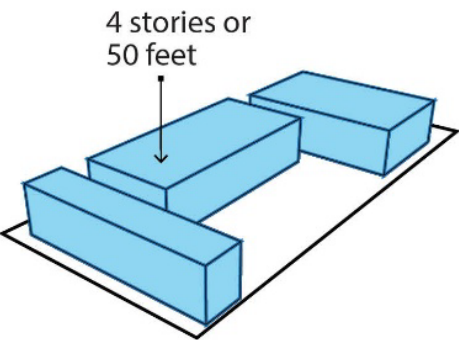
- 3.1.1 Common open space required: 135 sf/unit
- 3.1.2 At grade
- 3.1.3 1 Tree per 500 ft of OS, shade trees, seating, lighting, etc.



Lot Coverage

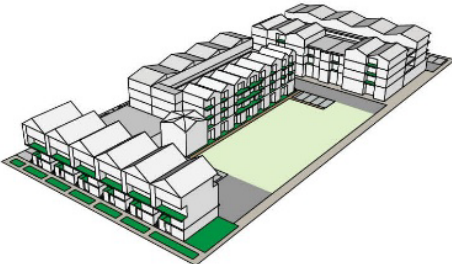


Maximum Envelope and Height



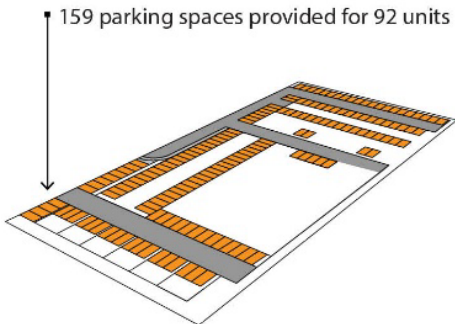
Private Open Space

- 3.2.1 Private open space: 70 sf/unit
- 3.2.2 Balconies and patios
- 3.2.3 Minimum dimension of 6 feet



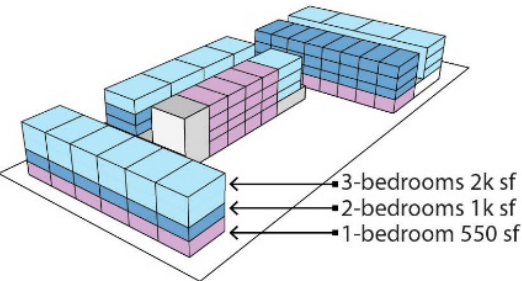
Parking Requirements

- 5.1 General Parking Requirements



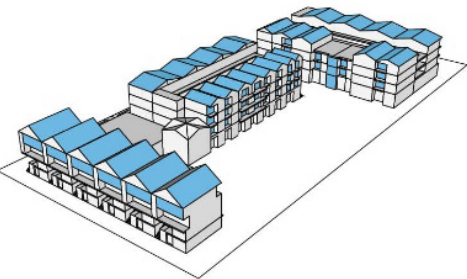
Unit subdivision

92 units
550 - 2k sf



Building Modulation

- 2.3.1 Variation in wall and roof plane every 25 feet. Minimum two-foot deep and 12-feet wide.



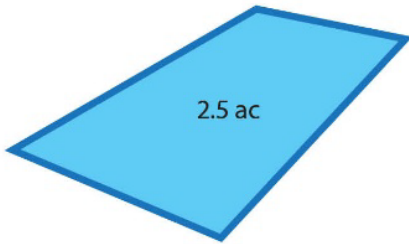
Final Product



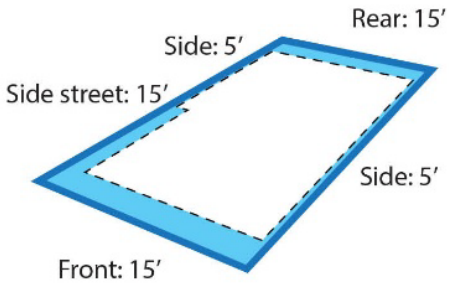
SITE C - OPTION 1
92 units
37 du/ac
15,300 sf of common open space
159 parking spots
4 stories

SITE C- OPTION 2

Lot Area

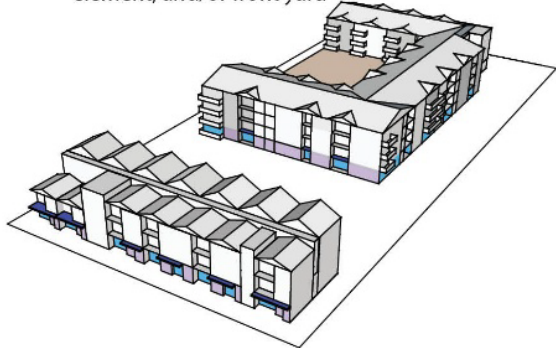


Setbacks



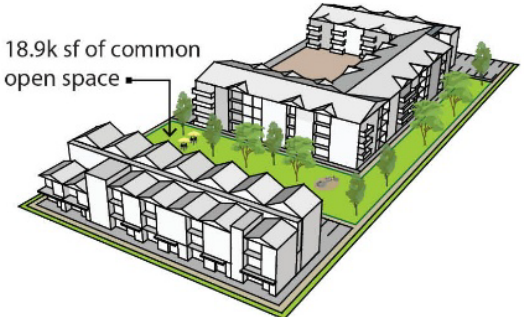
Ground-Floor and Entries

- 2.5.1 Entries on ground-floor along public street
- 2.5.2 Recessed individual entries with 3-foot change in facade, change in material, weather protection element, and/or front yard

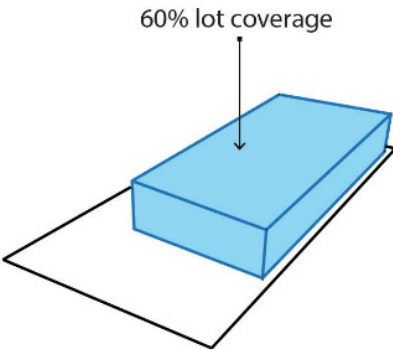


Common Open Space

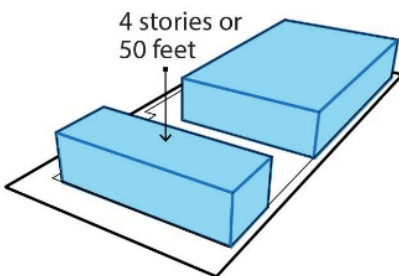
- 3.1.1 Common open space required: 135 sf/unit
- 3.1.2 At grade
- 3.1.3 1 Tree per 500 ft of OS, shade trees, seating, lighting, etc.



Lot Coverage



Maximum Envelope and Height



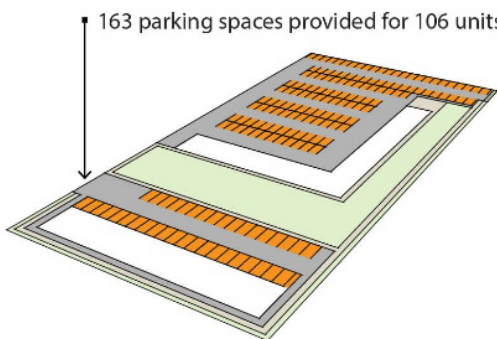
Private Open Space

- 3.2.1 Private open space: 70 sf/unit
- 3.2.2 Balconies and patios
- 3.2.3 Minimum dimension of 6 feet



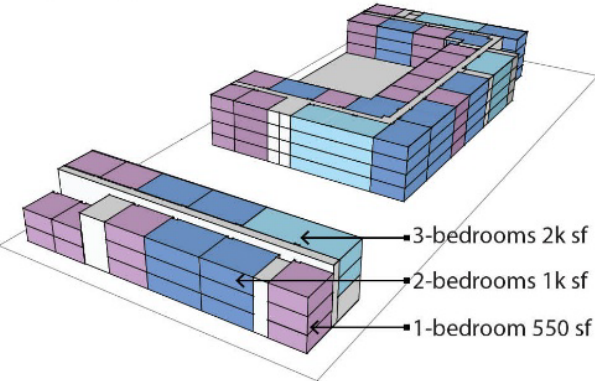
Parking Requirements

- 5.1 General Parking Requirements



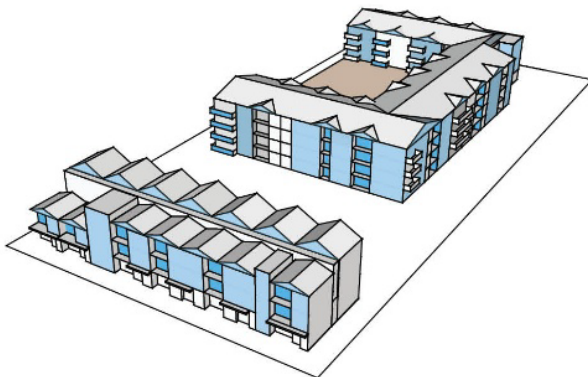
Unit subdivision

106 units
550 - 2k sf



Building Modulation

- 2.3.1 Variation in wall and roof plane every 25 feet. Minimum two-foot deep and 12-feet wide.



Final Product



SITE C - OPTION 2
106 units
42 du/ac
18,900 sf of common open space
163 parking spots
4 stories

**Appendix B – Loma Vista Community Centers North and South Master Plan
Planning Area 2 Site Plan Concept**



Planning Area 2
Conceptual Illustrative



McKencie Perez

From: Darius Assemi <DAssemi@gvhomes.com>
Sent: Friday, May 22, 2026 4:29 PM
To: McKencie Perez; Renee Mathis; Casandra Standish; Brenda Cosio
Subject: MS standards

[Report This Email](#)

Hi McKencie,

Thank you for the opportunity to provide comments on the proposed Multiple-Family Residential Design Standards. We appreciate the City's efforts to support housing production and create a more objective and predictable entitlement process for multifamily development. Here are our comments on the MF standards:

- Thank you also for the continued support in not imposing a maximum limit on parking. While we also support the proposed parking reductions, we are concerned that the cumulative impact of the proposed standards may significantly reduce project feasibility, particularly infill, RHNA overlay, and family-oriented multifamily projects. The combination of increased setbacks, open space requirements, circulation standards, architectural requirements, utility screening, and fire access standards may substantially reduce site efficiency and increase development costs.
- In particular, we encourage the City to reconsider the proposed 15-foot transitional setback requirement and the 25-foot common open space dimensional standards, both of which may create significant challenges for smaller or constrained sites.
- We also request reconsideration of the City's existing requirement limiting multifamily trash enclosures to a maximum distance of 150 feet from the door of the unit to the trash enclosure. Combined with current fire access, parking, circulation, and SB1383 organics requirements, this standard can create substantial site planning constraints and reduce overall project efficiency. We respectfully request additional flexibility, complete removal, or administrative discretion for this requirement.
- Additionally, we request reconsideration of the existing requirement that pedestrian gates be provided every 200 feet along the street frontage of perimeter-fenced projects. While intended to improve pedestrian connectivity, this requirement can create security, maintenance, and operational concerns and may not be appropriate in all project contexts.
- Finally, we note that the feasibility studies prepared in support of the proposed standards were conceptual only and did not evaluate financial feasibility, detailed engineering constraints, utility coordination, or full fire access design. We encourage the City to carefully consider the cumulative effect of these standards to ensure multifamily projects remain financially and operationally feasible.

Thank you again for the opportunity to provide input and for your continued collaboration with the development community.

thank you ,

Darius Assemi
Granville Homes | gvhomes.com
P: 559.436.0900



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May 26, 2026

Ms. McKencie Perez, MPA, Deputy Planner
City of Clovis, Planning Division
1033 Fifth Street
Clovis, CA 93612

Dear Ms. Perez,

**Fresno Metropolitan Flood Control District Comments for
City of Clovis Multiple-Family Residential Design Standards**

Thank you for the opportunity to review the City of Clovis Multiple-Family Residential Design Standards. The Fresno Metropolitan Flood Control District (District) bears responsibility for storm water management within the Fresno-Clovis metropolitan area. Within the metropolitan area, storm runoff produced by land development is to be controlled through a system of pipelines and storm drainage retention basins. The community has developed and adopted a Storm Drainage and Flood Control Master Plan. Each property contributes its pro-rata share to the cost of the public drainage system. All properties are required to participate in the community system for everyone. It is this form of participation in the cost and/or construction of the drainage system that will mitigate the impact of development.

Drainage fees shall be collected pursuant to the Drainage Fee Ordinance prior to approval of final maps and/or issuance of building permits at the rates in effect at the time of such approval. In instances when the proposed density is reduced after the District's Master Plan facilities have been constructed, the property will be subject to the higher fee rate anticipated to be collected when the facilities were installed. Should land use densities of existing areas be increased, the property would be subject to a drainage fee commensurate to the higher density and paid to offset the effects of the increased land use. Some type of mitigation to accommodate the increased flow such as parallel pipes and/or on-site retention may be required. Please contact the District for a final fee obligation prior to issuance of any construction permits.

The District recommends adding the following language to the Grading and Drainage section on page A2 of the Appendix A.

1. The grading of proposed projects shall be designed such that there are not adverse impacts to the passage of major storm flow through that project. Additionally, the project shall provide any surface flowage easements or covenants for any portions of the developing area that cannot convey storm water to public right of way without crossing private property. Construction of projects with ground level entries that have direct access to adjacent streets/parking lots that convey major storm flows may be at risk during major storm events and will need to be considered when determining building setbacks, the need for ADA ramps, or other specific adaptations.

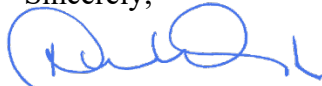
k:\letters\environmental impact report letters\city of clovis multiple family residential design(dw).docx

Ms. McKencie Perez, MPA, Deputy Planner
City of Clovis, Planning Division
Fresno Metropolitan Flood Control District Comments for
City of Clovis Multiple-Family Residential Design Standards
May 26, 2026
Page 2

2. If there are to be storm water discharges from private facilities to the District's storm drainage system, they shall consist only of storm water runoff and shall be free of solids and debris. Landscape and/or area drains are not allowed to connect directly to the District's facilities.
3. The District will need to review and approve the final improvement plans for all projects (i.e. grading, street improvement and storm drain facilities) to insure consistency with the approved Storm Drainage Master Plan.
4. A minimum fifteen-foot (15') wide storm drain easement will be required whenever storm drain facilities are located on private property. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.
5. The District may require the project to construct certain storm drain facilities as described in the Storm Drain Master Plan. The cost of construction of Master Plan facilities excluding dedication of storm drainage easements is eligible for credit against the drainage fee of the drainage area served by the facilities. A development agreement shall be executed with the District to affect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City or the District.

Thank you for the opportunity to comment. Please keep our office informed on the development of these standards. If you should have any questions or comments, please contact the District at (559) 456-3292.

Sincerely,



Denise Wade
Master Plan Special Projects Manager

DW/lrl