

**CONDITIONS OF APPROVAL
CUP2023-002**

**PLANNING DIVISION CONDITIONS
(Marissa Jensen, Division Representative – (559) 324-2338)**

1. This conditional use permit approval allows for a drive-through car wash facility at 3741 Shaw Avenue within the El Mercado Planned Commercial Center.
2. This conditional use permit is not transferable to another location.
3. This conditional use permit does not permit or otherwise allow for the operation of the site and/or uses other than explicitly described in the accompanying staff report.
4. A separate site plan review (SPR) and approval shall be required prior to the construction of any structures and/or prior to any site modifications and shall comply with development standards prescribed for the General Commercial land use designation, P-C-C (Planned Commercial Center) zone district, the Loma Vista Specific Plan, the Loma Vista Community Centers North and South Master Plan, and other applicable standards as determined by the Planning Division during the SPR review process.
5. Reciprocal access and parking shall be provided and maintained between this site and surrounding and future sites of the shopping center.
6. The use shall comply with the minimum standards for drive-through uses under Section 9.40.090 of the Clovis Municipal Code, including but not limited to the following standards:
 - Each drive-through aisle shall maintain a minimum 12-foot width and a minimum 10 foot interior radius at curves;
 - Each drive-through aisle shall be appropriately screened with a minimum 3-foot-high decorative masonry wall;
 - (a combination of landscape and walls may be used, subject to approval by the Planning Division); and
 - Each drive-through aisle shall provide enough space to accommodate at least thirteen (13) waiting vehicles. Additional queuing lane length may be imposed through SPR.
7. Vehicles are restricted to queue outside of the designated drive-through lane.
8. A sound wall must be installed. The wall must extend from the tunnel exit and continue to the west along the project site's northern property line, covering the entirety of the tunnel exit.

9. The site and its exterior shall remain maintained and free from debris and trash. This includes no outdoor stacking of empty crates, boxes, and/or pallets along the exterior of the structures.
10. There shall be no outside storage of materials, supplies, or equipment in any area of the site except inside a closed building or behind a six (6'-0") foot visual barrier intended to screen such area from view of adjoining properties and from the street.
11. The applicant shall keep free and clear the access between the subject site and adjacent parcels.
12. The applicant shall keep access between the subject sites and adjacent businesses free and clear of obstructions. Any delivery vehicles shall not stop, park, load, or unload merchandise in a manner that could obstruct ingress or egress to adjacent business(es).
13. Cars shall not be parked or stacked in drive aisles. Drive aisles are to remain clear.
14. The applicant shall operate in a manner that complies with the Clovis Municipal Code so that it does not generate noise, odor, or vibration that adversely affects any adjacent properties.
15. Outdoor speaker systems and buzzers are prohibited as part of this use.
16. Operation of the site shall conform with the Clovis General Plan noise standards and not generate any noise in excess of 65 CNEL to the outside of any structure nor 45 decibels to the interior of any structure.
17. All signs for this use shall comply with the Clovis Sign Ordinance and require separate sign permits. Temporary signs shall be per Code and the use of mascots and sign waivers shall be prohibited.
18. The applicant shall consult with the City of Clovis Building Division on any building code requirements. All conditions of this Conditional Use Permit shall be addressed prior to operation of the facility.
19. Any future request to expand the use shall be subject to an amendment to the CUP.
20. An abandonment or cessation of this use for a period exceeding 90 days shall cause this approval to be scheduled for revocation.
21. Applicant must have on file a current City of Clovis Business License prior to conducting business.
22. CUP2023-002 may be reviewed one year after the facility use begins for compliance with the conditions of approval. Clovis Planning staff may conduct a review of the use in regard to conditions of approval and present findings of this review to the City Planner.

POLICE DEPARTMENT COMMENTS

(Michael Sweeten, Police Department Representative – (559) 324-3494)

(Sean Obrien, Police Department Representative – (559) 324-3468)

23. Security cameras shall be installed to cover at a minimum the lobby, entrance and exits, and vehicle traffic at gated driveways. The video shall be retained for a minimum period of 30 days. Video shall be made available to Clovis PD upon request in conjunction with a criminal investigation.

Purpose: Visible security cameras help deter crime on the property and potentially provide investigative leads for police officers when investigating crimes that have occurred on the property and the immediate area.

24. The sidewalks and parking lots shall be reasonably illuminated to enhance public safety and deter criminal activity. The lighting shall be shielded in a manner that it does not create a nuisance for neighboring properties.

Purpose: Illuminating dark areas helps to deter crime on the property and provides for the safety of occupants, visitors, and employees.

25. The property must be maintained and cared for in a manner that increases public safety and is in compliance with the Clovis Municipal Code and all other applicable City codes. All lighting, gates, and fences shall be maintained and in working order, and landscaping shall be kept clean and free of debris and other hazards.

26. The site owner shall maintain all structures and adjoining fences/walls and keep them free of graffiti. All forms of graffiti shall be removed within 48 hours.

27. If the building is alarmed, a 24-hour responsible party with name and contact information shall be maintained with the Clovis Police Department.

COUNTY OF FRESNO HEALTH DEPARTMENT

(Kevin Tsuda, County of Fresno Health Representative – (559) 600-3271)

28. The applicant shall refer to the attached Fresno County Health Department correspondence. If the list is not attached, please contact the agency for the list of requirements.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

(Antony Zaragoza, FMFCD Department Representative – (559) 456-3292)

29. The applicant shall refer to the attached Fresno Metropolitan Flood Control District correspondence. If the list is not attached, please contact the District for the list of requirements.

FRESNO IRRIGATION DISTRICT

(Chris Lundeen, FID Department Representative – (559) 233-7161)

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