



HERITAGE GROVE
CITY CENTER VILLAGES - NORTH & SOUTH

MASTER PLAN DOCUMENT
CITY OF CLOVIS

Master Plan Community Zone District Document

Master Site Plan Review

Adopted by the Clovis City Council on May 20, 2019

Ordinance 19-08



Acknowledgements



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SPECIAL THANKS TO:

The Smittcamp Family
Clovis Hills Community Church
Valley Christian Center
Property owners within the City Center Villages



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INTRODUCTION

“The intent of nurturing communities where neighbors know each other, shop together, share the same schools and identify with an authentic sense of place.”



Statement

Heritage Grove is one of three Urban Centers identified by the Clovis General Plan designed to accommodate growth in a manner that is of high quality, fiscally sustainable and balanced. Each Urban Center will accommodate a population of approximately 30,000 citizens with the intent of nurturing communities where neighbors know each other, shop together, share the same schools and identify with an authentic sense of place.

The City Center Village North and South will offer a desirable environment for live, work, and play. Primary goals are to create a "Destination" focusing on a strong emphasis on residential neighborhoods organized around trails and parks. The "urban" trails and parks are fundamental to the overall pedestrian scale including the Main Street Promenade. Together, these concepts reinforce a walkable village environment and provide pedestrian connectivity to the community at large which is one of the unique qualities of Heritage Grove.

This Master Plan Document is intended to guide development in the Heritage Grove City Center Village North and South. This document will function in two ways:

- 1) as the officially adopted Master Planned Community (MPC) Zoning District for these sites, and
- 2) as the officially adopted Master Site Plan Review approval document for these sites.

The purpose and intent of this Master Plan Document is the following;

1. Identify an acceptable and desirable land uses.
2. Establish an overall theme and quality for the Heritage Grove mixed-use village.
3. Illustrate and direct the intended architectural landscape
4. Provide criteria and examples of expected design qualities and treatments to developers, designers and builders.
5. Refine and implement the general design objectives contained in the Heritage Grove Specific Plan.



Site Description and Analysis

Project Location

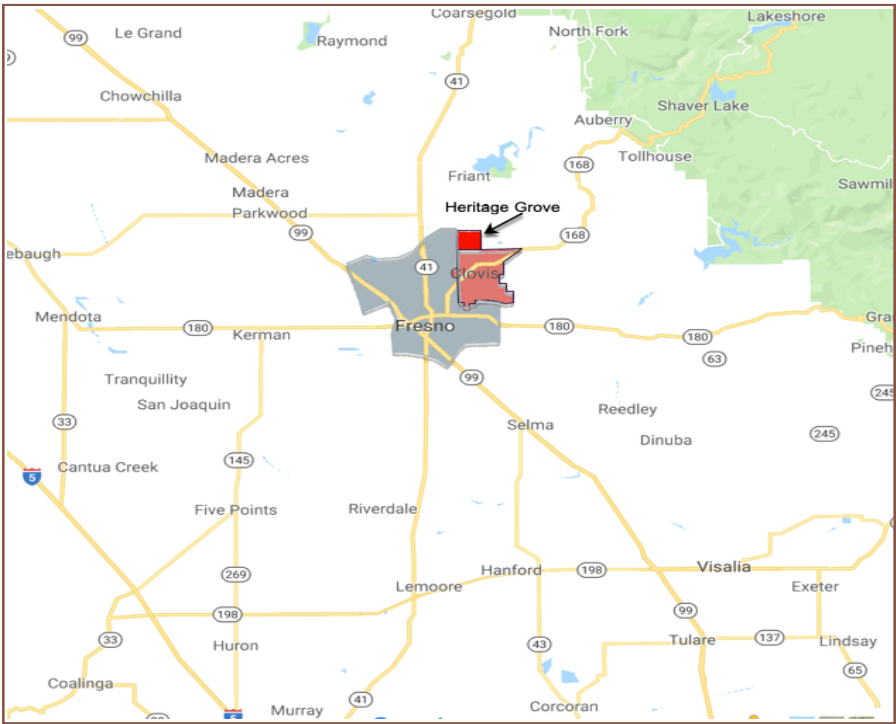
The Heritage Grove Specific Plan is located in the center of the San Joaquin Valley within the greater Fresno-Clovis Metropolitan Area, and are within the City of Clovis' sphere of influence. Clovis is known as the "Gateway to the Sierra" due to its proximity to the Sierra National Forest.

The Heritage Grove Specific Plan is bounded by Willow Avenue to the west, Sunnyside Avenue to the east, Copper Avenue to the north and the Shepherd Avenue to the south. The City Center Village North and South are within the Heritage Grove Specific Plan on the Northwest side bounded by Clovis Hills Community Church to the north, Peach Avenue to the east, Behymer Avenue to the south, and Willow Avenue to the west.

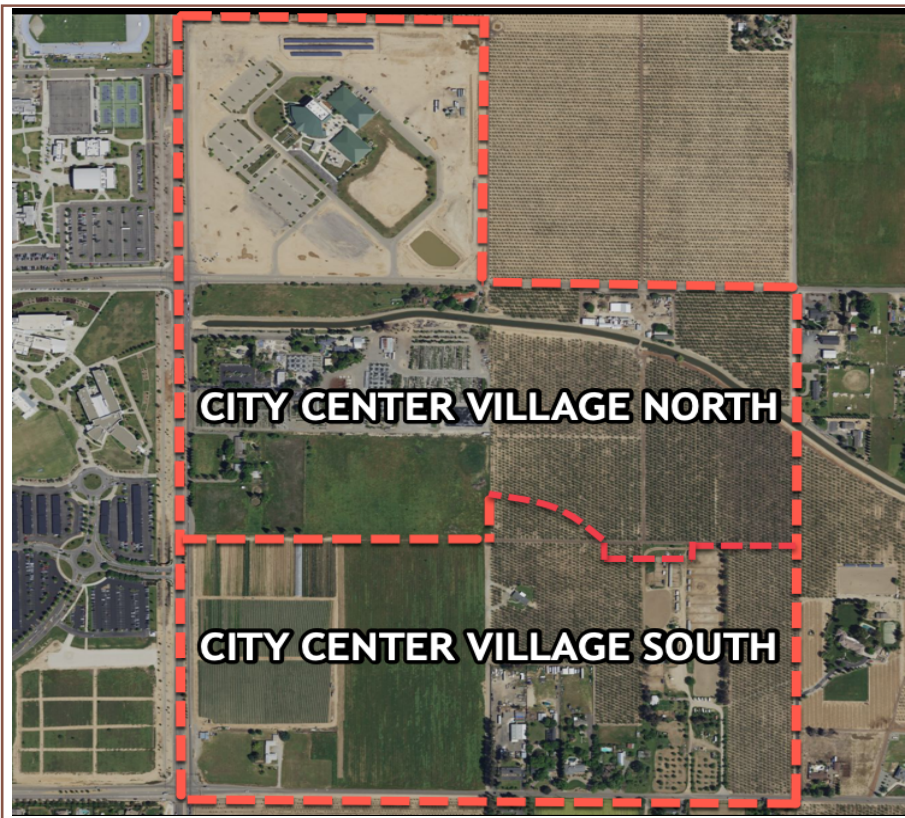
Existing Site Conditions/Surrounding Land Use and Development

The Heritage Grove Center Center Villages Plan is approximately 210 acres and containing residential, commercial, and mixed-use developments. The Heritage Grove Center Center Villages are currently being used for agricultural and rural residential land as well as low and medium density residential developments. Clovis North Educational complex and Clovis Community College are located directly west of the project area in the nearby City of Fresno.

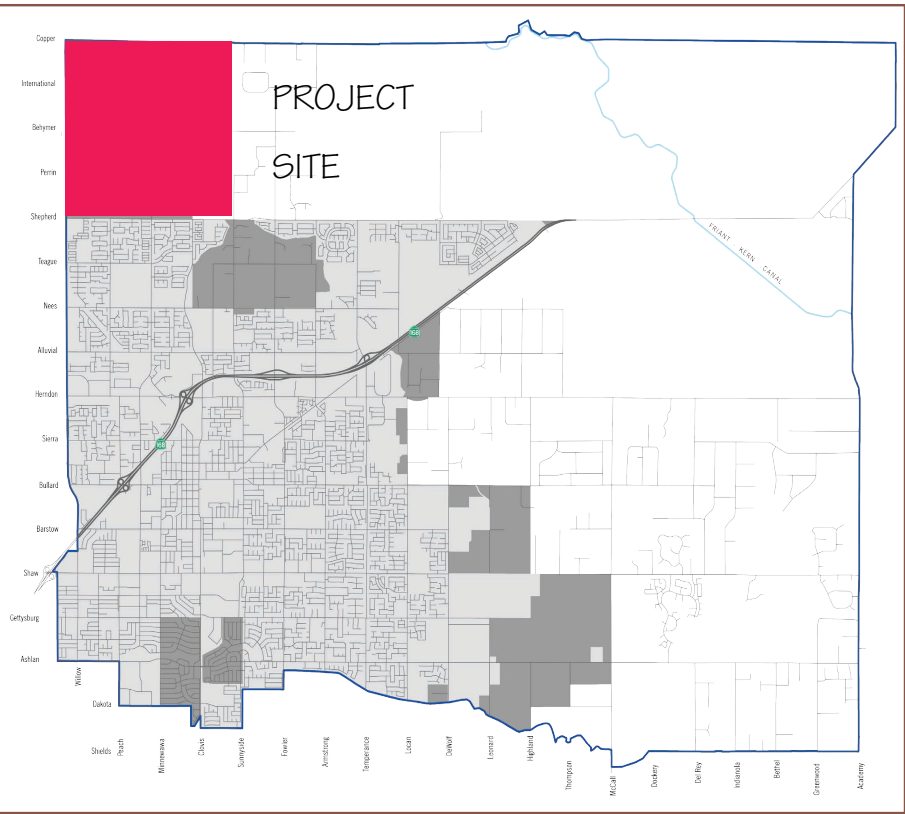
- City Center Village North is approximately 122 acres. It is bounded by Clovis Hills Community Church on the North, Peach Avenue on the east, Promenade Ave to the south, and Willow Avenue on the west. The Main Street Promenade (The Promenade) and the Entertainment District are the heart of the City Center North that connects pedestrian and the community together.
- City Center Village South is approximately 88 acres and located immediately South of City Center Village North. It is bounded by the Promenade Ave to the North, Peach Avenue on the east, Behymer Avenue on the south, and Willow Avenue on the west. City Center Village North and South are connected by a pedestrian, bike trail and multiple Village Streets.



Regional Vicinity

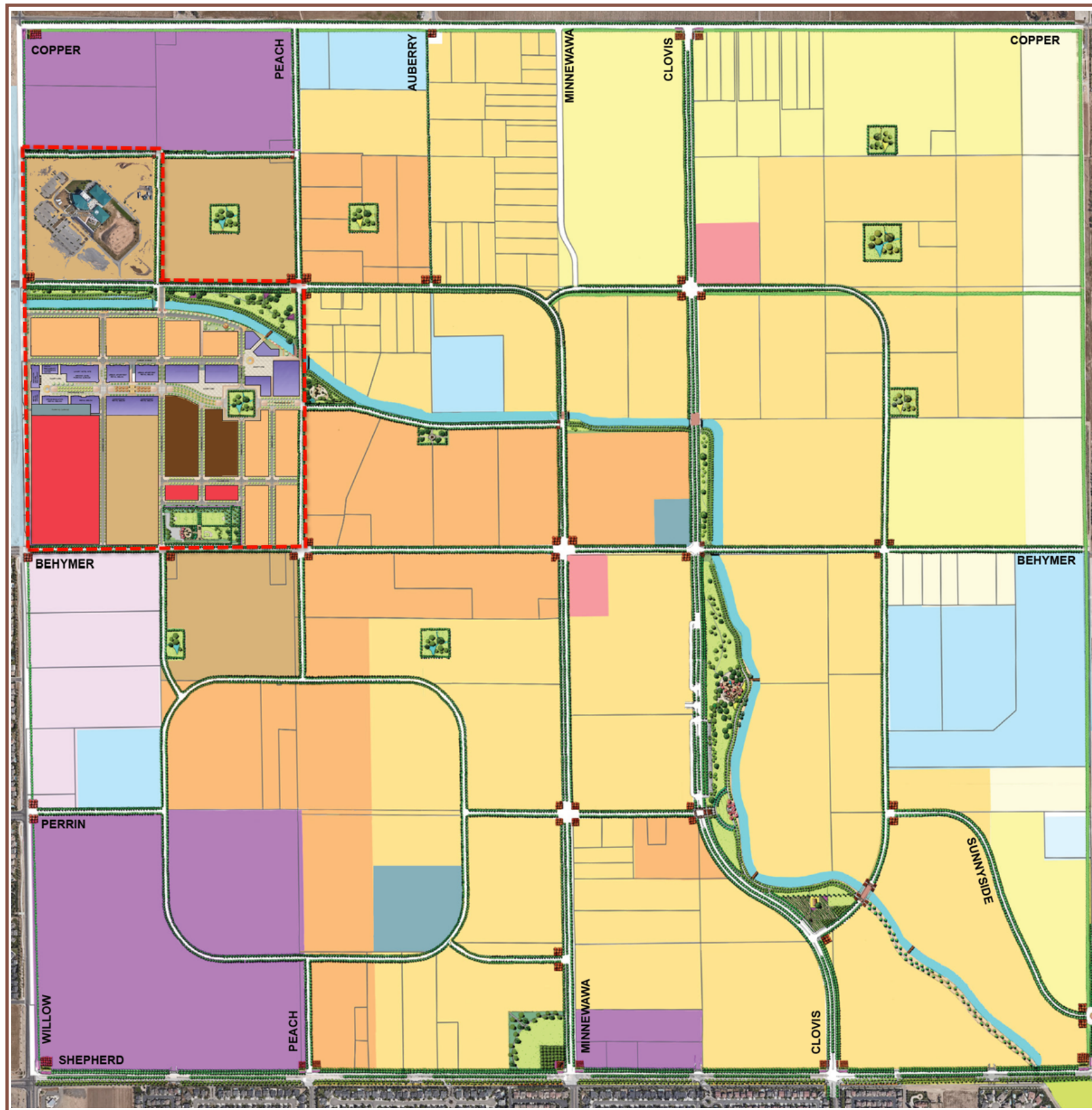


Project Site Aerials



Local Vicinity





Relationship to the Heritage Grove Specific Plan

The Heritage Grove City Center Villages are Master Planned communities within the adopted Heritage Grove Specific Plan. Heritage Grove is a 2,560-acre site comprised of multiple master planned communities: City Center Village North and South are two of the communities within the Specific Plan. The City Center Villages are the core of the Heritage Grove Specific Plan, offering the greatest concentration of shopping, entertainment and social uses. The Promenade and the Entertainment District will serve as a focal point of the Heritage Grove Community by providing commercial, residential, and recreational spaces connected by bicycle and pedestrian oriented transportation networks.

Opportunities and Constraints

The Heritage Grove Specific Plan area is relatively free from development constraints. The land is predominantly flat, without significant natural hazards or environmental constraints. Utilities are planned and under construction for this area using Measure C funds. City sewer and water are on Willow Avenue from Shepherd Avenue to Copper Avenue. Current uses are agricultural and rural residential.

The Heritage Grove City Center Villages are directly across from the Clovis Community College and Clovis North Educational Center, a 206-acre complex consisting of Clovis Community College and Clovis North Education Center.

The ownership of the City Center Village North and South consists of ten property owner and poses no development constraints to this area.



“Street designs are oriented to serve all modes of transportation including metropolitan rapid transit while the urban village can provide an environment where automobile ownership is no longer necessary.”



Vision

The Heritage Grove City Center Village North and South are envisioned to be dynamic pedestrian-oriented districts with an intimately scaled mix of uses. The design and orientation of development will focus on the pedestrian, with amenities, such as outdoor dining, public art, and enhanced sidewalks. The Village Centers will feature ample open spaces like pocket parks, plazas and paseos. Streets will be calmed allowing for convenient and safe pedestrian linkages.

Each Village Center will contain a mix of commercial, office, service, entertainment, and residential uses. The City Center Village South will feature a “Heritage Park” with a historic structure and a neighborhood commercial center to the north. The City Center Village North will feature “The Promenade”, a mixed-use of residential, commercial, retail, and restaurants that offer a variety ranging from cozy cafés and gastropubs to fine dining.

Intent

The City Center Village North and South are designed to be the social, retail, service, and entertainment hubs within the Heritage Grove Specific Plan area.

The City Center Village North is the heart of the Heritage Grove City Center Villages, which contains up to 2,668 residential units and approximately 82,059 square feet of retail.

The City Center Village South is envisioned to contain up to 1,275 residential units and approximately 67,941 square feet of retail. It is intended to be anchored by and integrated with the Valley Christian Center.



Guiding Principles

The following principles were adopted by the Clovis City Council to guide the development of the Heritage Grove Specific Plan and will be applied toward this Master Plan Document. These principles build upon and expand the desire to develop an environmentally sensitive and economically sound community.

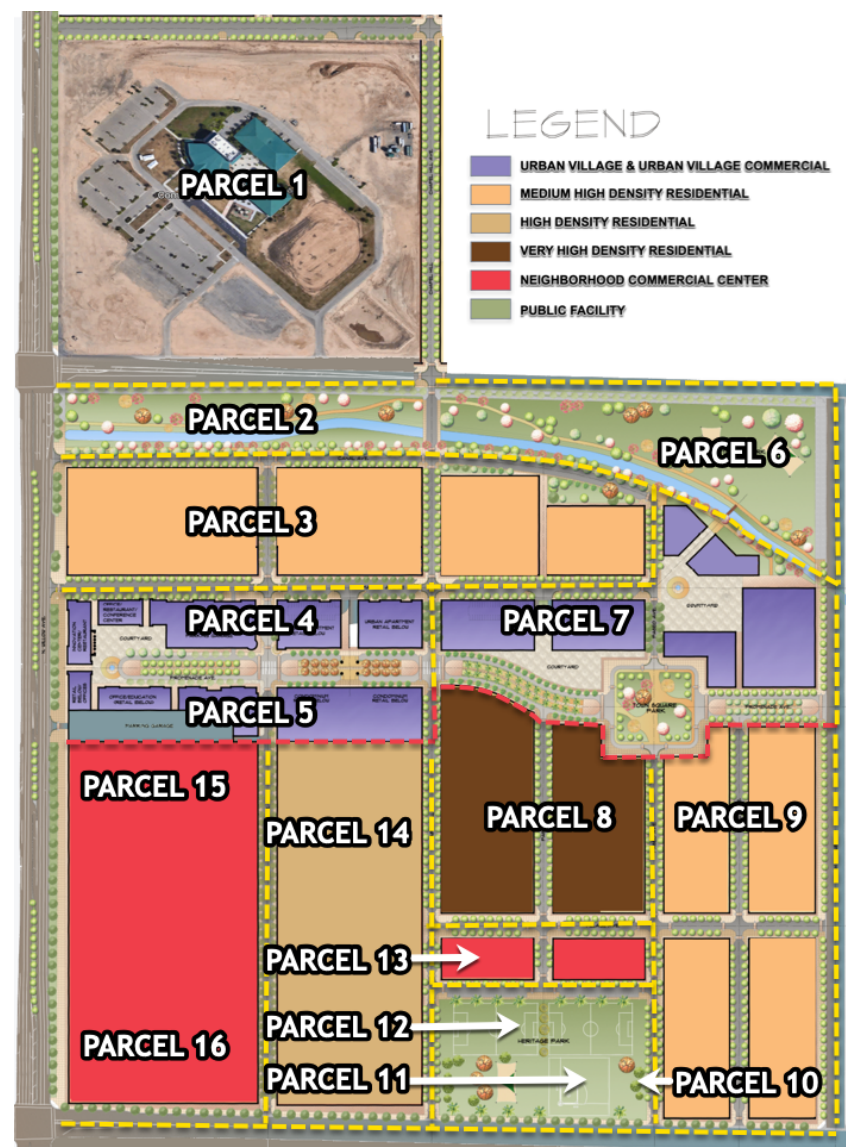


- ❖ GENERAL PLAN CONSISTENCY — Base the future development and use of the City Center Villages on the concepts and vision of the Heritage Grove Specific Plan and the City’s General Plan.
- ❖ QUALITY OF LIFE—Design the City Center Villages to foster family values and maintain the small-town feel of Clovis by promoting a lifestyle that is socially and culturally enriching, aesthetically pleasing, and environmentally responsible.
- ❖ COMMUNITY DESIGN—Design the City Center Villages as a series of diverse residential neighborhoods planned around compact pedestrian-oriented mixed-use cores and accompanied by a full mix of employment opportunities, recreational activities, shops, and services. Ensure quality products and attention to details for all development. Integrate existing watercourses, irrigation canals, and drainage systems and plans into the community fabric.
- ❖ INTEGRATION—Plan for land uses and supporting infrastructure that maintain and enhance, rather than detract from, existing educational facilities, agricultural operations, and surrounding uses. Ensure that supporting infrastructure systems sufficiently sustain the land use plan and are well integrated with adjacent urban uses. Ensure that the City Center Villages are self-sufficient while not detracting from the viability and focus of Old Town Clovis. Emphasize the Main Street Promenade as a major cornerstone for the communities.
- ❖ SERVICE PROVISION—Approve development predicated on the ability to provide adequate water supply, sewer and storm water infrastructure, public services, and transportation system connections in a comprehensive and timely manner. Accommodate a range of community services and facilities to serve the needs of the citizens of the City Center Villages.
- ❖ ECONOMIC VIABILITY—Ensure the integrity of the Master Plan and safeguard it’s long-term stability and continuity by assuring an adequate economic return for the project. Allow a mix of commercial uses that complement those uses found in Old Town Clovis and along Shaw Avenue.



General Plan Land Use Ownership

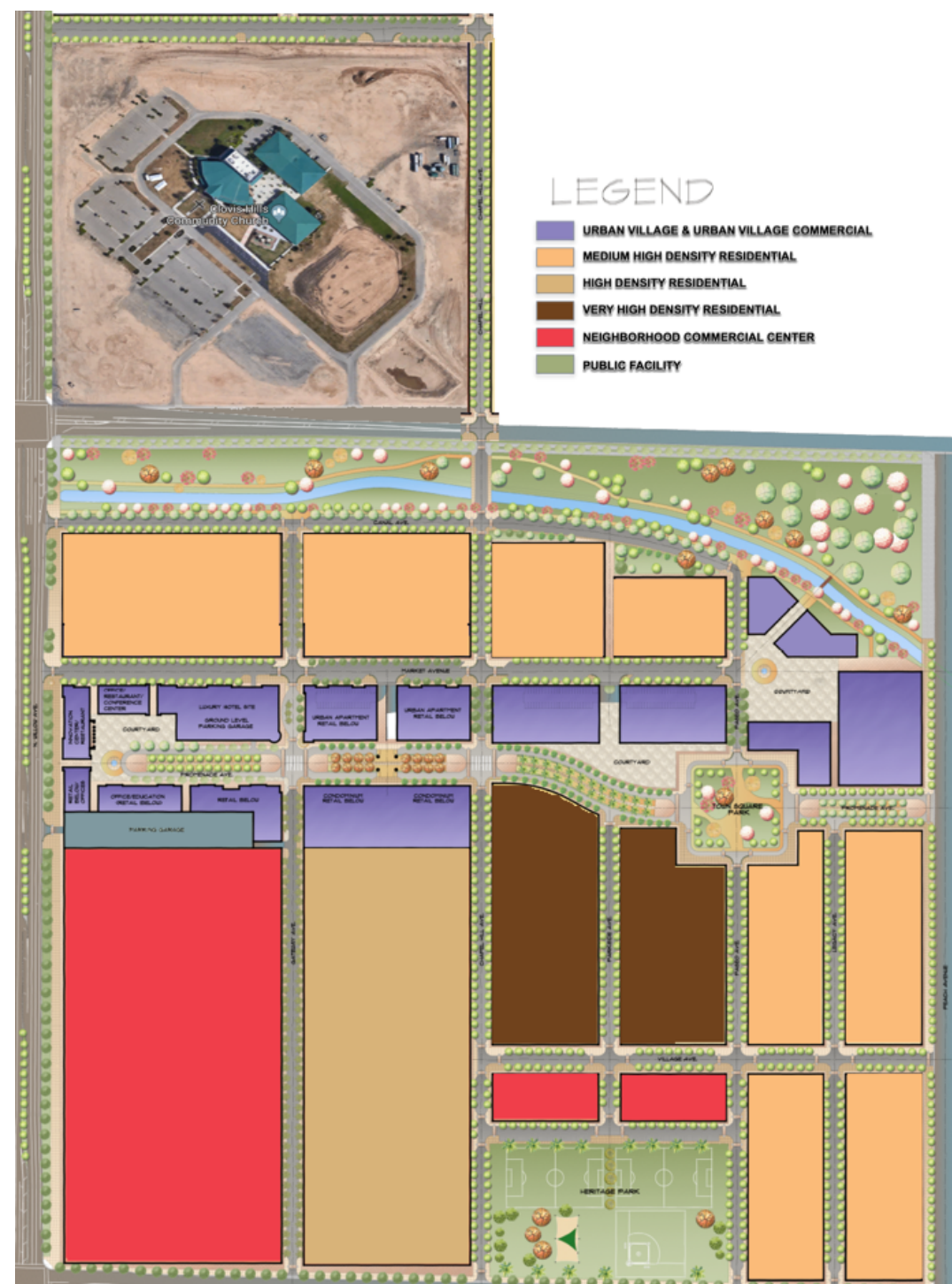
The Heritage Grove City Center Village North and South includes 16 parcels and 10 separate owners. The City Center Villages support a wide range of commercial uses, including retail sales and services, Residential professional and general offices, and institutional uses as stand-alone uses or in a mixed use format. Open space amenities are also distributed throughout the two Villages. Densities range from Medium High Density” (at 7.1 to 15 units per acre) to Urban Village Center (at 25.1 to 43 units per acre).



| Land Use | APN # | Property Owner | Address/Legal Description |
|---------------------------|-------------|---|--|
| City Center Village North | | | |
| Parcel | | | |
| 1 | 580-050-036 | Clovis Hills Community Church of Clovis | 10590 N Willow Ave Clovis, CA 93619 |
| 2 | 580-71-26 | Lewellen Robert Henry Pearl E Trust | 3237 E International Ave Clovis, CA 93619 |
| 3 | 580-071-106 | De Prima, John C & Nancy Tr | 10428 N Willow Ave Clovis, CA 93619 |
| 4 | 580-071-22 | Main Street Promenade Llc | 10326 N Willow Ave Clovis, CA 93619 |
| 5 | 580-071-24 | Main Street Promenade Llc | 10272 N Willow Ave Clovis, CA 93619 |
| 6 | 580-071-20 | Smittcamp, William S & Linda L Tr | 3291 E International Ave Clovis, CA 93619 |
| 7 | 580-071-03 | Smittcamp, William S & Linda L Tr | 28.40 Ac In Par 3 P/M 6882 46/46-48 Rs 46/50 |
| City Center Village South | | | |
| Parcel | | | |
| 8* | 580-071-16 | Smittcamp, William S & Linda L Tr | 3222 E Behymer Ave Clovis, CA 93619 |
| 9* | 580-071-04 | Smittcamp, William S & Linda L Tr | 3406 E Behymer Ave Clovis, CA 93619 |
| 10 | 580-071-05 | George, Stanley C & Gentry, Rosella D | 3354 E Behymer Ave Clovis, CA 93619 |
| 11 | 580-071-18 | Dimar - Greg Baker (gbaker@aocadjusters.com) | 3310 E Behymer Ave Clovis, CA 93619 |
| 12 | 580-071-17 | Hurley, Randall G & Marsha A/ Hurley, Jason M & Lori M Tr | 3280 E Behymer Ave Clovis, CA 93619 |
| 13 | 580-071-19 | California Dev Co Llc | 3250 E Behymer Ave Clovis, CA 93619 |
| 14 | 580-071-13 | International Church Of The Four Square Gospel | 22.02 Ac In E1/2 Of Sw1/4 Of Sw1/4 Sec 18 T12r21 |
| 15 | 580-071-30 | International Church Of The Four Square Gospel | 16.86 Ac In Sw1/4 Of Sw1/4 Sec 18 T12r21 |
| 16 | 580-071-28 | International Church Of The Four Square Gospel | 5.51 Ac In Sw1/4 Of Sw1/4 Sec 18 T12r21 |

* small portion belongs to Village North





General Plan Land Use

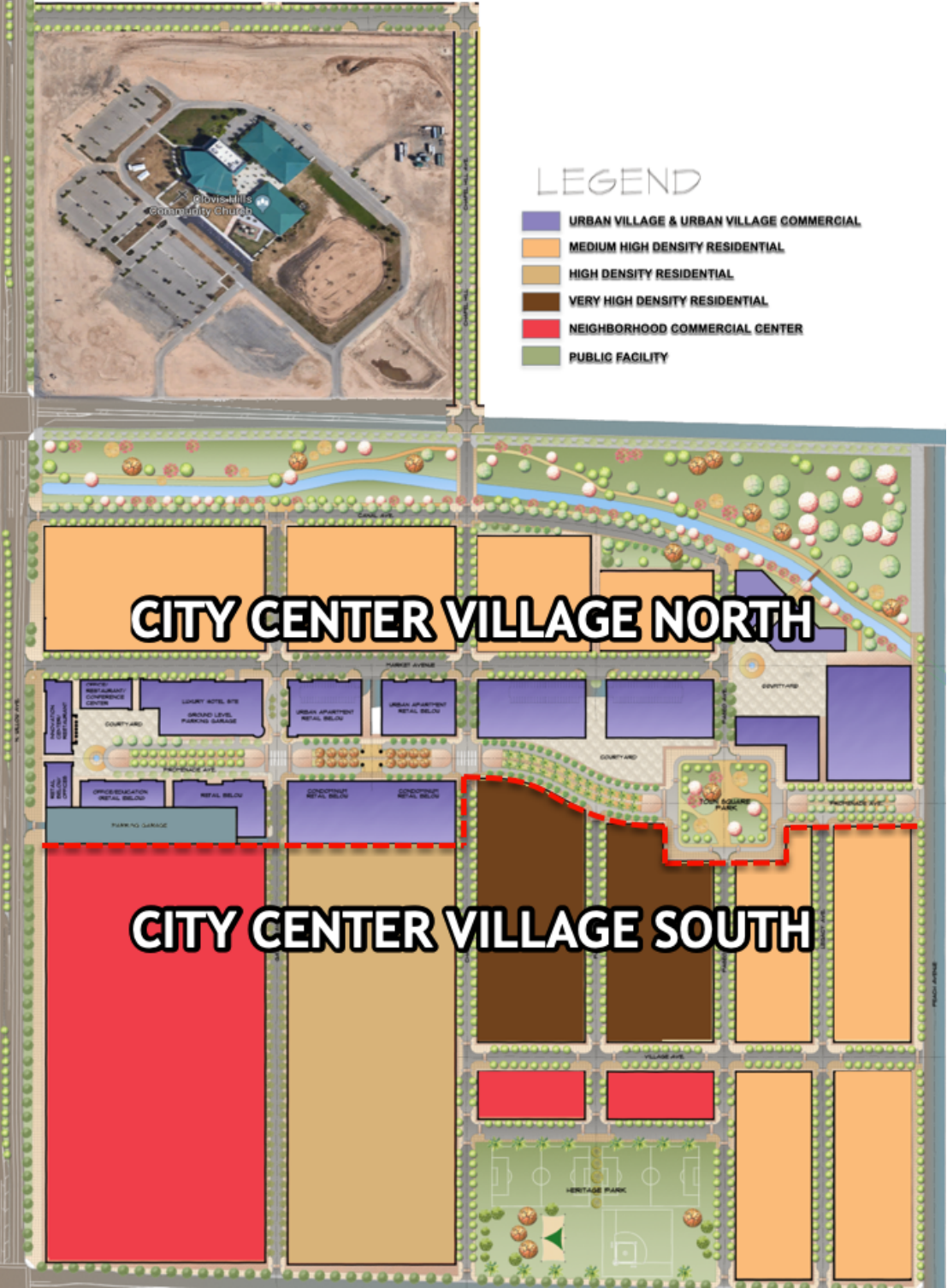
The Heritage Grove City Center Village North and South are composed of a mixture of commercial, office, service, entertainment and residential uses. Open space amenities are also distributed throughout the two Master Plans. Residential densities range from “Medium High Density” (at 7.1 to 15 units per acre) to Very High Density (at 25.1 to 43 units per acre).

This document addresses the directives of the various General Plan land use designations through individual “Planning Areas” (PAs).

North and South Combined

| Land Use | | Density Range | Gross Acres | Percentage | Min. Units | Max Units | Max. non-residential sq. ft. |
|-----------------|--------------------------|---------------|-------------|------------|------------|-----------|------------------------------|
| Residential | | | | | | | |
| | Medium High | 7.1 - 15.0 | 44.91 | 21% | 319 | 674 | - |
| | High (Church Campus) | 15.1 - 25.0 | 60.7 | 29% | 917 | 1,518 | - |
| | Very High | 25.1 - 43.0 | 12.28 | 6% | 308 | 528 | - |
| | Urban Village Commercial | 15.1 - 25.0 | 16.36 | 8% | 247 | 409 | 38,052 |
| | Urban Village | 25.1 - 43.0 | 18.92 | 9% | 475 | 814 | 44,007 |
| | Residential Subtotal | | 153.17 | 73% | 2,266 | 3,942 | |
| Non-Residential | | | | | | | |
| | Neighborhood Commercial | | 29.21 | 14% | | | 67,941 |
| | Public Areas/Open Space | | 27.97 | 13% | | | |
| | Non-Residential Subtotal | | 57.18 | 27% | | | |
| Total | | | 210.35 | 100% | 2,266 | 3,942 | 150,000 |





Conceptual Illustrative Site Plan

| Development Plan | | Density Range | Gross Acres | Percentage | Min. Units | Max Units | Max. non-residential sq. ft. |
|-------------------|----------------------------|---------------|-------------|------------|------------|-----------|------------------------------|
| North | | | | | | | |
| Residential | | | | | | | |
| | Medium High | 7.1 - 15.0 | 25.16 | 12% | 179 | 377 | - |
| | High (Church Campus) | 15.1 - 25.0 | 42.78 | 20% | 646 | 1,070 | - |
| | Very High | 25.1 - 43.0 | | | | | |
| | Urban Village Commercial | 15.1 - 25 | 16.36 | 8% | 247 | 409 | - |
| | Urban Village | 25.1 - 43 | 18.92 | 9% | 475 | 814 | - |
| | Residential Subtotal | | 103.22 | 49% | 1,547 | 2,669 | |
| Non-Residential | | | | | | | |
| | Neighborhood Commercial * | | | | | | - |
| | Urban Village Commercial * | | | | | | 38,052 |
| | Urban Village * | | | | | | 44,007 |
| | Public Areas/Open Space | | 18.84 | 9% | | | |
| | Non-Residential Subtotal | | 18.84 | 9% | | | 82,059 |
| Totals-North Area | | | 122.06 | 58% | 1,547 | 2,669 | 82,059 |
| South | | | | | | | |
| Residential | | | | | | | |
| | Medium High | 7.1 - 15.0 | 19.75 | 9% | 140 | 296 | |
| | High (Church Campus) | 15.1 - 25.0 | 17.92 | 9% | 271 | 448 | - |
| | Very High | 25.1 - 43.0 | 12.28 | 6% | 308 | 528 | - |
| | Urban Village Commercial | 7.1 - 25 | | | | - | - |
| | Urban Village | 25.1 - 43 | | | | - | - |
| | Residential Subtotal | | 49.95 | 24% | 719 | 1,272 | |
| Non-Residential | | | | | | | |
| | Neighborhood Commercial * | | 29.21 | 14% | | | 67,941 |
| | Urban Village Commercial * | | | | | - | - |
| | Urban Village * | | | | | - | - |
| | Public Areas/Open Space | | 9.13 | 4% | | | |
| | Non-Residential Subtotal | | 38.34 | 18% | | | 67,941 |
| Totals-South Area | | | 88.29 | 42% | 719 | 1,272 | 67,941 |
| Grand Total | | | 210.35 | 100% | 2,266 | 3,942 | 150,000 |

* Area calculated in residential land use category



Community Theme and Character

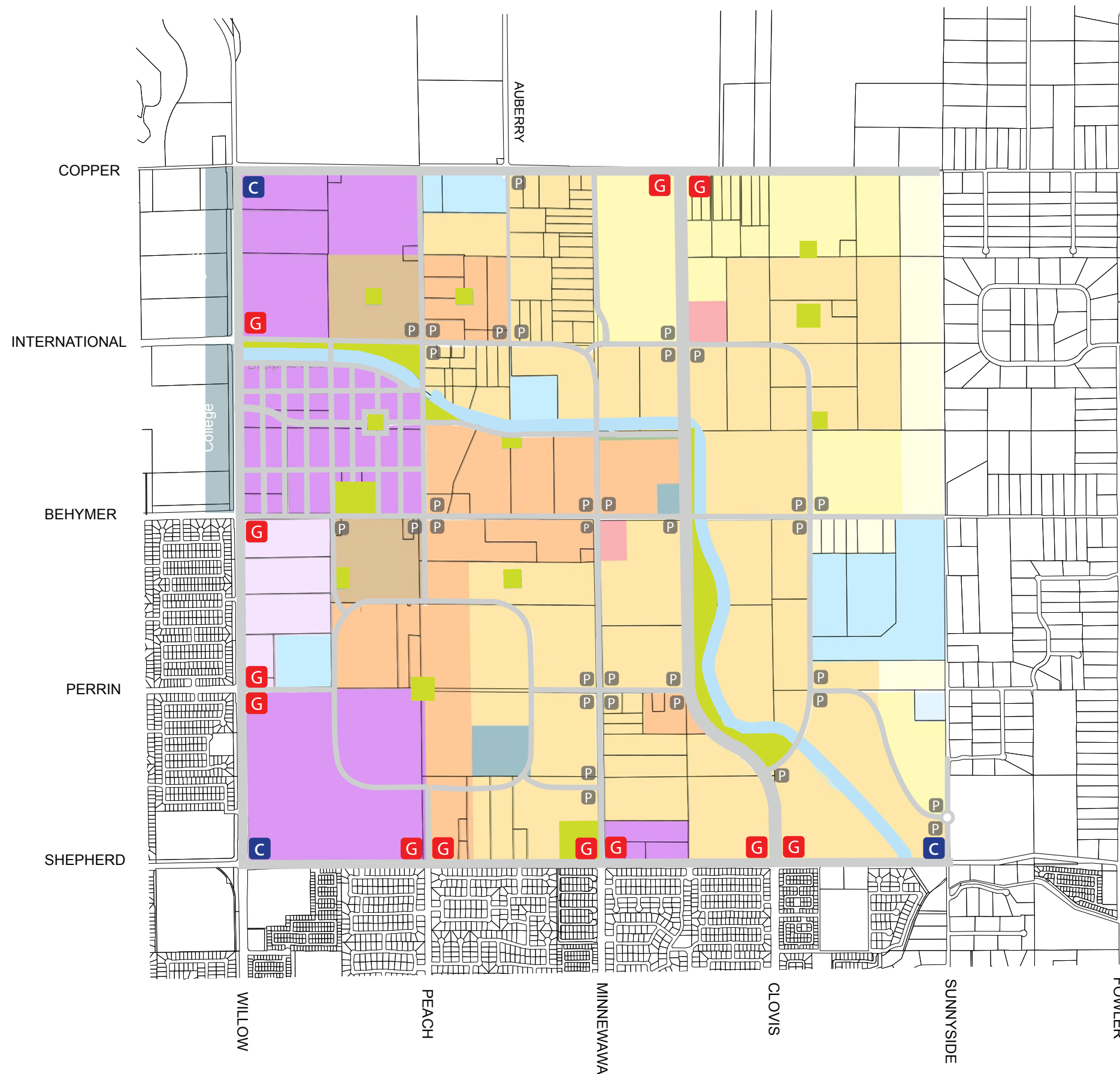
Design and planning objectives are to logically blend diverse live, work and play components with a comprehensive self-sustaining village design that offers opportunities for resident...



The theme of the Heritage Grove City Center Villages reflects a variety of traditional architecture styles - including Santa Barbara, Formal Spanish, Early California or Monterey inspired architecture. The overall tone will be set by a Santa Barbara architectural theme, complemented by a careful blend of Formal Spanish and Mission Revival styles. Together, these styles will provide richness and variety for residential neighborhoods, the Main Street Promenade, the mixed-use residential and commercial center. Santa Barbara- themed design elements, along with the Heritage Grove logo, should be incorporated into public buildings and spaces, including signage, street furniture, lighting, and walkway treatments. For example, the logo can be combined with other appropriately-styled decorative pavers within walkways and street crossings. Street and building lighting, benches, trash receptacles, mail boxes, benches, etc. should be treated similarly to provide a pleasant pedestrian experience. Please refer to the “Architectural Styles” section of this document for more information about the specific characteristics of these styles.

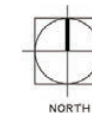


COMMUNITY DESIGN DEVELOPMENT STANDARDS

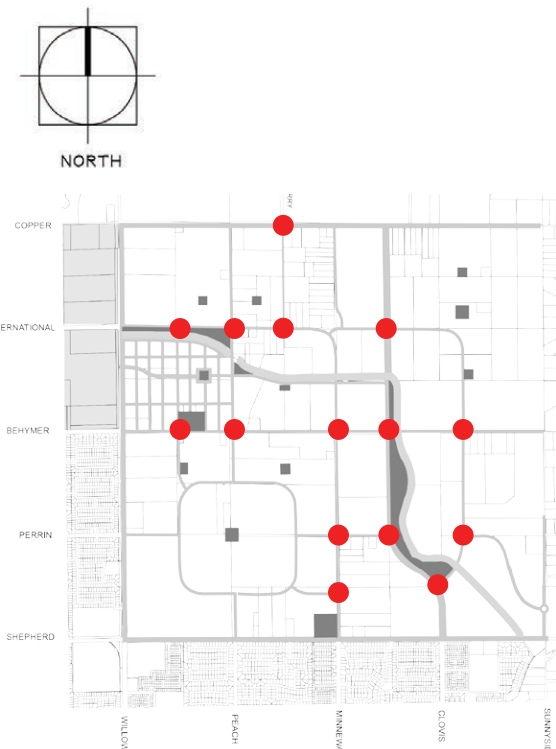
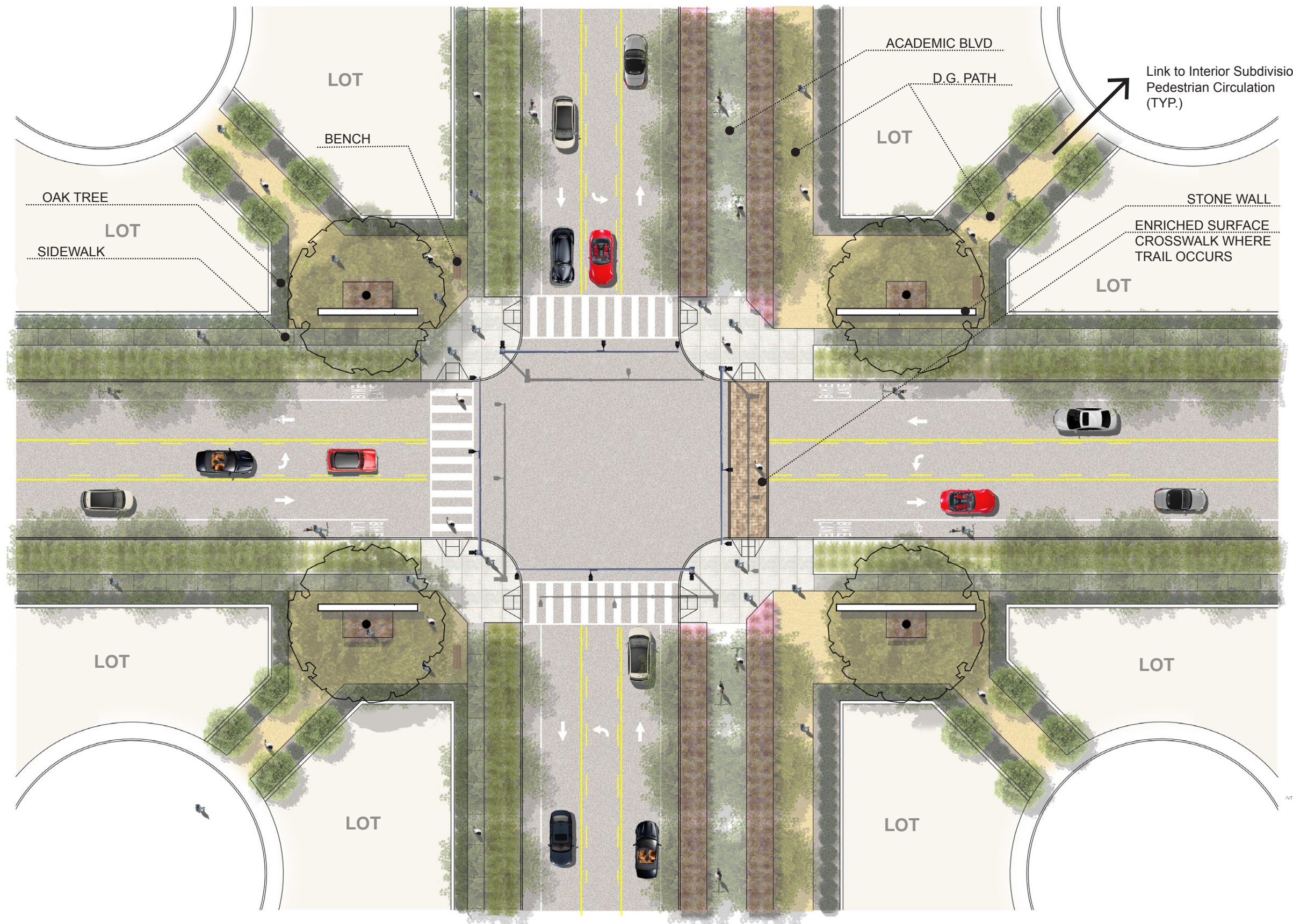


GATEWAY PLAN

- G** TYPICAL COMMUNITY GATEWAY (TYP.)
See 2.20 - 2.21
- C** CORNER GATEWAY TREATMENT (TYP.)
See 2.22 - 2.23
- P** COMMUNITY CORNER PASEO (TYP.)
See 2.24- 2.25
- OPEN SPACE
- SCHOOLS
- CANAL







Gateways

The Heritage Grove City Center Villages features one gateway at the intersections along International Avenue and Willow Avenue. In addition, the Main Street Promenade and the Entertainment District will features unique monument entries that will be marked by stone wall with community signage. These entrances will give residents and visitors a sense of place upon arrival.

Trails

Pedestrian and bicycle trails will run throughout the. City Center Villages features an urban trail that runs through the Avenue center of Promenade and pedestrian trails on Willow Avenue, CanalPark Avenue, and Academic Boulevard. Promenade Avenue and Academic Boulevard also feature separate bike paths. These trails are envisioned to provide pedestrian and bicycle access throughout the village and to near by academic facilities.

Typical Gateway



Gateway Sites



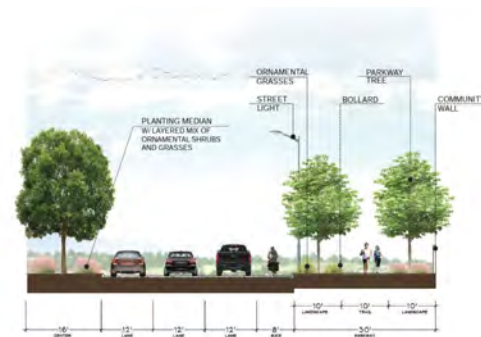
Promenade Avenue



Academic Boulevard



Willow Avenue

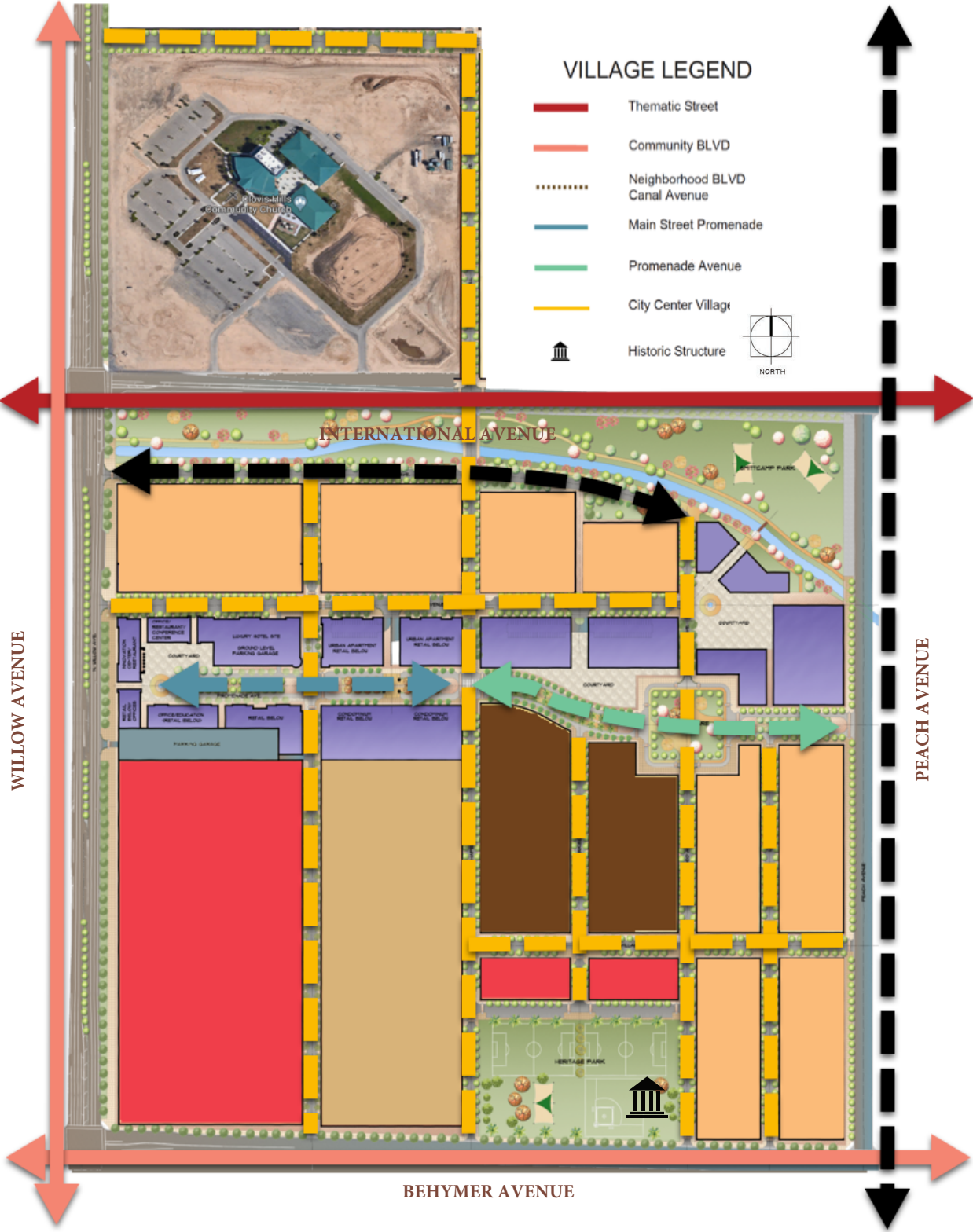
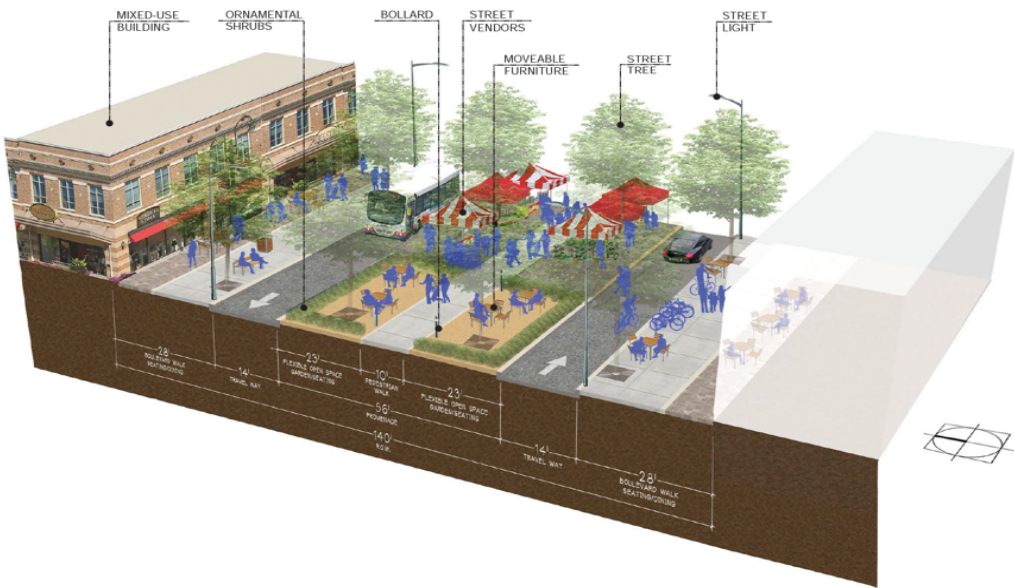


CanalPark Avenue



Circulation Plan

The circulation plan for the City Center Villages will be made up of five street types: Promenade Avenue including Main Street Promenade, Thematic Street, Community Boulevards, Neighborhood Boulevards including CanalPark Avenue, and Village Streets. These roadways are unique to the project and are intended to enhance connectivity for pedestrians, bicycles and cars alike. All roads have a sidewalk between 15 ft (with store-front setback) and 28 feet. Most have designated bicycle lanes, an on-street parking provision, and a single, low speed traveling lane in each direction. North – South streets offer two lanes in each direction to create a pleasant flow of traffic while the main street, promenade, and Thematic street offer protected separate bicycle and pedestrian trails.



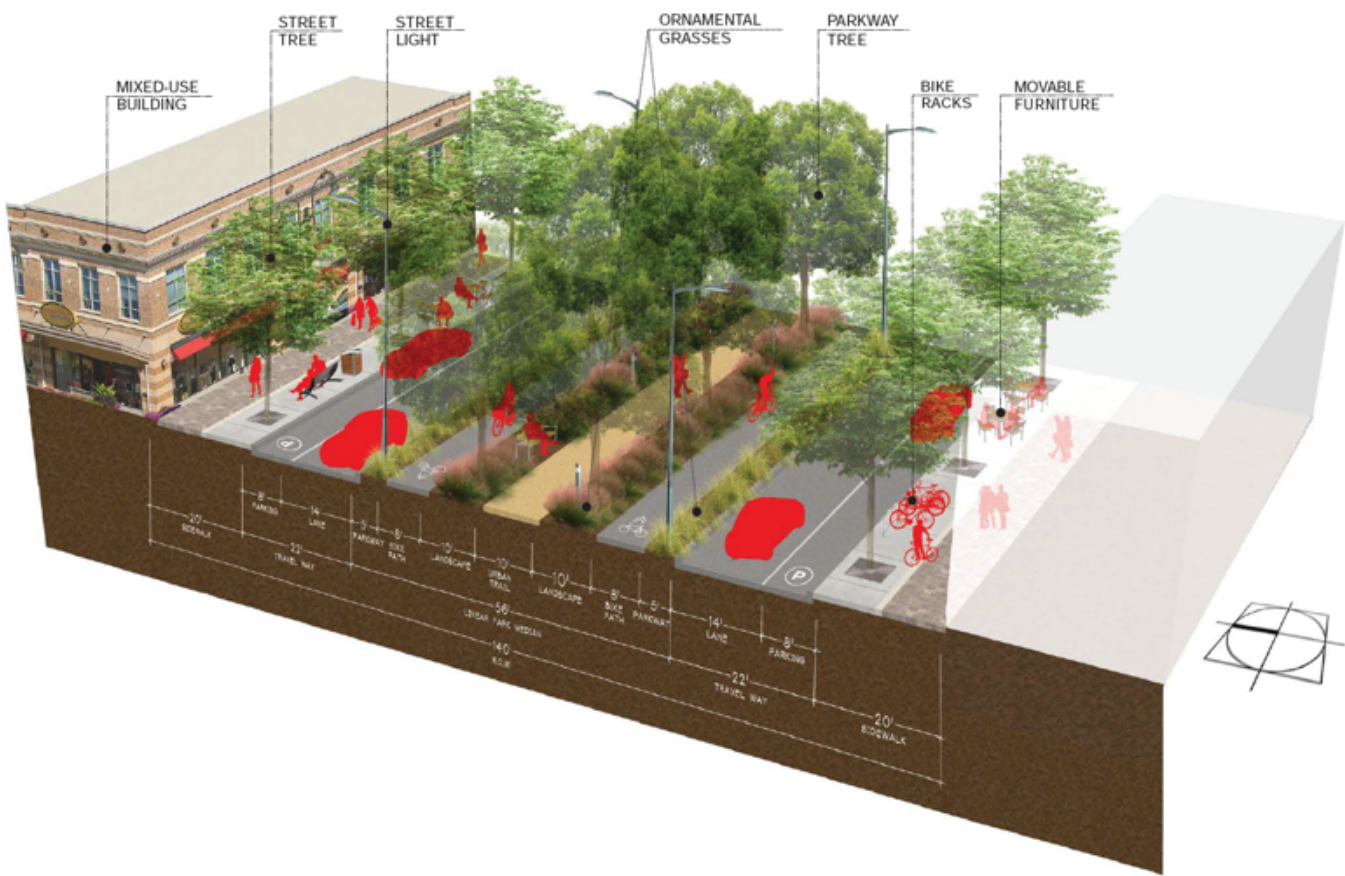
Key Map



Promenade Avenue

Promenade Avenue is designed with a continuous “urban trail” and designated bike paths west to the “promenade” and east to the Town Square Park reinforcing the pedestrian and bike connectivity throughout the community.

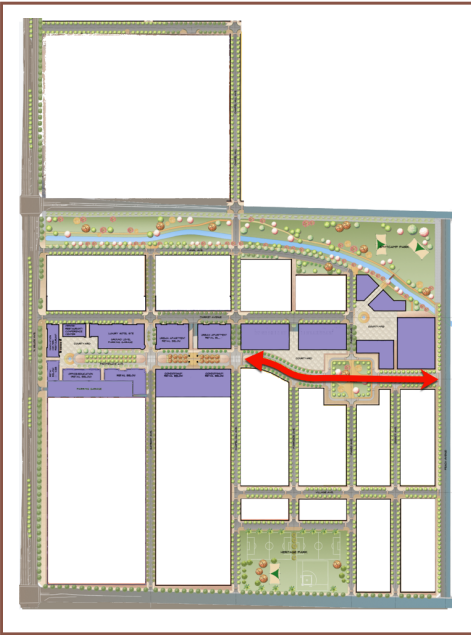
- 1. Encourages walking and cycling in to the village core.
- 2. Provides additional shaded open space that minimizes the “heat island” effect.
- 3. Creates spaces for social interaction which reinforces community and a unique sense of place.



| | Sidewalk 20' | Linear Park Median 56' |
|--|--|--|
| LANDSCAPE | | |
| Tree Palette* *Tree Type(s) selected shall be consistently planted | Laurus nobilis 'Saratoga', Pistacia chinensis, Zelkova serrata | See Heritage Grove Design Guideline Tree Location Matrix |
| Tree Pattern/ Spacing | 15' min., 25' max. | 15' min., 25' max. |
| Shrub Palette* *Shrub Type(s) selected shall be consistently planted" | Tree grates or boxwood | See Heritage Grove Design Guideline Shrub Location Matrix |
| LIGHTING | | |
| Light Model with banner pole option | Heritage Grove Luminaries and pole-LCN series by U.S. Architectural Inc. or equivalent. Double head. | Heritage Grove Luminaries and pole-LCN series by U.S. Architectural Inc. or equivalent. Double head. |
| Placement and spacing | To be determined at final site plan review | To be determined at final site plan review |

| STREETSCAPE FURNITURE/OTHER | |
|-----------------------------|--|
| Furnishing(s) | 6' 'Reading' Bench (#RE26) by Keystone Ridge Designs or equivalent ; 'Reading' Litter Round Receptacle by Keystone Ridge Designs or equivalent, size per City of Clovis standards. Color-bronze or equivalent. |
| Street Sign Post | Per site plan review |
| Other | All other street furniture, such as newsracks, drinking fountains, bollards and bike racks, shall complement the color and design of other features. |

Key Map

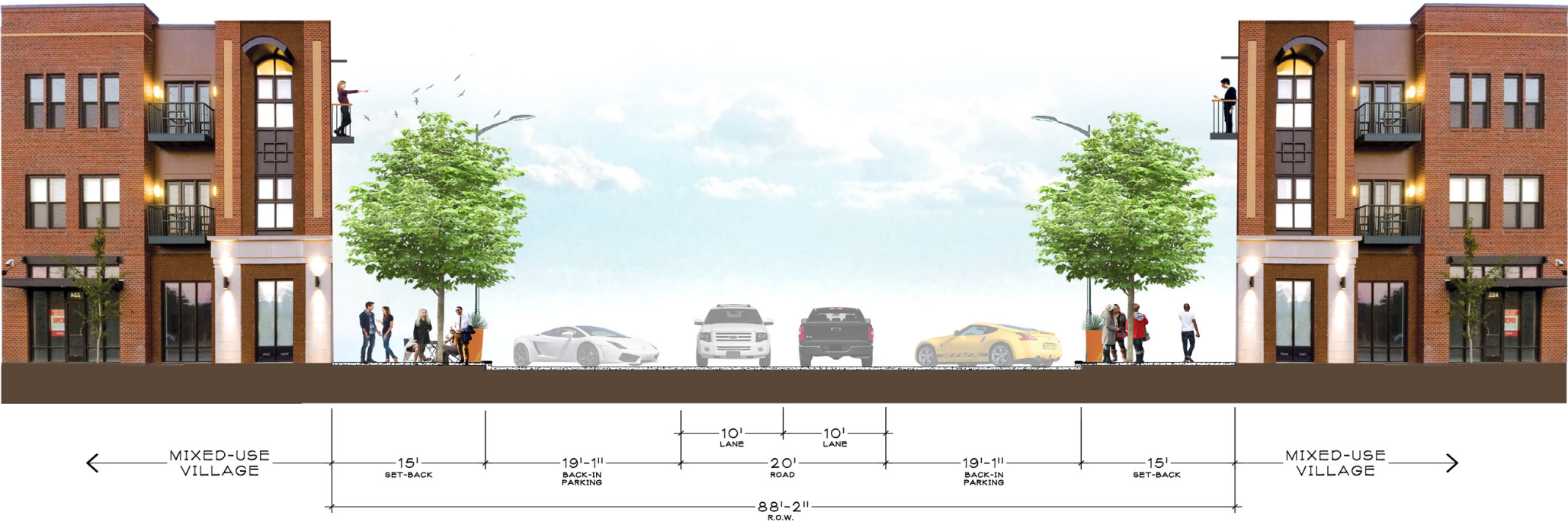


East - West Street Section Market and Fairtime Avenue

The unique quality of this street is the reverse angle parking. This parking geometry is not new and has been successfully implemented nationwide.

The advantages are:

- 1. Less difficult than entering a parallel parking space.
- 2. Improves safety; removes the difficulty of backing out into traffic.
- 3. Provides for better loading and unloading from sidewalks.
- 4. Safer pedestrian access in and out of vehicles.

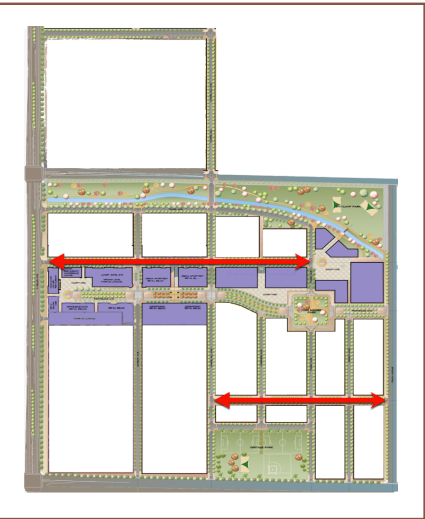


| | |
|--|--|
| | Set-Back 15' |
| LANDSCAPE | |
| Tree Palette* | Laurus nobilis 'Saratoga', Pistacia chinensis, Zelkova serrata |
| *Tree Type(s) selected shall be consistently planted | |
| Tree Pattern/ Spacing | 10' min., 20' max. |
| Shrub Palette* | Tree grates or boxwood |
| *Shrub Type(s) selected shall be consistently planted" | |
| LIGHTING | |
| Light Model with banner pole option | Heritage Grove Luminaries and pole-LCN series by U.S. Architectural Inc. or equivalent. Double head. |
| Placement and spacing | To be determined at final site plan review |

| STREETSCAPE FURNITURE/OTHER | |
|-----------------------------|--|
| Furnishing(s) | 6' 'Reading' Bench (#RE26) by Keystone Ridge Designs or equivalent ; 'Reading' Little Round Receptacle by Keystone Ridge Designs or equivalent, size per City of Clovis standards. Color-bronze or equivalent. |
| Street Sign Post | Per site plan review |
| Other | All other street furniture, such as newsracks, drinking fountains, bollards and bike racks, shall complement the color and design of other features. |



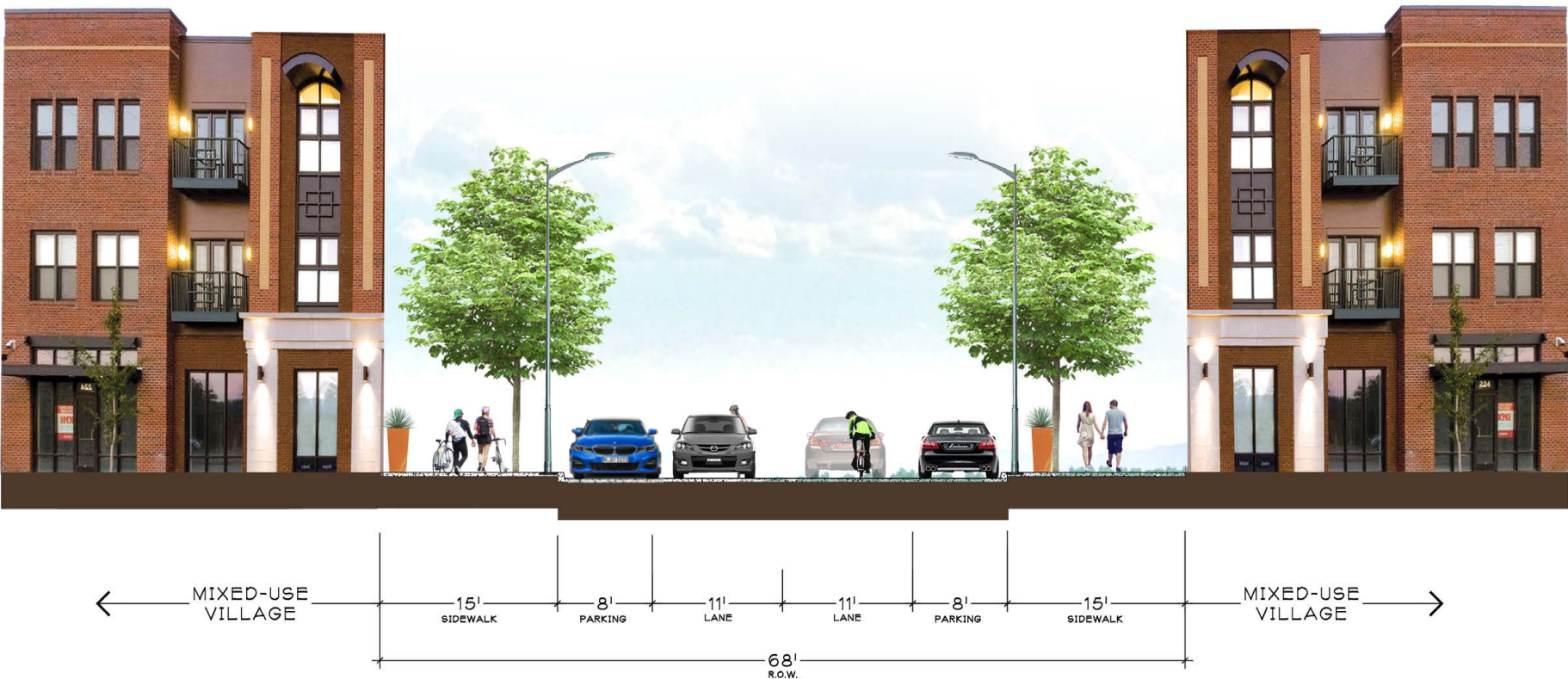
Key Map



North - South Streets

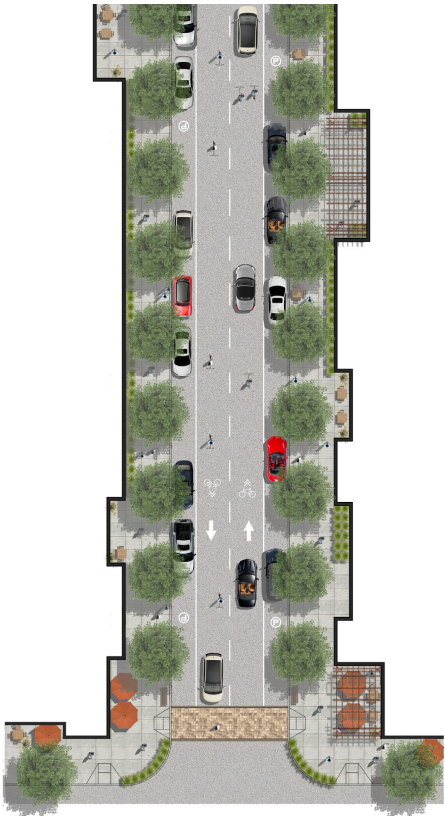
Street Name:

- 1. Gateway Avenue
- 2. Chapel Hill Avenue
- 3. Parkside Avenue
- 4. Trailside Avenue
- 5. Tradition Avenue

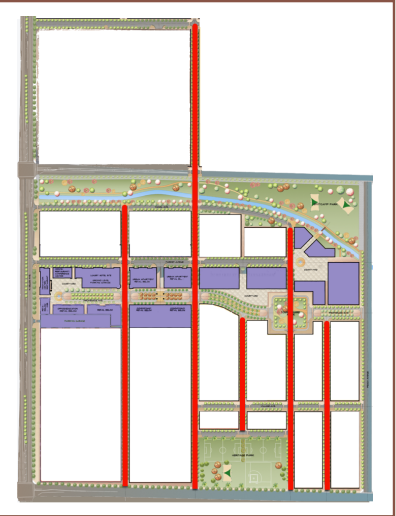


| | Sidewalk 15' |
|--|--|
| LANDSCAPE | |
| Tree Palette* | Laurus nobilis 'Saratoga', Pistacia chinensis, Zelkova serrata |
| *Tree Type(s) selected shall be consistently planted | |
| Tree Pattern/ Spacing | 10' min., 20' max. |
| Shrub Palette* | Tree grates or boxwood |
| *Shrub Type(s) selected shall be consistently planted" | |
| LIGHTING | |
| Light Model with banner pole option | Heritage Grove Luminaries and pole-LCN series by U.S. Architectural Inc. or equivalent. Double head. |
| Placement and spacing | To be determined at final site plan review |

| STREETSCAPE FURNITURE/OTHER | |
|-----------------------------|--|
| Furnishing(s) | 6' 'Reading' Bench (#RE26) by Keystone Ridge Designs or equivalent ; 'Reading' Litter Round Receptacle by Keystone Ridge Designs or equivalent, size per City of Clovis standards. Color-bronze or equivalent. |
| Street Sign Post | Per site plan review |
| Other | All other street furniture, such as newsracks, drinking fountains, bollards and bike racks, shall complement the color and design of other features. |



Key Map



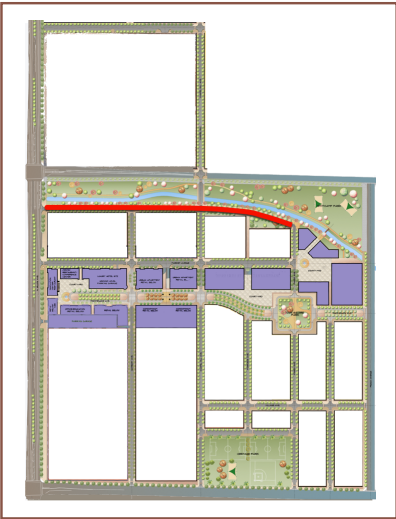
Canalpark Avenue



| | Sidewalk 15' | FID Park and Trail |
|--|--|--|
| LANDSCAPE | | |
| Tree Palette* | Laurus nobilis 'Saratoga', Pistacia chinensis, Zelkova serrata | See Heritage Grove Design Guideline Tree Location Matrix |
| *Tree Type(s) selected shall be consistently planted | | |
| Tree Pattern/ Spacing | 15' min., 25' max. | 15' min., 25' max. |
| Shrub Palette* | Tree grates or boxwood | See Heritage Grove Design Guideline Shrub Location Matrix |
| *Shrub Type(s) selected shall be consistently planted" | | |
| LIGHTING | | |
| Light Model with banner pole option | Heritage Grove Luminaries and pole-LCN series by U.S. Architectural Inc. or equivalent. Double head. | Heritage Grove Luminaries and pole-LCN series by U.S. Architectural Inc. or equivalent. Double head. |
| Placement and spacing | To be determined at final site plan review | To be determined at final site plan review |

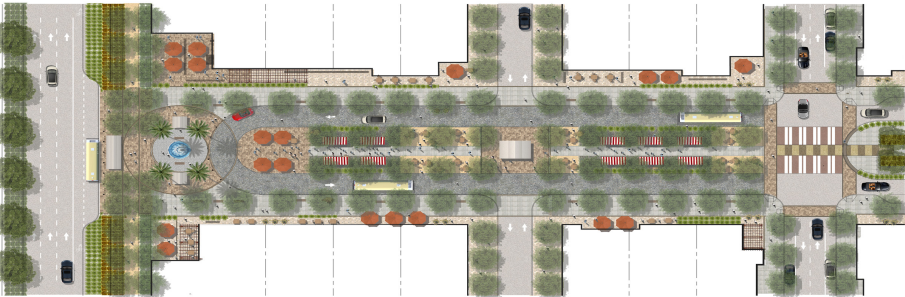
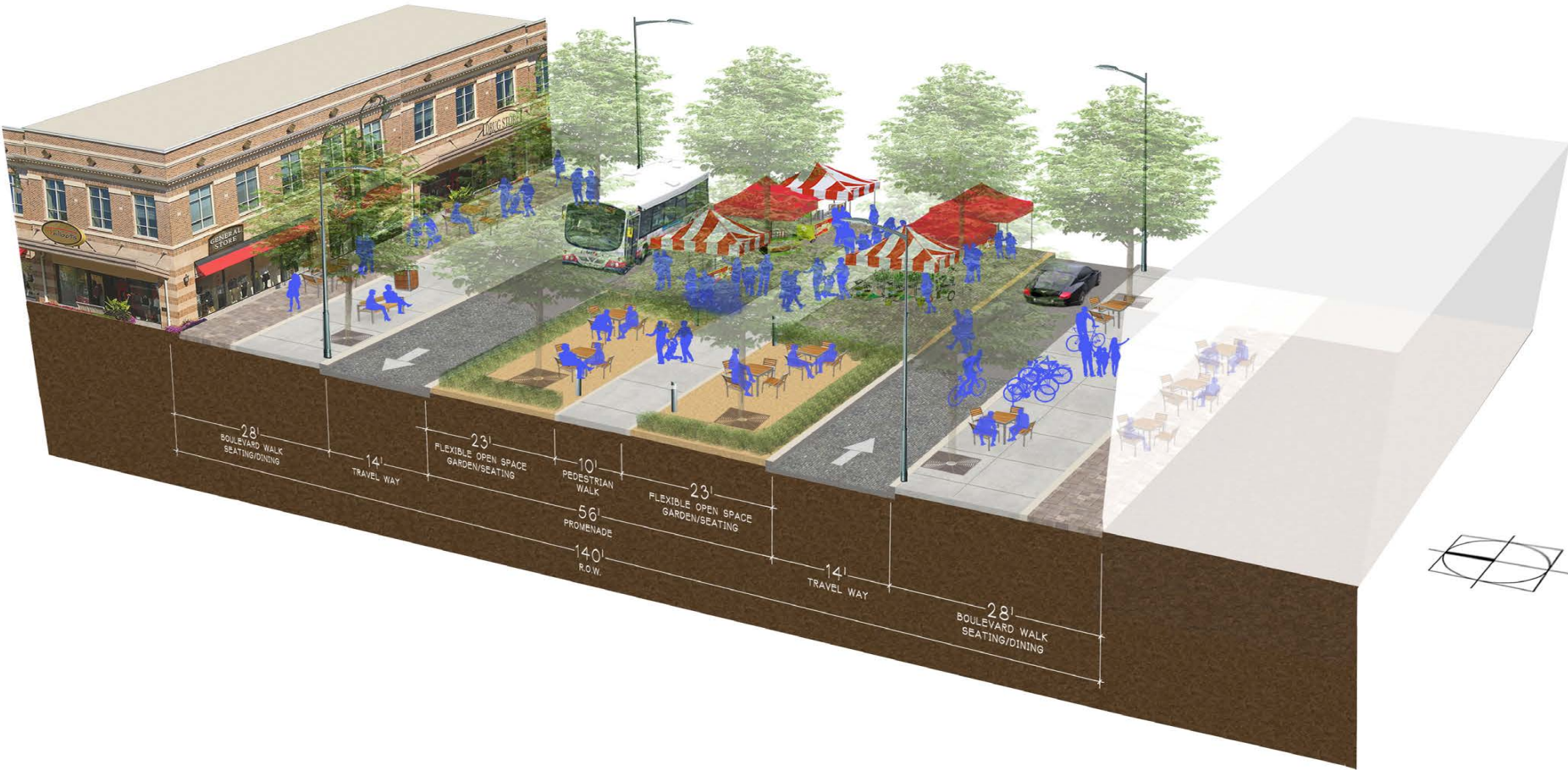
| STREETSCAPE FURNITURE/OTHER | |
|-----------------------------|--|
| Furnishing(s) | 6' 'Reading' Bench (#RE26) by Keystone Ridge Designs or equivalent ; 'Reading' Little Round Receptacle by Keystone Ridge Designs or equivalent, size per City of Clovis standards. Color-bronze or equivalent. |
| Street Sign Post | Per site plan review |
| Other | All other street furniture, such as newsracks, drinking fountains, bollards and bike racks, shall complement the color and design of other features. |

Key Map



Promenade Avenue - Main Street

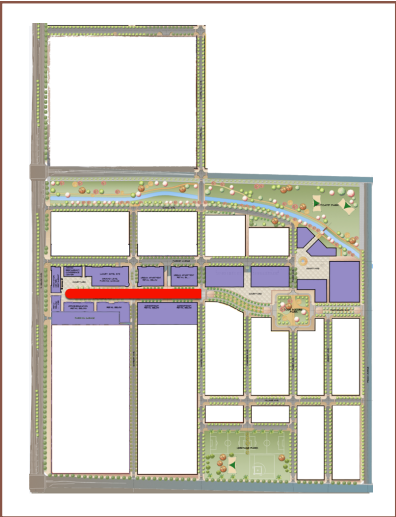
The main street promenade is the terminus and transportation hub drop off for the linear park median and a window in to the Village from Willow avenue. The median island transitions in to an urban space characterized by food/retail street vendors, information pavilion and outdoor dining. The street could be closed off and turned into a plaza for a farmer’s markets or other community events and festivals.



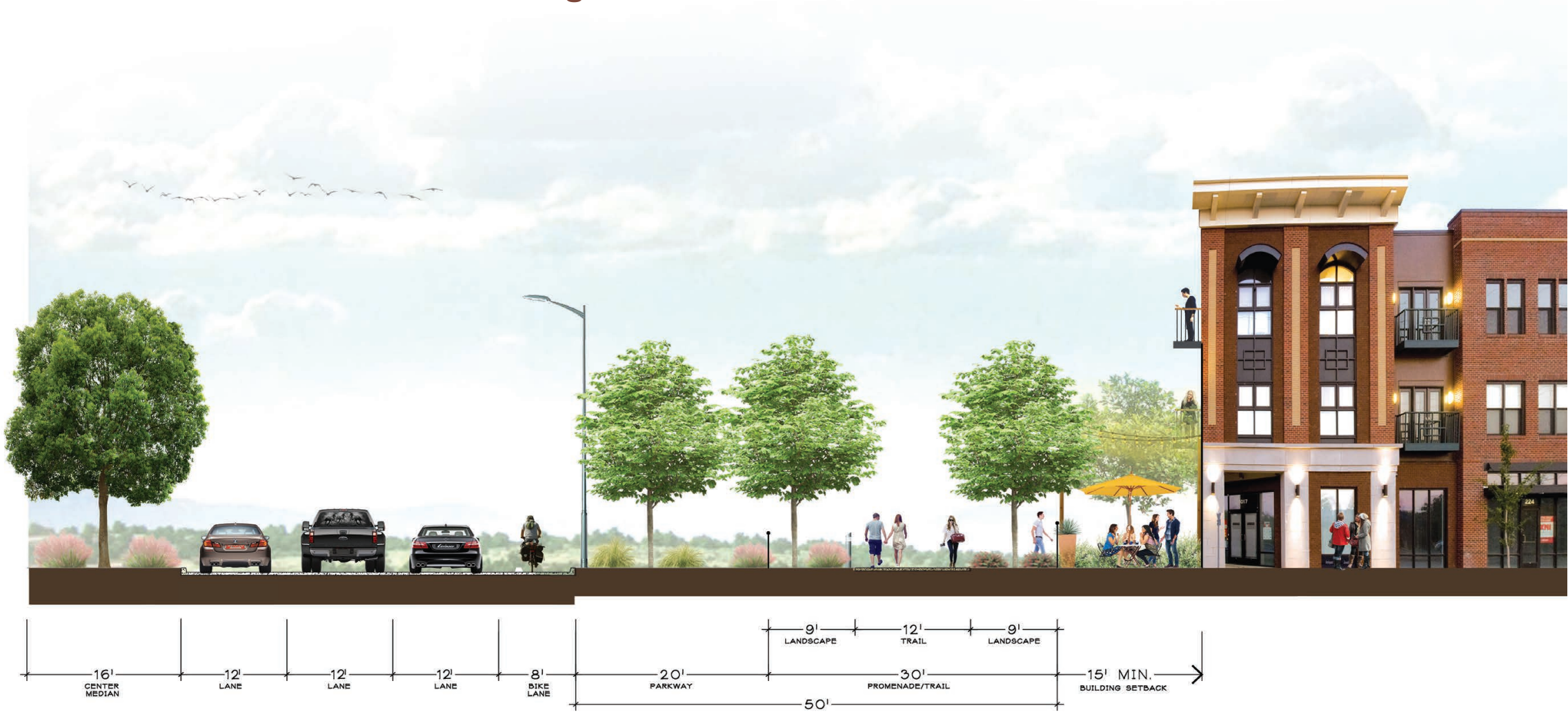
| | Boulevard Walk Seating/Dining 28' | Promenade 56' |
|--|--|--|
| LANDSCAPE | | |
| Tree Palette* | Laurus nobilis 'Saratoga', Pistacia chinensis, Zelkova serrata | See Heritage Grove Design Guideline Tree Location Matrix |
| *Tree Type(s) selected shall be consistently planted | | |
| Tree Pattern/ Spacing | 15' min., 25' max. | 15' min., 30' max. |
| Shrub Palette* | Tree grates or boxwood | See Heritage Grove Design Guideline Shrub Location Matrix |
| *Shrub Type(s) selected shall be consistently planted" | | |
| LIGHTING | | |
| Light Model with banner pole option | Heritage Grove Luminaries and pole-LCN series by U.S. Architectural Inc. or equivalent. Double head. | Heritage Grove Luminaries and pole-LCN series by U.S. Architectural Inc. or equivalent. Double head. |
| Placement and spacing | To be determined at final site plan review | To be determined at final site plan review |

| STREETSCAPE FURNITURE/OTHER | |
|-----------------------------|--|
| Furnishing(s) | 6' 'Reading' Bench (#RE26) by Keystone Ridge Designs or equivalent ; 'Reading' Litter Round Receptacle by Keystone Ridge Designs or equivalent, size per City of Clovis standards. Color-bronze or equivalent. |
| Street Sign Post | Per site plan review |
| Other | All other street furniture, such as newsracks, drinking fountains, bollards and bike racks, shall complement the color and design of other features. |

Key Map



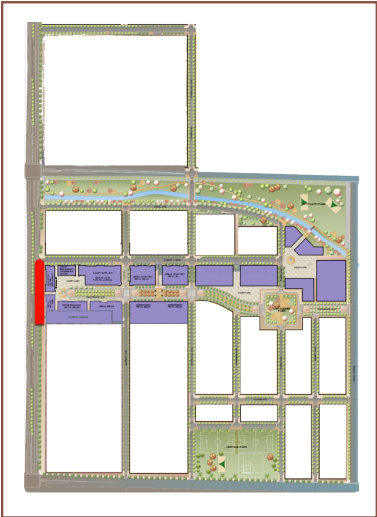
Willow Avenue - Promenade Frontage



| | Promenade Trail 30' | Building Setback 15' |
|--|--|--|
| LANDSCAPE | | |
| Tree Palette* | Laurus nobilis 'Saratoga', Pistacia chinensis, Zelkova serrata | See Heritage Grove Design Guideline Tree Location Matrix |
| *Tree Type(s) selected shall be consistently planted | | |
| Tree Pattern/ Spacing | 15' min., 25' max. | 15' min., 30' max. |
| Shrub Palette* | Tree grates or boxwood | See Heritage Grove Design Guideline Shrub Location Matrix |
| *Shrub Type(s) selected shall be consistently planted" | | |
| LIGHTING | | |
| Light Model with banner pole option | Heritage Grove Luminaries and pole-LCN series by U.S. Architectural Inc. or equivalent. Double head. | Heritage Grove Luminaries and pole-LCN series by U.S. Architectural Inc. or equivalent. Double head. |
| Placement and spacing | To be determined at final site plan review | To be determined at final site plan review |

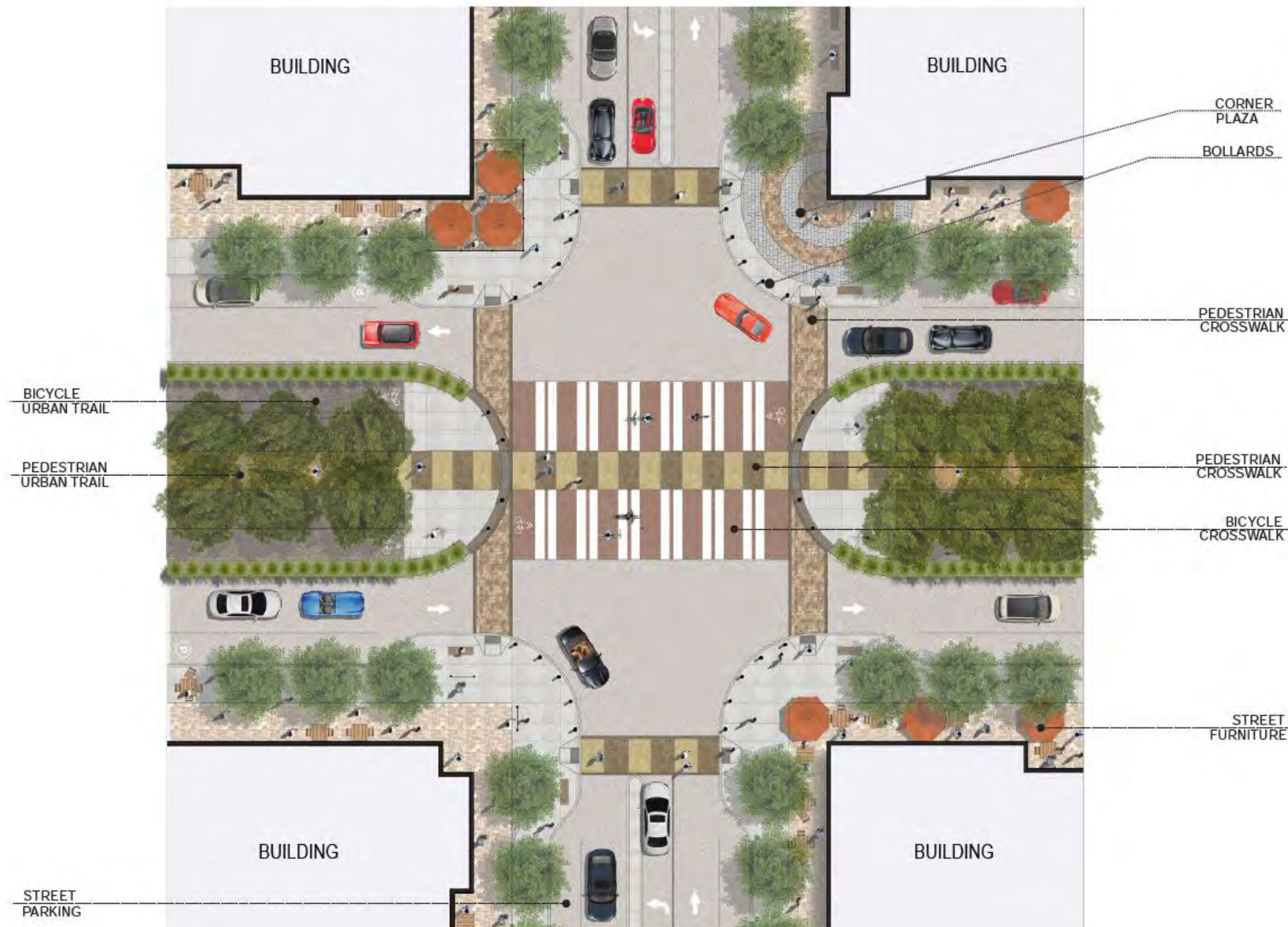
| STREETSCAPE FURNITURE/OTHER | |
|-----------------------------|--|
| Furnishing(s) | 6' 'Reading' Bench (#RE26) by Keystone Ridge Designs or equivalent ; 'Reading' Litter Round Receptacle by Keystone Ridge Designs or equivalent, size per City of Clovis standards. Color-bronze or equivalent. |
| Street Sign Post | Per site plan review |
| Other | All other street furniture, such as newsracks, drinking fountains, bollards and bike racks, shall complement the color and design of other features. |

Key Map

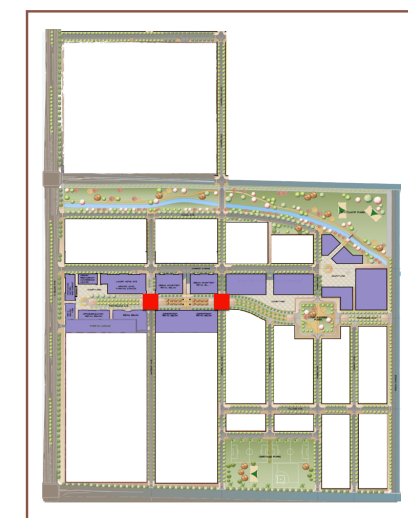


Promenade Avenue Intersection

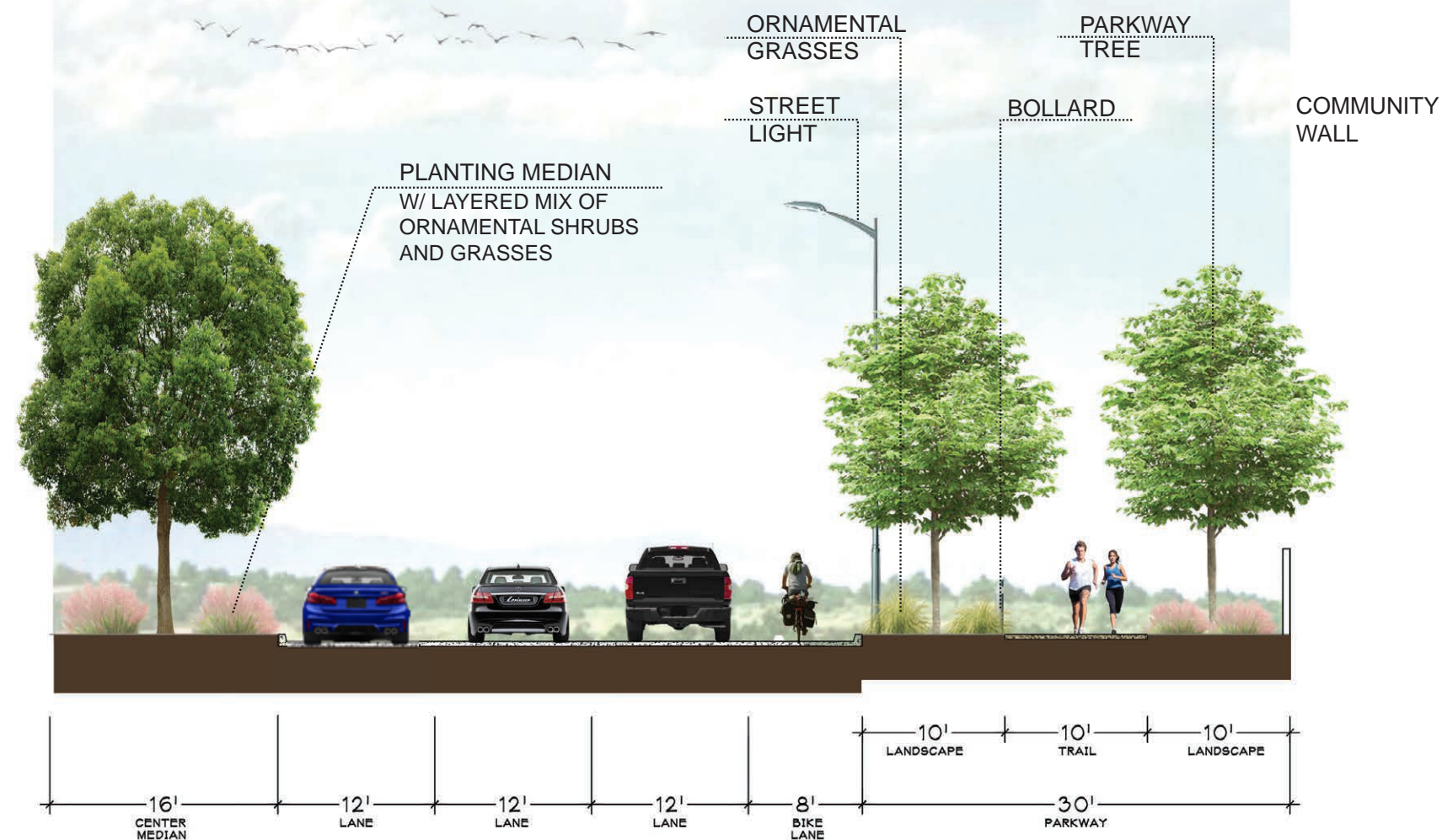
In an effort to restrict vehicular speeds and promote safety for pedestrians, traffic calming measures will be implemented on Promenade Avenue intersections. These include planted medians to provide a barrier between non-motorized and vehicular traffic, and bulb outs with protective bollards. Roads will be raised to meet walkways at bulb outs.



Key Map



Willow Avenue



| | Promenade Trail 30' | Building Setback 15' |
|--|--|--|
| LANDSCAPE | | |
| Tree Palette* | Laurus nobilis 'Saratoga', Pistacia chinensis, Zelkova serrata | See Heritage Grove Design Guideline Tree Location Matrix |
| *Tree Type(s) selected shall be consistently planted | | |
| Tree Pattern/ Spacing | 15' min., 25' max. | 15' min., 30' max. |
| Shrub Palette* | Tree grates or boxwood | See Heritage Grove Design Guideline Shrub Location Matrix |
| *Shrub Type(s) selected shall be consistently planted" | | |
| LIGHTING | | |
| Light Model with banner pole option | Heritage Grove Luminaries and pole-LCN series by U.S. Architectural Inc. or equivalent. Double head. | Heritage Grove Luminaries and pole-LCN series by U.S. Architectural Inc. or equivalent. Double head. |
| Placement and spacing | To be determined at final site plan review | To be determined at final site plan review |

| STREETSCAPE FURNITURE/OTHER | |
|-----------------------------|--|
| Furnishing(s) | 6' 'Reading' Bench (#RE26) by Keystone Ridge Designs or equivalent ; 'Reading' Litter Round Receptacle by Keystone Ridge Designs or equivalent, size per City of Clovis standards. Color-bronze or equivalent. |
| Street Sign Post | Per site plan review |
| Other | All other street furniture, such as newsracks, drinking fountains, bollards and bike racks, shall complement the color and design of other features. |

Key Map



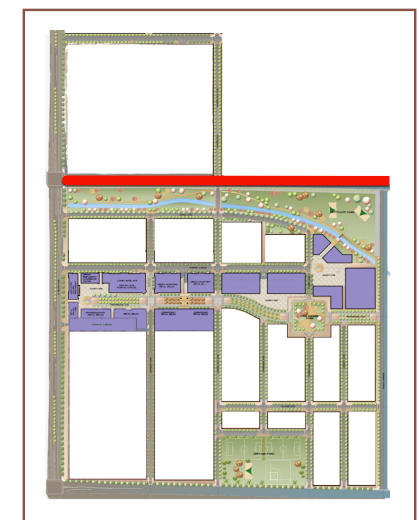
Academic Blvd

Minnewawa and International Avenue has been designated as a thematic street or "Academic Boulevard". The major attributes are:

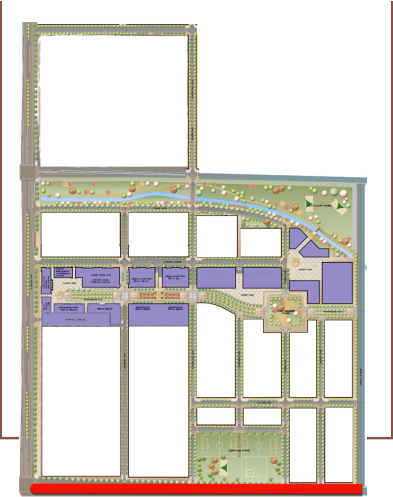
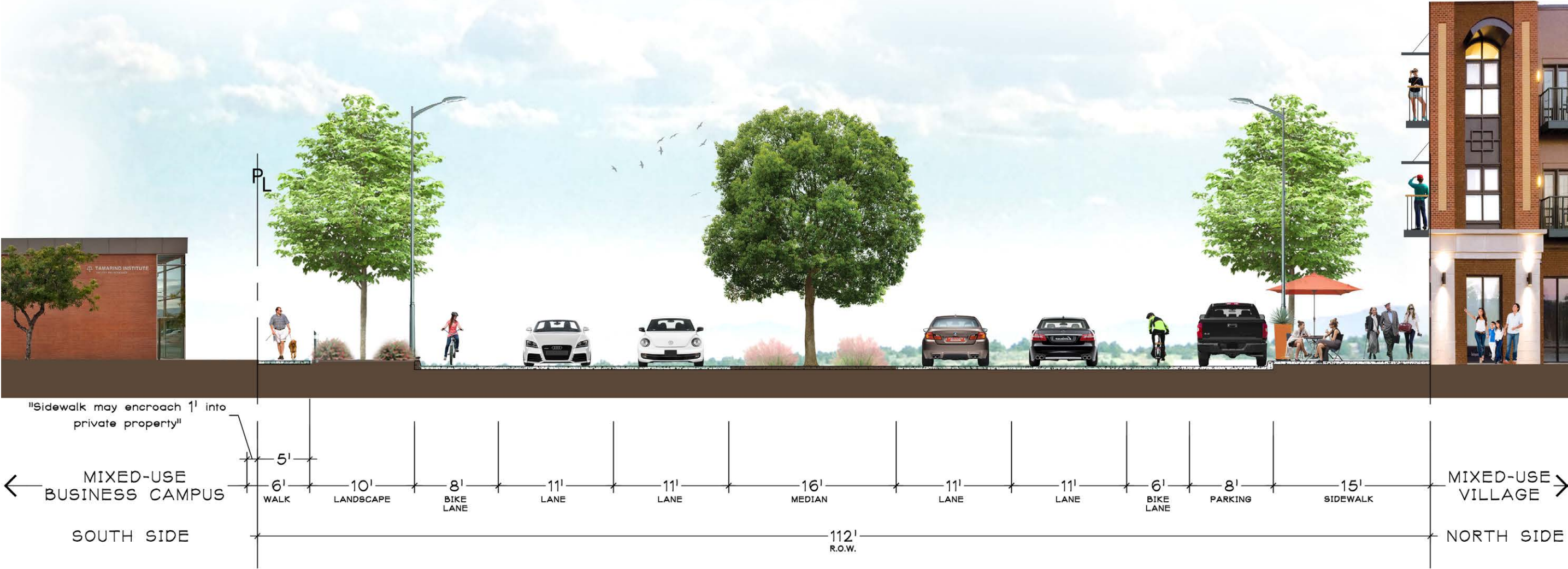
1. Segregated pedestrian trail and bike path including a public transportation route that provides connectivity between educational facilities.
2. Safe path of travel for students and the community
3. Street messaging and seasonal celebrations connected with academic programs through the use of banners and flag brackets at street lights.



Key Map



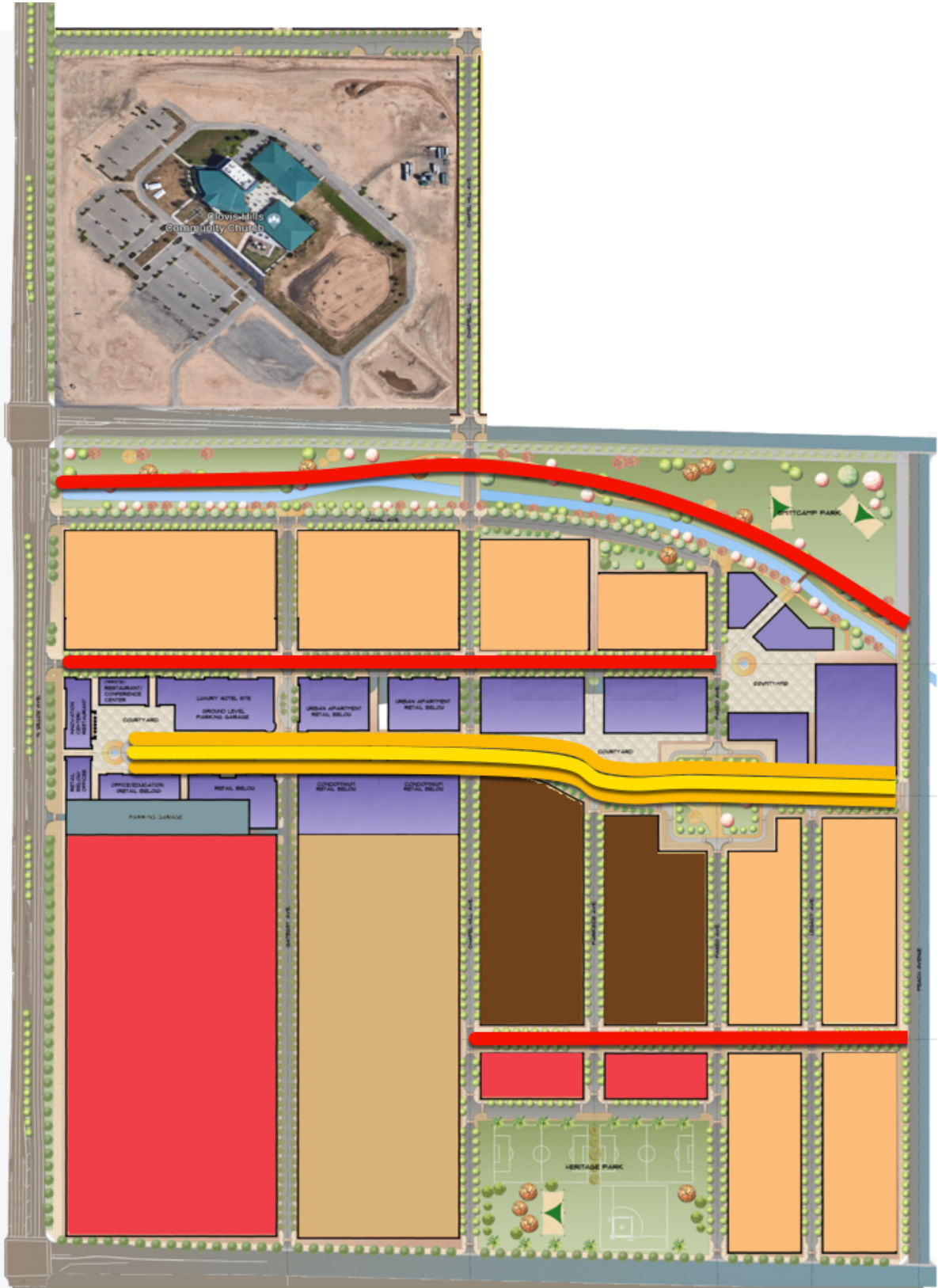
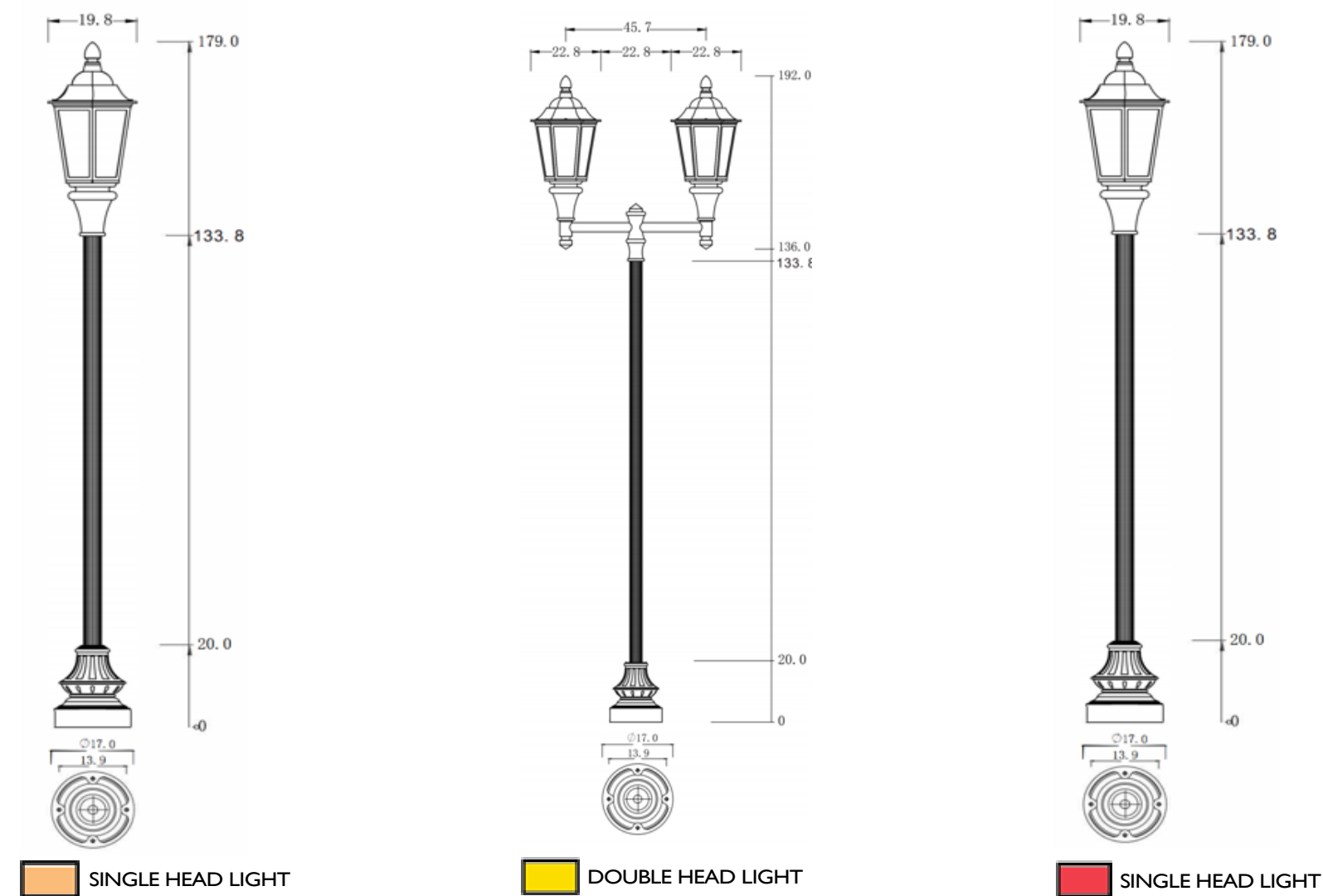
West Behymer Avenue



Lighting Plan

Light standards for urban trails should be consistent with the street lighting in Heritage Grove City Center Village North and South. The Spacing and placement of Street and Bollard Lighting should provide enough lighting for the safety and convenience of pedestrians, while not interfering with the privacy and comfort of nearby homes. Lighting placement and spacing will be determined at final site plan review.

The Vintage Municipal Quality Street Light will serve as a versatile lighting option on streets, sidewalks, and trails. along with the Annapolis Smart Bollard utilizes solar technology, which reduces installation, maintenance and energy costs. Microprocessing technology automatically turns lights off and on at dusk and dawn.



Tree Location Matrix

| SYM | Common Name | Botanical Name | Water Use | Deciduous/ Evergreen | Median | Parks | Parkways | Paseo | Community Entries | Accent | Edible | Native | Trails + Open Space |
|------|----------------------|-----------------------------------|-----------|----------------------|--------|-------|----------|-------|-------------------|--------|--------|--------|---------------------|
| T-1 | Strawberry Tree | Arbutus unedo | L | E | • | | | • | | | • | • | • |
| T-2 | Lemon, orange, etc | Citrus spp. | M | E | | • | | | | | | | |
| T-3 | Italian Cypress | Cupressus sempervirens | M | E | | • | | • | | | | | |
| T-4 | Goldenrain Tree | Koelreuteria paniculata | M | D | • | | • | • | | • | | | |
| T-5 | Crape Myrtle (Red) | Lagerstroemia indica 'Dynamite' | L | D | | • | | | • | • | | | |
| T-6 | Crape Myrtle (White) | Lagerstroemia indica 'Natchez' | L | D | • | • | | | • | • | | | |
| T-7 | Crape Myrtle (Pink) | Lagerstroemia indica 'Muskogee' | L | D | • | • | • | • | • | • | | | |
| T-8 | Bay Laurel | Laurus nobilis | L | E | • | | • | • | | | | • | |
| T-9 | Saratoga Bay | Laurus nobilis 'Saratoga' | L | E | • | | • | • | | | | • | |
| T-10 | Olive | Olea europaea | VL | E | • | | | | • | | • | | • |
| T-11 | Fruitless Olive | Olea europaea 'swan hill' | VL | E | | • | • | | • | | | | |
| T-12 | Date Palm | Phoenix dactylifera | L | E | • | • | • | | | | | | |
| T-13 | Italian Stone Pine | Pinus pinea | L | E | | • | | | | | | | • |
| T-14 | Chinese Pistache | Pistacia chinensis 'Keith Davies' | L | D | • | • | • | | | • | | | |
| T-15 | London Plane | Platanus X acerifolia and cvs. | M | D | • | • | • | | | | | | • |
| T-16 | Holly Oak | Quercus ilex | L | E | • | • | | | | | | | |
| T-17 | Valley Oak | Quercus lobata | L | D | • | • | | | | | | • | • |
| T-18 | English Oak | Quercus robur | M | D | • | • | • | • | | • | | | |
| T-19 | Skinny Genes Oak | Quercus 'Skinny Genes' | M | D | • | | • | | | | | | |
| T-20 | Cork Oak | Quercus suber | L | E | • | • | • | • | | • | | | • |
| T-21 | Southern Live Oak | Quercus virginiana | M | E | • | • | • | • | | • | | | • |
| T-22 | Interior Live Oak | Quercus wislizeni | VL | E | • | • | • | • | | | | • | • |
| T-23 | Brisbane Box | Tristaniaopsis laurina | M | E | • | | | • | | | | | |
| T-24 | California Fan Palm | Washingtonia filifera | M | E | • | • | • | | | | | • | |
| T-25 | Saw Leaf Zelkova | Zelkova serrata | M | D | • | • | • | | | | | | |



T-1



T-2



T-3



T-4



T-5



T-6



T-7



T-8



T-9



T-10



T-11



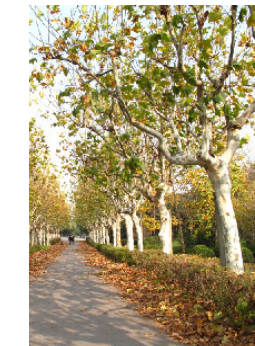
T-12



T-13



T-14



T-15



T-16



T-17



T-18



T-19



T-20



T-21



T-22



T-23



T-24



T-25



Shrub Location Matrix

| SYM | Common Name | Botanical Name | Water Use | Median | Parks | Parkways | Paseo | Community Entries | Accent | Slope Erosion | Native | Trails + Open Space |
|------|-------------------------------|--------------------------------------|-----------|--------|-------|----------|-------|-------------------|--------|---------------|--------|---------------------|
| S-1 | Prostrate Acacia | Acacia redolens 'Desert Carpet' | VL | | | | | | | • | | • |
| S-2 | Fern Leaf Yarrow | Achillea 'Moonshine' | L | | • | | | • | • | | | |
| S-3 | Lily of the Nile | Agapanthus africanus 'Queen Anne' | M | • | • | | | • | • | | | |
| S-4 | Weber Agave | Agave weberi | VL | | • | | • | • | • | | | |
| S-5 | Crimson Pygmy Barberry | Berberis thunbergii autropurpurea | M | • | • | | • | | | | | |
| S-6 | Japanese Boxwood | Buxus m. japonica | M | | • | | | • | | | | |
| S-7 | Bottle Brush | Callistemon citrinus 'Little John' | L | • | • | • | • | | | | | • |
| S-8 | Fortnight Lily | Dietes bicolor | L | • | • | • | • | • | | | | |
| S-9 | Pineapple Guava | Fejoa sellowiana | L | | • | | | | | • | | • |
| S-10 | Evergreen Euonymus | Euonymus japonicus | L | • | • | | • | • | | | | |
| S-11 | Daylily (Evergreen varieties) | Heemerocallis spp. | M | • | • | • | • | • | • | | | |
| S-12 | Red Yucca | Hesperaloe parvifolia | L | | • | | | • | • | | • | • |
| S-13 | Red Hot Poker | Kniphofia uvaria | L | • | • | • | • | | • | | | |
| S-14 | Bay Laurel | Laurus nobilis | L | | • | | | | | | | • |
| S-15 | Spanish Lavendar | Lavandula stoechas 'Otto quast' | L | | • | | | | • | | | |
| S-16 | Japanese Privet | Ligustrum japonicum 'texanum' | L | | | | | | | | | • |
| S-17 | Little Ollie Dwarf Olive | Olea europaea 'Montra' | VL | • | • | • | • | | | | | • |
| S-18 | Russian Sage | Perovskia atriplicifolia | L | | • | | • | • | • | | | • |
| S-19 | New Zealand Flax | Phormium tenax | L | • | • | | • | • | • | | | |
| S-20 | Dwarf Pittosporum | Pittosporum tobira 'Wheelers Dwarf' | M | | • | | • | | | | | |
| S-21 | Dwarf Indian Hawthorne | Rhaphiolepis indica 'Ballerina' | M | | • | • | • | | | • | | • |
| S-22 | Yeddo Hawthorne | Rhaphiolepis umbellata | L | | • | | • | | | | | |
| S-23 | Carpet Rose | Rosa | M | • | | • | • | • | • | | | |
| S-24 | Floribunda Rose | Rosa floribunda | M | • | • | | • | • | • | | | |
| S-25 | Rosemary | Rosmarinus officinalis 'Tuscan Blue' | L | | • | | | | | | • | • |
| S-26 | Trailing Rosemary | Rosmarinus 'Prostratus' | L | | | | | | | • | • | • |
| S-27 | Germander | Teucrium chamaedrys 'Nanum' | L | | • | | | • | • | | | |
| S-28 | Society Garlic | Tulbaghia violacea | L | • | • | • | • | • | • | | | |
| S-29 | Laurustinus | Viburnum tinus | M | | • | | | | | | | • |



S-1



S-2



S-3



S-4



S-5



S-6



S-7



S-8



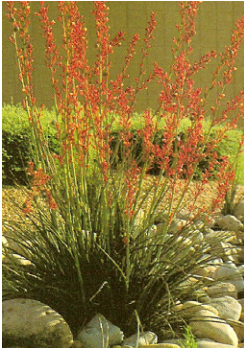
S-9



S-10



S-11



S-12



S-13



S-14



S-15



S-16



S-17



S-18



S-19



S-20



S-21



S-22



S-23



S-24



S-25



S-26



S-27



S-28



S-29



Grasses, Groundcover, and Vines Location Matrix

| SYM | Common Name | Botanical Name | Water Use | Median | Parks | Parkways | Paseo | Community Entries | Accent | Slope Erosion | Native | Trails + Open Space |
|-------------|----------------------------|---------------------------------------|-----------|--------|-------|----------|-------|-------------------|--------|---------------|--------|---------------------|
| Grasses | | | | | | | | | | | | |
| G-1 | Western Meadow Sedge | Carex praegracilis | M | • | | • | | | | | • | • |
| G-2 | Atlas Fescue | Festuca mairei | L | • | • | • | • | • | | • | • | • |
| G-3 | Creeping Wild Rye | Leymus triticoides | L | | | | | | | • | • | • |
| G-4 | Maiden Grass | Miscanthus sinensis 'Morning Light' | M | • | | • | | | | | | • |
| G-5 | White Muhly Grass | Muhlenbergia capillaris 'White Cloud' | L | • | • | • | • | • | • | | | • |
| G-6 | Pink Muhly Grass | Muhlenbergia capillaris 'Regal Mist' | L | • | • | • | • | • | • | | | • |
| G-7 | Bull Grass | Muhlenbergia dubia | L | • | • | • | • | | | • | • | • |
| G-8 | Slender Veldt Grass | Pennisetum spathiolatum | L | • | • | • | • | | | • | • | • |
| G-9 | John Greenlee's Moor Grass | Sesleria 'Greenlee' | M | • | • | • | • | • | | | | |
| G-10 | Sand Cord Grass | Spartina bakeri | L | | • | | • | | | • | • | • |
| G-11 | Giant Feather Grass | Stipa gigantia | L | | • | | • | • | • | • | | • |
| Groundcover | | | | | | | | | | | | |
| GC-1 | Myoporum | Myoporum parvifolium & cvs. | L | • | • | • | • | | | • | | • |
| GC-2 | Groundcover Roses | Rosa 'Drift Series' | M | • | • | • | • | • | • | | | |
| Vines | | | | | | | | | | | | |
| V-1 | Creeping Fig | Ficus pumila | M | | • | | | • | | | | • |
| V-2 | Cat's Claw Vine | Macfadyena unguis-cati | L | | • | | | • | • | | | • |
| V-3 | Boston Ivy | Parthenocissus tricuspidata | M | | • | | | • | • | | | • |



G-1



G-2



G-3



G-4



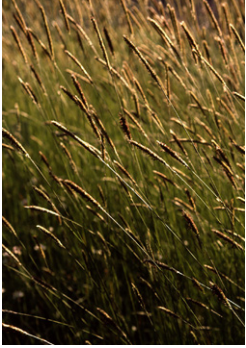
G-5



G-6



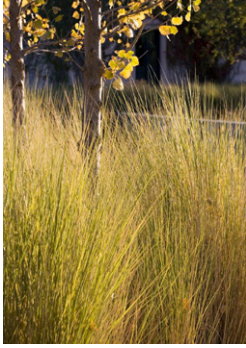
G-7



G-8



G-9



G-10



G-11



GC-1



GC-2



V-1



V-2



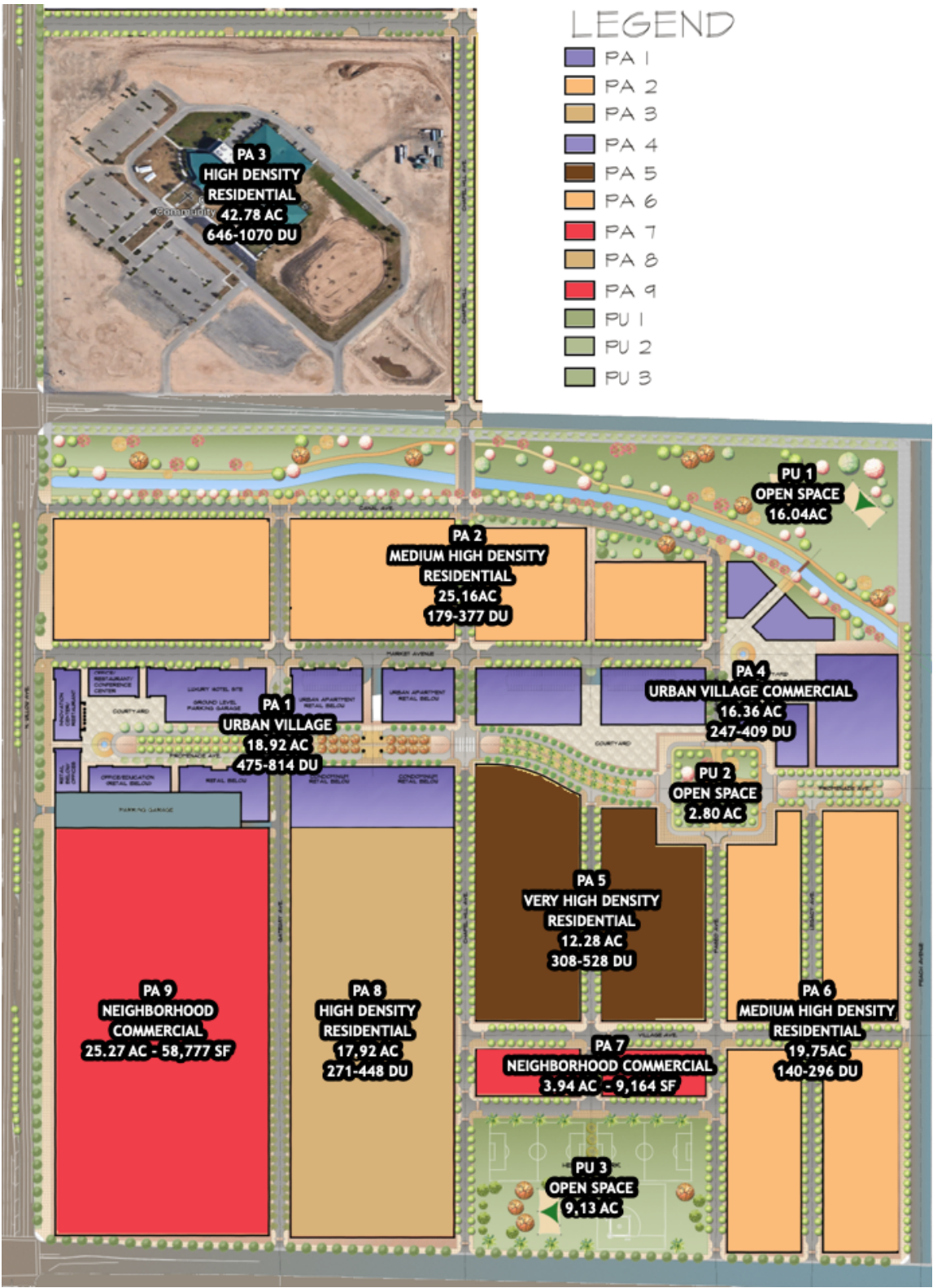
V-3



LAND USE DEVELOPMENT STANDARDS

Planning Areas

The Heritage Grove City Center Villages are composed of nine Planning Areas and three Public Areas. The Planning Areas provide for a mix of uses including residential, commercial, office and entertainment. The three Public Areas will contain a variety of civic uses serving both City Center Villages.



Planning Areas



Planning Area 1-Main Street Promenade

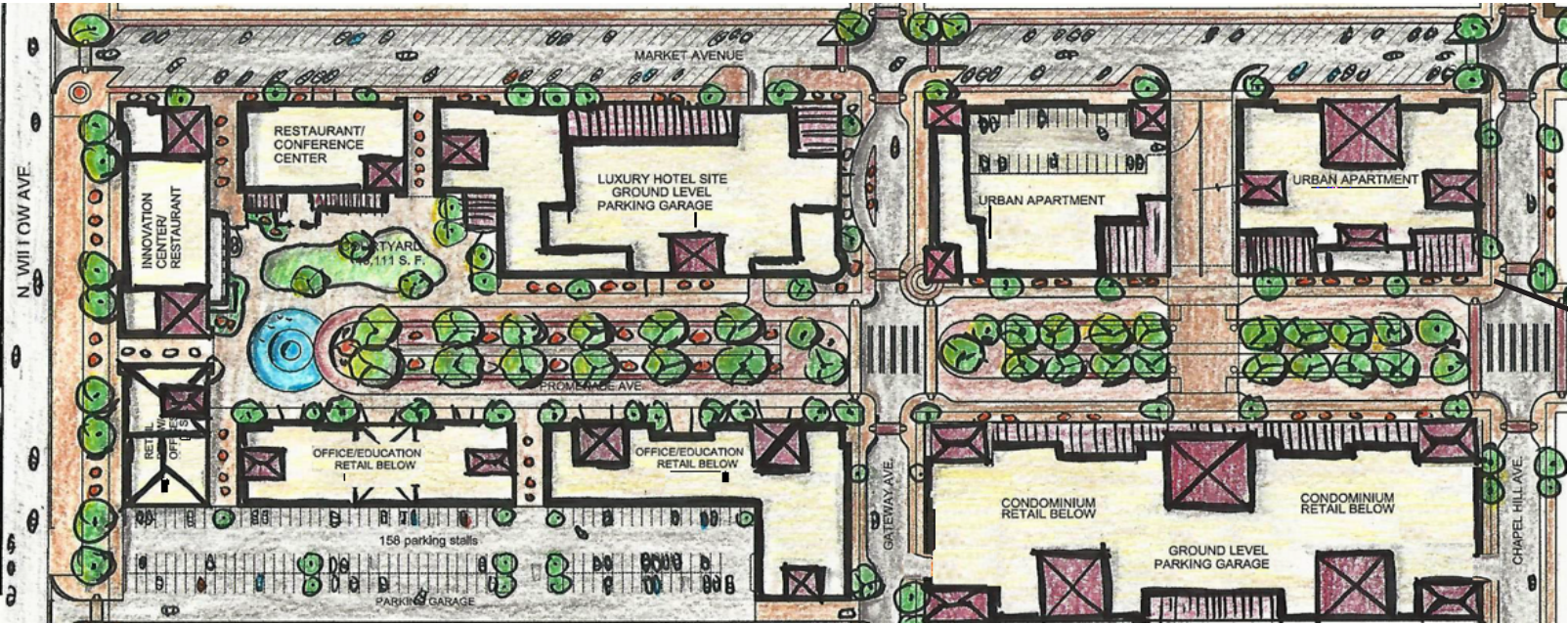
Planning Area 1 is considered the “Promenade” of Heritage Grove City Center Village North and will be a vibrant, mixed use district featuring a broad town plaza, business innovation center and pedestrian-oriented shops and restaurants with condominiums and apartments above. Land uses will be integrated physically and functionally. Residential units and/or offices will be stacked above or adjacent to retail stores, restaurants and/or offices. The promenade will be a bustling entertainment district with generous, active sidewalks and outdoor dining opportunities.

Development Standards

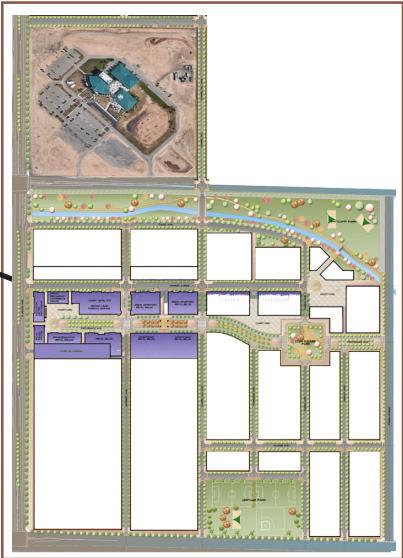
| DESIGNATION | |
|----------------------|------------------------------------|
| General Plan | Urban Village |
| Base Zoning District | Mixed Use Village |
| Density Range | 25.1 to 43 dwelling units per acre |

| BUILDING INTENSITY | | |
|-------------------------|-----|-----------|
| Minimum Lot Area | N/A | |
| Minimum Lot Width | 25' | |
| Minimum Lot Depth | N/A | |
| Maximum building height | 72' | 5-stories |
| Maximum F.A.R. | 4 | |

| BUILDING SETBACKS (From Property Line) | | |
|--|-----|----------------------------------|
| Front Willow and Market Ave | 15' | |
| Front to Local Street | N/A | Build- to line from ultimate ROW |
| Front to Promenade Ave | N/A | Build- to line from ultimate ROW |
| Side yard | N/A | |
| Corner side yard | 5' | |
| Rear yard* | N/A | |



Key Map



Planning Area 1-Conceptual Illustrative



Mixed-Use Illustrative Concept



Planning Area 1-Main Street Promenade (cont.)

Development Standards

| PEDESTRIAN and VEHICULAR CIRCULATION | |
|--------------------------------------|---|
| Sidewalks | All front doors must be accessed by a minimum 6' sidewalk |
| Promenade Ave | 84 curb to curb and 140' ROW (see street sections) |
| Alleys and Service roads | 25' ROW (see street sections) |

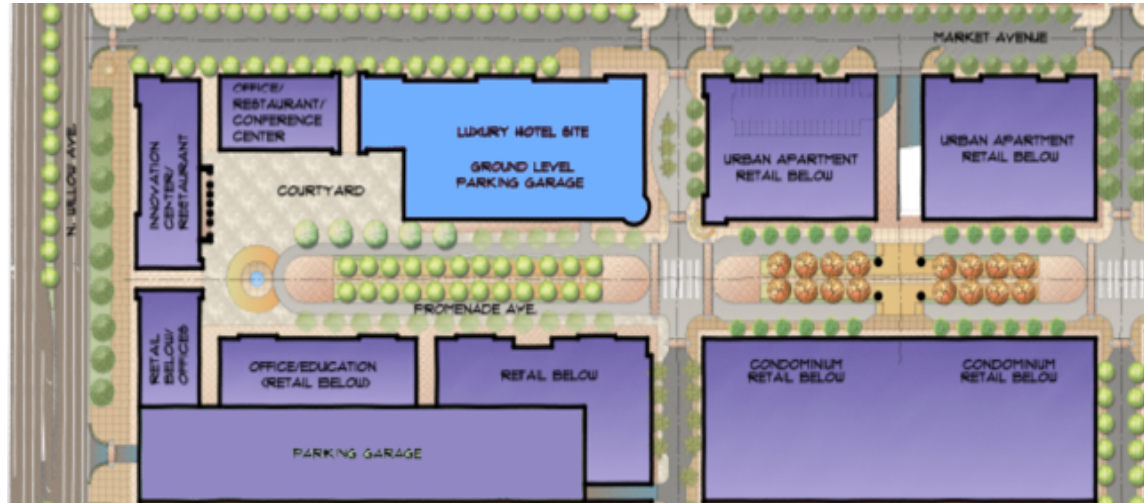
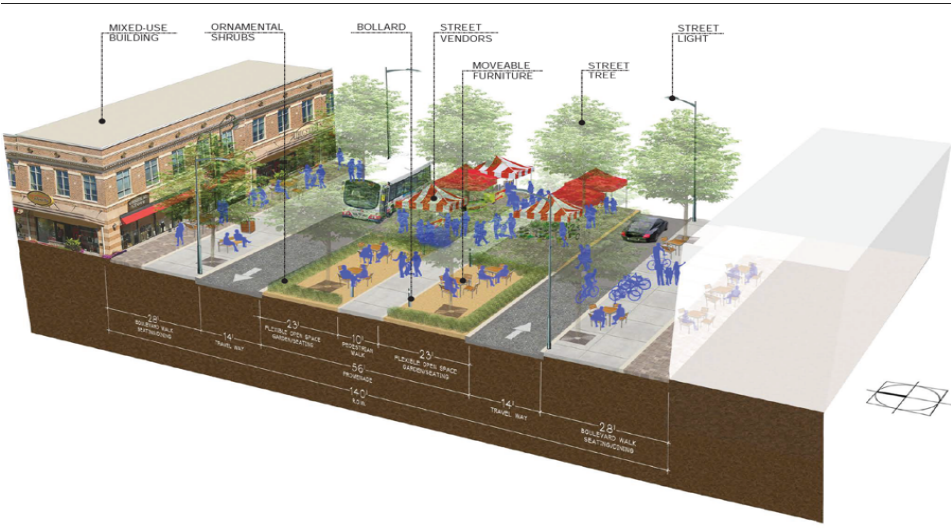
| PARKING | | | |
|---|---|------|-----------------------------------|
| USE | COVERED | OPEN | |
| Attached Residential | | | |
| Studio, 1, 2 BR | 1 | 0 | Add 0.5 for Live-work units |
| 3+ BR | 1 | 1 | 1 car garage 10' x 20' |
| | | | 2 car garage: 20' x 20' standard; |
| | | | 12' x 40' tandem |
| Business professional offices | 1 per 250 square feet | | |
| Medical, Dental Offices/clinics | 8 for first doctor plus 5 for each additional doctor | | |
| Retail | 0-20,000 square feet - 5.4 per 1,000 gross building area | | |
| | 20,000-70,000 square feet - 4.7 per 1,000 gross building area | | |
| | 70,000 square feet and over - 3.3 per 1,000 gross building area | | |
| Restaurants, Delis, Bars/cocktail lounges | 0-1,000 SF- 1 per 200 SF | | |
| | 1,000-4,000 SF- 1 per 100 SF | | |
| | 4,000 SF- 40 spaces plus 1 per 50 SF over 4,000 SF | | |
| Financial institutions/Banks | 5.4 per 1,000 gross building area | | |
| Movie Theater | 1 per 4 fixed seats or 1 per 35 SF | | |
| Health Club/Gym | 1 per 100 SF | | |

| ACCESSORY USES | | |
|--|-------|---|
| Walls and Fences | 3'-6' | No block walls adjacent to Willow or Market Avenue |
| Carports / Garages | | Architecture to match neighborhood theme. Lattice also acceptable |
| Trash Enclosures | | Architecture to match neighborhood theme |
| Parking and pedestrian lot lights to utilize Heritage Grove street and paseo standards | | |

| PERMITTED USES |
|--|
| Retail, including bakeries, 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 |
| 2 floor Garage , 3 & 4 floor residential or offices (Business Innovation Center) (vertically mixed uses) |
| Live-work units (subject to CUP) |
| Restaurants, delis and ice cream parlors |
| Boutique Hotels not to exceed 200 rooms |
| Trails and bike paths, and Neighborhood pocket parks & open space amenities |
| Bars, cocktail lounges (subject to CUP) |
| Health Clubs, gyms (subject to CUP over 25,000 SF) |
| Financial institutions and banks |
| Electronic billboards and electronic signs (subject to CUP over 10x8 feet) |
| Service, including laundry and photography |
| Parking garage (subject to CUP) |
| Movie theaters not to exceed 500 seats (subject to CUP) |
| Other uses to be found similar by City Planner |



Setback to Promenade Avenue



Planning Area 2 - Medium High Density Residential

Planning Area 2 is a medium high density residential district in the City Center Village North. It's proximity to the Promenade and retail/entertainment district to the south makes this area ideal for small lot motor court homes, stacked flats, townhomes, and senior housing. A pedestrian and bicycle trail to the north will cross though on the west and east, linking to North Park.

Development Standards

| DESIGNATION | |
|----------------------|-----------------------------------|
| General Plan | Medium High Density Residential |
| Base Zoning District | R-2 |
| Density Range | 7.1 to 15 dwelling units per acre |

| BUILDING INTENSITY | | |
|-------------------------|------------|-----------|
| Minimum Lot Area | 3,500 S.F. | |
| Minimum Lot Width | N/A | |
| Minimum Lot Depth | N/A | |
| Maximum building height | 30' | 3-stories |
| Maximum lot coverage | 60% | |

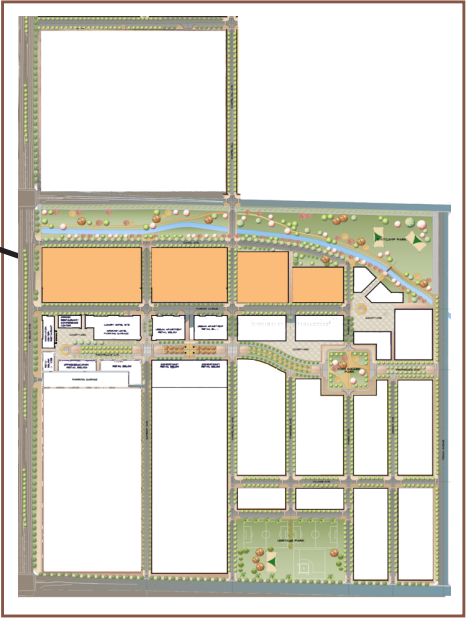
| BUILDING SETBACKS (From Property Line) | | |
|--|-----|-------------|
| Front Yard to local road | 10' | 5' to porch |
| Side yard | 5' | |
| Corner side yard | 10' | |
| Rear yard* | 10' | |
| * Setback to alley is 5'. | | |

| MINIMUM BUILDING SEPARATION | | |
|--|--------------------------------|--|
| Front to Front, Front to Side, Front to Rear OR Rear to Rear | 2-stories 20' 3-stories 30' | Please review latest applicable building code for construction and fire wall requirements. |
| Side to side | 0' | |



Planning Area 2-Conceptual Illustrative

Key Map



Townhomes



Small Lot Motor Court



Planning Area 2 - Medium High Density Residential (cont.)

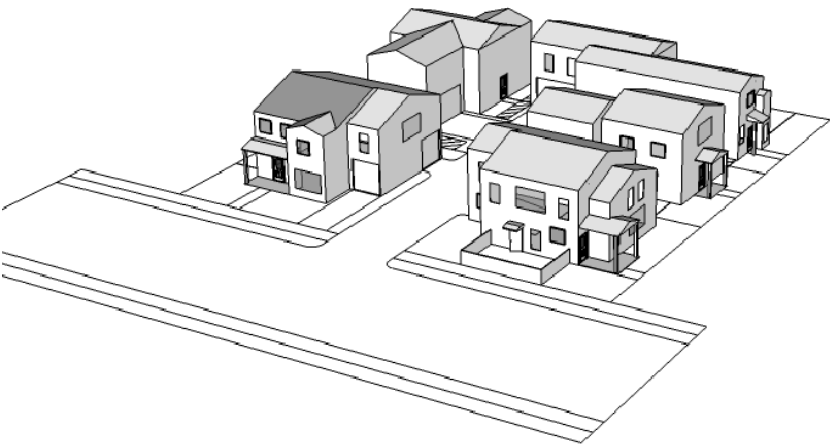
Development Standards

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

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

| PERMITTED USES | | |
|--|--|--|
| Stacked flats | | |
| Townhomes | | |
| Live-Work | | |
| Apartments | | |
| Small-lot motor court SFD cluster | | |
| Senior housing, Active Adult and Semi-independent units (subject to CUP) | | |
| Parking Garage (subject to CUP) | | |
| Child Care Facility (subject to a 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 Heritage Grove street and paseo standards | | |



Reversed SFD Cluster Massing Model



Stacked Flats



SFD Cluster Entrance



Auto Court SFD Cluster Street Scene



Planning Area 3 - High Density Residential

Planning Area 3 is a Church Campus with a high density residential district in the City Center Village North. Homes should front onto Chapel Hill Avenue, Willow and International Avenues with garage access off an alley, for a handsome street scene. A trail system will connect homes to parks, major trails and Clovis Community College and Clovis North Education Center to the West.

Development Standards

| DESIGNATION | |
|----------------------|------------------------------------|
| General Plan | High Density Residential |
| Base Zoning District | R-3 |
| Density Range | 15.1 to 25 dwelling units per acre |

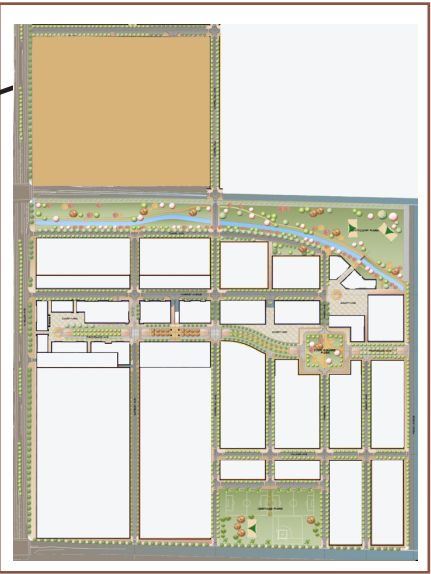
| BUILDING INTENSITY | | |
|-------------------------|----------|--|
| Minimum Lot Area | 2,100 SF | Lots may require a reciprocal use easement for useable private open space. |
| Minimum Lot Width | 35' | |
| Minimum Lot Depth | 55' | |
| Maximum building height | 50' | 3-stories |
| Maximum lot coverage | 60% | |

| BUILDING SETBACKS (From Property Line) | | |
|---|-----|---|
| Front to Willow, International and Chapel Hill ROW | 10' | No direct driveway access off Willow or International. 5' to porch |
| Front Yard to local road | 10' | 5' to porch |
| Front to Trail or Park | 10' | 5' to porch. 5' internal sidewalk included in setback. |
| Side yard | 5' | |
| Corner side yard | 10' | |
| Rear yard* | 10' | Rear yards may not face Willow Ave., International or Trail or park to the south. |
| * Rear yard to garage is 5' to rear property line or alley. | | |



Planning Area 3-Conceptual Illustrative

Key Map



Townhomes



Townhomes



Planning Area 3-High Density Residential (cont.)

Development Standards

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

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

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



Mansion Home Front Elevation

| PERMITTED USES | |
|---|--|
| Small lot, higher density singlefamily detached homes, alley-loaded preferred | |
| Duplexes | |
| Triplex mansion homes | |
| Paired-Z | |
| Clustered SFD | |
| Townhomes | |
| Apartments | |
| Senior apartments, active adult and semi-independent (subject to CUP) | |
| Child care facility (subject to a CUP) | |
| Neighborhood pocket parks, tot-lots and open space amenities | |
| Internal pedestrian trails and bike paths | |

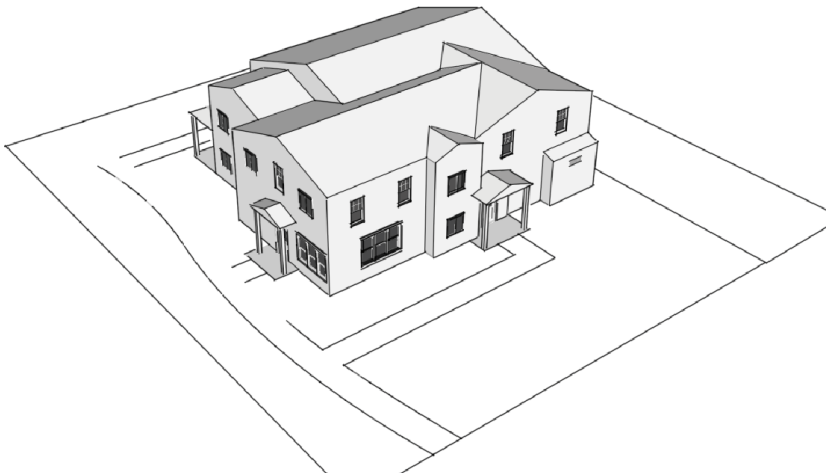
| ACCESSORY USES | | |
|--|-------|---|
| Walls and Fences | 3'-6' | No block walls adjacent to collector roads. No wall over 3' in required front yard. |
| Carports | | Architecture to match neighborhood theme. Lattice also acceptable |
| Trash Enclosures | | Architecture to match neighborhood theme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



Townhomes



Townhomes



Mansion Home Massing Model



Planning Area 4 - Entertainment District

Planning Area 4 is a medium-scale retail, entertainment and residential district in the City Center Village North. Substantial frontage onto Promenade Avenue provides a window for shopping, entertainment, employment, dining and services. Pedestrian/bicycle paths, which link all points in the community, traverse through the east and west connecting to Main Street Promenade in PA 1. which also provides a pedestrian gateway to the Town Square Park to the south.

Development Standards

| DESIGNATION | |
|----------------------|------------------------------------|
| General Plan | Urban Village Commercial |
| Base Zoning District | Mixed Use Village |
| Density Range | 15.1 to 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 | 50' | 4-stories |
| Maximum F.A.R. | .75 | |

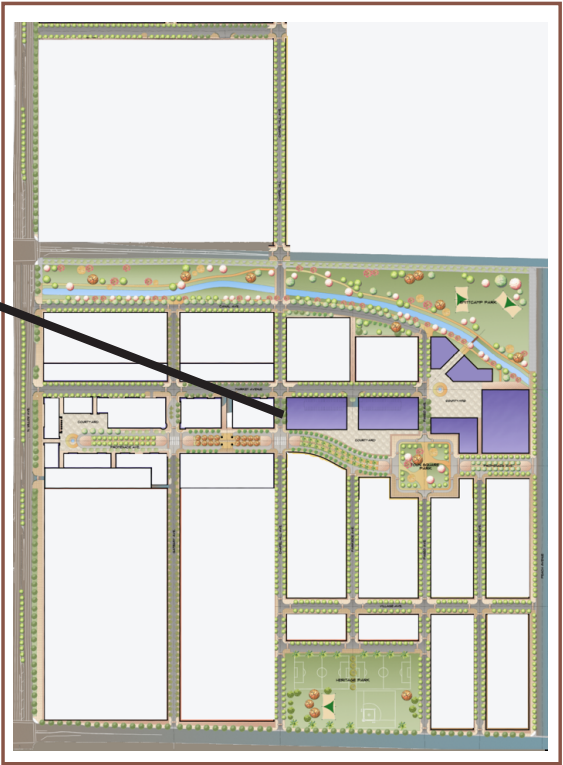
| BUILDING SETBACKS (From Property Line) | | |
|---|-----|---|
| Front yard to Promenade, Market, and Peach Ave R.O.W. | 10' | No direct driveway access to homes off Market and Promenade |
| Front yard to Local roads | 10' | Direct driveway access to homes off local roads only |
| Side yard | 5' | |
| Corner side yard | 10' | |

| 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' | |



Planning Area 4-Conceptual Illustrative

Key Map



Shops at Town Square



Open Plaza at Town Square



Pedestrian Plaza at Town Square Park



Planning Area 4 - Entertainment District (cont.)

Development Standards

| PEDESTRIAN and VEHICULAR CIRCULATION | | | |
|--|---|--------|---|
| Sidewalks | Minimum 10' sidewalk along storefronts | | |
| Local roads | 36'-40' pavement (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 | 1 2 | Add 0.5 for Live-work units 1 car garage 10' x 20' 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 | | |
| Retail | 0-20,000 SF - 5.4 per 1,000 gross building area 20,000-70,000 SF - 5.0 per 1,000 gross building area 70,000 SF and over - 4.7 per 1,000 gross building area | | |
| Restaurants, Delis, Bars/ cocktail lounges | 0-1,000 SF- 1 per 200 SF 1,000-4,000 SF- 1 per 100 SF 4,000 SF- 40 spaces plus 1 per 50 SF over 4,000 SF | | |
| Financial institutions/Banks | 5.4 per 1,000 gross building area | | |
| Health Club/Gym | 1 per 100 SF | | |
| Barber/Beauty Salon/Spa | 0.5 per station | | |
| Movie Theater | 1 per 4 fixed seats or 1 per 35 SF | | |
| Art galleries and museums | 1 per 500 SF gross floor area | | |
| Photography Studios | 1 per 1000 SF gross floor area | | |
| *May be modified through CUP process | | | |

| PERMITTED USES | | |
|--|---|---|
| General retail, including bicycle shops, book stores, clothing and shoe stores, drug stores, florists, gift shops, hobby and craft stores, music and video stores, boutique retail, etc. | | |
| Business, professional and medical/dental offices and veterinary clinics | | |
| The residential land use of PA 6 may encroach into this site | | |
| 2 & 3 floor residential (vertically mixed uses) | | |
| Live-work units | | |
| Restaurants, bakeries, delis and ice cream parlors | | |
| Neighborhood pocket parks (Town Square Park) & open space amenities, trails and bike paths | | |
| Barbers and beauty salons | | |
| Bars, cocktail lounges (subject to CUP) | | |
| Health clubs, gyms (over 5,000 subject to CUP) | | |
| Art galleries and museums | | |
| Photography studios | | |
| Movie theaters not to exceed 500 seats (subject to CUP) | | |
| | | |
| PROHIBITED USES | | |
| Gas stations, auto service stations | | |
| | | |
| ACCESSORY USES | | |
| Walls and fences | 3'-6' | No block walls adjacent to public street. No wall over 3' in required front yard. |
| Carports / garages | Architecture to match neighborhood theme. Lattice also acceptable | |
| Trash enclosures | Architecture to match neighborhood theme | |
| Parking and pedestrian lot lights to utilize Heritage Grove street and paseo standards | | |



Planning Area 5 - Very High Density Residential

Planning Area 5 is a very high density residential district consisting of 12.68 acres in the City Center Village South. PA 5 will be characterized by compact, efficient apartments, townhomes, seniors apartments and live-work units. These micro-neighborhoods are a short walk from the vibrant Promenade in PA 1 and the Entertainment District 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' | 4-stories |
| Maximum lot coverage | 60% | |

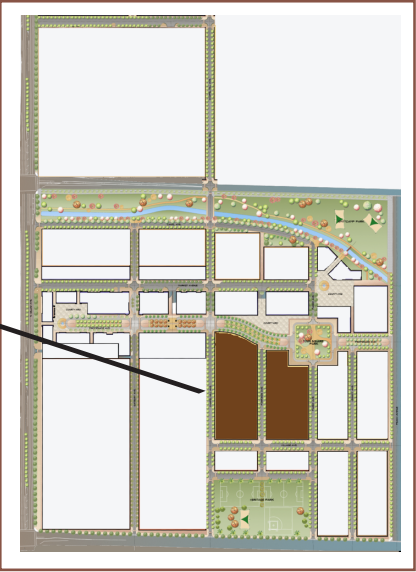
| BUILDING SETBACKS (From Property Line) | | |
|--|-----|-------------|
| Front Yard to local road | 10' | 5' to porch |
| Side yard | 5' | |
| Corner side yard | 10' | |
| Rear yard* | 10' | |
| * Setback to alley is 5'. | | |

| 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' | |



Planning Area 5-Conceptual Illustrative

Key Map



Luxury Apartment Complex



Stacked Flats



Planning Area 5 - Very High Density Residential (cont.)

Development Standards

| PEDESTRIAN and VEHICULAR CIRCULATION | | | |
|--|--|-----------------------------|---|
| Local Roads | 36'-40' ROW <i>see street sections</i> | | |
| Alleys | 25' ROW, <i>see street sections</i> | | |
| PARKING | | | |
| USE | COVERED | OPEN | |
| Attached Residential * Studio, 1 & 2 BR 3+ BR | 1 1 | 1 2 | Add .5 for live-work units 1 car garage 10' x 20' 2 car garage: standard 20' x 20'; tandem 12' x 40' |
| Senior Residential Active Adult Semi Independent | 1 | .25 per unit .5 per unit | |
| 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 Heritage Grove street and paseo standards | | |



Luxury Apartment Complex



Club House



Senior Housing



Planning Area 6 - Medium High Density Residential

Planning Area 6 is a medium high density residential district in the City Center Village South. It's proximity to Heritage Park to the west and Town Square Park to the Northwest, linking to the Entertainment District to the north makes this area ideal for small lot motor court homes, stacked flats, townhomes, and senior housing.

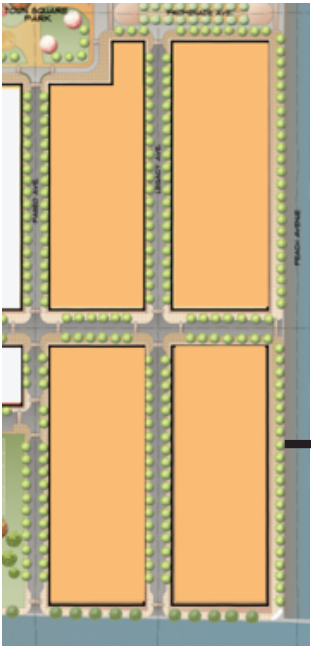
Development Standards

| DESIGNATION | |
|----------------------|-----------------------------------|
| General Plan | Medium High Density Residential |
| Base Zoning District | R-2 |
| Density Range | 7.1 to 15 dwelling units per acre |

| BUILDING INTENSITY | | |
|-------------------------|-----------|-----------|
| Minimum Lot Area | 3,500 S.F | |
| Minimum Lot Width | N/A | |
| Minimum Lot Depth | N/A | |
| Maximum building height | 30' | 3-stories |
| 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, Front to Side, Front to Rear OR Rear to Rear | 2-stories 20' 3-stories 30' | Please review latest applicable building code for construction and fire wall requirements. |
| Side to side | 0' | |



Key Map



Planning Area 6-Conceptual Illustrative



Patio Homes



Townhomes



Planning Area 6 - Medium High Density Residential (cont.)

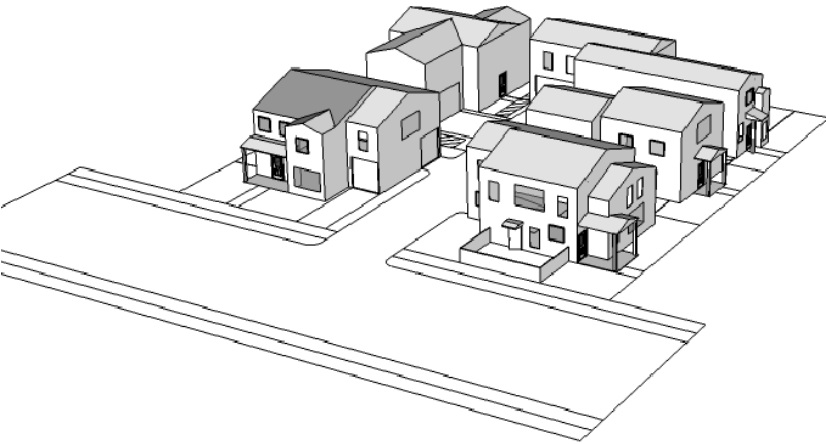
Development Standards

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

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

| PERMITTED USES | | |
|--|--|--|
| Stacked flats | | |
| Townhomes | | |
| Live-Work | | |
| Apartments | | |
| Small-lot motor court SFD cluster | | |
| Senior housing, Active Adult and Semi-independent units (subject to CUP) | | |
| Parking Garage (subject to CUP) | | |
| Child Care Facility (subject to a CUP) | | |

| ACCESSORY USES | | |
|--|-------|--|
| Walls and Fences | 3'-6' | No wall over 3' in required front yard. |
| Carports | | |
| Trash Enclosures | | Architecture to match neighborhood theme |
| Parking and pedestrian lot lights to utilize Heritage Grove street and paseo standards | | |



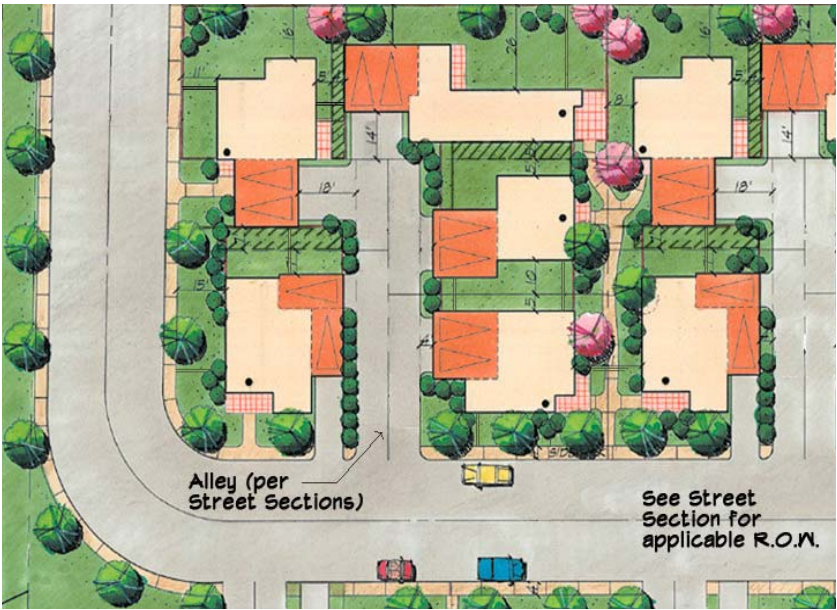
Reversed SFD Cluster Massing Model



Street Scene



Auto Court SFD Cluster Street Scene

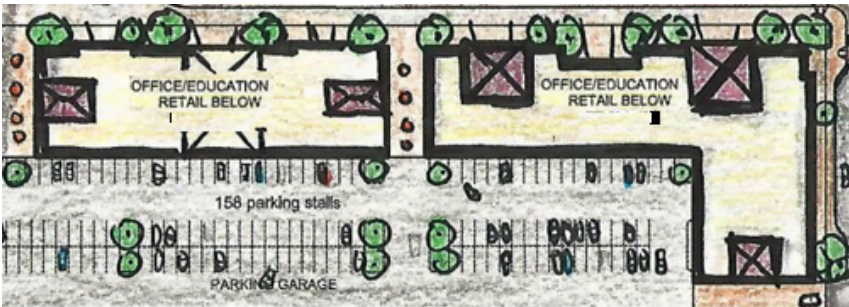


Reversed SFD Cluster



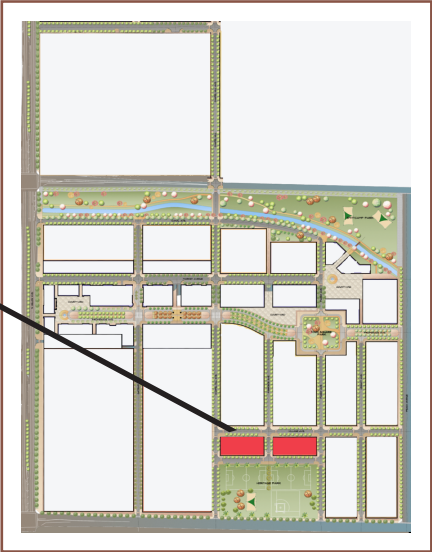
Planning Area 7 - Neighborhood Commercial Center

Planning area 7, the Neighborhood Commercial center, provides conveniently accessible basic amenities and services to residents in the City Center Village South. The neighborhood commercial center should be pedestrian oriented, with linkages to parks and trails to the south. A grocery store and drug store will anchor the center, accompanied by a series of mid and small-sized shops and restaurants. Outdoor dining and covered seating areas should be available. The center is intended to serve community-oriented needs and will not have components intended to serve a much broader regional market. Commercial development should be intimate and small scale thereby allowing integration with residential uses. The center should provide functional outdoor spaces, trellis elements, screening of service and loading areas from residences and unified architectural and landscape themes consistent with the overall community theme.



Planning Area 7- Conceptual Illustrative

Key Map



Development Standards

| DESIGNATION | | |
|--|--------------------------------|--|
| General Plan | Neighborhood Commercial Center | |
| Base Zoning District | P-C-C | |
| Density Range | N/A | |
| | | |
| BUILDING INTENSITY | | |
| Minimum Lot Area | 15,000 SF | |
| Minimum Lot Width | 100' | |
| Minimum Lot Depth | 150' | |
| Maximum building height | 35' | 2-stories |
| Maximum lot coverage | 33% | See Clovis code- subsection E of section 9.3.214.5 |
| Maximum F.A.R. | 1.0 | |
| | | |
| BUILDING SETBACKS (From Property Line) | | |
| Front yard to San Jose, Leonard and Shaw ROW | 10' | |
| Side yard | N/A | |
| Corner side yard | N/A | |
| Rear yard | N/A | |

| PERMITTED USES | | |
|---|--|--|
| General retail, including, bicycle shops, book stores, clothing and shoe stores, 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 | | |
| Restaurants, bakeries, delis and ice cream parlors | | |
| External trails and bike paths | | |
| Bars, cocktail lounges (subject to CUP) | | |
| Health clubs, gyms (over 5,000 SF subject to CUP) | | |
| Financial institutions and banks (drive-through subject to CUP) | | |
| Service, including barbers and beauty salons, laundry and photography studios | | |
| Drive-through pharmacy (subject to CUP) | | |
| Gas stations (subject to CUP) | | |
| PROHIBITED USES | | |
| Drive up/through restaurants, auto service stations, residential units | | |
| ACCESSORY USES | | |
| Walls and Fences | 5'-6' | No block walls adjacent to Leonard, Shaw or San Jose |
| Trash Enclosures | Architecture to match neighborhood theme | |
| Parking and pedestrian lot lights to utilize Heritage Grove street and paseo standard | | |

| PEDESTRIAN and VEHICULAR CIRCULATION | | |
|---|------------------------------|--|
| Sidewalks | | Minimum 10' sidewalk along storefronts |
| Alleys and service roads | | 25' ROW, see street sections |
| PARKING | | |
| USE | | PARKING REQUIREMENT |
| All uses (Parking requirements for some uses may be subject to parking review) | | 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 70,000 square feet and over - 4.7 per 1,000 gross building area |
| MINIMUM BUILDING SEPARATION | | |
| Front to Front, Front to Side, Front to Rear OR Rear to Rear | 1-story 10' 2-stories 15' | Please review latest applicable building code for construction and fire wall requirements. |
| Side to side | 0' | |



Planning Area 8 - High Density Residential

Planning Area 8 is a Church Campus with a high density residential district in the City Center Village South. Homes should front onto Chapel Hill Avenue, Gateway and Behymer Avenues with garage access off an alley, for a handsome street scene. A trail system will connect homes to Heritage park on the south east.

Development Standards

| DESIGNATION | |
|----------------------|------------------------------------|
| General Plan | High Density Residential |
| Base Zoning District | R-3 |
| Density Range | 15.1 to 25 dwelling units per acre |

| BUILDING INTENSITY | | |
|-------------------------|----------|--|
| Minimum Lot Area | 2,100 SF | Lots may require a reciprocal use easement for useable private open space. |
| Minimum Lot Width | 35' | |
| Minimum Lot Depth | 55' | |
| Maximum building height | 50' | 3-stories |
| Maximum lot coverage | 60% | |

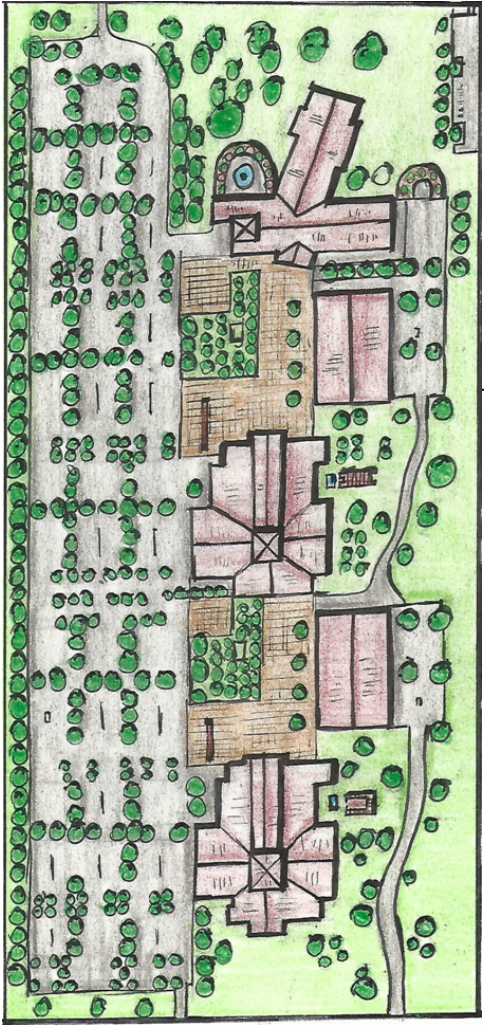
| BUILDING SETBACKS (From Property Line) | | |
|---|-----|---|
| Front to Byhamer , Gateway and Chapel Hill ROW | 10' | No direct driveway access off Byhamer or 5' to porch |
| Front Yard to local road | 10' | 5' to porch |
| Front to Trail or Park | 10' | 5' to porch. 5' internal sidewalk included in setback. |
| Side yard | 5' | |
| Corner side yard | 10' | |
| Rear yard* | 10' | Rear yards may not face Willow Ave., International or Trail or park to the south. |
| * Rear yard to garage is 5' to rear property line or alley. | | |



SFD Clusters

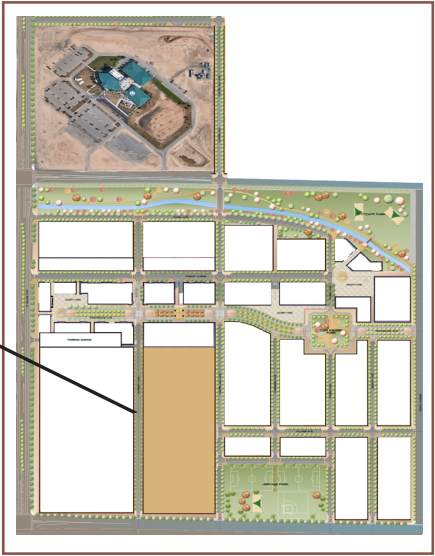


Townhomes



Planning Area 8-Conceptual Illustrative

Key Map



Student Housing



Planning Area 8 - High Density Residential (cont.)

Development Standards

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

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

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

| PERMITTED USES | | |
|--|--|--|
| Small lot, higher density single family detached homes, alley-loaded preferred | | |
| Duplexes | | |
| Triplex mansion homes | | |
| Paired-Z | | |
| Clustered SFD | | |
| Townhomes | | |
| Apartments | | |
| Senior apartments, active adult and semi-independent (subject to CUP) | | |
| Child care facility (subject to a CUP) | | |
| Neighborhood pocket parks, tot-lots and open space amenities | | |
| Internal pedestrian trails and bike paths | | |

| 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 Heritage Grove street and paseo standard | | |



Townhomes

Townhomes

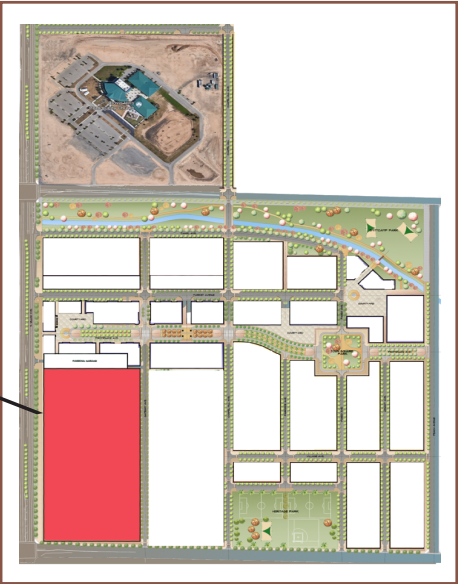


Planning Area 9 - Neighborhood Commercial Center

Planning area 9, the Neighborhood Commercial center, provides conveniently accessible basic amenities and services to residents in the Heritage Grove City Center South. The center should be pedestrian oriented, with linkages to parks, trails and Main Street Promenade to the North. A grocery store and drug store will anchor the center, accompanied by a series of small-sized shops and restaurants. Outdoor dining and covered seating areas should be available. The center is intended to serve community-oriented needs and will not have components intended to serve a much broader regional market. Commercial development should be intimate and small scale thereby allowing integration with residential uses. The center should provide functional outdoor spaces, trellis elements, screening of service and loading areas from residences and unified architectural and landscape themes consistent with the overall community theme.



Key Map



Planning Area 9-Conceptual Illustrative

Development Standards

| DESIGNATION | | |
|--|--------------------------------|--|
| General Plan | Neighborhood Commercial Center | |
| Base Zoning District | P-C-C | |
| Density Range | N/A | |
| BUILDING INTENSITY | | |
| Minimum Lot Area | 15,000 SF | |
| Minimum Lot Width | 100' | |
| Minimum Lot Depth | 150' | |
| Maximum building height | 35' | 2-stories |
| Maximum lot coverage | 33% | See Clovis code- subsection E of section 9.3.214.5 |
| Maximum F.A.R. | 1.0 | |
| BUILDING SETBACKS (From Property Line) | | |
| Front yard to Willow, Bymaher, and Gateway ROW | 10' | |
| Side yard | N/A | |
| Corner side yard | N/A | |
| Rear yard | N/A | |

| PERMITTED USES | | |
|---|--|--|
| General retail, including, bicycle shops, book stores, carpet sales, clothing and shoe stores, 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 | | |
| Restaurants, bakeries, delis and ice cream parlors | | |
| External trails and bike paths | | |
| Bars, cocktail lounges (subject to CUP) | | |
| Health clubs, gyms (over 5,000 SF subject to CUP) | | |
| Financial institutions and banks (drive-through subject to CUP) | | |
| Service, including barbers and beauty salons, laundry and photography studios | | |
| Drive-through pharmacy (subject to CUP) | | |
| Gas stations (subject to CUP) | | |
| | | |
| PROHIBITED USES | | |
| Drive up/through restaurants, auto service stations, residential units | | |
| | | |
| ACCESSORY USES | | |
| Walls and Fences | 5’-6’ | No block walls adjacent to Willow or Byhamer |
| Trash Enclosures | Architecture to match neighborhood theme | |
| Parking and pedestrian lot lights to utilize Heritage Grove street and paseo standard | | |

| PEDESTRIAN and VEHICULAR CIRCULATION | | |
|---|------------------------------|--|
| Sidewalks | | Minimum 10' sidewalk along storefronts |
| Alleys and service roads | | 25' ROW, see street sections |
| PARKING | | |
| USE | | PARKING REQUIREMENT |
| All uses (Parking requirements for some uses may be subject to parking review) | | 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 70,000 square feet and over - 4.7 per 1,000 gross building area |
| MINIMUM BUILDING SEPARATION | | |
| Front to Front, Front to Side, Front to Rear OR Rear to Rear | 1-story 10' 2-stories 15' | Please review latest applicable building code for construction and fire wall requirements. |
| Side to side | 0' | |

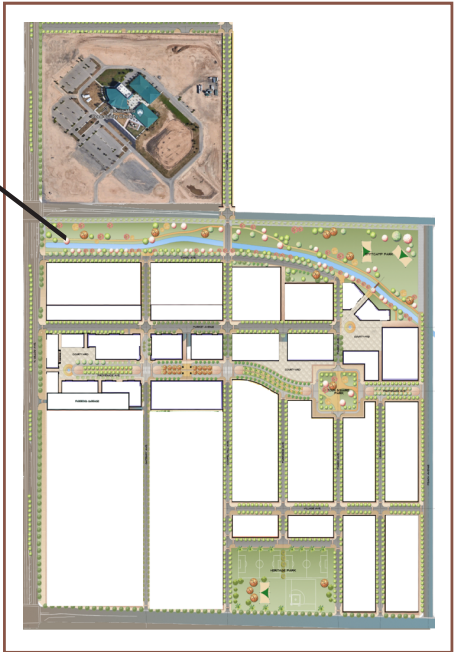


Public Area 1 - North Park

Public area 1, North Park is located along Enterprise Canal Trail and serves as a focal point of the City Center Village North. It's proximity to the Main Street Promenade and Entertainment District to the south makes this area ideal for sports facilities, a community recreation area, tot-lot and passive open space opportunities, such as multipurpose trails and seating areas.



Key Map



Development Standards

| DESIGNATION | |
|----------------------|-----------------|
| General Plan | Public Facility |
| Base Zoning District | P-F |
| Density Range | N/A |

| BUILDING INTENSITY | | |
|-------------------------|-----|-----------|
| Minimum Lot Area | N/A | |
| Minimum Lot Width | N/A | |
| Minimum Lot Depth | N/A | |
| Maximum building height | 25' | 2-stories |
| Maximum lot coverage | 40% | |

| BUILDING SETBACKS (From Property Line) | |
|--|-----|
| Front Yard | 20' |
| Side yard | 15' |
| Corner side yard | 20' |
| Rear yard* | 20' |

| 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' | |



| PERMITTED USES | |
|--|--|
| Public and Quasi-public buildings | |
| Amphitheatre | |
| Swimming Pool | |
| Open space amenities, trails, bike paths | |
| Court games | |
| Parking facilities | |

| PEDESTRIAN and VEHICULAR CIRCULATION | |
|--------------------------------------|---------------------------------|
| Local Roads | 36'-40' ROW See Street sections |

| | |
|---------|----------------------|
| PARKING | Per Site Plan review |
|---------|----------------------|

| ACCESSORY USES | |
|--|--|
| Parking and pedestrian lot lights to utilize Heritage Grove street and paseo standards | |

Public Area 1-Conceptual Illustrative



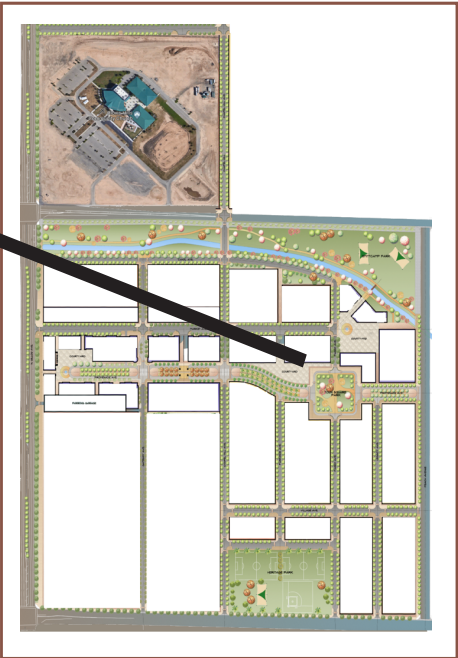
Public Area 2 - Town Square Park

Public area 2, Town Square Park is located in the heart of the Entertainment District in the City Center Village North; provides an ideal community recreation area, fountains and passive open space opportunities, such as multipurpose trails and seating areas connecting pedestrian across both villages.



Public Area 2-Conceptual Illustrative

Key Map



Development Standards

| DESIGNATION | |
|---------------|-----------------|
| General Plan | Public Facility |
| Zoning | P-F |
| Density Range | N/A |

| BUILDING INTENSITY | | |
|-------------------------|-----|-----------|
| Minimum Lot Area | N/A | |
| Minimum Lot Width | N/A | |
| Minimum Lot Depth | N/A | |
| Maximum building height | 25' | 2-stories |
| Maximum lot coverage | 40% | |

| BUILDING SETBACKS (From Property Line) | |
|--|-----|
| Front Yard | 20' |
| Side yard | 15' |
| Corner side yard | 20' |
| Rear yard* | 20' |

| MINIMUM BUILDING SEPARATION | | |
|--|-----|--|
| Front to Front, Front to Side, Front to Rear OR Rear to Rear | 10' | Please review latest applicable building code for construction and fire wall requirements. |
| Side to side | 0' | |

| PERMITTED USES | |
|--|--|
| Public and quasi-public buildings | |
| Church, synagogue or other place of worship (subject to CUP) | |
| Swimming pool | |
| Open space amenities, trails, bike paths | |
| Parking facilities | |
| Child care facility (subject to a CUP) | |

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

| PARKING | |
|-------------------------------|-----------------------------|
| Public/quasi public buildings | 1 per 250 SF |
| All other uses | Subject to Site Plan Review |

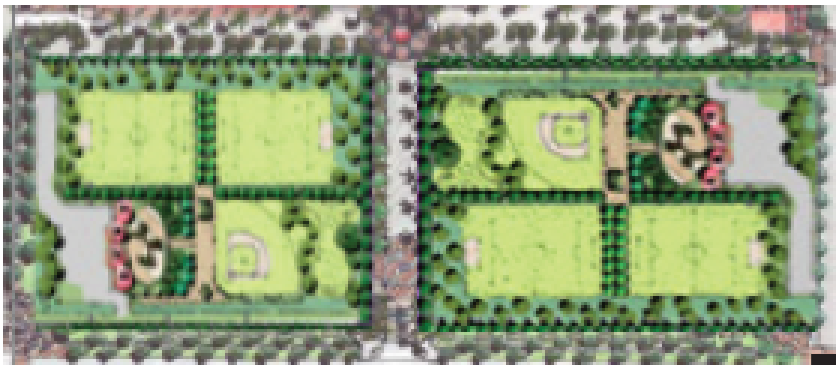
| ACCESSORY USES | |
|--|--|
| Parking and pedestrian lot lights to utilize Heritage Grove street and paseo standards | |



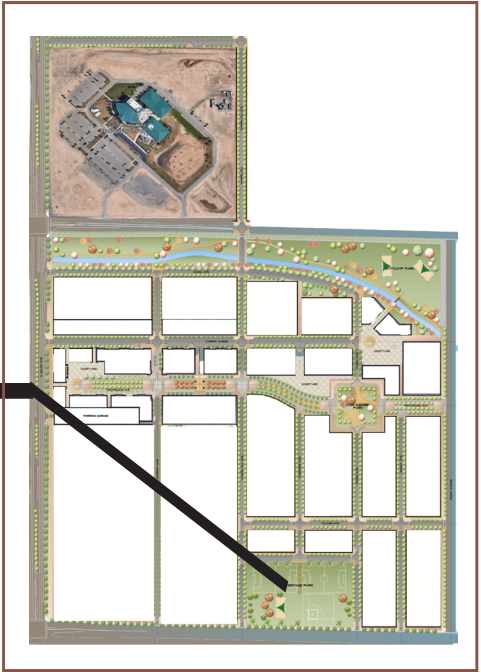
Public Area 3 - Heritage Park

Public area 3, Heritage Park is located south of Public Area 2 and provides for active and passive open spaces, including a community festival facilities and open space. The Heritage Park will be a major focal point of the community with a historic structure to preserve the unique culture and history of Clovis.

Key Map



Public Area 3-Conceptual Illustrative



Development Standards

| DESIGNATION | |
|---------------|-----------------|
| General Plan | Public Facility |
| Zoning | P-F |
| Density Range | N/A |

| BUILDING INTENSITY | | |
|-------------------------|-----|-----------|
| Minimum Lot Area | N/A | |
| Minimum Lot Width | N/A | |
| Minimum Lot Depth | N/A | |
| Maximum building height | 25' | 2-stories |
| Maximum lot coverage | 40% | |

| BUILDING SETBACKS (From Property Line) | |
|--|-----|
| Front Yard | 20' |
| Side yard | 15' |
| Corner side yard | 20' |
| Rear yard* | 20' |

| MINIMUM BUILDING SEPARATION | | |
|--|-----|--|
| Front to Front, Front to Side, Front to Rear OR Rear to Rear | 10' | Please review latest applicable building code for construction and fire wall requirements. |
| Side to side | 0' | |

| PERMITTED USES | |
|--|--|
| Public and Quasi-public buildings | |
| Amphitheater | |
| Open Air Performing Arts Facilities | |
| Open space amenities, trails, bike paths | |
| Parking facilities | |
| Child Care Facility (subject to a CUP) | |

| PARKING | |
|-------------------------------|-----------------------------|
| Public/quasi public buildings | 1 per 250 SF |
| All other uses | Subject to Site Plan Review |

| ACCESSORY USES | |
|--|--|
| Parking and pedestrian lot lights to utilize Heritage Grove street and paseo standards | |

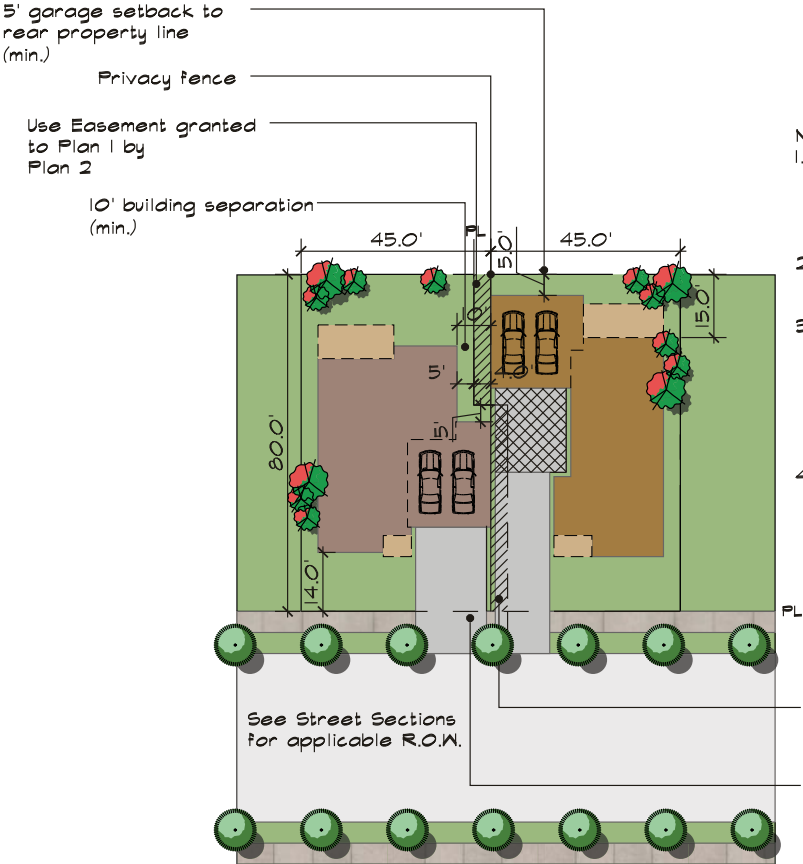
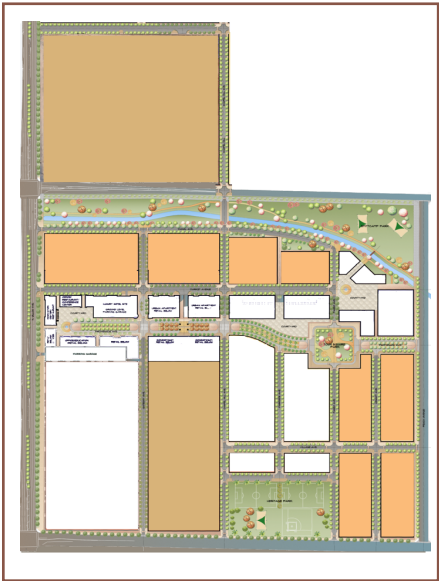


Paired-Z Single Family Detached homes allow for a larger home on a smaller lot while still providing a pleasant street scene. Paired-Z homes are nested pairs of homes that utilize a reciprocal use easement. Homes are conventionally plotted, but the lot line staggers like a “Z” through the centerline of the two properties. The reciprocal use easement follows this “Z” pattern, allowing for a recessed garage for one of the units. The result is a varied street scene and more useable private yard space for each unit.



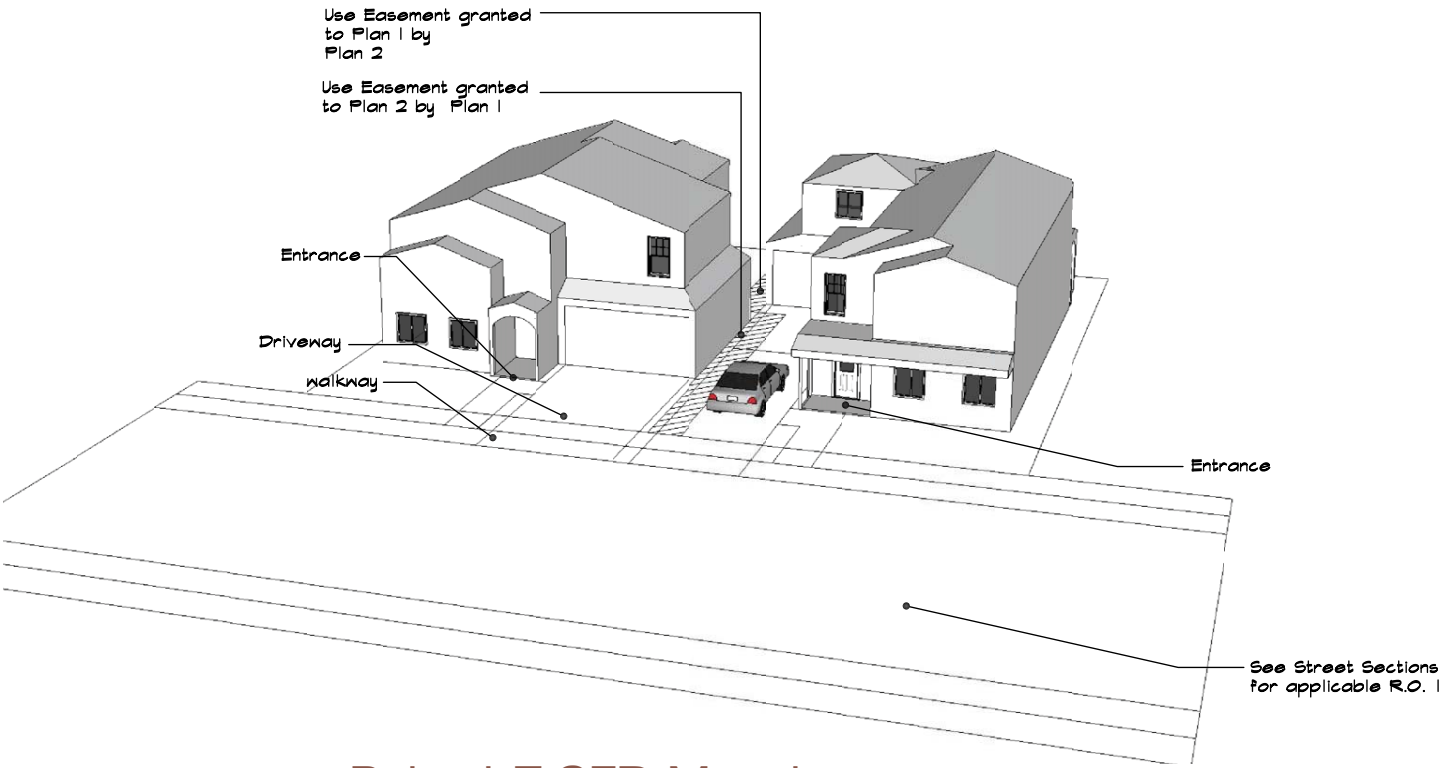
Paired-Z Street Scene

Key Map



Paired-Z SFD Typical Layout

- NOTES
1. Plan 1 and Plan 2 must be designed as a nesting pair. Consequently plotted adjacent in the tract.
 2. Other "Pairs" like Plan 3 and 4 will be similarly plotted.
 3. Use-Easement is prepared by a Civil engineer. This document is attached to the deeds of trust for adjoining paired lots.
 4. Maintain fire rated wall construction and opening protection according to the applicable building code.



Paired-Z SFD Massing

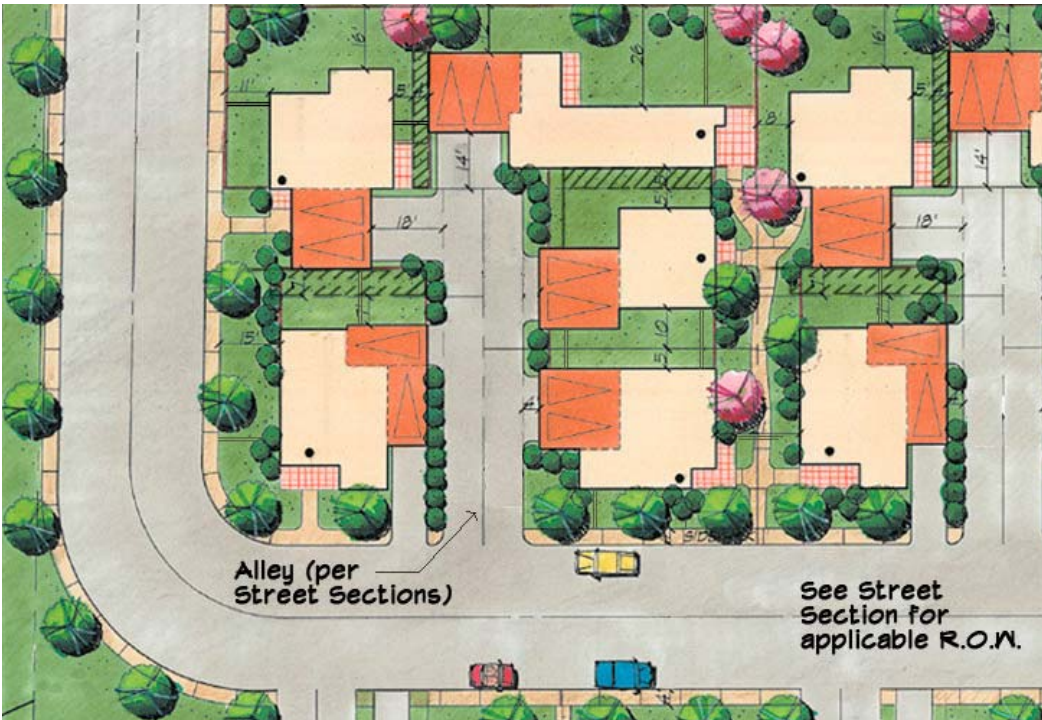
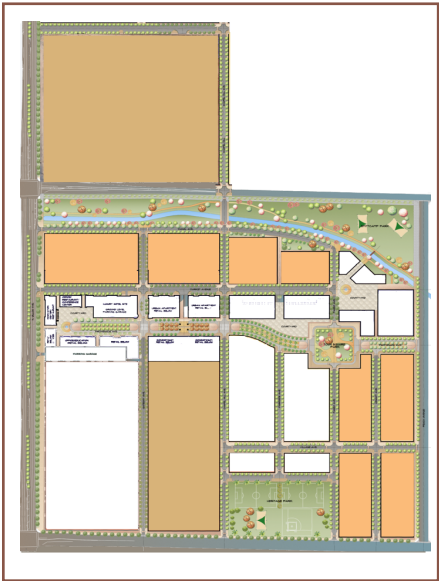


Single Family Detached Cluster concepts allow for the charm and scale of a small town while reducing the requirements for infrastructure development. Clusters modules can range from 4 to 8 or more homes and may be semi-attached or detached. Homes may be grouped around a shared motor court or alley with the front door taking access off the motor court or a common green. Homes may be one or two stories.

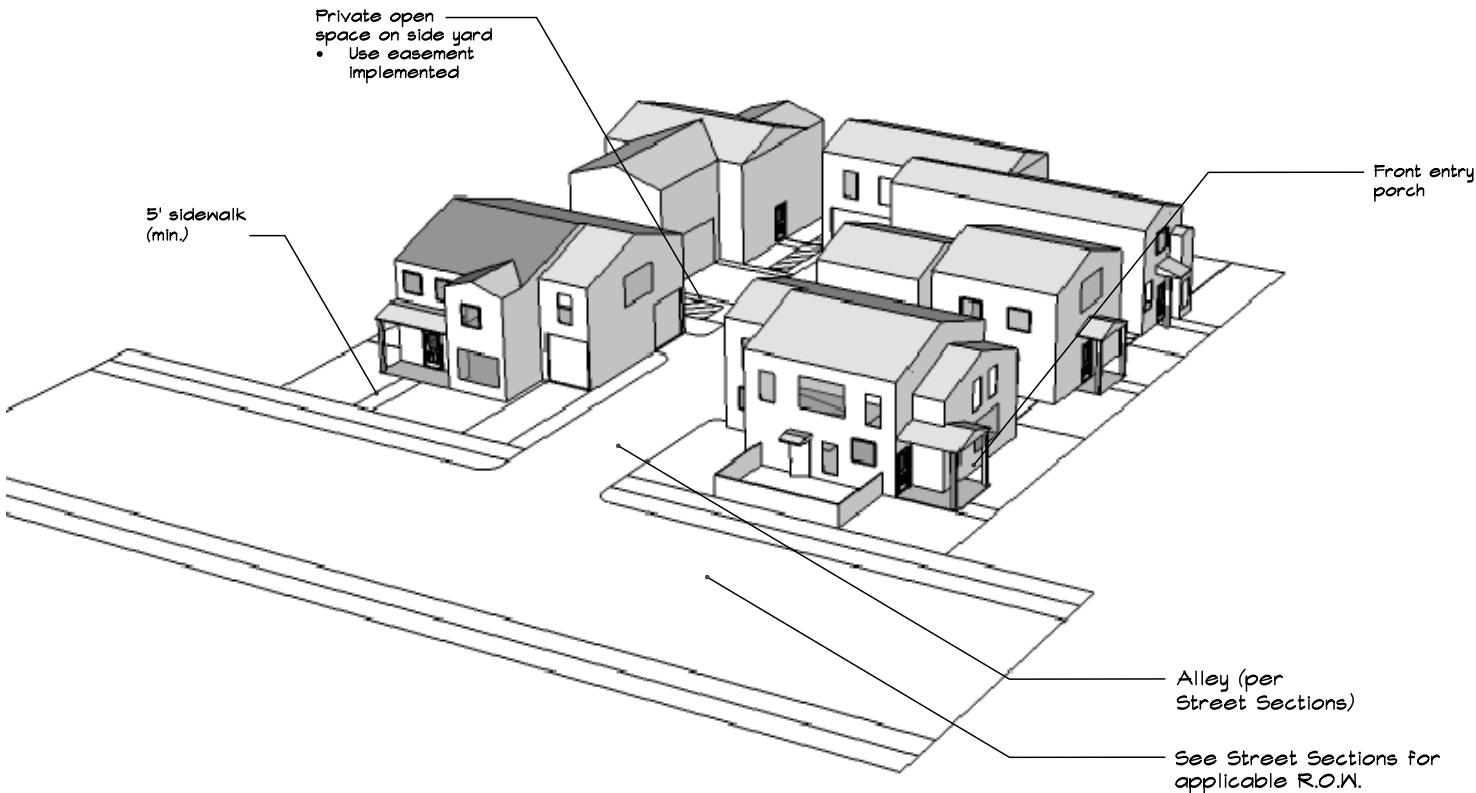


Auto Court SFD Cluster Street Scene

Key Map



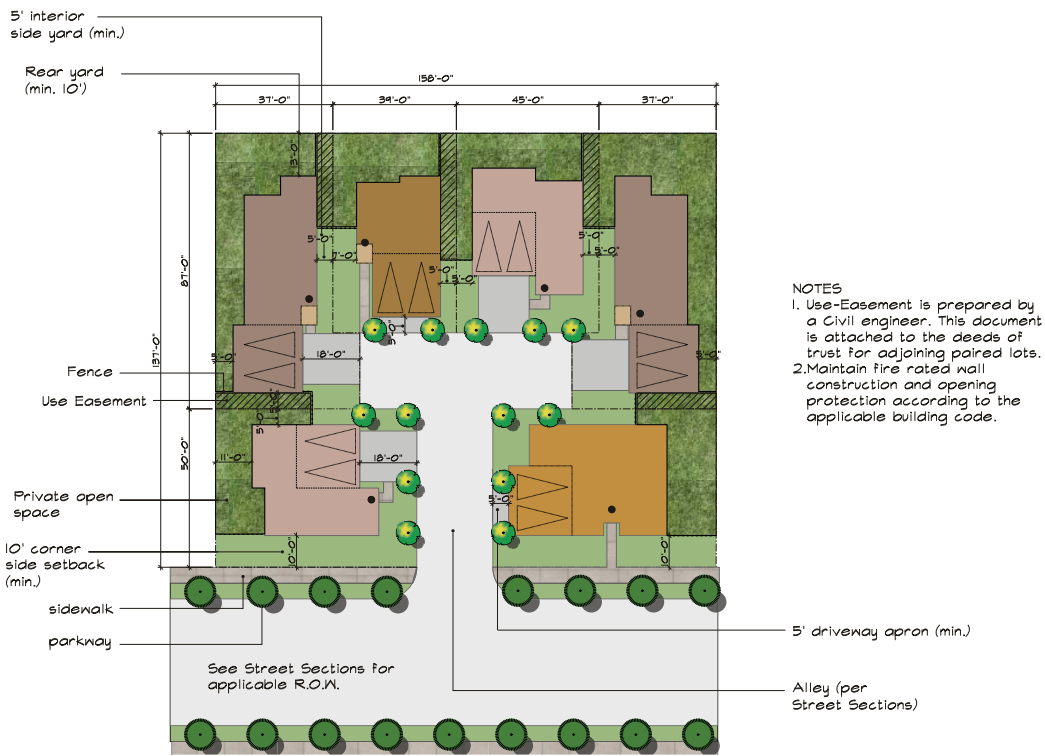
Reversed SFD Cluster



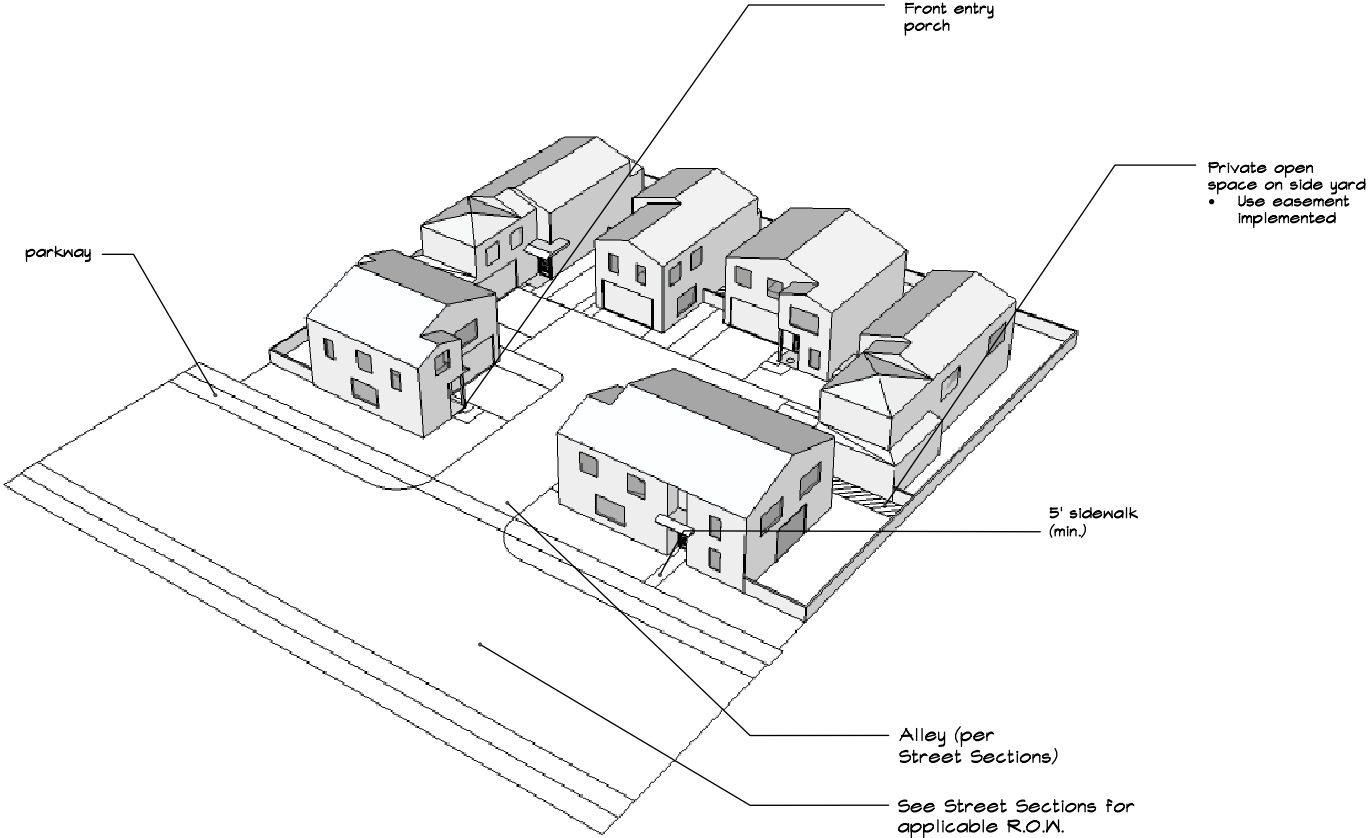
Reversed SFD Cluster Massing Model



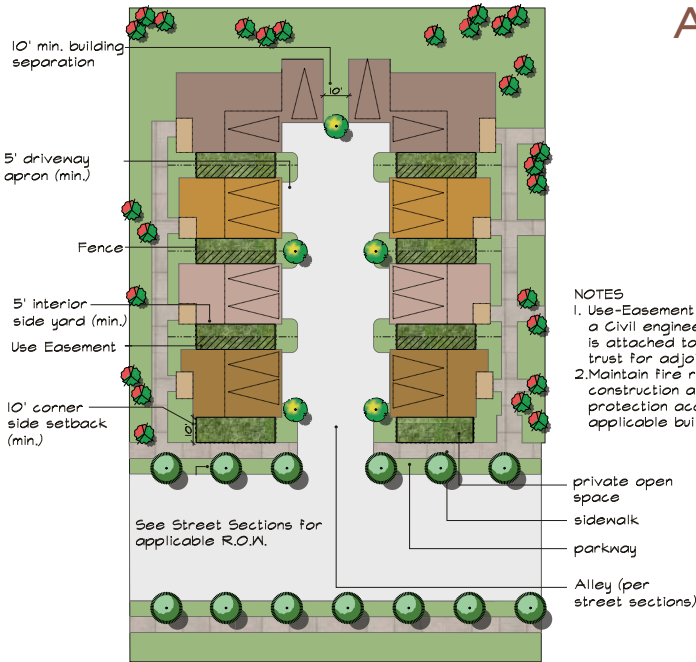
SFD Clusters (cont.)



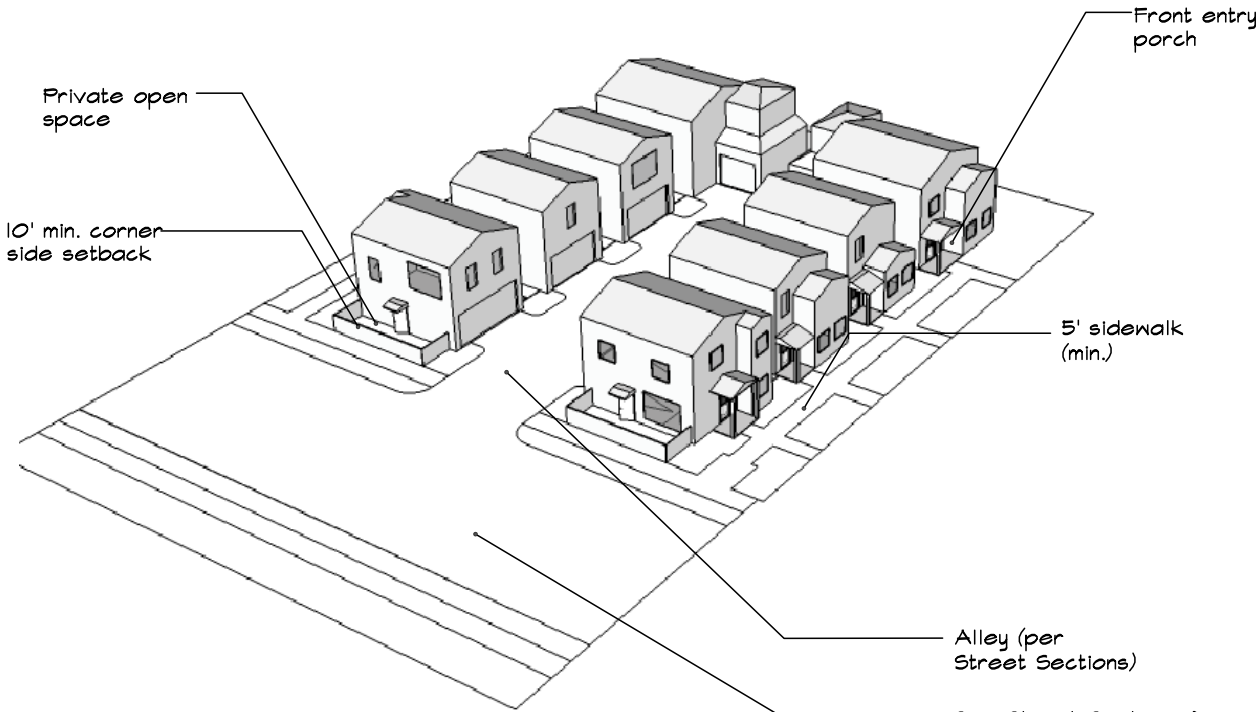
Auto Court SFD Cluster



Auto Court SFD Cluster Massing Model



Reversed SFD Cluster



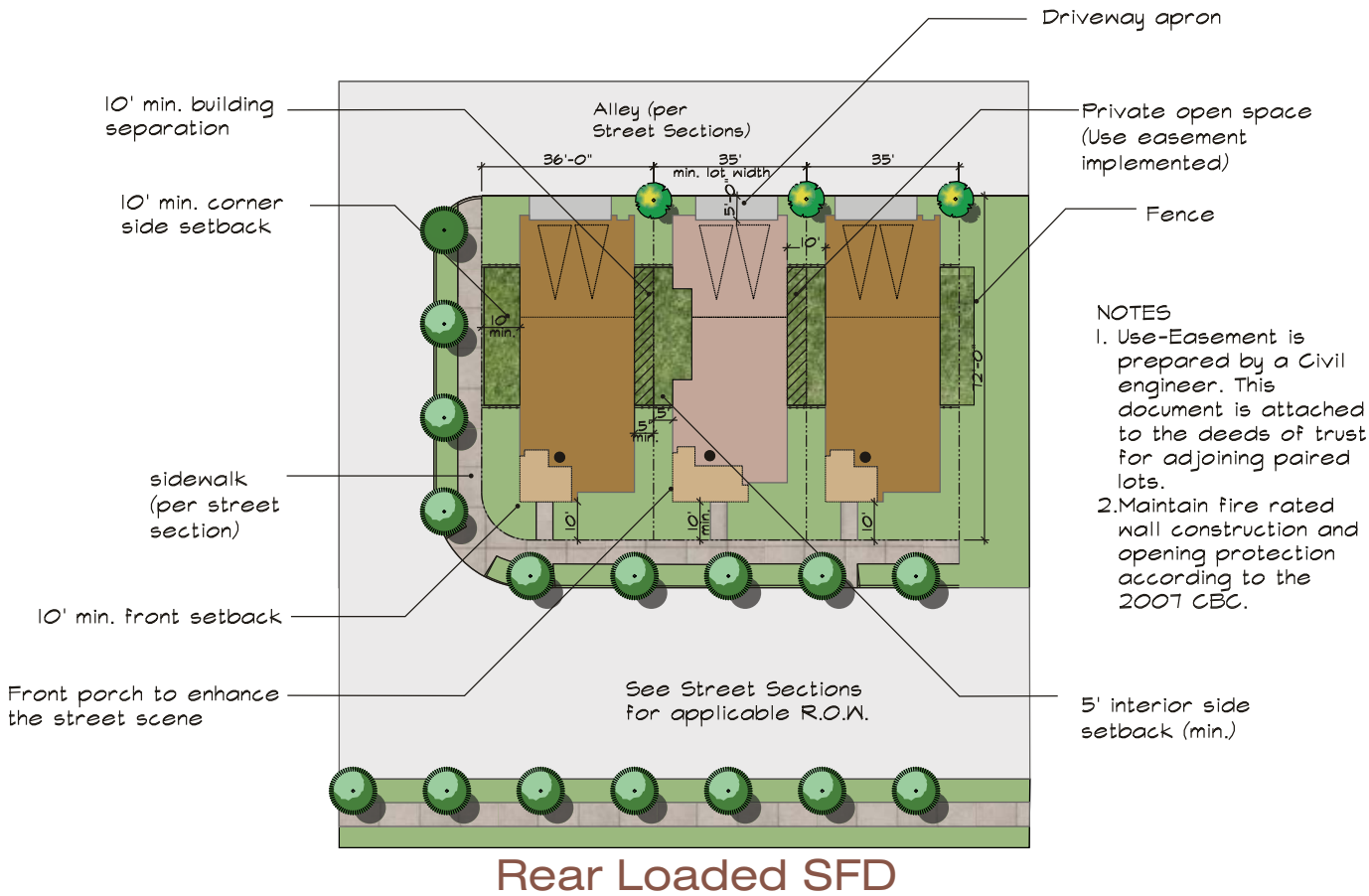
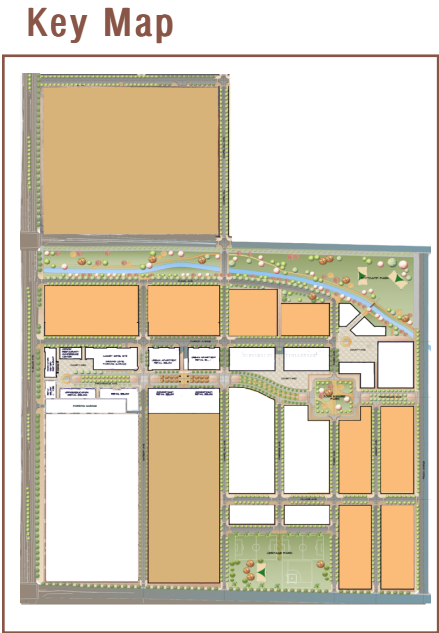
Reversed SFD Cluster Massing Model



Small lot, alley-loaded homes allow for Single Family Detached homes at higher densities. Alley-loaded homes enjoy grand front porches which dominate the street scene. Corner lot conditions should be treated with wrap around architecture and one story elements. Use easements are employed to create larger, more functional private yards.

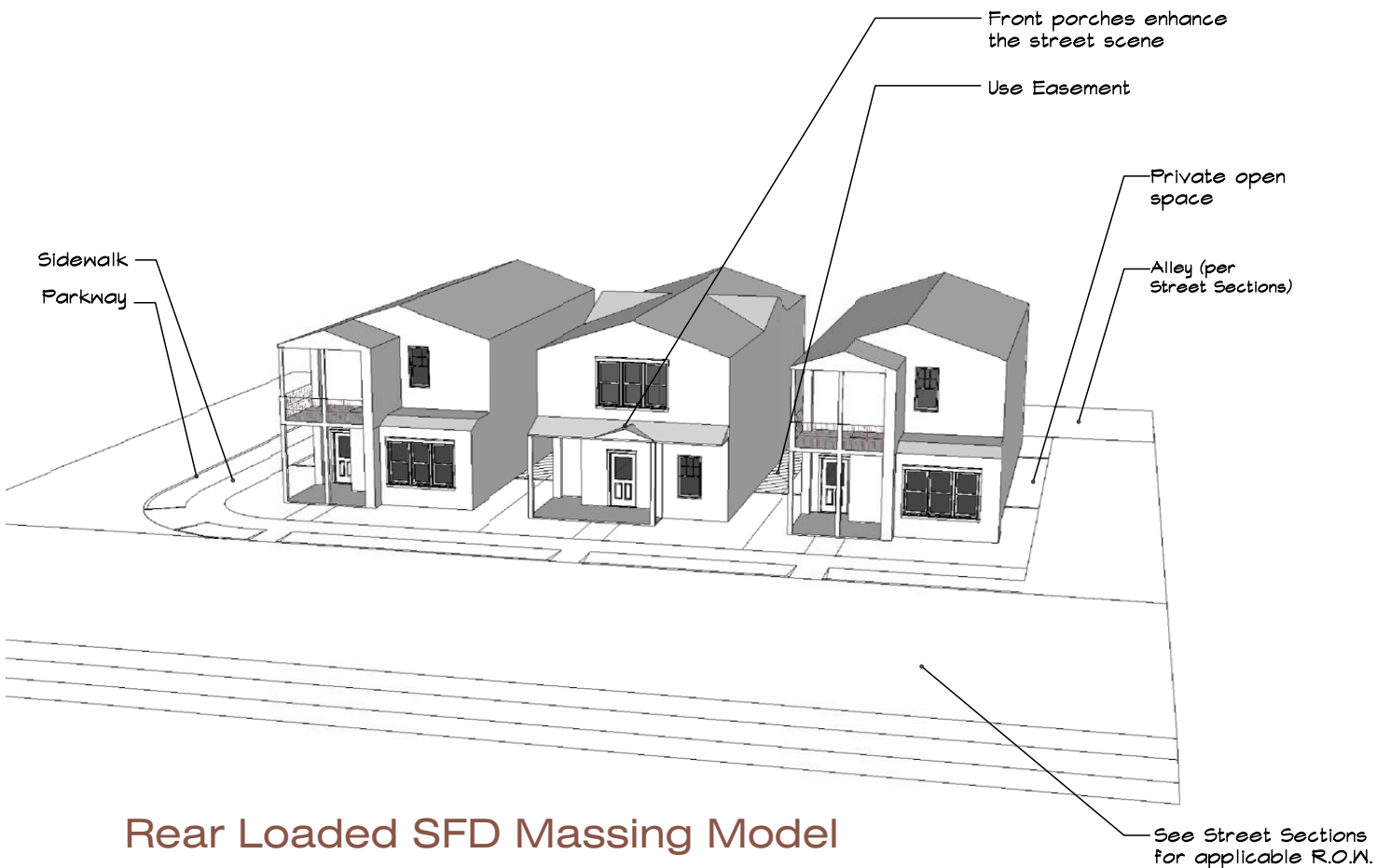


Rear Loaded SFD Street Scene



Rear Loaded SFD

NOTES
1. Use-Easement is prepared by a Civil engineer. This document is attached to the deeds of trust for adjoining paired lots.
2. Maintain fire rated wall construction and opening protection according to the 2007 CBC.



Rear Loaded SFD Massing Model

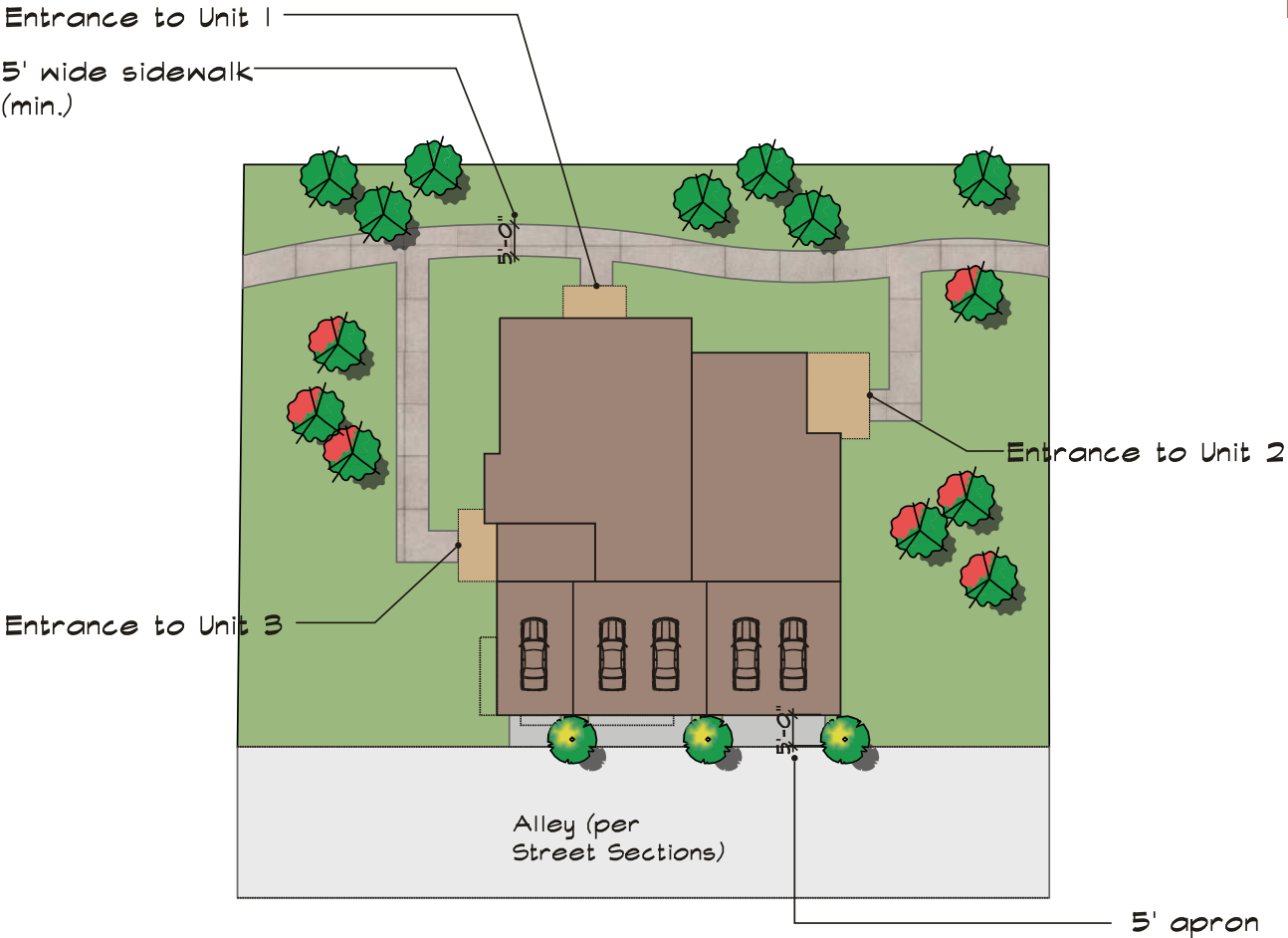
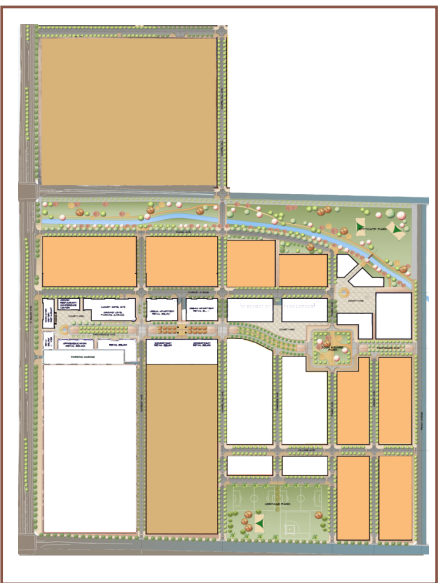


Mansion homes are single family triplexes that give the appearance of single family detached homes. Each unit has a private entrance on a single elevation of the building, with the garages at the rear loading off an alley. Private open space is provided within courtyards at or near each unit's front door. These courtyards should be connected to the community trail and walkway system.

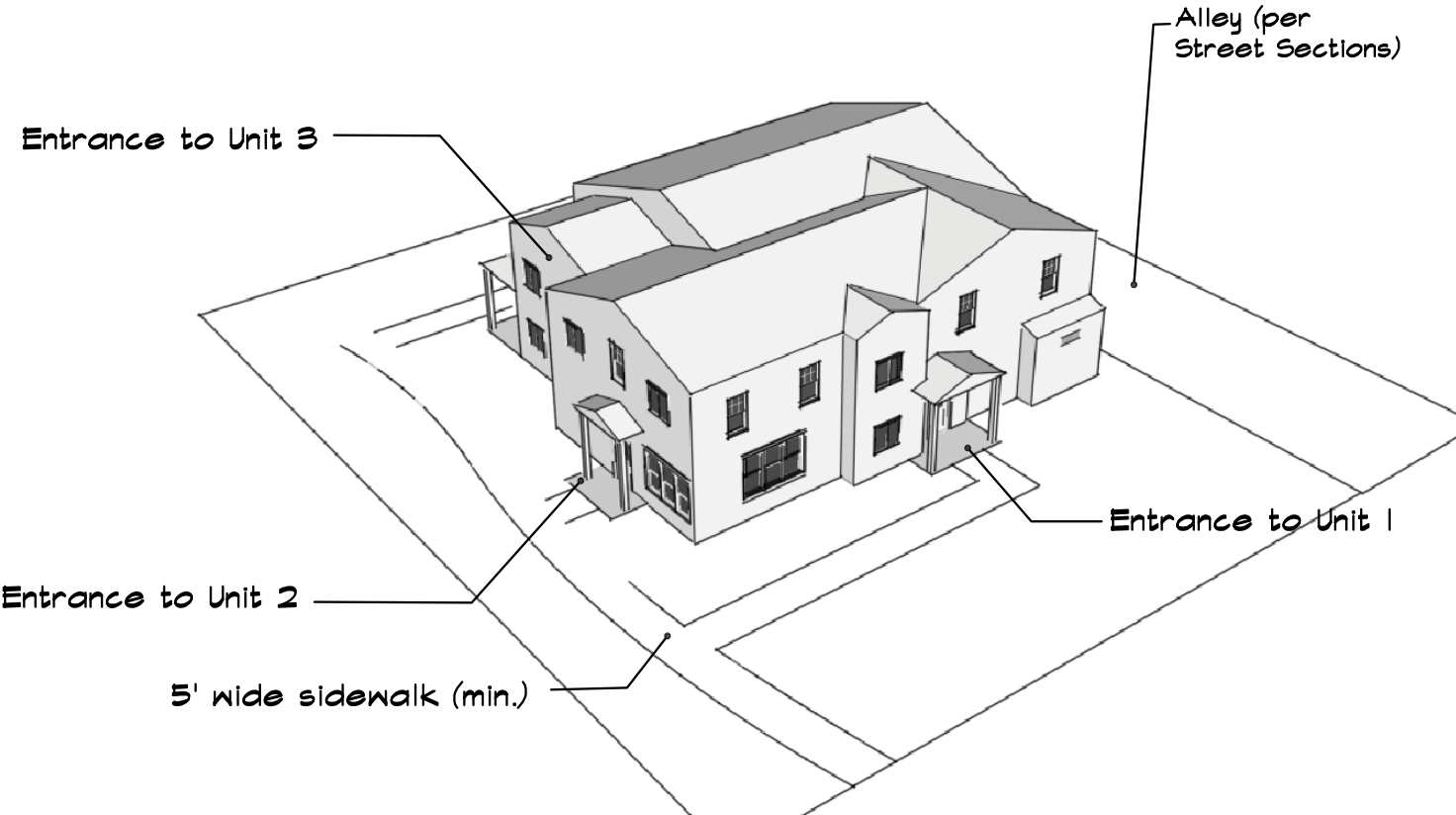


Mansion Home Front Elevation

Key Map



Mansion Home Layout



Mansion Home Massing Model

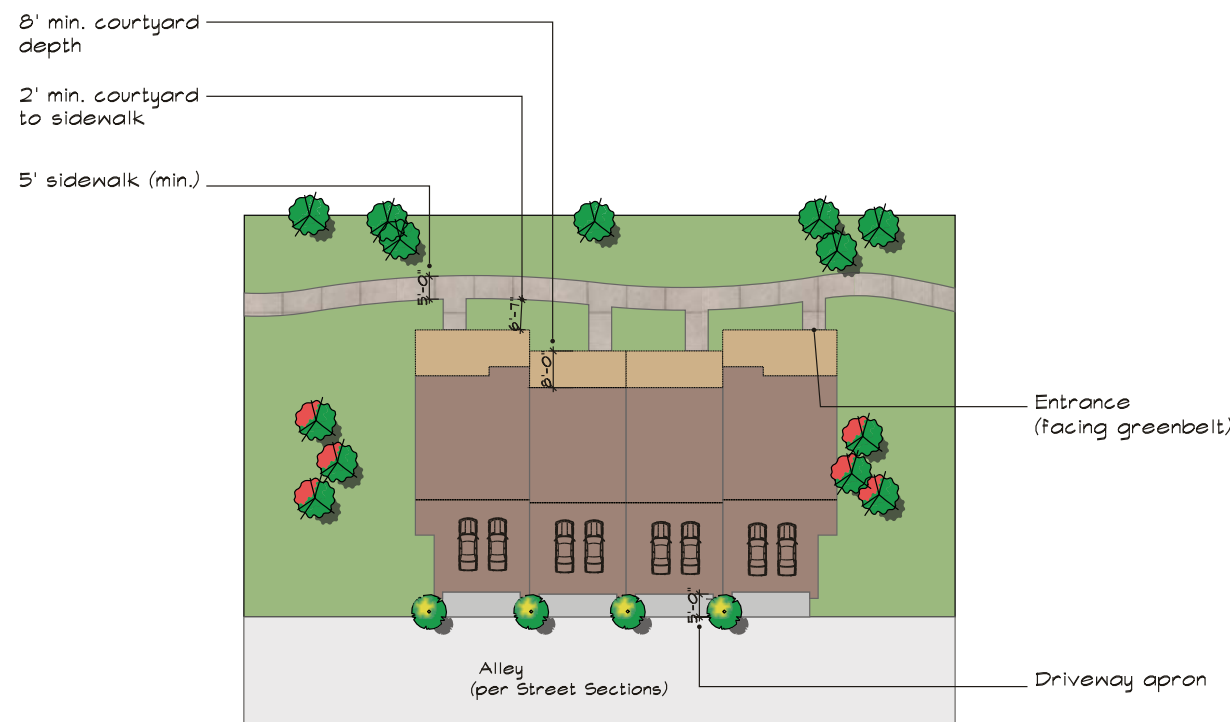
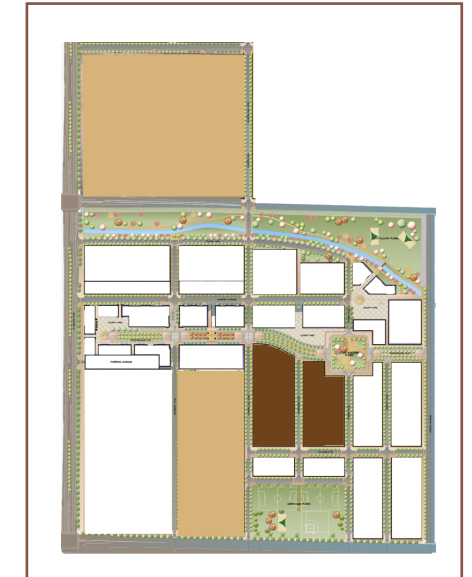


Townhomes are single family attached units in two and/or three story buildings. Buildings may be arranged in configurations ranging from 3 to 12 units. Units should provide a minimum of 100 square feet of private open space, preferably in a ground floor patio with a minimum dimension of 8 feet.

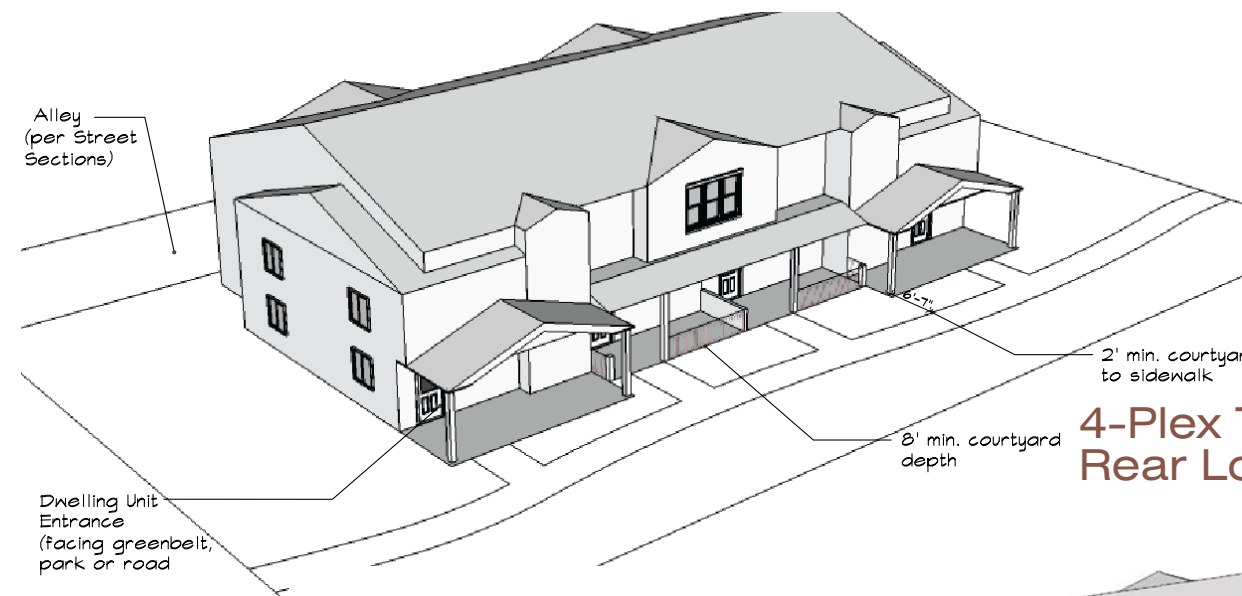


Townhome Front Elevation

Key Map



4-Plex Townhome-Rear Loaded Typical Layout



4-Plex Townhome Two story-Rear Loaded Massing Model



4-Plex Townhome Three story-Rear Loaded Massing Model

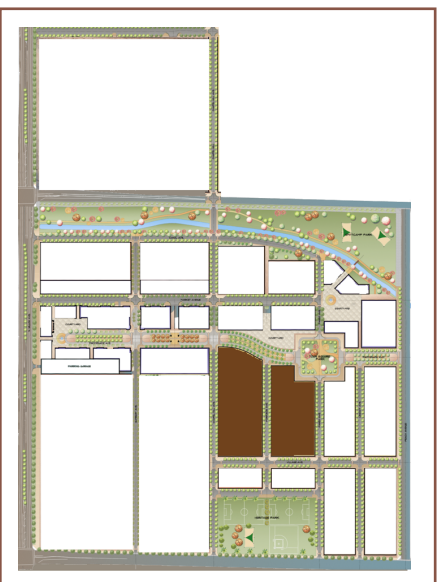


Stacked flat units are appropriate uses in planning areas designated for high and very high density. Units may be apartments, condominiums or townhomes. Buildings can go up to four stories. Units should contain a minimum of 100 square feet of private open space per unit. Private open spaces may be located in private decks, porches, balconies or patios.

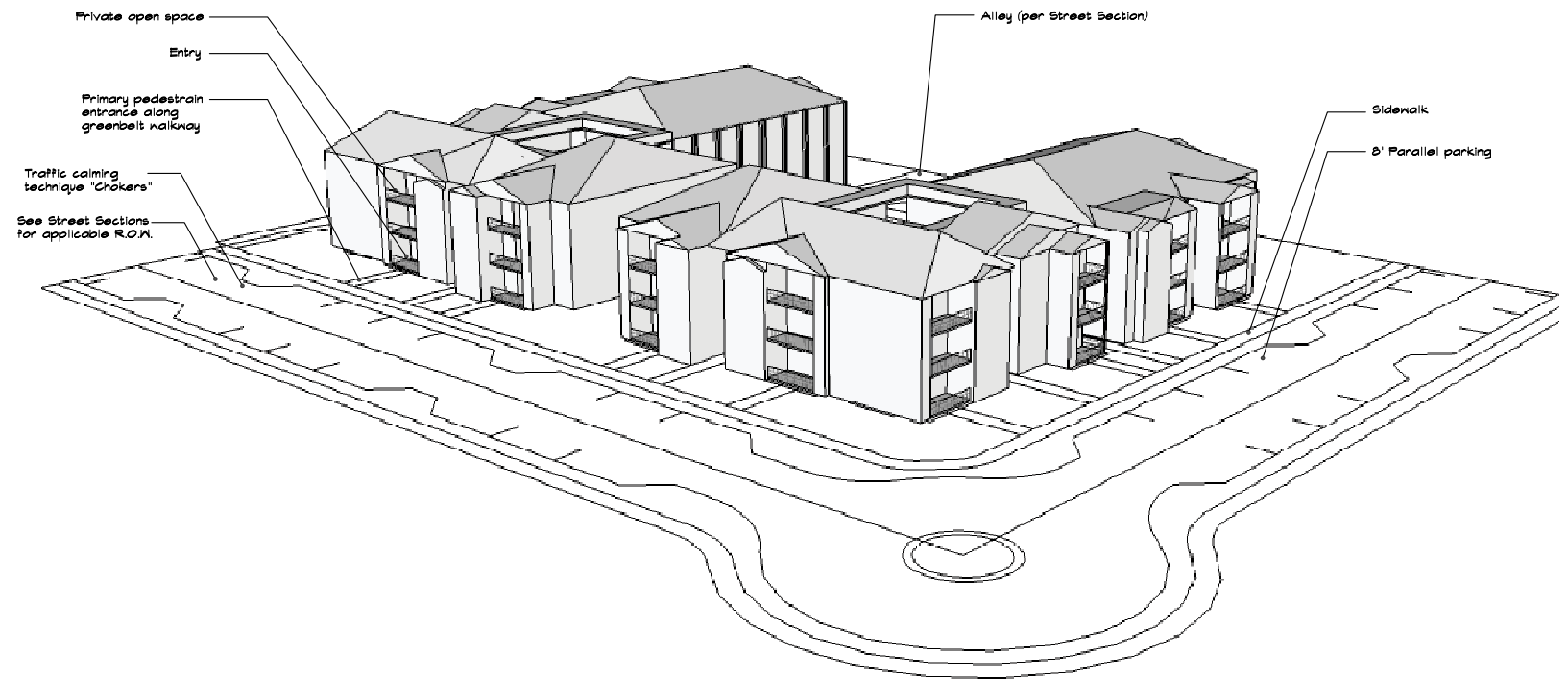


Stacked Flat Street Scene

Key Map



Multi-Family Home Layout



Stacked Flat Massing Model

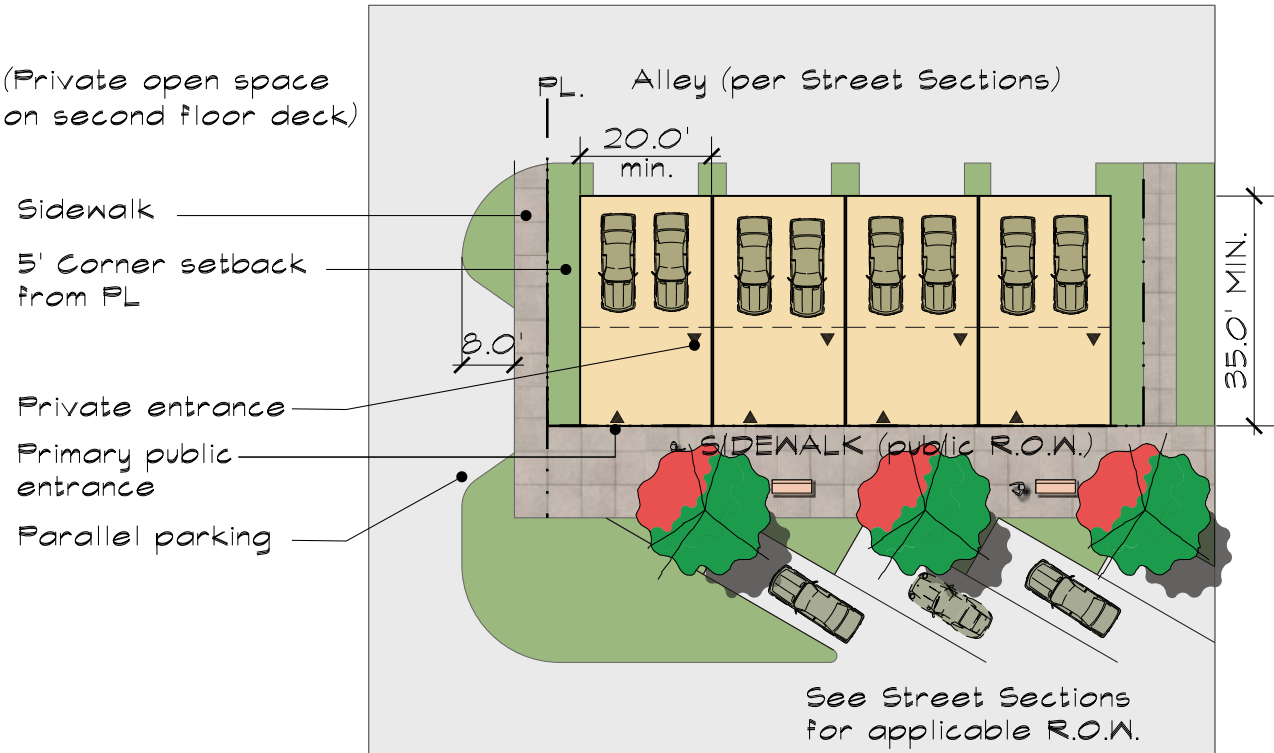
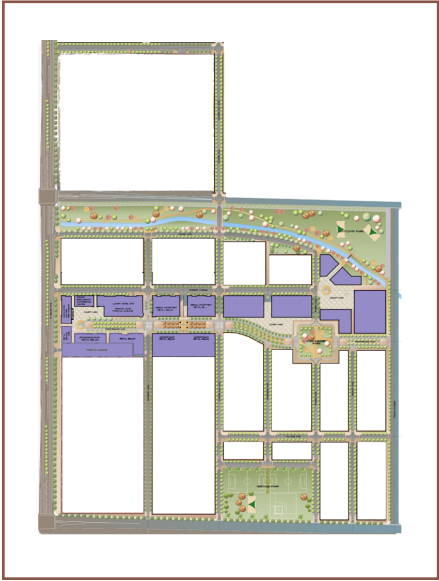


Live-work units allow owners of specified small businesses to practice their profession within the comfort of their own home. Appropriate uses include offices for doctors, attorneys, architects and similar professions. Live-work units may be in attached or detached buildings.



Live-Work Street Scene

Key Map



Live-Work Layout



Live-Work Massing Model

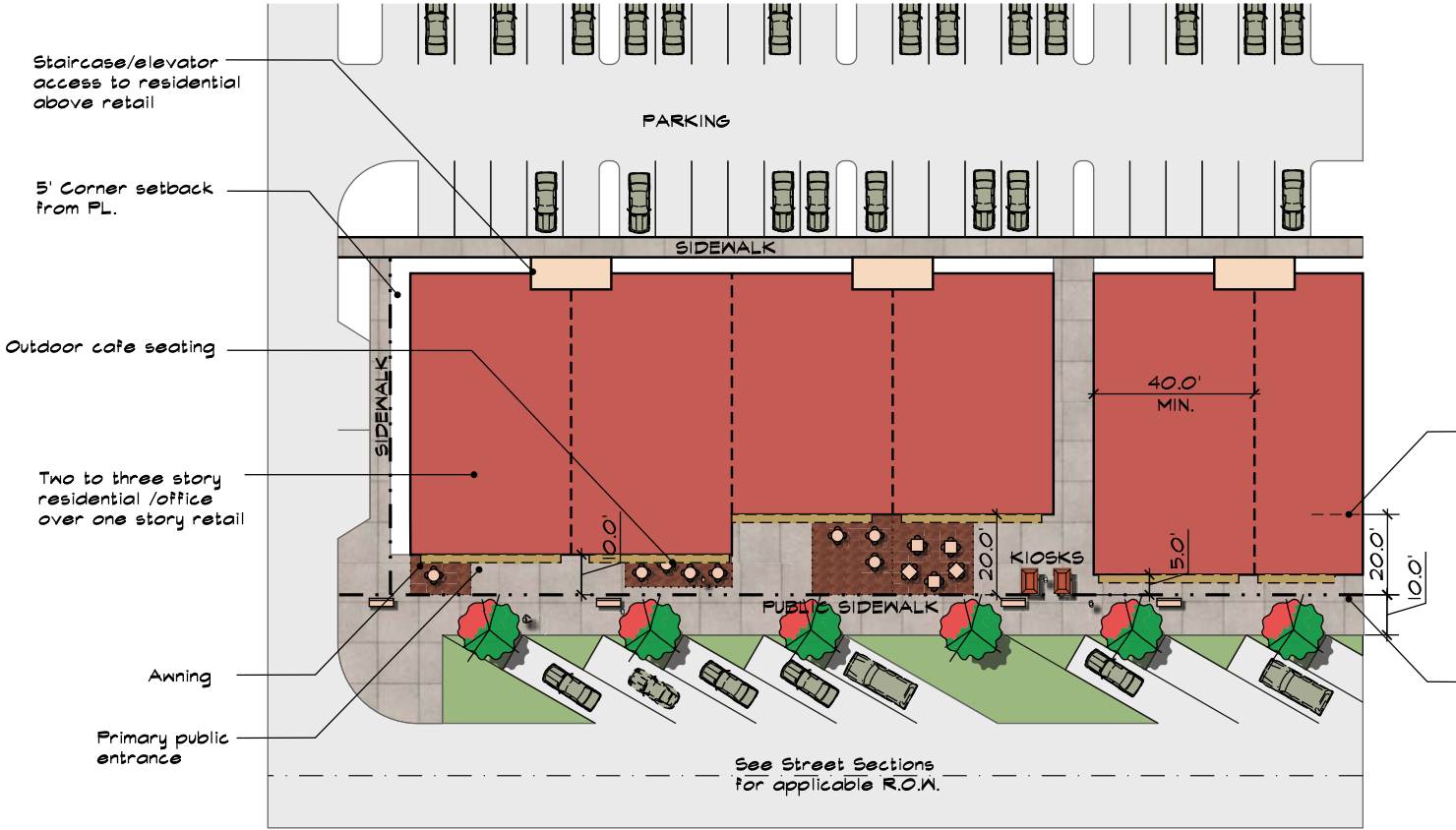
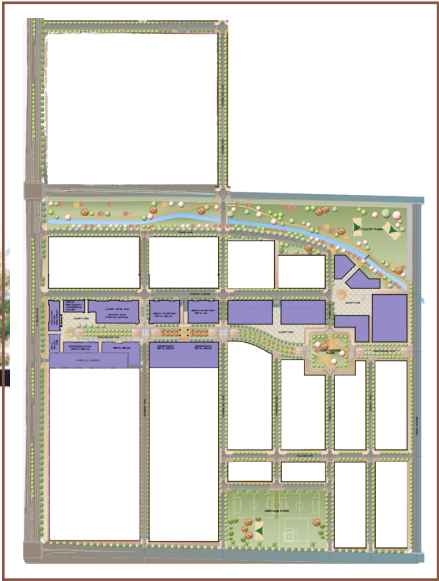


Mixed use buildings are integrated both physically and functionally: residential units and/or offices will be stacked above or adjacent to retail stores, restaurants and/or offices. Residents have convenient access to shopping, dining and services. Due to the high demand for parking within a limited amount of land, parking structures should be considered. Structures will be sited in a manner that establishes attractive and inviting places in order to form the basis for positive impressions and perceptions of the community.



Mixed Use Massing Model

Key Map



Mixed Use Layout



ARCHITECTURAL STYLES, DESIGN & GENERAL GUIDELINES

The Early California style is a free revival of the Anglo-influenced Spanish colonial houses of northern California. These are a blend of Spanish adobe construction & New England colonial style. Prior to the invention of this Monterey style most of the Spanish style homes were mainly single story construction. The earlier examples of these houses built in 1925 to 1940 tend to favor Spanish detailing and those from 1940's to 50's typically emphasize English colonial detailing.

Building Mass and Scale

- ✿ Simple two story building form.
- ✿ Usually U-shaped building mass frame enclosing courtyard.
- ✿ Second-story cantilevered balcony is a distinct element of this style. This is usually covered by an extension of the principal roof and supported by simple wood posts or corbels.
- ✿ Different wall cladding material on first and second story. Traditionally siding above with stucco or brick veneer below.
- ✿ Chimney is substantial and anchors the building to the ground.
- ✿ The main house volume maybe connected by a one-story breezeway to garage.

Roof Forms and Materials

- ✿ Low pitched gabled roof, occasionally hipped.
- ✿ Main gabled roof front to back with one or more intersecting front facing gable roofs.
- ✿ Main gable roof with 4:12 to 6:12 roof pitches with shed roof break over balcony at 2½:12 to 3½:12 roof pitches.
- ✿ Roof materials to be fire resistant clay tile with or without mud set, flat clay tile or concrete "S" tile.
- ✿ 12" to 24" overhangs with exposed wood rafter tails or wood fascia with shadow board.



Architectural Elements

- ✿ Wood corbels support for the cantilevered balconies.
- ✿ Wood railings for balconies.
- ✿ Square wood posts, corbels, beams and rafter tails.
- ✿ Square or rectilinear window shapes with standard divided lite configurations
- ✿ Window tops can be arched, on selected windows, according to the design.
- ✿ Extensive use of shutters.
- ✿ Recessed entry way and garage doors.
- ✿ Ornate chimney top trim.
- ✿ Colonial style window and door trim.
- ✿ Decorative wrought iron accents.

Materials and Colors

- ✿ Stucco exterior walls with light to medium sand finish.
- ✿ White or dark brown trims and balconies.
- ✿ Dark accents on doors and shutters.

EARLY CALIFORNIA Elements

Roof Types



Side facing gable



Front facing shed



Front facing gable

Vents



Standard clay pipe
+/- 3" diameter



Mission clay tiled stacked in
opening extended minimum 1"
from face and screen behind

Window Shutters



Projecting wood,
stone or concrete sill



Projecting brick step
sill



Wood or composite
trim

Balconies



Continued roof at
cantilever balcony

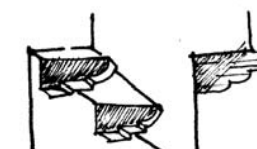


Tile roof extends over
wood balcony



Bracket
support

Corbels



2nd level
cantilever over
wood or precast
concrete corbels



Shaped wood
corbel on
masonry



Shaped wood
corbel on wood
poststone column



Early California Photographic Examples



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

Building Mass and Scale

- ✿ Simple two story building form.
- ✿ Single story porte-cochere, garage/carriage house or entrance elements.
- ✿ L or U-shaped building mass frame enclosing courtyard.
- ✿ Interior courtyard maybe surrounded by corridor or veranda.
- ✿ Formal geometric forms with strong wall planes punctuated by arched openings.
- ✿ Raised entry with decorative paving edge details for the steps.
- ✿ One story porches at the entry area or covering the full width.
- ✿ Porch roof supported by large square piers, arched above.

Roof Forms and Materials

- ✿ Low pitched gable, hip or shed roof.
- ✿ Main roof with 4:12 to 5:12 roof pitch with shed roof break over balcony at 3 ½:12 to 4 ½:12 roof pitches.
- ✿ Wide eave overhangs, usually opened, often with exposed rafters.
- ✿ Wood fascia boards, rafters and soffit brackets.
- ✿ Roof materials to be fire resistant two-piece clay tile with or without mud set, flat clay tile or concrete "S" tile.
- ✿ Round tile attic vents



Architectural Elements

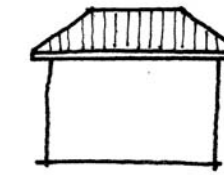
- ✿ Sculpted stucco walls and roof parapets with pre-cast looking caps.
- ✿ Masonry or pre-cast looking window sills.
- ✿ Segmented or elliptical arched arcades.
- ✿ Round pre-cast concrete columns, or stucco pilasters with decorative cornice trim.
- ✿ Recessed windows with sloped sills.
- ✿ Mostly segmented or elliptical arch top windows with custom divided lites or square or rectilinear window shapes with standard divided lite configurations.
- ✿ Quatrefoil windows in the parapet walls.

Materials and Colors

- ✿ Stucco exterior walls with smooth to light sand finish.
- ✿ Smooth white washed stucco surfaces.
- ✿ Dark accents on doors, shutters and trims.

Mission Revival Elements

Roof Types



Rectilinear Hip

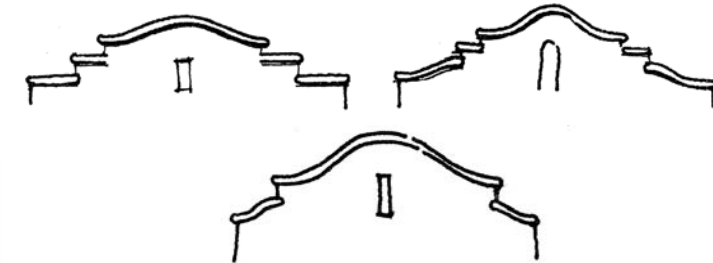


Clipped corner

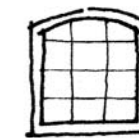


Combination flat roof & gable roof with sculpted

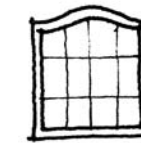
Parapet & Dormer Sculpting



Windows Shapes



Flattened or segmented arch



Custom Curvilinear shape



Quatrefoil

Doors



Small square



No glass



Small glass

Chimneys



Stucco and clay cap double flue



Stucco & tile arch opening at gable & side



Stucco with mexican brick cap or stucco



Heritage Grove City Center Villages
North & South





Mission Revival Photographic Examples



Site Planning and Orientation

- ❖ Each Planning Area shall include a variety of housing types and styles. Neighborhoods within the development will be designed to orient buildings to streets and public parks.
- ❖ Corner lots should have careful architectural detailing or wrap-around porches for elevations facing public streets.
- ❖ Developed, public and common open spaces should be embedded into lot and block patterns and may be of a wide variety of sizes including small “pocket” parks and plazas.
- ❖ Smaller urban common areas should be accessible, well lit, and should have maximum visibility into the area from adjacent streets.
- ❖ Attached units shall provide 100 square feet of private open space per unit. Private open spaces should be located in private decks, porches, balconies and patios may count for up to one-third of the required open space.
- ❖ As long as street frontage and access is maintained, rear yards facing open spaces are strongly discouraged.
- ❖ Important views and vistas, both natural and man-made, should be used as opportunities to create edges or to align public spaces and corridors to enhance the quality of the public experience.
- ❖ Where development is phased, early phases should establish the long-term image of the project and its relationship to the street. Where early phases of a development project are not appropriate on street or open space frontages, the plan should indicate how a positive street or open space relationship will be achieved in subsequent phases.



Homes oriented towards green belt



Corner lot-wrap around porch



Private open space areas



Common open space areas



Recessed garage door



Combination of 1 and 2 story elements

Garages

- ❖ Garage doors shall be adequately setback to allow driveway parking that keeps the sidewalk clear of vehicles at all times.
- ❖ Garage location, configuration and access shall be dictated by the type of garage and the building type/lot size to which it is associated.
- ❖ Side-drive garages are allowed.
- ❖ Varied garage placements are encouraged to break up the monotony of all garage doors being parallel to the street.
- ❖ A variety of compatible garage door designs shall be used throughout a project to ensure variety. The design of the garage door shall relate to the particular architectural style elected for the structure.

Mass and Scale

- ❖ The mass and scale of each structure shall relate to the use of the structure as a single-family residence and shall not overwhelm or dominate its surroundings.
- ❖ Combinations of one and two-story elements on the same building are encouraged to create visual diversity.
- ❖ Building mass should reflect a reasonable relation to the size of the lot.
- ❖ Architectural elements such as chimneys, balconies, porches, and pot shelves are encouraged to be provided for visual diversity.
- ❖ Balconies, gables, eaves and other projections may be used to break up simple architectural forms.
- ❖ Courtyards, if appropriate to the style, may be used to break up the building mass.



Facade and Roof Articulation

- ❖ The articulation of facades and the massing of structures give them richness and scale. Long uninterrupted exterior walls in excess of thirty feet shall be generally avoided on all structures which are visible from the public streets and public areas. Larger wall and roof planes are encouraged to include three (3) dimensional features such as porches, balconies, bay window, dormers and similar features.
- ❖ Gable, hip or shed roof forms should be utilized, consistent with the architectural style of the building.
- ❖ Roof pitch may vary from 3:12 to 5:12 according to the style.
- ❖ Varied plate heights and ridge heights may be used to create offsets in the ridge line to better articulate roof forms and building massing.
- ❖ The overall roof form of each dwelling unit shall be designed to be simple and compact.
- ❖ Visual variety of dwelling units within the development can be achieved with roof forms, overhangs and shading devices that relate to the solar orientation of a lot. This results in a more livable and energy efficient home and brings a subtle and natural variety to a neighborhood's streetscape.



Balcony



Combination of gable, hip and shed roofs



Varying roof heights



Shutter accent color



Front porch



Front porch

Materials and Colors

- ❖ Materials and colors shall be consistently applied on all facades of a structure visible from adjacent streets and should work harmoniously with adjacent materials and architectural styles.
- ❖ Varying the roof and building colors from dwelling to dwelling is encouraged.
- ❖ Building materials and colors should compliment the corresponding architectural style and natural environment surrounding the project.
- ❖ Stucco and natural or artificial stone having the necessary fire retardant characteristics, are encouraged for exterior surfaces.
- ❖ Accent color should be used for shutters, awnings, trim, fascia, balcony rails, inlaid tile bands or cornice bands, and should relate to the architectural form and character of the building.

Entries

- ❖ Porches are encouraged to be covered and shall extend at least six feet along the front wall of the house, not including the garage face. Porches may be raised or at ground level.
- ❖ Entries may be accompanied by a projecting overhead element such as a shed, arch, or gable providing roof coverage and weather protection. Entries shall be an integral architectural feature compatible with the main structure.



Site Planning and Orientation

- ❖ Site buildings to take advantage of open space views, courtyards or recreational facilities.
- ❖ Units located adjacent to streets must face onto the street, or may be grouped around a central green in a configuration which as a whole fronts the street.
- ❖ Multi-family units shall consistently be clustered throughout the site plan. The following design techniques shall be implemented whenever possible:
 - ❖ Varying front setbacks within the same structure;
 - ❖ Maximum of two (2) adjacent units with identical wall and roof lines (must have differing exterior treatment);
 - ❖ Variety of orientations to avoid the monotony of garage door corridors.
- ❖ Multi-family buildings should be oriented toward the street, with entry features such as front porches that provide direct access to the street.
- ❖ Multi-family developments surrounded by high walls, parking lots and rows of carports or garages are discouraged. Communities should not be walled-in.
- ❖ Parking areas should be located at the rear of units.



Homes facing village green



Garages located at rear



Varying front setbacks within the same structure



Buildings facing recreational facilities



Parking courts screened by landscape planter



Garages accessible from alleys in the rear

- ❖ Parking courts shall be screened from view of adjacent streets by a landscape planter in such cases and shall not be located closer to the street than the street facade building line of the principal residential structure.
- ❖ Parking lots should be designed and lighted to ensure pedestrian safety.
- ❖ Parking driveways, when located on the periphery of a project, isolate the development from its surroundings. Unless the new and existing adjacent uses are considered incompatible, perimeter parking driveways are discouraged.
- ❖ Parking areas shall be conveniently located to the units they serve.
- ❖ Guest parking should be distributed throughout the development and clearly identified.
- ❖ Each six (6) spaces of parking shall be separated from additional spaces by a landscaped peninsula. Architectural elements, such as trellises, porches or stairways may extend into these landscaped peninsulas.
- ❖ There shall be no more than an average of ten (10) spaces of uninterrupted parking, whether in garages, carports or open parking areas.
- ❖ Individual parking garages within residential structures shall be enclosed with garage doors.
- ❖ Dwellings that front public streets shall have garages accessible from alleys in the rear.
- ❖ Trash enclosures should be architecturally integrated with the community.
- ❖ Trash enclosures shall be distributed throughout a development and sited to allow vehicular access from waste management vehicles.
- ❖ Carports and garages shall be architecturally integrated with the community.
- ❖ Carports may be incorporated with patio walls or used to define public and/or private open space. Carports shall be landscaped if visible from public or private streets, or adjacent properties.

Parking, Garages and Carports

- ❖ Large, monotonous and undivided parking lots shall not be permitted in multi-family projects. Parking areas shall be located to the rear of residential structures or within the interior of the development to reduce their visual impact on the streetscape.



Mailboxes

- ❖ Groups of mailboxes shall be provided within the interior of multiple-family residential developments to maximize efficient pedestrian access.
- ❖ Mailboxes should be architecturally integrated with the community.

Usable Open Space

- ❖ Residents of housing projects shall have safe and efficient access to usable open space, whether public or private, for recreation and social activities. The design and orientation of these areas should take advantage of available sunlight and be sheltered from the wind, noise and traffic on adjacent streets, and incompatible uses.
- ❖ Common open spaces shall be conveniently and centrally located to the majority of units in the development to promote a sense of community.
- ❖ Common usable open spaces and children’s play areas shall be visible from individual units and be connected to the internal pedestrian system in the development.
- ❖ Private open spaces shall be contiguous to and have direct pedestrian access from the units they serve.



Varied Massing



Private open space



Tot lot



Enhanced front entry



Mailboxes

Dwelling Unit Access

- ❖ The use of distinctive architectural elements and materials to denote individual entrances is encouraged.
- ❖ The use of long, monotonous access balconies and corridors which provide access to five (5) or more units shall be avoided. Instead, access points to units should be clustered in groups of four (4) or less.
- ❖ Entrances to individual units shall be plainly visible from nearby parking areas and/or streets to the extent possible.

Mass and Scale

- ❖ Large monolithic forms should be avoided.
- ❖ Combinations of one, two and three-story elements on the same building are encouraged to create visual diversity.
- ❖ A one-story element at the end of buildings, especially at street corners, reduces the visual impact of the building mass.
- ❖ Architectural elements such as chimneys, balconies, porches, and potshelves (consistent with the architectural style) should be provided for visual diversity.



Facade and Roof Articulation

Long, unbroken facades and box-like forms shall be avoided for all multi-family units. Structures shall incorporate at least one of the following:

- ✿ When a project includes more than one building, roof forms should vary from one building to the next where practicable, in order to achieve visual interest and diversity.
- ✿ Roof pitch may vary, but generally be consistent with the architectural style. Shed roofs over porches or other building extensions may be lower in pitch.
- ✿ Varied ridge heights should be utilized to create offsets in the ridge line to better articulate roof forms and building massing.
- ✿ Roof colors and composition should vary within a project to add visual diversity.

Materials and Colors

- ✿ Building materials and colors should be consistent with the guidelines for the architectural style selected for the project.
- ✿ Stucco and combinations of stucco, stone or materials of a wood-like appearance, having the necessary fire retardant characteristics, are encouraged for exterior surfaces. Large areas of intense primary color will generally be avoided, as subdued colors are more appropriate as the structures dominant overall color.
- ✿ Wherever possible, minimize the number of colors that appear on the structure's exterior.



Varied roof heights and building mass



Project Entry



Color tiles for exterior stairs



Exterior stairs

- ✿ Accent color should be used for shutters, awnings, trim, fascia, balcony rails, inlaid tile bands or cornice bands, and should relate to the architectural form and character of the building.
- ✿ Materials selected for multi-family projects shall be very durable and require low maintenance.

Entries- see Gateways

- ✿ Project entries areas provide the resident and visitor with an overview to the project and create a positive identity for the development. They should provide an open window with landscaping, open space areas, and project directories.
- ✿ The principal vehicular access into a multi-family housing project shall be through an entry drive rather than a parking drive whenever possible. Colored, textured paving treatment at entry drives is encourage at a minimum depth of ten feet (10') located immediately behind the right of way.

Exterior Stairs

- ✿ When provided, simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of the multi-family structure.
- ✿ Stairways shall be of smooth stucco, plaster, or wood, with accent trim of complementary colors and railings appropriate to the architectural style of the residential structure.
- ✿ Thin-looking, open metal, prefabricated stairs are prohibited.



Site Planning and Orientation

- ❖ Sites and buildings should be designed with an understanding of their role in meeting the goals of the Planning Area, such as providing ground floor retail uses to provide pedestrian activity on the street.
- ❖ The front setback of commercial uses on collector or local streets may be paved as an extension of the pedestrian zone.
- ❖ Buildings should have a strong spatial and functional relationship with a unifying pedestrian connection.
- ❖ Functional outdoor areas can be created by outdoor plazas, outdoor dining areas, enhanced focal points and seating amenities. These areas should be linked by pedestrian walkways.
- ❖ Enhanced paved and landscaped pedestrian walks should be provided throughout.
- ❖ Outdoor spaces should have clear, recognizable shapes that reflect careful planning, not just left over areas between structures. Such spaces shall provide pedestrian amenities like shade, benches and fountains.
- ❖ Smaller in-line tenant spaces may be “saddle-bagged” onto the outside of large retail buildings to relieve large blank facades and provide activity fronting streets or parking areas.



Conceptual storefront orientation



Store fronts oriented towards main street



Enhanced pedestrian pathway



Courtyard

Storefronts

- ❖ Decorative storefronts with the use of varying materials and colors true to the architectural style should be used.
- ❖ Storefronts, windows and doors shall be placed to facilitate natural surveillance.
- ❖ Authenticity of design is crucial; generic, typical storefronts should be avoided.

Rear or side elevations

- ❖ The rear and side elevations of buildings should have detail equivalent to the main elevation.
- ❖ The rear and side elevations of buildings may face both the customer parking areas or the residential areas.
- ❖ Entrance to retail or residential units shall be architecturally treated and should be related to the front elevation.
- ❖ Service and storage areas should be well screened and sited.
- ❖ Side and rear elevations facing residential areas shall have architectural details, lighting, signage, etc., that are complimentary to the adjacent area.
- ❖ Mechanical units shall be ground mounted or roof mounted and concealed from public view by landscaping or if roof mounted by decorative parapet wall and other architectural elements.



Mass and Scale

- ❖ Encourage first floor pedestrian scale through building articulation, orientation and architectural elements such as semi-covered porches, arcades and windows.
- ❖ Buildings will appear more human scale with the proper use of window patterns, structural bays, roof overhangs, siding, awnings, moldings, fixtures and other details.
- ❖ Buildings should relate to adjacent pedestrian areas, as well as other structures.
- ❖ Large dominating structures should be broken up by:
 - ❖ Creating horizontal emphasis through the use of trim;
 - ❖ Adding three-dimensional architectural elements;
 - ❖ The use of combinations of complementary colors;
 - ❖ Landscape materials.
- ❖ Heights of structures should relate to adjacent open spaces to allow maximum sun and ventilation, protection from prevailing winds, enhanced public views and minimized view obstruction by adjoining structures.
- ❖ All retail and mixed use building facades should have a recognizable base and top. A base should include elements such as richly textured materials, darker color materials, mullions, and/or panels and similar features or enhanced landscaping. A top should include elements such as cornice treatments, roof overhangs, stepped parapets, and richly textured materials or similar features.
- ❖ The height and scale of new development shall be compatible with that of surrounding development.
- ❖ Large buildings that give the appearance of box-like structures are generally unattractive and detract from the overall scale of most buildings.



Varied roof heights and building mass



Residential sidewalk



Distinct retail base



Residential balcony projections



Semi-public courtyard



Courtyard serving as common open area

- ❖ There are several ways to reduce the appearance of large scale, bulky structures.
- ❖ Vary the planes of the exterior walls in depth and/or direction. Wall planes shall not run in a continuous direction for more than fifty feet (50') without an offset proportional to the building size or an architectural feature such as a column to provide visual interest.
- ❖ Consider designing buildings in 25' increments.
- ❖ Vary the height of the buildings so that it appears to be divided into distinct massing elements.
- ❖ Articulate the different parts of a building's facade by use of color, arrangement of facade elements or a change in materials.
- ❖ Use landscaping and architectural detailing at the ground floor level to lessen the impact of an otherwise bulky building.
- ❖ Avoid blank walls at the ground floor levels. Utilize windows, trellises, wall articulation, arcades, change in materials or other features.

Courtyards

- ❖ Internal building courtyards are recommended in larger buildings to bring light and ventilation to buildings.
- ❖ Courtyards shall be private or semi-public gathering spaces serving as common open areas for residential complexes, outdoor dining or urban informal gathering spaces.
- ❖ Building courtyards can be formal gardens or urban spaces surrounded with loggias for shaded seating, fountains and landscaping elements including some greenery.



Colors

- ✿ Exterior building and roofing colors shall be appropriate to and enhance the architectural style and materials of the structure. Large areas of intense primary color shall generally be avoided as subdued colors are more appropriate as the dominant overall color for a structure.
- ✿ The color palette chosen for new structures should be compatible with the colors of adjacent structures.
- ✿ Primary or bold colors should only be used to accent elements, such as door and window frames and architectural details.
- ✿ Roof flashing, rain gutters, and downspouts, vents and other roof protrusions should be finished to complement the adjacent materials and/or colors.

Materials

- ✿ The choice and mix of materials of structure facades should be consistently applied and should be chosen to work harmoniously with adjacent materials and be authentic to the architectural form.
- ✿ Piecemeal embellishment and frequent changes in materials should be generally avoided.
- ✿ Materials tend to appear substantial and integral when variations occur at changes in plane. Material or color changes at the outside corners of structures give an impression of thinness and artificiality which should be avoided.



Varied roof forms



Downspouts finished to complement adjacent colors



Bold colors should only be used to accent elements, such as door and window frames

- ✿ Material changes should not occur at external corners, but may occur at reverse or interior corners or if located at least four feet (4') from the edge of external corners. Material changes not accompanied by changes in plane give materials an insubstantial or applied quality.

Roof Treatments

- ✿ Neighborhood shopping center buildings should have varied and interesting roof forms that are consistent with community design standards.
- ✿ The roof line at the top of the structure should not run in continuous plane for more than fifty feet (50') without offsetting or jogging the roof plane.
- ✿ All rooftop equipment shall be screened from public view by screening materials of the same nature as the structure's basic materials. Mechanical equipment shall be located below the highest vertical element of the building. Plain equipment boxes are not acceptable.
- ✿ The following roof materials shall not be used:
 - Corrugated metal;
 - Highly reflective surfaces (copper roofs may be considered); and
 - Illuminated roofing.



Awnings and Canopies

- ❖ Awnings and canopies should not be located so as to obscure transom windows, piers, pilasters and other architectural building features and should be designed to project over individual doors and window openings where feasible.
- ❖ Awnings and canopies that are a continuous feature extending over several windows, doors and over architectural features are discouraged. Each window or door should have its own awning or canopy.
- ❖ The size of the awning/canopy shall be proportional in scale with the building to which it is attached.
- ❖ No portion of an awning/canopy shall be less than eight feet (8') above the surface above which it projects (fourteen feet (14') above a roadway surface). An encroachment permit is required for any awning/canopy located within the public right-of-way.
- ❖ The style of the awning/canopy shall complement the architectural style of the building to which it is attached. Awnings should generally have a simple horizontal valance if located over rectangular or square window/door openings. Domed or barrel-shaped awnings are appropriate for buildings with arched window/door openings.



Functional outdoor space



Storefront building awnings



Colored, textured paving



Covered arcade

- ❖ An awning/canopy with a single, solid color is preferred. The color of the awning/canopy shall be compatible with and complement the exterior color(s) of the building. Awning/canopy colors that call more attention to itself than the building are inappropriate. Awnings/canopies with highly contrasting corporate/franchise identity colors are not permitted.
- ❖ Awnings/canopies shall be regularly cleaned and kept free of visible defects and wear.
- ❖ Awnings/canopies with signs shall require the issuance of a Sign Permit in accordance with the Zoning Ordinance.

Entries

- ❖ Whenever possible, locate site entries on side streets in order to minimize pedestrian/vehicular conflicts. When this is not possible, design the front site entry with appropriately patterned concrete or pavers to differentiate it from the sidewalks.
- ❖ Enhanced paving should be provided at all site entries.
- ❖ Accessibility features should be integrated into special paving patterns to soften their appearance.

Signs

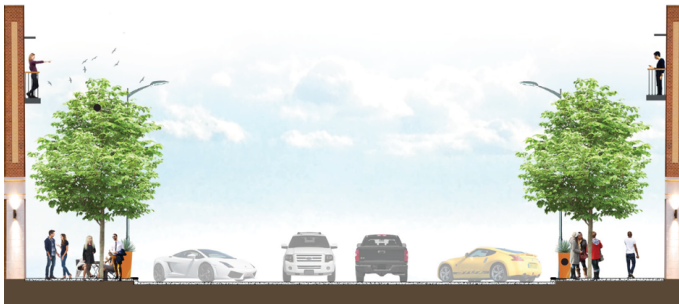
- ❖ Signage should be integrated into the building facade.
- ❖ Signage should be at pedestrian scale.
- ❖ Signage should be located for easy visibility.

Parking and Loading Areas

- ❖ Parking areas shall be landscaped, receiving interior as well as perimeter treatment.
- ❖ Where parking areas are connected, interior circulation shall allow for a similar direction of travel and parking bays in all areas to reduce conflict at points of connection.
- ❖ Whenever possible, locate site entries on side streets in order to minimize pedestrian/vehicular conflicts. When this is not possible, design the front site entry with appropriately patterned concrete or pavers to differentiate it from the sidewalks.
- ❖ Parking access points should be located as far as possible from street intersections so that adequate stacking room is provided. The number of access points shall be limited to the minimum amount necessary to provide adequate circulation.
- ❖ Design parking areas so that pedestrians walk parallel to moving cars. Minimize the need for the pedestrian to cross parking aisles and landscape areas.
- ❖ Colored, textured paving shall be provided at a minimum depth of ten feet (10') at all primary vehicular driveway entrances (immediately behind the street right-of-way line).
- ❖ The parking area shall be designed in a manner which links the structures to the street sidewalk system as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways with enhanced paving, trellis structures or a special landscaping treatment.



Perpendicular parking



Reverse angle parking

- ❖ Parking areas which accommodate a significant number of vehicles shall be divided into a series of connected smaller lots divided by landscaping or buildings.
- ❖ Where appropriate, the use of parking structures instead of parking lots is encouraged. A parking structure's smaller footprint makes parking a less obtrusive use than parking lots.
- ❖ Whether placed under-ground where it can serve as the foundation for buildings or above ground, parking structures shall be designed to minimize the impact of the structure on the street and to be compatible with the architectural style of surrounding buildings.
- ❖ Structures which are linked to adjoining uses or which provide retail or offices uses on the ground floor of the parking structure are encouraged.
- ❖ Service areas and parking should be screened from the street and residential areas by landscaped trees, massed planting and decorative walls.
- ❖ Customer access and circulation should be separated from service areas through design and landscaping.
- ❖ The service road should also act as accessible fire lanes.

- ❖ Parking lot landscaping shall be used to avoid expansive appearance of parking lots, provide shaded parking areas, and to mitigate acoustical impacts of the vehicles.
- ❖ Structures will be sited in a manner that establishes attractive and inviting places in order to form the basis for positive impressions and perceptions of the community.
- ❖ Structures and other improvements will be sited in a manner that maximizes visibility of public areas (e.g., parking lots, plazas), and streets and alleys to maximize opportunities for people engaged in their normal behavior to observe the space around them.
- ❖ When appropriate, parking structures shall be clustered. This creates plazas or pedestrian malls and prevents long "barracks-like" rows of structures. When clustering is impractical, a visual link between separate structures shall be established. This link can be accomplished through the use of an arcade system, trellis or other open structure.
- ❖ Structures should be linked to the public sidewalk with textured paving, landscaping and trellises.
- ❖ Parking areas and pedestrian walkways shall be visible from structures to the greatest degree possible.
- ❖ No more than one double-loaded bay of parking, excluding on-street parking, should be located in front of buildings.
- ❖ The maximum allowable length of the parking area in front of retail buildings is 125 feet.
- ❖ Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts.
- ❖ Loading facilities shall not be located at the front of structures where it is difficult to adequately screen them from view. Such facilities are more appropriate at the rear of the site. Such facilities shall be screened by masonry walls.



ADMINISTRATION AND IMPLEMENTATION

Legal Description

City Center Village North

Parcel 2 of Parcel Map No. 6882 in the County of Fresno, State of California, according to the map thereof recorded in Book 46 of Parcel Maps at Pages 46, 4 7 and 48, Fresno County Records.

Together with the North half of the fractional Southwest quarter of Section 18, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the United States Government Township Plat approved by the Surveyor General on June 21, 1856.

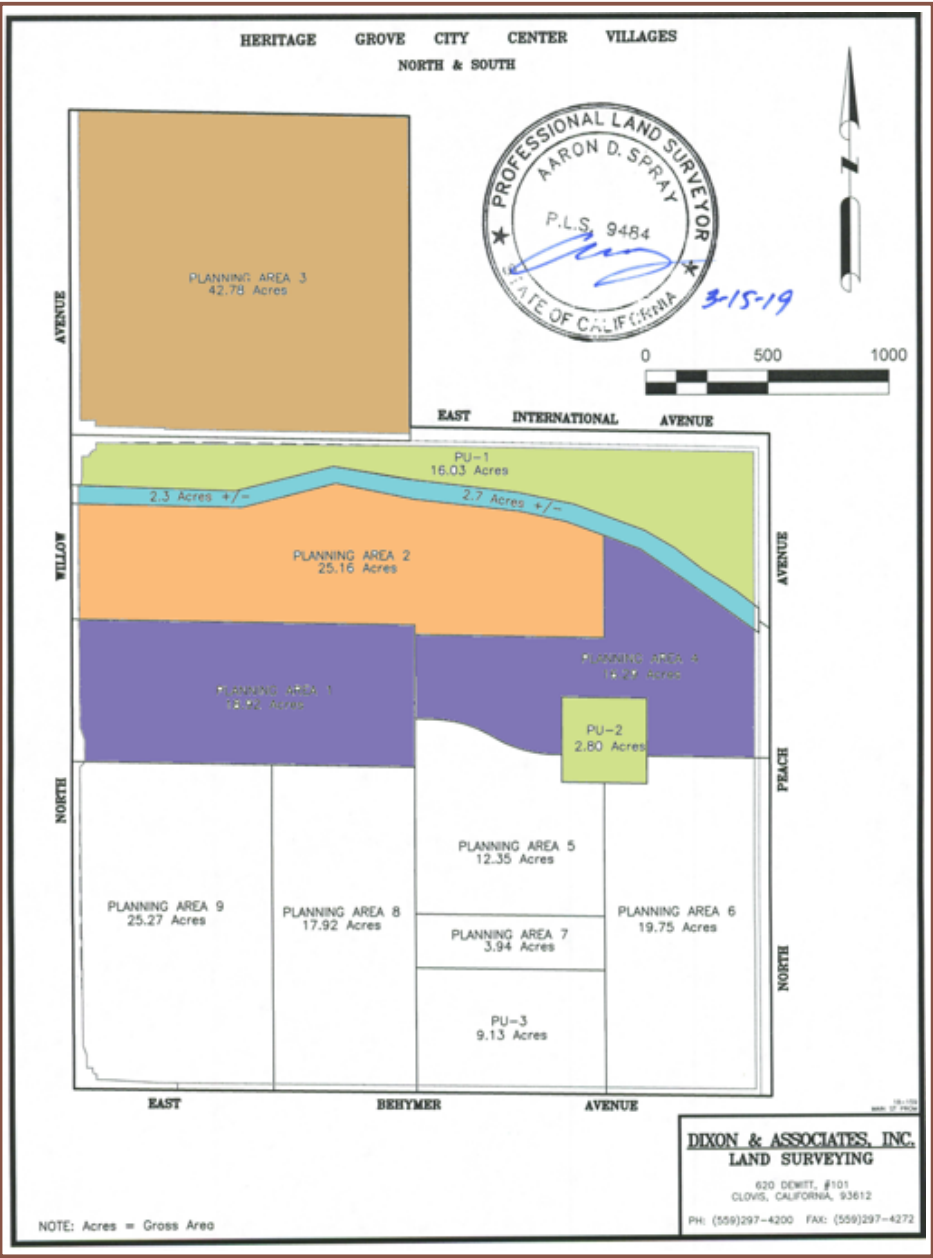
Also together with the North 51.50 of the East 349 feet of the West 954.50 feet of the Southeast quarter of the Southwest quarter of said Section 18.

Excepting therefrom the South 60.50 feet lying East of a line parallel with and 954.50 feet East of the West line of the Northeast quarter of the Southwest quarter of said Section 18.

Also excepting therefrom that portion described as follows: Beginning at the Southwest corner of the Northeast quarter of the Southwest quarter of said Section 18, thence North 00°04'19" West a distance of 197.54 feet; thence South 88°53'36" East, a distance of 67.00 feet to the beginning of a 515.00 foot radius tangent curve concave to the South; thence Easterly, along said curve, through a central angle of 29°53'22" an arc distance of 268.66 feet, to the beginning of a 515.00 foot radius reverse curve, concave to the North, a radial to said beginning bears South 30°59'46" West; thence Easterly, along said curve, through a central angle of 29°53'22" an arc distance of 268.66 feet; thence South 88°53'36" East, a distance of 28.17 feet to a point being 605.50 feet East of the West line of the Northeast quarter of the Southwest quarter of said Section 18; thence South 00°04'19" East, parallel with and 605.50 feet East of the West line of the Northeast quarter of the Southwest quarter of said Section 18, a distance of 60.51 feet to the South line of the Northeast quarter of the Southwest quarter of said Section 18; thence North 88°53'36" West, along the South line of the Northeast quarter of the Southwest quarter of said Section 18, a distance of 605.63 feet to the Point of Beginning.

Also excepting therefrom the Enterprise Canal.

Containing a gross area of 121.98 Acres more or less.



Regional Location

Legal Description

City Center Village South

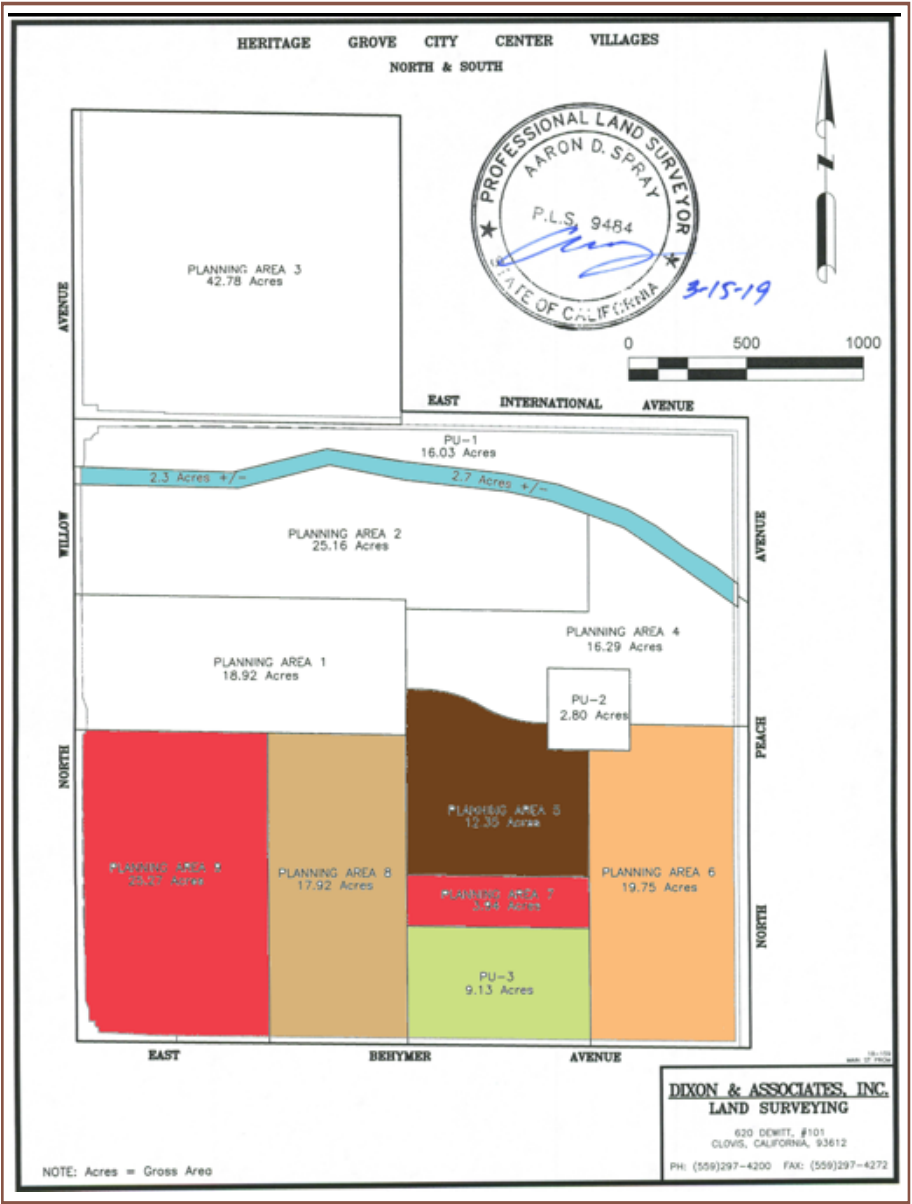
The South half of the fractional Southwest quarter of Section 18, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the United States Government Township Plat approved by the Surveyor General on June 21, 1856.

Together with that portion described as follows: Beginning at the Southwest corner of the Northeast quarter of the Southwest quarter of said Section 18, thence North 00°04'19" West a distance of 197.54 feet; thence South 88°53'36" East, a distance of 67.00 feet to the beginning of a 515.00 foot radius tangent curve concave to the South; thence Easterly, along said curve, through a central angle of 29°53'22" an arc distance of 268.66 feet, to the beginning of a 515.00 foot radius reverse curve, concave to the North, a radial to said beginning bears South 30°59'46" West; thence Easterly, along said curve, through a central angle of 29°53'22" an arc distance of 268.66 feet; thence South 88°53'36" East, a distance of 28.17 feet to a point being 605.50 feet East of the West line of the Northeast quarter of the Southwest quarter of said Section 18; thence South 00°04'19" East, parallel with and 605.50 feet East of the West line of the Northeast quarter of the Southwest quarter of said Section 18, a distance of 60.51 feet to the South line of the Northeast quarter of the Southwest quarter of said Section 18; thence North 88°53'36" West, along the South line of the Northeast quarter of the Southwest quarter of said Section 18, a distance of 605.63 feet to the Point of Beginning.

Also together with the South 60.50 feet lying East of a line parallel with and 954.50 feet East of the West line of the Northeast quarter of the Southwest quarter of said Section 18.

Excepting therefrom the North 51.50 of the East 349 feet of the West 954.50 feet of the Southeast quarter of the Southwest quarter of said Section 18.

Containing a gross area of 88.36 Acres more or less.



Regional Location



PA 1

The South 582.34 feet of the fractional Northwest quarter of the Southwest quarter of Section 18, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the United States Government Township Plat approved by the Surveyor General on June 21, 1856.

Containing a gross area of 18.92 Acres more or less.

PA 2

That portion of the fractional Northwest quarter of the Southwest quarter of Section 18, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, In the County of Fresno, State of California, according to the United States Government Township Plat approved by the Surveyor General on June 21, 1856, lying South of the Enterprise Canal.

Excepting therefrom the South 582.34 feet of the fractional Northwest quarter of the Southwest quarter of said Section 18. Together with the West 780 feet of the fractional Northeast quarter of the Southwest quarter of said Section 18 lying South of the Enterprise Canal.

Excepting therefrom the South 542.24 feet of the fractional Northeast quarter of the Southwest quarter of said Section 18.

Containing a gross area of 25.16 Acres more or less.

PA 3

That portion of Parcel 2 of Parcel Map No. 6882 in the County of Fresno, State of California, according to the map thereof recorded in Book 46 of Parcel Maps at Pages 46, 47 and 48, Fresno County Records, described as follows:

Beginning at the Southwest corner of Parcel 2, also being the Southwest corner of the Southwest quarter of the Northwest quarter of Section 18, Township 12 South, Range 21 East, Mount Diablo Base and Meridian; thence North $00^{\circ}05'37''$ West, along the Westerly line of said Parcel 2, also being the West line of the Southwest quarter of the Northwest quarter of said Section 18, a distance of 1,331.31 feet; thence South $88^{\circ}41'25''$ East, along the Northerly line of said parcel 2, also being the North line of the Southwest quarter of the Northwest quarter of said Section 18, a distance of 1,402.91 feet to a point that is 13.68 feet West of the Northeast corner thereof; thence South $00^{\circ}02'13''$ West, a distance of 1,328.77 feet to a point on the South line of said Parcel 2, also being the South line of the Southwest quarter of the Northwest quarter of said Section 18, said point being 15.90 feet West of the Southeast corner thereof; thence North $88^{\circ}47'28''$ West, along said South line, a distance of 1,399.83 feet to the Point of Beginning.

Containing a gross area of 42.78 Acres more or less.

PA 4

That portion of the fractional Northeast quarter of the Southwest quarter of Section 18, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, In the County of Fresno, State of California, according to the United States Government Township Plat approved by the Surveyor General on June 21, 1856, lying South of the Enterprise Canal.

Excepting therefrom the South 297.50 feet of the East 349 feet of the West 954.50 feet of the fractional Northeast quarter of the Southwest quarter of said Section 18.

Also excepting therefrom the South 60.50 feet lying East of a line parallel with and 954.50 feet East of the West line of the Northeast quarter of the Southwest quarter of said Section 18.

Also excepting therefrom the West 780 feet lying 542.24 feet North of the South line of the fractional Northeast quarter of the Southwest quarter of said Section 18.

Also excepting therefrom that portion described as follows: Beginning at the Southwest corner of the Northeast quarter of the Southwest quarter of said Section 18, thence North $00^{\circ}04'19''$ West a distance of 197.54 feet; thence South $88^{\circ}53'36''$ East, a distance of 67.00 feet to the beginning of a 515.00 foot radius tangent curve concave to the South; thence Easterly, along said curve, through a central angle of $29^{\circ}53'22''$ an arc distance of 268.66 feet, to the beginning of a 515.00 foot radius reverse curve, concave to the North, a radial to said beginning bears South $30^{\circ}59'46''$ West; thence Easterly, along said curve, through a central angle of $29^{\circ}53'22''$ an arc distance of 268.66 feet; thence South $88^{\circ}53'36''$ East, a distance of 28.17 feet to a point being 605.50 feet East of the West line of the Northeast quarter of the Southwest quarter of said Section 18; thence South $00^{\circ}04'19''$ East, parallel with and 605.50 feet East of the West line of the Northeast quarter of the Southwest quarter of said Section 18, a distance of 60.51 feet to the South line of the Northeast quarter of the Southwest quarter of said Section 18; thence North $88^{\circ}53'36''$ West, along the South line of the Northeast quarter of the Southwest quarter of said Section 18, a distance of 605.63 feet to the Point of Beginning.

Together with the West 44.50 feet of the Northwest quarter of the Southeast quarter of said Section 18, lying South of the Enterprise Canal, excepting therefrom the South 60.50 feet thereof.

Containing a gross area of 16.84 Acres more or less.



PA 5

The West 780 feet of the fractional Southeast quarter of the Southwest quarter of Section 18, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the United States Government Township Plat approved by the Surveyor General on June 21, 1856.

Together with that portion described as follows: Beginning at the Southwest corner of the Northeast quarter of the Southwest quarter of said Section 18, thence North 00°04'19" West a distance of 197.54 feet; thence South 88°53'36" East, a distance of 67.00 feet to the beginning of a 515.00 foot radius tangent curve concave to the South; thence Easterly, along said curve, through a central angle of 29°53'22" an arc distance of 268.66 feet, to the beginning of a 515.00 foot radius reverse curve, concave to the North, a radial to said beginning bears South 30°59'46" West; thence Easterly, along said curve, through a central angle of 29°53'22" an arc distance of 268.66 feet; thence South 88°53'36" East, a distance of 28.17 feet to a point being 605.50 feet East of the West line of the Northeast quarter of the Southwest quarter of said Section 18; thence South 00°04'19" East, parallel with and 605.50 feet East of the West line of the Northeast quarter of the Southwest quarter of said Section 18, a distance of 60.51 feet to the South line of the Northeast quarter of the Southwest quarter of said Section 18; thence North 88°53'36" West, along the South line of the Northeast quarter of the Southwest quarter of said Section 18, a distance of 605.63 feet to the Point of Beginning.

Excepting therefrom the East 174.50 feet of the North 51.50 of the West 780 feet of the fractional Southeast quarter of the Southwest quarter of said Section 18.

Also excepting therefrom the South 730 feet of the Southeast quarter of the Southwest quarter of said Section 18.

Containing a gross area of 12.35 Acres more or less

PA 6

The fractional Southeast quarter of the Southwest quarter of Section 18, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the United States Government Township Plat approved by the Surveyor General on June 21, 1856.

Excepting therefrom the West 780 feet of the Southeast quarter of the Southwest quarter of said Section 18.

Also excepting therefrom the North 51.50 feet of the East 174.50 feet of West 954.50 feet of the Southeast quarter of the Southwest quarter of said Section 18.

Together with the South 60.50 feet of the Northeast quarter of the Southwest quarter of said Section 18, lying East of a line parallel with and 954.50 feet East of the West line of the Northeast quarter of the Southwest quarter of said Section 18.

Also together with the West 44.50 feet of the Southwest quarter of the Southeast quarter, and the South 60.50 feet of the West 44.50 feet of the Northwest quarter of the Southeast quarter of said Section 18.

Containing a gross area of 21.17 Acres more or less.

PA 7

The North 220 feet of the South 730 feet of the West 780 feet of the fractional Southeast quarter of the Southwest quarter of Section 18, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the United States Government Township Plat approved by the Surveyor General on June 21, 1856.

Containing a gross area of 3.94 Acres more or less.

PA 8

The East half of the fractional Southwest quarter of the Southwest quarter of Section 18, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the United States Government Township Plat approved by the Surveyor General on June 21, 1856.

Excepting therefrom the West 120 feet thereof.

Containing a gross area of 17.92 Acres more or less.

PA 9

The West half of the fractional Southwest quarter of the Southwest quarter of Section 18, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the United States Government Township Plat approved by the Surveyor General on June 21, 1856.

Together with the West 120 feet of the East half of the Southwest quarter of the Southwest quarter of said Section 18.

Containing a gross area of 25.27 Acres more or less.



PU 1

The North half of the Southwest quarter of Section 18, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the United States Government Township Plat approved by the Surveyor General on June 21, 1856, lying North of the Enterprise Canal.

Together with the West 44.50 of the Southeast quarter of said Section 18, lying North of the centerline of the Enterprise Canal, and the West 44.50 feet of the of the South 56.50 feet of the Southwest quarter of the Northeast quarter of said Section 18, and the South 56.50 feet of the Southeast quarter of the Northwest quarter of said Section 18, and the East 15.90 feet more or less of the South 56.50 feet of the Southwest quarter of the Northwest quarter of said Section 18.

Containing a gross area of 18.68 Acres more or less.

PU 2

The South 297.50 feet of the East 349 feet of the West 954.50 feet of the fractional Northeast quarter of the Southwest quarter of Section 18, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the United States Government Township Plat approved by the Surveyor General on June 21, 1856.

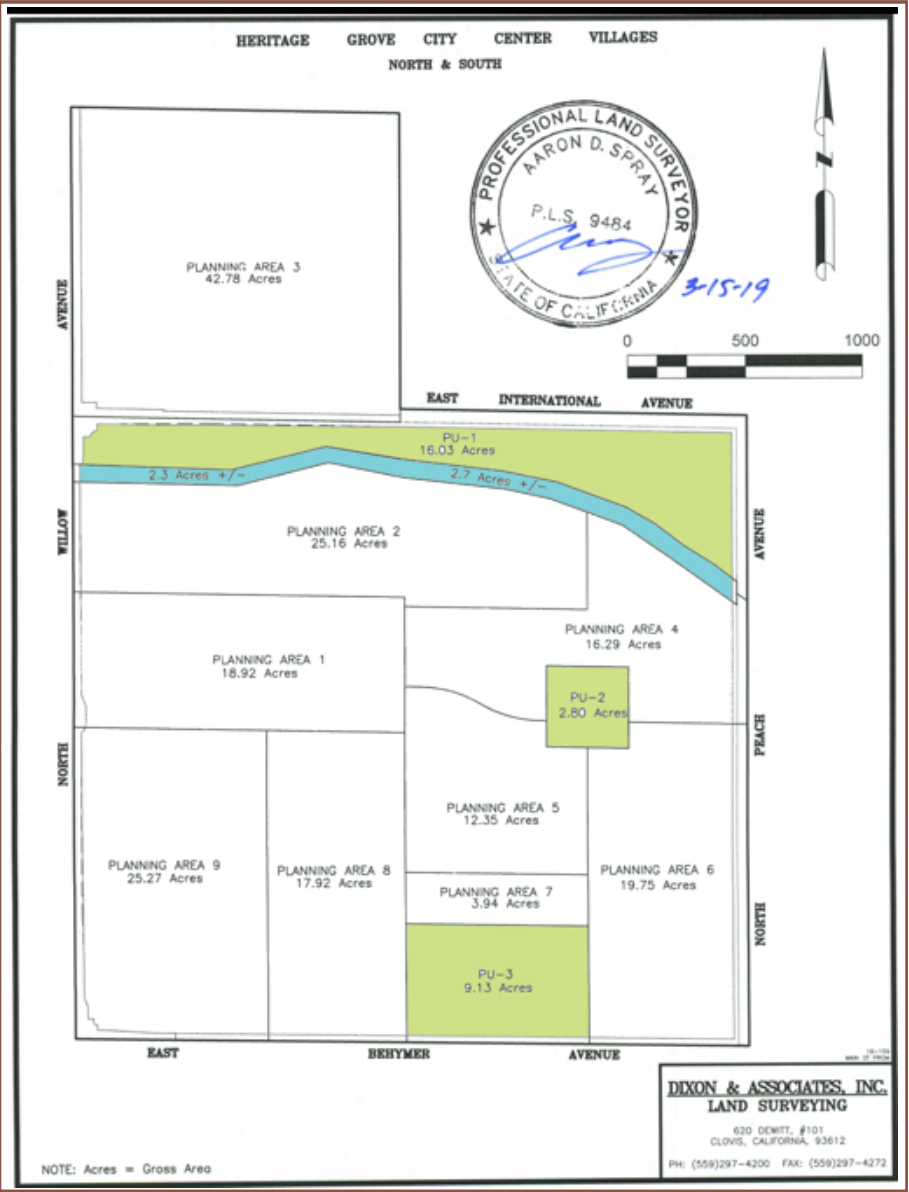
Together with the North 51.50 of the East 349 feet of the West 954.50 feet of the Southeast quarter of the Southwest quarter of said Section 18.

Containing a gross area of 2.80 Acres more or less.

PU 3

The South 510 feet of the West 780 feet of the fractional Southeast quarter of the Southwest quarter of Section 18, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the United States Government Township Plat approved by the Surveyor General on June 21, 1856.

Containing a gross area of 9.13 Acres more or less.



Regional Location

Master Development Plan Adoption

Master Development Plan Administration

The Master Development Plan (MDP) represents a framework of development for the Heritage Grove City Center Villages. Implementation of the project requires the approval of this MDP handbook as the Master Plan Community (MPC) zone district and master site plan review and any subsequent submittals over the life of the project's build-out. This section sets forth the procedures needed to implement and administer the MDP, and those procedures required for its amendment, if necessary. Provision for processing site plan review applications for multi-family, commercial and public facility projects within the Heritage Grove City Center Village North and South, are also disclosed herein.

Implementation

The Heritage Grove City Center Villages Master Development Plan will be implemented through the processing of this handbook and the tract maps, site plans, text, discussions, and development standards contained herein or attached as a part of this submittal. Subsequent submittal may be required of the applicant to submit any of the following prior to the recordation of any final map, site plan review or building permit with a Master Planned Community (MPC) Overlay district:

1. Subsequent or concurrently processed conditional use permit application for residential planned unit developments;
2. Subsequent site plan review for those projects normally requiring site plan review other than single family residential;

3. Subsequent Planned Commercial Center zone requests to finalize the development plans for commercial, mixed-use and live/work developments;
4. Proposed conditions, covenants and restrictions, if any;
5. Sign review; or
6. Architectural Design Guidelines.

The city's approval of the MDP shall constitute sufficient findings to justify any waivers, variances, exceptions or deviations set forth in the MDP to those provisions of the Clovis Municipal Code that would otherwise be required. Such waivers, variances, exceptions or deviations shall be deemed granted.

Amendments to the adopted Master Development Plan

Procedure. The development of the property shall comply with the development standards approved in this MDP. Amendments to this adopted MDP on, by, or on behalf of the property owner(s), or any proposal by the city, shall be filed with the Department of Planning and Development Services. The Planning and Development Services Director shall determine if the proposed modification is "minor" or "major" and the request or proposal shall be processed accordingly.

Minor Modification. A minor modification is a modification which is requested or agreed to by the property owner and which is intended to accomplish one or more of the following:

1. A change in the species of plant material proposed for the MPC District;
 2. A lot line adjustment; or
 3. Any other change or modification which does not change the basic intent of the MPC (floor plans, elevations, site elements, etc.).
- The Planning and Development Services Director shall process and make

an administrative decision regarding all minor modifications. Appeals of the Planning and development Services Director's determination regarding the modification shall be processed in accordance with Section 9.3-403.F of the Clovis Municipal Code.

Major Modification. A major modification includes any modification which does not qualify as a minor modification, including adding property to an existing MPC District. A major modification shall be processed and reviewed by the Planning Commission and approved by the City Council in accordance with the procedure for rezone set forth in Section 9.3.400 of the Clovis Municipal Code.

Existing uses

All existing uses including agricultural operations and residential at the time of document adoption shall be considered legal and permitted uses under this plan and MPC overlay zone district.

Process for site plan review applications within a MPC District for multi-family/commercial/public facility projects

The individual project approval process requires the preparation of a site plan for the purpose of enabling the Planning and Development Services Department to make a finding that the proposed development is in conformity with the intent and purpose of the Master Development Plan and zoning requirements, and to guide the Building Inspection division of the planning and Development Services Department in the issuance of permits. The Master Development Plan shall take the place of the preliminary development plan as described in the Multi-Family, Planned Commercial Center and Public Facility districts, and a site plan review shall be processed in accordance with the provisions of Section 9.3.408 of the Clovis Municipal Code prior to the issuance of building permits within these areas.

