



CITY of CLOVIS

Agenda • Planning Commission Meeting

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

www.clovisca.gov

August 27, 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 July 23, 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-____, CUP2026-002, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and approving a conditional use permit to amend the Sierra Pavilions use schedule to allow a 24-hour use in Buildings "C" & "F" and operate a fitness facility in Buildings "C" & "F" located at 1155 Shaw Avenue in the Sierra Pavillion Shopping Center. Clovis IA LLC., Owner; Chuze Fitness, Applicant; and Elevated Entitlements, Representative.
Staff: Lupita Mendoza, Assistant Planner
Recommendation: Approve
3. Consider Approval, Res. 26-____, CUP2026-003, Adopting a Class 32 Categorical Exemption from further environmental review under the California Environmental Quality Act and approving a conditional use permit to formally allow an existing church at 434 Fifth Street to operate and authorize an expansion. Chris May, Owner; and Crossover Church of God and Donabedian – Hannah Architect, Applicant and Representative.
Staff: Eric Garcia, Assistant 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:

September 10
September 24
October 22



CITY *of* CLOVIS

Planning Commission Meeting • Minutes

July 23, 2026

6:00 PM

Council Chamber

Call to Order

Flag Salute

Roll Call

Approval of Minutes

1. Approval of the minutes from the June 25, 2026, Planning Commission meeting

Motion for approval by Planning Commissioner Hatcher, seconded by Planning Commissioner Hebert. Minutes approved 4-1 with Commissioner Bedsted abstaining.

Commission Secretary Comments

Upon call City Planner McKencie Perez reminded the Commission about the next GPAC meeting.

Planning Commission Member Comments

Public Comments

Public Hearings

2. Consider Approval, Res. **26-21**, CUP2026-004, Adopting a Class 32 Categorical Exemption from further environmental review under the California Environmental Quality Act and approving a conditional use permit to allow an adult day care center located at 1750 Shaw Avenue. Moss Lane Ventures, LLC., Owner; and Social Vocational Services and Centerline Design, LLC., Applicant and Representative.

Motion for approval by Planning Commissioner Bedsted, seconded by Planning Commissioner Hinkle. Motion is approved by unanimous vote.

3. Consider Approval, Res. **26-22**, CUP2026-005, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and approving a conditional use permit to allow for the operation of a tap house with an indoor entertainment center located at 50 West Bullard Avenue, Suite 115. Manco - Abbott, Owner; Ryan Oldfield, Applicant.

Motion for approval by Planning Commissioner Bedsted, seconded by Planning Commissioner Hebert. Motion approved by unanimous vote.

Adjournment

Meetings & Key Issues

Planning Commission Chair



CITY of CLOVIS

Report to the Planning Commission

To: Planning Commission

From: Planning and Development Services Department

Date: August 27, 2026

Staff: Lupita Mendoza, Assistant Planner

Subject: Consider Approval, Res. 26-____, CUP2026-002, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and approving a conditional use permit to amend the Sierra Pavilions use schedule to allow a 24-hour use in Buildings "C" & "F" and operate a fitness facility in Buildings "C" & "F" located at 1155 Shaw Avenue in the Sierra Pavillion Shopping Center. Clovis IA LLC., Owner; Chuze Fitness, Applicant; and Elevated Entitlements, Representative.

Recommendation: Approve

Attachments:

1. CUP 2026-002 ATT 1 Res. 26-____
2. CUP2026-002 ATT 2 Existing & Proposed Floor Plans
3. CUP2026-002 ATT 3 Operations Statement, Class & Kids Club Schedule
4. CUP2026-002 ATT 4 Parking Demand Study
5. CUP2026-002 ATT 5 Revised Use Schedule
6. CUP2026-002 ATT 6 Agency Comments

Recommendation:

Staff recommends that the Planning Commission adopt a resolution exempting the project from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines section 15301, a Class 1 Categorical Exemption, and approve Conditional Use Permit (CUP) 2026-002, subject to the conditions of approval listed as **Attachment 1A**.

Executive Summary:

Chuze Fitness ("Applicant") is requesting approval of CUP2026-002 to amend the adopted use schedule of the Planned Commercial Center (P-C-C) Zone District for the Sierra Pavilions shopping center to allow a 24-hour use in Buildings "C" & "F" and operate a fitness facility in Buildings "C" and "F" ("Project"). The Project is located at the northeast corner of Shaw and Cole Avenues, in the City of Clovis ("City"), as shown in **Figure 1** below. Pursuant to this P-C-C zone district, a Health Club is permitted with approval of a CUP. Approval of this CUP will allow the Applicant to operate a 24-hour fitness facility, subject to the conditions of approval. A conceptual floor plan has been provided

in **Attachment 2** for informational purposes.

Figure 1: Project Location



Background:

- General Plan Designation: GC (General Commercial)
- Existing Zoning: P-C-C (Planned Commercial Center)
- Total Parcel Size: ±12.56 acres
- Project Location: ±0.13 acres (35,000 square feet)
- Current Land Use: Vacant Commercial Tenant Space
- Adjacent Land Uses:
 - North: Low Density Multiple Family Residential
 - East: Planned Commercial Center
 - South: Planned Commercial Center
 - West: Planned Commercial Center
- Previous Entitlements: CUP2013-01 (Amended Use Schedule), R88-06A10 (Amended Use and Sign Criteria), R88-06A9 (Amended Sign Criteria), R88-06A8 (Amended Conditions), R88-06A7 (Amended Use Schedule), R88-06A6 (Amended Use Schedule), R88-06A3 (Amended Sign Criteria), R88-06A2 (Amendment), R88-06A (Amend Parking Conditions), R88-06 (P-C-C)

The commercial center has seen different commercial uses including retail. Approval of this CUP would allow an existing ±35,000 square feet tenant space within an established shopping center to accommodate a new 24-hour fitness facility.

Proposal and Analysis:

The Applicant is requesting approval of this CUP to amend the Sierra Pavilions Use Schedule (**Attachment 5**) for the addition of "24-hour Use" within Buildings "C" and "F", to allow the operation of a 24-hour fitness facility within an existing building of an existing commercial shopping center. Buildings "C" and "F", as shown in **Attachment 5**, are ±35,000 square feet.

The Project will offer various cardio classes, yoga, Zumba, and other fitness classes throughout the day. The fitness facility will also include a Kids Club center for kids while the parents use the fitness facility. Other amenities include showers, locker rooms, a sauna, cinema room, and zero gravity chairs. An operational statement and sample schedule of fitness classes has been provided as **Attachment 3**.

Site Layout and Surrounding Area

The commercial tenant space is currently vacant. The Project will occupy approximately 35,000 square feet and will be known as "Chuze Fitness." The Project is located within the Sierra Pavilions Shopping Center on the north side of Shaw Avenue between Cole and Sunnyside Avenues.

This Project lies within Area 2 of the Shaw Avenue Specific Plan, which is designated as "limited commercial." The Sierra Pavilions Shopping Center occupies most of this area. The intent of the schedule of uses is to compliment the shopping center in a harmonious setting. The uses include retail, restaurants, and general commercial operations. These surrounding uses are compatible with the proposed 24-hour fitness center, which is expected to complement the existing tenants.

Operation

The Project's standard operating hours are seven days a week, 24 hours a day. Staff does not see the Project as a detrimental use. As a result, staff does not oppose the requested hours of operation for the facility.

The Project is projected to employ ten (10) full-time employees and twenty (20) part-time employees, with eight (8) to nine (9) onsite during operating peak hours.

Zoning and General Plan Consistency

The subject property is zoned P-C-C (Planned Commercial Center), which permits fitness centers with an approved CUP. The P-C-C zone district is consistent with the General Commercial land use designation of the General Plan, which encourages the development of family-friendly, community-serving businesses in commercial areas. No exterior modifications or expansions are proposed as part of this Project. The Project will operate entirely within the existing 35,000 square foot tenant space and will not alter the existing building footprint or site layout. The Project does not conflict with adjacent uses and is compatible with the surrounding commercial environment. Therefore, the Project is found to be in compliance with the City's zoning ordinance and applicable land use regulations.

Consistency with 2014 Clovis General Plan Goals and Policies

Staff has evaluated the Project in light of the General Plan goals and policies. The following goals and policies reflect Clovis' desire to balance residential growth with economic growth to ensure a fiscally sustainable City. The Project will promote and foster economic opportunities that support jobs for the area, as well as encourage reinvestment in older areas.

Land Use Element

Goal 1: The quality of buildings and neighborhoods within the older parts of Clovis is in the same class as the quality of those in recently developed areas.

Policy 1.1 Long term plans. Establish and implement long term plans for areas identified on Figure LU-5 as older areas that may not be on par with recently developed areas.

Economic Development Element

Goal 3: Distinctive commercial destinations, corridors, and centers that provide a wide variety of unique shopping, dining, and entertainment opportunities for residents and visitors.

Policy 3.1 **Quality of Life.** Promote retail development with the primary objective of improving the quality of life by providing a full range of goods and services in Clovis.

Vehicular Access and Parking

The Project is served by eight (8) vehicular access points. There are two (2) driveways along Shaw Avenue, which provide primary access to the shopping center from the south, three (3) additional access points along Cole Avenue, serving the site from the west, and three (3) additional access points along Sunnyside Avenue, serving the site from the east.

The parking area for this building was established through a master site plan review for the shopping center, providing reciprocal parking and pedestrian access. The shopping center was initially required to provide a minimum of 819 parking stalls (4.5 stalls per 1,000 square feet). However, 776 parking stalls were provided at build out. Over time and with new development, the shopping center currently exists with 753 parking stalls. The Project would occupy roughly 35,000 square feet, requiring it to provide at least 350 parking stalls. Through the CUP process, it is confirmed that the required parking for this Project is provided by the existing off-street parking stalls of the Sierra Pavilions Shopping Center.

Due to the high demand for Chuze Fitness in other similar locations, a parking demand study (**Attachment 4**) was conducted to determine the Project's parking demand. Based on data from a comparable site, the peak parking demand for the proposed use will occur between 5 p.m. to 7 p.m. on weekdays and 9 a.m. to 11 a.m. on weekends. According to the parking demand study, the weekday and weekend peak hours for the existing shopping center occur between 6 p.m. to 7 p.m. As such, the analysis determined that the parking lot will have sufficient parking for the Project for both weekdays and weekends.

The CUP process allows the City to consider the compatibility of a proposed use and its impact on surrounding properties and developments. Parking standards can be customized based on the specific features of a proposed project. Based on the factors outlined above, the analysis supports the proposed parking for this Project. The Project would help with the revitalization of the center and no detrimental impacts to existing adjacent uses are anticipated.

Review and Comments by Agencies

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

Game, County of Fresno Development, and Fresno County Environmental Health.

Comments received are attached (**Attachment 6**) only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

Public Comments

The City published notice of this public hearing in *The Business Journal* on Friday, August 7, 2026. A public notice was also mailed to property owners within 450 feet of the Project site boundaries. Staff has not received any inquiries prior to the finalization of the staff report.

California Environmental Quality Act

The City has determined that this Project is exempt from CEQA pursuant to CEQA Guidelines section 15301 (Class 1 – Existing Facilities) 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 1 Categorical Exemption exempts projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. (Cal. Code Regs., tit. 14, § 15301.) The Project would occupy an existing facility with no expansion of square footage. The proposed use is substantially consistent with former uses. Any change in operation is negligible and does not constitute an expansion or intensification of the Project's historical use. As such, the Project involves negligible or no expansion of existing or former use within the meaning of CEQA Guidelines section 15301. Therefore, the Project has been determined to have negligible differences from the former uses and qualifies for the Class 1 Categorical Exemption.

The exceptions identified in 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.

Reason for Recommendation:

The Project is consistent with the goals and policies of the General Plan, the CMC, and the P-C-C zone district. Furthermore, the Project provides a use that is compatible with the existing commercial uses within the Sierra Pavillion Shopping Center. Based on the following findings, staff is recommending that the Planning Commission adopt a resolution exempting the Project from further environmental review pursuant to CEQA Guidelines section 15301, a Class 1 Categorical Exemption, and approve CUP2026-002 to allow the operation of a 24-hour fitness center in an existing commercial shopping center, subject to the conditions of approval (**Attachment 1A**).

The findings required to approve a CUP application are as follows (CMC § 9.64.050, subd. (C):

1. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the Development Code.

The subject Project is allowed within the P-C-C zone district with an approved CUP. The Project is in

compliance with applicable provisions and development standards identified in the Development Code, and is subject to the conditions of approval.

2. The proposed use is consistent with the General Plan and any applicable Specific Plan.

This Project is consistent with the 2014 Clovis General Plan. The underlying General Plan land use designation of General Commercial would remain unchanged, and the proposed use is acceptable within this underlying land use designation, according to the 2014 Clovis General Plan.

3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.

The Project proposes to operate a 24-hour fitness center within an existing commercial building located within an established shopping center. The proposed use is compatible with the existing uses and will complement the area in which it is situated. The Project complements the commercial uses and will not be out of the ordinary as it relates to the character of the surrounding area. Further, the Project will maintain the general circulation pattern by retaining all existing points of access.

4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.

The subject parcel, located within an existing building in an established and fully developed shopping center, is appropriately sized and configured for the proposed fitness center use. Its open layout allows for safe and efficient use of space, while the parcel's shape supports proper circulation and accessibility. Existing infrastructure adequately supports the anticipated use and density without requiring major modifications.

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

The Project has been reviewed through formal routing and review, which confirmed that there are adequate provisions in place to serve the property that would not be detrimental to public health or safety.

6. The proposed Project has been reviewed in compliance with the provisions of the CEQA and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA.

As identified above under the "California Environmental Quality Act" section of this staff report, the Project was determined to qualify for a Class 1 Categorical Exemption from further environmental review. Therefore, the Project has been reviewed in compliance with CEQA.

Actions Following Approval:

If approved, the Project will continue with the building permit process.

Conflict of Interest:

None.

Notice of Hearing:

Property owners within 450 feet notified: 31

Interested individuals notified: 1

**CLOVIS PLANNING COMMISSION
RESOLUTION 26-**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
ADOPTING A CLASS 1 CATEGORICAL EXEMPTION FROM FURTHER
ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT AND APPROVING CONDITIONAL USE PERMIT 2026-002 TO AMEND THE SIERRA
PAVILLIONS USE SCHEDULE TO ALLOW A 24-HOUR USE AND TO ALLOW THE
OPERATION OF A 24-HOUR FITNESS FACILITY WITHIN AN EXISTING COMMERCIAL
SHOPPING CENTER AT 1155 SHAW AVENUE**

WHEREAS, Chuze Fitness, ("Applicant"), 1155 Shaw Avenue, Clovis, CA 93612, applied for Conditional Use Permit (CUP) 2026-002 to amend the Sierra Pavilions use schedule to allow a 24-hour use in Buildings "C" & "F" and operate a fitness facility in Buildings "C" & "F" located at 1155 Shaw Avenue in the Sierra Pavillion Shopping Center; and

WHEREAS, the City of Clovis ("City") published a notice of the public hearing in *The Business Journal* on Friday, August 7, 2026, mailed public notices to property owners within 300 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 August 27, 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 1 ("Existing Facilities") Categorical Exemption pursuant to CEQA Guidelines section 15301, 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 Planning and Development Services Department ("Department"), and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing, and the conditions of approval attached hereto as **Attachment A** to this Resolution, which are incorporated herein by this reference ("Administrative Record").

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

1. The Planning Commission finds that the Project is categorically exempt from further environmental review under CEQA pursuant to CEQA Guidelines section 15301 and hereby adopts a Class 1 ("Existing Facilities") Categorical Exemption.
2. The Project satisfies the required findings for approval of a CUP, as follows:

- a. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the City's Development Code.
 - b. The proposed use is consistent with the General Plan and any applicable specific plan.
 - c. The design, location, size, and operating characteristics of the proposed use is compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.
 - d. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.
 - e. The subject parcel is physically suitable in size and shape for the type and density/intensity of the use being proposed.
 - f. The proposed Project has been reviewed in compliance with the provisions of the CEQA.
3. The Planning Commission could not make the findings necessary for approval of CUP2026-002 without the conditions of approval set forth in **Attachment A** to this Resolution.
 4. The bases for the findings are detailed in the August 27, 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. CUP2026-002 is hereby approved to amend the Sierra Pavilions use schedule to allow a 24-hour use and to operate a fitness facility at the Sierra Pavilions, with incorporation of the conditions of approval (**Attachment A** to this Resolution).

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on August 27, 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: August 27, 2026

ATTEST: _____
Renee Mathis, Secretary

Alma Antuna, Chair

ATTACHMENT A
CONDITIONS OF APPROVAL
CUP2026-002

PLANNING DIVISION CONDITIONS

(Lupita Mendoza, Division Representative – (559) 324-2305)

1. This conditional use permit (CUP) approval amends the Sierra Pavilions use schedule to allow a 24-hour use in Buildings "C" & "F" and operate a fitness facility in Buildings "C" & "F" located at 1155 Shaw Avenue in the Sierra Pavillion Shopping Center.
2. This CUP is not transferable to another location.
3. This CUP does not permit or otherwise allow for the operation of the site and/or uses other than explicitly described in the accompanying staff report.
4. A separate site plan review (SPR) and approval shall be required prior to the construction of any structures and/or prior to any site modifications and shall comply with development standards prescribed for the GC (General Commercial) land use designation, P-C-C (Planned Commercial Center) zone district, and other applicable standards as determined by the Planning Division during the site plan review process.
5. There shall be no outside storage of materials, supplies, or equipment in any area of the site except inside a closed building or behind a six (6) foot visual barrier intended to screen such area from view of adjoining properties and from the street.
6. The site and its exterior shall be maintained and remain free from debris and trash. This includes no outdoor stacking of empty crates, boxes, and/or pallets along the exterior of the structures.
7. All lighting associated with this use shall be screened from direct view from the public right-of-way and adjacent residential properties.
8. All signs shall comply with the City of Clovis ("City") Sign Ordinance. All exterior signs and/or signs on the inside of the building, which are intended to be viewed from the outside, shall require separate sign permits prior to installation. (Clovis Municipal Code (CMC) § 9.34.010).
9. The applicant shall operate in a manner that complies with the CMC so that it does not generate noise, odor, or vibration that adversely affects any adjacent properties.
10. Operational noise from the Project shall conform with the CMC noise standards and not be in excess of 50 decibels to the outside of any residential structure.
11. The applicant shall consult with the City's Building Division on any building code requirements. All conditions of this CUP shall be addressed prior to operation of the facility.

12. Any future request to expand and/or modify the use shall be subject to an amendment to the CUP.
13. An abandonment or cessation of this use for a period exceeding 90 days shall cause this approval to be scheduled for revocation.
14. All parking of employees shall occur on-site.
15. Parking is calculated cumulatively with the shopping center. The shopping center was initially required to provide a minimum of 819 parking stalls (4.5 stalls per 1,000 square feet), 776 parking stalls were provided at build out. Over time and with new development, the parking layout was modified and the shopping center currently has 753 parking stalls. The 24 hour fitness facility requires 350 parking spaces.
16. The approved use shall be permitted to operate seven (7) days a week, twenty-four (24) hours a day.
17. Applicant must have on file a current City Business License prior to conducting business.
18. CUP2026-002 may be reviewed at any time for compliance with the conditions of approval. Clovis Planning staff may conduct a review of the use in regard to conditions of approval and may present findings of this review to the Planning Commission.

FIRE DEPARTMENT COMMENTS

Joshua Taylor, Fire Department Representative – (559) 324-2206)

FIRE PROTECTION SYSTEMS

19. **Fire Sprinkler** – Submit plans to and obtain permit from the Clovis Fire Prevention Bureau for the installation or modification of fire sprinkler system.
20. **Fire alarm** - Submit plans to and obtain permit from the Clovis Fire Prevention Bureau for the installation or modification of the fire alarm system.
 - a. **(If occupant load exceeds 1,000)** Activation of the fire alarm in Group A occupancies with an occupant load of 1,000 or more shall initiate a signal using an emergency voice/alarm communications system in accordance with Section 907.5.2.2. For Group A occupancies with an occupant load of 10,000 or more, see Section 907.2.1.3.

FIRE EXTINGUISHERS

21. **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

22. **Change of Occupancy** - Developer shall submit for change of Occupancy for new use of space, making it compliant with all requirements of the new occupancy classification.
23. **Room Capacity Signage** - Any room having an occupant load of 50 or more and which is used for assembly purposes shall have the capacity of the room posted in a conspicuous place on an approved sign near the main exit from the room.
24. **Panic Hardware** - Provide panic hardware on all doors in Group A, E, I2 and I2.1 occupancies with an occupancy load of 50 or more. 2025 CFC, Section 1010.2.8
25. **Exit Signs & Emergency Lighting** - Exits and exit access doors shall be marked by an approved illuminated exit sign readily visible from any direction of egress travel. The path of egress travel to exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or path of egress travel is not immediately visible. Intervening means of egress doors shall be marked with exit signs. Exit sign placement shall be such that no point is more than 100 feet or listed viewing distance for the sign, whichever is less. 2025 CFC, Section 1013.1. Provide illuminated emergency power per 2025 CFC, Section 1008.3.
26. **HVLS Fans** - If high volume low speed fans are installed, the following requirements shall be met:
- a. The maximum high volume low speed fan diameter shall be 24 feet.
 - b. The high volume low speed fan shall be centered approximately between four adjacent sprinkler heads.
 - c. The vertical clearance to the high volume low speed fan to sprinkler deflector shall be a minimum of 3 feet.
 - d. All high volume low speed fans shall be interlocked to shut down immediately upon receiving a waterflow signal from the fire alarm system in accordance with requirements of NFPA 72.
 - e. NFPA 13, 2025, section 19.1.7.1

PROJECT REVIEW

27. 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. Additional key notes were added for the specific use of the facility. 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.

POLICE DEPARTMENT COMMENTS

(Russell Moring, Police Department Representative – (559) 324-3468)

(Amber Cocilova, Police Department Representative – (559) 324-3423)

28. Security cameras shall be installed to cover at a minimum, the parking lot, all exercise areas, entrances and exits, and specifically all locker room entrances and exits. The video shall be retained for a minimum period of 30 days. Video shall be made available to Clovis PD upon request in conjunction with a criminal investigation.
29. If the property is alarmed, 24-hour contact information for the responsible party shall be maintained with the Clovis Police Department Dispatch Center.
30. The sidewalks and parking lots shall be reasonably illuminated to enhance public safety and deter criminal activity. The lighting shall be shielded in a manner such that it does not create a nuisance for neighboring properties.
31. The property must be maintained and cared for in a manner that increases public safety and complies with the Clovis Municipal Code and all other applicable City codes. All lighting, gates and fences shall be maintained and in working order, and landscaping shall be kept clean and free of debris and other hazards.
32. The site owner shall maintain all structures and adjoining fences/walls and keep them free of graffiti. All forms of graffiti shall be removed within 48 hours.
33. The Project must comply with Clovis Municipal Code 9.34 regarding Prohibited Signs (stabber signs, windblown signs, moving signs, banners, “I” or “A” Frame signs, window coverage or obstructed view, etc.)
34. The property shall keep the noise and vibration levels emitting from the property in compliance with Clovis Municipal Codes 5.27.605 (decibel standards), 9.22.080 (noise standards), and 9.22.100 (vibrations), as to not cause a nuisance for neighboring businesses or patrons.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

(Antony Zaragoza, FMFCD Department Representative – (559) 456-3292)

35. The applicant shall refer to the attached Fresno Metropolitan Flood Control District correspondence. If the list is not attached, please contact the agency for the list of requirements.

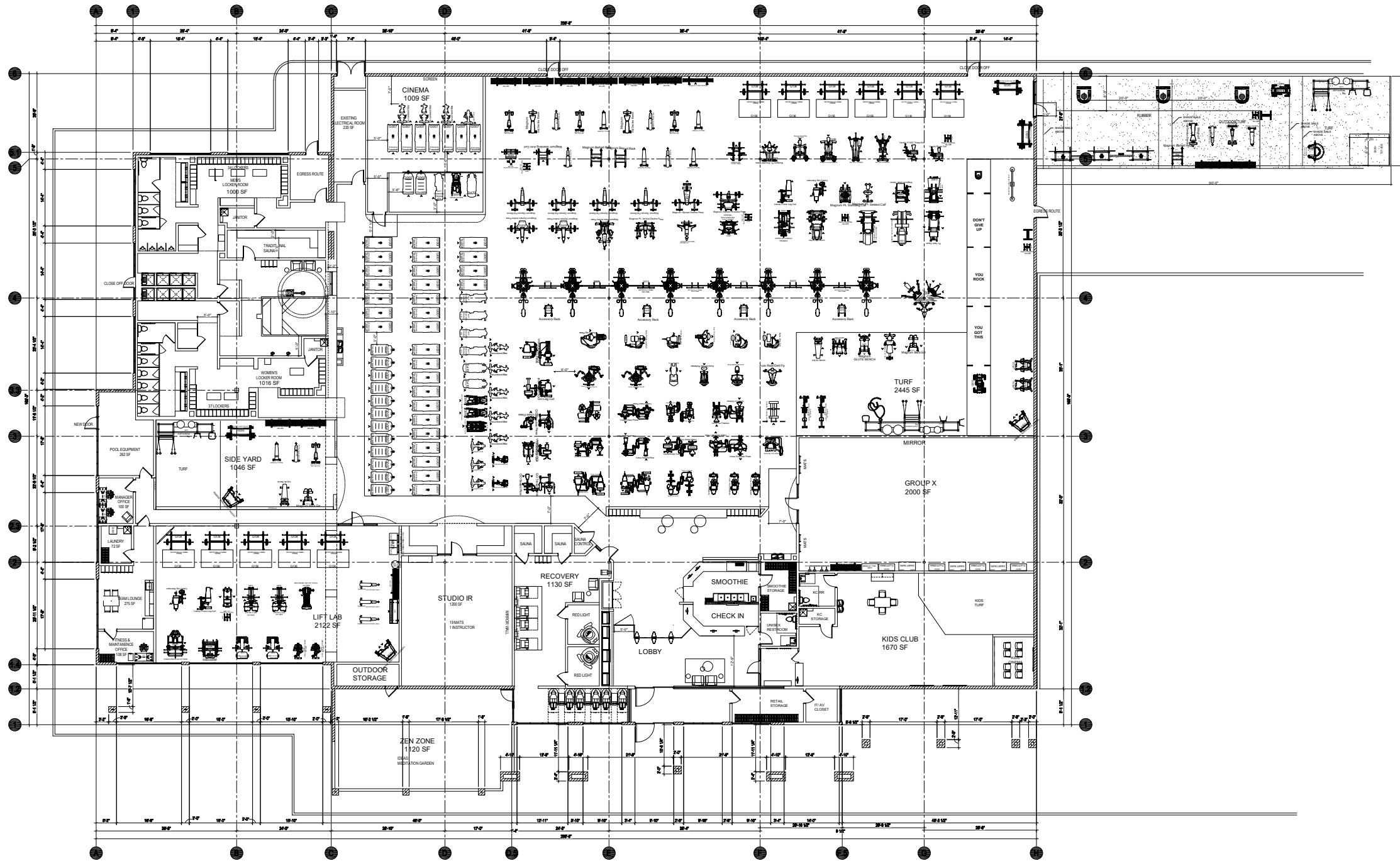
FRESNO IRRIGATION DISTRICT

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

36. 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.



Clovis, CA



PROPOSED FLOOR PLAN

CALIFORNIA, CLOVIS - BLOCK PLAN

1/32" = 1'-0"

DECEMBER 18, 2025

TOTAL: 35,000 SF
GROUP FITNESS 2,000 SF
LIFT LAB: 2,122 SF
CINEMA 1,009 SF
STUDIO IR 1,200 SF
INDOOR TURF: 2,445 SF
SIDE YARD: 1,046 SF
OUTDOOR TURF: 1,855 SF
KIDS CLUB: 1,670 SF

RECOVERY: 1,128 SF
IR SAUNA: 2 ROOMS
RED LIGHT: 2 ROOMS
COMPRESSION: 4 CHAIRS
HUMAN TOUCH MASSAGE: 6 CHAIRS

WOMEN'S LR: 1,016 SF
MEN'S LR: 1,000 SF

TREADMILLS: 35, 7 CINEMA
CLIMBMILLS: 14, 2 CINEMA
BIKES: 14, 4 CINEMA
STACK COUNT: 32





Business Operations Plan

Leased Location from Landlord

Chuze Fitness
1155 Shaw Ave
Clovis, CA 93612

Home Office

Chuze Fitness
1011 Camino Del Rio South Ste 350
San Diego, CA 92108

 **Type of Use:** Fitness Facility

 **Size:** 35,295 sq. ft.

 **Hours of Operation:** Currently, Chuze's operating hours at 24 of our California locations are from 4am – 11pm Monday thru Thursday, 4am - 10pm Friday and 6am-8pm Saturday & Sunday. We are looking to expand our hours of operation to 24 hours 7 days a week. These hours allow us to service a larger segment of the population who work non-traditional hours, such as policemen, firefighters, hospital workers, etc. We have found that less property crime occurs in centers where businesses are open because the area is more active and monitored. We have successfully done this for several years, notably in residential areas with no noise issues.

 Employee Count:

- Projected number of full-time employees: 10
- Projected number of part-time employees: 20
- Projected total number of employees: 30
- Projected number of employees at a fully matured club, during peak time: 8-9 between ops and kc

Chuze Fitness is a fitness center with price points at \$9.99, \$19.99, and \$29.99 per month depending on the amenity package desired by each member. This location will allow the company to expand and serve the people of the Clovis neighborhood with a business that benefits them mentally and physically. Additionally, this location will add employees to the work force.

Chuze will offer the following amenities:

- **Cardio Equipment:** State of the art equipment consisting of treadmills, elliptical machines, bikes, rowing machines, and stair climbers. All cardio users can enjoy their workout and watch their favorite TV program using their personal headsets to tune into the audio.
- **Weight bearing equipment:** Free weights and multiple cable weight machines can be utilized for all major muscle groups.
- **Turf Area:** Our park-like green turf offers the essence of a fun outdoor workout. This indoor area provides miscellaneous workout equipment and serves as a place to gather with friends to warm-up, stretch, or a full body workout.
- **Kids Club:** Kids Club has organized fun activities and is staffed by kid aficionados. While you enjoy a peaceful yoga session, join a group fitness class, or focus on your training, the little ones get the idea that going to the fitness center can be fun for them too!
- **Lift Lab:** An access controlled, premium area with top-tier strength equipment to assist members in reaching their goals. Space includes weightlifting platforms, benches, plyo boxes, dumbbells, kettlebells, glute machines and more.
- **Group Fitness:** Train in the company of others alongside awesome live instructors determined to give you a great workout across a variety of disciplines from Yoga to Zumba and other strength, stretch, and cardio workouts.
- **Cinema:** Treadmill minutes go slow, but movie minutes go fast. That's the idea behind this big screen, big sound theater where you can bike, run, or walk while watching a different movie each day.
- **Recovery:** Members can enjoy zero gravity massage beds, take advantage of red-light therapy, or relax in infrared saunas after an awesome workout. These spaces also include foam rollers and percussive therapy devices with turf for stretching. This is the perfect space for members to find their favorite way to relax and recover in style.
 - **Traditional Sauna:** Large coed traditional sauna space to aid muscle recovery, detoxification, increase metabolism, aid in weight loss, improve circulation, and reduce soreness. Additionally, Saunas promote relaxation and improve sleep quality.
 - **Zero Gravity Chairs:** Members can relax in style in our reclining zero gravity massage chairs that relieve pressure and distribute weight evenly to deliver the best relaxation and recovery.
- **Locker Rooms:** Men and Women's full locker rooms include day lockers, showers, and changing rooms.
- **Outdoor Turf Area:** An area with space to stretch and enjoy strength, cardio, and mobility equipment allowing members to get fresh air and improve their mental fitness alongside their physical wellbeing.

Average Member Attendance at a Comparable Chuze Fitness Location – Stockdale, CA:

Hour	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
12:00:00 AM			1	1	1			3
2:00:00 AM		1	1					2
3:00:00 AM		1	1	2	4	2		10
4:00:00 AM		91	135	117	104	92	1	540
5:00:00 AM	2	125	127	128	104	118	1	605
6:00:00 AM	85	111	96	122	100	111	141	766
7:00:00 AM	110	68	92	76	76	75	95	592
8:00:00 AM	92	163	189	193	175	131	162	1,105
9:00:00 AM	98	183	180	170	142	162	135	1,070
10:00:00 AM	98	173	164	150	149	176	181	1,091
11:00:00 AM	111	132	153	127	149	111	111	894
12:00:00 PM	79	136	140	128	124	129	112	848
1:00:00 PM	75	149	112	118	108	97	81	740
2:00:00 PM	76	129	119	119	114	106	97	760
3:00:00 PM	97	157	210	158	179	110	71	982
4:00:00 PM	90	217	229	178	163	134	75	1,086
5:00:00 PM	102	243	235	239	225	167	88	1,299
6:00:00 PM	124	220	234	219	215	154	97	1,263
7:00:00 PM	39	220	226	222	216	162	51	1,136
8:00:00 PM	1	194	201	198	165	163		922
9:00:00 PM		170	144	117	120	55		606
10:00:00 PM		85	87	80	79	1		332
11:00:00 PM		12	13	10	18			53
Total	1,279	2,980	3,089	2,872	2,730	2,256	1,499	16,705



CHUZE Sacramento (Florin Rd)

6061 Florin Rd, Sacramento, CA 95823 | (916) 603-5852

Class Schedule: April 8th - April 14th

WEDNESDAY APRIL 8TH	THURSDAY APRIL 9TH	FRIDAY APRIL 10TH	SATURDAY APRIL 11TH	SUNDAY APRIL 12TH	MONDAY APRIL 13TH	TUESDAY APRIL 14TH
STUDIO HEATED BARRE Other Liliana H 09:00 am60 mins	STUDIO HEATED BARRE Other Seidi V 05:00 am60 mins	STUDIO HEATED MAT PILATES Other Liz B 09:00 am60 mins	STUDIO HEATED BARRE Other Seidi V 08:30 am60 mins	STUDIO HEATED STRETCH Other Jason N 10:15 am60 mins	STUDIO HEATED MAT PILATES Other Tamme' O 09:00 am60 mins	STUDIO HEATED BARRE Other Seidi V 05:00 am60 mins
LES MILLS STRENGTH DEVELOPMENT Other Danielle N 10:00 am45 mins	 BOOTCAMP Combo (Strength/Cardio) Jason N 09:00 am50 mins	 LES MILLS BODYPUMP Strength Denyse V 10:00 am50 mins	LES MILLS STRENGTH DEVELOPMENT Other Christina B 08:30 am45 mins		LES MILLS STRENGTH DEVELOPMENT Other Denyse V 10:00 am45 mins	STUDIO HEATED MAT PILATES Other Tamme' O 06:15 am60 mins
STUDIO HEATED BARRE Other Seidi V 05:00 pm60 mins	STUDIO HEATED MAT PILATES Other Liz B 10:15 am60 mins	 ZUMBA Cardio Lena G 11:00 am50 mins	 LES MILLS BODYPUMP Strength Christina B 09:30 am50 mins		 ZUMBA Cardio Lena G 11:00 am50 mins	STUDIO FUSION Other Tamme' O 09:00 am60 mins
 LES MILLS BODYPUMP Strength Leonard L 06:00 pm50 mins	 BOOTCAMP Combo (Strength/Cardio) Lena G 05:30 pm50 mins	STUDIO HEATED BARRE Other Seidi V 05:00 pm60 mins	STUDIO HEATED BARRE Other Seidi V 09:45 am60 mins		STUDIO HEATED BARRE Other Paula G 05:00 pm60 mins	STUDIO HEATED MAT PILATES Other Amaru X 10:15 am60 mins
STUDIO HEATED POWER YOGA Other Danielle N 06:15 pm60 mins	STUDIO HEATED FUSION Other Denyse V 05:30 pm60 mins	LES MILLS STRENGTH DEVELOPMENT Other Amaru X 05:30 pm45 mins	LES MILLS BODYCOMBAT RELEASE PARTY Other Christina B 10:30 am60 mins		 LES MILLS BODYPUMP Strength Denyse V 06:00 pm50 mins	STUDIO HEATED MAT PILATES Other Summer S 05:30 pm60 mins
 LES MILLS BODYCOMBAT Strength Leonard L 07:00 pm50 mins	GX SPECIAL EVENT Other Christina B 06:30 pm45 mins		GX SPECIAL EVENT Other Leonard L 10:30 am50 mins		STUDIO HEATED POWER YOGA Other Cerise P 06:15 pm60 mins	 BOOTCAMP Combo (Strength/Cardio) Lena G 05:30 pm50 mins
STUDIO HEATED STRETCH Other	LES MILLS STRENGTH					LES MILLS STRENGTH DEVELOPMENT

Danielle N

07:30 pm60 mins

DEVELOPMENT
RELEASE PARTY

Other

Noemi C

06:30 pm45 mins



POP PILATES

Flexibility, Stability
and Balance

Cerise P

06:45 pm50 mins



ZUMBA

Cardio

Maria U

07:30 pm50 mins

LES MILLS
BODYCOMBAT

Strength

Summer S

07:00 pm50 mins

Other

Danielle N

06:30 pm45 mins

STUDIO HEATED
STRETCH

Other

Cerise P

07:30 pm60 mins

STUDIO HEATED
POWER YOGA

Other

Kate T

06:45 pm60 mins



ZUMBA

Cardio

Summer S

07:30 pm50 mins

Cardio Combo (Strength/Cardio) Flexibility, Stability and Balance Low Impact Strength Team Training Other



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Lupita Mendoza

From: Agustin Sevilla <agustin@elvted.com>
Sent: Wednesday, April 8, 2026 4:50 PM
To: Lupita Mendoza
Cc: Kevin Kohan; Connie Koska; Susan Thomas; Danny Kohan; Tom Nygard; Rae Speciale
Subject: Re: Incomplete CUP Application - 1155 Shaw Ave
Attachments: Chuze Fitness_Florin.pdf

Hello Lupita,

Group Fitness classes will run throughout the days with various schedules based on needs of the members. Class sizes will be limited and must not exceed the room's maximum occupancy. Since we haven't established a schedule for this fitness club yet, please refer to the attached schedule for a different location.

Typical hours for the kids club room are:

Mon

Morning: 8:00 AM - 12:00 PM

Evening: 4:30 PM - 8:30 PM

Tue

Morning: 8:00 AM - 12:00 PM

Evening: 4:30 PM - 8:30 PM

Wed

Morning: 8:00 AM - 12:00 PM

Evening: 4:30 PM - 8:30 PM

Thu

Morning: 8:00 AM - 12:00 PM

Evening: 4:30 PM - 8:30 PM

Fri

Morning: 8:00 AM - 12:00 PM

Evening: 4:30 PM - 8:30 PM

Sat

Morning: 8:00 AM - 12:00 PM

Sun

If you have any further questions please feel free to reach out.

Best,

Agustin Sevilla

Project Manager

[Elevated Entitlements](#)

5716 Corsa Avenue #201

Westlake Village, CA 91362

[Schedule An Appointment](#)

Office: (805) 232-4383

Agustin@elvted.com

www.ElevatedEntitlements.com

July 7, 2026

Ms. Rae Speciale
CHUZE FITNESS
1011 Camino Del Rio South Suite 250
San Diego, CA 92108



TJW Engineering, Inc.

Traffic | Transportation | Lighting
Engineers • Planners • Designers

SUBJECT: 1155 Shaw Avenue Parking Demand Study, City of Clovis

Dear Ms. Speciale,

TJW Engineering, Inc. (TJW) is pleased to submit this parking demand study for the proposed project located at 1155 Shaw Avenue in the City of Clovis. The proposed project is for a 35,000 square foot gym. The purpose of this study is to summarize the project's parking demand.

Proposed Project

The site for the proposed project is located at 1155 Shaw Avenue in the City of Clovis. The proposed project is a 35,000 square foot gym occupying an existing building in the Sierra Pavillion Shopping Center. The proposed operations will consist of 30 employees with 10 of the employees being full-time employees and 20 of the employees being part-time employees. The peak number of employees will be between 8 to 9 employees at one time. The hours of operation will be 24 hours a day, 7 days a week. Based on data from a comparable site, the peak parking demand for the proposed site will occur between 5:00 PM – 7:00 PM on weekdays and 9:00 AM – 11:00 AM on weekends. Data from the comparable site is attached to the **Appendix**.

Exhibit 1 shows the project location in the existing Sierra Pavilions Shopping Center and the project site plan.

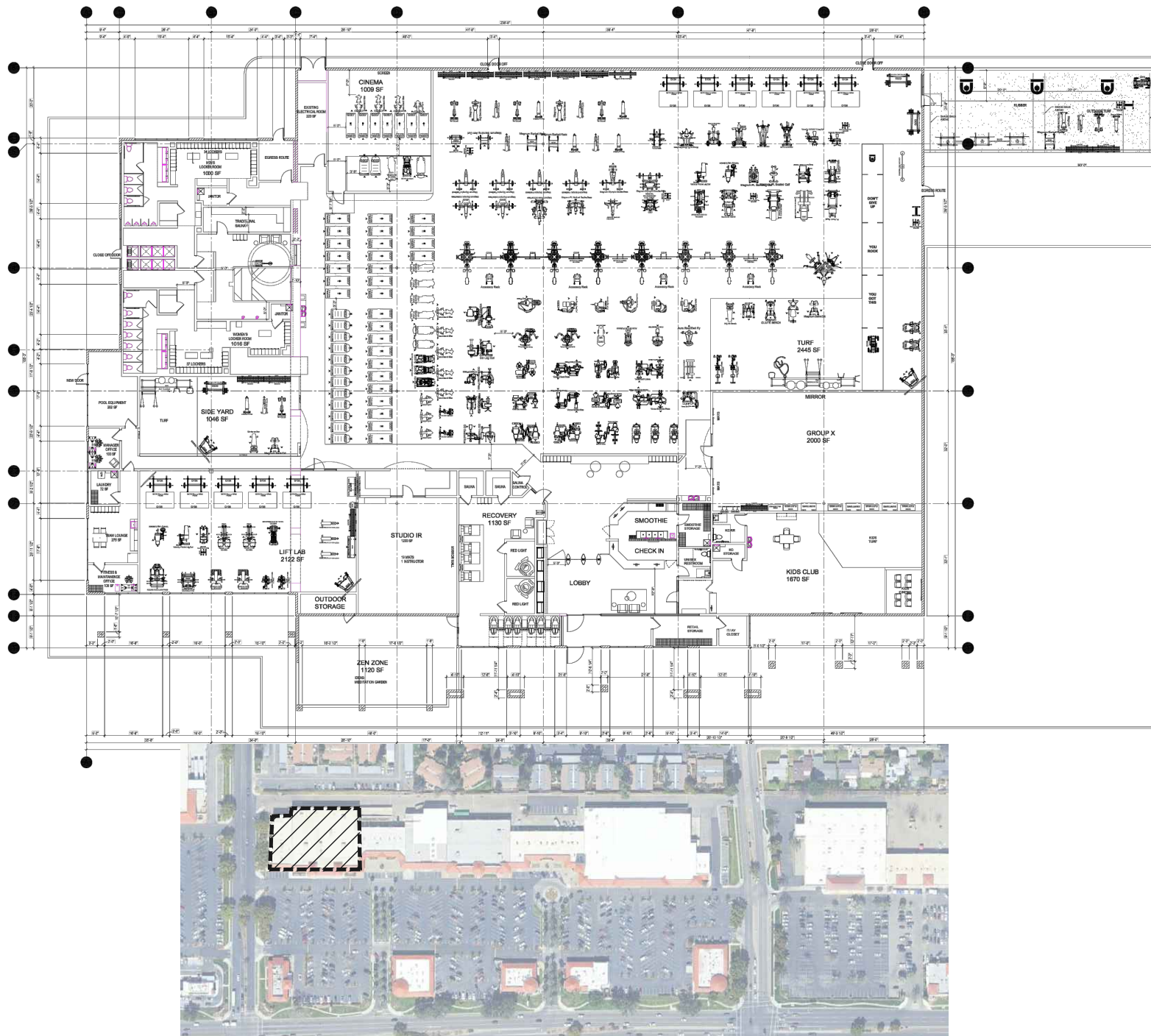
Existing Conditions

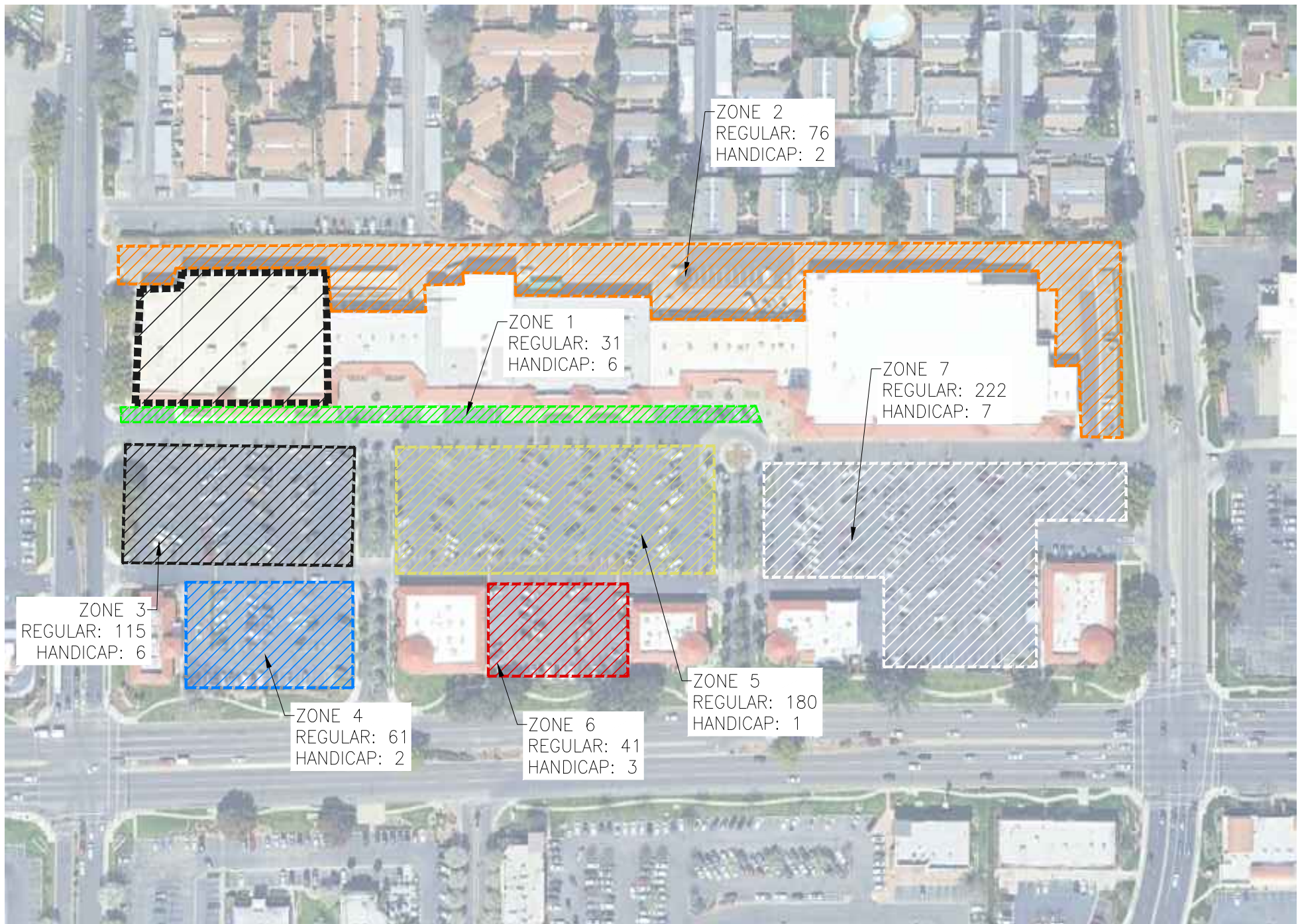
The proposed project is for a 35,000 square foot gym occupying an existing building in the Sierra Pavilions Shopping Center. Site parking inventory for the Sierra Pavillion Shopping Center was conducted and determined to have a total of 753 parking spaces with 726 regular spaces and 27 ADA spaces. The parking for the Sierra Pavillion Shopping Center was broken down into 7 zones. **Table 1** shows the breakdown of the inventory of parking spaces for the seven zones and **Exhibit 2** shows the locations of the seven zones.

Table 1: Parking Inventory

Zone	Inventory	
	Regular Spaces	Handicap Spaces
Zone 1	31	6
Zone 2	76	2
Zone 3	115	6
Zone 4	61	2
Zone 5	180	1
Zone 6	41	3
Zone 7	222	7
Total	726	27

Occupancy surveys for the zones with the exception of Zone 2 were conducted on Friday, June 5, 2026, and Saturday, June 6, 2026, from 8:00 AM – 9:00 PM. These hours were selected based on the hours of operation of the existing businesses in the shopping center along with identifying the typical peak periods of parking demand at the project site. Occupancy surveys were not conducted for Zone 2, and the 78 total parking spaces will be assumed to be unavailable. Therefore, the Sierra Pavillion Shopping Center will have an assumed total of 675 available spaces.





The complete parking data sheets are attached to **Appendix A**. The occupancy surveys were conducted in 1-hour intervals to identify peak parking demands. The results of the occupancy surveys were tabulated and shown in **Table 2**.

Table 2: Weekday Parking Occupancy

	Inventory						
	Sierra Pavilions Shopping Center						
	Zone 1	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
8 AM	2	6	4	8	16	33	69
9 AM	6	8	8	26	17	47	112
10 AM	5	8	3	34	14	54	118
11 AM	12	9	8	50	27	70	176
12 PM	10	10	27	54	26	77	204
1 PM	6	14	21	62	20	67	190
2 PM	10	17	45	59	24	68	223
3 PM	12	23	21	53	18	53	180
4PM	9	19	22	60	21	67	198
5 PM	13	16	30	62	37	100	258
6 PM	14	21	37	92	41	116	321
7 PM	11	20	35	77	39	117	299
8 PM	10	16	25	49	21	98	219
9 PM	6	12	14	18	5	71	126

As shown in **Table 2**, the peak parking demand for the Sierra Pavilions Shopping Center during the weekday occurs between 6:00 PM – 7:00 PM. During this peak period, 321 of the 675 parking spaces are occupied.

Table 3: Weekend Parking Occupancy

	Inventory						
	Sierra Pavilions Shopping Center						
	Zone 1	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
8 AM	3	6	0	9	15	26	59
9 AM	6	6	1	27	18	29	87
10 AM	8	7	2	35	25	41	118
11 AM	13	10	11	47	19	59	159
12 PM	9	10	15	46	20	63	163
1 PM	10	11	18	55	23	75	192
2 PM	12	11	24	55	23	69	194
3 PM	14	13	21	70	10	64	192
4PM	17	15	20	64	16	71	203
5 PM	10	14	31	58	28	72	213
6 PM	11	15	25	65	33	66	215
7 PM	8	15	23	55	28	62	191
8 PM	5	15	24	37	19	55	155
9 PM	8	11	10	20	12	35	96

Table 3 shows the peak parking demand for the Sierra Pavilions Shopping Center during the weekend. With the occupancy survey, it can be determined that the peak parking demand period occurs between 6:00 PM – 7:00 PM. During this period, 215 of the 675 parking spaces are occupied.

Proposed Project Parking Requirements

City Municipal Code

The City of Clovis has specific parking requirements for indoor recreation and fitness centers. The proposed project fits the land use of health and fitness facilities best and will have a parking requirement of 1 space for each 100 square feet of gross floor area. The parking requirement for the proposed gym was calculated based on the square footage of the site. This results in a parking requirement of 350 parking spaces. **Table 4** shows the parking requirement calculation for the proposed project based on the City’s municipal code.

Table 4: Project Parking Requirement

Land Use	Municipal Code Parking Requirement ²			Quantity ¹	Total Parking Spaces Required
	Spaces	Per	Unit		
Health/Fitness Facilities	1	100	Sq. ft of Gross Floor Area	35,000	350

¹ Based on Information provided by Chuze Fitness.
²Source: Table 3-12 Parking Requirements by Land Use in the City of Clovis’s Municipal Code

ITE Parking Generation Manual

The anticipated parking demand for the proposed project was also developed based on the 6th edition of the *Institute of Transportation Engineers (ITE) Parking Generation Manual (6th Edition, 2023)*. The ITE parking generation manual compiles empirical parking data collected from hundreds of sites across the United States and provides statistically derived parking demand characteristics for a variety of land uses. For each land use, the manual presents parking demand rates based on observed conditions at comparable developments.

To estimate the parking demand for the proposed gym, the land use-category corresponding to health/fitness club (ITE Land Use Code 492) was utilized; this land use was selected based on the anticipated operations.¹ As shown in **Table 1**, below, based on the ITE rates for health/fitness, the proposed project is expected to generate a total of 182 parking spaces for a typical weekday and 122 parking spaces during the weekend.

Table 5: Project Parking Generation

Proposed Land Use ¹	ITE Code	Qty	Unit ²	Weekday		Weekend	
				Rate	Parking Demand	Rate	Parking Demand
Health/Fitness Club	492	35	TSF	5.20	182	3.48	122

1: Parking generation rates are from the ITE Parking Generation Manual (6th Edition, 2023).
2: TSF = Thousand Square Feet

¹ See attached for full health/fitness description and ITE parking

Parking Analysis Summary

Table 6: Available Parking Summary

	Weekday			Weekend		
	Available Parking Space (out of 675 spaces)	ITE	City Code	Available Parking Space (out of 675 spaces)	ITE	City Code
8 AM	606	Y	Y	616	Y	Y
9 AM	563	Y	Y	588	Y	Y
10 AM	557	Y	Y	557	Y	Y
11 AM	499	Y	Y	516	Y	Y
12 PM	471	Y	Y	512	Y	Y
1 PM	485	Y	Y	483	Y	Y
2 PM	452	Y	Y	481	Y	Y
3 PM	495	Y	Y	483	Y	Y
4 PM	477	Y	Y	472	Y	Y
5 PM	417	Y	Y	462	Y	Y
6 PM	354	Y	Y	460	Y	Y
7 PM	376	Y	Y	484	Y	Y
8 PM	456	Y	Y	520	Y	Y
9 PM	549	Y	Y	579	Y	Y

1: Total available parking spaces are 675 spaces with the assumption that the parking spaces in Zone 2 are unavailable

2: Y = Available parking spaces satisfy the project's parking requirements; N = Available parking spaces do not satisfy the project's parking requirements.

Table 6 shows the available parking spaces in the Sierra Pavilions Shopping Center during the hours between 8:00 AM – 9:00 PM on both weekdays and weekends. With the assumption that the parking spaces in Zone 2 are unavailable, the shopping center has a total of 675 available parking spaces. During the weekdays, the hour with the highest parking demand occurs between 6:00 PM – 7:00 PM with 321 of the 675 parking spaces occupied. This results in a total of 354 available parking spaces during the peak parking period and satisfies both the City Municipal Code requirement of 350 parking spaces and the ITE weekday parking demand of 182 parking spaces. During the weekend, the hour with the highest parking demand also occurs between 6:00 PM -7:00 PM with 215 parking spaces occupied. This results in a total of 460 out of the 675 parking spaces available. Therefore, it can also be determined that the parking lot will have sufficient parking during the weekends to satisfy the City Municipal Code requirements of 350 parking spaces and the ITE weekend parking demand of 122 parking spaces. The Sierra Pavilions Shopping Center will provide sufficient parking for the proposed project to satisfy both the City Municipal Code parking requirement and the ITE parking demand requirement for both weekdays and weekends.

Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,



Thomas Wheat, PE, TE
President
Registered Civil Engineer #69467
Registered Traffic Engineer #2565



David Chew, PTP
Transportation Planner



Tiffany Chang
Project Engineer



APPENDIX

Parking Counts

Clovis
Parking Count
1155 Shaw Ave, Clovis, CA 93612

Friday, June 5th, 2026

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Zone 1	Front 1	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Front 2	15	0	1	1	5	5	3	5	7	5	6	6	6	6	4
	Front 2 (handicap)	4	0	0	0	2	2	2	1	1	0	2	2	1	1	0
	Front 3	9	2	5	4	5	3	1	4	4	4	5	6	4	3	2
	Front 3(handicap)	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Regular	31	2	6	5	10	8	4	9	11	9	11	12	10	9	6
	Handicap	6	0	0	0	2	2	2	1	1	0	2	2	1	1	0
	Subtotal	37	2	6	5	12	10	6	10	12	9	13	14	11	10	6

Total Occupancy	37	2	6	5	12	10	6	10	12	9	13	14	11	10	6
Total Percent		5%	16%	14%	32%	27%	16%	27%	32%	24%	35%	38%	30%	27%	16%

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Zone 3	Regular	115	6	8	8	9	10	14	17	23	19	16	21	20	16	12
	Handicap	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	121	6	8	8	9	10	14	17	23	19	16	21	20	16	12

Total Occupancy	121	6	8	8	9	10	14	17	23	19	16	21	20	16	12
Total Percent		5%	7%	7%	7%	8%	12%	14%	19%	16%	13%	17%	17%	13%	10%

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Zone 4	Regular	61	4	6	2	7	25	19	44	20	22	28	35	33	24	14
	Handicap	2	0	2	1	1	2	2	1	1	0	2	2	2	1	0
	Subtotal	63	4	8	3	8	27	21	45	21	22	30	37	35	25	14

Total Occupancy	63	4	8	3	8	27	21	45	21	22	30	37	35	25	14
Total Percent		6%	13%	5%	13%	43%	33%	71%	33%	35%	48%	59%	56%	40%	22%

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Zone 5	Regular	180	8	26	34	50	53	62	59	53	60	62	91	77	49	18
	Handicap	1	0	0	0	0	1	0	0	0	0	0	1	0	0	0
	Subtotal	181	8	26	34	50	54	62	59	53	60	62	92	77	49	18

Total Occupancy	181	8	26	34	50	54	62	59	53	60	62	92	77	49	18
Total Percent		4%	14%	19%	28%	30%	34%	33%	29%	33%	34%	51%	43%	27%	10%

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Zone 6	Regular	41	16	17	13	25	26	20	22	17	19	35	39	38	21	5
	Handicap	3	0	0	1	2	0	0	2	1	2	2	2	1	0	0
	Subtotal	44	16	17	14	27	26	20	24	18	21	37	41	39	21	5

Total Occupancy	44	16	17	14	27	26	20	24	18	21	37	41	39	21	5
Total Percent		36%	39%	32%	61%	59%	45%	55%	41%	48%	84%	93%	89%	48%	11%

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Zone 7	Regular	222	31	45	52	67	75	67	68	51	65	97	114	116	97	70
	Handicap	7	2	2	2	3	2	0	0	2	2	3	2	1	1	1
	Subtotal	229	33	47	54	70	77	67	68	53	67	100	116	117	98	71
Total Occupancy		229	33	47	54	70	77	67	68	53	67	100	116	117	98	71
Total Percent			14%	21%	24%	31%	34%	29%	30%	23%	29%	44%	51%	51%	43%	31%

Clovis
 Parking Count
 1155 Shaw Ave, Clovis, CA 93612

Saturday, June 6th, 2026

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Zone 1	Front 1	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Front 2	15	0	1	2	6	4	5	7	9	8	4	5	4	3	5
	Front 2 (handicap)	4	0	0	0	2	0	0	0	1	2	2	1	0	0	1
	Front 3	9	3	4	5	5	5	4	5	4	6	4	3	4	2	2
	Front 3(handicap)	2	0	1	1	0	0	1	0	0	1	0	2	0	0	0
	Regular	31	3	5	7	11	9	9	12	13	14	8	8	8	5	7
	Handicap	6	0	1	1	2	0	1	0	1	3	2	3	0	0	1
	Subtotal	37	3	6	8	13	9	10	12	14	17	10	11	8	5	8

Total Occupancy	37	3	6	8	13	9	10	12	14	17	10	11	8	5	8
Total Percent		8%	16%	22%	35%	24%	27%	32%	38%	46%	27%	30%	22%	14%	22%

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Zone 3	Regular	115	6	6	7	10	10	11	11	13	15	14	15	15	15	11
	Handicap	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	121	6	6	7	10	10	11	11	13	15	14	15	15	15	11

Total Occupancy	121	6	6	7	10	10	11	11	13	15	14	15	15	15	15	11
Total Percent		5%	5%	6%	8%	8%	9%	9%	11%	12%	12%	12%	12%	12%	12%	9%

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Zone 4	Regular	61	0	1	1	10	13	16	22	20	19	29	23	23	24	9
	Handicap	2	0	0	1	1	2	2	2	1	1	2	2	0	0	1
	Subtotal	63	0	1	2	11	15	18	24	21	20	31	25	23	24	10

Total Occupancy	63	0	1	2	11	15	18	24	21	20	31	25	23	24	10
Total Percent		0%	2%	3%	17%	24%	29%	38%	33%	32%	49%	40%	37%	38%	16%

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Zone 5	Regular	180	9	27	35	47	45	55	54	70	64	57	65	55	37	20
	Handicap	1	0	0	0	0	1	0	1	0	0	1	0	0	0	0
	Subtotal	181	9	27	35	47	46	55	55	70	64	58	65	55	37	20

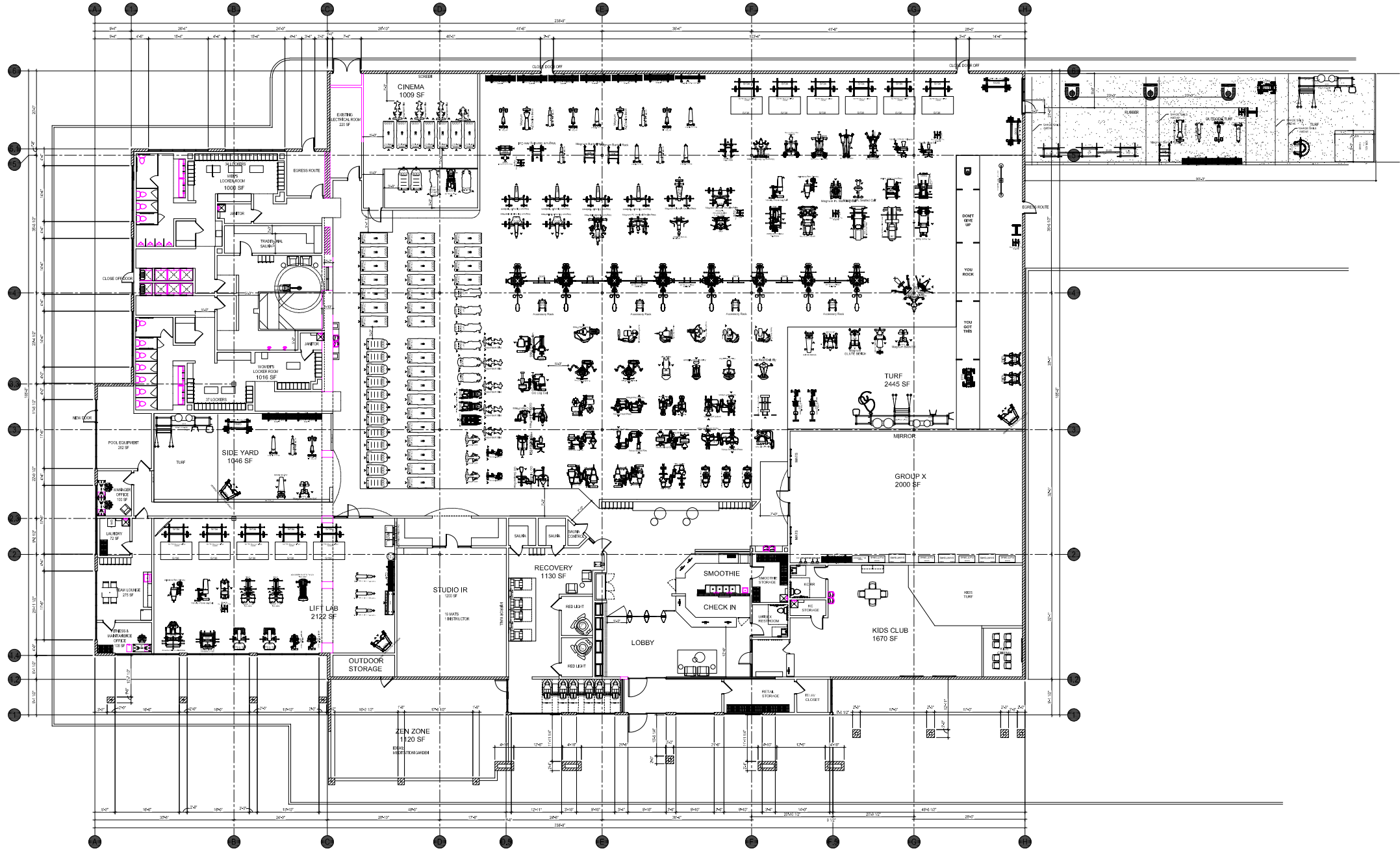
Total Occupancy	181	9	27	35	47	46	55	55	70	64	58	65	55	37	20
Total Percent		5%	15%	19%	26%	25%	30%	30%	39%	35%	32%	36%	30%	20%	11%

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Zone 6	Regular	41	15	18	25	18	18	23	22	10	16	26	31	27	18	11
	Handicap	3	0	0	0	1	2	0	1	0	0	2	2	1	1	1
	Subtotal	44	15	18	25	19	20	23	23	10	16	28	33	28	19	12

Total Occupancy	44	15	18	25	19	20	23	23	10	16	28	33	28	19	12
Total Percent		34%	41%	57%	43%	45%	52%	52%	23%	36%	64%	75%	64%	43%	27%

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Zone 7	Regular	222	24	29	40	56	60	74	66	62	69	71	66	61	55	34
	Handicap	7	2	0	1	3	3	1	3	2	2	1	0	1	0	1
	Subtotal	229	26	29	41	59	63	75	69	64	71	72	66	62	55	35
Total Occupancy		229	26	29	41	59	63	75	69	64	71	72	66	62	55	35
Total Percent			11%	13%	18%	26%	28%	33%	30%	28%	31%	31%	29%	27%	24%	15%

Site Plan



CALIFORNIA, CLOVIS - BLOCK PLAN

1/32" = 1'-0"

NOVEMBER 17, 2025

TOTAL: 35,000 SF
GROUP FITNESS 2,000 SF
LIFT LAB: 2,122 SF
CINEMA 1,009 SF
STUDIO IR 1,200 SF
INDOOR TURF: 2,445 SF
SIDE YARD: 1,046 SF
OUTDOOR TURF: 1,855 SF
KIDS CLUB: 1,670 SF

RECOVERY: 1,128 SF
IR SAUNA: 2 ROOMS
RED LIGHT: 2 ROOMS
COMPRESSION: 4 CHAIRS
HUMAN TOUCH MASSAGE: 6 CHAIRS

WOMEN'S LR: 1,016 SF
MEN'S LR: 1,000 SF

TREADMILLS: 35, 7 CINEMA
CLIMBMILLS: 14, 2 CINEMA
BIKES: 14, 4 CINEMA
STACK COUNT: 32



ITE Parking Manual

Land Use: 492 Health/Fitness Club

Description

A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, lockers rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, pickleball, racquetball, or handball courts. These facilities are membership clubs that may allow access to the general public for a fee.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (five study sites) and a Saturday (four study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	—	—
8:00 a.m.	—	76
9:00 a.m.	—	99
10:00 a.m.	65	100
11:00 a.m.	56	92
12:00 p.m.	48	78
1:00 p.m.	47	79
2:00 p.m.	43	71
3:00 p.m.	50	70
4:00 p.m.	72	67
5:00 p.m.	93	60
6:00 p.m.	100	56
7:00 p.m.	88	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Additional Data

The average parking supply ratio for the five study sites with parking supply information is 8.1 spaces per 1,000 square feet GFA. The average peak parking occupancy at these five sites is 72 percent.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, California, New Jersey, New York, Oregon, and Virginia.

Source Numbers

164, 275, 430, 433, 435, 543, 606, 622

Health/Fitness Club (492)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

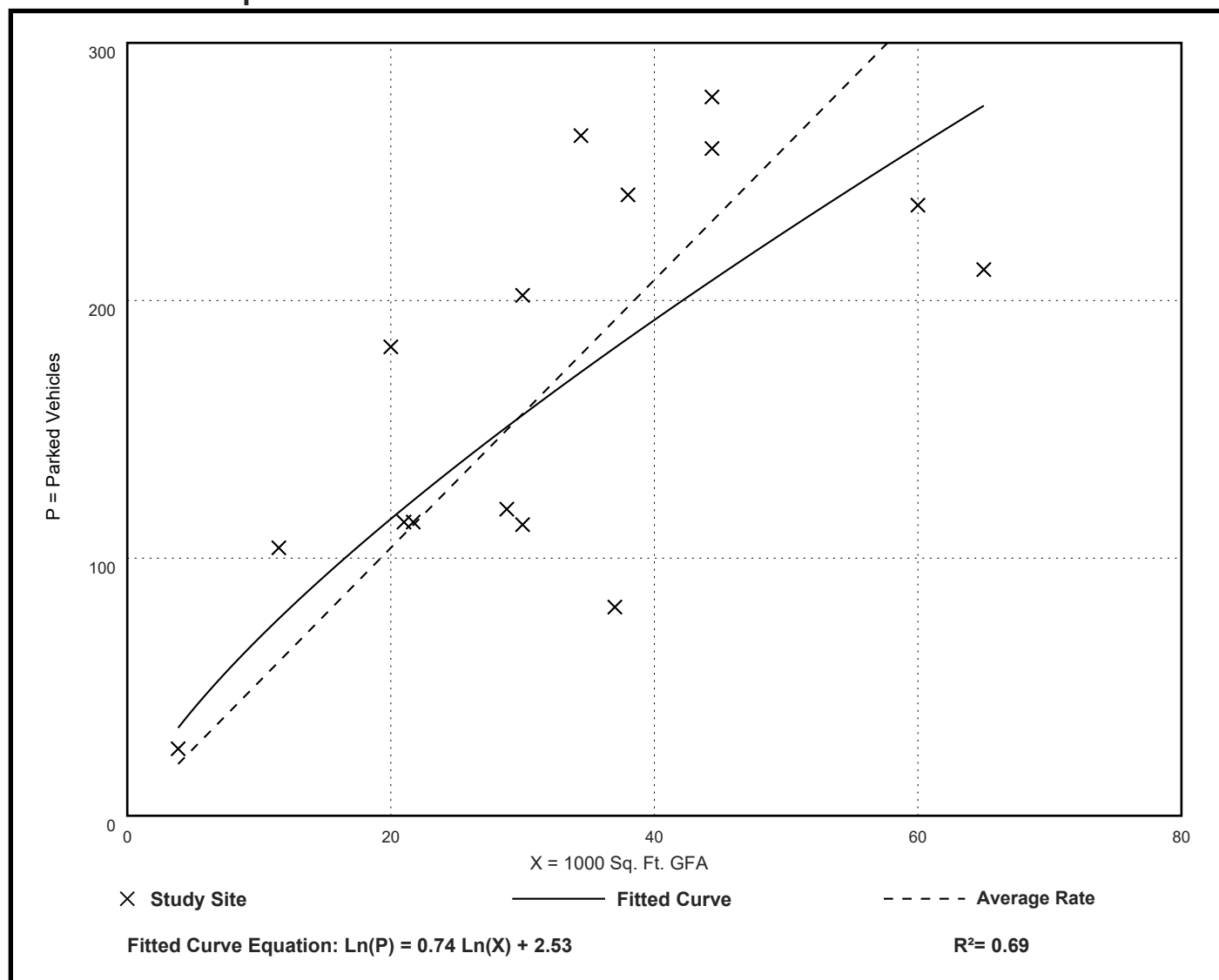
Number of Studies: 15

Avg. 1000 Sq. Ft. GFA: 33

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.20	2.19 - 9.10	4.45 / 8.49	***	1.90 (37%)

Data Plot and Equation



Health/Fitness Club (492)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

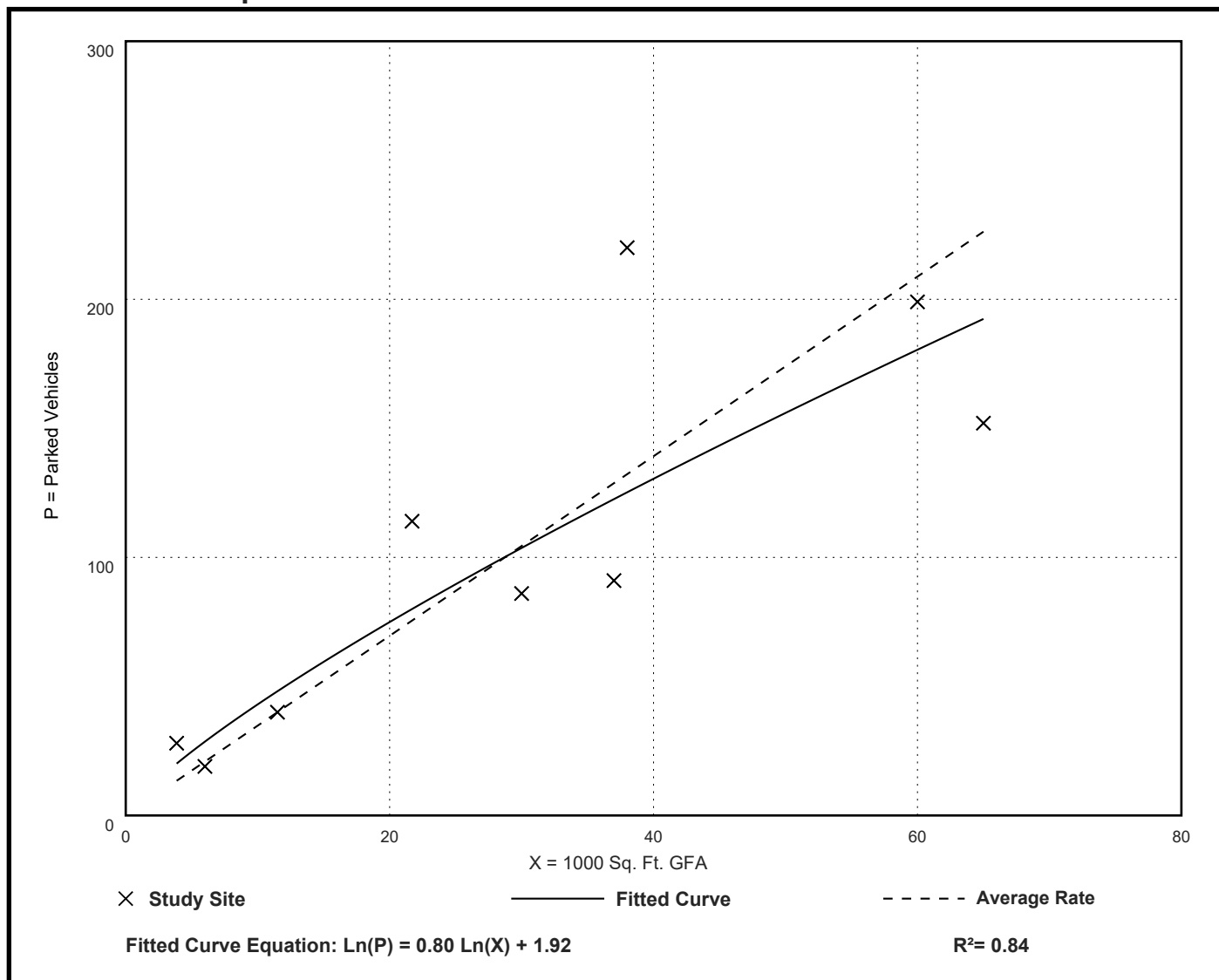
Number of Studies: 9

Avg. 1000 Sq. Ft. GFA: 30

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.48	2.34 - 7.25	2.96 / 6.52	***	1.38 (40%)

Data Plot and Equation



Health/Fitness Club (492)

Peak Period Parking Demand vs: Members (100s)

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Number of Studies: 2

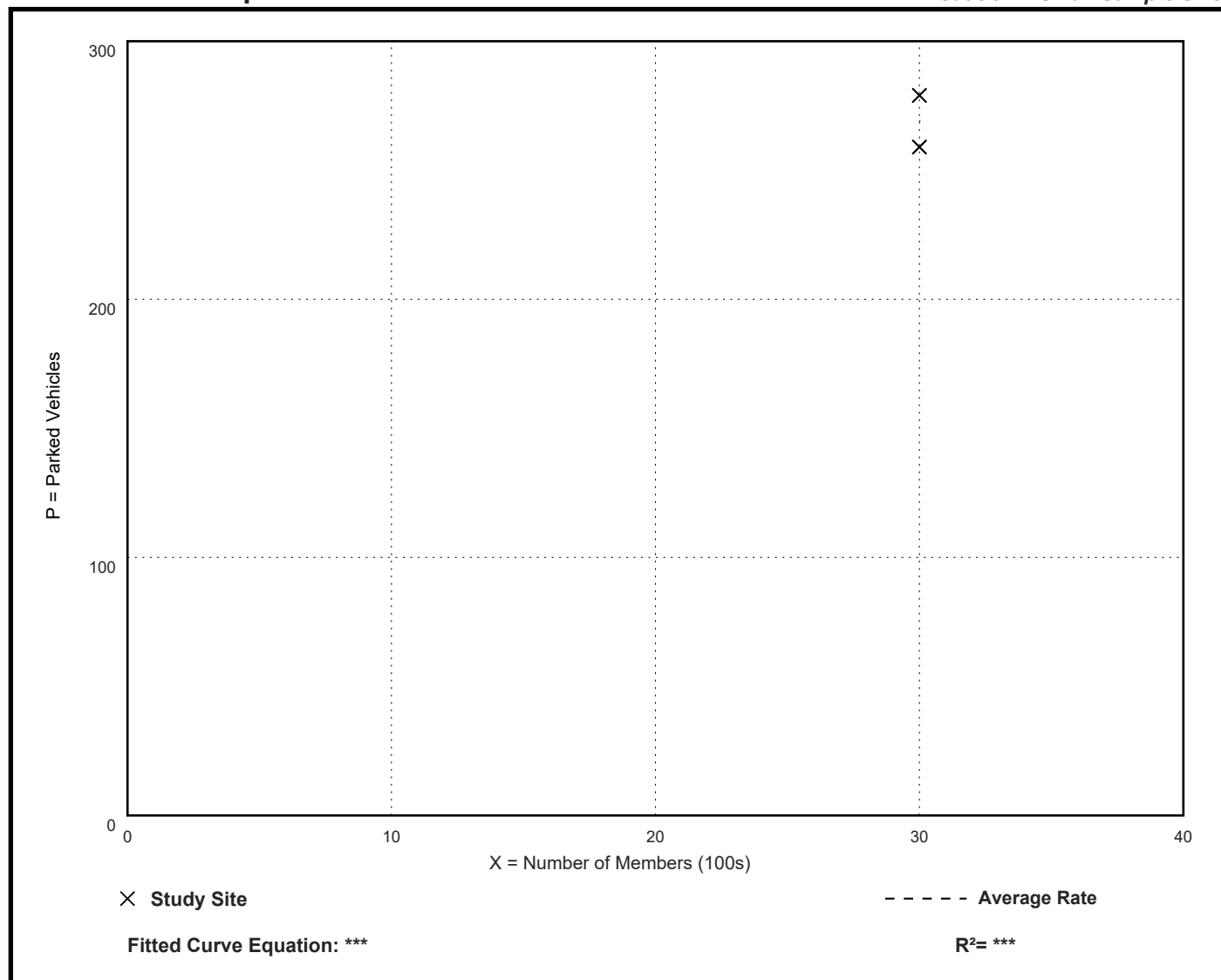
Avg. Num. of Members (100s): 30

Peak Period Parking Demand per 100 Members

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.97	8.63 - 9.30	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



City Municipal Code

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

Land Use Type: Recreation, Education, and Public Assembly*	Vehicle Spaces Required
Assembly and meeting facilities	
Banquet halls	1 space for each 45 sq. ft. of seating area.
Religious institutions, cinemas, churches, performance theaters, meeting halls, and membership organizations	1 space for each 5 fixed seats or 1 space for every 40 sq. ft. of gross assembly or viewing area, plus ancillary uses (e.g., restaurant).
Theaters	1 space for each 4 fixed seats; where no fixed seats are provided, 1 space for every 35 sq. ft. of gross viewing area.
Child day care	
Centers	1 space for each 6 children, plus permanent drop-off area as approved by the Director employee.
Large family day care homes	1 space for each 6 children, plus permanent drop-off area as approved by the Director employee.
Indoor recreation/fitness centers	
Dance halls	1 space for each 50 sq. ft. of gross dance floor area.
Arcades	1 space for each 250 sq. ft. of gross floor area.
Bowling alleys	1 space for each employee plus 5 spaces for each alley, plus required spaces for ancillary uses.
Health/fitness facilities	1 space for each 100 sq. ft. of gross floor area.
Pool and billiard rooms	2 spaces for each table, plus required space for ancillary uses.
Skating rinks	1 space for each 50 sq. ft. of gross floor area of skating area, plus required spaces for ancillary uses.
Libraries, museums, art galleries	1 space for each 300 sq. ft. of gross floor area.
Outdoor commercial recreation	Determined by conditional use permit.
Park/recreational	1 space for each 5,000 sq. ft. of active gross recreation area.
Swimming pools	1 space for each 500 sq. ft. of pool area, plus 1 space for each employee.

**SIERRA PAVILIONS
PLANNED COMMERCIAL CENTER
USE PLAN LEGEND
(CUP2026-002)**

(Modifications in red and underlined)

<u>Building</u>	<u>Permitted Uses</u>
A	Major Retail, General Retail
C, L	General Retail or Services
F	Retail or Services
J	General Retail, Food Uses and Medical Office
G	General Retail and Food Uses
H	Major Retailer or General Retail
I	Major Retailer or General Retail
K	Grocery Store, Major Retailer or General Retail
M	General Retail or Services, Restaurants with Planning Director approval
N,P,Q,O	General Retail, Multi-Tenant, Restaurants or Services
B,R,S	General Retail, Multi-Tenant, Restaurants, or Services
	Schools - Requires Administrative Use Permit

The following uses may be permitted subject to a conditional use permit

Building R,Q,P,O,N	Any of these buildings or building areas may be used for a freestanding gas station or gas station use run in conjunction with another on the site.
Building A	Entertainment Use (Movie Theater)
Any Building	Health Club Indoor Amusement/Arcade/Entertainment Centers

Building C & F

24-hour Use

Miscellaneous

Special Outdoor Retail Events	Special outdoor retail events, such as tent sales, shall be allowed so long as the event is no longer
-------------------------------	--

than 4 consecutive days and occurs not more than three times in any calendar year.

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

File No. 210.433

Page 1 of 3

PUBLIC AGENCY

LUPITA MENDOZA
DEPARTMENT OF PLANNING AND
DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH STREET
CLOVIS, CA 93612

DEVELOPER

RAE SPECIALE, CHUZE FITNESS
1011 CAMINO DEL RIO SOUTH #200
SAN DIEGO, CA 92108

PROJECT NO: **2026-002**

ADDRESS: **1155 SHAW AVE.**

APN: **498-032-50**

SENT: **March 12, 2026**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
3D	\$0.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$0.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$50.00		

The 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 2/26/26 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
CUP No. 2026-002**

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

Page 2 of 3

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

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

**CL
CUP No. 2026-002**

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

Page 3 of 3

**CL
CUP No. 2026-002**

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: 3/12/2026 3:47:22 PM



Robert Villalobos
Engineering Tech III

Digitally signed by Robert Villalobos Date: 3/10/2026 2:10:11 PM

OTHER REQUIREMENTS

EXHIBIT NO. 2

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

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

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



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

Distribution Date: **2/26/2026**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Lupita Mendoza, Assistant Planner

PLEASE ROUTE TO:

(In House)

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

(Out-of-House)

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

Item(s): **CUP2026-002** Location: **1155 Shaw Avenue**

APN: **498-032-50** Zoning: **P-C-C** General Plan: **General Commercial** RHNA Site: _____

Name of Applicant: **Chuze Fitness - Rae Speciale** Phone/Email: **602-820-8281**

Applicant Address: **1011 Camino del Rio South #200** City: **San Diego** State: **CA** Zip: **92108**

Previously Reviewed Under DRC: _____ Or Other Entitlement: _____

Project Description: **CUP2026-002; a conditional use permit request to allow a 24-hour fitness facility within an existing building at 1155 Shaw Avenue, within the Sierra Pavilions Planned Commercial Center.**

This item is tentatively scheduled for a public hearing to be consi **Planning Commission.**

The attached information is circulated for your comments. Please attach your comments and recommendations i condition form and return to the project mana **3/19/2026**

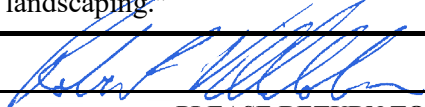
Please check one below:

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

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

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

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign):  **3/12/2026**

PLEASE RETURN TO:

Lupita Mendoza, Assistant Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2305 Fax: 324-2866



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

March 19, 2026

Lupita Mendoza
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Conditional Use Permit Application No. CUP2026-002
N/W Shaw and Sunnyside avenues

Dear Ms. Mendoza:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application No. CUP2026-002 for which the applicant requests to allow a 24-hour fitness facility within an existing building, APN: 498-032-50. FID has the following comments:

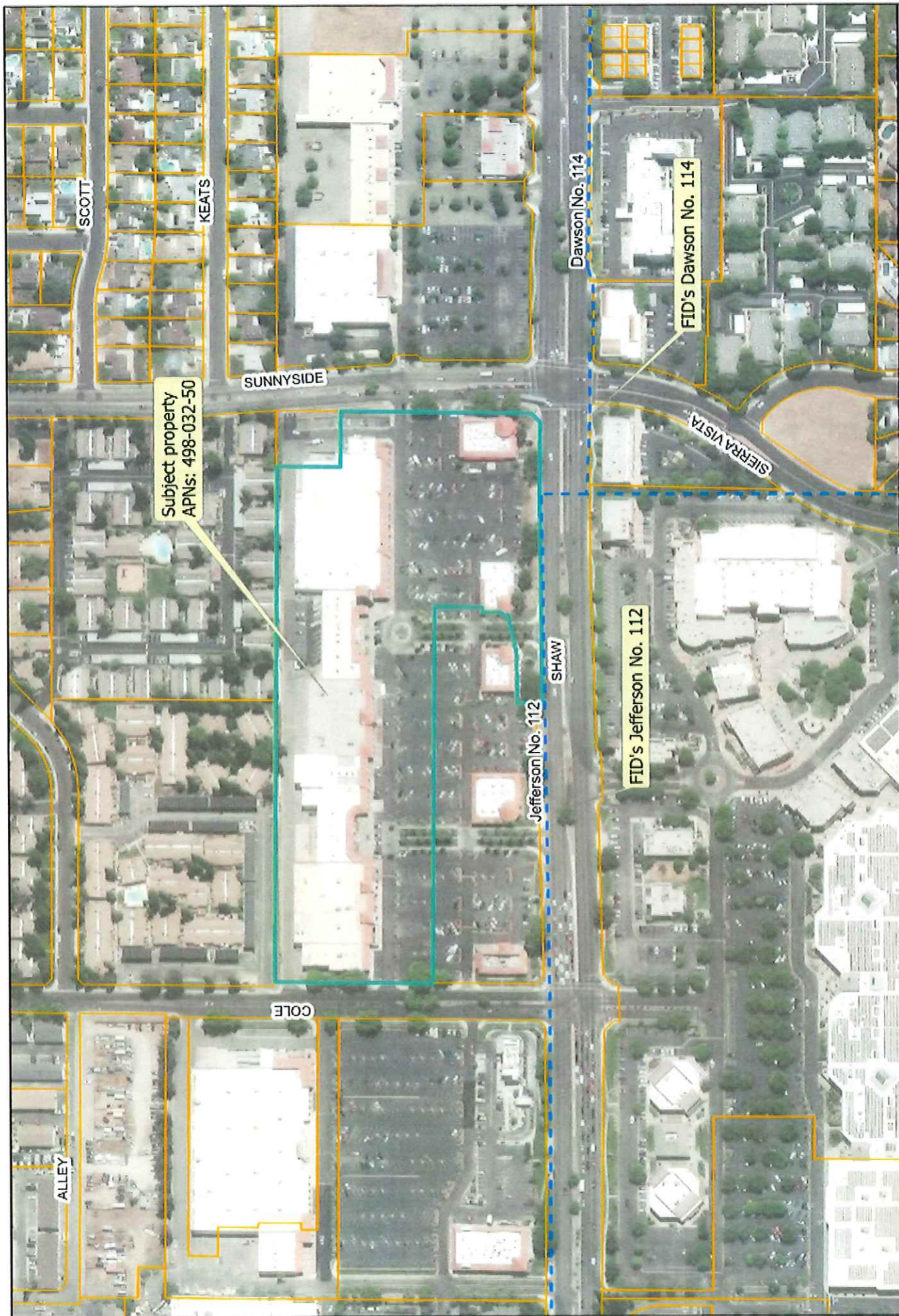
1. FID previously reviewed and commented on the subject property on October 30, 2019, as Conditional Use Permit Application No. CUP2019-015. Those comments and conditions still apply and a copy has been attached for your review.

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

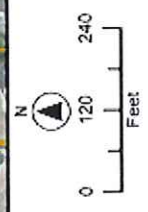
Attachment



Legend

- FID Canal
- FID Pipeline
- Private Canal
- Private Pipeline
- Abandoned Canal
- Abandoned Pipeline
- Stream Group
- Other-Creek/River
- Other-Pipeline
- FID Boundary
- Railroad
- Streets & Highways
- Parcel
- FID/CD Acquired Basins
- FID/CD Proposed Basins

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 Reference:
NAD 1983 StatePlane California N 18N, 3003

Envr, Masser, Earthstar Geographics, and the GIS User Community

Path: G:\GIS\Projects\GIS Master.aprx



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

Distribution Date: **2/26/2026**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Lupita Mendoza, Assistant Planner

PLEASE ROUTE TO:

(In House)

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

(Out-of-House)

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

Item(s): **CUP2026-002** Location: **1155 Shaw Avenue**

APN: **498-032-50** Zoning: **P-C-C** General Plan: **General Commercial** RHNA Site: _____

Name of Applicant: **Chuze Fitness - Rae Speciale** Phone/Email: **602-820-8281**

Applicant Address: **1011 Camino del Rio South #200** City: **San Diego** State: **CA** Zip: **92108**

Previously Reviewed Under DRC: _____ Or Other Entitlement: _____

Project Description: **CUP2026-002; a conditional use permit request to allow a 24-hour fitness facility within an existing building at 1155 Shaw Avenue, within the Sierra Pavilions Planned Commercial Center.**

This item is tentatively scheduled for a public hearing to be held on **Planning Commission**.

The attached information is circulated for your comments. Please attach your comments and recommendations in condition form and return to the project manager **3/19/2026**.

Please check one below:

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

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

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

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____

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

Tax Rate Area
1 - 003
1 - 028

-NOTE-



Sacramento Bank Colony - R.S. Bk.2, Pg.48

Columbia Park - R.S. Bk.6, Pg.38

Scottland Greens, Tr.No.2963 - Plat Bk.34, Pg.79

Parcel Map No. 41 - Bk.10, Pg.96

Parcel Map No. 95 - Bk.20, Pg.57

Parcel Map No. 103 - Bk.21, Pg.47

Parcel Map No. 119 - Bk. 21, Pg. 97

Parcel Map No. 77 - 14 - Bk. 24. Pg. 76

Parcel Map No. 77 - 25 - Bk.26. Pg.79

Parcel Map No. 81 - 11 - Bk.38, Pg.15 & 16

Parcel Map No. 94 - 10 - Bk.56, Pg.48

Parcel Map No. 97-5 - Bk. 58, Pg. 44

Parcel Map No. 2002-7 - Bk. 62, Pgs. 45 & 46

Assessor's Map Bk. 49

County of Fresno

**Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles**

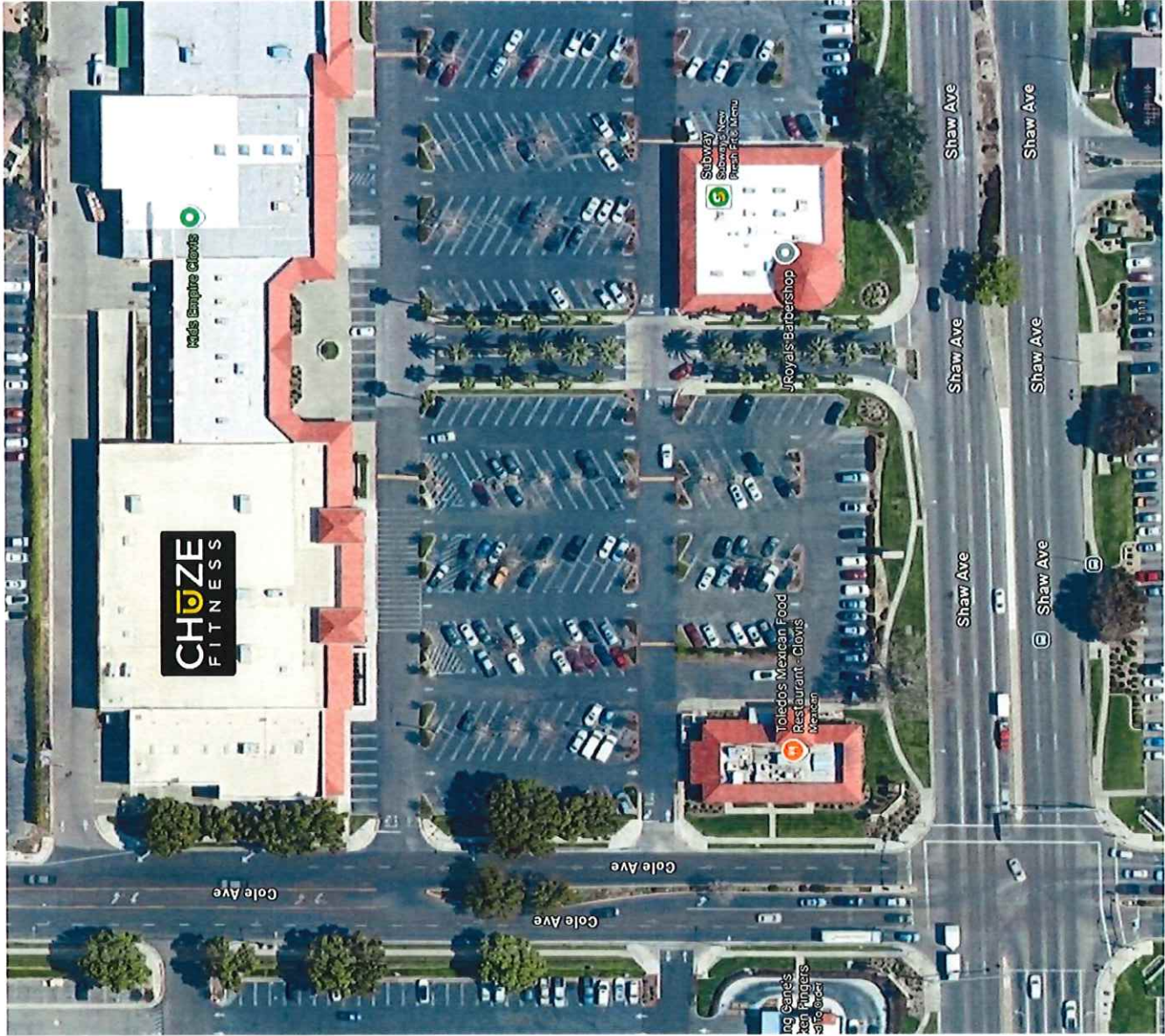


Attachment 6



Proximity Map

Clovis, CA



Clovis, CA

Site Aerial Photo





YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO
IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208

October 30, 2019

Ryder Dilley
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Conditional Use Permit Application No. CUP2019-015
N/W Shaw and Sunnyside avenues

Dear Mr. Dilley:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application No. CUP2019-015 for which the applicant requests to allow for an indoor amusement/entertainment center in an existing building, APN: 498-032-40. FID has the following comments:

1. FID's active Jefferson No. 112 runs northerly, crosses Sierra Vista Parkway approximately 600 feet south of the subject property, crosses Shaw Avenue approximately 20 feet south of the subject property, turns westerly along the north side of Shaw Avenue, crossing Cole Avenue approximately 300 feet southwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Sierra Vista Parkway, Shaw Avenue, Cole Avenue, or in the vicinity of this pipeline, FID requires it review and approve all plans.
2. FID records indicate that the section of the Jefferson pipeline through the subject property was constructed in 1975 (44 years old) as Reinforced Rubber Gasket Concrete Pipe (RGRCP), which is four years past its typical lifespan. FID will not condition the replacement of this section of pipeline at this time but recommends its replacement to avoid future issues.
3. For informational purposes, FID's active Dawson No. 114 runs westerly along the south side of Shaw Avenue, crosses Stanford Avenue approximately 1,300 feet southeast of the subject property, continues westerly, crosses Sunnyside Avenue approximately 200 feet southeast of the subject property, and connects with the Jefferson No. 112 approximately 100 feet south of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Shaw Avenue, Stanford Avenue, Sunnyside Avenue, or in the vicinity of this pipeline, FID requires it review and approve all plans.

G:\Agencies\Clovis\Conditional Use Permit\CUP2019-015.doc

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

Ryder Dilley
RE: CUP2019-015
October 30, 2019
Page 2 of 2

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



City of Clovis

Department of Planning and Development Services

CITY HALL - 1033 Fifth Street - Clovis, CA 93612

Distribution Date: 10/9/2019

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Ryder Dilley, Planning Intern

PLEASE ROUTE TO:

(In House)

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

(Out-of-House)

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

Item(s): CUP2019-015 Location: 1175 Shaw Avenue Unit 101

APN: 498-032-40 Zoning: P-C-C General Plan: General Commercial

Name of Applicant: M and M Indoor Playground Phone/Email: (559)287-9956/mandmplayground@gmail.com

Applicant Address: 1175 Shaw Avenue Unit 101 City: Clovis State: CA Zip: 93612

Previously Reviewed Under DRC: _____ Or Other Entitlement: _____

Project Description: CUP2019-015; A request to allow for an indoor amusement/entertainment center in an existing building in the P-C-C Zone District at 1175 Shaw Avenue Unit 101.

This item is tentatively scheduled for a public hearing to be considered by the Planning Commission.

The attached information is circulated for your comments. Please attach your comments and recommendations in condition form and return to the project manager by 10/31/2019

Please check one below:

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

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

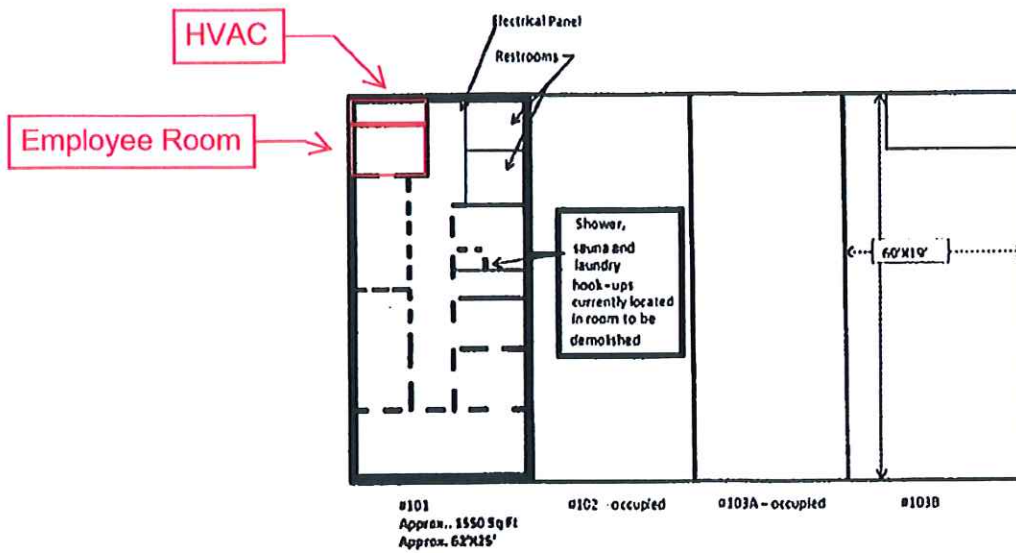
GOOD EXAMPLE: "1. Prior to occupancy, the developer shall install all landscaping as per the approved plans."

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____

PLEASE RETURN TO:
Ryder Dilley, Planning Intern
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2338 Fax: 324-2844

EXHIBIT A-1
Premises Floor Plan



--- Denotes walls to be demolished

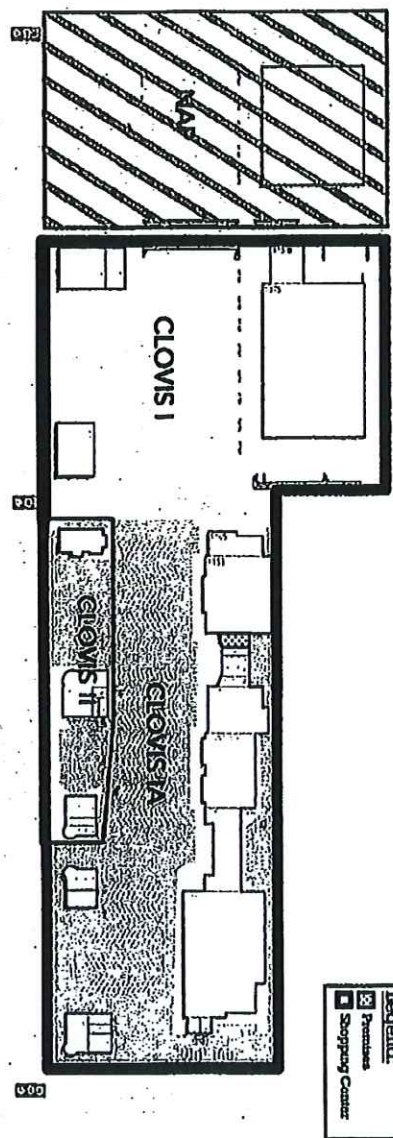


Drawing not to scale.

EXHIBIT A

Site Plan

The purpose of this Exhibit A is to show the approximate location of the Premises, and the layout, access, egress within the Center, and is not to be deemed to be a warranty, representation or agreement on the part of the Landlord that the Center will be exactly as depicted or that tenants depicted thereon (if any) are now in occupancy or will be in occupancy at any time during the Term. The space number used in this Lease to designate the Premises is assigned for administrative reference purposes only and may be unilaterally changed at any time by written notice from Landlord to Tenant. In the event of any change in the reference number, said change shall be deemed to be made everywhere in the Lease that reference is made to store number or space labeling or numbering. Further, Landlord reserves the right, from time to time, to add or subtract gross leasable square footage to or from the Center.



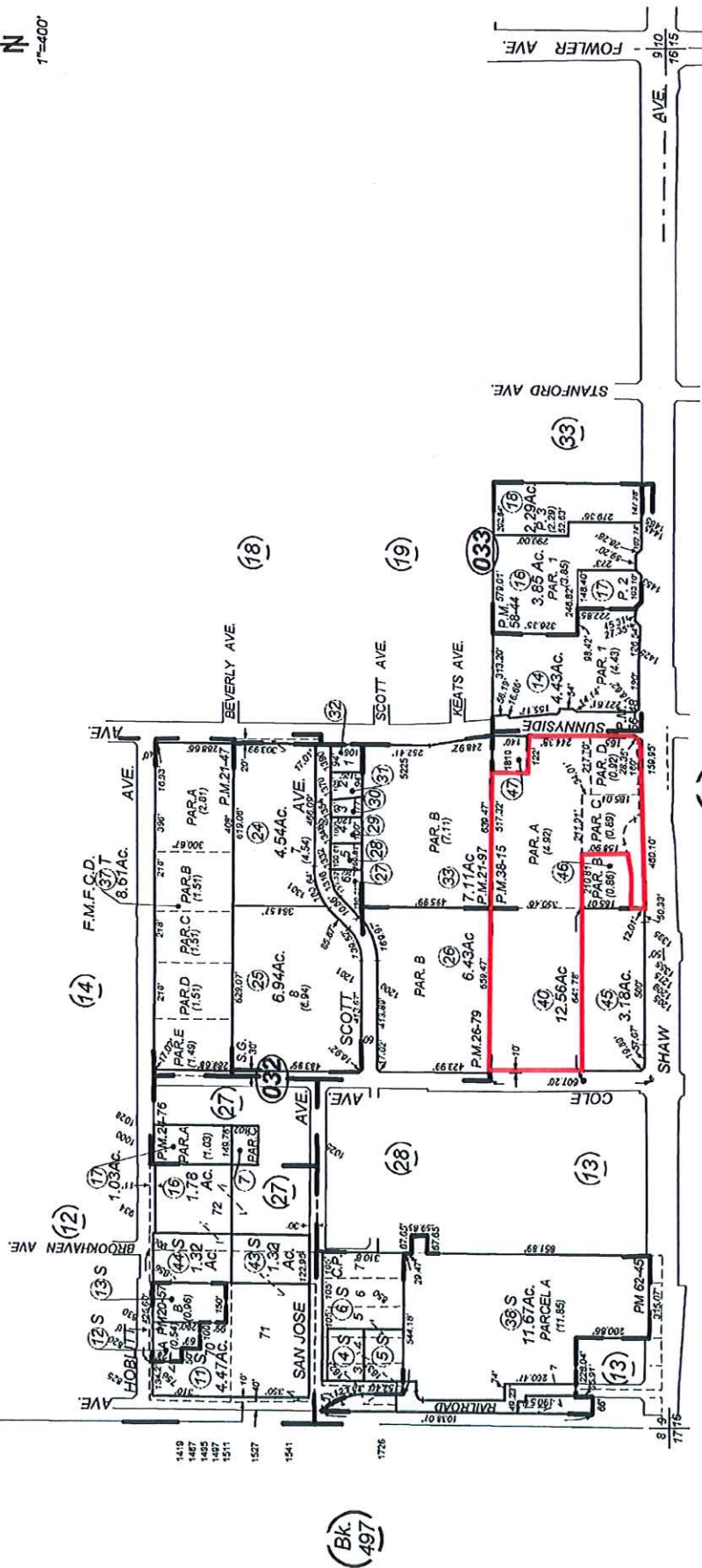
-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision, law.

Tax Rate Area
1 - 003
1 - 028

SUBDIVIDED LAND & POR. SEC.9, T.13S., R.21E., M.D.B.&M.

498-03

1"=400'



Sacramento Bank Colony - R.S. Bk.2, Pg.48
Columbia Park - R.S. Bk.6, Pg.38
Scotland Greens, Tr.No.2963 - Plat Bk.34, Pg.79
Parcel Map No. 41 - Bk.10, Pg.96
Parcel Map No. 95 - Bk.20, Pg.57
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Parcel Map No. 81 - 11 - Bk.38, Pg.15 & 16

Parcel Map No. 94 - 10 - Bk.56, Pg.48
Parcel Map No. 97-5 - Bk. 58, Pg. 44
Parcel Map No. 2002-7 - Bk. 62, Pgs. 45 & 46

Assessor's Map Bk.498 - Pg.03
County of Fresno, Calif.

**Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles**

9/26/2016



CITY of CLOVIS

Report to the Planning Commission

To: Planning Commission

From: Planning and Development Services Department

Date: August 27, 2026

Staff: Eric Garcia, Assistant Planner

Subject: Consider Approval, Res. 26-____, CUP2026-003, Adopting a Class 32 Categorical Exemption from further environmental review under the California Environmental Quality Act and approving a conditional use permit to formally allow an existing church at 434 Fifth Street to operate and authorize an expansion. Chris May, Owner; and Crossover Church of God and Donabedian – Hannah Architect, Applicant and Representative.

Recommendation: Approve

Attachments:

1. CUP2026-003 ATT 1 Res. 26-____
2. CUP2026-003 ATT 2 Conceptual Site Plan, Floor Plan, and Elevations
3. CUP2026-003 ATT 3 Applicants Operational Statement
4. CUP2026-003 ATT 4 Correspondence from Commenting Agencies
5. CUP2026-003 ATT 5 Parking Justification Letter

Recommendation:

Staff recommends that the Planning Commission adopt a resolution finding the project is exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332, a Class 32 Categorical Exemption, and approve Conditional Use Permit (CUP) 2026-003, subject to the conditions of approval attached to the resolution as **Attachment 1A**.

Executive Summary:

Crossover Church of God ("Applicant") is requesting approval of CUP2026-003 to formally allow the existing church at 434 Fifth Street to operate and authorize an expansion ("Project"), in the City of Clovis ("City") as shown in **Figure 1** below. According to the Clovis Municipal Code (CMC), church uses are permitted subject to CUP approval. Approval of this CUP would allow the Applicant to continue operating the existing church use and proceed with a site plan review (SPR) for the expansion. Although the SPR process is reviewed administratively at the staff level, a conceptual site plan has been provided in **Attachment 2** for informational purposes.

Figure 1 – Project Site



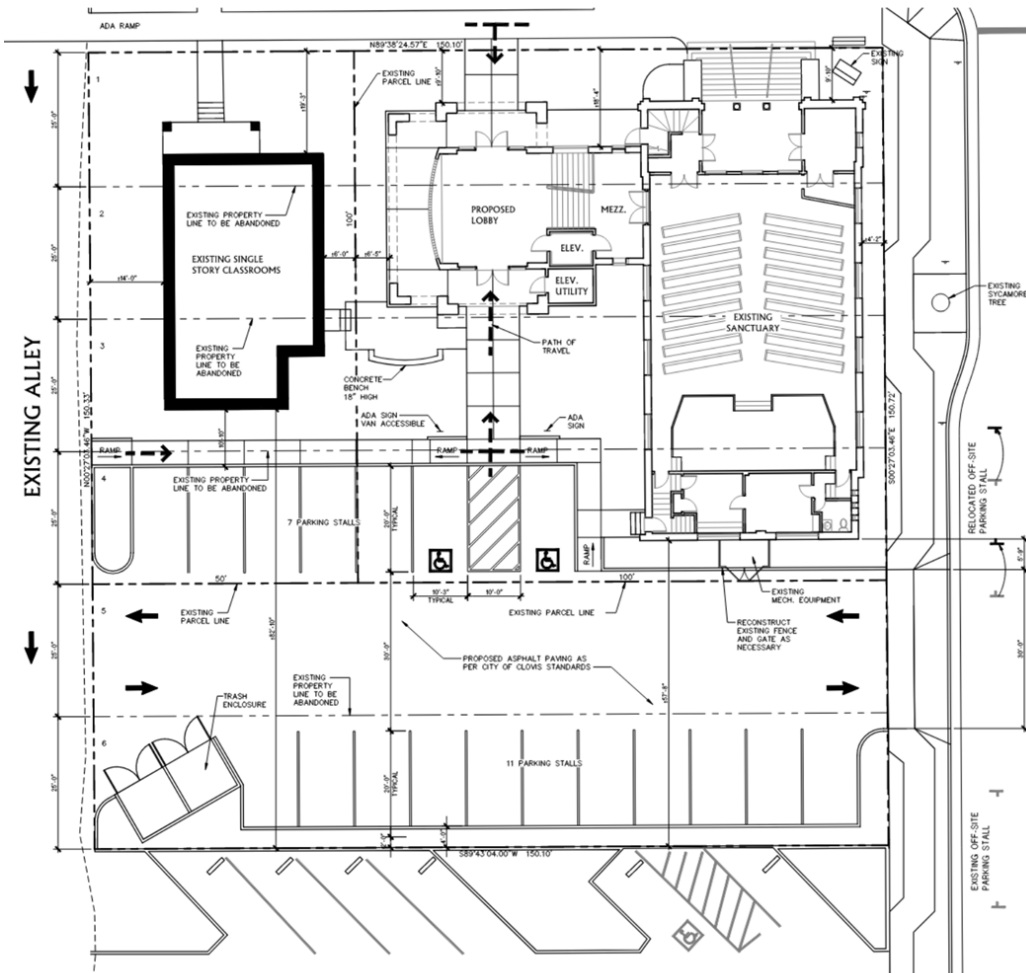
Background:

- General Plan Designation: MU-V (Mixed Use Village)
- Existing Zoning: C-3 (Downtown Commercial)
- Lot Size: ± 0.51 acres
- Current Land Use: Church
- Adjacent Land Uses:
 - North: Single-Family Residential
 - South: MU-V
 - East: MU-V
 - West: MU-V
- Previous Entitlements: None

Proposal and Analysis:

The Applicant is requesting approval of this CUP to formally allow the existing church to operate as a permitted use and authorize an expansion. The approval would allow the continued use and expansion of an existing 6,724 square foot church with a 1,483 square foot classroom building. The expansion includes a 904 square foot lobby and a 734 square foot covered terrace along with site improvements, as shown in **Figure 2** below.

Figure 2 – Proposed Site Plan



The Applicant has provided an operational statement (**Attachment 3**) that describes the proposed Project. The proposed hours of operation will be Mondays 6:30 p.m. to 8:00 p.m., Wednesdays 7:00 p.m. to 8:00 p.m., and Sundays between 10:00 a.m. and 12:00 p.m. Crossover Church of God has two (2) pastors as it's only staff.

Existing Site and Surrounding Area

The Project site is a ± 0.51 acre parcel consisting of an existing sanctuary building known as Crossover Church of God that is located at the southwest corner of Fifth Street and Woodworth Avenue. The area around the Project is fully developed and consists of a variety of commercial and residential uses.

Circulation & Parking

The Project is proposing two (2) ingress/egress points, one from Woodworth Avenue and the other from the alley to the west of the property. Pursuant to CMC section 9.32.040, churches require a parking ratio of one (1) vehicle space for each five (5) fixed seats. The Project is proposing eighteen (18) pews with seven (7) persons per pew for a total of one-hundred and twenty-six (126) persons. A total of twenty-five (25) parking spaces are required and eighteen (18) stalls are provided.

Although the site will continue to provide fewer parking spaces than required by the CMC, the Applicant is adding new onsite parking spaces where feasible despite the physical constraints of the

property. The site is landlocked and has limited opportunity to accommodate additional parking without eliminating existing development or expanding beyond the property boundaries.

The proposed expansion does not increase the size or occupancy of the existing sanctuary, which is the primary generator of the church's parking demand. The Project is limited to the expansion of the lobby area to improve accessibility, circulation, and ADA compliance for existing patrons. As a result, the Project is not anticipated to substantially increase attendance or create additional parking demand beyond current operating conditions.

The church has operated at this location since 1924, as noted in the Applicant's operational statement (**Attachment 3**). Staff also reviewed the City Police Department service records and found no documented parking or circulation issues associated with the site, demonstrating that the existing parking supply has historically been adequate to serve its operations. The addition of onsite parking, while not meeting the numerical parking requirement, represents an improvement over existing conditions.

Furthermore, the property is located within proximity to the City's Parking Benefit Improvement Area (PBIA), where parking requirements for surrounding commercial uses are waived in recognition of the availability of shared parking and the established parking environment. While the church site is not exempt from parking requirements under the PBIA, its proximity to this area indicates that the surrounding street network and parking resources have historically accommodated parking demand within the vicinity.

Given that the Project does not expand the assembly area or increase the intensity of the church's primary use, improves ADA accessibility, provides additional onsite parking, and has no history of documented parking deficiencies, the requested parking exception is not expected to result in adverse impacts to surrounding properties or the public right-of-way.

The CUP process allows the City to consider the compatibility of a proposed use and its impact on surrounding properties and developments. Parking standards can be customized based on the specific features of a proposed project. Based on the Applicant's parking justification (**Attachment 5**), the operational history of the church, and staff's analysis of the proposed improvements, the proposed number of parking spaces is not expected to create adverse impacts on adjacent properties or the surrounding neighborhood, and the requested parking space reduction is appropriate for this project.

Architecture

The area does require architectural guidelines as prescribed for in Planning Area One of the Central Clovis Specific Plan. The architecture of the proposed addition shall be compatible with the existing building. The exact nature of the building façade, form, and color will be identified during the SPR process. **Attachment 2** provides conceptual elevations. All signs for the proposed Project must be in compliance with the guidelines of the City's Sign Ordinance. Signage will be reviewed separately through the City's sign review process.

Review and Comments by Agencies

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

Comments received are attached (**Attachment 4**) only if the agency has provided concerns,

conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

Public Comments

The City published notice of this public hearing in *The Business Journal* on Friday, August 7, 2026. A public notice was also mailed to property owners within 300 feet of the Project site boundary. Staff has not received any inquiries prior to the finalization of the staff report.

California Environmental Quality Act

The City has determined that this Project is exempt from the 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.)

The Project site is 0.51 acres located at the southwest corner of Fifth Street and Woodworth Avenue, which is within the Clovis city limits and is surrounded by a variety of commercial and residential uses. The Project site is located on an already developed site and 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. The environmental effects of buildout under the City's certified General Plan Environmental Impact Report ("General Plan EIR") were previously evaluated. The proposed infill development is within the scope of development anticipated and analyzed in the General Plan EIR. Accordingly, the project would not contribute to a cumulatively considerable impact beyond those previously evaluated.

Because the project is consistent with the density, land use, and development assumptions analyzed in the General Plan EIR, and because the project represents the type of infill development contemplated by CEQA Guidelines section 15332, there is no substantial evidence that successive projects of the same type in the same place would result in a significant cumulative impact. Accordingly, the cumulative impacts exception does not apply. 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 2014 Clovis 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 and redevelopment in a responsible manner. The goals and policies seek to encourage

and foster economic opportunities that support jobs for the area.

Land Use Element

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

Policy 5.5 **Jobs for residents.** Encourage development that provides job opportunities in industries and occupations currently underserved in Clovis.

Economic Development Element

Goal 1: Regionally and globally competitive office and industrial employment centers that deliver desirable career opportunities for residents, create wealth-building opportunities for entrepreneurs, and attract private investment.

Policy 1.2 **Jobs-housing ratio.** Improve the city's job-housing ratio by promoting growth in jobs suited to the skills and education of current and future residents with the objective of an equal number of jobs and employed residents.

Goal 3: Distinctive commercial destinations, corridors, and centers that provide a wide variety of unique shopping, dining, and entertainment opportunities for residents and visitors.

Policy 3.2 **Convenience goods and services.** Encourage businesses providing convenience goods and services to locate in retail centers in neighborhoods and communities throughout the city.

Goal 5: A mix of land uses and types of development sufficient to support a fiscally balanced city able to invest in and pay for maintaining and improving public facilities and services and enhancing the quality of life.

Reason for Recommendation:

The Project is consistent with the goals and policies of the General Plan and the CMC. Based on the following findings, staff is recommending that the Planning Commission adopt a resolution exempting the Project from further environmental review pursuant to CEQA Guidelines section 15332, a Class 32 Categorical Exemption, and approve CUP2026-003 to allow the expansion and continued operation of Crossover Church of God.

The findings required to approve a CUP application are as follows (CMC § 9.64.050, subd. (C):

1. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the Development Code.

A church is allowed within the C-3 Zone District with an approved CUP. The Project will be in compliance with applicable provisions, development standards and subject to the conditions of approval. This Project will undergo SPR to further ensure that the site layout and development standards are met. During the SPR review, the height, setbacks, parking standards, and aesthetics will be reviewed to ensure that applicable standards are met.

2. The proposed use is consistent with the General Plan and any applicable Specific Plan.

This Project is consistent with the 2014 Clovis General Plan. The underlying General Plan land use designation of General Commercial would remain unchanged, and the proposed use is acceptable within the underlying General Plan land use designation of General Commercial, according to the 2014 Clovis General Plan.

3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.

Although the church has operated at this location for many years, there is no record of CUP approval for the use. The Project proposes to continue operation and construct a new addition to the existing Crossover Church of God building. The use is compatible with the existing uses and will complement the area in which it is situated. The Project complements the commercial uses and will not be out of the ordinary as it relates to the character of the surrounding area. Architectural modifications will be required through the SPR process. Further, the Project will maintain the general circulation pattern by retaining primary ingress/egress from Woodworth Avenue.

4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.

The proposed development has undergone scrutiny through the City's preliminary application process (Development Review Committee), confirming the site's physical suitability for accommodating the proposed Project. More formally, a thorough review and routing of the application, determined the Project will occupy and operate within the existing site that is physically suitable in size, compatible with surrounding uses, and has the infrastructure in place to support it. The Project will be required to comply with all conditions from Public Utilities and Engineering, which will further ensure the site is suitable for the proposed use. Site specific details will be evaluated through the SPR process.

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

*As mentioned above, the project has been reviewed twice, once preliminarily through the Development Review Committee, and again through the formal routing and review of the Project, which confirmed that there are adequate provisions in place to serve the property that would not be detrimental to public health or safety. **Attachment 2** presents a conceptual depiction of the proposed development. Further evaluation will occur through the SPR process to ensure compliance with all development standards. While minor adjustments to the site plan and elevations may be necessary during this review, they are not anticipated to impede the developability of the site itself.*

6. The proposed Project has been reviewed in compliance with the provisions of the CEQA and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA.

As identified above under the California Environmental Quality Act heading of this staff report, the Project was determined to be exempt from further environmental review pursuant to CEQA Guidelines section 15332. Therefore, the Project has been reviewed in compliance with CEQA.

Actions Following Approval:

If approved, the project will continue with the SPR process.

Conflict of Interest:

None

Notice of Hearing:

Property owners within 300 feet notified: 35

Interested individuals notified: 1

**CLOVIS PLANNING COMMISSION
RESOLUTION 26-____**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS ADOPTING A
CLASS 32 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW
UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING CONDITIONAL
USE PERMIT 2026-003 TO ALLOW THE OPERATION AND EXPANSION OF AN EXISTING
CHURCH LOCATED AT 434 FIFTH STREET**

WHEREAS, Crossover Church of God, (“Applicant”), P.O. Box 447, Clovis, CA 93613, applied for Conditional Use Permit (“CUP”) 2026-003 to formally allow the operation and expansion of the existing church (“Project”) located at 434 Fifth Street in the City of Clovis (“City”); and

WHEREAS, the City published notice of the public hearing in *The Business Journal* on Friday, August 7, 2026, mailed public notices to property owners within 300 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 August 27, 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

WHEREAS, the Planning Commission has had an opportunity to review and consider the entire administrative record relating to the Project, which is on file with the Department, and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing, and the conditions of approval attached hereto 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 under CEQA pursuant to CEQA Guidelines section 15332 and hereby adopts a Class 32 (In-Fill Development Projects) Categorical Exemption.
2. The Project satisfies the required findings for approval of a CUP, as follows:
 - a. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the City’s Development Code.
 - b. The proposed use is consistent with the General Plan and any applicable specific plan.

- c. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.
 - d. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.
 - e. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.
 - f. The proposed Project has been reviewed in compliance with the provisions of CEQA.
3. The Planning Commission could not make the findings necessary for approval of CUP2026-003 without the conditions of approval set forth in **Attachment A** to this Resolution.
 4. The bases for the findings are detailed in the August 27, 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. CUP2026-003 is hereby approved with incorporation of the conditions of approval (**Attachment A** to this Resolution).

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on August 27, 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: August 27, 2026

ATTEST:

 Renee Mathis, Secretary

 Alma Antuna, Chair

ATTACHMENT A
CONDITIONS OF APPROVAL
CUP2026-005

PLANNING DIVISION CONDITIONS

(Eric Garcia, Division Representative – (559) 324-2364)

1. This conditional use permit (CUP) approval formally allows the existing church to operate and authorizes an expansion of the church located at 434 Fifth Street in the City of Clovis.
2. This CUP is not transferable to another location.
3. This CUP does not permit or otherwise allow for the operation of the site and/or uses other than explicitly described in the accompanying staff report.
4. A separate site plan review (SPR) and approval shall be required prior to the construction of any structures and/or prior to any site modifications and shall comply with development standards prescribed for the MU-V (Mixed Use Village) land use designation, C-3 (Downtown Commercial) zone district, the Central Clovis Specific Plan, Planning Area 1 and other applicable standards as determined by the Planning Division during the SPR review process.
5. There shall be no outside storage of materials, supplies, or equipment in any area of the site except inside a closed building or behind a six (6) foot visual barrier intended to screen such area from view of adjoining properties and from the street.
6. The site and its exterior shall remain maintained and free from debris and trash. This includes no outdoor stacking of empty crates, boxes, and/or pallets along the exterior of the structures.
7. All lighting associated with this use shall be screened from direct view from the public right-of-way and adjacent residential properties.
8. The applicant shall make provisions for refuse service in an approved refuse container(s) on the subject property.
9. The applicant shall operate in a manner that complies with the Clovis Municipal Code so that it does not generate noise, odor, or vibration that adversely affects any adjacent properties.
10. The applicant shall consult with the City of Clovis Building Division on any building code requirements. All conditions of this CUP shall be addressed prior to operation of the facility.
11. Any future request to expand and/or modify the use shall be subject to an amendment to the CUP.
12. An abandonment or cessation of this use for a period exceeding 365 days shall cause this approval to be scheduled for revocation.
13. All parking of employees shall occur on-site.

14. The Project would require the following parking ratio pursuant to [Chapter 9.32.040](#) of the Clovis Municipal Code:

- One (1) vehicle parking space for each five (5) fixed seats.
- Eighteen (18) pews with seven (7) persons per pew for a total of one-hundred and twenty-six (126) persons
 - i. Twenty-five (25) parking spaces are required; however, through the CUP, the parking requirement is being reduced to 18 parking spaces.

15. Architecture shall be compatible with the surrounding developments and as prescribed for in Planning Area One of the Central Clovis Specific Plan.

16. Applicant must have on file a current City of Clovis Business License prior to conducting business.

17. CUP2026-003 may be reviewed at any time for compliance with the conditions of approval. Clovis Planning staff may conduct a review of the use in regard to conditions of approval and may present findings of this review to the Planning Commission.

COUNTY OF FRESNO HEALTH DEPARTMENT

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

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

FRESNO IRRIGATION DISTRICT

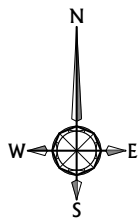
(Chris Lundeen, FID Department Representative – (559) 233-7161)

19. 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

(Michael Maxwell, FMFCD Representative – 456-3292)

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



SITE PLAN

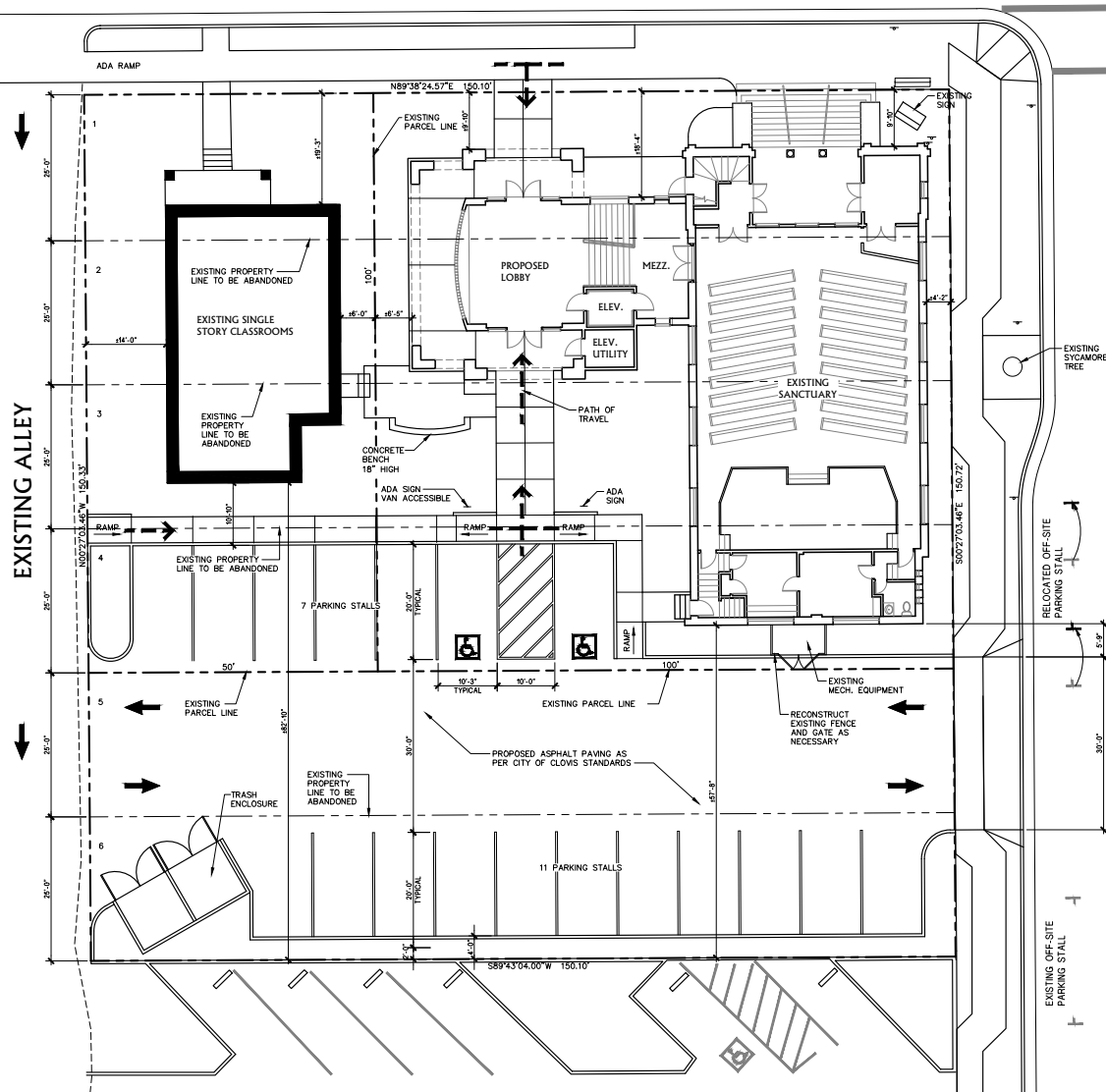
SCALE: 1:10

5TH STREET

4 EXISTING OFF-SITE PARKING STALLS

EXISTING ALLEY

WOODWORTH AVENUE



PROJECT DATA

LEGAL DESCRIPTION:
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, CITY OF CLOVIS, DESCRIBED AS FOLLOWS:
LOTS 1 TO 6 INCLUSIVE OF BLOCK 31 OF THE TOWN OF CLOVIS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 1, PAGE 1 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 492-202-01, 492-202-02, 492-202-03

EXISTING SANCTUARY BUILDING:
EXISTING PORCH: 247 SQUARE FEET
EXISTING SANCTUARY LEVEL: 3,115 SQUARE FEET
EXISTING SUB-LEVEL LEVEL: 3,362 SQUARE FEET
TOTAL FLOOR AREA: 6,724 SQUARE FEET

PROPOSED LOBBY ANNEX:
FOYER LOBBY: 522 SQUARE FEET
MEZZANINE LEVEL: 144 SQUARE FEET
MAINTENANCE ROOM: 66 SQUARE FEET
ELEVATOR: 60 SQUARE FEET
STAIRS: 112 SQUARE FEET
TOTAL INTERIOR FLOOR AREA: 904 SQUARE FEET
COVERED TERRACE: 734 SQUARE FEET
TOTAL FLOOR ADDITION: 1,638 SQUARE FEET

EXISTING CLASSROOM BUILDING:
EXISTING PORCH: 108 SQUARE FEET
EXISTING CLASSROOMS: 1,375 SQUARE FEET
TOTAL EXISTING AREA: 1,483 SQUARE FEET

TOTAL GROUND FLOOR COVERAGE: 6,483 SQUARE FEET
SITE COVERAGE:
SITE AREA: 22,590 SQUARE FEET
LOT COVERAGE: 28.7%

PARKING REQUIREMENTS:
PARKING LOT AREA: 8,478 SQUARE FEET

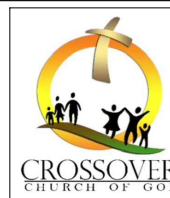
PARKING STALL BASED ON FIXED SEATING:
18 PEWS WITH 7 PERSONS PER PEW: 126 PERSONS

PARKING STALLS REQUIRED:
1 STALL PER 5 FIXED SEATS: 25 STALLS
PARKING STALLS PROVIDED:
ON-SITE PARKING:
ACCESSIBLE PARKING STALLS: 1 STALL
STANDARD PARKING STALLS: 17 STALLS
TOTAL PARKING STALLS: 18 STALLS

OFF-SITE PARKING:
PREVIOUSLY APPROVED: 8 STALLS
TOTAL PARKING: 25 STALLS

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REVISIONS	

DONABEDIAN - HANNAH ARCHITECTURE
55 SHAW AVENUE SUITE #203
CLOVIS, CALIFORNIA 93612
TELEPHONE: (559) 916-2498
EMAIL: dwight.dho@sbcglobal.net

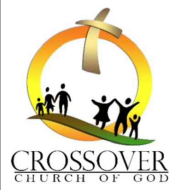


CROSSOVER CHURCH OF GOD
PROPOSED FOYER LOBBY
- ADA ELEVATOR ANNEX



DRAWN BY
DATE
JOB NO.
SHEET

1



REVISIONS	

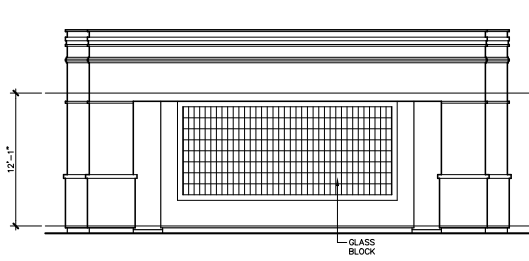
DONABEDIAN - HANNAH ARCHITECTURE
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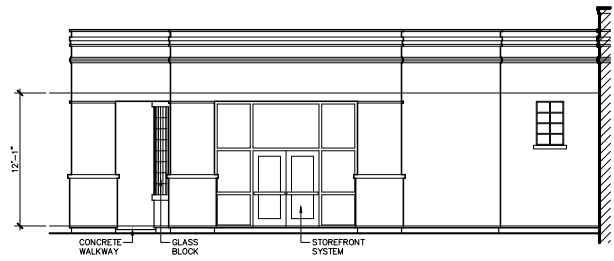
CROSSOVER CHURCH OF GOD
PROPOSED FOYER LOBBY
- ADA ELEVATOR ANNEX



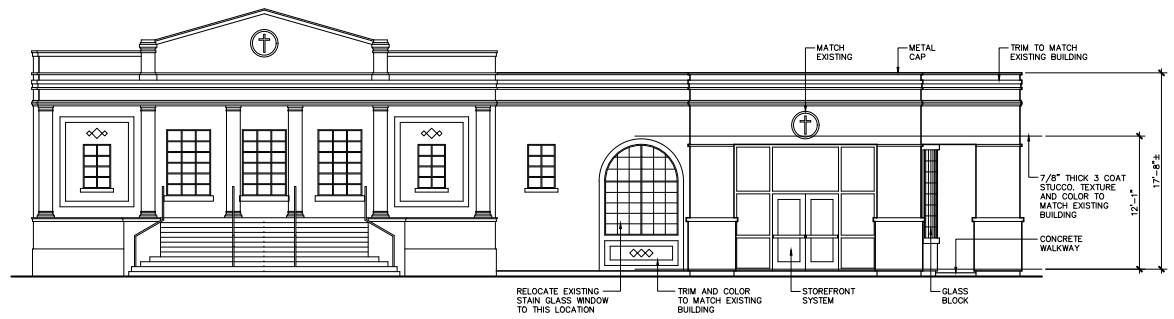
DATE
JOB NO.
SHEET
4



SIDE ELEVATION
SCALE: 3/16" = 1'-0"

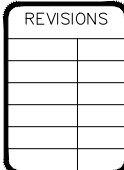


REAR ELEVATION
SCALE: 3/16" = 1'-0"



FIFTH STREET ELEVATION
SCALE: 3/16" = 1'-0"

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**DONABEDIAN
HANNAH
ARCHITECTURE**



2

84 of 88



SCALE: $\frac{3}{16}'' = 1'-0''$

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DECEMBER 10, 2025

CITY OF CLOVIS
PLANNING DEPARTMENT
CLOVIS, CALIFORNIA 93612

RE: CROSSOVER CHURCH OF GOD
PROPOSED LOBBY ANNEX
434 5TH STREET
CLOVIS, CALIFORNIA 93612

OPERATIONAL STATEMENT

THE INTENT OF THIS APPLICATION IS TO OBTAIN PERMISSION FROM THE CITY OF CLOVIS TO CONSTRUCT A LOBBY ANNEX FOR THE EXISTING CHURCH BUILDING ADDRESSED ABOVE.

THE PURPOSE OF THIS NEW ADDITION IS TO PROVIDE ADA ACCESS TO THE EXISTING TWO STORY BUILDING. THIS NEW LOBBY AREA WILL BE PROVIDED WITH A THREE STOP ELEVATOR TO ASSIST PERSONS WITH PHYSICAL LIMITATIONS TO ACCESS THE MAIN SANCTUARY AND BASEMENT.

THE ORIGINAL CHURCH STRUCTURE WAS DESIGNED IN 1920 BY COATE AND TRAYER ARCHITECTS. THE BUILDING WAS COMPLETED IN 1924. AT THAT TIME THE DESIGN OF THE BUILDING WAS TO ELEVATE THE MAIN SANCTUARY FLOOR DUE TO SEASONAL FLOODING AND ALLOW FOR A MULTI-USE BASEMENT. ALSO THERE EXISTED TO THE WEST AN AXILLARY WING CONSISTING OF OFFICES AND CLASSROOMS. THIS PORTION OF THE ORIGINAL BUILDING WAS DEMOLISHED IN THE 1960'S.

THEREFORE, OUR INTENSION IS TO DESIGN THE NEW ADDITION AS AN INTRIGAL PART OF THE EXISTING BUILDING, MAINTAINING THE ARCHITECTURAL CONTINUITY OF DESIGN WITH ELEMENTS OF THE TWENTY-FIRST CENTURY.

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE FEEL FREE TO CALL US AT 916-2498.

SINCERELY YOURS,



ROBERT DONABEDIAN, ARCHITECT

DONABEDIAN-HANNAH ARCHITECTURE
55 SHAW AVENUE #203
CLOVIS, CA 93612
559-916-2498



CROSSOVER

Church of God

"A Safe Place to Heal and Not Hide!"

434 5th Street
Clovis, CA 93612
559-299-3500

July 29, 2026

Pastors Chris &
DeeDee May

City of Clovis Planning Commission
Clovis, California 93612
Office: 559-324-2364
eric@clovisca.gov

Administrative Pastor
Dea Roberson - Ayers

RE: Crossover Church of God
Proposed Lobby Annex
434 5th Street
Clovis, California 93612

Celebrate Recovery
Dea Roberson - Ayers

Subject: CUP 2026-003

Men's Ministry
Jim Rodgers

To whom it may concern:

Women's Ministry
DeeDee May

This narrative is to help define our desire to construct a new street level entrance lobby that would allow ADA access to our church building. In past DRC meetings, the Planning Department was willing to waive requirements for additional parking because of the limitations our historic facility faces. Therefore, we are requesting a reduction in the number of parking stalls required based on the following:

Church Clerk
DeeDee May

1. Our project is located on a landlocked parcel, on which one of the oldest buildings in downtown Clovis was constructed. Built in 1921, it consists of two floors, the main sanctuary elevated about five feet above finished grade; and a basement.

Prayer Requests
Dea Roberson-Ayers

2. There also exists a single-family residence constructed in the 1940's that presently serves as a Sunday school for less than a dozen children. These children are supervised by one adult and one teenage assistant.

3. During the 1960's a portion of the original building was razed. This space consisted of meeting rooms and classrooms. Within this same footprint, we plan to locate our new lobby, while maintaining the historic look on the front elevation. This new facility will serve as an alternate entrance and provide ADA access to both floors of the main building. It will not increase the occupancy load.



CROSSOVER

Church of God

"A Safe Place to Heal and Not Hide!"

434 5th Street
Clovis, CA 93612
559-299-3500

Pastors Chris &
DeeDee May

Administrative Pastor
Dea Roberson - Ayers

Celebrate Recovery
Dea Roberson - Ayers

Men's Ministry
Jim Rodgers

Women's Ministry
DeeDee May

Church Clerk
DeeDee May

Prayer Requests
Dea Roberson - Ayers

5. The existing parking area will be paved and allow for 18 stalls with two provided for ADA accessibility. The number of stalls are based on the planning department's standards and the Sanitary Department's requirements and location of the refuse facilities. These requirements reduce the number of potential stalls by at least four.

6. When we originally submitted this project to a DRC review about ten years ago, the City was going to allow us access to eight off-street parking spaces, and to utilize existing parking facilities in the vicinity. But, unfortunately the project was placed on hold because of lack of funding.

7. The City of Clovis has implemented the Parking and Business Improvement Area (PBIA), which waives off-street parking requirements for individual businesses. Unfortunately, our project is located just outside this area. The planning department was going to waive the parking restrictions for the church during the original DRC. The decision allowed the church to utilize eight off-site street parking stalls.

8. The operating hours are normally between 9:00 AM to 11:30 AM each Sunday for church services. Monday evening Celebrate Recovery meetings occur from 6:30-8:00 PM. There is also a Wednesday night Bible study from 6:00-7:30 PM. These operating hours are obviously not the normal business hours and should not conflict with our neighboring businesses.

We have never had any issues with parking, either within our own congregation or conflict with surrounding businesses. As stated previously, our only intention is to provide ADA accessibility to our two floors of this historical Clovis landmark.

Sincerely,


Chris May, Pastor
Crossover Church of God