



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: August 23, 2018

SUBJECT: Consider Approval, Res. 18-____, CUP2018-07, A request to approve a 150-bed skilled nursing facility for properties located at the southeast corner of Herndon and Coventry Avenues. Fresno Community Hospital and Medical Centers, owner & applicant.

ATTACHMENTS:

Figure 1:	Location Map
Exhibit "A:"	Conditions of Approval
Attachment 1:	Draft Resolution
Attachment 2:	Correspondence from Agencies
Exhibit "B:"	Site Plan
Exhibit "C:"	Elevations and Floor Plans

CONFLICT OF INTEREST

Commissioner Bedsted is employed with the Community Medical Centers (CMC) and has a potential conflict.

RECOMMENDATION

Staff recommends that the Planning Commission approve CUP2018-07, subject to the conditions listed in Exhibit "A."

EXECUTIVE SUMMARY

Fresno Community Hospital is requesting approval of this conditional use permit to allow for a 150-bed skilled nursing facility for properties located at the southeast corner of Herndon and Coventry Avenues within the Clovis Community Medical Center (CCMC) campus. The project is consistent with the recently approved CCMC Master Plan expansion and its program environmental impact report (EIR). The proposed development and use is compatible with surrounding uses and the subject properties are suitable to accommodate the proposal.

BACKGROUND

- General Plan Designation: Office
- Specific Plan Designation: None
- Existing Zoning: C-P (Professional Office)
- Lot Size: 7.97 acres
- Current Land Use: Vacant
- Adjacent Land Uses:
 - North: Clovis Medical Center
 - South: Cedarwood Elementary School
 - East: Rural Residential/Residential Nursing Home
 - West: Central Valley Indian Health Clinic
- Previous Entitlements: GPA94-01, R2005-24, and CUP85-18A11

PROPOSAL AND ANALYSIS

Clovis Community Medical Center Campus Master Plan Expansion

On June 18, 2018 the City Council approved CUP85-18A11, allowing for the expansion of the CCMC campus Master Plan. The expansion incorporated properties on the west side of Temperance Avenue and to the south of Herndon Avenue, including the subject properties.

The CCMC master plan consists of a 10-year expansion plan for additional facilities, improvements, and a long-range site development master plan for 20 years in the future. The expansion is divided into two major phases: the 10-year expansion plan and a 20-year expansion plan. The proposed 150-bed skilled nursing facility has been approved within the 10-year expansion plan.



Figure A – 2018 Master Plan

CCMC Program EIR

The EIR conducted for the expansion of the campus was approved with CUP85-18A11. The EIR evaluated environmental impacts of the expansion as well as the future Herndon Avenue widening project. It identified impacts of different levels including impacts that are less than significant and those that are significant and unavoidable.

There were a number of categories where significant impacts have been identified but could be reduced to a less than significant impact with mitigation measures. However,

there are two categories (Greenhouse Gas Emissions and Noise), where significant and unavoidable impacts have been identified. With a large project, such as the full build-out of the hospital master plan, reducing greenhouse gas emissions to a less than significant impact is difficult. Mitigation is recommended which requires the applicant to comply with the San Joaquin Valley Air Pollution Control District's Voluntary Emissions Reduction Agreement (VERA). This will reduce emissions, however, the impacts remain significant.

Noise impacts generated by the Hospital project are less than significant. Noise as a result of Herndon Avenue is significant due to the road widening which places vehicles closer to some existing homes. In some cases where this occurs, a masonry wall or other measures can be utilized to reduce noise. In other cases, homes are close to the right-of-way and face onto Herndon Avenue which do not allow for a masonry wall, resulting in a significant impact.

The City Council adopted a statement of overriding considerations providing that the Project's benefit to the community overrides the impact on the environment where unavoidable impacts have been identified. Condition 8, within exhibit "A" require that the development adhere to standards where mitigations are required by the EIR.

Project Description

The applicant is proposing the development of a 150 bed skilled nursing facility. The project area is just under eight acres and will accommodate a two-story building with approximately 96,000 square feet of floor area. The building has a footprint of approximately 72,300 square feet. Two open courtyards are proposed within the interior that will add to the aesthetics of the facility. The facilities architecture complements the CCMC to the north as well as the Indian Health facility to the west. See elevations on exhibit "C." Site layout and elevations will be further evaluated and finalized during the site plan review process.

Project Operations

The proposed skilled nursing facility includes 90 skilled nursing beds and 60 sub-acute care beds. Skilled nursing beds will serve patients with short term needs. Expected length of stay for these patients are less than 30 days. The sub-acute patients are those that require more care and would anticipate a longer length of stay that could be years. The facility will provide continuous care to its occupants and will operate 24 hours per day throughout the year.

Visitors will have 24 hour access to the facility in accordance to California regulations for skilled nursing facilities. The operation will have both manned and unmanned security measures to ensure the safety of the patients, staff, and visitors. Security measures include regular manned patrol of the facility and grounds as well as camera surveillance, and doors alarms.

Employees of the facility will work a variety of shifts including 8-hour and 12-hour shifts. There are five main shift changes throughout the day. The 12-hour shift change occurs at 7am and 7pm. The 8-hour shift change occurs at 12am, 8am, and 4pm.

All patients who will be admitted to the facility will arrive via medical transport. The facility anticipates anywhere between 20-30 medical transports per day. There are five different areas throughout the site for transport loading and unloading. Two are located south of the building, one west of the building serving the sub-acute patients, and another east of the building serving the skilled nursing patients. There are two other loading zones located at the back of the facility utilized for materials and supply deliveries. These deliveries will be made every 2-3 days.

Consistency with the General Plan and Land Use

The subject properties are designated Professional Office within the City's General Plan. The proposed use of "medical services" is consistent with the General Plan and Development Code. Medical service uses are subject to review under a conditional use permit (CUP). The CUP approved for the master plan expansion of the CCMC campus addressed the use of the proposed facility however, the master plan requires that all new development within the campus undergo review through additional conditional use permit and/or site plan review.

Parking and Circulation

Parking requirements for the skilled nursing facility use requires one parking stall for every three beds the facility is licensed to accommodate. The development proposes 150 beds therefore requiring 50 parking stalls. The project will provide 155 parking stalls, exceeding the parking requirements for the respective use.

Ingress and egress from the site will be provided from both Coventry and Herndon Avenues. The Herndon Avenue is an arterial street with a median. Vehicular access into and out of the site from Herndon Avenue will be limited to right-turns only. Coventry Avenue is a local two-way street with no median. There are no concerns with the circulation of the project from staff's perspective.

Reciprocal Access

Staff is recommending that the developer provide an opportunity for reciprocal access with the future development to the east of the project site. Reciprocal access will provide vehicular connectivity between the properties and potentially eliminate the need for additional access from Herndon Avenue to the future development. This recommendation has been included as a condition of approval listed in Exhibit "A."

The development does not necessarily have to install the reciprocal access with this development. An area designated for reciprocal access may be delineated on the site plan for future opportunity to connect the sites.

Traffic

A traffic impact analysis (TIA) was prepared by JLB Traffic Engineering for the CCMC master plan expansion which includes the subject properties and its proposed use. The TIA evaluated traffic conditions and potential impacts of existing conditions within each phase of development.

Land Use (ITE CODE)	Size	Unit	Daily		A.M. Peak Hour					P.M. Peak Hour				
			Rate	Total	Trip Rate	In : Out %	In	Out	Total	Trip Rate	In : Out %	In	Out	Total
Hotel (310)	150	Occupied Beds	8.92	1,338	0.67	58 : 42	59	42	101	0.70	49 : 51	51	54	105
Shopping Center (820)	150,000	k.s.f.	42.70	6,405	0.96	62 : 38	89	55	144	3.71	48 : 52	267	290	557
Hospital (610)	300,172	k.s.f.	13.22	3,968	0.95	63 : 37	180	105	285	0.93	38 : 62	106	173	279
Medical-Dental Office Building (710)	94,392	k.s.f.	36.13	3,410	2.39	79 : 21	179	47	226	3.57	28 : 72	94	243	337
Total Project Trips				15,121			507	249	756			518	760	1,278

Notes: k.s.f. = Thousand Square Feet

The project will contribute to traffic volumes analyzed within phase 1 of the study. Study intersections are projected to operate at an acceptable level of service (LOS) during both the AM and PM peak hours for phase 1 of the CCMC expansion.

Herndon Avenue Widening

Herndon Avenue is designated as an arterial street in the City's General Plan circulation element. The proposed widening of Herndon Avenue would extend from Temperance Avenue to DeWolf Avenue, encompassing a distance of one mile. It will eventually provide the section of Herndon Avenue between Temperance and Coventry Avenues from five lanes to six lanes and the roadway between Coventry and the Enterprise Canal Bridge from two lanes to a four-lane divided roadway. From the Enterprise Canal Bridge, the roadway will taper into two lanes. The widening between the bridge and DeWolf Avenue will be minor. Street widening is necessary to accommodate the surrounding planned land uses. The proposed project will dedicate the right-of-way required for the street widening along its property frontage. It will also provide street, curb, gutter, and sidewalk improvements along the frontage of the subject properties. The Herndon Avenue widening project will be constructed through a City Capital Investment Program utilizing grant funding.

Setbacks

The project is bounded by large single-family residential parcels to the east. The single-family properties are complementary to those typically found in rural residential areas. The residential properties located between the project and N. Locan Avenue are zoned R-1-7,500 (Single-family residential) however, the underlying general plan designation for these properties is Office. Future development on these properties will be consistent with the Office designation. Because the existing use of the adjacent property is residential, staff is requiring a minimum 10 foot setback from the property line on the east side of the development. The proposed building is set back approximately 211 feet from the eastern property line. Parking is setback 10 feet from the east property line.

Cedarwood Elementary school is located immediately to the south of the proposed project. Its buildings are located over 200 feet away from the subject properties. The development has a minimum 10 foot setback requirement from the southern property line adjacent to the school. The proposed building is setback approximately 39 feet from the southern property line. Parking is setback over 35 feet from the south property line. Clovis Unified School District (CUSD) was notified of the development request and does not have any concerns in regards to the setbacks.

Walls and Fencing

The development will be required to install a 6-foot tall masonry block fence along the south property line separating it from Cedarwood Elementary. Any fencing that is visible from the public right-of-way shall be decorative and approved by the City Planner. These requirements are included as conditions of approval listed in Exhibit "A."

Public Comments

A public notice was sent to area residents within 450 feet of the property boundaries. Staff has not received comments or concerns from the public upon finalization of this report.

Review and Comments from Agencies

The Project was distributed to all City Divisions as well as outside agencies, including Cal Trans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, San Joaquin Valley Air Pollution Control District, State Department of Fish and Game, and the County of Fresno. Comments received are attached only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records

Correspondence dated August 6, 2018 from Clovis Unified School District (CUSD) expressed the districts concern with the developments proposed site access drive on Coventry Avenue. The school bus stop is located a few hundred feet south of the access

drive. The District is concerned that the delivery trucks to and from the site will conflict with peak traffic when students are arriving and leaving from campus. The District has requested restrictions be placed for delivery trucks utilizing this drive or at a minimum, to restrict delivery hours to specific times of the day. The developer is open to coordinating delivery times around the schools peak traffic hours and if needed, diverting deliveries to the Herndon Avenue drive. This has been included as a condition of approval listed within Exhibit "A."

California Environmental Quality Act (CEQA)

A program EIR was prepared for the CCMC campus expansion and the future widening of Herndon Avenue. The City Council certified the final program EIR on June 18, 2018. The EIR identified potential impacts, unavoidable impacts, and provided mitigations for those impacts. The project is subject to applicable mitigation measures of the EIR.

The project is in substantial conformance with the EIR prepared for CUP85-18A11 (State Clearinghouse #2016101005), and the General Plan environmental impact report. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project, therefore, subject to CEQA Section 15162 no further environmental review is required for this project.

The City published notice of this public hearing in *The Business Journal* on Wednesday, August 8, 2018.

FISCAL IMPACT

None

REASONS FOR RECOMMENDATION

The project will provide services that will benefit the community and its surroundings. The proposal is consistent with the Clovis Community Medical Center Master Plan, the General Plan, and zoning. Development on the subject properties will accommodate the planned widening of Herndon Avenue and provide for street improvements along its frontage. In light of this, staff recommends that the Planning Commission approve conditional use permit CUP2018-07 subject to the attached conditions of approval listed as Exhibit "A."

ACTIONS FOLLOWING APPROVAL

None

NOTICE OF HEARING

Property owners within 500 feet notified: 31
Interested individuals notified: 10

Prepared by: Lily Cha, Assistant Planner

Reviewed by:



Bryan Araki
City Planner

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**FIGURE 1
PROJECT LOCATION MAP**



EXHIBIT A
Conditions of Approval – CUP2018-07

PLANNING DIVISION COMMENTS

(Lily Cha, Division Representative – (559) 324-2335)

1. Conditional Use Permit CUP2018-07 may be reviewed in one year for compliance with the conditions of approval. Planning staff may conduct a review of the use and may present these findings to the Planning Commission. Should the use be found to be in non-compliance, the Commission may schedule the use permit for revocation.
2. This conditional use permit approves a 150-bed skilled nursing facility for properties at the southeast corner of Herndon and Coventry Avenues. Any changes in use may require an amendment to the Conditional Use Permit.
3. The applicant shall comply with Section 9.56.020 of the Clovis Zone Ordinance requiring a Site Plan Review.
4. This use permit approval is granted for the site plan, Exhibit “B,” attached to this application.
5. The developer shall install and maintain a minimum 6 feet tall masonry block wall between the property and Cedarwood Elementary.
6. Any fencing that is viewable from the public right-of-way shall be decorative and shall require approval from the City Planner.
7. The development shall coordinate delivery times with Clovis Unified School District to avoid traffic conflicts during student drop-off/ pick-ups.
8. All lights on the site shall be directed away from residential properties and shall not interfere with the safety of vehicular traffic. Prior to final occupancy, the lights shall be inspected by Planning. At that time, a determination will be made if additional screening of lights is required.
9. All signs for this use shall comply with the Clovis Sign Ordinance and require separate sign permits.
10. Landscaping shall comply with CMC section 6.5.501 et seq., Water Efficient Landscape Requirements, as amended in March 2010
11. The development is subject to applicable mitigation measures required of the program EIR performed for the Clovis Community Medical Center campus expansion and the widening of Herndon Avenue (CUP85-18A11).

FIRE Department Conditions

(Gary Sawhill, Department Representative - 324-2224)

12. All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')
13. The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2 or #1.3.
14. Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.
15. The fire lanes shall be posted with signs and/or the curbs shall be painted red as per Clovis Fire Department Standard #1.1 and identified on site plan.
16. Fire apparatus access roads shall have an unobstructed width of not less than twenty-six feet (26') to all buildings and an unobstructed vertical clearance of not less than fourteen feet (14').
17. The applicant shall install four 4 ½" x 4 ½" x 2 ½" approved Commercial Type hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site.
18. The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department
19. Installation of underground fire service line shall be per Clovis Fire Standard #2.1. Prior to installation, the applicant shall submit fire sprinkler underground water supply plans for review and approval and issuance of a permit by the Clovis Fire Department. Prior to final acceptance, the underground fire service line shall be inspected, pressure tested and flushed in the presence of a Clovis Fire Department inspector. A permit is required to be on-site for all inspections requests. NOTE – When a fire pump is required by the overhead system demand, the FDC shall be connected on the discharge side of the fire pump.
20. The Fire Department Connection to the automatic fire sprinkler system shall be shown on the site utility plan. Installation shall be per Clovis Fire Standard #2.1. This will be reviewed and approved by the Clovis Fire Department before installation.

San Joaquin Valley Unified Air Pollution Control District Conditions

(Cherie Clark, District Representative – (559) 230-5940)

21. Applicant shall refer to the SJVAPCD suggested rules and mitigation measures. If the list is not attached, please contact the District for the list of requirements.

Fresno Metropolitan Flood Control District Conditions

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

22. Applicant shall comply with the requirements of the FMFCD. If the list is not attached, please contact the District for the list of requirements.

Fresno Irrigation Department Conditions

(Jeremy Landrith, FID Representative - 233-7161 ext. 7407)

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

County of Fresno Health Department Conditions

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

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

Clovis Unified School District

(Andrew Nabor, CUSD Representative – 327-9000)

25. The Applicant shall refer to the attached Clovis Unified School District correspondence. If the list is not attached, please contact the District for the list of requirements.

**DRAFT
RESOLUTION 18-_____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A
CONDITIONAL USE PERMIT FOR A 150-BED SKILLED NURSING FACILITY TO BE LOCATED AT
THE SOUTHEAST CORNER OF HERNDON AND CONVENTRY AVENUES**

WHEREAS, Fresno Community Hospital and Medical Centers, 1133 R Street, Fresno, CA, 93721, has applied for a Conditional Use Permit CUP2018-07; and

WHEREAS, this is a request to approve a conditional use permit for a 150-bed skilled nursing facility to be located at the southeast corner of Herndon and Coventry Avenues, in the City of Clovis, County of Fresno; and

WHEREAS, a public notice was sent out to area residents within 500 feet of said property boundaries ten days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on August 23, 2018; and

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

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

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Clovis Planning Commission does approve CUP2018-07, subject to the attached conditions labeled Exhibit "A"

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on August 23, 2018, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

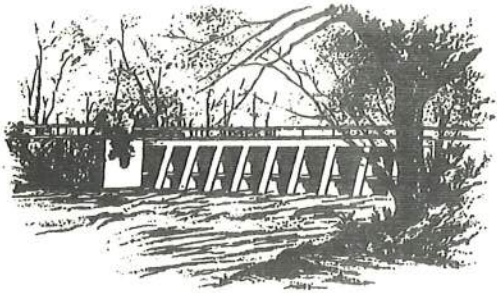
AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 18-____
DATED: August 23, 2018

Paul Hinkle, Chair

Dwight Kroll, AICP, Secretary

CORRESPONDENCE



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

August 2, 2018

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

RE: Condition Use Permit Application No. CUP2018-07
S/E Herndon and Temperance avenues

Dear Ms. Cha:

The Fresno Irrigation District (FID) has reviewed the Condition Use Permit Application No. CUP2018-07 for which the applicant requests to approval to develop a new 150 bed skilled nursing facility, APN's: 553-020-70S, 71, 72, 73S. This request is being processed concurrently with SPR2018-20. FID has the following comment:

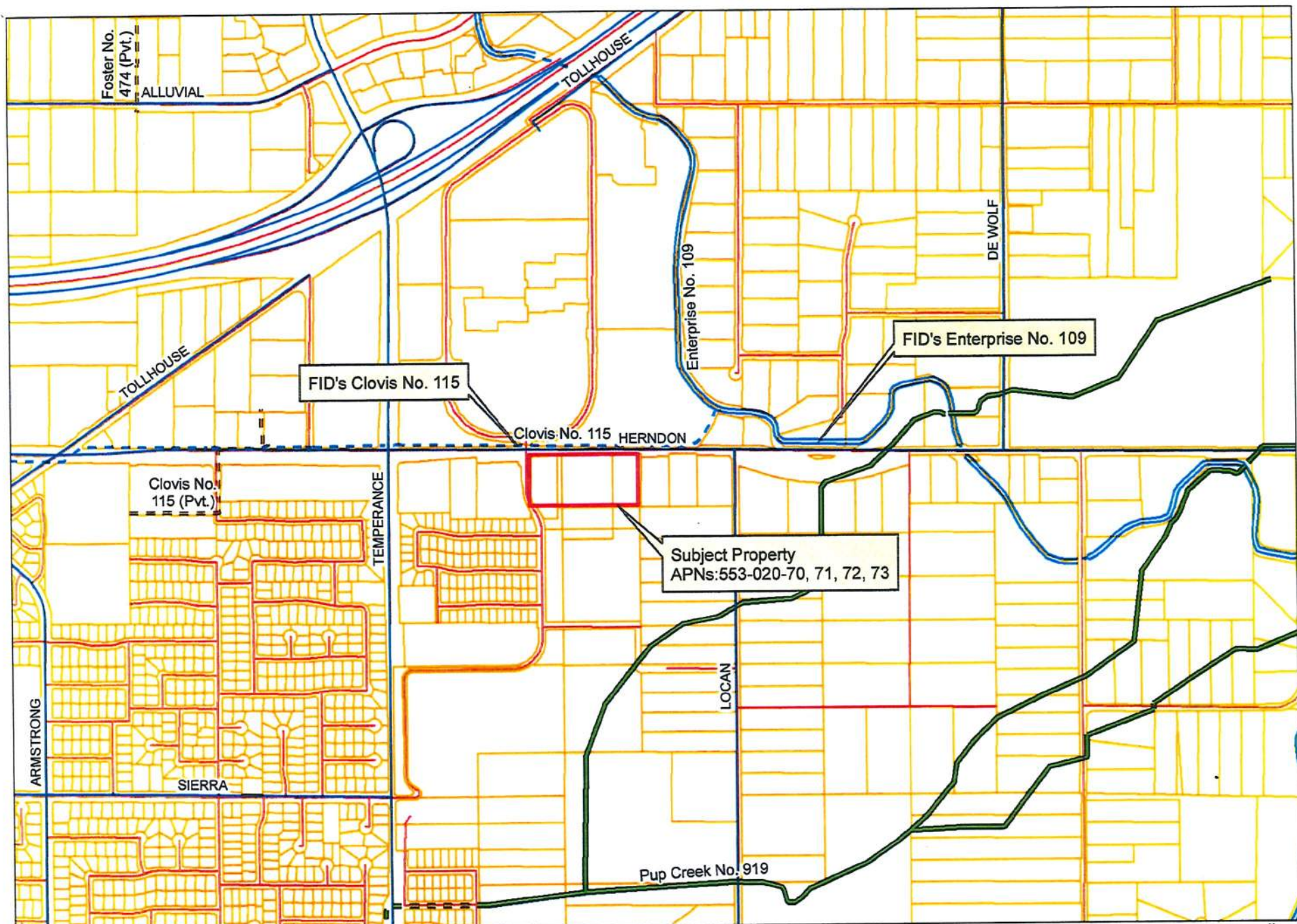
1. FID previously reviewed and commented on the subject property on April 30, 2018 as Development Review Committee Application No. 2018-23. Those comments and conditions still apply and a copy has been attached for your reference.

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

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

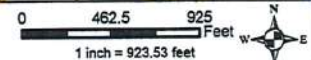
Attachment



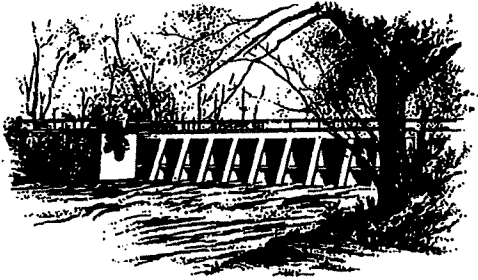
This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown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

Legend

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



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YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO
IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-6227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93726-2208

April 30, 2018

Joyce Roach
Planning and Development Services Department
City of Clovis
1033 Fifth St.
Clovis, CA 93612

RE: Development Review Committee Application No. 2018-23
S/E Herndon and Temperance avenues

Dear Ms. Roach:

The Fresno Irrigation District (FID) has reviewed the Development Review Committee Application No. 2018-23 for which the applicant proposes the construction of a new Skilled Nursing Facility, APNs: 553-020-70, 71, 72, 73. FID has the following comments:

1. FID does not operate or maintain any facility located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, FID's Clovis No. 15 Pipeline runs westerly along the north side of Herndon Avenue, crosses Coventry Avenue approximately 100 feet north of the subject property, and crosses Temperance Avenue approximately 1,000 feet northwest of the subject property, as shown on the attached FID exhibit map.
3. For informational purposes, FID's Enterprise No. 109 Canal runs westerly, crosses Herndon Avenue and continues west along the north side of Herndon Avenue approximately 2,400 feet east of the subject property, as shown on the attached FID exhibit map.
4. Should this project include any street and/or utility improvements along Herndon Avenue, Temperance Avenue, Coventry Avenue or in the vicinity of the two above mentioned FID facilities, FID requires it review and approve all plans.

Joyce Roach
Re: DRC 2018-23
April 30, 2018
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



County of Fresno

DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director
Dr. Sara Goldgraben, Health Officer

August 10, 2018

LU0019582
2604

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

Dear Ms. Cha:

PROJECT NUMBER: **CUP2018-07 & SPR2018-20**

CUP2018-07, A request to approve a conditional use permit to develop a new 150-bed skilled nursing facility. **SPR2018-20**, A site plan review for a 150-bed skilled nursing facility located on the southeast corner of Herndon and Coventry Ave. Fresno Community Hospital and Medical Center, owner and applicant.

APN: 553-020-70S, 71, 72, 73S ZONING: C-P ADDRESS: SEC of Herndon & Coventry Avenues

Recommended Conditions of Approval:

- The applicant shall be advised that any proposal for food service, including commercially prepackaged food products require that the applicant submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval, prior to issuance of building permits. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- The applicant may be required to apply for and obtain a permit to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Construction permits for the proposed development should be subject to assurance that the City of Clovis community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- The applicant may be required to obtain a Medical Waste Permit from the California Department of Health Services, Medical Waste Management Program. Call (916) 449-5671 for more information.

Promotion, preservation and protection of the community's health

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

(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Employment Opportunity Employer

www.co.fresno.ca.us • www.fcdph.org

- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<https://www.fresnocupa.com/> or <http://cers.calepa.ca.gov/>). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

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

REVIEWED BY:

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

(559) 600-3271

KT

cc: Rogers, Moreno, Kalugin & Jackson- Environmental Health Division (CT. 59.07)
Jonathan Miller- Applicant (jmiller6@communitymedical.org)



August 6, 2018

Lily Cha
Planning and Development Services Dept.
1033 Fifth St.
Clovis, CA 93612

SUBJECT: CUP2018-07, SPR2018-20
Southeast corner of Herndon and Coventry Avenues

Dear Ms. Cha:

This letter provides the comments of the Clovis Unified School District on the 150-bed skilled nursing facility proposed for 7.97 acres located at the southeast corner of Herndon and Coventry Avenues.

The project is adjacent to Cedarwood Elementary School, located south of the proposed development. The site plan notes a driveway at the southwest corner of the property from Coventry Avenue. This street is the primary road used to transport students to and from school by not only parents driving but also students walking and our school buses. The school bus stop is just a few hundred feet south of the proposed driveway.

The District has a concern with the location of this driveway along Coventry Avenue being used for delivery trucks during times where students may be arriving to or leaving from the campus. The District would like to request further review of this location and or restrictions to trucks using this approach altogether or at the very least specific times of the day.

We appreciate the opportunity to provide input on the project. Please let me know if you have any questions regarding this letter.

Sincerely,

Kevin Peterson
Assistant Superintendent
Facility Services

Governing Board

Sandra A. Budd
Christopher Casado
Steven G. Fogg, M.D.
Brian D. Heryford
Glnny L. Hovseplan
Elizabeth J. Sandoval
Jim Van Volkinburg, D.D.S.

Administration

Elmear O'Farrell, Ed.D.
Superintendent
Don Ulrich, Ed.D.
Deputy Superintendent
Norm Anderson
Associate Superintendent
Barry S. Jager, Jr.
Associate Superintendent
Michael Johnston
Associate Superintendent

SITE PLAN



COMMUNITY
MEDICAL CENTERS

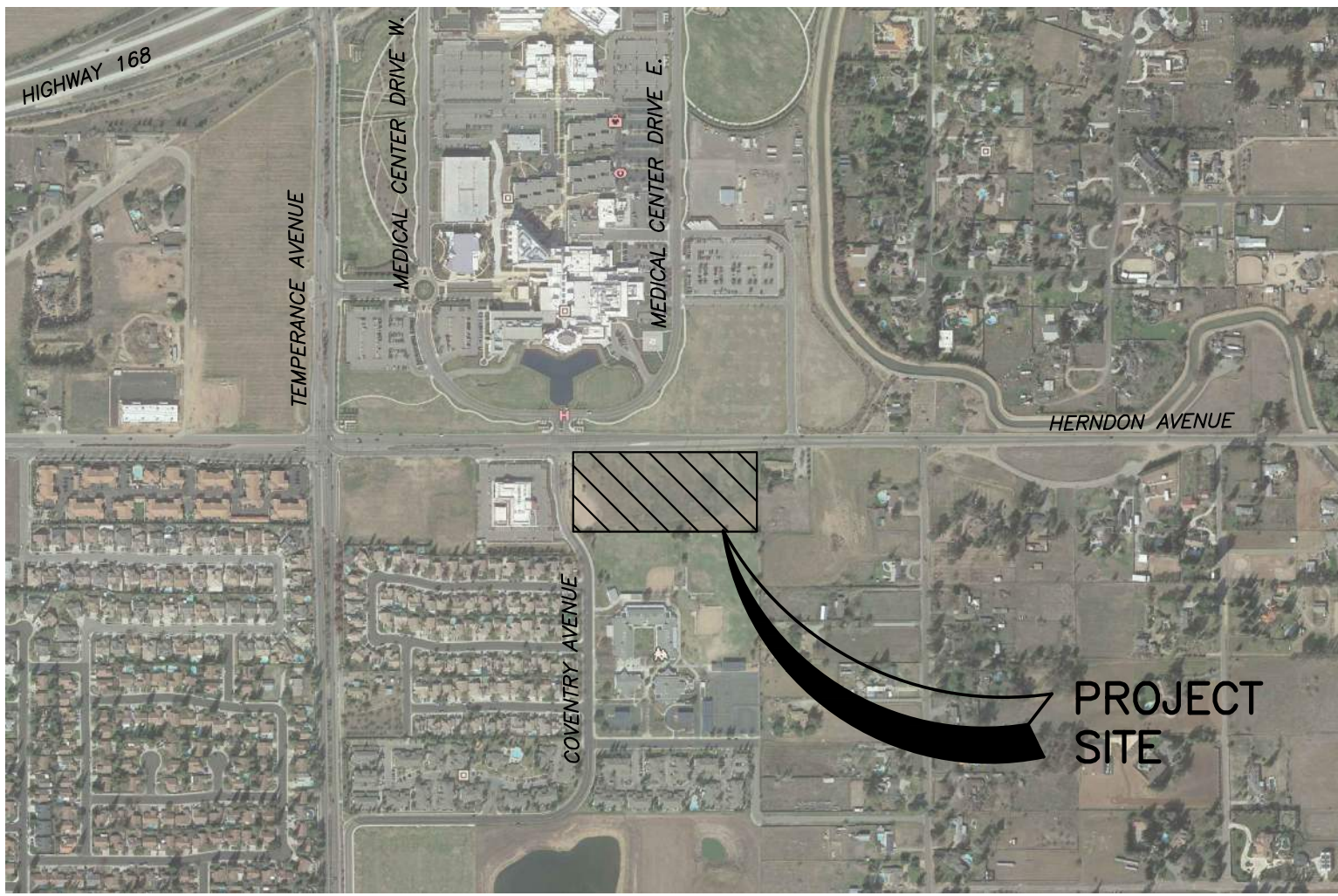
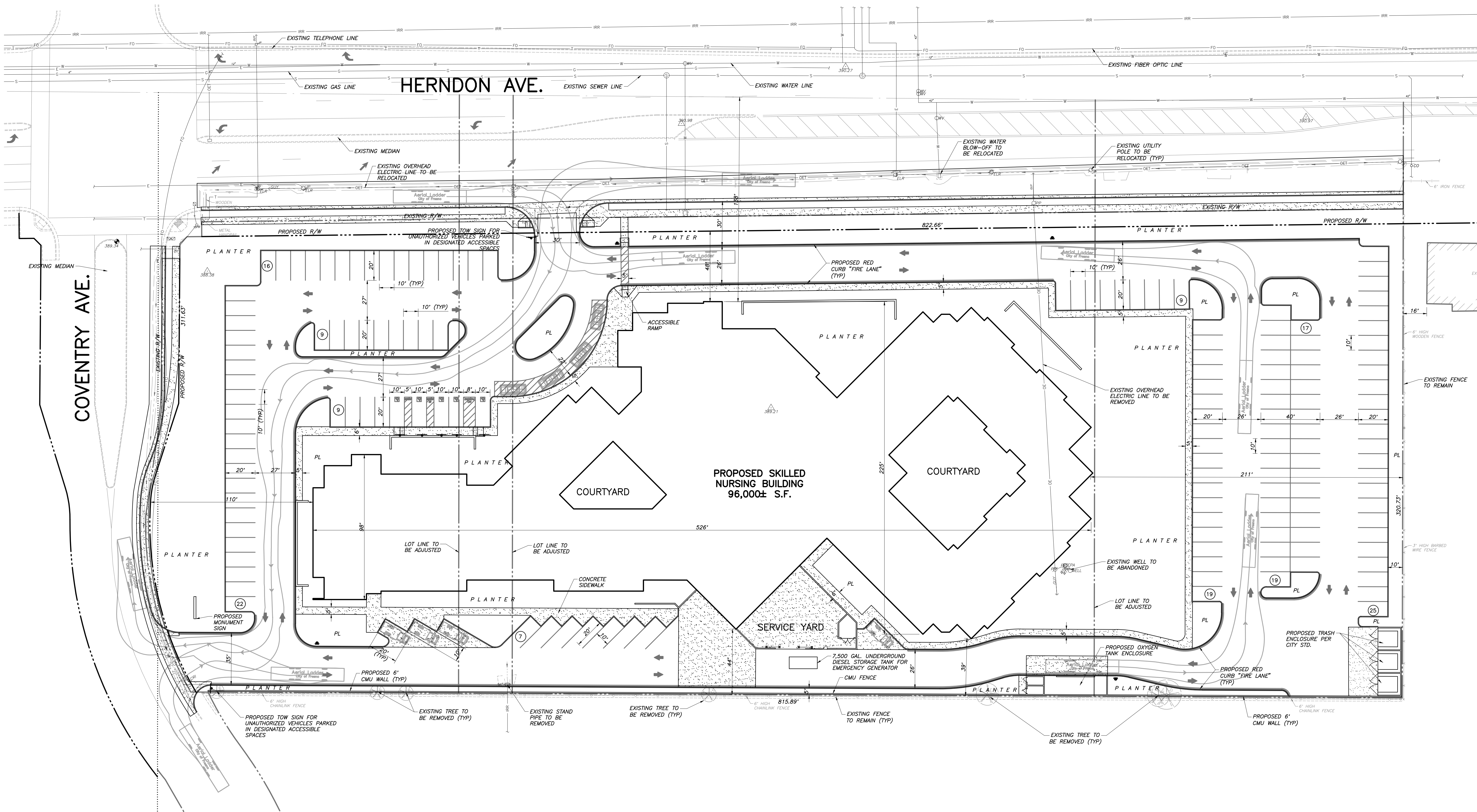
HMC Architects

1410007-000

1827 E. Fir Avenue, Studio 103 /
Fresno, CA 93720
T 559 322 2444 / www.hmcarchitects.com

No.	Issued	Date	No.	Issued	Date

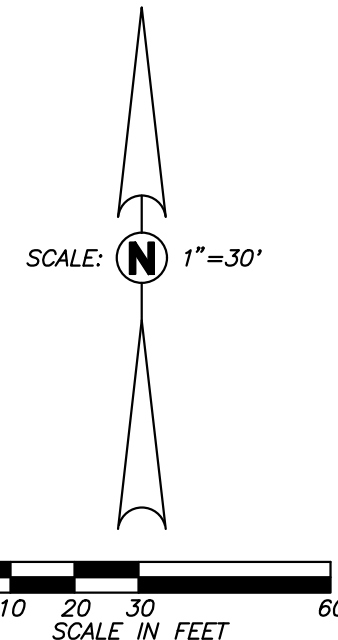
Keynotes:



VICINITY MAP
NOT TO SCALE

SITE NOTES:

1. APNs: 553--020--70 THROUGH 73
2. EXISTING ZONING: C-P (PROFESSIONAL OFFICE)
3. TOTAL SITE AREA: 6.01± AC
4. SKILLED NURSING BUILDING: 96,000± SF
LANDSCAPE AREA: 1.74± AC
5. PARKING REQUIRED: 1 SPACE PER EVERY 3 BEDS
PARKING PROVIDED: 152 STALLS (INCLUDES 4 DISABLED STALLS)
6. MAXIMUM PARCEL COVER: 36.6%
7. FIRE TRUCK ROUTE



Blair
Church
Flynn

CONSULTING ENGINEERS

482 Civic Avenue, Suite 200
Covina, California 91723
Tel (909) 926-5400
Fax (909) 926-5400

Agency
Approval:

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT

APPL. _____
ACR. _____ FLS _____ SSS _____
DATE _____

Facility:

COMMUNITY MEDICAL CENTERS
HERNDON AVENUE & COVENTRY AVENUE
CLOVIS, CA 93611

Project:
SKILLED NURSING FACILITY

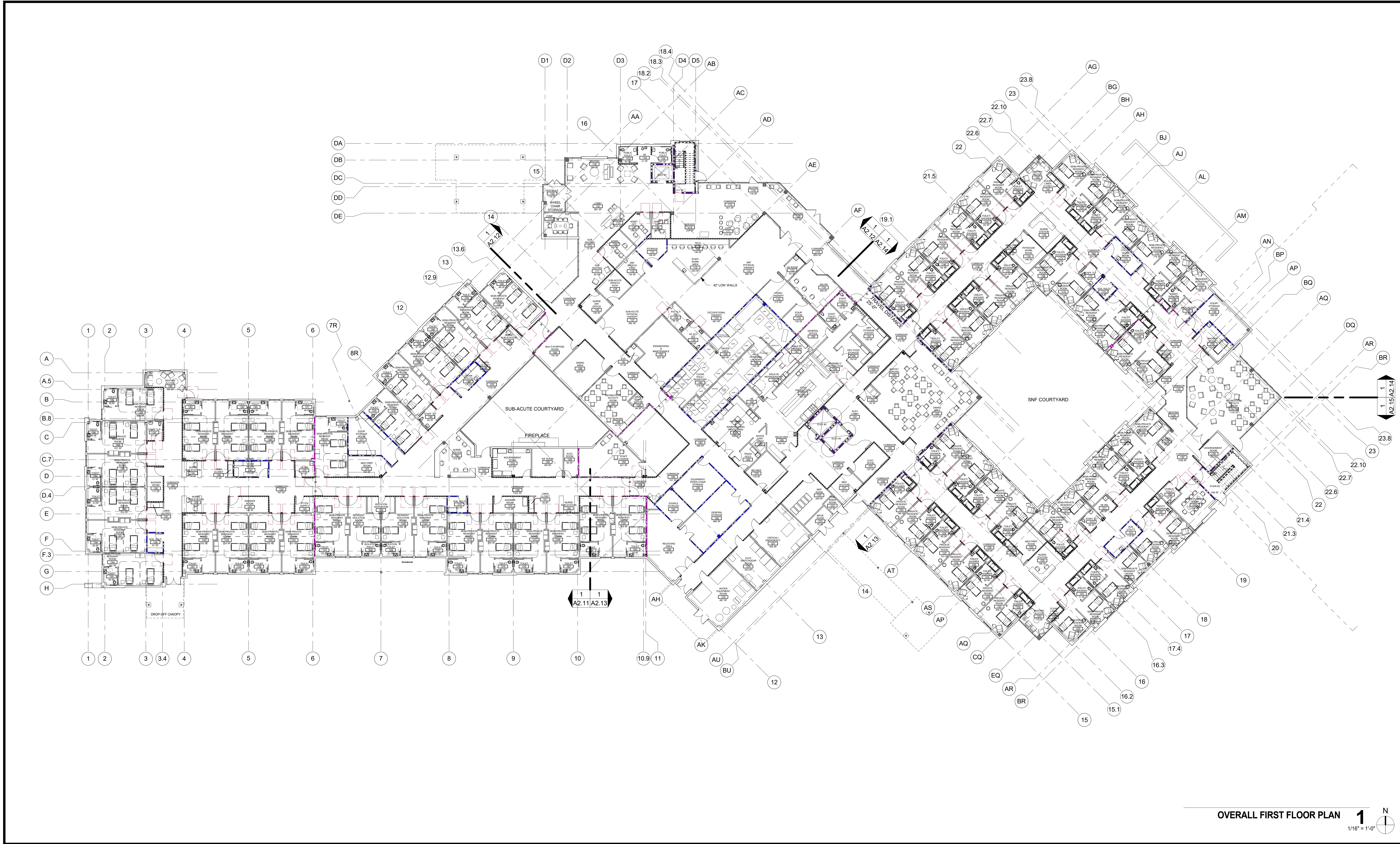
Sheet Title:

CUP SITE PLAN

Fac No: _____ Bldg No: _____ Floor Lev: _____ Section: _____
Date: 06/13/2018 Client Project No: 1410007-000
Sheet:

C1.0

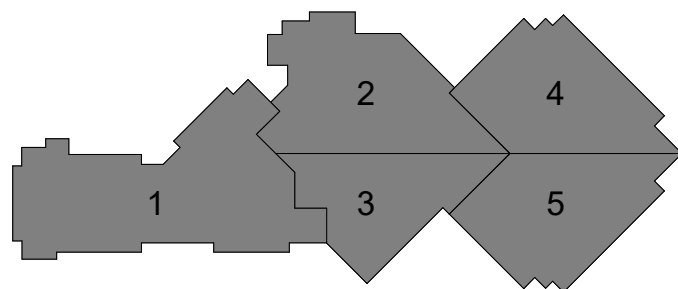
FLOOR PLANS AND ELEVATIONS



Keynotes:

- FIRE RATED WALL TYPE LEGEND**
- 1HR RATED FIRE PARTITION (CORRIDOR) CBC 708
20 MIN. OPENING PROTECTION CBC 716
 - 1HR RATED FIRE SMOKE BARRIER CBC 709
20 MIN. OPENING PROTECTION CBC 716
 - 1HR RATED FIRE BARRIER CBC 707
45 MIN. OPENING PROTECTION CBC 716
WHERE INDICATED BY 'S' WALL IS PART OF SMOKE BARRIER LIMIT.
 - 2HR FIRE RATED EXIT ENCLOSURE, ELEVATOR/SHAFT ENCLOSURE CBC 713
90 MIN. OPENING PROTECTION CBC 716

Key Plan:



Agency Approval:

The type of approval to be issued by
The Office of Statewide Health and
Planning Department for this project is:

ISSUE:

No.	Issued	Date	No.	Issued	Date
-----	--------	------	-----	--------	------



HMC Architects
1410007-000

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T 559 322 2444 / www.hmcarchitects.com

OVERALL FIRST FLOOR PLAN **1** **N**
1/16" = 1'-0"

COMMUNITY MEDICAL CENTERS
HERNDON AVENUE & COVENTRY AVENUE
CLOVIS, CA 93611

Project:
SKILLED NURSING FACILITY

Sheet Title:
OVERALL FIRST FLOOR PLAN

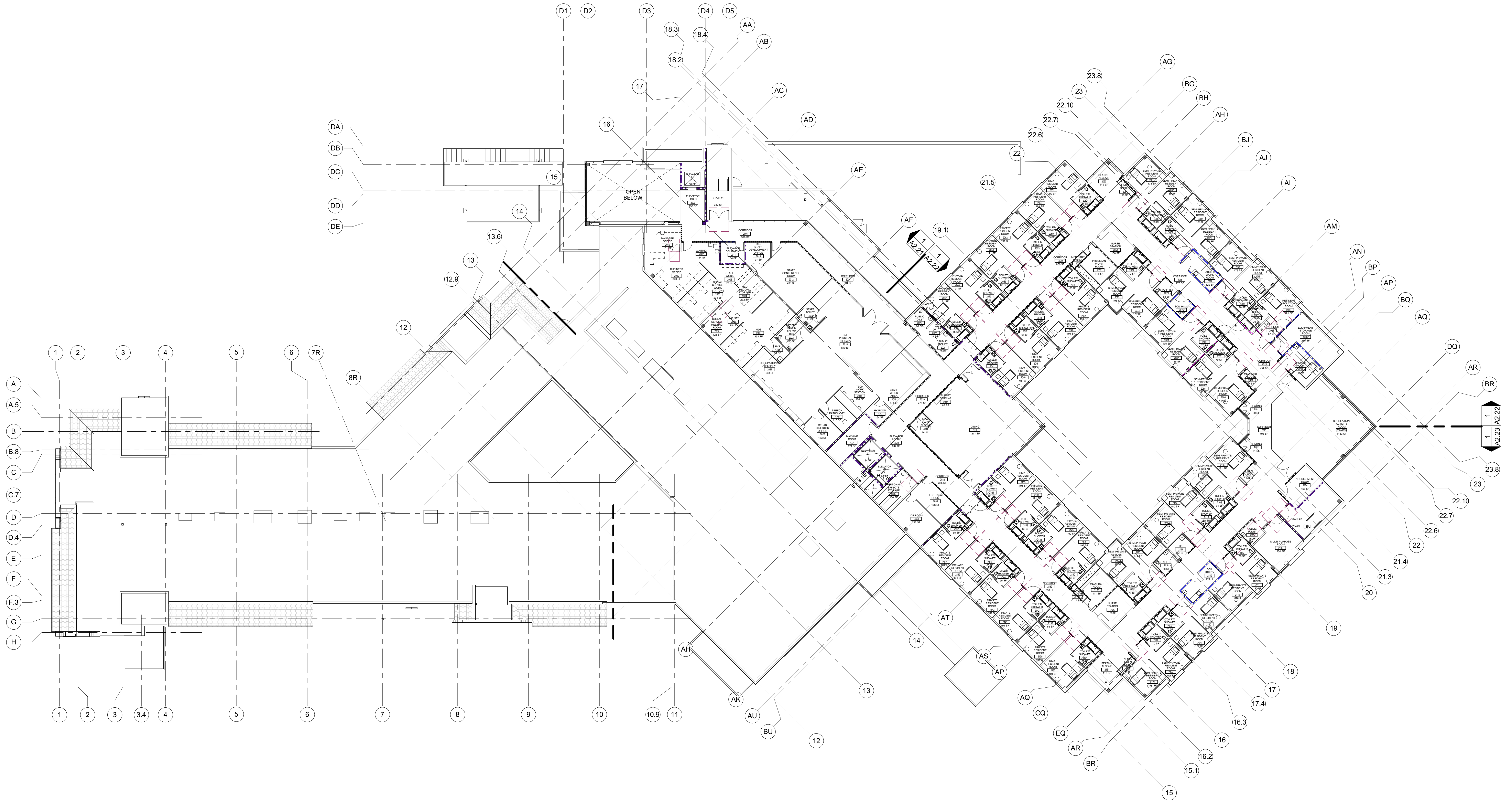
DESIGN DEVELOPMENT

Fac No: ###	Bldg No: ###	Floor Lev: #	Section: #
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Date: 04/17/2018	Client Project No: 1410007-000
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Sheet:

A2.10

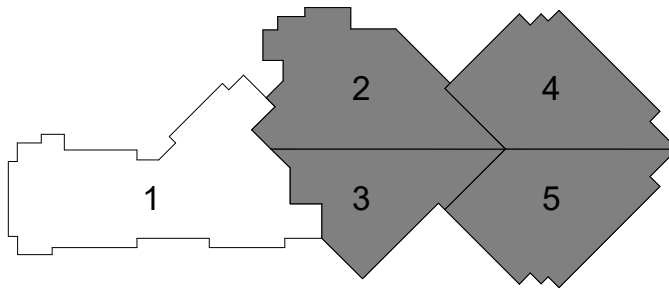


OVERALL SECOND FLOOR PLAN 1
1/16" = 1'-0" N

Keynotes:

- FIRE RATED WALL TYPE LEGEND**
- 1HR RATED FIRE PARTITION (CORRIDOR). CBC 708
20 MIN. OPENING PROTECTION. CBC 716
 - 1HR RATED FIRE SMOKE BARRIER. CBC 709
20 MIN. OPENING PROTECTION. CBC 716
 - 1HR RATED FIRE BARRIER. CBC 707
45 MIN. OPENING PROTECTION. CBC 716
WHERE INDICATED BY 'S', WALL IS PART OF SMOKE BARRIER LIMIT.
 - 2HR FIRE RATED EXIT ENCLOSURE, ELEVATOR/SHAFT ENCLOSURE. CBC 713
90 MIN. OPENING PROTECTION. CBC 716

Key Plan:



Agency Approval:

The type of approval to be issued by
The Office of Statewide Health and
Planning Department for this project is:

ISSUE:

No.	Issued	Date	No.	Issued	Date
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1410007-000

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COMMUNITY MEDICAL CENTERS
HERNDON AVENUE & COVENTRY AVENUE
CLOVIS, CA 93611

Project:

SKILLED NURSING FACILITY

Sheet Title:

OVERALL SECOND FLOOR PLAN

DESIGN DEVELOPEMENT

Fac No: ###	Bldg No: ###	Floor Lev: #	Section: #
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Date: 04/17/2018	Client Project No: 1410007-000
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Sheet:

A2.20



Exterior Elevations

Skilled Nursing + Sub-Acute Facility
Community Medical Center
Schematic Design Package



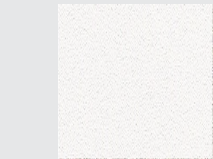
HMC Architects



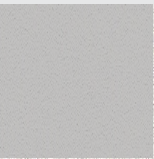
EAST ELEVATION



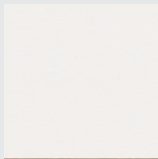
WEST ELEVATION



CP1
EXTERIOR CEMENT PLASTER
W/ ### TEXTURE
(#####)



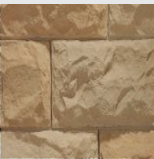
CP2
EXTERIOR CEMENT PLASTER
W/ ### TEXTURE
(#####)



CP3
EXTERIOR CEMENT PLASTER
W/ ### TEXTURE
(#####)



CRT
FLAT CONCRETE ROOF TILE
SAXONY 900 SLATE - Charcoal
(1FACS1130)



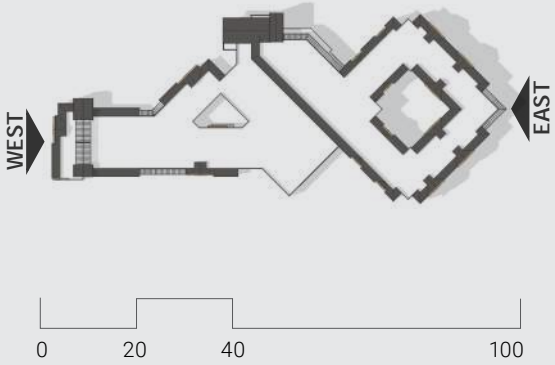
SV
CULTURED STONE VENEER
(#####)



PM
PAINTED METAL
(#####)



AL
ALUMINUM STOREFRONT SYSTEM
(Black Anodized)
W/ LOW-E INSULATED GLAZING
(PPG Solarban 60 on Starphire)



Exterior Elevations

Skilled Nursing + Sub-Acute Facility
Community Medical Center
Schematic Design Package



HMC Architects