

# CHAPTER 6 | Constraints to the Development of Housing

The provision of adequate and affordable housing opportunities is an important goal of the City. The ability of the housing market to supply an adequate number of new dwellings to meet demand is affected by a variety of factors, or constraints. This chapter analyzes potential governmental and nongovernmental constraints that might inhibit the development, maintenance, or improvement of housing. The first section focuses on potential governmental constraints, or those constraints that are within the City's control, such as land use controls, permitting requirements, and fees, that could affect the City's ability to meet future housing needs. The second section looks at nongovernmental constraints, or those constraints that are largely market driven and cannot be controlled by local government, such as land, materials, labor costs, and community attitude towards higher density housing proposals.

## 6.1 Governmental Constraints

Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other local requirements may present constraints to the maintenance, development, and improvement of housing. This section discusses each of these and their impact on housing development in Clovis.

### Land Use Controls

The City's General Plan, specific plans, and zoning code establish policies, standards, and guidelines for development within the city. These regulations establish the amount and distribution of land allocated for residential development and affect the construction of new housing throughout the city. All adopted land use controls, including the General Plan, zoning code, specific plans and other standards or guidelines are posted on the City website in conformance with the provisions of Government Code Section 65940.1(a)(1)(B).

#### General Plan

The Land Use Element of the Clovis General Plan sets forth the City's policies for guiding local development. These policies, in conjunction with zoning regulations, establish the amount and distribution of land allocated for different uses. The General Plan contains 10 designations that allow residential development with densities ranging from 0.6 dwelling units per acre up to 43 dwelling units per acre. In addition, higher density residential development is permitted within the Mixed-Use Village, as designated by the special use designation, as described below. Table 6-1 below presents the General Plan land use categories permitting residential uses, and correlates these with the associated implementing zoning categories.

## Constraints to the Development of Housing

<i>General Plan Land Use Designation</i>	<i>Density (Units per Gross Acre)</i>	<i>Residential Use Types</i>	<i>Corresponding Zoning District(s)</i>
Agricultural (AG)	1 du/20 ac max	Single family homes when associated with an agricultural operation, farmworker housing	A
Rural Residential (RR)	1 du/2 ac max	Very low density uses and small-scale agricultural operations	RR
Very Low Density (VL)	0.6-2.0 du/ac	Large lot single family and appurtenant structures within an identifiable residential neighborhood	R-A, R-1-A, R-1-AH
Low Density (L)	2.1-4.0 du/ac	Single family detached homes	R-1, R-1-B, R-1-C
Medium Density (M)	4.1-7.0 du/ac	Detached and attached single family homes, patio homes or zero lot line homes	R-1, R-1-MD, R-1-PRD, MHP, U-C
Medium High Density (MH)	7.1-15.0 du/ac	Small lot single family detached homes, townhouses, duplexes, and apartments	R-2, R-2-A, R-1-PRD, U-C
High Density (H)	15.1-30.0 du/ac*	Small lot single family detached homes, townhouses, apartments, stacked flats, and other building types with 4 or more units	R-3, R-2-A, R4, U-C
Very High Density (VH)	25.1-43.0 du/ac	Small lot single family detached homes, townhouses, apartments, stacked flats, and other building types with 10 or more units	R4
Mixed Use Village (MU-V)	15.1-43.0 du/ac Max FAR 4.0	Vertical or horizontal mix of commercial, office, and/or residential; office uses and attached single family and multiple family housing above the ground floor	All residential districts that permit more than 15 units/acre, All commercial districts, All industrial districts except M-2, All special purpose districts
Mixed-Use/Business Campus (MU-BC)	15.1-25.0 du/ac Max FAR 4.0	Live/work permitted, high intensity mix of employment generating businesses drawing from Office and Industrial land use designations	C-P, U-C, All industrial districts

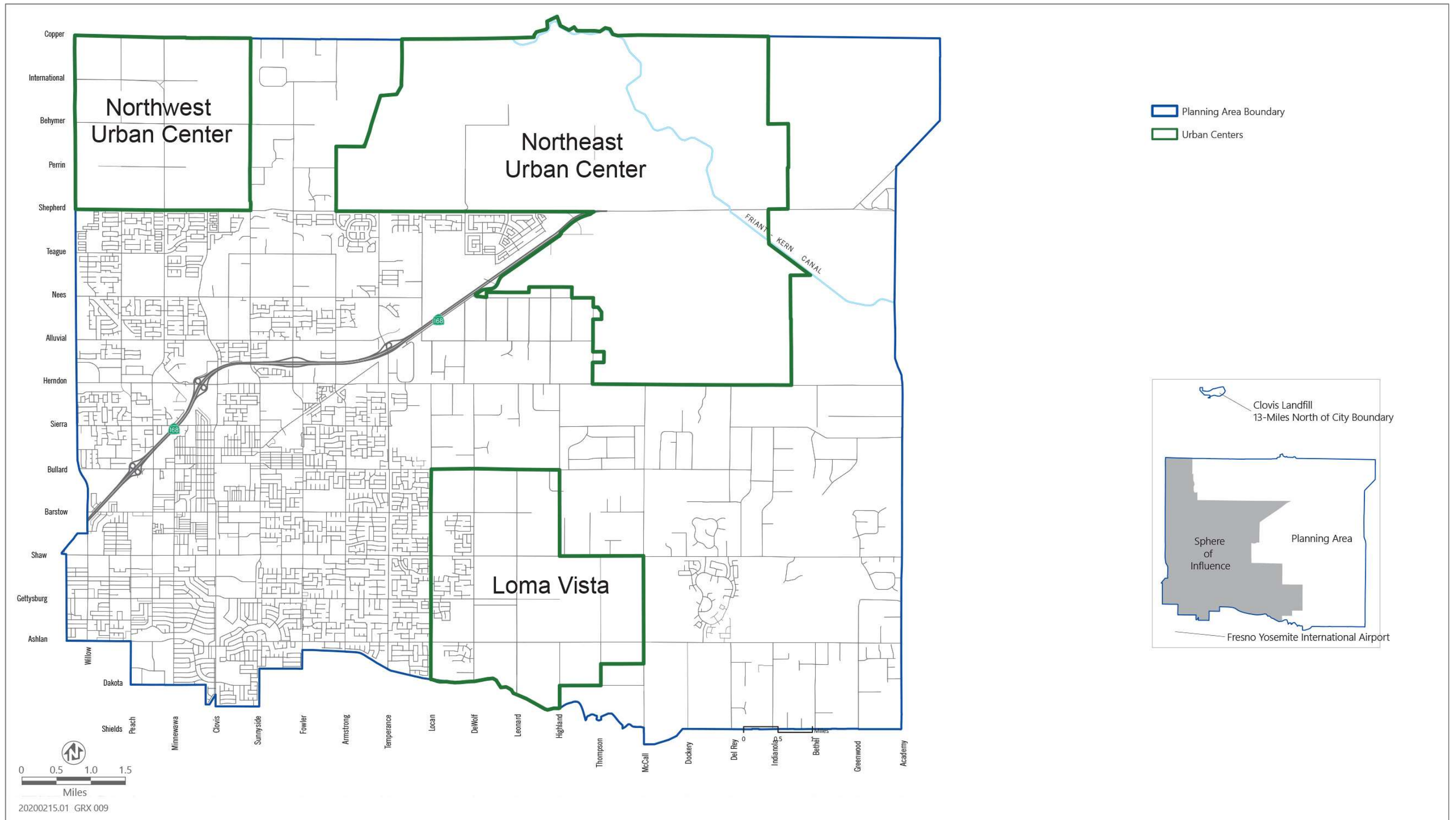
Source: City of Clovis General Plan, August 2014.

Note: \* The City ~~is proposing to~~ recently (September 2023) increased the maximum density in the High Density designation from 25 du/ac to 30 du/ac in order to meet the default density standard for lower-income housing.

### Urban Centers

The General Plan also identifies three growth areas, referred to as Urban Centers, which provide longer term residential development opportunities. These include the Loma Vista Urban Center, the Northwest Urban Center (Heritage Grove), and the Northeast Urban Center shown in Figure 6-1. Both the Northwest and Northeast Urban Centers are currently located outside of city limits. The General Plan requires a comprehensive design document that provides guidance on development and infrastructure planning within an Urban Center prior to any development occurring within its boundary. This requirement can be satisfied by a specific plan, master development plan, or design guidelines. The Loma Vista Specific Plan, described further below, implements the Loma Vista Urban Center. Two planning efforts are currently underway in the Northwest Urban Center: the Heritage Grove City Center Villages Master Plan was adopted in 2019 and the Heritage Grove Development Co. Specific Plan is being prepared (2023). The Northwest Urban Center is planned for phased annexation beginning in 2023. A master planning effort for the Northeast Urban Center is also underway and is anticipated for adoption early in the planning period. Annexation for this area is planned for later within the planning period.

Figure 6-1 Clovis Urban Centers

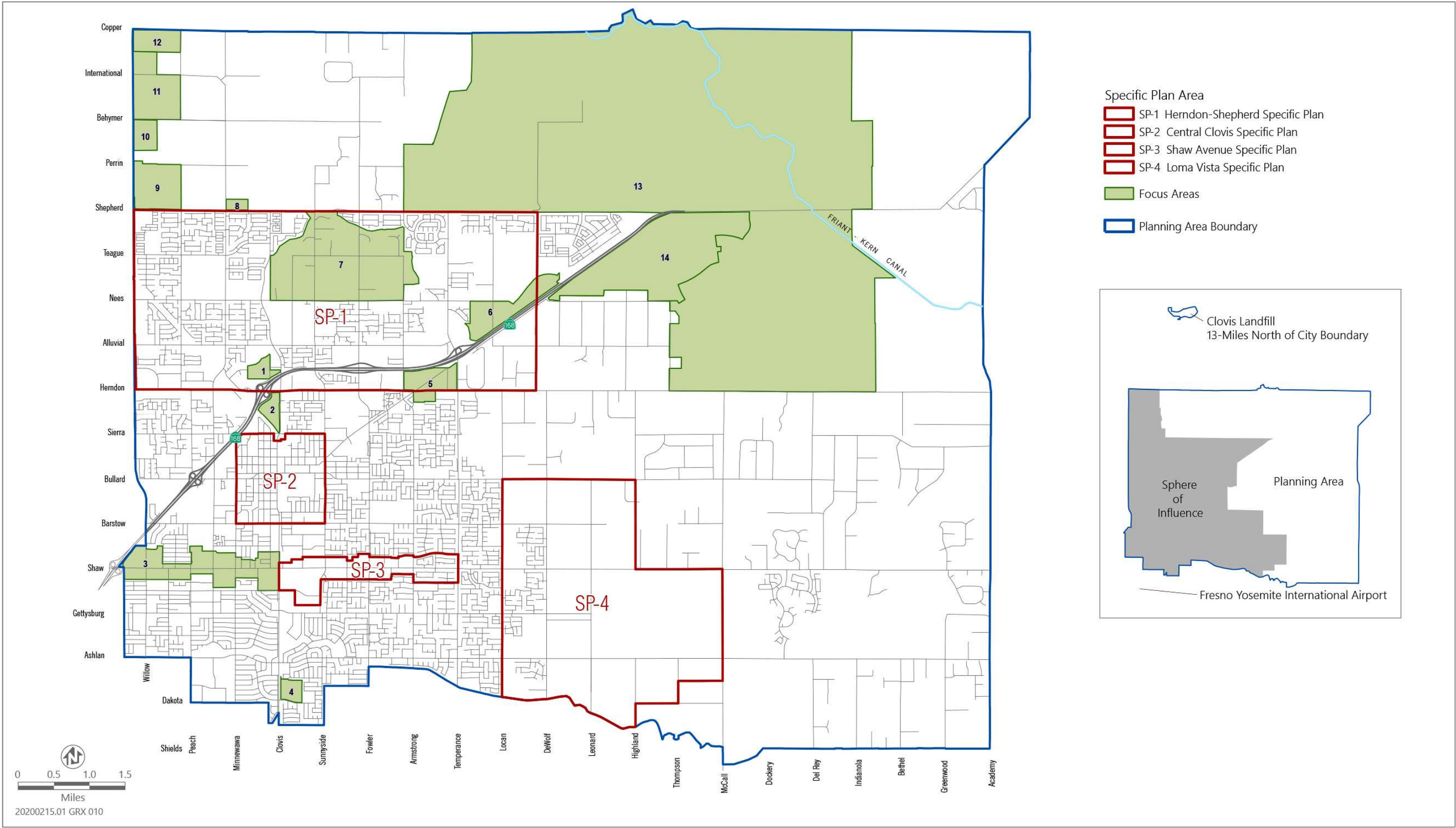


Source: City of Clovis, General Plan, 2014





Figure 6-2 Clovis Focus Areas and Specific Plans



Source: City of Clovis, General Plan, 2014



## Focus Areas

The General Plan identifies fourteen "Focus Areas" within the city (see Figure 6-2). A focus area assignment may expand permissible uses beyond what would be otherwise allowed under the property's General Plan designation and identifies specific policy direction or additional development standards as shown in Table 6-2.

<i>Focus Area Number</i>	<i>Primary Land Uses</i>	<i>Additional Uses Allowed</i>	<i>Design Requirements and Other Direction</i>
1	Industrial	<ul style="list-style-type: none"> <li>Office</li> <li>Medium High Density Residential (limited to 20% of focus area acreage)</li> </ul>	<u>Dry Creek Trail:</u> <ul style="list-style-type: none"> <li>Require pedestrian/bicycle connections to trail</li> <li>Preserve the view corridor along trail</li> <li>Enhanced landscaping along trail</li> <li>Orient building views to the trail</li> </ul>
2	General Commercial	<ul style="list-style-type: none"> <li>High Density Residential</li> <li>Mixed Use</li> </ul>	<ul style="list-style-type: none"> <li>4-story building maximum</li> </ul> <u>Residential Uses:</u> <ul style="list-style-type: none"> <li>Only permitted as a part of a vertically-mixed use building above first/ground floor</li> <li>Shall not be within 100 feet of Clovis Avenue or Herndon Avenue</li> <li>Should not be within 500 feet of the freeway (excludes offramps)</li> </ul>
3	General Commercial	<ul style="list-style-type: none"> <li>High Density Residential</li> <li>Live/Work</li> <li>Mixed-Use</li> </ul>	<ul style="list-style-type: none"> <li>Subject to Shaw Corridor Overlay Zone and Commercial Corridors Pattern Book</li> </ul>
4	Business Park, Commercial, Specialty Retail, Office	<ul style="list-style-type: none"> <li>Medium High Density Residential (limited to 60% of the focus area acreage)</li> </ul>	<ul style="list-style-type: none"> <li>Preservation of existing tower as a historic monument (functional if possible)</li> <li>Special consideration as gateway to Clovis</li> <li>Pedestrian friendly site plan</li> <li>Require pedestrian/bicycle connections to the Clovis Old Town Trail</li> </ul>
5	Business Park, Commercial, Office	<ul style="list-style-type: none"> <li>Medium High Density Residential (limited to 25% of the focus area acreage)</li> </ul>	<ul style="list-style-type: none"> <li>Master plan required</li> </ul>
6	Research and Technology Business Park   Phase 3	<ul style="list-style-type: none"> <li>Live/Work</li> <li>Existing residential uses</li> </ul>	<ul style="list-style-type: none"> <li>Existing residential uses as of 2014 shall continue to be permitted uses. Live/work uses are permitted south of Nees Avenue on Locan Avenue. No other new residential is permitted.</li> </ul>
7	Residential	<ul style="list-style-type: none"> <li>Neighborhood Commercial</li> </ul>	<ul style="list-style-type: none"> <li>Master plan required</li> <li>Future development shall respect the rural residential character of the focus area</li> </ul>
8	Commercial	<ul style="list-style-type: none"> <li>High Density Residential</li> <li>Senior Housing</li> <li>Mixed Use</li> <li>Office</li> </ul>	<ul style="list-style-type: none"> <li>Master plan required</li> <li>Retail space shall not exceed 130,000 square feet (non-retail commercial space is unrestricted)</li> </ul>
9	Commercial	<ul style="list-style-type: none"> <li>Office</li> <li>Residential</li> </ul>	<ul style="list-style-type: none"> <li>Master plan required</li> <li>Retail space shall not exceed 400,000 square feet (non-retail commercial space is unrestricted)</li> </ul>
10	Office	<ul style="list-style-type: none"> <li>Medium Density Residential (limited to 25% of the focus area acreage)</li> </ul>	<ul style="list-style-type: none"> <li>Master plan required</li> </ul>

## Constraints to the Development of Housing

Table 6-2 Focus Areas			
Focus Area Number	Primary Land Uses	Additional Uses Allowed	Design Requirements and Other Direction
11	Office, Business Incubator	<ul style="list-style-type: none"> <li>Medium Density Residential (10 net acres max)</li> </ul>	<ul style="list-style-type: none"> <li>Master plan required</li> <li>Development and site design must consider the common boundary with adjacent educational campuses (Willow International Community College and Clovis Unified facilities), church campus, and orientation to canal, trails, and open space</li> <li>Retail space shall not exceed 150,000 square feet (non-retail commercial space is unrestricted)</li> <li>Proposed land uses must consider potential for college-related economic development</li> </ul>
12	Commercial	<ul style="list-style-type: none"> <li>Office</li> <li>Residential</li> </ul>	<ul style="list-style-type: none"> <li>Master plan required</li> <li>Site design must consider the focus area as a gateway to Clovis and common boundary with Clovis Unified facilities</li> </ul>

Source: City of Clovis General Plan, 2014.

## Zoning

The City's Development Code is adopted as Chapter 9.10 of the Clovis Municipal Code and is intended to implement the General Plan and various specific plans. The Development Code is publicly available on the City's website via Code Publisher. Table 6-3 below presents residential use types from the Development Code as allowed by zoning districts.

Single family housing is a permitted use exclusively in the Agricultural (A), Rural Residential (R-R), Single Family Residential (R-A), and Single Family Residential (R-1). Both single family and multi-family housing are permitted in the Medium Density Multi-family (R-2), Multi-family High Density (R-3), and Very High Density Multi-family (R-4) districts with maximum densities ranging in total from 7.1 - ~~25~~ 30 units per acre. In addition, development greater than 25 units per acre is allowed in the R-4 district, which allows higher density multi-family housing up to 43 units per acre in cases where the General Plan designation is Very High Density Residential or when allowed by a specific plan. Single-family and multi-family housing is also permitted in the Urban Center (UC) zone district up to 43 units per acre in the areas designated as urban centers. Multi-family residential is permitted in the Public Facility (PF) zone district per the R-4 development standards and multi-family design guidelines.

Mobile home development may be established in the R-1-MH and MHP zoning districts. The R-1-MH district is intended to allow mobile homes and manufactured housing on individual lots, as a single-family planned unit development with individually owned parcels. Permitted density is based on the underlying R-1 zoning (see Table 6-4). Mobile home parks that more closely resemble multi-family residential development are permitted in the MHP zoning district, at densities between 7.1 and 15.0 units per acre.

A discussion of zoning for a variety of housing types (e.g., emergency shelters, supportive housing, group homes) is included later in this chapter.



## Constraints to the Development of Housing

Use	Residential Zoning Districts								Commercial Zoning Districts				
	A	R-R	R-A	R-1	R-2	R-3	R-4	MHP	C-P	C-1	C-2	C-3	C-4
Accessory Dwelling Units	P	P	P	P	P	P	P						
Alcohol and Drug Treatment, 6 or fewer	P	P	P	P	P	P	P	P					
Alcohol and Drug Treatment, 7 or more						C					C		
Community Apartments and Condominiums					C	C	C						
Domestic Violence Shelter, Small <sup>1</sup>	A	A	A	A	A	A	A	A					
Employee Housing, 6 or fewer	P	P	P	P	P								
Farmworker Housing, up to 12 Units or 36 beds	P	P	P										
Group Care Home, 6 or fewer	P	P	P	P	P	P	P	P					
Group Care Home, 7 or more						C					C		
Homeless Emergency Shelter, 7 or more						C					P		
Live/Work Units												C	
Manufactured Housing	P	P	P	P	P	P	P	P					
Mixed Use												C	
Mobile Home Parks								P					
Multi-family Housing					P	P	P						
Parolee/Probationer Home						C							
Residential, Second Story and Above												C	
Senior Assisted Living Facility	C	C	C	C	C	C	C	C	C	C	C	C	C
Sober Living Homes, 6 or fewer	P	P	P	P	P	P	P	P					
Sober Living Homes, 7 to 16						P						P	
Sober Living Homes, 16 or greater						C					C	C	
Supportive Housing	P	P	P	P	P	P	P	P			C	P <sup>2</sup>	
Tiny Homes								P					
Transitional Housing	P	P	P	P	P	P	P	P			C	P <sup>2</sup>	
Single family Housing	P	P	P	P	P								
Single-Room Occupancy							C						

Notes: P = Permitted use. A = Administrative use permit required. C = Conditional use permit required. Blank = Use not allowed.

<sup>1</sup> Large Domestic Violence Shelters (capacity of 7 or greater) allowed in all residential zoning districts with a conditional use permit.

<sup>2</sup> A conditional use permit is required for Supportive Housing and Transitional Housing with capacity of more than 16 in the C-3 zoning district.

Source: City of Clovis Development Code Chapter 9.10

Zoning District	Density	Lot Coverage	Height/Number of Building Stories (whichever results in less height)	Minimum Parcel Size	Minimum Lot Dimensions (ft.)		Minimum Setback (ft.)		
					Width	Depth	Front	Side	Rear
A	1 du/20 acres	30 %	35 ft./2-2 ½	20 acres	250 ft.	500 ft.	35 ft.	10 ft.	20 ft.
R-R	1 du/2 acres	30%	35 ft./2-2 ½	2 acres	110 ft.	130 ft.	35 ft.	10 ft.	20 ft.
R-A	1 du/24,000 sq. ft. (1.82 du/acre)	30%	35 ft./2-2 ½	24,000 sq. ft.	110 ft.	130 ft.	35 ft.	10 ft.	20 ft.
R-1-A, R-1-AH	1 du/18,000 sq. ft.	30%	35 ft./2-2 ½	18,00 sq. ft.	110 ft.	130 ft.	35 ft.	10 ft.	20 ft.
R-1-B	2.1 – 4.0 du/acre	35%	35 ft./2-2 ½	12,000 sq. ft.	80 ft.	110 ft.	35 ft.	5 ft. (with an aggregate side setback of 14 ft. min.)	20 ft.
R-1	2.1 – 4.0 du/acre	40%	35 ft./2-2 ½	6,000 sq. ft.	60 ft.	100 ft.	20 ft.	15% of lot with total combined set back, 5ft. each side	20 ft.
R-1-C	2.1 – 4.0 du/acre	40 %	35 ft./2-2 ½	9,000 sq. ft.	70 ft.	110 ft.	25 ft	5 ft. (with an aggregate side setback of 14 ft. min.)	20 ft.
R-1-MD	4.1 – 7.0 du/acre	45 %	35 ft./2-2 ½	4,500 sq. ft.	50 ft.	90 ft.	15 ft.	5 ft.	15 ft.
R-1-PRD	4.1 – 15.0 du/acre	PD <sup>1</sup>	35 ft./ 2 ½	PD <sup>1</sup>	PD <sup>1</sup>	PD <sup>1</sup>	PD <sup>1</sup>	PD <sup>1</sup>	PD <sup>1</sup>
R-1-MH	varies <sup>4</sup>	40%	35 ft./2-2 ½	varies <sup>4</sup>	60 ft.	100 ft.	20 ft.	5 ft.	20 ft.
R-2, R-2-A	7.1 – 15.0 du/acre	45%	35 ft./2	7,200 sq. ft.	60 ft.	120 ft.	20 ft.	5 ft.	20 ft.
R-3, R-3-A	15.1 – <del>25</del> 30.0 du/acre	45%	<del>35-45</del> ft./ <del>23</del>	8,500 sq. ft.	60 ft.	120 ft.	15 ft.	5 ft.	10 ft.
R-4	25.1 – 43 du/acre <sup>2</sup>	60%	50 ft./4	10,000 sq. ft.	65 ft. <sup>3</sup>	110 ft.	15 ft.	5 ft.	15 ft.

Source: City of Clovis Development Code Chapter 9.10

## Notes:

<sup>1</sup> Determined during Planned Development approval

<sup>2</sup> In order to exceed 25 du/acre, General Plan or a specific plan must specifically allow greater densities.

<sup>3</sup> 110 ft. if siding a freeway

<sup>4</sup> The allowable density range and minimum parcel size is dependent on the underlying single family zoning for each parcel (R-1-18,000 sq. ft., R-1-9,500 sq. ft., R-1-7,500 sq. ft., R-1-6,000 sq. ft.).

## Constraints to the Development of Housing

### Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Development Code. Zoning regulations are designed to implement the policies of the City's General Plan and protect and promote health, safety, and general welfare of residents. Table 6-4 summarizes the residential development standards identified in the Development Code.

These development standards serve to preserve the character and integrity of existing neighborhoods and at the same time offer flexibility in providing a wide range of residential opportunities and dwelling unit types. As shown in Table 6-4, lot coverage maximums range from 30 to 40 percent in the lower density single family residential zoning districts and from 45 to 60 percent in the multi-family residential zoning districts. Building height maximum is 35 feet or 2 ½ stories in all residential zones except the [R-3 zone where the City recently increased the maximum height to 45 feet and 3 stories and the R-4 zone](#) which allows up to 50 feet or 4 stories. Maximum height is either regulated by total height or number of building stories, whichever results in less overall height. ~~A 35-foot or 2 ½-story limitation in zones that allow multi-family housing (R-2 and R-3 zones) may constrain housing projects from developing at the maximum permitted density.~~ [With the recent increase in density and height in the R-3 zone, the City removed a potential barrier to multifamily development in the R-3 zone.](#)

[Table 6-5 analyzes the cumulative impact of development standards on the ability to achieve maximum densities in the City's multifamily zones. Each of the examples assumes a rectangular one-acre lot and applies the City's setback, lot coverage, parking, and open space standards to determine if projects complying with City standards can achieve maximum densities. The analysis shows that development standards in the R-2 zone do not limit the ability to achieve the maximum density of 15 units per acre; however, the standards for the R-3 and R-4 zones do not allow the maximum densities of 30 and 43 units per acre to be achieved.](#)

[Lot coverage, setback, and height requirements in the multifamily zones are not a constraint to achieving maximum density in any of the multifamily zones. In the R-3 and R-4 zones, the parking requirement of two spaces per unit and the open space requirement of 260 square feet per unit may inhibit development from achieving maximum densities, unless the open space is mostly or partially located within the building footprint \(e.g., individual or shared patios\) and parking is located within a parking structure. However, structured parking is significantly more expensive than surface parking. The Housing Element includes a program to reduce the parking standard for smaller multifamily units and reduce the open space requirement in the R-3 and R-4 zones.](#)

Table 6-5 Analysis of Multifamily Zone Requirements Prototype Site Development			
Development Standard	R-2 Zone Standards	R-3 Zone Standards	R-4 Zone Standards
Prototype Project Site Size	43,560 sq. ft. (1.0 acres)	43,560 sq. ft. (1.0 acres)	43,560 sq. ft. (1.0 acres)
Net site size w/ required setbacks	33,264 sq. ft.	36,234 sq. ft.	35,244 sq. ft.
Maximum site volume at story limit	66,528 sq. ft. (2 stories)	108,702 sq. ft. (3 stories)	140,976 sq. ft. (4 stories)
Maximum lot coverage	19,602 sq. ft. (45%)	19,602 sq. ft. (45%)	26,136 sq. ft. (60%)
Maximum permitted density	15 units	30 units	43 units
1 bedroom (900 sf)	10 units	20 units	30 units
2 bedroom (1,100 sf)	5 units	10 units	13 units
Unit square footage total	14,500 sq. ft.	29,000 sq. ft.	41,300 sq. ft.
Unit square footage per story	7,250 sq. ft.	9,667 sq. ft.	10,325 sq. ft.
Parking requirement			
1-bedroom units @2 sp/unit (1 covered)	20 spaces	40 spaces	60 spaces
2-bedroom units @2 sp/unit (1 covered)	10 spaces	20 spaces	26 spaces

Table 6-5 Analysis of Multifamily Zone Requirements Prototype Site Development

<i>Development Standard</i>	<i>R-2 Zone Standards</i>	<i>R-3 Zone Standards</i>	<i>R-4 Zone Standards</i>
<a href="#">Total parking required</a>	<a href="#">30 spaces</a>	<a href="#">60 spaces</a>	<a href="#">86 spaces</a>
<a href="#">Square footage for surface parking @350 sq. ft./space<sup>1</sup></a>	<a href="#">10,500 sq. ft.</a>	<a href="#">21,000 sq. ft.</a>	<a href="#">30,100 sq. ft.</a>
<a href="#">Open Space @260 sq. ft./unit (private and/or common)</a>	<a href="#">3,900 sq. ft.</a>	<a href="#">7,800 sq. ft. (including 600 sq. ft. play area)</a>	<a href="#">11,180 sq. ft. (including 600 sq. ft. play area)</a>
<a href="#">Total sq. ft. to accommodate project<sup>2</sup></a>	<a href="#">21,650 sq. ft.</a>	<a href="#">38,467 sq. ft.</a>	<a href="#">51,605 sq. ft.</a>
<a href="#">Total excess sq. ft. available<sup>3</sup></a>	<a href="#">+ 11,614 sq. ft.</a>	<a href="#">-2,233 sq. ft.</a>	<a href="#">-16,361 sq. ft.</a>

**Notes:**

<sup>1</sup> 200 sf/space + 150 sq. ft. of drive aisle per space

<sup>2</sup> Calculated as the building sq. ft. of the first story + parking sq. ft. + open space sq. ft.

<sup>3</sup> Calculated as the net site size – total sq. ft. to accommodate the project

## Overlay Districts

The Development Code also includes several overlay districts to permit additional regulations in combination with basic regulations to provide for unique development of land. The following overlay districts are included in the Development Code:

- **Master Plan Community (M-P-C) Overlay**, which implements the Master Planned Community land use designation in applicable specific plans by addressing larger scale mixed use developments through a variety of flexible development standards to achieve a higher degree of community design. The City Council establishes the M-P-C overlay district concurrently with the adoption of a proposed Master Development Plan, which identifies underlying zoning designations, development standards, as well as plans for circulation, open space, and other community facilities. As part of this process, the applicant may request unique development standards that may be less restrictive than those set by the base zoning district.
- **Mixed Use (M-U) Overlay**, which provides for the development and enhancement of infill areas appropriate for a creative mix of commercial and residential uses within the same project area or on the same site. This overlay district is consistent with the Mixed Use land designation in the General Plan. A master plan is required in order to establish the M-U overlay, and proposed use and development standards must be consistent with any applicable requirements identified in the General Plan for the plan area (see Table 6-2 Focus Areas).
- **Regional Housing Needs (RHN)**, which is an overlay that can be applied to suitable residentially zoned parcels to open a pathway to housing projects at a density between 35 and 43 units per acre. Eligible parcels must be between one and ten acres, and any relevant site-specific conditions such as physical characteristics and past or planned development of the site must be considered by the Planning Director when selecting appropriate sites. The Planning Director is responsible for maintaining the map and list of RHN Overlay Parcels, as well as advising City Council if it becomes necessary to revise the Housing Element Sites Inventory to apply the overlay to suitable parcels in order to meet the City's RHNA obligation. The RHN overlay also establishes development standards, which are consistent with requirements of the R-4 zoning district. Projects that meet requirements of the RHN overlay are not subject to an entitlement or site plan review, and may be approved through the building permit process.

## Specific Plans

The City has adopted specific plans to promote unique land use districts and guide future development in key areas of the city. Both the Central Clovis Specific Plan and Loma Vista Specific Plan support the development of additional residential capacity. Development of both these plan areas is currently underway and housing units are anticipated for construction during the planning period.

## Constraints to the Development of Housing

### Central Clovis Specific Plan

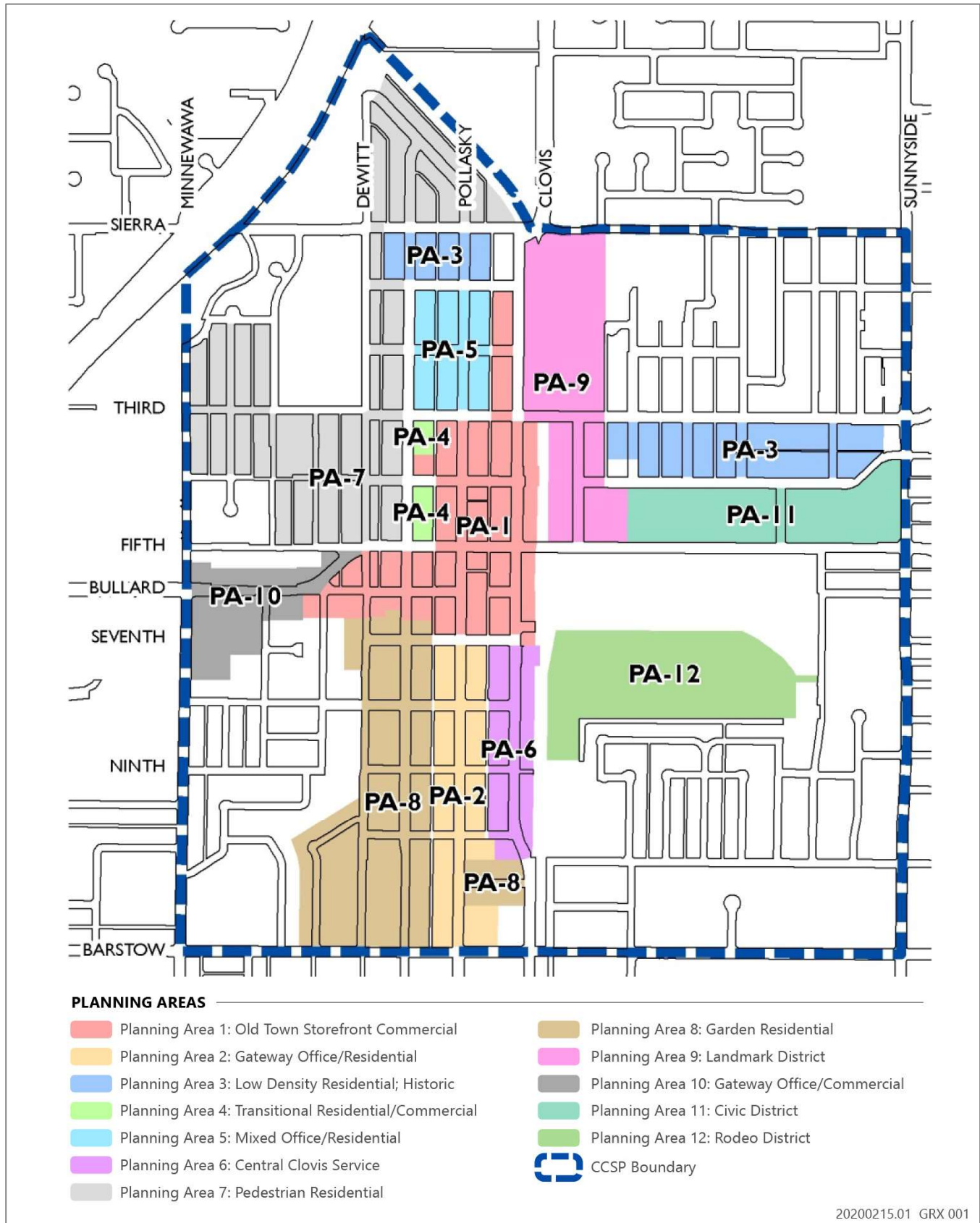
The Central Clovis Specific Plan (CCSP) was initially adopted in 1983 and comprehensively updated in 2016. The CCSP establishes land use standards and design guidelines to support development of infill sites and redevelopment within a one-square mile area located in the central core of Clovis, known as "Old Town."

The CCSP implements the land use designations identified in the Clovis General Plan by providing specific guidance on land uses and design standards. The CCSP further selects 12 sub-districts with unique characteristics, known as "Planning Areas" (PA), to provide more detailed direction than is provided within the General Plan (see Figure 6-3). Areas not included in a PA are governed by General Plan and Zoning Code standards. PAs that allow residential uses are listed in Table 6-56, with their corresponding zoning, typical maximum density based on the General Plan land use designation and permitted housing types.

<i>PA Number</i>	<i>Planning Area Name</i>	<i>Corresponding Zoning District(s)</i>	<i>Typical Maximum Density (based on General Plan designation)</i>	<i>Residential Use Types</i>
1	Old Town Storefront Commercial	C-3	15+ du/acre	Above ground floor commercial uses with approved Conditional Use Permit
2	Gateway Office/Residential	C-P	N/A	Preservation and adaptive reuse of historic residential structures for both residential and office/commercial uses.
3	Low Density Residential; Historic	R-1	7 du/ac	Single family dwellings
4	Transitional Residential/Commercial	R-1	7 du/ac	Single family dwellings
5	Mixed Office Residential	R-1	7 du/ac	Single family dwellings, single-floor multi-family residential products
7	Pedestrian Residential	R-1	7 du/ac	Single family dwellings
8	Garden Residential	R-1-MD	7 du/ac	Single family dwellings, low density multi-family attached housing with approved Conditional Use Permit
9	Landmark District	M-U	15.0-25 du/ac	Above ground floor commercial uses with approved Conditional Use Permit, residential uses that do not exceed 50% of site area
10	Gateway Office/Commercial	C-3	15+ du/ac	Second floor and above with conditional use permit

Source: City of Clovis Central Clovis Specific Plan, 2016.

Figure 6-3 Central Clovis Specific Plan Planning Areas



Source: City of Clovis, Central Clovis Specific Plan, 2016.



## Constraints to the Development of Housing

The development standards identified in the CCSP are consistent with or less restrictive than those of the applicable zoning district, as shown in Table 6-56. The CCSP provides for additional maximum lot coverage and reduced setbacks in the R-1 district. The CCSP also allows for vertical mixed use development in the C-3 district and preserves housing in the C-P district that would otherwise be converted to commercial uses.

### Loma Vista Specific Plan

The Loma Vista Specific Plan was adopted in March 2003 and revised in December 2015 and implements the 3,307-acre Southeast Urban Center identified in the General Plan. The plan provides for a diversity of land uses, including a variety of residential neighborhoods with densities ranging from two-acre single family lots to multi-family development at 43 dwelling units per acre.

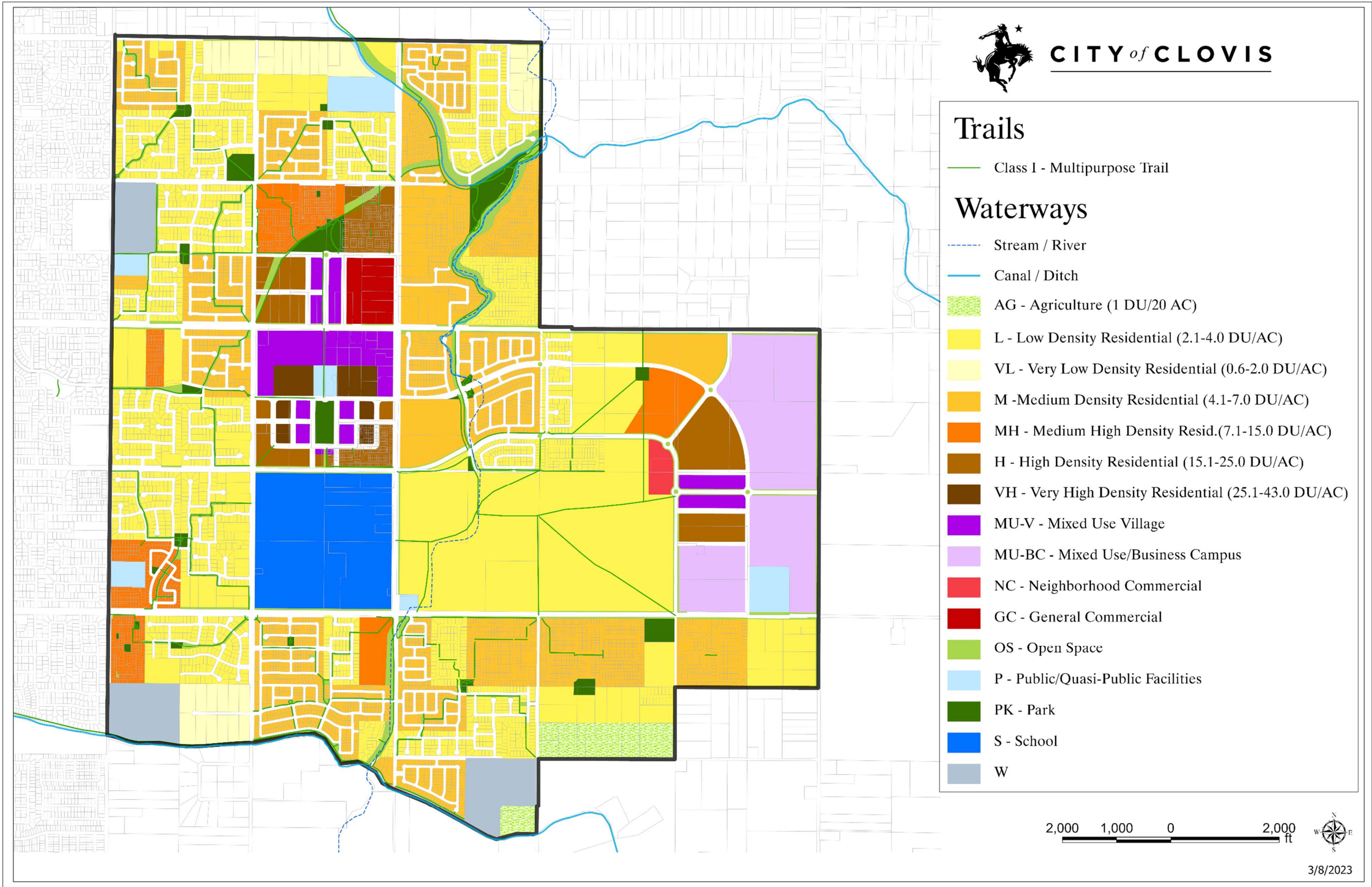
The land uses identified in the Loma Vista Specific Plan are consistent with the General Plan. The land use diagram is shown in Figure 6-4 and the land use designations are described in Table 6-67. The Specific Plan generally relies on the standards identified in the Zoning Code but provides reduced setbacks in the residential districts.



## Constraints to the Development of Housing

This page intentionally left blank.

Figure 6-4 Loma Vista Specific Plan Land Use Plan



Source: City of Clovis, Loma Vista Specific Plan, 2015



## Constraints to the Development of Housing

<i>Specific Plan Land Use Designation</i>	<i>Description</i>	<i>Allowable Density/Intensity</i>	<i>Corresponding Zoning District(s)</i>	<i>Exceptions to City Development Standards</i>
Agriculture	Provides for productive agricultural land uses.	1 du/20 acres	R-A	None.
Very Low Density Residential	Provides for existing rural residential and large lot single family residences.	0.5-2 du/acre	R-A, R-1-A, R-1-AH	None.
Low Density Residential	Provides for some existing rural residential areas and general detached single family development.	2.1-4 du/acre	R-1-B, R-1, R-1-C	<ul style="list-style-type: none"> <li>• Front yard setbacks may be reduced to 15 feet if garages are located in the rear 1/3 of the lot.</li> <li>• Rear yard and side yard setbacks may be reduced to 5 feet for detached garages located in the rear 1/3 of a lot.</li> <li>• Rear yard setbacks may be reduced to 5 feet on the lower floor and 0 feet on the upper floor if garage access is taken from an alley.</li> <li>• Front yard setbacks for unenclosed front porches may be reduced to 10 feet.</li> </ul>
Medium Density Residential	Provides for the development of a range of residential product types, such as single family detached and attached residences, patio homes, duplexes, townhomes, clustered residences, courtyard homes, or zero lot line homes.	4.1-7 du/acre	R-1, and regulations for planned unit developments (PUD). R-2 as a PUD only. R-1-MD, R-1-PRD.	Same as Low Density Residential except: <ul style="list-style-type: none"> <li>• Secondary units, or granny flats, are permitted over detached garages that are located in the rear 1/3 of the lot.</li> <li>• The lot size may be reduced by 20% if garage access is taken from an alley and all four sides of a structure are architecturally detailed.</li> </ul>
Medium High Density Residential	Provides for a range of detached and attached residential product types, such as duplexes, townhomes, courtyard homes, patio homes, and small-lot single family detached uses.	7.1-15 du/acre	R-2, R-2-A, and regulations for PUDs.	Same as Medium Density Residential except: <ul style="list-style-type: none"> <li>• Front yard setbacks may be reduced to 12 feet if garage are located in the rear 1/3 of the lot.</li> </ul>
High Density Residential	Provides for the development of multi-family and attached and residential product types. This includes for-sale and rent row houses, apartments, duplexes, townhomes, flats, and condominiums.	15.1 – 25 du/acre	R-3, R-3-A	<ul style="list-style-type: none"> <li>• Front yard setbacks for unenclosed front porches may be reduced to 10 feet.</li> </ul>
Very High Density Residential	Provides for the development of multi-family apartments and condominiums. This includes for-sale and rent apartments, duplexes, townhomes, and condominiums.	25.1 – 43 du/acre	R-4	None.

**Table 6-16 Residential Land Use Designations within Loma Vista Specific Plan**

<i>Specific Plan Land Use Designation</i>	<i>Description</i>	<i>Allowable Density/Intensity</i>	<i>Corresponding Zoning District(s)</i>	<i>Exceptions to City Development Standards</i>
Home Place Master Planned Community	Denotes a residential community that will be planned around a community amenity, such as a park, open space, or lake. A mixture of residential densities and commercial (e.g., supermarket) and neighborhood serving commercial (e.g. market) are permitted. The configurations of the land uses within the Master Planned Communities are flexible but the maximum amount of units may not be exceeded.	<ul style="list-style-type: none"> <li>• 1,306 units</li> <li>• 108,900 square feet of neighborhood serving commercial uses.</li> </ul>	Regulations for planned unit developments.	<ul style="list-style-type: none"> <li>• A Master Plan is required prior to development within the Master Planned Communities.</li> </ul>
Community Center	Provides for mixture of uses in a pedestrian oriented setting. A community center is the social, retail, service, civic, and entertainment hub of the community. Community centers accommodate a mixture of residential, retail, civic, social, entertainment, and office uses. This mixture of uses can occur horizontally and/or vertically.	7 – 25 du/acre	Regulations for planned unit developments for residential uses.	<ul style="list-style-type: none"> <li>• The maximum height is 4 stories or 50 feet.</li> <li>• There are no requirements for maximum lot coverage.</li> </ul>
Master Planned Community	Identifies districts are interconnected and unified around a central amenity, such as a golf courses, community center, recreational feature, and/or lake. The precise land use boundaries and street alignments within the Master Planned Communities are flexible; however, the general character and maximum number of units and non-residential square footage	As described and shown on the land use plan for each Master Planned Community.	Regulations for planned unit developments.	<ul style="list-style-type: none"> <li>• A Master Plan is required prior to development within the Master Planned Communities.</li> </ul>

Source: City of Clovis Loma Vista Specific Plan, 2003.

This specific plan also contains four master planned communities: Community Center South, Community Center North, Home Place, and the Eastern Village. These master planned communities are generally collections of many small parcels under multiple ownerships that require a higher degree of coordination to develop as a unified project. The specific plan requires that a master plan be approved prior to any development in a master planned community. The City has adopted a master plan for both the Community Center South and the Community Center North. A master plan for Home Place Master Plan community was adopted in October 2022 and annexation is pending. As of December 2022, no master plan has been prepared for the Eastern Village.

### Community Centers North and South

The Loma Vista Community Centers North and South Master Plan Document was adopted in May 2009 and has been amended multiple times since; most recently in 2022. The master plan covers both the Community Center South and the Community Center North communities, which will ultimately be connected via a pedestrian and vehicular underpass at Shaw Avenue. Community Center North will feature a mixed-use “Main Street” concept centered



## Constraints to the Development of Housing

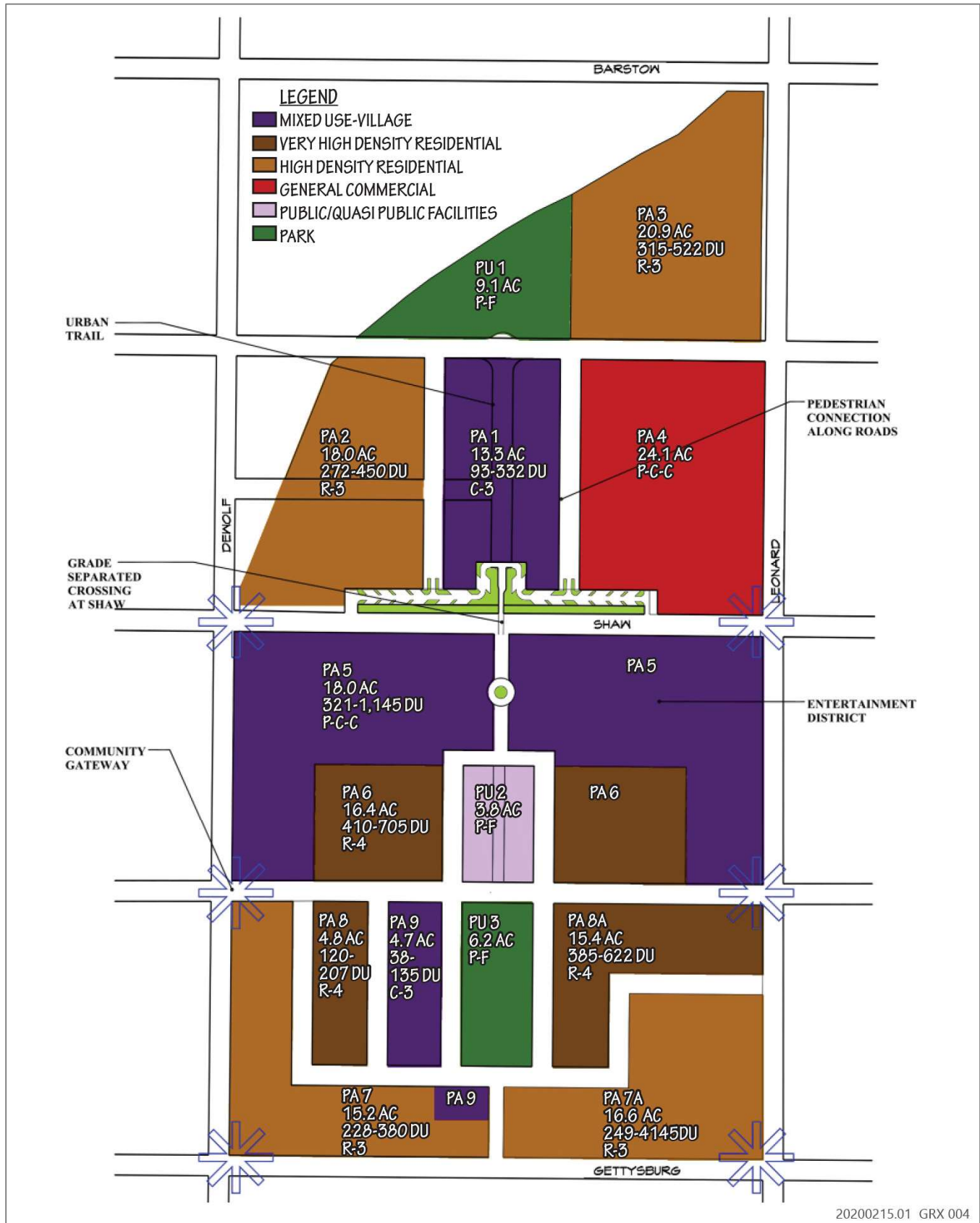
around a 24-acre commercial plaza and will accommodate up to 1,304 residential units. Community Center South will be anchored by a "Village Green" concept with mixed-use development surrounding a central park, and will accommodate up to 3,443 residential units.

The Master Plan establishes nine Planning Areas (PA) and three Public Areas, which implement the various General Plan designations within the plan area (see Figure 6-5). Although each PA identifies an approximate density range, the allowed residential development is capped at a maximum number of units per area, see Table 6-87 below. The Master Plan also establishes development standards specific to each PA as shown in Table 6-98 below. Generally, these development standards offer reduced front and rear setbacks, as well as increased building heights and smaller minimum lot sizes relative to Development Code requirements. Minimum front and interior (side and rear) setbacks vary between 0 feet and 10 feet. Maximum building heights and floor-area ratios are shown in Table 6-98.

<i>PA</i>	<i>General Plan Land Use Designation</i>	<i>Base Zoning District</i>	<i>Residential Density Range</i>	<i>Total Residential Units (maximum)</i>	<i>Residential Use Types</i>
1	Mixed Use Village	C-3	7 – 25 du/acre	332 units	Vertical mixed-use (residential on the 2 <sup>nd</sup> or 3 <sup>rd</sup> floor), live-work units (subject to conditional use permit)
2	High Density Residential	R-3	15.1 – 25 du/acre	450 units	Small lot single family detached homes (alley-loaded preferred), paired-Z single family homes, duplexes, triplex mansion homes, clustered single family homes, townhomes, apartments, active adult and semi-independent senior housing
3	High Density Residential	R-3	15.1 – 25 du/acre	522 units	Small lot single family detached homes (alley-loaded preferred), paired-Z single family homes, duplexes, triplex mansion homes, clustered single family homes, townhomes, apartments, active adult and semi-independent senior housing
5	Mixed Use Village	P-C-C	7 – 25 du/acre	1,145 units	Vertical mixed-use (residential on the 2 <sup>nd</sup> or 3 <sup>rd</sup> floor), live-work units
6	Very High Density Residential	R-4	25.1 – 43 du/acre	705 units	Stacked flats, townhomes, live-work, apartments, senior housing (subject to conditional use permit)
7/7A	High Density Residential	R-3	15.1 – 25 du/acre	7: 380 units 7A: 415 units	Small lot single family detached homes (alley-loaded preferred), paired-Z single family homes, duplexes, triplex mansion homes, clustered single family homes, townhomes, apartments, active adult and semi-independent senior housing (subject to conditional use permit)
8/8A	Very High Density Residential	R-4	25.1 – 43 du/acre	8: 207 units 8A: 622 units	Stacked flats, townhomes, live-work (subject to conditional use permit), apartments, active adult and semi-independent senior housing (subject to conditional use permit)
9	Mixed Use Village	C-3	7 – 25 du/acre	135 units	Vertical mixed-use (residential on the 2 <sup>nd</sup> or 3 <sup>rd</sup> floor), live-work units

Source: Loma Vista Community Centers Master Plan, 2019.

Figure 6-5 Loma Vista Community Centers North and South Land Use Plan



Source: City of Clovis Loma Vista Community Centers North and South Master Plan, 2019.

## Constraints to the Development of Housing

Table 6-18 Community Centers Master Plan Development Standards by Planning Area									
Planning Area	1	2	3	5	6	7	7A	8/8A	9
Development Standards									
Maximum Building Height (ft)	60	50	50	50	60	50	35	60	60
Minimum Lot Area (sq. ft.)	N/A	2,100 <sup>6</sup>	2,100 <sup>6</sup>	N/A	N/A	2,100 <sup>6</sup>	1,800 <sup>6</sup>	N/A	N/A
Minimum Lot Width (ft.)	25	35	35	N/A	N/A	35	36	N/A	N/A
Minimum Lot Depth (ft.)	N/A	55	55	N/A	N/A	55	50	N/A	N/A
Maximum Lot Coverage	N/A	60%	60%	N/A	60%	60%	65%	60%	N/A
Maximum Floor-Area Ratio	1	N/A	N/A	0.75	N/A	N/A	N/A	N/A	1
Front Setback (ft)	10 <sup>2</sup>	10	10	10	10	10	5 <sup>4</sup>	10	10 <sup>2</sup>
Side Setback (ft)	Interior: N/A Corner: 10	Interior: 5 Corner: 10	Interior: 5 Corner: 10	Interior: 5 Corner: 10	Interior: 5 Corner: 10	Interior: 5 Corner: 10	Interior: 5 Corner: 3	Interior: 5 Corner: 10	Interior: N/A Corner: 10
Rear Setback (ft)	N/A	10	10	10	10 <sup>5</sup>	10	4	10 <sup>5</sup>	N/A
Minimum Building Separation <sup>1</sup>	N/A	2-stories: 15' 3-stories: 20'	2-stories: 15' 3-stories: 20'	2-stories: 15' 3-stories: 20' 4-stories: 25'	2-stories: 15' 3-stories: 20' 4-stories: 25' <sup>3</sup>	2-stories: 15' 3-stories: 20'	6' to 10' depending on garage placement (side to side only)	2-stories: 15' 3-stories: 20' 4-stories: 25' <sup>3</sup>	2-stories: 15' 3-stories: 20' 4-stories: 25' <sup>3</sup>

Source: Loma Vista Community Centers Master Plan, 2019.

<sup>1</sup> Minimum building separation required for front to front, front to side, front to rear, or rear to rear orientations unless otherwise specified.

<sup>2</sup> Build-to line from main street ultimate ROW is 5 feet to 20 feet.

<sup>3</sup> Minimum building separation is 10 feet for side to side buildings.

<sup>4</sup> 10 foot setback required from Leonard, De Wolf, and Gettysburg rights-of-way; porches may be setback 5 feet.

<sup>5</sup> For properties abutting alleyway, minimum rear yard setback is 5 feet.

<sup>6</sup> Lots may require a reciprocal use easement for useable private open space.

## Home Place Master Plan

The Home Place Master Plan covers approximately 310 acres identified as the Gettysburg/Ashlan master plan community in the Loma Vista Specific Plan. The master plan will accommodate a mixture of single family and multi-family units as well as neighborhood commercial uses and open space amenities integrated with Dog Creek and its tributaries. The annexation of the area was approved by LAFCO on March 8, 2023. As of October 2023, the developer is working on the final map and civil improvement plans for the first Phase of development and submitted an initial draft of the plans in September of 2023. Construction is expected to commence as soon as the improvement plans are approved, which will also allow the final map for the first phase to record. ~~The City submitted for the annexation of this project site with LAFCo in January 2023. The annexation process with the Fresno LAFCo typically takes up 90 days for completion and another 30 days for recordation. Annexation could occur by May of 2023. The developer is expected to submit for construction plan review by March 2023. This process can take up to 120 days. The developer expects to proceed with construction immediately after annexation has occurred and plan review is completed. Construction could begin by June of 2023.~~ This project is counted in the sites inventory as a pipeline project.

The land use diagram is provided in Figure 6-6 and land use designations are described in Table 6-109. The master plan provides general land use and design direction for all types of proposed development, with more specific development standards identified for single family residential development based on lot size. Multi-family and commercial uses will be subject to applicable standards identified in the Loma Vista Specific Plan and Clovis Development Code.

**Table 6-109 Home Place Master Plan Proposed Land Uses**

<i>Proposed Development</i>	<i>Description</i>	<i>Proposed Zoning District / Land Use</i>	<i>Residential Density</i>
1,174 Single family Units	A mixture of single family residential units with varying lot sizes.	Single Family Planned Residential Development (R-1-PRD) and open spaces/parks	Maximum overall residential density is 4.8 du/acre.
132 Multi-Family Units	Comprised of 22 6-Plexes.	High Density Multi-Family (R-3)	
Neighborhood Commercial Uses	TBD – Future neighborhood commercial projects will submit proposed designs for review, in compliance with Development Code requirements.	Neighborhood Commercial (C-1)	N/A
Historic Home Place Site	Interactive agricultural museum with orchards and a public gathering site.	Commercial Recreation (C-R)	N/A

Source: City of Clovis Home Place Master Plan Draft, 2022.

## Other Area Plans

### Heritage Grove Development Co. Specific Plan

Heritage Development Company is preparing a specific plan that encompasses approximately 900 acres of land within the Northwest Urban Center located north of Shepherd Avenue to Behymer Avenue, east of Willow Avenue to Sunnyside Avenue. The proposed land use plan (see Figure 6-7) identifies different planning areas, or sites, ranging from 1.5 to 47.5 acres. The plan designates the area for mixed use, residential, commercial, business campus, public, and park uses. The Heritage Grove Development Co. Specific Plan includes a range of residential uses including: Very Low Density Residential (0.6 – 2.0 du/ac); Low Density Residential (2.1 – 4.0 du/ac); Medium Density Residential (4.1 – 7.0 du/ac); Medium High Density Residential (7.1 – 15.0 du/ac); and includes planning areas designated Mixed Use Village which allows residential up to 43 du/ac.

The sites inventory includes the “Urban Center” portion of the Heritage Grove Development Co. Specific Plan that is included in the Willow Corridor RHNA Annexation, which ~~is planned for annexation into the city~~ was annexed in 2023, prior to the start of the planning period, and is within the Heritage Grove Development Co. Specific Plan area. In addition, the sites inventory includes another Heritage Grove Development Co. – Phase 1 near-term annexation area

## Constraints to the Development of Housing

as well as TM6343 – Wilson (Project A-1), both of which are assumed to be annexed early in the planning period and are within the Heritage Grove Development Co. Specific Plan area.







du/ac)



Public



Commercial Neighborhood



Home Place Master Plan Area

8 du/ac)



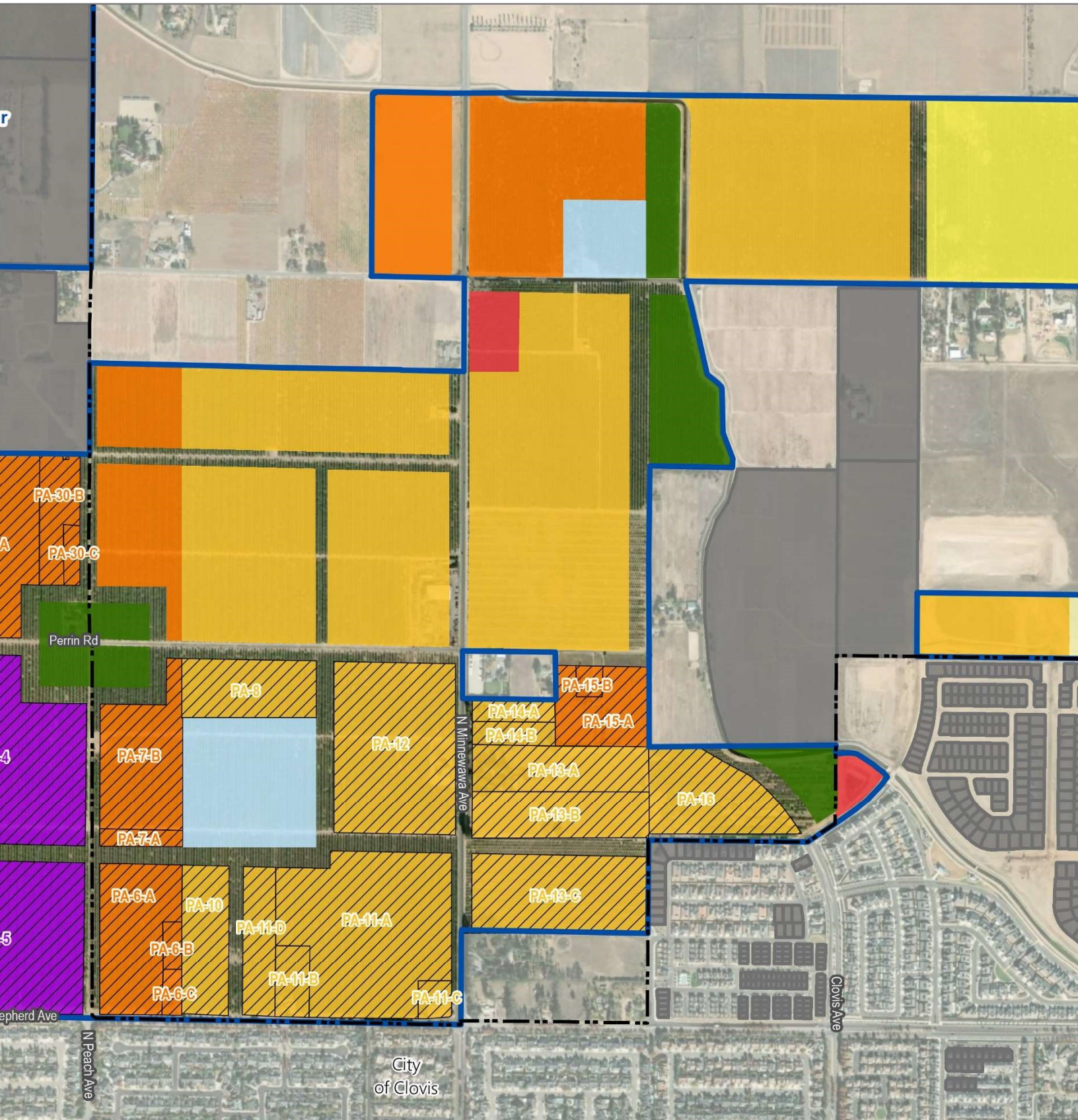
Open Space



Commercial Recreation









## Constraints to the Development of Housing

### Heritage Grove City Center Villages Master Plan

The Heritage Grove City Center Villages Master Plan was originally adopted by the City Council on May 20, 2019. The master plan encompasses approximately 210 acres and includes both City Center Village North and South. The plan area is currently outside of city limits and has a previously prepared master plan, is rezoned, and is projecting annexation prior to the start of the sixth cycle planning period (December 31, 2023).

The master plan designates different uses for planning areas as shown in Figure 6-8, and will generally allow for a variety of housing types including small-lot single family detached homes, medium-density single family cluster developments, and higher density residential products such as townhomes and apartments. The master plan also establishes development standards specific to each land use designation, which tend to be more flexible relative to standard Development Code requirements by allowing reduced setbacks, smaller minimum lot sizes, and increased maximum building heights.

### Conclusion

The City's land use controls provide for a balance of non-residential and residential uses at varying density and intensity to meet the needs of Clovis residents. The City allows for by-right multi-family development in medium to high density zoning districts. ~~However, building height maximums in the R-2 and R-3 zones may pose a constraint to multi-family housing development by limiting the achievable density on smaller sites. The Housing Element includes a program to further review maximum height requirements and modify standards to remove any identified barriers.~~

The recent density and height increase in the R-3 zone removed a barrier to multifamily housing in the city. The General Plan focus areas and specific plan areas identify land for higher density residential development and often establish more flexible development standards to encourage development. However, inconsistencies between standards for General Plan designations and Development Code zoning districts create confusion about which development standards apply. The City is conducting an evaluation of its current General Plan which may lead to the initiation of a comprehensive General Plan update within the planning period. The Housing Element includes a program to conduct a comprehensive Development Code update following the completion of the General Plan update. A lack of clarity regarding the wide variety of residential land use types identified in the Development Code (see Table 6-3) may also pose a potential constraint to development. This is analyzed further in the Zoning for Variety of Housing Types section later in this chapter.

## Parking Requirements

The Development Code outlines citywide parking requirements for residential development as well as specific parking requirements applicable to residential and mixed-use development within the Central Clovis Specific Plan and Loma Vista Specific Plan, which contain unique parking standards.

### Citywide Parking Requirements

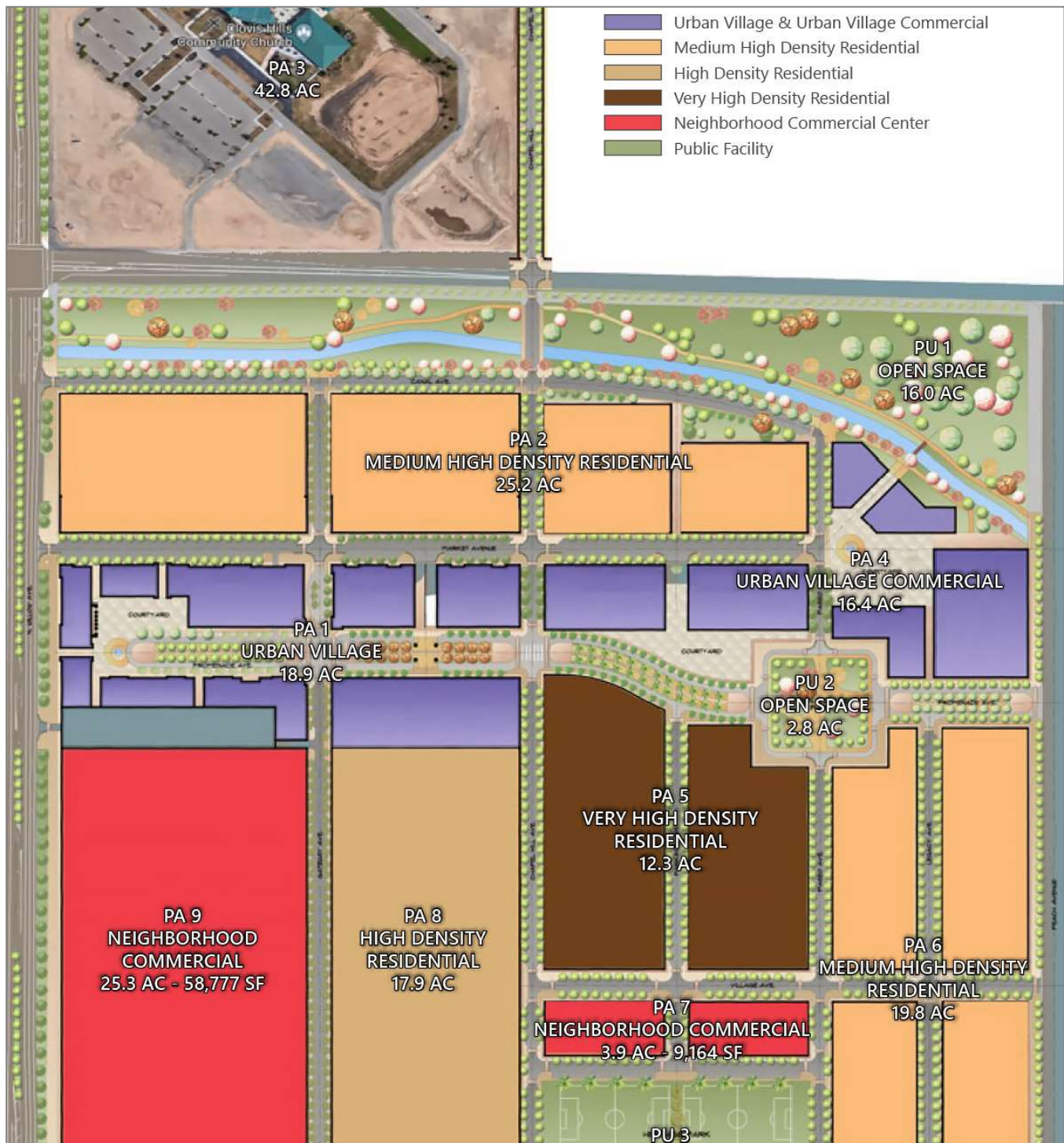
The citywide residential parking requirements vary by housing type and number of bedrooms for multi-family units:

- Single family dwellings are required to provide a minimum of two covered spaces, not in tandem.
- Accessory dwelling units are required to provide one additional parking space, except as allowed by Government Code Section 65852.2.
- Residential planned unit developments are required to provide two covered spaces per units, as well as one covered or uncovered guest space. Tandem parking cannot be used to satisfy this requirement. Applicants may request to reduce off-street parking as part of the planned development permit if they can demonstrate that the project is still able to meet anticipated parking demand.
- Parking spaces for multi-family developments vary by number of bedrooms. Studio, one-bedroom, and two-bedroom units are required to provide two spaces per unit, and units with three bedrooms or more are required to provide three spaces per unit. At least one space per unit must be covered.



- Condominiums are required to provide two covered spaces and one covered or uncovered guest parking space per unit.

**Figure 6-8 Heritage Grove City Center Villages Master Plan Land Use Plan**



Source: City of Clovis Heritage Grove City Center Villages Master Plan, 2019.



## Constraints to the Development of Housing

- Mobile home parks are required to provide one covered space per mobile home, and one guest parking space per 10 mobile homes. Guest parking areas must be located separately from mobile home spaces.
- Parking requirements for mixed-use projects are set either through the Conditional Use Permit process, or through adoption of a master plan for areas within the M-U Overlay District.

The Development Code also outlines parking requirements for special housing types, including a variety of senior housing products. Table 6-110 shows the parking requirements for special housing developments.

Table 6-110 Parking for Special Housing Developments	
Type of Housing	Required Parking Spaces
Domestic violence shelters	Determined through Conditional Use Permit, or by Planning Director
Group quarters (including boarding houses, rooming houses, dormitories and organizational houses)	1 space for each sleeping room
Senior housing projects, semi-independent/dependent units	0.5 spaces per unit (At least half of total spaces must be covered.), plus 1 guest parking space for each 10 units.
Senior housing projects, independent	1.25 spaces per unit, plus 1 space for each employee or as established by Conditional Use Permit.
Assisted living facility	1 space for each 400 square feet of gross floor area, plus 1 space for every 3 employees.

Source: City of Clovis Development Code, 2022.

State density bonus law (Government Code Section 65915) imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. The parking standards are summarized in Table 6-124. When local parking requirements are higher, the statewide parking standards supersede the local requirements. The developer may request these parking standards even if they do not request the density bonus. These numbers are the total number of parking spaces including guest parking and accessible parking. Relative to citywide parking requirements, statewide parking standards offer a reduction in the required amount of parking spaces. The City's density bonus ordinance incorporated these statewide parking standards and allows affordable housing projects to request additional reductions beyond state standards as an incentive. This was implemented for Butterfly Gardens, which provided 0.5 spaces per unit.

Table 6-124 Statewide Parking Standards for Affordable Housing	
Number of Bedrooms	Number of On-Site Parking Spaces
0 to 1 bedroom	1
2 to 3 bedrooms	1.5
4 or more bedrooms	2.5

Source: California Government Code Section 65915.

## Central Clovis Specific Plan Parking Requirements

The citywide parking requirements are applicable to the Central Clovis Specific Plan Area, except for the following:

- No parking required in the Parking Business Improvement Area in PA-1.
- Only one of the two spaces required for single family homes must be covered in the Garden Residential planning area (PA-8)
- In the Landmark District (PA-9), off-street parking requirements will be established through a master plan adopted for the area since it is designated as M-U Overlay District; in the interim any proposed uses would be subject to the standards in the development code.

### Loma Vista Specific Plan Parking Requirements

The citywide parking requirements are also applicable to the Loma Vista Specific Plan Area, except within master planned community areas, which may establish unique parking requirements, and with the exceptions described for the Loma Vista Community Centers North and South Master Plan.

### Loma Vista Community Centers North and South Master Plan Parking Requirements

The parking requirements outlined in the Loma Vista Community Centers North and South Master Plan are consistent with the citywide parking requirements, except for the following:

- In the Main Street Planning Area (PA-1), studio, one-bedroom, and two-bedroom units are only required to provide one covered parking space. Three-bedroom units must provide one covered space and one uncovered space. In the case of a live-work unit, 0.5 additional spaces are required.
- Senior housing projects are to provide one covered space per unit and 0.25 uncovered spaces per unit in independent living developments or 0.50 covered spaces per unit in semi-independent living developments.
- In the High Density Residential Planning Area (PA-7A), single family homes are required to provide one covered parking space and 0.5 uncovered spaces per home. In the case of a live-work unit, 0.5 additional spaces are required.

### Conclusion

In response to a program included in the 2015-2023 Housing Element, the City reviewed its parking requirements and adopted an amendment to the Development Code in 2018 to remove guest parking requirements for multi-family residential. Although this amendment reduced multi-family parking requirements, the existing parking requirements are still high relative to those in other jurisdictions, specifically for studio and one-bedroom units and units with 3 or more bedrooms. During the stakeholder consultations for the Housing Element Update, developers cited the parking requirements [for multi-family housing](#) as a barrier to achieving the maximum densities. [Further, the requirement of one space per sleeping room for group housing poses an added constraint to developing group housing that is not required of other residential uses in the same zone.](#) The Housing Element includes a program to further review residential parking standards and modify standards to remove any identified barriers, [including a commitment to reduce parking required for group homes, as well as studio and one-bedroom multi-family housing units.](#)

### Site Improvements

The Clovis Municipal Code requires housing developers to provide wiring for electrical and telecommunications, including undergrounding of utilities for all residential development. For projects located on public streets, dedication of right-of-way, pavement restoration, and other street improvements are required when necessary to maintain acceptable service to the project site and/or vehicular and pedestrian safety. For multi-family units, developers are also required to provide trash enclosures for solid waste storage and collection.

Chapter 9.110 of the Clovis Development Code requires the following site improvements for land subdivision:

- water supply, distribution, and fire protection system;
- sanitary sewage collecting and pumping system;
- storm drainage system;
- City-approved conditions, covenants, and restrictions providing standards for maintenance of private facilities (including private streets and common spaces);
- monuments when required by City Engineer;
- underground public utilities connections;
- access rights for local cable television system infrastructure;

## Constraints to the Development of Housing

- street alignment plan that shows proposed street network is consistent with minimum width and curve radius requirements shown in Table 6-12~~3~~
- street lighting, street signs, and street names;
- bicycle/walking paths and hiking/equestrian trails with access to multiple use trails when designated by the General Plan or an applicable Specific Plan; and
- dedication of rights-of-way or granting of easements when necessary for the proper layout and maintenance of facilities.

The Loma Vista Specific Plan and Central Clovis Specific Plan require site improvements consistent with the Municipal Code, with some variation in street width requirements. The Central Clovis Specific Plan also provides specific details on suitable landscaping, lighting fixtures, and other streetscape furnishing by street section.

Table 6-1 <del>2</del> City of Clovis Street Standards				
Street Type	Standard Minimum Widths			Minimum Curve Radius
	Overall	Curb to Curb	Median	
Alley (one-way)	20 ft.	Clear width	None	200 ft.
Alley (two-way)	24 ft.	Clear width	None	200 ft.
Arterial streets	Varies	80 ft.	16 ft.	600 ft.
Collector streets	Varies	64 ft.	None	600 ft.
Cul-de-sac streets	50 ft.	36 ft.	None	200 ft.
Expressways	Varies	86 ft.	16 ft.	600 ft.
Industrial streets	62 ft.	48 ft.	None	200 ft.
Local streets	50 ft.	36 ft.	None	200 ft.
Street intersections	Right angles preferred, not less than 75 degrees.			

Source: City of Clovis Municipal Code, Chapter 9.110.

As shown in Table 6-13, the City mandates a 50-foot right-of-way for local streets. This layout consists of a 36-foot wide roadway with parking available on both sides, 5-foot sidewalks, and 2-foot parkway strips on each side. This specific configuration has proven to be the optimal choice for enhancing the quality of life for Clovis residents. It ensures safe pedestrian walkways on both sides of the street while maintaining ample parking. Crucially, this layout represents the most space-efficient option that aligns with the preferences of Clovis residents while addressing the important need for emergency and public utilities vehicles to navigate through the area unimpeded. The Fire Department has raised concerns about response time delays in neighborhoods with narrower streets that hinder their vehicle maneuverability. Previous experiments with narrower streets than current standard have resulted in reductions in emergency and public utilities vehicle maneuverability.

~~The Loma Vista Specific Plan and Central Clovis Specific Plan require site improvements consistent with the Municipal Code, with some variation in street width requirements. The Central Clovis Specific Plan also provides specific details on suitable landscaping, lighting fixtures, and other streetscape furnishing by street section.~~

## Conclusion

The City's street width requirements may be higher than other nearby jurisdictions. During stakeholder workshops, local developers indicated that the City's street width requirements exceed those of Fresno County, especially for cul-de-sacs and local streets. As a result, developers have opted to develop private streets in order to maximize buildable area on the project site. ~~However, the development of private streets results in increased project costs. However, the City's local street width standards provide for optimal emergency vehicle access and are considered essential to~~

community safety. ~~The Housing Element includes a program to further review minimum street width requirements and consider possible modifications to remove barriers.~~

City staff estimates that per-unit costs of required on- and off-site improvements range between \$27,000 and \$80,000 for single-family developments, with an average cost of around \$46,000 per unit. The cost of on- and off-site improvements for a recent multi-family development at 14 units per acre was approximately \$32,000 per unit. Site improvement costs comprise a fraction of total development costs and are not considered a significant constraint to housing.

## Open Space Requirements

The City's Development Code requires that all required setback areas visible to the public are landscaped. There are no explicit minimum open space requirements for single family homes. Projects including two or more units are subject to the City's Multi-family Residential Design Standards, which require a minimum of 260 square feet of private and/or common open space per dwelling unit. Ground-level private open space must be at least 10 feet while balcony space must be at least six feet. Projects with 25 units or more are also required to provide a children's play area that is at least 600 square feet. Multi-family projects may request flexibility from these open space requirements through the site plan review process.

### Conclusion

The City's open space requirements are generally consistent with requirements of other jurisdictions. The City has not received any development proposals that request a deviation from open space requirements, suggesting that it is not a constraint on development.

## Building Codes and Their Enforcement

The City of Clovis has adopted the current edition of the California Building Standards Code, excluding Chapter 29, Plumbing Systems, and including Appendix J, Grading. The City is subject to building energy efficiency standards defined under Title 24, Part 6 of the California Code of Regulations. In addition, the City adopted the current edition of the California Energy Code, California Plumbing Code, and the California Mechanical Code by reference. The City also adopted the current California Fire Code, which incorporates the 2018 International Fire Code by reference.

The City administers a code enforcement program that aims to preserve and maintain the livability and quality of neighborhoods. Code enforcement staff are informed of violations on a complaint basis and investigate violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited, staff encourage property owners to seek assistance through the rehabilitation assistance programs offered by the City.

### Conclusion

The intent of the codes is to provide structurally sound, safe, and energy-efficient housing. The City is required to adopt California's Building Standards Codes and Title 24, which is necessary for public safety and has not been shown to act as a constraint on housing development.

## Processing and Permitting Procedures

Planning is an essential part of the development process. Good planning can mean the difference between an average development and an excellent one that meets the community's expectations. Before development can occur, it is necessary to obtain certain permits and approvals. However, excessive processing time may act as a constraint on the production of housing because it increases carrying costs for the developer for land and financing.

The City of Clovis places a strong emphasis on customer service and satisfaction. The City's Planning and Development Services Department is organized to include planning, engineering, and building inspection staff as divisions within the same team. This organization allows the department to provide consistent information on all stages of the development process to clients, from initial scoping to final approval. Recognizing the complexity of the development process for property owners and developers, the City of Clovis offers easy-to-read handouts,

## **Constraints to the Development of Housing**

application forms, and current fee schedules (available in paper or on the website) to help developers and homeowners better understand the local planning and development procedures. Permit applications, fees, forms, and checklists are publicly available on the City's website.

Typical processing and permitting procedures and timelines for residential development are described below. The City complies with the Housing Accountability Act and the Permit Streamlining Act. Although the City's findings are subjective, the City does not deny or reduce density unless inconsistent with objective standards. The City meets timelines in the Housing Accountability Act and Permit Streamlining Act and has taken steps to streamline the development approval process, as described below.

### **Preliminary Review Process**

Clovis encourages prospective developers to submit preliminary plans for a pre-application conference with either staff or the Development Review Committee (DRC) before formal submittal of any applications. The City provides detailed feedback to inform the developer of any applicable General Plan or specific plan policies that may apply to the development project, details on processing procedures, and potential alternatives or modifications that may facilitate the review process. While this information is non-binding, this preliminary review provides valuable information to developers at the early stage of the planning process, which can minimize developer time and money by reducing the application processing time and increasing the likelihood of approval.

### **Planning Entitlements**

The City has several planning permit types and the processing varies based on the level of environmental review required for a proposal. The City encourages concurrent processing of applications and considers all entitlement applications, including the applicable environmental document, at single public hearings before the Planning Commission and City Council.

For development of multiple residential units on a site, minor projects (projects exempt from CEQA) are reviewed at a staff level. Staff-level review is available for single family homes. The City has also implemented code amendments to streamline the approval of multi-family housing. Section 9.77.050 of the Development Code specifies that all multi-family projects and the multi-family portion of mixed use projects are processed as "Multifamily Residential Development Review" (MFRDR) applications, which are ministerial, exempt from CEQA, and only appealable by applicants. The site plan review process is used when a project does not comply with the multi-family objective standards. Minor deviations from development standards may also be granted at staff-level, as described below. Accessory dwelling units and SB-9 lot splits are also reviewed at a staff level, consistent with state law.

Residential developments that require further environmental review such as a Negative Declaration or Environmental Impact Report (EIR) are generally reviewed at a public hearing by the Planning Commission. Residential proposals that include planned developments and/or a request to amend zoning or General Plan requirements must be reviewed by the City Council. Project applications are reviewed by several divisions and applicants are provided feedback on compliance with City standards and information on requirements in later phases of the project (construction, operation, etc.).

### **Senate Bill 35 Approvals**

Senate Bill (SB) 35 requires jurisdictions where fewer building permits have been issued than needed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. In 2022 in Clovis, multi-family projects providing at least 50 percent affordable units that meet all objective standards are eligible for ministerial (i.e., staff-level) approval under SB 35. However, to be eligible projects must also meet several other criteria, including prevailing wage requirements for projects with more than 10 units. In order for applicants to take advantage of SB 35, per Government Code Section 65913.4 (10)(b)(1)(a)(et seq.) they need to submit a Notice of Intent and jurisdictions need to give Native American tribes an opportunity for consultation. In December 2019, the City adopted Multiple Family Residential Design Standards, which establish objective design criteria for reviewing multi-family projects. The City has also developed a streamlined, ministerial review process for eligible housing projects consistent with SB 35.

## Senate Bill 330

SB 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. In addition, SB 8, passed in 2021, extended the sunset date of the Housing Crisis Act provisions through January 1, 2030. The bill allows a housing developer to submit a “preliminary application” to a city for a housing development project. Submittal of a preliminary application allows a developer to provide a specific subset of information on the proposed housing development before providing the full amount of information required by the city for a housing development application. Submittal of the preliminary application secures the applicable development standards and fees adopted at that time, subject to certain exceptions. If the applicant fails to timely submit a regular application within 180 days or does not complete the application within 90 days after being told the application is incomplete, the preliminary application will expire.

The City of Clovis has developed a preliminary application form consistent with SB 330 that is publicly available online. In addition, the bill limits review of a complete application requiring no legislative approval to no more than 5 total City-held public meetings (e.g., Planning Commission, City Council, or community meeting), again with certain exceptions. The City complies with these requirements.

## Site Plan Review for Single Family Homes

Site plan review is a staff-level approval process completed for subdivision tract maps prior to recordation that considers development standards and applicable design criteria. It is often required for residential subdivisions as a condition of approval to ensure that any improvement plans and construction plans are consistent with the approved subdivision map and Development Code prior to the issuance of any building permits. Applications are evaluated for compliance with the Municipal Code including zoning and development standards, consistency with applicable design guidelines, and consistency with the General Plan and any applicable specific plan.

## Multi-family Residential Design Review

The City’s Multi-Family Residential Design Review (MFRDR) provides objective standards for streamlined review of multi-family housing developments. MFRDR is limited to the physical aspects of the proposed development and does not grant the City discretion over the use itself. All projects that include two or more attached residential units are subject to design review. Eligible projects are reviewed for consistency with the City’s Multiple Family Residential Design Standards, which establish objective and quantifiable standards for reviewing multi-family residential projects. Deviations from the design standards can be considered through the Site Plan Review process. The Director may approve a Design Review request without a public hearing if the proposed development is found to be:

- Allowed within the subject zoning district;
- In compliance with all applicable provisions of the Development Code that are necessary to carry out the purpose and requirements of the subject zoning district, including prescribed development standards and applicable objective multi-family residential development standards;
- In compliance with all other applicable provisions of the Clovis Municipal Code; and
- Consistent with all objective policies and standards identified in the General Plan and any applicable specific plan.

## Subdivisions

The City requires submission and approval of a tentative parcel or tract map for any development project requiring the creation of new parcels, consistent with the Subdivision Map Act. Tentative parcel maps are required for proposals including the creation of four or fewer parcels. The Planning Director is the review authority for tentative parcel maps, unless the proposal is filed concurrently with an application that is otherwise required to be reviewed at a public hearing or the Planning Director determines the proposal is controversial. Tentative tract maps are required for proposals including the creation of five or more parcels. The Planning Commission is the review authority for tentative tract maps, following a recommendation from the Planning Director. The review authority must make findings in order to approve a tentative map, consistent with Subdivision Map Act Sections 66474 and 66474.6.



## Constraints to the Development of Housing

A tentative parcel map is not required for eligible housing projects in the RHN overlay if the City Engineer can make a finding that the proposed map is consistent with the Municipal Code, Map Act, and other applicable regulations related to parcel size, zoning, and density.

Parcel maps are required to complete the subdivision review process for land divisions creating four or fewer parcels. Tract maps are required for subdivisions of five or more parcels. Both parcel maps and tract maps must be filed with the City Engineer within the applicable time limits on the tentative map. After determining that the parcel map is technically correct and all conditions of approval are sufficiently met, the City Engineer may approve the parcel map and distribute to the County Recorder for recordation of the map. Tract maps are reviewed by the City Council, following recommendation from the City Engineer. The City Council must approve the final map if it conforms to all requirements of the Map Act, provisions of the Development Code in place at the time the tentative map was approved, and is in substantial compliance with the approved tentative map.

## Lot Line Adjustments and Parcel Mergers

Lot line adjustments between no more than four parcels may also be approved by the Planning Director if the following findings can be made:

- The proposed lot line adjustment is consistent with the General Plan, Development Code, and any applicable specific plan; and
- The proposed lot line adjustment will not adversely affect public health and safety.

Contiguous parcels may be merged in compliance with the Map Act if the Planning Director can make the following findings:

- The parcels to be merged at the time of merger are under common ownership;
- The parcels as merged will not be deprived of legal access as a result of the merger and access to the adjoining parcels will not be restricted by the merger; and
- All current and any delinquent taxes have been paid on all affected parcels.

## Use Permits

A use permit is required for uses that have unique characteristics or special form in order to evaluate their effect on the surrounding environment for a particular location. The City identifies two types of use permits; administrative use permits are ministerially approved at a public hearing by the Planning Director, conditional use permits are discretionary entitlements approved at a public hearing by the Planning Commission.

An administrative use permit provides for a ministerial review of a proposed use to analyze compatibility with surrounding area and ensure that any potential detrimental impacts are properly mitigated for in the design, scale, or operating characteristics of the proposal. Proposals are reviewed for compliance with specific standards established for the use. The only residential use types that are subject to an administrative use permit are small domestic violence shelters in residential zones and caretaker housing.

Administrative use permits are approved at a public hearing by the Planning Director, if the Planning Director can make all of the following findings:

- The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the Development Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;



- The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed;
- There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety; and
- The proposed project has been reviewed in compliance with the provisions of CEQA and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA.

A conditional use permit provides for a discretionary review of conditional uses for which the public benefit must be weighed against potential negative impacts to the surrounding area. Conditional use permits are required for condominium and community apartments, senior assisted living facilities, single room occupancy units, homeless emergency shelters in the R-3 zone, large domestic violence shelters with capacity of 30 persons or more, parolee/probationer homes in the R-3 zone, sober living homes greater than 16 persons, and group living uses with 7 persons or more residents in the R-3 zone. Multi-family residential projects that exceed maximum height standards are also required to obtain a conditional use permit. Conditional use permits may be approved by the Planning Commission following a public hearing, if the Commission finds that the project meets all of the findings listed above.

The City recognizes that these findings are subjective and so the City cannot deny a use permit application for a housing development project, or reduce the project's density, unless the project fails to conform with objective standards or the City can make the "specific health or safety" finding required by the Housing Accountability Act.

### **Variances and Minor Deviations**

Variances provide for deviations from the Development Code to address practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of the zoning district. The Planning Director may approve a minor deviation up to a maximum of 10 percent for the following standards:

- Allowable height of a fence, hedge, or wall;
- Waiver of wall or fence requirements in commercial and industrial zoning districts;
- Waiver of residential district equivalent setback requirements for projects sited in a commercial or industrial zoning district;
- Distance between structures;
- Parcel coverage;
- Parcel dimensions and area;
- Reconstruction or remodeling of a nonconforming structure; and
- Setbacks.

A variance may be approved by the Planning Commission, following a public hearing, and can be requested to adjust any of the requirements within the Development Code, except for land use regulations. A public hearing is not required for a Director approval of a minor deviation. The Planning Director or Planning Commission may approve a variance or a minor deviation, only if the following findings can be made:

- There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of the Development Code denies the owner the property privileges enjoyed by other property in the vicinity and under an identical zoning district classification;
- Granting the variance or minor deviation:
  - Is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the variation or minor deviation is sought;

## Constraints to the Development of Housing

- Would not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
- Does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located;
- Does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
- Would not be inconsistent with the General Plan or any applicable specific plan;
- The project has been reviewed in compliance with the provisions of CEQA.

Similar findings are required by state law to grant a variance. The City does not have records of any recent requests for variances and minor deviations for multi-family residential projects.

## Planned Development Permits

A planned development permit is a discretionary entitlement that offers a pathway to allow design flexibility for complex development projects that incorporate innovative site planning and enhanced amenities. A planned development permit is required for all development in the R-1-PRD zoning district and may be requested by the applicant for residential, office, commercial/mixed use, and business campus-type developments. A planned development permit may be approved by the City Council and can incorporate modifications to any requirements within the Development Code, except for General Plan density, intensity, or land uses allowed by the base zoning.

Chapter 9.66 outlines minimum development standards for planned residential developments, including:

- Design requirements,
- Equipment and material storage,
- Gates and vehicle access,
- Minimum yard areas,
- Space between structures,
- Undergrounding of utilities, and
- Establishment of an owners' association for the purpose of maintaining common areas and enforcing the covenants, conditions, and restrictions.

The City Council may approve a planned development permit, following a public hearing and a recommendation from the Planning Commission, upon finding that:

- The planned development would:
  - Be allowed within the subject base zoning district;
  - Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan;
  - Be generally in compliance with all applicable provisions of this Development Code relating to both on- and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of the Development Code and the subject base zoning district, including prescribed development standards and applicable design guidelines; and
  - Ensure compatibility of property uses within the zoning district and general neighborhood of the proposed development.

- The proposed project would produce a comprehensive development of superior quality (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, incorporation of a program of enhanced amenities) than what might otherwise occur from more traditional development applications;
- Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare;
- Proper on-site traffic circulation and control is designed into the development to ensure protection for the fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in the Development Code;
- The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development; and
- The design, location, operating characteristics, and size of the proposed development would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

### Processing Timelines

Table 6-1<sup>3</sup> shows the approval body and typical processing times for the City's permitting and processing procedures. These timelines are consistent with the Permit Streamlining Act and are not considered a constraint on housing development.

<i>Item</i>	<i>Approximate Length of Time to Public Hearing</i>
Conditional Use Permit	9 to 15 Weeks to Commission 13 to 19 Weeks to Council
Site Plan Review	8 Weeks (does not require public hearing)
Tentative Parcel Map	8 Weeks
Tentative Tract Map	9 to 16 Weeks
Variance	9 to 16 Weeks
Zoning Amendments or Zone Change	13 to 20 Weeks
Environmental Document (Not including EIRs)	10 to 20 Weeks
General Plan Amendment	13 to 22 Weeks

Source: City of Clovis, 2022.

### Typical Single Family and Multi-Family Development Processing and Procedures

Processing procedures vary by the residential use and the size of the proposed development. Single family homes are permitted by right in the A, R-R, R-A, R-1, and R-1-MD, and R-2 zoning districts. Deviations to the Development Code must be reviewed as part of a variance, minor deviation, or use permit subject to discretionary review.

Multi-family developments in the R-2, R-3, and R-4 zoning district may also be processed through a Multi-family Residential Design Review (MFRDR) at the staff level, if the development is consistent with development standards and land use requirements. Minor deviations from certain development standards can be approved by the Planning Director or Planning Commission, following a public hearing.

Typical processing procedures and time by project are shown in Table 6-1<sup>4</sup>.

<i>Development Type</i>	<i>Typical Approval Requirement</i>	<i>Approving Authority</i>	<i>Total Typical Processing Time</i>
-------------------------	-------------------------------------	----------------------------	--------------------------------------

## Constraints to the Development of Housing

Accessory Dwelling Unit	Building Permit	Building Department	30 Business Days
Single Family Unit	Building Permit	Building Department	30 Business Days
Multi-family	Multi-family Residential Design Review	Director	6 Weeks
Residential subdivision	Tentative Tract Map	Planning Commission	9 to 15 Weeks
Planned Residential Development	Planned Development Permit	City Council	13 to 19 Weeks

Source: City of Clovis, 2022


## Conclusion

The City's review processes allow for efficient review of ministerial and discretionary requests for single family and multi-family residential projects. Processing procedures are consistent with state law and do not pose a constraint to housing development. The City has implemented amendments to the development code to streamline the approval of multi-family residential developments, providing ministerial approval of any multi-family development that is consistent with objective standards. Ministerial approval of multi-family development applications is now completed by staff in about six weeks.

## Fees and Exactions

The City of Clovis collects various fees from developments to cover the cost of processing permits. The current (2022) planning application fees are publicly available on the City's website. Table 6-156 summarizes the building permit fees and Table 6-176 summarizes the planning fees applicable to housing construction.

Table 6-156 Building Permit Fees, 2022	
Permit Type	Fee
<b>Building Permit Fee</b>	
Residential, one- and two-family	\$122 - \$156
Residential, multiple family	\$113 - \$167 per square foot
<b>Electrical Fees</b>	
Permit Issuance	\$38
Plan Check	25% of electrical fee permit
<b>Mechanical Fees</b>	
Permit Issuance	\$38
Residential Fee (0-750 sf)	\$28.50
Residential Fee (751-1500 sf)	\$38
Residential Fee (1501-2500 sf)	\$57
Residential Fee (2501-3600 sf)	\$76
Residential Fee (3600+ sf)	\$95
Manufactured Home	\$47.50
<b>Plumbing Fees</b>	
Supplement Permit Issuance	\$19
Plan Check	25% of plumbing fee permit
Single Family Residential (one bath)	\$95
Single Family Residential (extra bath)	\$38

Table 6-1  Planning Permit Application Fees	
Permit Type	Fee
<b>Site Plan Review</b>	
Site Plan Review – Single Family Residential Amendments	\$875
Site Plan Review – Single Family Residential Subdivision	\$4,600 + \$60/building permit
Site Plan Review – 1-4 Multi-family Residential Units	\$4,125 + \$55/unit
Site Plan Review – 5+ Multi-family Residential Units	\$5,725 + \$55/unit
Site Plan Review – Multi-family Residential (requiring Planning Commission hearing)	\$9,675 + \$55/unit
Site Plan Review Amendment	½ Established Fee
Site Plan Review Exterior Amendment/Amendments to Conditions	\$1,350
<b>Multi-Family Design Review</b>	
Design Review – 1-4 units	\$4,125 + \$55/unit
Design Review – 5+ units	\$5,725 + \$55/unit
Design Review Amendment	½ Established Fee
<b>Subdivisions</b>	
Lot Line Adjustment – Minor (involving one lot line)	\$1,100
Lot Line Adjustment – Major (involving multiple lot lines)	\$1,550
Tentative Parcel Map	\$6,850
Final Parcel Map	\$2,150 \$55/lot or unit
Tentative Tract Map, Planning Commission hearing	\$11,075 + \$55/lot or unit
Tentative Tract Map, Planning Commission & City Council hearings	\$13,475 + \$55/lot or unit
Final Tract Map	\$3,100 + \$30/lot or unit
Tentative Tract Map – Amendment/Amendment to Conditions	½ Base Fee
Refilling of an Expired Tentative Tract Map	½ Established Fee
<b>Use Permits</b>	
Administrative Use Permits	\$1,650
Conditional Use Permit	\$7,675
Conditional Permit, City Council hearing	\$9,375
Planning Development Permit	\$10,125 + \$35/lot or unit
Conditional Use Permit Amendment	\$5,925
Conditional Use Permit Extension	\$2,500
<b>Variance</b>	
Minor Deviation	\$825
Variance - Single Family Residential	\$4,950
All Other Variances	\$7,550
<b>Zoning</b>	
Staff Research & Document Preparation (Deferment Agreements, Zoning Confirmations, etc.)	\$119/hr (1 hr. min)
Determination of Use	\$4,525
Rezone/Prezone	\$13,050 + \$55/acre

## Constraints to the Development of Housing

Table 6-1 <sup>6</sup> Planning Permit Application Fees	
Permit Type	Fee
Mixed Use Zone	\$14,800 + \$55/acre
Master Plan Community Overlay District	\$17,900 + \$55/acre
Master Plan Community Overlay District Amendments – Minor Amendment	\$1,350
Master Plan Community Overlay District Amendments – Major Amendment	½ Base Fee
<b>Appeals</b>	
Appeal to Planning Commission	\$3,075
Appeal to City Council	\$1,625
<b>Environmental Review</b>	
EIR or EA by consultant hired by the City	Cost + 15% (\$10,000 initial deposit)
Categorical Exemption	\$1,075
Negative Declaration	\$4,075
Mitigated Negative Declaration	\$5,000
NEPA compliance	Actual Cost

Note: Fees are typically updated annually.

Source: City of Clovis, 2022.

The financing of public facilities and services for new development is funded in part by exactions and fees levied against development projects in proportion to the anticipated fiscal impacts on the jurisdiction. Although these fees are necessary to cover costs, they can also have substantial financial impact on the development of housing, particularly affordable housing.

In 2022, the City approved rate increases for development impact fees by approximately 15 percent. The fee increases were evaluated based on the Construction Cost Index developed by the California Department of General Services, Real Estate Division, which reflects trends in statewide construction costs.

The City's development impact fees are listed in Table 6-1<sup>7</sup> below, and are publicly available on the City's website.

Table 6-1 <sup>7</sup> Development Impact Fees, 2022	
Type	Fee
<b>Impact Fees</b>	
Clovis Unified School District Fee	\$5.36 per square foot
Park Acquisition and Development Fee	\$5,354 per unit
Community Sanitation Impact Fee	Per Unit
Single family lot	\$481
Multi-family/non-residential	\$396
Library Facilities Impact Fee	Per Unit
Single family lot	\$760
Multi-family, assisted living/group homes	\$621
Loma Vista Specific Plan Impact Fees:	
Neighborhood Park Deposit	\$5,395 per unit
Community Centers Master Plan Zone District Program Fee	\$1,591 per net acre
<b>Growth Area Impact Fees</b>	
Fire Department Fee	\$2,347 per unit
Police Department Fee	\$1,134 per unit

**Table 6-1** Development Impact Fees, 2022

Type	Fee
<b>Infrastructure Fees</b>	
Water Major Facilities <ul style="list-style-type: none"> <li>Low density single family (less than 4.5 units per unit)</li> <li>Low/medium density single family (7.1-7.5 units per acre)</li> <li>Low/medium density multi-family (14.6-15 units per acre)</li> <li>Medium density multi-family (19.6 to 20 units per acre)</li> </ul>	Per Unit <ul style="list-style-type: none"> <li>\$8,580</li> <li>\$5,445</li> <li>\$4,058</li> <li>\$3,518</li> </ul>
Water oversize	\$1,682 per gross acre
Water front frontage	\$27.40 per linear foot
Non-potable water system	\$2,454 per gross acre
Water Meters <ul style="list-style-type: none"> <li>¾"</li> <li>1"</li> <li>1 ½"</li> <li>2"</li> <li>3"</li> <li>4"</li> <li>6"</li> </ul>	Each <ul style="list-style-type: none"> <li>\$341</li> <li>\$424</li> <li>\$1,227</li> <li>\$1,391</li> <li>\$1,919</li> <li>\$2,993</li> <li>\$5,220</li> </ul>
Water Supply (Inside Fresno Irrigation District): <ul style="list-style-type: none"> <li>Low density residential (2.1-4.0 units per acre)</li> <li>Medium high density residential (7.1-15.0 units per acre)</li> <li>High density residential (15.1-25.0 units per acre)</li> <li>Very high density residential (25.1-43.0 units per acre)</li> </ul>	Per Gross Acre <ul style="list-style-type: none"> <li>\$9,100</li> <li>\$13,540</li> <li>\$21,310</li> <li>\$35,740</li> </ul>
Water Supply (Outside Fresno Irrigation District): <ul style="list-style-type: none"> <li>Low density residential (2.1-4.0 units per acre)</li> <li>Medium high density residential (7.1-15.0 units per acre)</li> <li>High density residential (15.1-25.0 units per acre)</li> <li>Very high density residential (25.1-43.0 units per acre)</li> </ul>	<ul style="list-style-type: none"> <li>\$13,880</li> <li>\$18,320</li> <li>\$26,090</li> <li>\$40,520</li> </ul>
Sewer Major Facilities <ul style="list-style-type: none"> <li>Single family residential</li> <li>Multi-family residential</li> </ul>	Per Unit <ul style="list-style-type: none"> <li>\$9,325</li> <li>\$7,554</li> </ul>
Sewer oversize	\$1,190 per gross acre
Sewer front frontage	\$22.64 per linear foot
Sewer house branch connection <ul style="list-style-type: none"> <li>4" lateral</li> <li>6" lateral</li> </ul>	Per Linear Foot <ul style="list-style-type: none"> <li>\$136</li> <li>\$138</li> </ul>
Utility Undergrounding (See Figure 6-9 for Area Map) <ul style="list-style-type: none"> <li>Area 1</li> <li>Area 2</li> <li>Area 3</li> <li>Area 4</li> <li>Area 5</li> <li>Administrative Fee (All Areas)</li> </ul>	Per Gross Acre <ul style="list-style-type: none"> <li>\$8,692</li> <li>\$0</li> <li>\$8,268</li> <li>\$7,960</li> <li>\$0</li> <li>+1.5% total fee</li> </ul>
<b>Street Fees<sup>1,2</sup> (See Figure 6-9 for Area Map)</b>	
Area 1: <ul style="list-style-type: none"> <li>Low/medium density single family residential (2.1-7 units per acre)</li> <li>Multi-family residential (7.1-43 units per acre)</li> </ul>	Per Unit <ul style="list-style-type: none"> <li>\$9,281</li> <li>\$5,563</li> </ul>
Area 2:	Per Unit



## Constraints to the Development of Housing

Table 6-1  Development Impact Fees, 2022	
Type	Fee
Low/medium density single family residential (2.1-7 units per acre)	\$592
Multi-family residential (7.1-43 units per acre)	\$351
Area 3:	Per Unit
Low/medium density single family residential (2.1-7 units per acre)	\$189
Multi-family residential (7.1-43 units per acre)	\$110
Area 4:	Per Unit
Low/medium density single family residential (2.1-7 units per acre)	\$9,374
Multi-family residential (7.1-43 units per acre)	\$5,619
Area 5:	Per Unit
Low density single family residential (2.1-4 units per acre)	\$4,894
Medium density single family residential (4.1-7 units per acre)	\$4,890
Multi-family residential (7.1-43 units per acre)	\$2,932

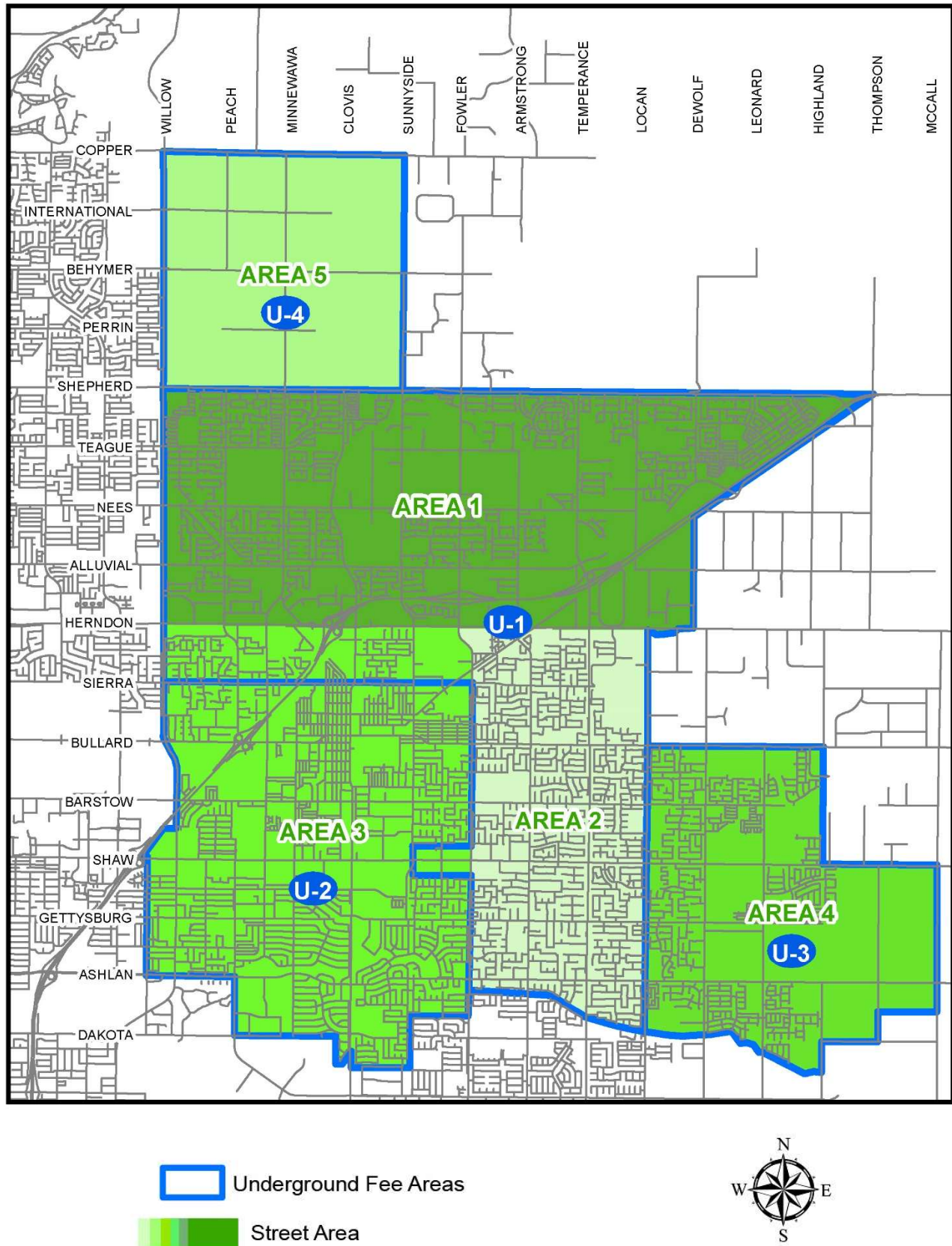
Note: Fees are typically updated annually

<sup>1</sup> Street fees are collected for each of the following circulation features as applicable in street area: outside travel lane, center travel lane, traffic signals, bridges, and quadrant intersections.

<sup>2</sup> Administrative surcharge for street fees is 1.5% total street fee.

Source: City of Clovis, 2022.

Figure 6-9 City of Clovis Street and Undergrounding Area Boundaries



Source: City of Clovis, Master Development Fee Schedule, 2022-2023.

## Constraints to the Development of Housing

### Fees Required for Typical Residential Developments

Table 6-19<sup>8</sup> shows the assessed fees for two examples of typical residential developments, including an 18-lot single family subdivision and a 216-unit multi-family housing development. Fees for the 18-lot single family subdivision total \$901,237 (\$50,069 per unit); fees for the 216-unit multi-family development total \$4,290,318 (\$19,863 per unit). Fees collected for parks, sewer, water, and street improvements were among the most significant charges assessed for both sample projects. In comparison to average total development costs, these fees make up less than 10 percent of total development costs for a typical single family home or multi-family development.

School district impact fees are paid directly to Clovis Unified School District (CUSD) and are not included in the sample project development impact fees shown in the Table 6-18. CUSD's 2022 Residential Type 2 Developer Fee is assessed at \$5.36 per square foot of building area (see Table 6-17). School fees for a 2,000 square foot single family home would be \$10,720 and fees for a multifamily development with 850 square foot average units would be \$4,556 per unit.

<i>Fee Type</i>	<i>Sample 18-lot Single Family Subdivision<sup>1</sup></i>	<i>Sample 216-unit Multi-Family Project<sup>2</sup></i>
<b>Development Impact Fees</b>	<b>\$892,457.47</b>	<b>\$4,278,508.13</b>
Parks	\$85,788.00	\$433,706.00
Community Sanitation	\$7,722.00	\$52,272.00
Library Facilities	\$11,376.00	\$47,047.00
Loma Vista Specific Plan – Neighborhood Park Deposit	\$90,342.00	\$1,084,104.00
Fire Department	\$28,224.00	\$338,688.00
Police Department	\$13,662.00	\$69,069.00
Water	\$173,074.99	\$1,010,997.29
Non-Potable Water System	\$8,386.62	\$34,144.00
Sewer	\$162,631.15	\$604,926.47
Streets	\$180,054.91	\$384,985.44
Utility Undergrounding	\$32,019.30	\$130,358.48
Storm Drain	\$50,977.00	N/A
Miscellaneous <sup>3</sup>	\$48,199.50	\$88,210.45
Planning Entitlement Fees <sup>4</sup>	\$8,780.00	\$11,810.00
<b>Total Project Fees</b>	<b>\$901,237.47</b>	<b>\$4,290,318.13</b>
<b>Total Fees (per unit)</b>	<b>\$50,068.75</b>	<b>\$19,862.58</b>

Source: City of Clovis, 2023.

<sup>1</sup> Fees are based on a sample 18-lot single family subdivision that were assessed development impact fees in 2021. The project is located on a 3.9-acre site within Street Area 4 and Underground Utility Area 3.

<sup>2</sup> Fees are based on a sample 216-unit multi-family housing development that were assessed development impact fees in 2021. The project is located on a 16-acre site within Street Area 4 and Underground Utility Area 3.

<sup>3</sup> Miscellaneous fees include administrative charges, final map review, encroachment and inspection fees, and utility tie-in as applicable.

<sup>4</sup> Planning entitlement fees include fees for project-specific entitlements, as well as the cost of environmental assessments.

## Conclusion

Development impact fees for multifamily housing in Clovis are relatively low in comparison to most other regions of California and overall are comparable to multifamily housing fees in the City of Fresno, but fees for single-family development are significantly higher in Clovis than in Fresno. In particular, Clovis charges higher development fees for street, water, and sewer infrastructure, resulting in increased costs per unit for single-family subdivisions. Other fees are either lower or similar to those charged in Fresno. According to local developers, development fees in Clovis are high in comparison to other jurisdictions in Fresno County. Feedback from local developers during stakeholder workshops corroborates ~~indicates~~ that the City's impact fees ~~add significant costs to housing projects relative to~~ are higher than those of surrounding jurisdictions.

The City of Clovis conducts an annual assessment of its Development Impact Fees (DIFs) to determine whether it is more suitable to pursue a comprehensive update or to maintain the current approach (CCI). These fees are designed in accordance with the Mitigation Fee Act, ensuring that each fee is directly linked to the facilities financed by it and the specific land use to which it applies. To keep in step with fluctuations in construction costs and guarantee adequate funding for the infrastructure needed to accommodate growth, regular yearly reviews, assessments, and adjustments to the City's DIFs are essential. During the two most recent updates to the DIFs, the City Council chose to lessen the water fees and instead implement adjustments lower than the cost evaluation suggested. These actions effectively lowered the total DIF obligation of every land use type below their estimated share.

Although some development fees in Clovis are high for the region, single family development in Clovis has continued at a rapid pace over the last several decades, particularly in the City's new growth areas where there are more substantial infrastructure improvements needed. The City's fee program covers a substantial amount of public amenities, which may not be similarly funded in other jurisdictions such as sidewalks, landscaping, and public park and trail maintenance. Overall, development fees comprise less than 10 percent of total development costs and are not considered a constraint to housing construction in Clovis. The fees are a reflection of the cost of greenfield development. However, despite relatively low fees on multifamily housing compared to most other parts of the state, fees can still be a barrier to the financial feasibility of affordable housing developments. ~~which may serve as a constraint to the development of affordable housing in particular. As such, t~~ The Housing Element includes a program to continue to implement the Affordable Housing Fee Reduction Program; review residential impact fees and consider, as well as expand the fee deferral program for affordable housing. ~~a fee deferral program for affordable housing projects.~~

## Density Bonus

A density bonus is the allocation of development rights that allows a parcel to accommodate additional residential units beyond the maximum for which the parcel is zoned. State Density Bonus Law (Government Code Sections 65915 – 65918) provides density bonuses to residential projects on a sliding scale that varies based on the type of housing and the percentage of affordable units. The maximum density bonus is 50 percent for a mixed-income development and 80 percent for projects that are 100 percent affordable. Density bonus law also provides 100 percent affordable projects within one-half mile of a major transit stop with unlimited density; however, there are no transit stops within Clovis that currently (2022) meet this standard. In addition, State density bonus law provides eligible projects up to three incentives/concessions on a sliding scale based on the percentage of affordable units provided. Projects that provide 100 percent affordable units are eligible for up to four incentives/concessions. The City is required to grant the concession or incentive proposed by the developer unless it finds that the proposed concession or incentive does not result in identifiable and actual cost reductions, would cause a public health or safety problem, would cause an environmental problem, would harm historical property, or would be contrary to law. The local jurisdiction has the burden of proof in the event it declines to grant a requested incentive or concession. Any project eligible for a density bonus may request waivers for any development standards that would have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives allowed under the Density Bonus provisions. Municipal Code Chapter 9.26 contains the City's density bonus regulations. It was most recently updated in December 2021 and is currently (2022) consistent with State law.

## Constraints to the Development of Housing

### Conclusion

The City complies with State density bonus law and its processing procedures are consolidated with other discretionary approvals and not a constraint on housing development. There have been three affordable housing projects that have utilized the density bonus; however two of the projects have not yet been successful in obtaining funding. Only one development in Clovis, Butterfly Gardens, has utilized the density bonus and has been constructed. Because State density bonus law is frequently updated by the Legislature, the Housing Element includes a program to annually monitor Legislative changes to State Density Bonus and update the City's ordinance as needed to maintain compliance with State law.

### Locally Adopted Ordinances

The City of Clovis does not have an adopted inclusionary housing ordinance. Short-term rental units are regulated by adopted ordinance.

### Short-Term Rentals

Short-term rentals are regulated by Chapter 9.58 of the Development Code. Hosted short-term rentals are allowed in any residential zoning district, subject to operational requirements, with approval of a home occupation permit by the Planning Director and issuance of a business license. Only one unit within a multi-family development of two units or more may be used as a short-term rental. Accessory dwelling units and junior accessory dwelling units may be used as short-term rentals, subject to the operational requirements that apply to all short-term rental units.

### Conclusion

The City's locally adopted ordinances do not pose a constraint to development. Short-term rental operational restrictions are intended to minimize adverse impacts to neighboring residents and do not significantly limit the ability to develop short term rental units.

### Zoning for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes multi-family rental housing, factory-built housing, mobile homes, farmworker housing, single-room occupancy housing, emergency shelters, accessory dwelling units, low barrier navigation centers, and supportive and transitional housing.

### Multi-Family Rental Housing

The City's Development Code allows development of multi-family housing developments in the R-2, R-3, and R-4 zoning districts as shown in Table 6-3 (Land Use Types). Multi-family housing is also permitted in the Mixed-Use designation, Central Clovis Specific Plan, and Loma Vista Specific Plan, as well as several focus areas as described in Table 6-2 (Focus Areas). Multi-family housing is generally permitted by-right, except for community apartments and condominiums which require a conditional use permit in the R-2, R-3, and R-4 zones. Thus, the Development Code favors multi-family rental housing where multi-family residential uses are permitted.

### Accessory Dwelling Units

Accessory dwelling units (ADUs) (often referred to as "granny units") allow more efficient use of land and infrastructure in single family neighborhoods and provide the opportunity for the development of small housing units designed to meet the needs of individuals or families, who may be rental tenants or extended family members, and who would otherwise not typically afford single family housing costs.

To encourage establishment of ADUs on existing developed lots, Clovis has adopted an ADU ordinance consistent with state law that provides for ministerial review of ADUs that meet the standards in the ordinance.

Section 9.40.020 of the Development Code contains the regulations for ADUs and junior accessory dwelling units (JADUs). ADUs and JADUs are allowed in all residential zoning districts and mixed-use zones where residential uses



are permitted. ADUs are allowed on single family and multi-family lots with a proposed or existing dwelling. JADUs are only allowed on lots zoned for single family residential use, and which are contained within a proposed or existing single family dwelling. The City updated its ADU ordinance in 2021 and permits up to one ADU and one JADU (JADU) per single family residential lot, up to two detached ADUs on lots with existing multi-family residential development or up to 25 percent of the existing multi-family units in areas not used as livable space. Consistent with State law, the City provides a streamlined ministerial approval process for ADUs if the following criteria are met.

- Total floor area of detached ADUs may be 1,200 square feet or less. Total floor area of attached ADUs may be 50 percent or less of the area of the existing primary dwelling or 1,200 square feet, whichever is greater. JADUs may not be more than 500 square feet.
- A four-foot setback must be provided from the side and rear lot lines, unless the ADU is constructed within an existing primary dwelling or permitted accessory structure, or in the same location and to the same dimensions as an existing permitted accessory structure.
- ADUs and JADUs shall not exceed a single story and 16 feet in height, unless constructed above an attached or detached garage, in which case the ADU/JADU shall not exceed the height limit of the applicable zoning district.
- ADUs and JADUs must be architecturally compatible with the primary dwelling, having similar materials, colors, and style of construction. The design and size of ADUs and JADUs shall conform to all applicable standards of the building, health, and other codes adopted by the City.
- Attached ADUs and JADUs shall be compatible and made structurally a part of the primary dwelling (e.g., share a common wall with the primary dwelling, rely partially on the primary dwelling for structural support, or be attached to the primary dwelling).
- Adequate provisions shall be made for the water and sewer service and drainage generated by the occupancy of the ADU as determined by the City Engineer. The ADU/JADU can either have shared or separate services for electric, gas, sewer, and water. Approval by the local health officer is required where a private water well and/or private sewage disposal system is being used, and the applicant must demonstrate that there is sufficient capacity on any private water well and/or private sewage disposal system to adequately serve proposed ADUs/JADUs. New private water wells, new private sewage disposal systems, or expansion of existing private water wells and/or private sewage disposal systems shall not be allowed in order to accommodate ADUs/JADUs.
- There shall be at least one parking space per ADU, except as provided in state law (i.e., Government Code 65852.2). Additional parking is not required for JADUs.
- The floor area of the ADU together with the floor area of the primary dwelling unit shall not cause the parcel coverage for the subject site to exceed the maximum allowable lot coverage for the applicable zoning district.
- Fire sprinklers are required for ADUs/JADUs if fire sprinklers are required for the primary residence.

In addition, all other zoning requirements must be met, including, but not limited to, maximum lot coverage, floor area ratio, parking, landscaping, and architectural review, as long as those requirements permit construction of an accessory dwelling unit that is at least 800 square feet gross floor area in size, at least 16 feet in height, with at least four-foot side and rear setbacks, and which complies with all Fire and Building Code requirements and applicable standards of the Development Code necessary to protect the public health and safety.

For ADUs that do not meet the above criteria, an administrative use permit is required. An administrative use permit may be approved as a discretionary action by the Planning Director. The Planning Director may impose specific development standards and/or conditions of approval relating to site improvements that are necessary to accommodate property development, mitigate negative impacts resulting from the project, or carry out the purpose and requirements of the subject zoning district.

Consistent with state law, no impact fees are required of ADUs less than 750 square feet in size. Owner-occupancy is not required for ADUs. Owner-occupancy is required for a single family residence with a JADU. The owner may reside

## Constraints to the Development of Housing

in either the single family residence or the newly created JADU. Owner-occupancy is not required if the owner is a governmental agency, land trust, or housing organization.

### Cottage Homes

The City identifies cottage homes as a sub-type of ADUs specifically allowed on R-1 zoned lots with rear access to an alley. The City permits cottage homes through the Cottage Home Program, which provides three plan sets for cottage homes smaller than 500 square feet free of charge on their website: <https://cityofclovis.com/planning-and-development/planning/cottage-home-program>. These plans are eligible for streamlined review at a staff-level, with permits issued approximately 10 to 15 days after submittal. Cottage homes must be developed according to the following criteria:

- The cottage home unit shall have access through an alleyway.
- Only one cottage home unit shall be created on a single family parcel.
- The cottage home shall be built using plans provided by the City.
- One off-street (covered or uncovered) parking space shall be provided for the cottage home unit with the dimensions of 10 by 20 feet, except where exempted by State law.
- Adequate provisions shall be made for the water and sewer service and drainage generated by the occupancy of the cottage home unit as determined by the City Engineer. The cottage home can have either shared or separate services for electric, gas, sewer, and water.
- Single family lots with an alley-facing detached unit shall receive the same address as the main house with a letter "B" as the address unit portion of the unique address designator.

Several lots in the "Old Town" or Central Clovis area have alley access. As such, the Cottage Home Program supports infill residential development in existing single family neighborhoods in the city center, near services and employment opportunities. Following the launch of the Cottage Home Program, 24 cottage homes have been built and there are issued permits for 9 new units.

The City's ADU standards are consistent with State law and do not serve as a constraint to development. The City has seen an increase in recent ADU production. Since 2019, the City has issued an average of 18 ADU permits annually.

There is a minor discrepancy in the permitted use table, shown earlier in Table 6-3. While Development Code section 9.40.020 states that ADUs are permitted in all residential and mixed-use zones, the use table in section 9.10.020 (shown earlier in Table 6-3) does not show that ADUs are permitted in all residential zones. A footnote to the table in section 9.10.020 states that if there is a conflict between the use table and any written description setting forth allowable uses and permit requirements elsewhere in the Development Code, the written description shall supersede. While this discrepancy does not create a constraint on ADUs, it could be cleaned up to provide clarity. The Housing Element includes a program to address this discrepancy.

### Senate Bill 9 Duplex and Lot-Splits

Senate Bill (SB) 9, signed into law in 2021, requires ministerial approval of a housing development with no more than two primary units in a single family zone, the subdivision of a parcel in a single family zone into two parcels, or both. This bill facilitates the creation of up to four housing units on a lot typically used for one single family home.

As of August 2022, the City has received and approved one application for SB 9 approval, resulting in the construction of 4 single family units on what was previously a 6,900 square foot lot with one home. The City has not yet established SB 9 processing procedures. This Housing Element includes a program to establish permit processing procedures in compliance with SB 9.

### Manufactured Housing/Mobile Homes

Section 65852.3 of the California Government Code requires jurisdictions to administratively allow manufactured homes on lots zoned for single family dwellings if they meet certain standards. Consistent with this requirement,



Clovis permits manufactured homes on a permanent foundation for use as a single family dwelling in all residential zoning districts.

Mobile homes are an important source of affordable housing in Clovis. There are six mobile home parks located in Clovis, and a total of 984 mobile home units. The City has established two designated mobile home park zoning districts. The R-1-MH district provides for mobile homes in a single family planned unit development with individually owned lots. The MHP district provides for mobile homes within a multi-family development and allows a density between 7.1 and 15 dwelling units per acre. The City's mobile home park zoning districts prevent the conversion of mobile home parks by requiring a zone map amendment for any proposed conversion to non-mobile home/modular home uses. All but one of the mobile home parks in the City (Arabian Villa) is zoned MHP. The Housing Element includes a program to rezone the remaining mobile home park to MHP to support the preservation of all mobile home parks in the city.

Chapter 5.13 of the Clovis Municipal Code outlines the City's Mobile Home Rent Review and Stabilization ordinance which is intended to protect mobile home park residents from unreasonable rent increases, while recognizing the need for park owners to periodically adjust rents to cover operational costs and maintain a fair return on their investment. The ordinance limits rent increases to an annual basis and requires park owners provide advanced notice and justification for proposed rent increases. Rent increases must be tied to proportional increases in the Consumer Price Index, or may be subject to review at a public hearing. Park residents may request a rent review hearing by submitting a petition signed by at least half of the park's residents and a cash deposit cover half the cost of the hearing to the City Manager. The hearing officer, selected by the City Manager in consultation with the park owner and home owners, determines whether or not the proposed rent increase is reasonable based on costs of necessary capital improvements/replacements or maintaining park services.

### **Farmworker and Employee Housing**

According to the 2016-2020 American Community Survey of the Census Bureau, 646 Clovis residents were employed in agriculture, forestry, fishing and hunting, and mining occupations, representing about 0.5 percent of the City's population. It is unknown if most of these residents were employed as farmworkers. According to the U.S. Department of Agriculture (USDA) Census of Farmworkers, the number of permanent farmworkers in Fresno County in 2017 was 37,819 and the number of seasonal farmworkers in 2017 was 20,943.

Under California Health and Safety Code 17021.5 (Employee Housing Act), farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. In compliance with State law, the City permits agricultural uses and farmworker housing up to 12 units or 36 beds in the Agricultural (A), Rural Residential (R-R), and Very Low Density Single Family Residential (R-A) districts.

The California Health and Safety Code Section 17021.5(b) requires that employee housing providing accommodations for six or fewer are treated the same as any other single family home. Consistent with State law, the City permits employee housing for 6 or fewer occupants in all zoning districts that allow single family homes.

### **Single Room Occupancy Units**

Single room occupancy (SRO) residences are small, one room units (generally 100-250 square feet) occupied by a single individual and may either have shared or private kitchen and bathroom facilities. SROs can provide an entry point into the housing market for extremely low-income individuals, formerly homeless, and disabled persons.

The City conditionally permits SROs with a use permit in the R-4 zoning district. While the City doesn't establish any use-specific development standards or approval criteria, SROs are subject to development standards applying to multi-family housing projects and standard findings for approval identified in the Development Code for conditional use permits. The requirement for a conditional use permit is a potential constraint to the development of SROs and an implementation program is included in the Housing Element to allow SROs in the R-4 zoning district as a permitted use. [- As described in Chapter 5, there is approximately 45.7 acres of land available for housing development across seven sites in the R-4 zoning district, which will provide opportunities for new SRO development in Clovis. However, the application of multi-family development standards may pose a constraint to the development of SRO housing projects, which tend to provide smaller](#)

## Constraints to the Development of Housing

[units and have a lower parking need. A program is included in the Housing Element to adopt development standards specific to SRO housing, including density equivalencies and realistic parking requirements, to make SROs more feasible.](#)

### Transitional and Supportive Housing

Transitional housing is temporary housing (generally six months to two years) to help an individual or family experiencing homelessness to transition to permanent housing. Residents are usually provided with one-on-one case management, education and training, employment assistance, mental and physical services, and support groups. Government Code Section 65583(c)(3) requires transitional housing and supportive housing to be treated the same as any other residential use of the same type within the same zone. The City's regulations for transitional housing are in compliance with State law. The Development Code defines transitional housing as buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined point in time, no less than 6 months from the beginning of assistance. The City permits transitional housing in all residential zoning districts, consistent with State law. The City also allows transitional housing in the C-3 zoning district if the capacity is 16 or less. Transitional housing with a capacity greater than 16 is conditionally permitted in the C-2 and C-3 zoning districts. The allowance of transitional housing in commercial districts exceeds the requirements of State law.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. The Development Code defines supportive housing as permanent housing, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Similar to transitional housing, the City permits supportive housing in all residential zoning districts, as well as in the C-3 zoning district if the capacity is 16 or less. Supportive housing with a capacity greater than 16 is conditionally permitted in the C-2 and C-3 zoning districts.

Government Code Sections 65650 et seq. states that supportive housing with no more than 50 units and meeting certain standards is a use by right in zones where multi-family housing is permitted. This means that such supportive housing is exempt from CEQA and may only be subject to design review. A qualifying project must be restricted to lower income households and at least 25 percent of the units, or 12 units, whichever is greater, must be restricted to formerly homeless persons or those at risk of homelessness. The City allows supportive housing by-right in all zoning districts where multi-family residential development is permitted. Supportive housing is only conditionally permitted in the C-2 and C-3 zoning districts when the capacity is greater than 16 residents; neither zoning district permits multi-family residential development by right and therefore the City's regulations are more permissive than what is required under State law.

Butterfly Gardens, a 75-unit permanent supportive housing development, was built in Clovis in 2022.

### Emergency Shelters

Pursuant to State housing law (California Government Code Sections 65582, 65583, and 65589.5), jurisdictions must identify at least one zone where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. AB 2339, effective January 1, 2022, revised Government Code Section 65583 to require that the zoning district identified to allow emergency shelters by right must also allow residential uses. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Emergency shelter site capacity must be calculated based on a minimum assumption of 200 square feet per person experiencing homelessness. Permit processing, development standards, and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

The Clovis Development Code allows homeless emergency shelters as a permitted use in the C-2 zoning district, and as a conditional use in the R-3 zone with an approved conditional use permit. The C-2 zoning district does not allow other residential uses by right and therefore does not meet the new requirements of Government Code Section 65583. The City does not limit the number of beds or capacity per emergency shelter. However, Section 9.40.100

contains a separation requirement of 1,000 feet requiring group housing to be located at least 1,000 feet from other group housing. This standard conflicts with state law, which only allows a location restriction of 300 feet from other emergency shelters and requires that group housing generally be treated like other residential uses.

As discussed in Chapter 3, "Housing Needs Assessment," the 2023<sup>32</sup> Fresno Madera Point in Time Count identified 541 605 individuals experiencing homelessness in Fresno County, outside of the city of Fresno. Of those, 76<sup>39</sup> individuals experiencing homelessness were identified in the zip codes that include the city of Clovis, 23 of whom were unsheltered. There are no existing general population emergency shelters within Clovis. However, the Marjaree Mason Center operates one safe house in Clovis for victims of domestic violence needing emergency shelter. The shelter can house up to 30 people. In addition, there are another 73 permanent supportive housing beds at Butterfly Gardens, a housing development for individuals with disabilities and those at-risk of homelessness. Butterfly Gardens opened in October 2022.

There is approximately 43 acres of vacant land across 8 sites within the C-2 zoning district that is available for emergency shelter development (see Table 6-20). Based on the assumption of 200 square feet per person experiencing homelessness identified in Government Code Section 65583, these sites could theoretically accommodate more than 9,000 people. Although the City does not limit the number of beds per emergency shelter, for the purpose of this analysis, it is conservatively assumed that one emergency shelter would provide capacity for 50 individuals. All sites are located among major arterials within the existing developed area of the City, with close proximity to existing transit lines and services. Assuming a per shelter capacity of 50 individuals, these 8 parcels provide more than enough capacity to house Clovis' estimated homeless population of 76<sup>49</sup> individuals.

Assembly Bill 139, passed in 2019, revised state housing element law by requiring that emergency shelters only be required to provide sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. The City does not have parking requirements specific to emergency shelters.

As a result of recent changes to state law described above, the City's by-right allowance of emergency shelter facilities in the C-2 zone is no longer sufficient to comply with state law. This Housing Element includes a program to amend parking standards for emergency shelters to comply with AB 139 and amend the Development Code to allow emergency shelters in a the R-4 zone or another residential zone where residential uses are permitted to comply with AB 2339.

APN	Acres
56405054T	8.53
56405056	1.25
56126016	11.36
56405032	2.29
56405023	2.41
49931154	0.88
49123124	1.26
55002047T	14.79
<b>Total</b>	<b>42.77</b>

Source: City of Clovis, 2022.

### Low Barrier Navigation Centers

Assembly Bill 101, passed in 2019, requires that Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multi-family uses if it meets specified requirements. A Low Barrier Navigation Center is a housing-first, low-barrier, temporary, service-enriched shelter focus on helping homeless individuals and families obtain permanent housing. The City adopted an ordinance in 2021 to comply with

## Constraints to the Development of Housing

AB 101. Development Code section 9.40.200 allows a low barrier navigation center development as a use by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses, if it meets the requirements of Government Code Section 65662.

### Group Care Homes

#### Small Group Care Homes

Section 1566.3 of the California Health and Safety Code requires licensed residential facilities serving six or fewer persons to be considered a residential use of property for purposes of local zoning ordinances. No local agency can impose stricter zoning or building and safety standards on these residential facilities – such as a use permit, zoning variance or other zoning clearance – than is required of a family dwelling of the same type in the same zone.

The Clovis Development Code identifies residential care facilities as “group care homes.” The Development Code permits licensed group care homes serving six or fewer persons by right in all residential zoning districts and does not subject such facilities to a use permit, building standard, or regulation not otherwise required of single family homes in the same zone. Site plan review is required for group care homes not located within single family zoning districts. This requirement is the same for multi-family dwellings in these zoning districts. Unlicensed group care homes are permitted in the R-3 zoning district, subject to a use permit. State law does not regulate unlicensed residential care facilities in the same way.

#### Large Group Care Homes

The Clovis Development Code allows group care homes with a capacity greater than six persons in the R-3 and C-2 zone districts, subject to a use permit. In December 2022, HCD produced a Group Home Technical Advisory that explains that local governments have an affirmative obligation under State law to promote inclusive communities and affirmatively further fair housing.<sup>1</sup> This includes treating group homes of all sizes the same as any other residential use to ensure persons with disabilities have equal opportunity to live in a community. Requiring a use permit for group homes of more than six persons has been identified by HCD as a fair housing issue. The Housing Element includes a program to review the City’s requirements for larger group homes and permit them in all residential zones [similar to other residential uses, subject to specific objective design standards and appropriate findings](#) to comply with the City’s obligation to affirmatively further fair housing.

### Other Group Housing

The City’s Development Code identifies specific development standards for group housing facilities, as follows.

- **Alcohol and Drug Treatment Facility.** The Development Code defines an “alcohol and drug treatment facility” as any premises, place, or building that provides care, services, or treatment in a community residential setting for two or more persons, not a family, in exchange for monetary or nonmonetary consideration, who are recovering from alcohol, substance, or drug related abuse, and who need drug or alcohol recovery treatment or detoxification services. The City requires that such facilities be licensed by the State of California. Facilities with six or fewer persons are permitted in any residential zone district, like a small group home. Facilities with seven or more persons are permitted in the R-3 Residential District and C-2 Community Commercial District with a conditional use permit.
- **Domestic Violence Shelter.** The Development Code defines a “domestic violence shelter” as a facility designed to house more than six persons, which provides temporary housing and services on a 24-hour basis for victims of domestic violence and their families. Small domestic violence shelters, which include facilities no larger than 5,000 square feet designed to house no more than 30 persons, are permitted in all residential zone districts with an administrative use permit and site plan review. Large domestic violence shelters, which include facilities larger than 5,000 square feet designed to house more than 30 persons, are permitted in all residential zone districts with a conditional use permit and site plan review.

---

<sup>1</sup> HCD Group Home Technical Advisory: [www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf](http://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf).

- **Parolee/Probationer Home.** The Development Code defines a “parolee/probationer home” as any premises, place or building, whether owned and/or operated by an individual or a for-profit or nonprofit entity, which houses two or more parolees/probationers unrelated by blood, marriage, or legal adoption, in exchange for monetary or nonmonetary consideration given and/or paid by the parolee/probationer and/or any public or private entity or person on behalf of the parolee/probationer excluding those who reside in a sober living home. The City requires that such homes be located at least 1,000 feet away from any other group housing, assisted living facility, public or private schools, day care center, public park or library, or business licensed for on- or off-sale of alcoholic beverages. Parolee/probationer homes are allowed in the R-3 zoning district with a conditional use permit and site plan review.
- **Sober Living Home.** The Development Code defines a “sober living home” as the use of a residential dwelling structure or unit for a cooperative living arrangement to provide an alcohol and drug free environment for persons recovering from alcoholism, drug and/or substance addiction, or alcohol, substance and/or drug abuse, who seek a living environment in which to remain clean and sober. Operators must either have received a sober living home certification from the State Department of Alcohol and Drug Programs, or maintain membership with a non-profit organization of sober living homes that offers credible quality assurance services. The City restricts operators of sober living homes from providing the following services on-site: detoxification, educational counseling, individual or group counseling sessions, or treatment or recovery planning. Facilities that cannot meet the required criteria of sober living homes are characterized akin to unlicensed group homes. Sober living homes serving six or fewer persons are permitted in any residential zone district like a small group home, but must be located within a single family dwelling regardless of the zone district. Sober living homes with a capacity between seven and 16 persons are permitted in the R-3 and C-2 zone district by right and those with a capacity greater than 16 persons are permitted in the C-2 and C-3 zone districts with a use permit.

Although the Development Code complies with state law requirements for group homes by permitting those with six or fewer persons in any residential zone district, the additional requirements, particularly on parolee/probationer homes could result in housing discrimination and other fair housing issues. As such, the Housing Element includes a program directing the City to review and amend the group housing requirements to comply with the City’s obligation to affirmatively further fair housing.

### Definition of Family

California’s Constitution contains an express right to privacy, adopted by the voters in 1972. The California Supreme Court has found that this right includes “the right to be left alone in our own homes” and has explained that “the right to choose with whom to live is fundamental.” Consequently, the California courts have struck down local ordinances that attempt to control who lives in a household—whether families or unrelated persons, whether healthy or disabled, whether renters or owners. Local ordinances that define a “family” in terms of blood, marriage, or adoption, and that treat unrelated groups differently from “families,” violate California law.

The Clovis Development Code contains the following definition of “family”: one person living alone; or two or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit. Members of the family shall have established ties and familiarity with each other and shall have control over who becomes a member of the family. Family does not include a fraternity, sorority, club, or other group occupying a hotel, other transient lodging, or institution of any kind. This definition complies with State law.

[However, because residents of group homes may not have established ties with each other or control over the admission of a new resident, these provisions have the potential to limit the allowance of group homes. The Housing Element includes a program to modify the definition of family to remove these provisions and ensure the definition of “family” does not constrain group homes from locating in single-family zones.](#)

### Housing for Persons with Disabilities

Persons with disabilities have a number of housing needs related to accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or



## Constraints to the Development of Housing

nearby supportive living services. This section analyzes potential governmental constraints on the development of housing for persons with disabilities related to accessibility accommodations.

### Accessibility Accommodations

The federal Fair Housing Act of 1988 and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The City's reasonable accommodation procedures are outlined in Chapter 9.94 of the Development Code. Requests for reasonable accommodation are reviewed by the Planning and Development Services Director through a Planning Division application or in the form of a letter, except when the reasonable accommodation request is part of a project that requires some other discretionary approval, in which case the request is reviewed by the decision-making body with that discretionary approval. There is no application fee for an application for reasonable accommodation.

A request for a reasonable accommodation is intended to be an interactive process between the City and the applicant to meet the applicant's needs. The decision to grant a reasonable accommodation request is based on certain findings consistent with the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, including the following:

- Whether the housing in the request will be used by a person with a disability under the Acts;
- Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability under the Acts;
- Whether the requested reasonable accommodation would impose an undue financial, administrative or enforcement burden on the City;
- Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
- Potential impact on surrounding uses;
- Physical attributes of the property and structures; and
- Other reasonable accommodations that may provide an equivalent level of benefit.

The findings of whether alternative accommodations could provide an equivalent level of benefit [and regarding potential impacts to surrounding uses](#) could be considered a constraints if the burden is on the person requesting the accommodation. In addition, the process of taking the reasonable accommodation request for a project requiring other discretionary action to the same decision-making body as the discretionary request, while meant to streamline the approval process, has the potential to disclose sensitive or confidential information about. The Housing Element includes a program directing the City to review and update the reasonable accommodation findings and procedures to remove any constraints to housing and protect the right to privacy for persons with disabilities.

## 6.2 Non-Governmental Constraints

Land costs, construction costs, and the availability of financing directly impact the cost of housing development. Although many constraints are driven by market conditions, jurisdictions have some limited ability to institute policies and programs to address these constraints. This section contains an analysis of non-governmental constraints that impact housing production.

## Development Costs

### Land/Acquisition Costs

While land costs in Clovis are much lower than other areas of California, local developers interviewed as part of the Housing Element expressed that land costs and availability represent barriers to the production of new housing in Clovis. They estimated that vacant land tends to cost between \$300,000 and \$500,000 per acre in Clovis. This estimate is generally consistent with local real estate listings of recently available residentially-zoned vacant land, as shown in Table 6-19. However, there is substantial variation in the price per acre cost of vacant land in the City. This is likely due to a combination of factors including location, zoning, infrastructure availability, and other site-specific constraints. There is very little residentially-zoned vacant land available in Central Clovis, which tends to be reflected in significantly higher land costs relative to vacant land in new growth areas. According to local developers, much of the land in Clovis is owned by just a few landowners who can control the availability and affordability of those properties.

<i>Address</i>	<i>Land Use / Zoning</i>	<i>Parcel Size</i>	<i>Total Price</i>	<i>Price per Acre</i>
4381 E International Avenue	Northwest Urban Center – General Plan Designation Medium Density Residential	20 acres	\$10,000,000	\$500,000
3585 Leonard Avenue	R-1	1.4 acres	\$443,500	\$316,786
1703 De Wolf Avenue	R-3	2.6 acres	\$750,000	\$288,461
0 N Armstrong Avenue	General Plan Designation Rural Residential	5 acres	\$410,000	\$82,000
849 Osmun Circle	Central Clovis Specific Plan PA-9: 15-25 du/acre	3.86 acres	\$4,900,000	\$1,269,430

Source: Zillow.com, September 2022.

### Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive per unit to construct than single family homes. However, there is wide variation within each construction type depending on the size of unit and the number and quality of amenities provided. A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could slightly lower the cost of development. In addition, prefabricated factory-built housing could reduce construction and labor costs to some extent. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs per unit generally decrease as builders can benefit from economies of scale.

In a report focused on the cost of developing affordable housing statewide, the Turner Center for Housing Innovation at UC Berkeley identifies significant regional variability in total development costs throughout the state. Total development costs in the Central Valley are relatively lower than other metropolitan areas in California, with an affordable project in the Central Valley costing \$330 per square foot compared to \$700 per square foot statewide.<sup>2</sup>

According to the Turner Center, hard construction costs comprise approximately 63 percent of total development costs for multi-family projects statewide.<sup>3</sup> Rising construction costs are identified as the primary driver behind rising development costs statewide; costs for constructing multi-family housing increased 25 percent between 2008 and 2018, from \$177 per square foot to \$222 per square foot. The data presented in the Turner Center report does not capture cost increases due to economic pressures during the Covid-19 pandemic such as supply chain issues and shortages in the construction labor market, which have also added significantly to the cost of producing housing.

<sup>2</sup> The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program | Carolina Reid | March 2020 | See: [https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC\\_Construction\\_Costs\\_2020.pdf](https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC_Construction_Costs_2020.pdf).

<sup>3</sup> The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California | Hayley Raetz, Teddy Forscher, Elizabeth Kneebone, & Carolina Reid | March 2020. See: <https://turnercenter.berkeley.edu/research-and-policy/hard-construction-costs-apartments-california/>

## **Constraints to the Development of Housing**

Local developers have reported that material prices and construction costs seemed to be leveling out in 2022, but that they remain high.

### **Availability of Financing**

The availability of financing in a community depends on several factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, and equal access to financial institutions. Housing developments require capital used by developers for initial site preparation and construction and capital used by homeowners and investors to finance the purchase of units. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan.

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. In an effort to combat economic inflation, the Federal Reserve has sharply increased interest rates in 2022, after record lows for the better part of 2021. As of September 2022, the average interest rate on a fixed 30-year mortgage is 5.89 percent, representing the highest rate since 2008. Developers interviewed as part of the Housing Element indicated that the local housing market has experienced a decline in homebuyer demand as higher interest rates have significantly increased expected monthly payments on mortgages. Ideally, interest rate hikes and inflated home values will balance out as the economy recovers and the cost of financing will pose less of a constraint to housing development.

### **Requests for Housing Developments at Reduced Densities**

State law requires the housing element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. The sites inventory prepared for the 2015 Housing Element assumed build out of 70 to 80 percent of the maximum permitted density. Since that time, most multi-family high density sites have been approved or proposed for development at higher densities than assumed in the 2015 Housing Element. The City has not received any requests to develop at reduced densities.

Stakeholders interviewed as part of the Housing Element update indicated that community opposition to higher density residential development is prevalent in Clovis and can create challenges for developers proposing high density housing projects.

### **Length of Time Between Project Approval and Applications for Building Permits**

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for building permit. On average, approximately 6-9 months pass between the approval of a multi-family housing development application or a subdivision map approval and submittal of an application for building permits. Once a project receives approval, the City requires a 15-day decision appeal period before an application for building permits may be submitted. For the most part, however, the timing of when building permit applications are submitted is largely determined by the developer. Depending on the complexity of the project, the developer may need time to prepare building permit plans or satisfy conditions of approval. Additionally, for most affordable housing projects, the developer must secure multiple sources of funding, but can only do so after a project receives planning entitlements. This financing process may add months or possibly years between project approval and applications for building permits.

### **Local Efforts to Remove Non-Governmental Constraints**

The City has little ability to control non-governmental constraints, such as the price of land and the impact of inflation on the housing market. However, the City is working to streamline the development application process to reduce time and money spent. Additionally, the City supports the development of affordable housing through the provision of site acquisition and gap funding. For example, the City recently approved the issuance of revenue bonds in the amount of \$30 million to help finance the Butterfly Gardens supportive rental housing development at 748 Holland Avenue.

In addition, to address potential constraints and expand homeownership and home improvement opportunities, Clovis offers and/or participates in a variety of programs. These include the Home Rehabilitation Program and the First Time Home Buyer Program. The homebuyer assistance program has received state grant funding, but has not

yet begun as home prices in Clovis have recently risen beyond the current purchase price limit set by HCD. Such programs assist lower- and moderate-income residents by increasing access to favorable loan terms to purchase or improve their homes.