



CITY *of* CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: July 26, 2018

SUBJECT: Consider Approval, Res. 18-____, **R2016-17A**, A request to approve an amendment to the conditions of approval of Rezone R2016-17 and the Loma Vista Community Centers North and South Master Plan to modify setback requirements and off-street parking requirements. The project site is located on the west side of Leonard Avenue, between Shaw and Gettysburg Avenues. Wilson Premier Homes, Inc., owner/ applicant; Harbour & Associates, representative.

ATTACHMENTS:

| | |
|---------------|---|
| Figure 1: | Location Map |
| Exhibit "A:" | R2016-17A Conditions of Approval |
| Attachment 1: | Draft Resolution |
| Attachment 2: | Correspondence from Commenting Agencies |
| Attachment 3: | Applicant's Proposed Zoning Modifications |
| Exhibit "B:" | Site Plan |
| Exhibit "C:" | Loma Vista Community Centers PA8 & PA9 |

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the Planning Commission approve Rezone Amendment R2016-17A, subject to the conditions of approval listed as Exhibit "A."

EXECUTIVE SUMMARY

The applicant is requesting to amend Condition #5 of Rezone R2016-17 and the Loma Vista Community Centers North and South Master Plan for modification of the building setback and off-street parking requirements. Approval of this request would only change the development standards of Planning Area #8A of the Master Plan and allow the applicant to continue processing the Site Plan Review drawings.

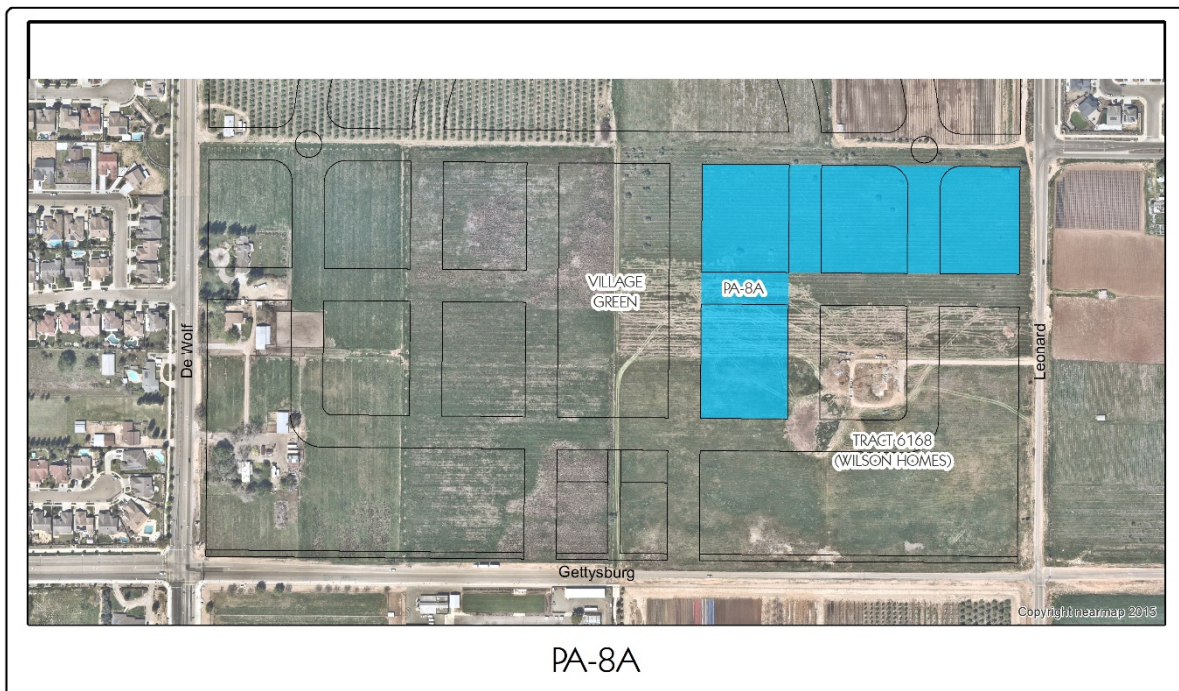
BACKGROUND

- General Plan Designation: High Density Res., Very High Density Res., Mixed Use Village, and Park.
- Specific Plan Designation: High Density Res., Very High Density Res., Mixed Use Village, and Park.
- Existing Zoning: R-4 and P-F.
- Lot Size: 11.81 acres
- Current Land Use: Vacant
- Adjacent Land Uses:
 - North: Agriculture
 - South: School
 - East: Agriculture
 - West: Agriculture

PROPOSAL AND ANALYSIS

Rezone Amendment

The applicant is requesting to amend the Master Plan Community (M-P-C) Zone District to modify the development standards of Planning #8A within Loma Vista Community Center South. This Planning Area is required to provide a very high density residential use ranging between 25.1 to 43.0 dwelling units per acre. The allowed uses for Planning Area #8A included multi-family, duplexes, townhomes, triplex mansion homes, and additional uses allowed under Planning Area#9. The figure below shows the approved boundaries of Planning Area #8A.



Site Plan Review Submittal

Subsequent to approval of Planning Area #8A by the Commission and Council, the applicant completed Site Plan Review SPR2018-11, for the approval of the Project design of the multi-family project. The proposed site design and architectural elevations are consistent with the pedestrian connectivity as envisioned in the Master Plan. The exhibit below shows the proposed elevation of one building facing the planned village green (open space) area.



The applicant is requesting to modify the building setback and off-street parking requirements of Planning Area #8A in order to implement the development of the project at 25 units per acre. In staff's opinion, the proposed modifications retain the envisioned character of the urban village. In addition to assisting the City in complying with the 2016 Housing Element requirements, the project is adjacent to an approved gated single-family development and open space. Furthermore, bringing the buildings closer to the street will foster an intimate connectivity and interaction between pedestrians and residents in this area.

Development Standards

The applicant has provided a list of modifications in **bold**, *italic* and **highlighted** (current requirements in ~~strike through~~) as follows (see Attachment 3):

Main Street (in **Red** below)

Setbacks Front (Local Road) Front (porch) Side Yard Corner Street Side Rear

From Property Line 40'**3'** 5' 5' 10' 10'

Setback to Courtyard: **0' feet**

Parking for Studio, 1 & 2 Bedroom Units: 1 Covered/ **40.5** Open

Parking for 3+ Bedroom Units: 1 Covered/ **20.5** Open

Additional Parking for Live-Work Units: 0 Covered/ **0.5** Open



Town Commons & Urban Neighborhood Streets (in **Red** below)

Setbacks Front (Local Road) Front (porch) Side Yard Corner Street Side Rear

From Property Line 10' 5' 5' 40' **8.5'** 10'

Setback to Courtyard: 0' feet

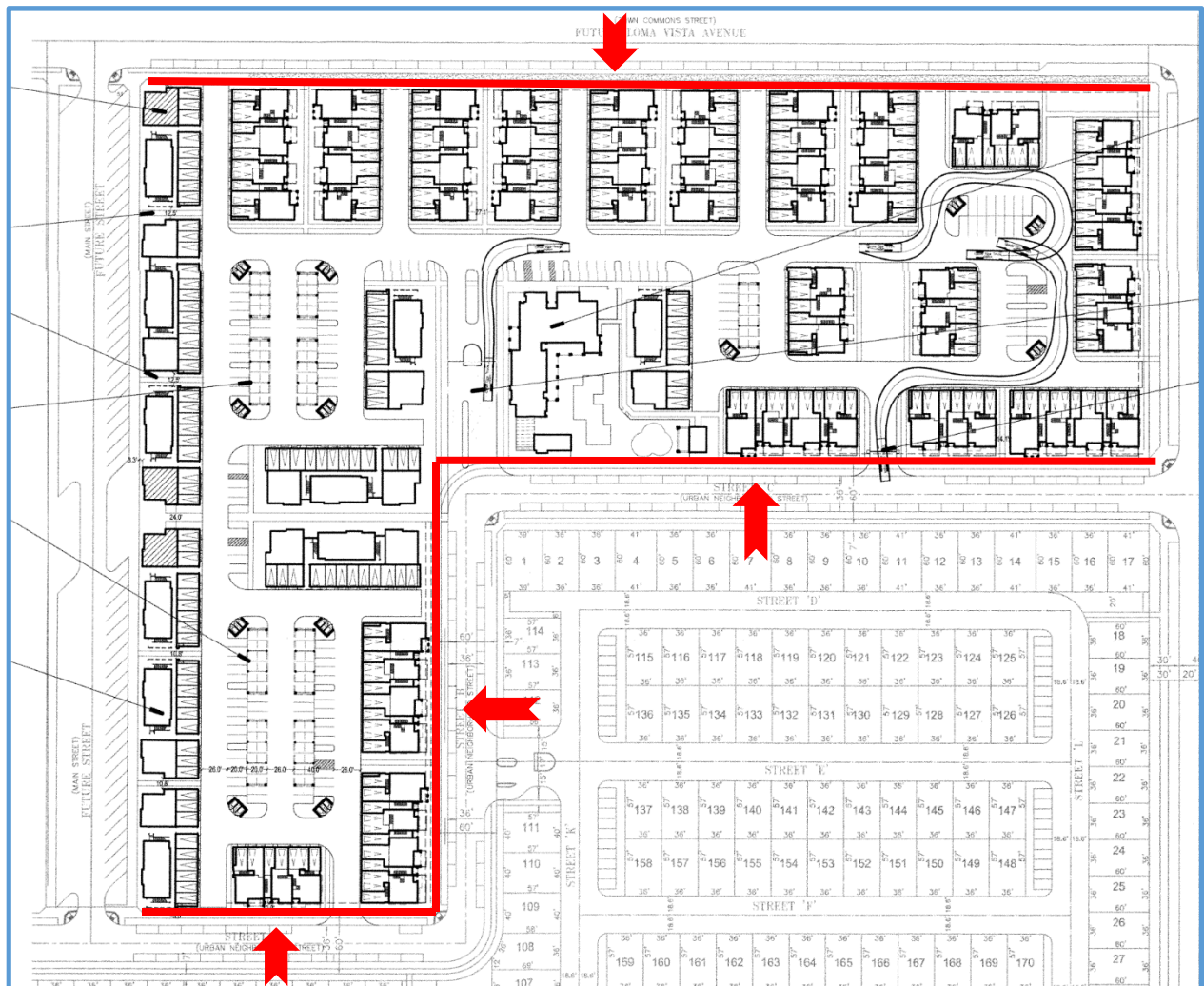
Setback to Architectural Projections: 5' feet

Setback to Garages: 5' feet

Corner/ Street Side Setback to Courtyard: 5' feet

Parking for Studio, 1 & 2 Bedroom Units: 1 Covered/ **40.5** Open

Parking for 3+ Bedroom Units: 1 Covered/ **20.5** Open



Leonard Avenue (in **Red** below)

Setbacks Front (Local Road) Front (porch) Side Yard Corner Street Side Rear

From Property Line 10' 5' 5' 40' * 10'

Setback to Courtyard: 0' feet

Setback to Architectural Projections: 5' feet

Setback to Porches: 5' feet

***Corner/ Street Side Setback to Living:** 8' feet

***Corner/ Street Side Setback to Architectural Projects:** 7' feet

***Corner/ Street Side Setback to Porches:** 7' feet

***Corner/ Street Side Setback to courtyard:** 7' feet

Parking for Studio, 1 & 2 Bedroom Units: 1 Covered/ 40.5 Open

Parking for 3+ Bedroom Units: 1 Covered/ 20.5 Open



Police Department Concerns

Planning staff has met with the Police Department to discuss the subject Rezone Amendment request. Police staff's primary concern with the Rezone Amendment is the reduction of parking stalls. The proposed project will be a gated development and will have an on-site manager to enforce regulations, including parking violations. Planning and Police staff visited sites in Fresno where the ratio of 1.5 parking spaces per unit was implemented. At the two developments, parking was evaluated around 6:30 in the evening on a weekday. In both cases, parking was limited, but available within the parking areas. Both projects had adjacent streets that allowed off-site parking, however, there were no cars parked on the street at that time.

After review of the two projects in Fresno, staff feels that the reduction of parking to 1.5 units per acre has merit with this project where one-third of the units are single bedroom and only thirteen percent are three bedroom. Additionally, the intent of the Loma Vista Community Centers North and South Master Plan is to provide a community plan that shares its parking throughout for both the businesses and residents as well as special events.

Public Comments

A public notice was sent to area residents within 600 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, and the State Department of Fish and Wildlife.

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

Consistency with General Plan Goals and Policies

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

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

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

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

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

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

California Environmental Quality Act (CEQA)

This project is in substantial conformance with the environmental analysis performed for the 2014 General Plan Update, 2014 Development Code Update, Site Plan Review SPR2008-10, and the Loma Vista Specific Plan EIR. No major revisions will be required with the adopted Environmental Impact Report or Mitigated Negative Declaration to accommodate the proposed project, therefore, subject to CEQA Sections 65457, no further environmental review is required for this project.

The City published notice of this public hearing in *The Business Journal* on Wednesday, July 11, 2018.

FISCAL IMPACT

None.

REASONS FOR RECOMMENDATION

The proposed amendment to the Master Plan Community (M-P-C) Zone District remains consistent with the goals and policies of the General Plan, Loma Vista Specific Plan, Loma Vista Community Centers North and South, and Development Code. Staff's review of similar projects in Fresno found that a reduced parking ratio still satisfies the needs of the developments. Staff therefore recommends that the Planning Commission approve R2016-17A, subject to the conditions of approval attached as Exhibit "A."

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

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


ACTIONS FOLLOWING APPROVAL

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

NOTICE OF HEARING

| | |
|---|----|
| Property owners within 600 feet notified: | 34 |
| Interested individuals notified: | 10 |

Prepared by: George González, MPA, Associate Planner

Reviewed by: 
Bryan Araki
City Planner

O:\Planning Projects\Rezone\R 2016\R2016-17A (Wilson LVCC North & South)\PC July 26, 2018\PC Staff Report - R2016-17A.doc

**FIGURE 1
PROJECT LOCATION MAP**

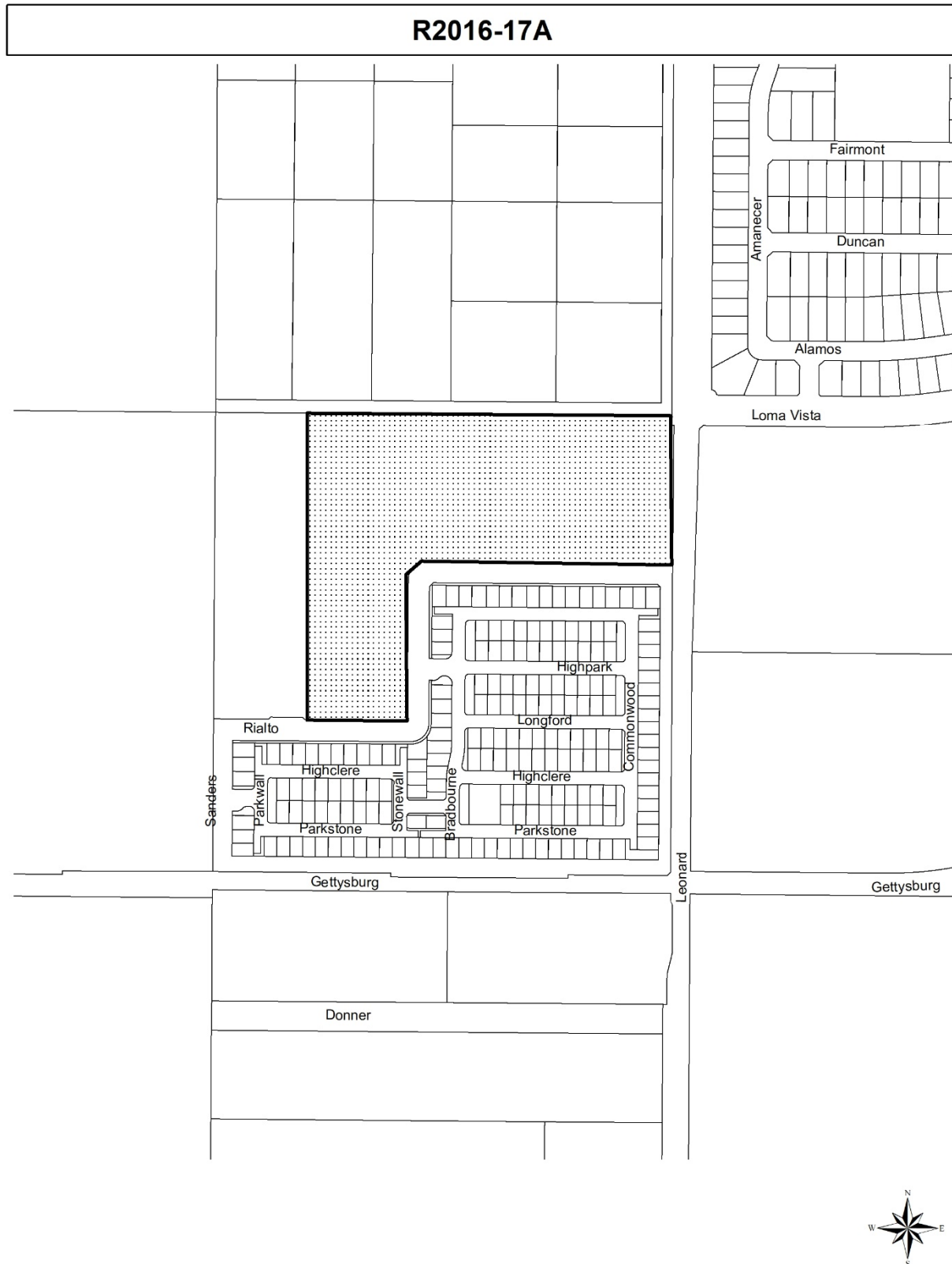


EXHIBIT "A"
Conditions of Approval – R2016-17A

PLANNING DIVISION CONDITIONS
(George González, Division Representative – (559) 324-2383)

1. Rezone Amendment R2016-17A approves an amendment to the Master Plan Community (M-P-C) Zone District to modify the building setbacks and parking requirements of Planning Area #8A within the Loma Vista Community Center South.
2. The developer shall provide (at their cost), updated sheets of the Loma Vista Community Centers North and South Master Plan with the approved modifications/ changes.
3. Planning Area #8A will provide for very high density residential uses with a density range not exceed 25.1 to 43.0 dwelling units per acre. Any development shall be constructed at a density of 25.1 units per developable acre as defined in the Loma Vista Specific Plan.
4. All setbacks shall be as follows:

Main Street

| Setbacks | Front (Local Road) | Front (porch) | Side Yard | Corner Street Side | Rear |
|----------|--------------------|---------------|-----------|--------------------|------|
|----------|--------------------|---------------|-----------|--------------------|------|

| | | | | | |
|--------------------|---------------|----|----|-----|-----|
| From Property Line | 40' 3' | 5' | 5' | 10' | 10' |
|--------------------|---------------|----|----|-----|-----|

Setback to Courtyard: 0' feet

Parking for Studio, 1 & 2 Bedroom Units: 1 Covered/ 4 **0.5** Open

Parking for 3+ Bedroom Units: 1 Covered/ 2 **0.5** Open

Additional Parking for Live-Work Units: 0 Covered/ **0.5** Open

Town Commons & Urban Neighborhood Streets

| Setbacks | Front (Local Road) | Front (porch) | Side Yard | Corner Street Side | Rear |
|----------|--------------------|---------------|-----------|--------------------|------|
|----------|--------------------|---------------|-----------|--------------------|------|

| | | | | | |
|--------------------|-----|----|----|-----------------|-----|
| From Property Line | 10' | 5' | 5' | 40' 8.5' | 10' |
|--------------------|-----|----|----|-----------------|-----|

Setback to Courtyard: 0' feet

Setback to Architectural Projections: 5' feet

Setback to Garages: 5' feet

Corner/ Street Side Setback to Courtyard: 5' feet

Parking for Studio, 1 & 2 Bedroom Units: 1 Covered/ 4 **0.5** Open

Parking for 3+ Bedroom Units: 1 Covered/ 2 **0.5** Open

Leonard Avenue

Setbacks Front (Local Road) Front (porch) Side Yard Corner Street Side Rear

From Property Line 10' 5' 5' 40' 10'

Setback to Courtyard: 0' feet

Setback to Architectural Projections: 5' feet

Setback to Porches: 5' feet

***Corner/ Street Side Setback to Living: 8' feet**

***Corner/ Street Side Setback to**

Architectural Projects: 7' feet

***Corner/ Street Side Setback to Porches: 7' feet**

***Corner/ Street Side Setback to courtyard: 7' feet**

Parking for Studio, 1 & 2 Bedroom Units: 1 Covered/ 4 **0.5** Open

Parking for 3+ Bedroom Units: 1 Covered/ 2 **0.5** Open

5. All conditions of R2016-17, TM6168, and any other applicable conditions are hereby referred to and made a part of this conditional use permit.

POLICE DEPARTMENT CONDITIONS

(Curt Shurtliff, Department Representative - 324-2400)

6. Construction work shall be limited to the hours set forth in the Clovis Municipal Code. (CMC § 5.18.15.)
7. It shall be the responsibility of the property owner to maintain the structures and adjoining fences to the project free of graffiti. All forms of graffiti shall be removed within 72 hours. (CMC §§ 5.18.02(r), 5.18.06 (b).)
8. Emergency phone numbers for responsible parties shall be kept current during the building phase of the project.
9. All construction materials shall be located within a secured area or monitored by security staff during non-construction hours.
10. The Clovis Police Department request all vehicle and pedestrian entrance's and exit's be fitted with video recording that displays the vehicle license plate and facial features and shall be maintained for 30 days by the onsite manager.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT CONDITIONS

(Michael Maxwell, FMFCD Representative - 456-3292)

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

FRESNO IRRIGATION DISTRICT CONDITIONS
(Laurence Kimura, FID Representative - 233-7161)

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

DRAFT RESOLUTION

ATTACHMENT 1

**DRAFT
RESOLUTION 18-___**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS RECOMMENDING
APPROVAL TO AMEND THE CONDITIONS OF APPROVAL OF REZONE R2016-07 AND THE
LOMA VISTA COMMUNITY CENTERS NORTH AND SOUTH MASTER PLAN FOR PROPERTY
LOCATED ON THE WEST SIDE OF LEONARD AVENUE, BETWEEN SHAW AND
GETTYSBURG AVENUES**

LEGAL DESCRIPTION:

See the attached Exhibit "One."

WHEREAS, Wilson Premier Homes, Inc., 7550 North Palm Avenue, Suite 102, Fresno, CA 93711, has applied for a Rezone Amendment R2016-17A; and

WHEREAS, this is a request to approve an amendment to the conditions of approval of Rezone R2016-17 and the Loma Vista Community Centers North and South Master Plan to modify setback requirements and off-street parking requirements. The project site is located on the west side of Leonard Avenue, between Shaw and Gettysburg Avenues, in the City of Clovis, California; and

WHEREAS, the Commission does find the project in substantial conformance with the environmental analysis performed for the 2014 General Plan Update, 2014 Development Code Update, Site Plan Review SPR2008-10, and the Loma Vista Specific Plan EIR.

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Clovis Planning Commission does recommend approval of Rezone Amendment R2016-17A, subject to the conditions of approval attached as Exhibit "A."

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on July 26, 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: July 26, 2018

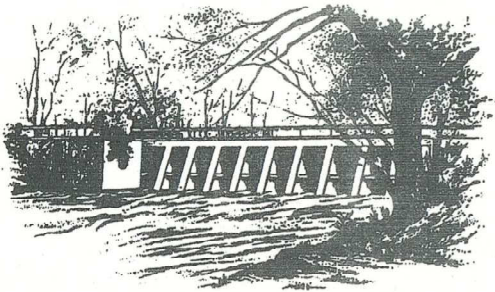
Paul Hinkle, Chair

ATTEST:

Dwight Kroll, AICP, Secretary

CORRESPONDENCE

ATTACHMENT 2



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

June 25, 2018

George Gonzalez
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Rezone Application No. 2016-17
N/W Gettysburg and Leonard avenues

Dear Mr. Gonzalez:

The Fresno Irrigation District (FID) has reviewed the Rezone Application No. 2016-17 for which the applicant requests approval for an amendment to conditions of approval of Rezone R2016-17 and the Loma Vista Master Plan to modify setback requirements and off-street parking requirements, APN: 555-031-29. FID has the following comments:

1. FID does not own, operate or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, a privately owned canal known as McFarlane W. Br. No. 468 runs southerly and approximately 15 feet north of the subject property, as shown on the attached FID exhibit map. FID does not own, operate or maintain this private facility. FID's records indicate this line is active and will need to be treated as such. FID can supply a list of known users upon request.
3. For informational purposes, a privately owned canal known as McFarlane E. Br. No. 468 runs southerly and approximately 400 feet east of the subject property, as shown on the attached FID exhibit map. FID does not own, operate or maintain this private facility. FID's records indicate this line is active and will need to be treated as such. FID can supply a list of known users upon request.
4. For informational purposes, FID's Jefferson No. 112 runs southwesterly and crosses the intersection of Shaw and DeWolf avenues approximately 1,800 feet northwest 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, DeWolf Avenue, or in the vicinity of this canal/pipeline, FID requires it review and approve all plans.
5. For informational purposes, FID's Brown No. 113 runs southerly along the east side of DeWolf Avenue, crosses Shaw Avenue approximately 1,800 feet northwest 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, DeWolf Avenue, or in the vicinity of this pipeline, FID requires it review and approve all plans.

6. For informational purposes, Fresno Metropolitan Flood Control District's Dog Creek No. 154 runs southerly and crosses Shaw Avenue approximately 1,600 feet northeast of the subject property, as shown on the attached FID exhibit map. Should any improvements be necessary in the vicinity of the crossing, the applicant will be required to contact FMFCD to discuss any necessary improvements to their facility.
7. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. The area was historically agricultural land and a significant portion of its water supply was imported surface water, supplemented by groundwater pumping or was fallowed with little to no water use. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a significant increase in dependence on groundwater, this deficit will increase. FID recommends the City of Clovis require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.
8. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Clovis are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Clovis should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this 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



Fresno Metropolitan Flood Control District

Capturing Stormwater since 1956

File 210.434

June 26, 2018

Mr. George Gonzalez, MPA, Associate Planner
City of Clovis
Department of Planning & Development Services
1033 Fifth Street
Clovis, CA 93612

Dear Mr. Gonzalez,

**Rezone Application No. R2016-17A
Drainage Area "DO"**

The comments previously provided in the letter dated December 27, 2016 are still applicable to this subsequent request for comment for Rezone 2016-17A. A copy of the letter is attached for your reference.

Please contact us if you need further information at (559) 456-3292.

Very truly yours,

Michael Maxwell
Engineering Technician III

MM/lrl

k:\letters\rezone letters\clovis\2016\2016-017a(do)(mm).docx

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 488-7307

FAX (559) 488-4088

TTY 711

www.dot.ca.gov

*Serious drought.
Help save water!*

June 22, 2018

FRE-168-9.352

R2016-17A

WILSON HOMES – MATHARU APARTMENTS

Mr. George Gonzalez
Associate Planner
City of Clovis
1033 Fifth Street
Clovis, California 93612

Dear Mr. Gonzalez:

Caltrans has completed its review of a request for an amendment to a rezone application for a mixed-use development of retail units and apartments. The project is related to Tentative Parcel Map 6168. The project is located at the southwest corner of Leonard Avenue and what will be Loma Vista Parkway. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Caltrans provides the following comments consistent with the State's goals of supporting vibrant economy and sustainable communities:

This project is being amended to modify setback requirements and off-street parking requirements. Caltrans recommends the City work with the developer to ensure adequate parking for residents as well as for employees of both the apartment complex and the retail shops. The provision of ample space for loading zones and delivery truck circulation is also worthy of consideration.

It is projected that trips generated from the proposed high density residential development would impact both State Route (SR) 180 and SR 168 due to its central location. However, Caltrans recognizes that the City of Clovis is developing in a manner consistent with the City's General Plan. Caltrans is supportive of mixed-use projects, especially when centrally located within a city, such as the proposed project. Therefore, Caltrans recommends this project simply make a fair-share contribution to Fresno County's Regional Traffic Mitigation Fee (RTMF) program for future improvements. If you have questions, please call me at (559) 488-7307.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jamaica Gentry".

JAMAICA GENTRY
Transportation Planner
Transportation Planning-North

APPLICANT'S PROPOSED ZONING MODIFICATIONS

ATTACHMENT 3

MATHARU APARTMENTS

ZONING MODIFICATIONS

Proposed Off-Street Parking Requirements: 1.5 stalls per unit, one of which shall be covered

Proposed Minimum Building Setbacks:

Main Street:

Front – 3' to living space, 0' to courtyard

Town Commons & Urban Neighborhood Streets:

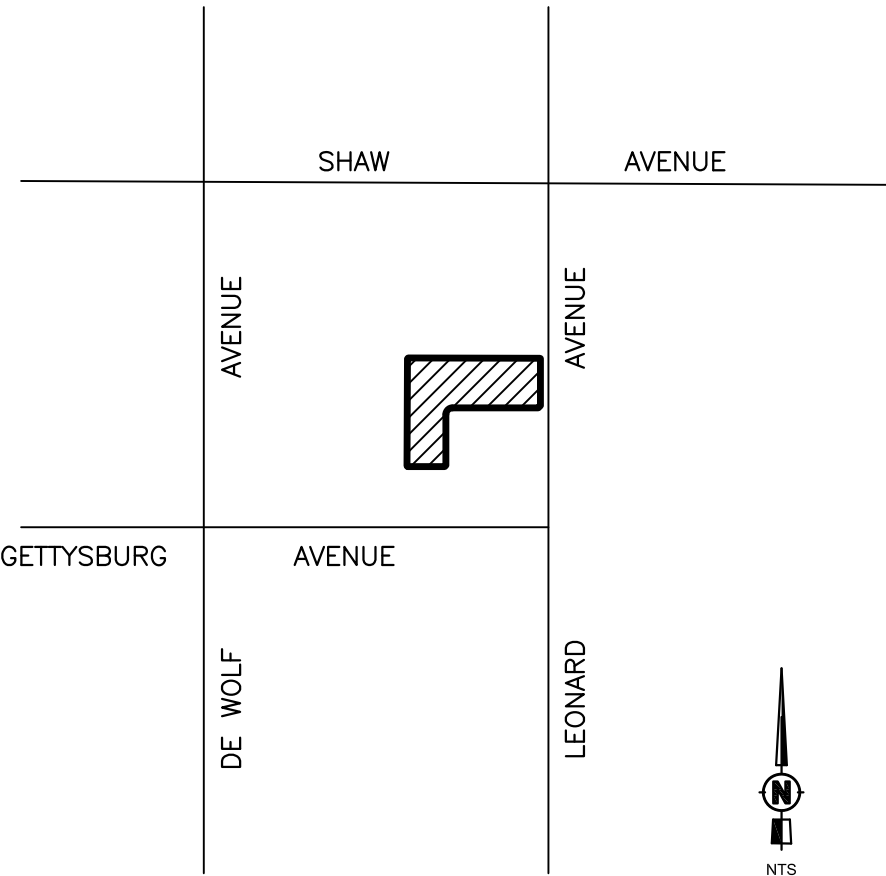
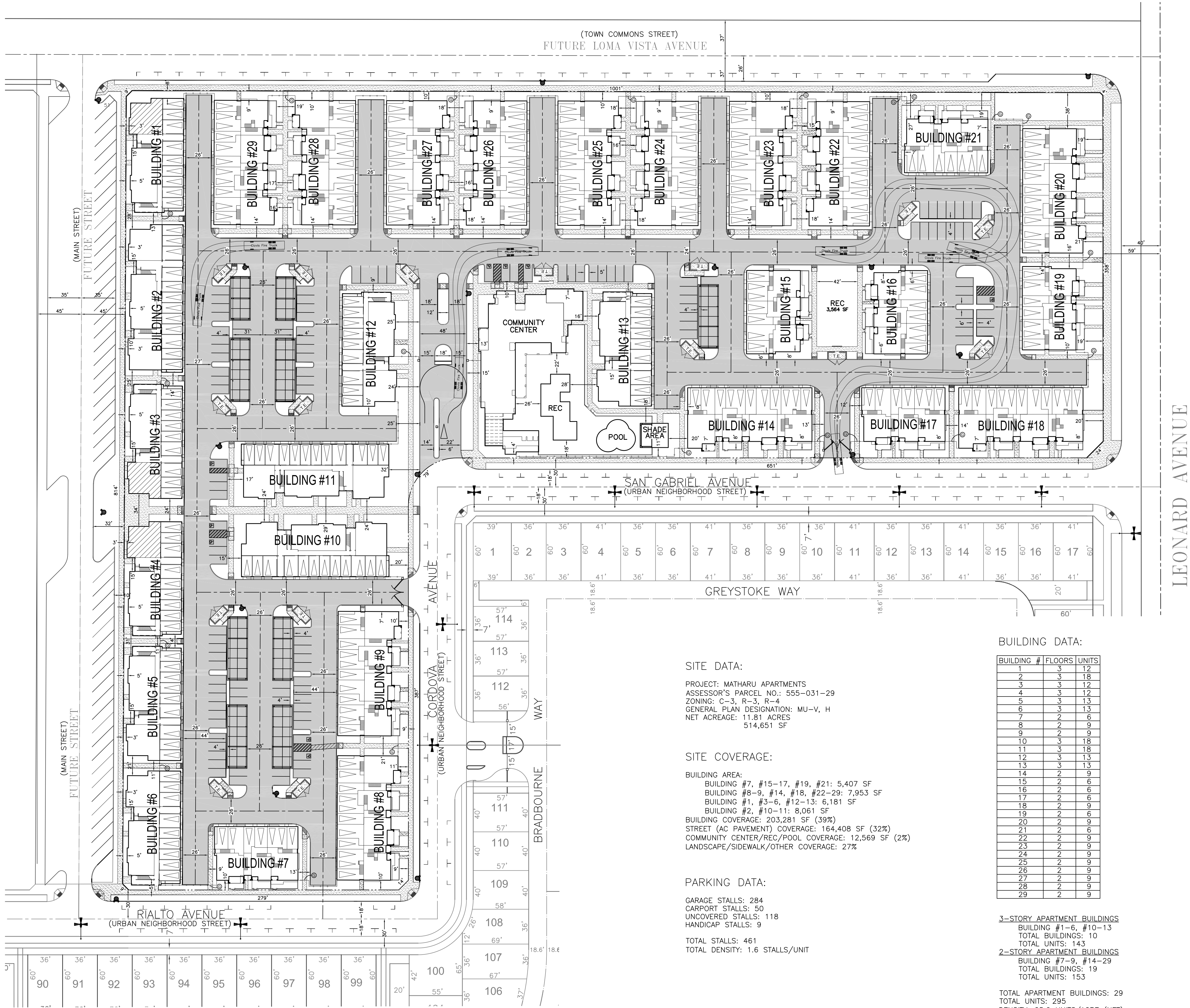
Front – 10' to living space, 5' to architectural projections and 0' to courtyard

Corner/Street Side – 8.5' to living space, 5' to garage/architectural projections/courtyards

Leonard Avenue:

Front – 10' to living space, 5' to architectural projections/porches/courtyards

Corner/Street Side – 8' to living space, 7' to architectural projections/porches/courtyards



- NOTES:
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEERING PRIOR TO OCCUPANCY.
 - ANY SURVEY MONUMENT WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OF LICENSED SURVEYOR.
 - TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATION WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA). CALL 1-800-642-2444.
 - TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
 - INDIVIDUAL TRASH BINS WILL BE PROVIDED FOR EACH UNIT AND OFFICE/REC. BUILDING.

- LEGEND:
- T.E. PROPOSED TRASH ENCLOSURE PER CITY STD. DWG. M-3 & M-4
 - PROPOSED FIRE HYDRANT PER CITY STD. DWG. W-3
 - PROPOSED STREETLIGHT PER P.C.&E. PLANS
 - PEDESTRIAN GATE WITH FIRE ACCESS PER CLOVIS FIRE DEPARTMENT GATES STANDARD #1.5

BUILDING DATA:

| BUILDING # | FLOORS | UNITS |
|------------|--------|-------|
| 1 | 3 | 12 |
| 2 | 3 | 18 |
| 3 | 3 | 12 |
| 4 | 3 | 12 |
| 5 | 3 | 13 |
| 6 | 2 | 6 |
| 7 | 2 | 9 |
| 8 | 2 | 9 |
| 9 | 2 | 9 |
| 10 | 3 | 18 |
| 11 | 3 | 18 |
| 12 | 3 | 13 |
| 13 | 3 | 13 |
| 14 | 2 | 9 |
| 15 | 2 | 6 |
| 16 | 2 | 6 |
| 17 | 2 | 6 |
| 18 | 2 | 9 |
| 19 | 2 | 6 |
| 20 | 2 | 9 |
| 21 | 2 | 6 |
| 22 | 2 | 9 |
| 23 | 2 | 9 |
| 24 | 2 | 6 |
| 25 | 2 | 9 |
| 26 | 2 | 9 |
| 27 | 2 | 9 |
| 28 | 2 | 9 |
| 29 | 2 | 9 |

3-STORY APARTMENT BUILDINGS
BUILDING #1-6, #10-13
TOTAL BUILDINGS: 10
TOTAL UNITS: 143

2-STORY APARTMENT BUILDINGS
BUILDING #7-9, #14-29
TOTAL BUILDINGS: 19
TOTAL UNITS: 153

TOTAL APARTMENT BUILDINGS: 29
TOTAL UNITS: 295
DENSITY: 25.0 UNITS/ACRE (NET)

SITE DATA:

PROJECT: MATHARU APARTMENTS
ASSESSOR'S PARCEL NO.: 555-031-29
ZONING: C-3, R-3, R-4
GENERAL PLAN DESIGNATION: MU-V, H
NET ACREAGE: 11.81 ACRES
514,651 SF

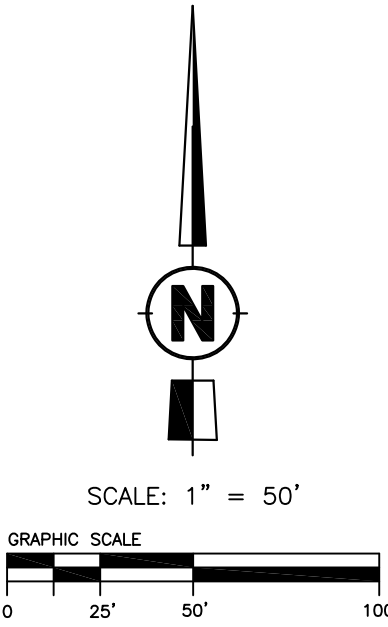
SITE COVERAGE:

BUILDING AREA:
BUILDING #7, #15-17, #19, #21: 5,407 SF
BUILDING #8-9, #14, #18, #22-29: 7,953 SF
BUILDING #1, #3-6, #12-13: 6,181 SF
BUILDING #2, #10-11: 8,061 SF
BUILDING COVERAGE: 203,281 SF (39%)
STREET (AC PAVEMENT) COVERAGE: 164,408 SF (32%)
COMMUNITY CENTER/REC/POOL COVERAGE: 12,569 SF (2%)
LANDSCAPE/SIDEWALK/OTHER COVERAGE: 27%

PARKING DATA:

GARAGE STALLS: 284
CARPORT STALLS: 50
UNCOVERED STALLS: 118
HANDICAP STALLS: 9

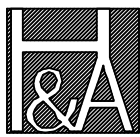
TOTAL STALLS: 461
TOTAL DENSITY: 1.6 STALLS/UNIT



SITE PLAN REVIEW

Wilson Premier Homes, Inc.

7550 N. Palm Avenue
Fresno, CA 93711
559-224-7550



Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail: lorrens@harbour-engineering.com

REVISIONS

1
OF
1

SHEET NO.

DATE: 7-2-18

SCALE: 1"= 50'

DRAWN BY: SDH

Planning Area 8-Very High Density Residential

Planning Area 8 is a very high density residential district consisting of 9.6 acres in Community Center South. PA 8 will be characterized by compact, efficient apartments, townhomes, seniors apartments and live-work units. These micro-neighborhoods are a short walk from the vibrant mixed-use on the Village Green in PA 7 and the retail and entertainment center in PA 5 (or even a quick bike ride away from the Neighborhood Commercial Center in PA 4).

Development Standards

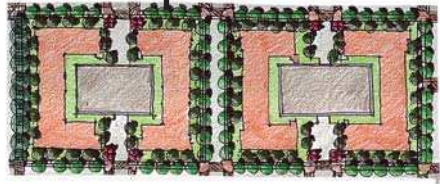
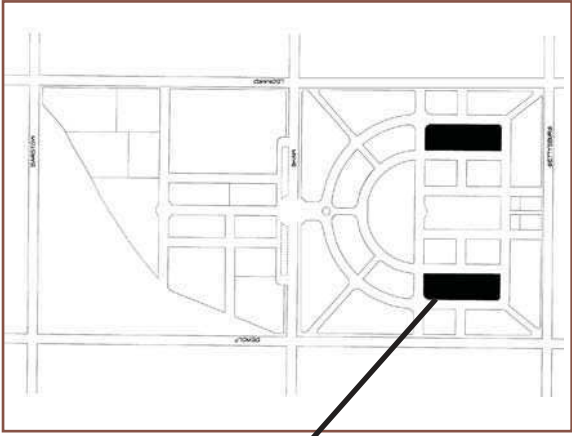
| DESIGNATION | |
|----------------------|------------------------------------|
| General Plan | Very High Density Residential |
| Base Zoning District | R-4 |
| Density Range | 25.1 to 43 dwelling units per acre |

| BUILDING INTENSITY | |
|-------------------------|-----|
| Minimum Lot Area | N/A |
| Minimum Lot Width | N/A |
| Minimum Lot Depth | N/A |
| Maximum building height | 60' |
| Maximum lot coverage | 60% |

| BUILDING SETBACKS (From Property Line) | | |
|--|-----|-------------|
| Front Yard to local road | 10' | 5' to porch |
| Side yard | 5' | |
| Corner side yard | 10' | |
| Rear yard* | 10' | |
| * Setback to alley is 5'. | | |

| MINIMUM BUILDING SEPARATION | | |
|-----------------------------|---------------|--|
| Front to Front, | 2-stories 15' | Please review latest applicable building code for construction and fire wall requirements. |
| Front to Side, | 3-stories 20' | |
| Front to Rear | 4-stories 25' | |
| OR | | |
| Rear to Rear | | |
| Side to side | 0' | |

Key Map



Planning Area 8-Conceptual Illustrative



Townhomes



Stacked Flats

Planning Area 8-Very High Density Residential (cont.)

Development Standards

| PEDESTRIAN and VEHICULAR CIRCULATION | | |
|--------------------------------------|---------------------------------|--|
| Local Roads | 36'-40' ROW see street sections | |
| Alleys | 25' ROW, see street sections | |

| PARKING | | | |
|--|---------|-----------------------------|---|
| USE | COVERED | OPEN | |
| Attached Residential* Studio, 1 & 2 BR 3+ BR | 1 | 1 | Add .5 for live-work units 1 car garage 10' x 20' 2 car garage: standard 20' x 20'; tandem 12' x 40' |
| | 1 | 2 | |
| Senior Residential Active Adult | 1 | .25 per unit .5 per unit | |
| Semi Independent | | | |
| Child Care | | 1 per 6 children | |
| *May be modified through CUP process. | | | |

| PERMITTED USES | |
|---|--|
| Stacked flats | |
| Townhomes | |
| Live-work (subject to a CUP) | |
| Apartments | |
| Senior apartments, active adult and semi-independent (subject to a CUP) | |
| Child care facility (subject to a CUP) | |
| Neighborhood pocket parks, tot-lots and open space amenities | |
| Internal pedestrian trails and bike paths | |
| Parking structure (subject to CUP) | |

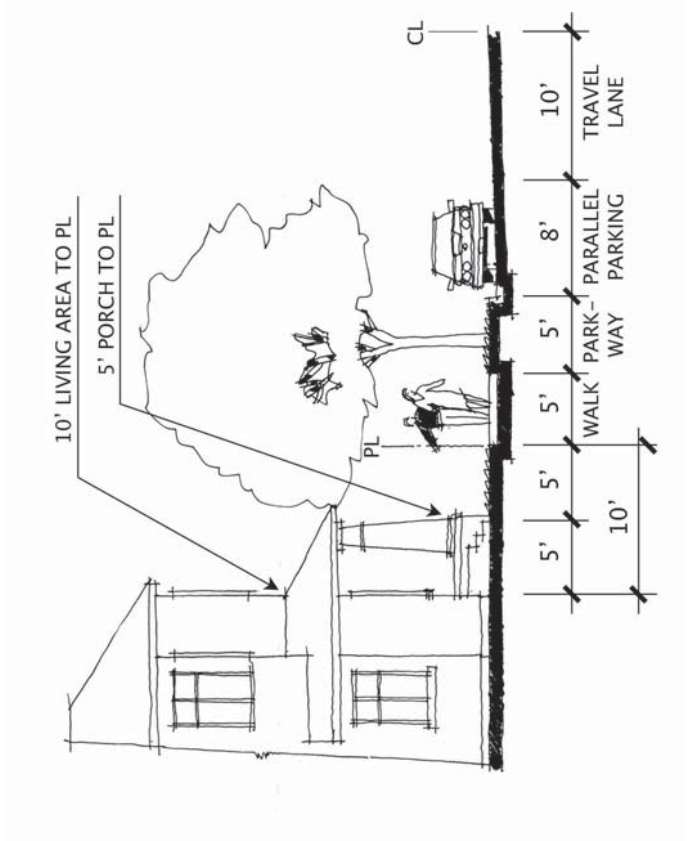
| ACCESSORY USES | |
|--|---|
| Walls and Fences | 3'-6' No block walls adjacent to collector roads. No wall over 3' in required front yard. |
| Carports | Architecture to match neighborhood theme. Lattice also acceptable |
| Trash Enclosures | Architecture to match neighborhood theme |
| Parking and pedestrian lot lights to utilize Loma Vista street and paseo standards | |



Live -work



Senior housing



Front Setback to Local Road

Planning Area 9- Mixed use on Village Green

Planning Area 9 provides for a mix of uses on a Village Green in Loma Vista's Community Center South. Retail, service, live-work units and/or mixed-use buildings should be sited to interact with the Village Green, which will contain a variety of public uses serving both community centers. This area is envisioned to have a similar look and feel of a Main Street, with the exception of the addition of a 9.2 acre park.

Development Standards

| DESIGNATION | |
|----------------------|------------------------------|
| General Plan | Community Center |
| Base Zoning District | P-C-C |
| Density Range | 7-25 dwelling units per acre |

| BUILDING INTENSITY | |
|-------------------------|-----|
| Minimum Lot Area | N/A |
| Minimum Lot Width | N/A |
| Minimum Lot Depth | N/A |
| Maximum building height | 60' |
| Maximum F.A.R. | 1 |

| BUILDING SETBACKS (From Property Line) | |
|--|--------|
| Front to San Jose | 10' |
| Front Yard to local road | 10' |
| Front to Main street | 5'-20' |
| Side yard | N/A |
| Corner side yard | 10' |
| Rear yard* | N/A |

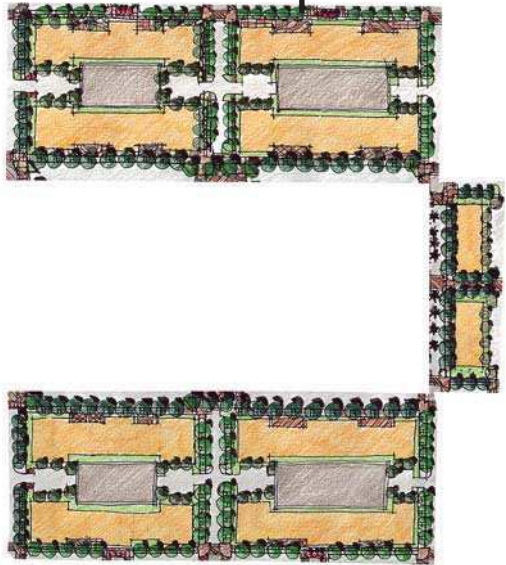
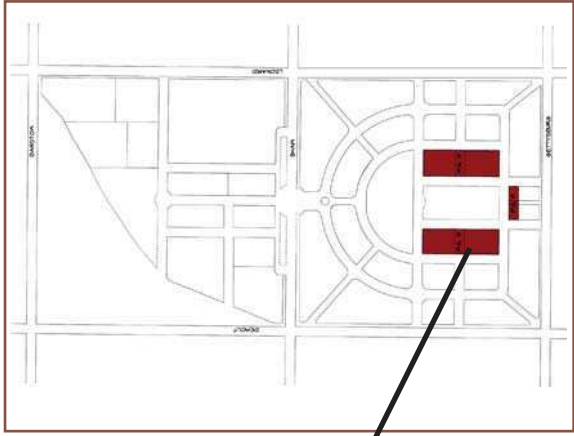
| MINIMUM BUILDING SEPARATION | | |
|--|---|--|
| Front to Front, Front to Side, Front to Rear OR Rear to Rear | 2-stories 15' 3-stories 20' 4-stories 25' | Please review latest applicable building code for construction and fire wall requirements. |
| Side to side | 0' | |



LOMA VISTA
COMMUNITY CENTERS
North & South



Key Map



Planning Area 9-Conceptual Illustrative



Village Green Illustrative Concept

Planning Area 9- Mixed use on Village Green (cont.)

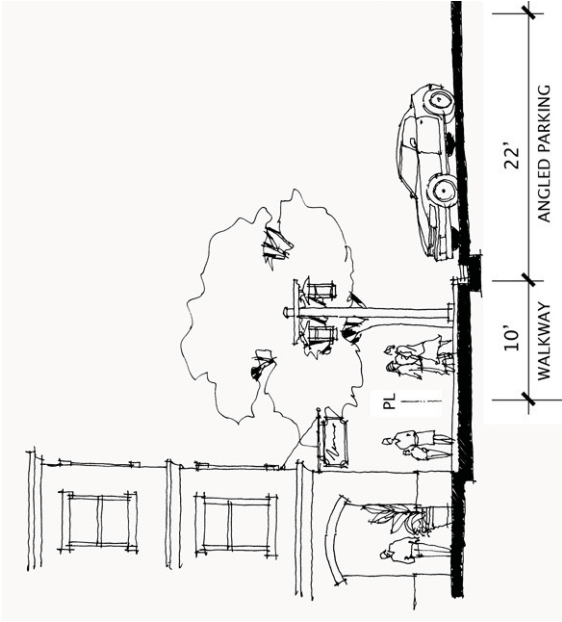
Development Standards

| PERMITTED USES |
|--|
| Retail, including bicycle shops, book stores, carpet sales, clothing and shoe stores, small drug stores, florists, gift shops, hobby and craft stores, music and video stores, boutique retail, etc. |
| Business, professional and medical/dental offices, included veterinary clinics |
| Places of worship (subject to CUP) |
| 2 & 3 floor residential (vertically mixed uses) |
| Live-work units |
| Restaurants, bakeries, delis and ice cream parlors |
| Neighborhood pocket parks & open space amenities |
| Trails and bike paths |
| Bars and cocktail lounges in conjunction with restaurant (subject to CUP) |
| Health clubs, gyms (over 5,000 SF subject to CUP) |
| Financial institutions and banks |
| Barber and beauty salons |
| Service, including laundry and photography |
| Parking garage (subject to CUP) |
| Places of worship (subject to CUP) |

| ACCESSORY USES | | |
|--|-------|---|
| Walls and fences | 3'-6' | No wall over 3' in required front yard. |
| Carports | | Architecture to match neighborhood theme. Lattice also acceptable |
| Trash enclosures | | Architecture to match neighborhood theme |
| Parking and pedestrian lot lights to utilize Loma Vista street and paseo standards | | |

| PEDESTRIAN and VEHICULAR CIRCULATION | |
|--------------------------------------|---|
| Sidewalks | All front doors must be accessed by a minimum 6' sidewalk |
| Local roads | 36'-40' ROW (See Street Sections) |
| Alleys and Service roads | 25' ROW (See Street Sections) |

| PARKING | | | |
|--|---|------|---|
| USE | COVERED | OPEN | |
| Attached Residential * Studio, 1, 2 BR 3+ BR | 1 | 1 | Add 0.5 for Live-work units 1 car garage 10' x 20' |
| | 1 | 2 | 2 car garage: standard 20' x 20'; tandem 12' x 40' |
| Business professional offices medical, dental offices/clinics | 1 per 250 square feet | | |
| | 8 for first doctor plus 5 for each additional doctor | | |
| General retail | 0-20,000 square feet - 5.4 per 1,000 gross building area | | |
| | 20,000-70,000 square feet - 5.0 per 1,000 gross building area | | |
| Restaurants, delis, bars/cocktail lounges | 70,000 square feet and over - 4.7 per 1,000 gross building area | | |
| | 0-1,000 SF- 1 per 200 SF | | |
| Financial institutions/banks | 1,000-4,000 SF- 1 per 100 SF | | |
| | 4,000 SF- 40 spaces plus 1 per 50 SF over 4,000 SF | | |
| Health club/gym | 5.4 per 1,000 gross building area | | |
| Barber/beauty salon | 1 per 100 SF | | |
| | 2 per station | | |
| *May be modified through CUP process. | | | |



Setback to Main Street



Mixed Use



Village green



Village green