



- CITY OF CLOVIS - REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: February 22, 2018

SUBJECT: Consider Approval, Res. 18-____, CUP2017-15, A request to approve a conditional use permit for a 4-story, 123-room hotel for the property located at 1450 Shaw Avenue. Triple 7/River Park Hospitality, Inc., owner; Tony Thandi, applicant; Lee Gage & Associates, representative.

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 & Floor Plans

CONFLICT OF INTEREST

None

RECOMMENDATION

Staff recommends that the Planning Commission approve conditional use permit CUP2017-15, subject to the conditions listed in Exhibit "A."

EXECUTIVE SUMMARY

The project is a 123-unit hotel on approximately 2.73 acres generally located on the south side of Shaw Avenue, east of Sierra Vista Parkway. Approval of this conditional use permit would allow the developer to proceed with site plan review and building permits.

BACKGROUND

- General Plan Designation: Office
- Specific Plan Designation: Office
- Existing Zoning: C-P (Office-Professional)
- Current Land Use: Vacant
- Adjacent Land Uses: North: P-C-C (Shopping Center)
South: (C-P) (Senior Apartments)
East: C-P (Administrative and Professional Office)
West: C-P (Professional Office) and P-C-C (Mall)
- Previous Entitlements: Rezone R80-17

PROPOSAL AND ANALYSIS

Project Description

Approval of the conditional use permit would allow for a 123-unit, 4-story hotel on an approximate 2.73 acre parcel located on the south side of Shaw Avenue east of Sierra Vista Parkway. A hotel use is permitted within the C-P Zone District with an approved conditional use permit. The proposal is located on a vacant parcel surrounded by developed professional office and senior apartments.

Consistency with Adopted Plans and Policies

General Plan

Land Use Development

The 2.73 acre site is one of the few remaining vacant properties in the area. The applicant has an opportunity to utilize the vacant property for the establishment of hotel lodging in accordance with the General Plan policies and Development Code requirements.

Staff evaluated the Project for consistency with the 2014 General Plan and the Shaw Avenue Specific Plan. The General Plan designated the site as Mixed Use Commercial, with a primary use of Commercial plus allowances for additional compatible uses such as hotel facilities.

The land use designations are designed to depict the general location, intensity, and use of lands. The land use patterns and areas identified provide the basis for more

detailed land use districts, densities, requirements, and standards established in the Development Code.

The following land use goals and policies, which emphasize the need for a variety of commercial needs and the importance of infill development, are relevant:

2014 General Plan Land Use Element

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

Policy 1.1: Open to changes. Be open to potential changes in land use, circulation, and development standards to reposition areas identified on Figure LU-5 if necessary for revitalization and redevelopment.

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.

- Strengthen and direct development towards existing communities;
- Take advantage of compact building design;
- Enhance the economic vitality of the region.

The Project proposes a 123-unit hotel facility on a vacant property designated for commercial. The Project if approved would provide diversity in hotel accommodations to the area.

Development Code and Zoning

The property is zoned C-P (Administrative and Professional Office). The C-P Zone District is intended to encourage the effective and timely development of land for commercial purposes in accordance with the objectives of the General Plan. The C-P Zone District allows for any and all uses customarily associated with office professional zoning centers and zone districts. Hotels are a category of uses that are included in commercial developments and are permitted subject to an approved conditional use permit within most commercial zone districts.

The proposed hotel meets all parking, setbacks, lot coverage and other development requirements of the Development Code.

Infill Development

The Project is inclusive of a 2.73 acre Project site. The Project site is one of the few remaining vacant properties in the area. The applicant has an opportunity to utilize the property as infill development for the establishment of hotel lodging in accordance with the General Plan policies and Development Code requirements noted above.

September 16, 2013, the City Council approved a fee reduction incentive for the core of the City (south of Sierra Avenue, west of Locan Avenue), to promote infill development. This project meets the intent of the type of infill envisioned.

Landscaping

The subject property is required to have a 40-foot from face of curb to structures and 30-foot from face of curb to parking on Shaw Avenue as well as a 10-foot setback from the southern boundary. The applicant's exhibit meets this requirement. Specific review of the landscape plan will take place with the site plan review application.

Summary Analysis

The use permit would provide for a hotel development of 2.73 acres for transient lodging.

- Because the Project would not amend the General and Specific Plans' land use diagrams intensity, there is no conflict between the proposed use and the existing land use designation.
- The proposal is consistent with the goals and policies of the General Plan and the development standards of the Development Code/Zoning addressing residential and commercial development.
- The developer will be required by conditions of approval to make necessary public improvements required by the Project. There are no conflicts with city programs, improvements, or activities.
- Based upon the Initial Study and comments received, there is no substantial evidence that the Project will have a significant effect on the environment.

Design, Building and Operational Issues

Site Design, Circulation and Public Safety Access

The Project includes 123 guest units within a four-story building and circulation and parking is proposed around the perimeter of the building. The Project includes several access points with the primary egress/ingress located on the east side of the Project from Shaw Avenue with an additional common entry driveway shared with the

development on the west. Additionally, there is an emergency access gate proposed at the southeast corner of the Project.

Fire Department staff has reviewed the proposed access points and has indicated that the southerly access point requires additional measures to facilitate emergency vehicle access (EVA). The applicant's exhibit identifies a metal gate at the southeast corner of the Project. Per Fire Department recommendation, the applicant has agreed to install the metal gate with Fire Department approved access hardware/locking mechanisms. This gate will be used solely for emergency service personnel, but may include a pedestrian access gate to provide patrons of the hotel direct access to the adjacent senior facility for visitation of family members. Staff has included a condition of this requirement within the attached conditions of approval.

Commercial Building Height

The Development Code permits a maximum 40-foot building height in commercially zoned districts. The Project includes an overall height of 55 feet. There have been several examples of a conditional use permit used to allow over-height hotels such as the recently approved Home2Suites Hotel at Clovis and Santa Ana Avenue and La Quinta currently under construction at Clovis Avenue north of Shaw Avenue. The Commission has the ability to approve additional stories and height through the use permit process. Staff has included a condition of approval for Planning Commission consideration to allow the over-height for this building.

Signage

The Development Code allows freestanding sign height and area based on the street frontage of the project site. The Project has approximately 180 lineal feet of street frontage granting the applicant the ability to utilize a freestanding sign of up to 14 feet high with a maximum sign area not to exceed 60 square feet in face area. Additionally, on-building sign area is determined by the building's frontage. The Project has a proposed building frontage of approximately 250 feet, therefore, the Project may utilize up to 100 square feet of on-building sign area.

Permanent signage is subject to staff review of a formal sign review submittal and approval. Staff has included a condition of this requirement within the attached conditions of approval.

Parking

With 123 units, a total of 146 parking spaces are required. The Project includes 148 parking spaces. Parking has been analyzed and found to be adequate for the guests that the Project will serve.

Exterior Elevations

The applicant has submitted elevations for the proposed hotel. Staff has reviewed the elevations and will review specific colors, materials and additional architectural components during the site plan review approval process.

Units, Floor Plans

The developer is proposing four floor levels within the hotel structure. The first floor will include the lobby, registration, lounge, fitness center, and 15 units. The second, third and fourth floor of hotel rooms will each contain 36 units.

Public Comments

A public notice was sent to area residents within 400 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.

Conditional Use Permit

The following are the findings the Commission must make to approve the CUP, along with an analysis of those findings based upon the record.

1. The Project is consistent with the General Plan and any applicable specific plan.

The applicant is proposing to develop a four-story, 123-unit hotel facility utilizing the development standards of the General Plan and the City's Development Code. The proposed use is consistent with the General Plan commercial land use diagrams and land use goals and policies which, together with the Development Code, provide for hotel facilities in commercial zones of the City subject to a conditional use permit.

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

The proposed use is located within the Office land use designation of the General Plan. The Property is zoned C-P. Uses customarily associated with office and commercial

centers, including hotels, are typical uses allowed within Office designated parcels. The applicant is proposing a Project that introduces 123 units with the intent of integrating additional lodging facilities into the Shaw corridor community. Hotel facilities are allowed in most Commercial Zone Districts with a conditional use permit. The proposal is consistent with the conditional use permit requirements for parking, setbacks, building layout and development.

3. The design, location, size, and operating characteristics of the Project 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 health, safety, or general welfare of the City.

The proposed hotel would provide the first transient lodging along Shaw Avenue east of Clovis Avenue. The hotel use has been analyzed specific to noise, traffic, pedestrian safety, aesthetics, parking, neighborhood character, and other issues. The use is compatible with the commercial components of Shaw Avenue and provides a convenient use adjacent to the Claremont Senior Apartments to the south, and the Sierra Vista Mall to the west.

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

The Project is proposed on a vacant 2.73 acre site located along Shaw Avenue east of Sierra Vista Parkway. The proposed 123-unit hotel facility fits well on this parcel with adequate setbacks, parking, landscaping, on site circulation, and ingress and egress, as shown on the Site Plan (Exhibit "B"). The site's location is in close proximity to neighboring services with available access directly to those services without vehicular constraints.

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.

Staff has analyzed and determined that there are adequate provision for access, water, sanitation, utilities and services and that the project would not be detrimental to public health and safety. The Conditions of Approval set forth in Exhibit "A" are necessary to make the foregoing findings, and are otherwise necessary to protect the public health, safety, and general welfare of the citizens of Clovis.

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

Staff has determined that the proposed project would not have any negative effect or significant impacts on the environment. The project is an infill development surrounded by existing development. This Project is in substantial conformance with the environmental analysis performed for the General Plan and Shaw Avenue Specific Plan. Subsequently, a sewer study conducted for the Project found that the hotel use can be accommodated.

California Environmental Quality Act (CEQA)

The Project is in substantial conformance with the environmental analysis performed for the General Plan and Shaw Avenue Specific Plan. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project, therefore, subject to CEQA Sections 15162 and 15182 no further environmental review is required for this project.

The City published notice of this public hearing in *The Business Journal* on Wednesday, February 7, 2018.

FISCAL IMPACT

None

REASONS FOR RECOMMENDATION

Findings for approval of a conditional use permit application are as follows:

1. That the site for the proposed use is adequate in size and shape to properly accommodate such use;
2. That the street plan in the neighborhood is adequate to handle the traffic generated by the proposed use;
3. That the proposed use will have no adverse effect on abutting properties and the permitted use thereon;
4. That the conditions of approval stated in the resolution are deemed necessary to protect the public health, safety, and general welfare; and
5. That, based upon the Initial Study and comments received, there is no substantial evidence that the project will have a significant effect on the environment.

The Project is consistent with the goals and policies of the General Plan and Zoning and provides a diversity of land use within a vacant commercial property; Therefore, staff recommends that the Planning Commission approve CUP2017-15, subject to the conditions of approval listed as Exhibit "A".


ACTIONS FOLLOWING APPROVAL

None

NOTICE OF HEARING

Property owners within 400 feet notified: 31
Interested individuals notified: 10

Prepared by: Orlando Ramirez, Senior Planner

Reviewed by: 
Bryan Araki
City Planner

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**FIGURE 1
PROJECT LOCATION MAP**



EXHIBIT "A"
Conditions of Approval – CUP2017-15

Planning Division Conditions

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

1. All conditions of this use permit shall be addressed prior to operation of the facility.
2. Conditional Use Permit CUP2017-15 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.
3. This conditional use permit approves a four-story hotel facility to be located within the property located at the 1450 Shaw Avenue. Any changes in use may require an amendment to the Conditional Use Permit.
4. This conditional use permit approves a building height of 55 feet to the top of the roof.
5. Any outdoor modifications to the site shall require an amendment to the site plan review.
6. All signs for this use shall comply with the Clovis Sign Ordinance and require separate sign permits. Temporary signs shall be per Code and the use of mascots and sign waivers shall be prohibited.
7. There shall be no lighted signs placed on the south side of the building.
8. All employee parking shall occur on site.
9. Succession or abandonment of this use for a period of exceeding 90 days shall be cause for scheduling of a revocation hearing for this conditional use permit.
10. The landscaping along the street frontages shall be maintained and not needlessly removed.
11. Landscaping shall comply with CMC section 6.5.501 et seq., Water Efficient Landscape Requirements, as amended in March 2010.
12. The developer shall provide an accessible pedestrian connection from the City sidewalk to the front entrance of the hotel. Pedestrian paths across parking areas are required to be of a contrasting material such as stamped concrete, asphalt or pavers.

13. The developer shall maintain/install a minimum six-foot high masonry wall along the southern property line that shall be maintained by the commercial property owner. The minimum height shall be measured from the highest finished grade on each side of the wall or the top of pavement of the hotel parking lot (whichever higher).
14. Delivery trucks shall not be left to idle on the south side of the building.
15. 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.
16. Operation of the site shall conform to the Clovis noise and vibration standards (CMC §9.22.080 and §9.22.100).
17. The applicant shall obtain a recorded Reciprocal Parking Agreement with the property to the west and a copy to be kept on file with the city.
18. The reciprocal drive lanes shall remain clear of barriers, fencing and other similar devices.
19. A parking ratio of 1.2 spaces for each guest room.

Police Department Conditions

(Curtis Shurtliff, Department Representative - 324-2400)

20. Construction work shall be limited to the hours set forth in the Clovis Municipal Code. (CMC § 5.18.15.)
21. 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).)
22. Emergency phone numbers for responsible parties shall be kept current during the building phase of the project.
23. All construction materials shall be located within a secured area or monitored by security staff during non-construction hours.

FIRE Department Conditions

(Gary Sawhill, Department Representative - 324-2224)

Roads / Access

24. ***Reciprocal Access Agreement:*** The applicant shall provide a signed reciprocal access agreement with the adjoining property for the use of the common drives

and road system prior to the issuance of building permits.

25. **Turning Radius:** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')
26. **Two Points of Access:** 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.
27. **All Weather Access:** 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 #1.3.
28. **Fire Lane:** The fire lanes shall have the curbs painted red as per Clovis Fire Department Standard #1.1 and identified on site plan.
29. **Fire Apparatus Access Roads (26'):** 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').
30. Access Roads greater than 150 feet in depth shall have an approved turn around, hammer head or cul-de-sac per Clovis Fire Department Standards and the California Fire Code
31. **Existing Fire Apparatus Access Road serving Claremont Senior Apartments:** The existing access shall be paved with a new access gate and roadway per CFD standard #1.5 into the Claremont Apartments. Plans shall be submitted and be approved by the fire code official.
32. **Fire Access – Landscape Obstruction:** Landscaping trees or shrubs located adjacent to the fire access drives shall be of the type that will not impede fire access due to their growth process.
33. **Rapid Entry Lock Box:** The applicant shall install an approved Rapid Entry Lockbox in accordance with approved Clovis Fire Department Standard #1.6. Contact Clovis Fire Prevention Division for the lockbox installation location(s) and the required application for a Lockbox.

Water Systems

34. **Commercial Fire Hydrant:** The applicant shall install two (2), 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.

35. **Vehicle Impact Protection:** The applicant must install protection posts that meet the City of Clovis specifications according to Clovis Fire Department Standard #1.7.
36. **Looped Water Main:** The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department.

Fire Protection Systems

37. **Hotel/Motel Fire Sprinklers:** The applicant shall install an automatic fire sprinkler system in all hotel/motels as per NFPA 13 standards as approved by the Fire Department.
38. A fire pump will be required. Fire pump room shall be designed per NFPA 20, Section 4.12. Standpipes are required for buildings over three stories.
39. **Underground Fire Service Line Installation:** 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. Installation shall be done by a California Licensed contractor. 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.
40. **FDC Location:** The Fire Department Connection to the automatic fire sprinkler system shall be reviewed and approved by the Clovis Fire Department before installation.
41. **Fire Alarm System:** The applicant shall install an automatic fire alarm system. When actuated, the alarm-initiation devices shall activate an alarm signal, which is audible throughout the building as per NFPA 72. Applicant shall submit plans for review and approval prior to installation of fire alarm components.
42. **Fire Extinguishers:** The applicant shall install approved fire extinguishers, 2A-10BC minimum rating, one (1) per each 6000 square feet, with a maximum travel of seventy-five feet (75') from any point in building. These should be located and approved by the Clovis Fire Department prior to building occupancy.
43. **Smoke Detectors Duct Work:** Smoke detectors are to be mounted in supply duct work of new air conditioning systems supplying greater than 2000 CFM. The detectors shall be wired to shut off the air handling unit when smoke is detected. Where multiple Air Handling Units supply a single area; there shall be a global

shut-down of those AHU's. Where smoke detectors are installed in concealed locations more than 10 feet above finish floor or in an arrangement where the detectors alarm or supervisory indicator is not visible, the detector shall be provided with remote alarm or supervisory indication. A smoke detection shut-off test is required in the presence of a Clovis Fire Department Inspector.

Building Information

44. **Address Numbers:** Address numbers shall be installed on every building as per adopted Clovis Fire Department Standard #1.8. Large commercial, industrial buildings may require additional building addressing on the back side of the building as approved by Clovis Fire Department.
45. **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.
46. **Fire Safety and Evacuation Plan:** An approved fire safety and evacuation plan shall be prepared and maintained in this occupancy at all times. The fire safety and evacuation plans shall be reviewed or updated annually or as necessitated by changes in staff assignments, occupancy, or the physical arrangements of the building. The plan may be submitted to the Clovis Fire Department for review and approval.
47. **Exit Signage:** The path of exit travel to and within exits in a building shall be identified by illuminated exit signs conforming to the requirements of the California Fire Code.
48. **Emergency Lighting:** The applicant shall install emergency lighting with battery backup or an approved alternate in accordance with the California Fire Code.
49. **Stairway Identification:** Stairway identification signs shall be located at each floor level in all enclosed stairways. Identification signage shall comply with the California Fire Code.
50. **Electrical Rooms Exits:** Exit doors in equipment rooms with equipment rated greater than 800 amperes and more than 6 feet in width shall be equipped with doors that swing in the direction of egress and shall be equipped with panic or fire exit hardware.
51. 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.

San Joaquin Valley Unified Air Pollution Control District Conditions

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

52. Applicant shall refer to the SJVAPCD suggested rules and mitigation measures.

Fresno Metropolitan Flood Control District Conditions

(Denise Wade, FMFCD Representative – (559) 456-3292)

53. Applicant shall comply with the requirements of the FMFCD.

Fresno Irrigation Department Conditions

(Chris Lundeen, FID Representative - 233-7161 ext. 7410)

54. 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)

55. 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.

**DRAFT
RESOLUTION 18-_____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A
CONDITIONAL USE PERMIT FOR A 4-STORY HOTEL FOR PROPERTY LOCATED AT 1450 SHAW
AVENUE.**

WHEREAS, Tony Thandi, P.O. Box 2700, Fresno, CA 93745, has applied for a Conditional Use Permit CUP2017-15; and

WHEREAS, this is a request to approve a conditional use permit for a 4-story, 123-room hotel to be located on property at 1450 Shaw Avenue, in the City of Clovis, County of Fresno; and

WHEREAS, a public notice was sent out to area residents within 400 feet of said property boundaries ten days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on February 22, 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, based upon the Initial Study and comments received, there is no substantial evidence that the project will have a significant effect on the environment.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Clovis Planning Commission does approve CUP2017-15, subject to the attached conditions labeled Exhibit "A."

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on February 22, 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: February 22, 2018

Paul Hinkle, Chair

ATTEST:

Dwight Kroll, AICP, Secretary

November 22, 2017

George Gonzalez
City of Clovis
Department of Planning and Development Services
1033 Fifth Street
Clovis, CA 93612

Project: CUP 2017-15 and SPR 2017-23

District CEQA Reference No: 20171278

Dear Mr. Gonzalez:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the conditional use permit project referenced above consisting of the construction of a 4-story, 123 unit hotel (Project), located at 1450 Shaw Avenue, in Clovis, CA. The District offers the following comments:

1. Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SO_x), 15 tons per year of particulate matter of 10 microns or less in size (PM₁₀), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM_{2.5}). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. Based on information provided to the District, the proposed Project would equal or exceed 2,000 square feet of commercial space. Therefore, the District concludes that the proposed Project is subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

3. Particulate Matter 2.5 microns or less in size (PM_{2.5}) from under-fired charbroilers (UFCs) pose immediate health risk. Since the cooking of meat can release carcinogenic PM_{2.5} species like polycyclic aromatic hydrocarbons (PAH), controlling emissions from under-fired charbroilers will have a substantial positive impact on public health.

Charbroiling emissions occur in populated areas, near schools and residential neighborhoods, resulting in high exposure levels for sensitive Valley residents. The air quality impacts on neighborhoods near restaurants with UFCs can be significant on days when meteorological conditions are stable, when dispersion is limited and emissions are trapped near the surface within the surrounding neighborhoods. This potential for neighborhood-level concentration of emissions during evening or multi-day stagnation events raises environmental concerns.

In addition, the cooking emissions source category is one of the largest single contributors of directly emitted PM_{2.5} in the Valley. Photochemical modeling conducted for the 2012 PM_{2.5} Plan showed that reducing commercial charbroiling emissions is critical to achieving PM_{2.5} attainment in the Valley.

The District committed to amend Rule 4692 (Commercial Charbroiling) in 2016, with a 2017 compliance date, to add emission control requirements for UFCs, as committed to in the District's 2012 PM_{2.5} Plan. Installing charbroiler emissions control systems during construction of new facilities is likely to result in substantial economic benefit compared to costly retrofitting.

Therefore, the District strongly recommends that your agency require new restaurants that will operate UFCs to install emission control systems during the construction phase. To ease the financial burden for Valley businesses that wish to install control equipment before it is required, the District is offering incentive funding during the time leading up to the amendment to the rule. Restaurants with UFCs may be eligible to apply for funding to add emission control systems. Please contact the District at (559) 230-5858 for more information.

4. The proposed Project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM₁₀ Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of

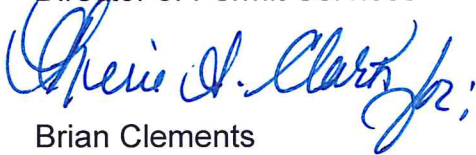
rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

5. The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services

A handwritten signature in blue ink that reads "Cherie A. Clark". The signature is stylized with a large initial 'C' and a trailing flourish.

Brian Clements
Program Manager

AM: cc

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

File No. 210.433

Page 1 of 5

PUBLIC AGENCY

GEORGE GONZALEZ
PLANNING AND DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH STREET
CLOVIS, CA 936112

DEVELOPER

TONY THANDI
PO BOX 2700
FRESNO, CA 93745

PROJECT NO: **2017-015**

ADDRESS: **1450 SHAW AVE.**

APN: **499-031-17**

SENT:

12/11/17

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
3D	\$0.00	NOR Review *	\$95.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$482.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$577.00		

* The Development Review Service Charge shown above is associated with CL SPR 2017-023 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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 2/28/18 based on the site plan submitted to the District on 11/16/17 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

CL
CUP
No. 2017-015

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

Page 2 of 5

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

1. ___ a. Drainage from the site shall
 X b. Grading and drainage patterns shall be as identified on Exhibit No. 1
 ___ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
 ___ Developer shall construct facilities as shown on Exhibit No. 1 as
 X None required.
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
 X 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:
 X 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:
 X 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. X 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. 2017-015

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

Page 3 of 5

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



Robert Villalobos
Project Engineer

CL
CUP
No. 2017-015

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 5

CC:

LEE GAGE & ASSOCIATES

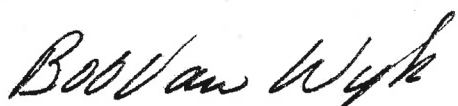
7636 N. INGRAM AVE., SUITE 107

FRESNO, CA 93711

CL CUP No. 2017-015

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

Page 5 of 5

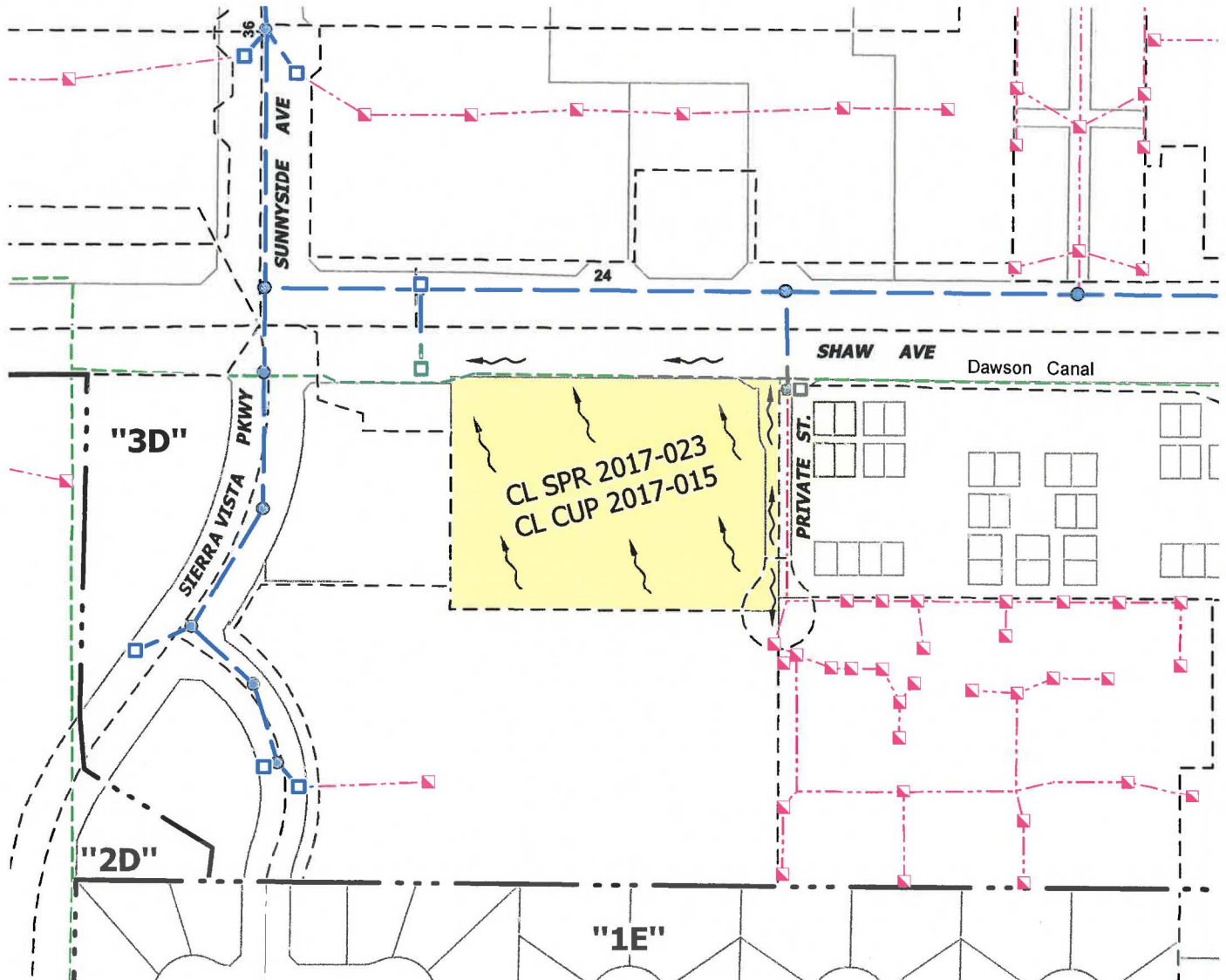
<h1>POLICY MANUAL</h1>	Date Adopted: September 11, 1981
Classification: FLOOD PLAIN MANAGEMENT	Date Last Amended: August 10, 2005
	Subject: Flood Plain Policy
	Approved By: 

Because of the relatively high velocities and volumes of flood flow associated with primary flood plains, and because the primary flood plain is responsible for passing the greatest percentage of the flood event, development located in such flood plains is subject to substantial risk, both to itself and to others as a result of the potential for blockage and diversion of flood waters. In view of these factors:

Policy:

- (1) All proposed development activity shall reference the Flood Insurance Rate Map to determine if it is located in a 100-year flood plain (special flood hazard areas inundated by a 100-year flood) "Primary Flood Plain". Any project not located within a FIRM or located in any area where the FIRM is determined to be inaccurate shall be the subject of a detailed hydrological flood hazard investigation to determine the relationship of the proposed development to the primary flood plain; and, further, to identify the calculated water surface elevation of the 100-year flood event.
- (2) The development must be properly flood proofed below the calculated water surface elevation of the 100-year flood event.
- (3) All development and/or permanent improvement activity which, if located within the primary floodway, may unduly impede, retard or change the direction of flow of water either, by itself, or by the catching or collecting of other debris or is placed where the flow of water would carry such obstruction downstream to the damage or detriment of either life or property, should not be permitted.
- (4) The development shall not cause displacement of any and all floodwaters from that portion of the flood plain to be developed.

NOTE: THIS MAP IS SCHEMATIC.
DISTANCES, AMOUNT OF CREDITABLE
FACILITIES, AND LOCATION OF INLET
BOUNDARIES ARE APPROXIMATE.



LEGEND

- Existing Master Plan Facilities
- - - Private Facilities
- - - FID Facilities
- - - Inlet Boundary
- - - Drainage Area Boundary
- ~ Direction Of Drainage



1" = 200'

CL SPR 2017-023
CL CUP 2017-015
DRAINAGE AREA "3D"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



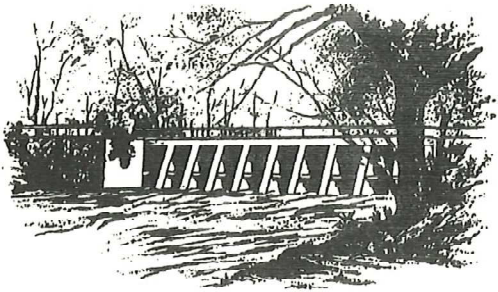
Prepared by: keithr
Date: 12/6/2017
Path: K:\Autocad\DWGS\0EXHIBIT\CLSPR\2017-023.mxd

OTHER REQUIREMENTS
EXHIBIT NO. 2

In an effort to improve storm water runoff quality, outdoor storage areas shall be constructed and maintained such that material which generates contaminants will not be conveyed by 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.

Development No. CL CUP 2017-015



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

November 20, 2017

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

RE: Condition Use Permit Application No. CUP2017-15, SPR 2017-23
S/E Shaw and Sunnyside avenues
FID's Dawson No. 114

Dear Mr. Gonzalez:

The Fresno Irrigation District (FID) has reviewed the Condition Use Permit Application No. CUP2017-15 and SPR2017-23 for which the applicant request to allow for proposed new 4-story, 123 unit hotel, APN: 499-031-17. FID has the following comments:

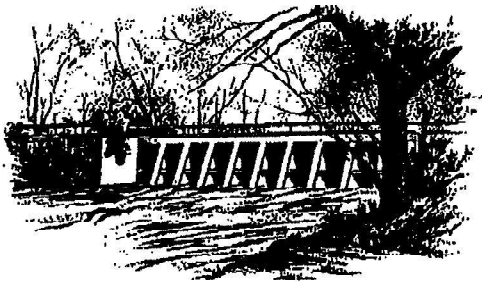
1. FID previously reviewed and commented on the subject property on August 11, 2017 as Development Review Committee Application No. 2017-38. Those comments and conditions still apply and a copy has been attached for your reference.

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 Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
**FRESNO
IRRIGATION DISTRICT**

TELEPHONE (559) 233-7181
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93728-2208

August 11, 2017

Maria Spera
City of Clovis
Planning Division
1033 Fifth Street
Clovis, CA 93612

RE: Development Review Committee Application No. 2017-38
S/E Shaw and Sunnyside avenues
FID's Dawson No. 114

Dear Ms. Spera:

The Fresno Irrigation District (FID) has reviewed Development Review Committee Application No. 2017-38 for which the applicant proposes 5 story hotel and parking stalls, APN: 499-031-17. FID has the following comments and conditions are as follows:

Area of Concern

1. FID's Dawson No. 114 Pipeline runs westerly along the south side of Shaw Avenue and traverses the north side of the subject property, as shown on the attached FID exhibit map, in a 15 feet wide exclusive easement February 11, 1975 as Doc. No. 9787 O.R.F.C. and will be impacted by the proposed project.
2. The attached plans for the Dawson Pipeline indicate that a portion of the pipeline was installed in 1975 (42 years old) as 20-inch diameter Cast in Place Monolithic Concrete Pipe (CIP-MCP). CIP-MCP is a non-reinforced monolithic pipe that is easily damaged, extremely prone to leaks, and does not meet FID's current standards for developed (residential, industrial, commercial) parcels or urban areas and will need to be improved as part of the proposed project.
3. Pipe Requirement – FID requires the applicant pipe across the subject property, approximately 375 feet, with 20 or 21-inch inside diameter ASTM C-361 B-25 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and that the Developer enter into an agreement with FID for that purpose.
 - a. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the

G:\Agencies\Clovis\DRC Meetings\2017-38.doc

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

pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. FID requires external wrap be installed at all pipeline joints within the subject property or any areas where root intrusion may be a future concern based on the proposed improvement at the time of review. This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. The product that has been approved is known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by FID.

4. Easement Requirements – FID requires the applicant grant to FID an additional 15 feet wide exclusive pipeline easement and an agreement be entered into with FID for that purpose.

General Comments

5. FID requires the applicant and or the applicant's engineer contact FID at their earliest convenience to discuss specific requirements.
6. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing the final map.
7. FID does not allow FID owned property or easements to be in common use with public utility easements but will in certain instances allow for its property to be in common use with landscape easements if the City of Clovis enters into the appropriate agreement.
8. FID requires the applicant to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
9. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
10. Footings of retaining walls shall not encroach onto FID property/easement areas.
11. FID requires its review and approval of all Private and Public facilities that encroach into FID's property/easement. If FID allows the encroachment, the Public or Private party will be required to enter into the appropriate agreement which will be determined by FID.
12. For informational purposes, FID's Jefferson No. 112 Pipeline runs northerly and crosses Shaw Avenue approximately 465 feet west 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 or in the vicinity of this pipeline, FID requires it review and approve all plans.

13. The proposed development may negatively impact local groundwater supplies. The area is currently open land with little to no. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID suggests the City 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.
14. 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.
15. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses.

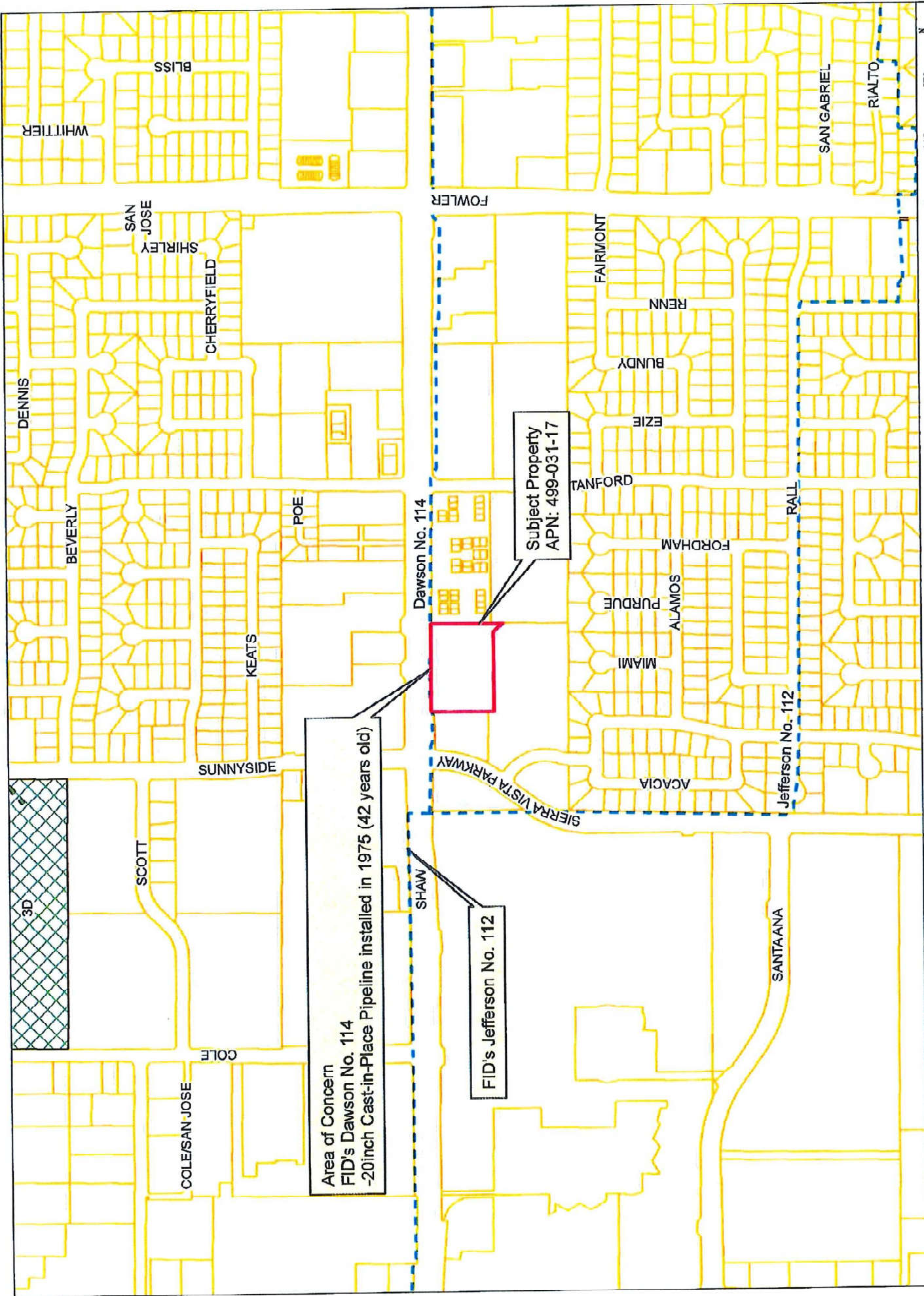
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



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

Scale: 1 inch = 561.41 feet
 Data Source: 8/16/2017 2:00:13 PM
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County of Fresno

DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director
Dr. Ken Bird, Health Officer

November 17, 2017

LU0019250
LU0019097
2604

George Gonzalez, Associate Planner
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Mr. Gonzalez:

PROJECT NUMBER: **CUP2017-15, SPR2017-23**

Proposed construction of a 4-story, 123 guestroom hotel with swimming pool and parking.

APN: 499-031-17

ZONING: C-P

ADDRESS: 1450 Shaw Avenue

Recommended Conditions of Approval:

- Construction permits for the proposed hotel 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.
- Construction permits for the proposed hotel 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.
- The applicant shall be advised that any proposal for food service, including self-serve continental breakfast type foods or the sale of commercially prepackaged food products will 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.
- Prior to operation, the applicant shall apply for and obtain permits to operate food facilities 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.
- Should the applicant propose alcohol sales, then prior to sales they shall obtain their license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.

Promotion, preservation and protection of the community's health

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

(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Opportunity Employer

www.co.fresno.ca.us • www.fcdph.org

- Prior to the issuance of building permits, the applicant shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Recreational Health Program at (559) 600-3357 for more information.
- Prior to operation, the applicant shall apply for and obtain a permit to operate a public swimming pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.
- 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 tenant 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 (<http://cers.calepa.ca.gov/> or <https://www.fresnocupa.com/>). 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

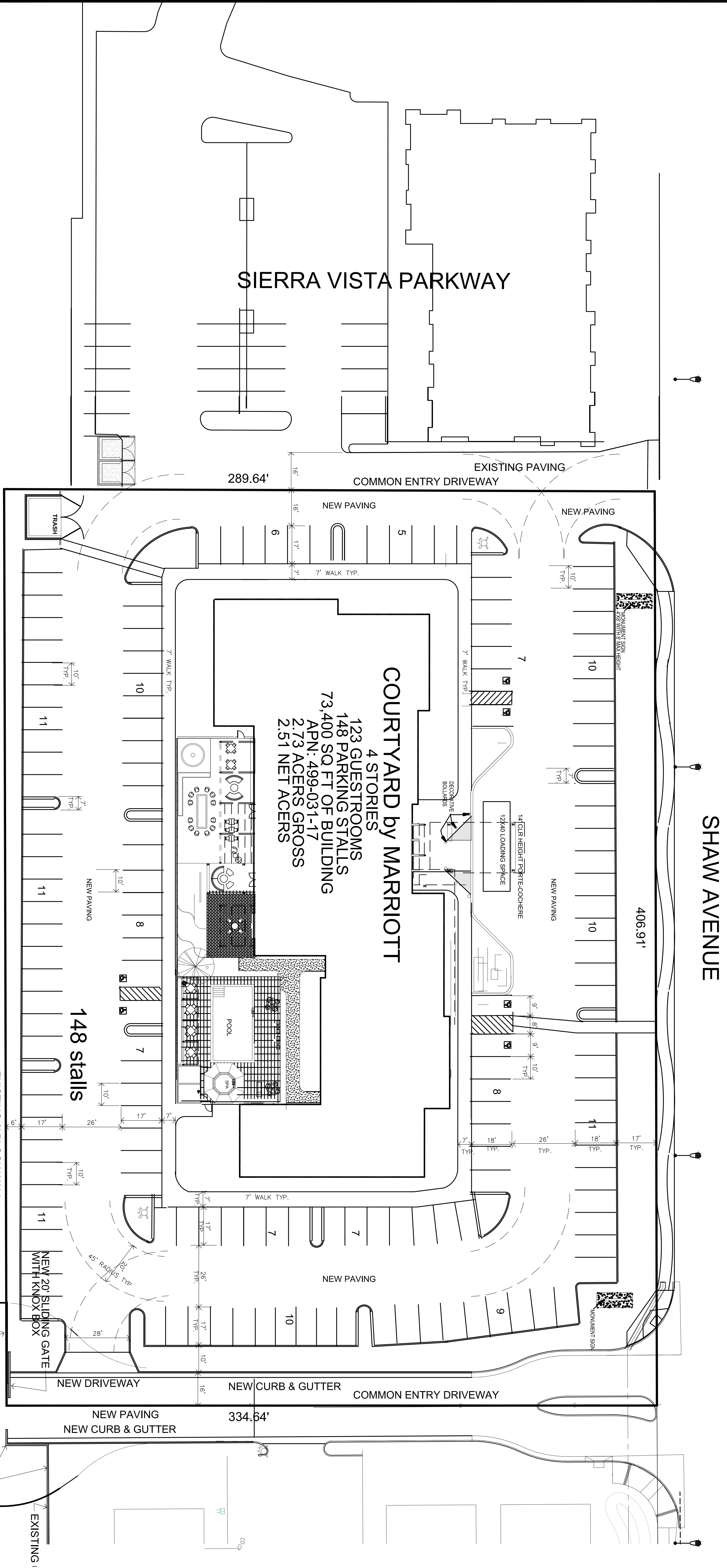
(559) 600-3271

kt

cc: Rogers, Moreno, Baruti, Kalugin & Sauls- Environmental Health Division (CT. 58.01)
Tony Thandi- Applicant (tonythandi1@yahoo.com)



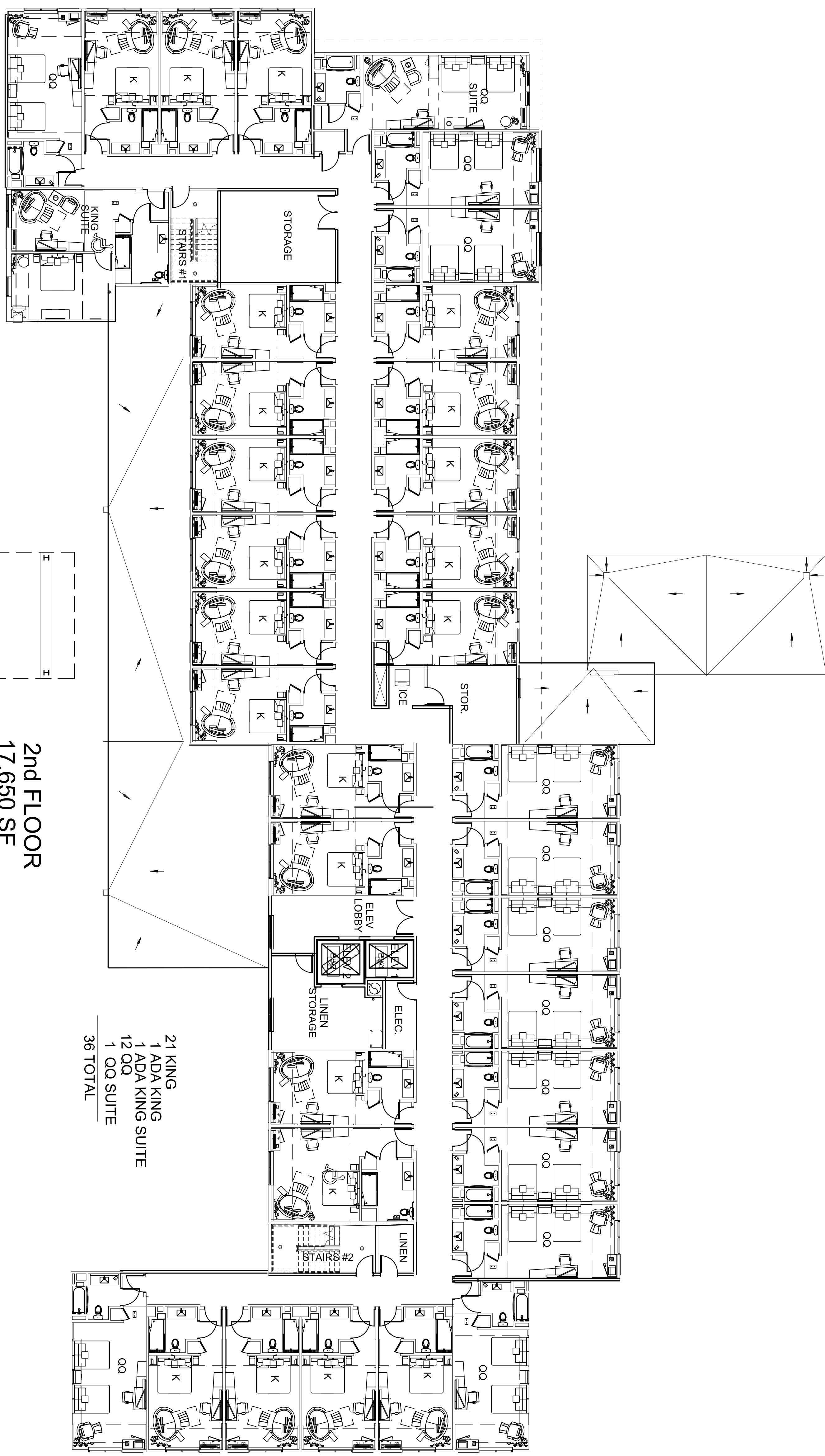
VICINITY MAP



SITE PLAN
SCALE: 1/2" = 20'
0 1 5 10 25 50 100 FEET

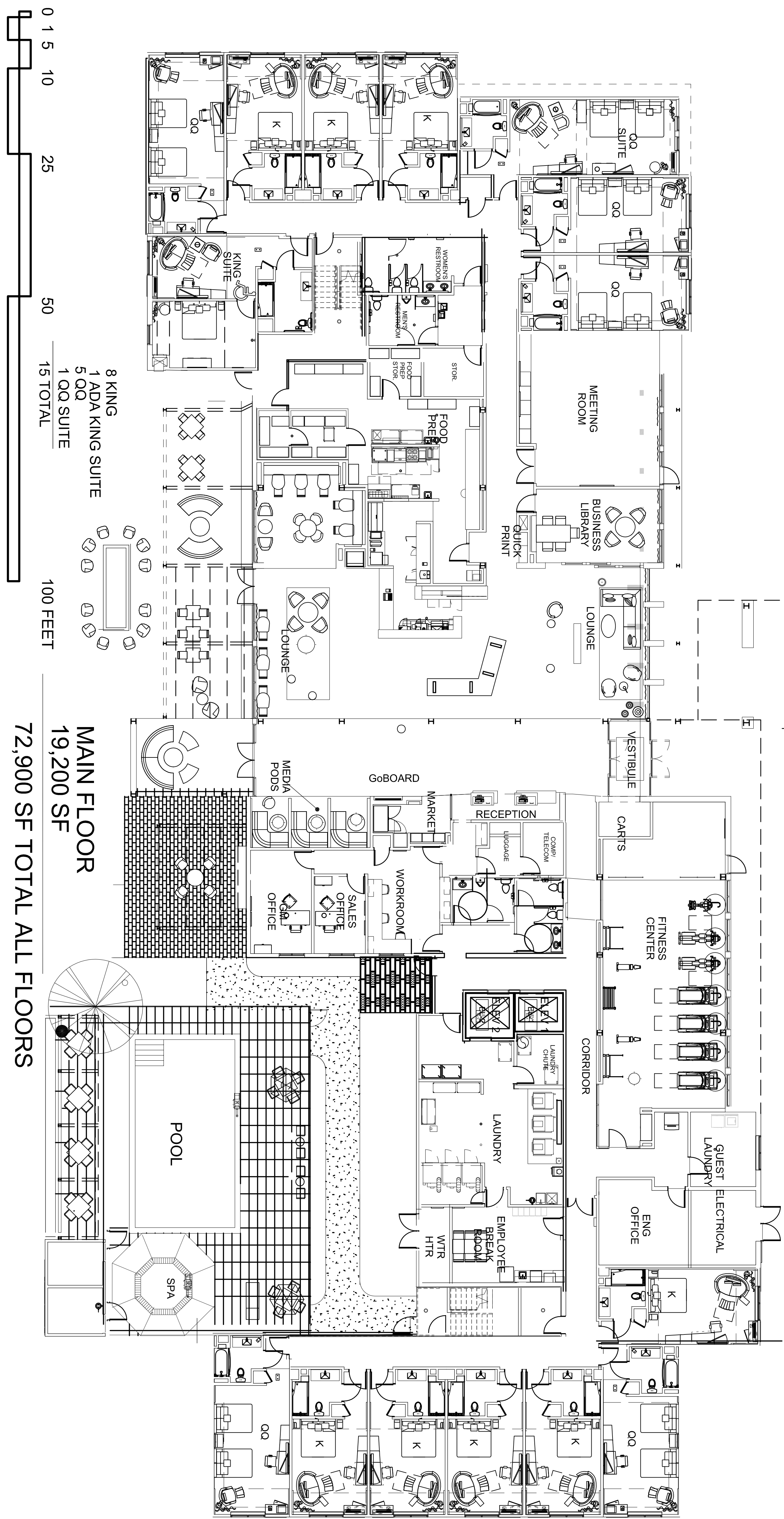
EXHIBIT B

SITE PLAN



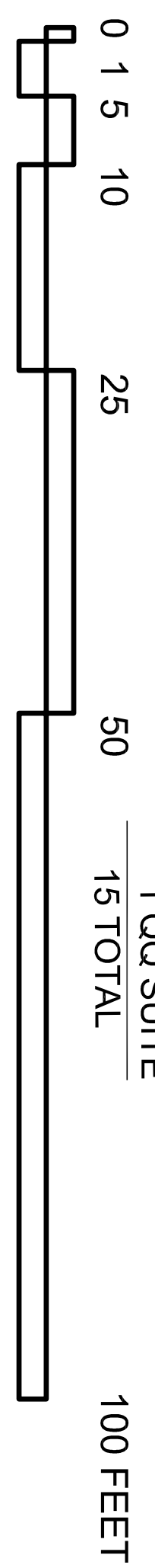
2nd FLOOR
17,650 SF

21 KING
1 ADA KING
12 ADA KING SUITE
12 QO
1 QO SUITE
36 TOTAL



MAIN FLOOR
19,200 SF
72,900 SF TOTAL ALL FLOORS

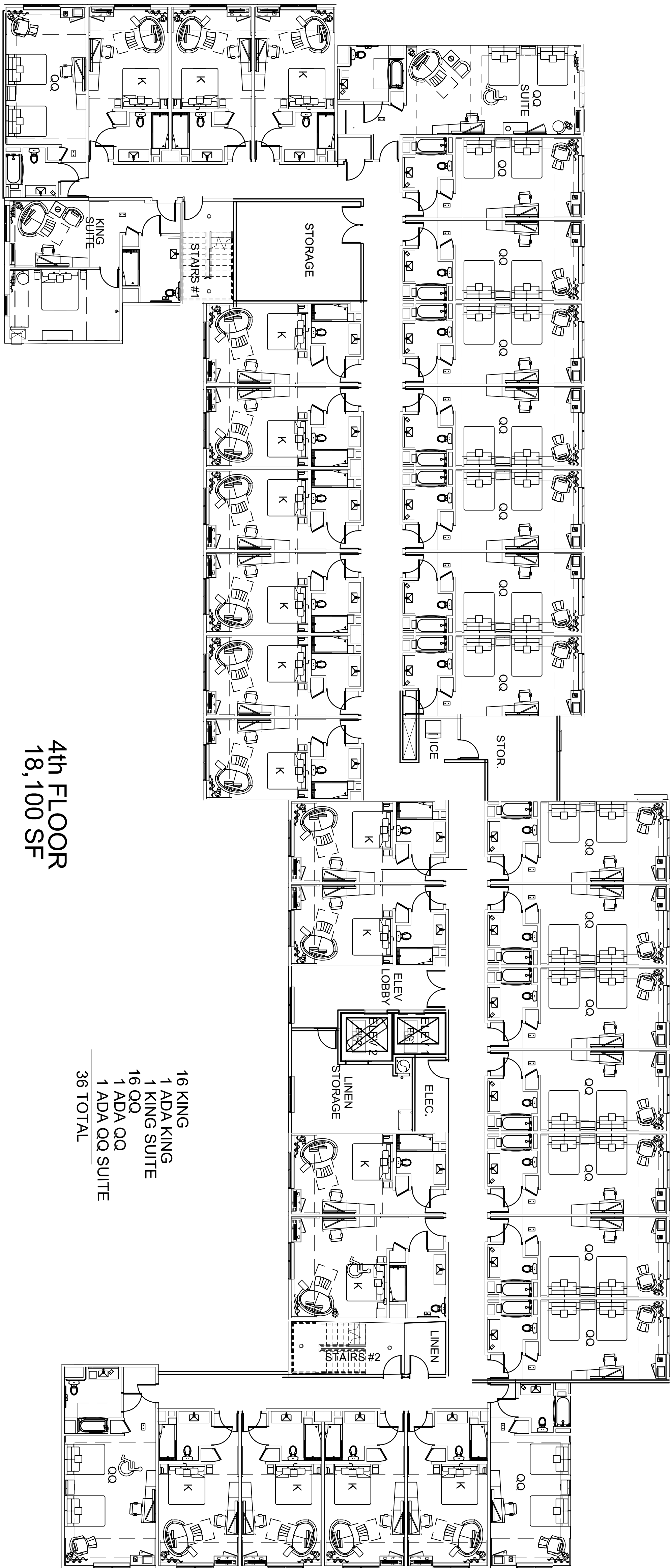
8 KING
1 ADA KING SUITE
5 QO
1 QO SUITE
15 TOTAL



FLOOR PLANS

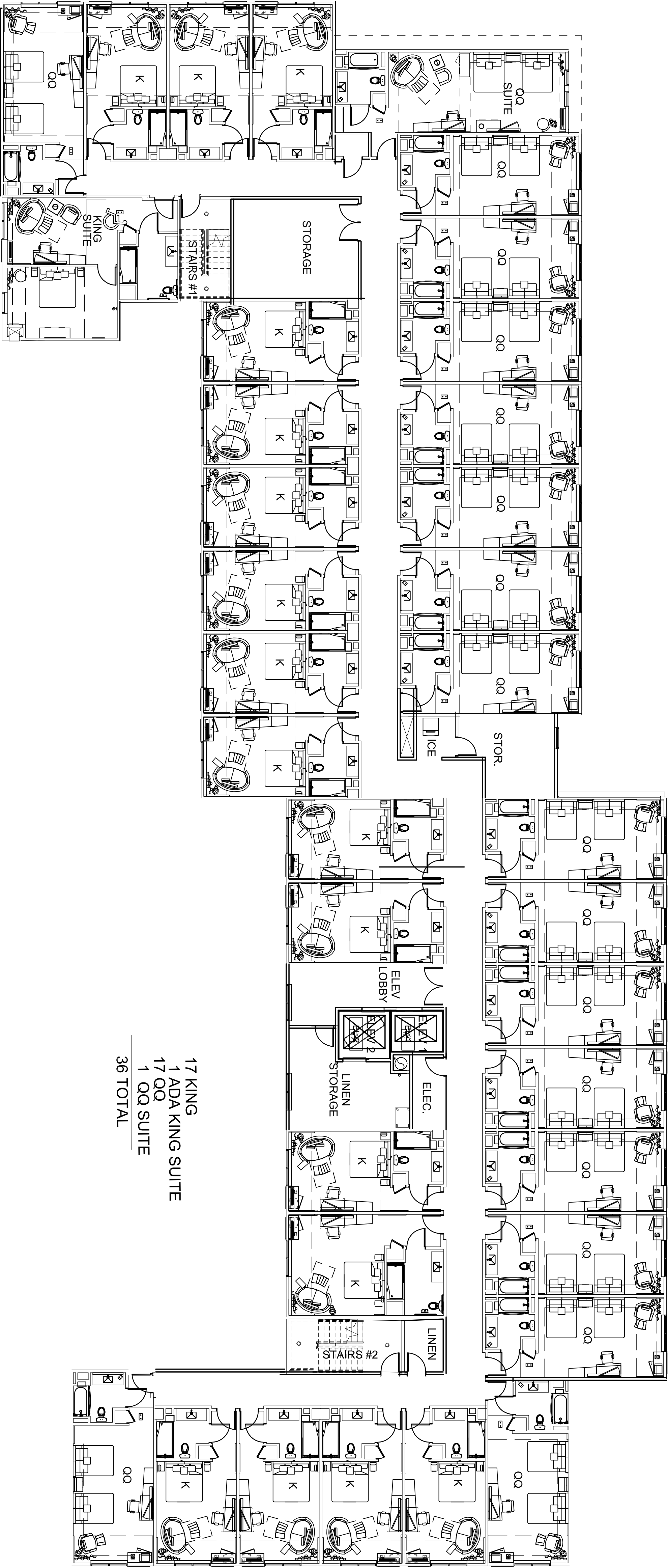
SCALE: 1/8"=1'-0"

1st & 2nd LEVEL
FLOOR PLANS



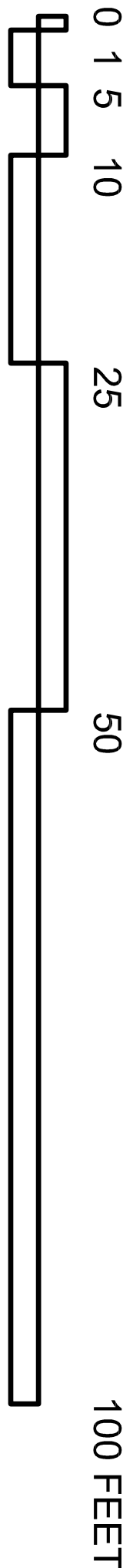
4th FLOOR
18,100 SF

16 KING
1 ADA KING
1 KING SUITE
16 OO
1 ADA OO
1 ADA OO SUITE
36 TOTAL



3rd FLOOR
17,950 SF

17 KING
1 ADA KING SUITE
17 OO
1 OO SUITE
36 TOTAL



FLOOR PLANS

SCALE: 3/8"=1'-0"

3rd & 4th LEVEL
FLOOR PLANS

Z:\ARCH\DESK1556.TP-CLOVIS TONYA WORKING\DRAWINGS\301 SITE PLAN.DWG

PROPOSED
COURTYARD by MARRIOTT
CLOVIS, CA.



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