



CITY of CLOVIS

AGENDA • CITY COUNCIL MEETING

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060
www.cityofclovis.com

May 20, 2024

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you need special assistance to access the City Council Chamber to participate at this meeting, please contact the City Clerk or General Services Director at (559) 324-2060 (TTY – 711). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council Chamber.

The Clovis City Council meetings are open to the public at the physical address listed above. There are numerous ways to participate in the City Council meetings: you are able to attend in person; you may submit written comments as described below; and you may view the meeting which is webcast and accessed at www.cityofclovis.com/agendas.

Written Comments

- Members of the public are encouraged to submit written comments at: www.cityofclovis.com/agendas at least two (2) hours before the meeting (4:00 p.m.). You will be prompted to provide:

- Council Meeting Date
- Item Number
- Name
- Email
- Comment



- Please submit a separate form for each item you are commenting on.
- A copy of your written comment will be provided to the City Council noting the item number. If you wish to make a verbal comment, please see instructions below.
- Please be aware that any written comments received that do not specify a particular agenda item will be marked for the general public comment portion of the agenda.
- If a written comment is received after 4:00 p.m. on the day of the meeting, efforts will be made to provide the comment to the City Council during the meeting. However, staff cannot guarantee that written comments received after 4:00 p.m. will be provided to City Council during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

CALL TO ORDER

FLAG SALUTE - Councilmember Basgall

ROLL CALL

PRESENTATIONS/PROCLAMATIONS

1. Presentation of Proclamation Declaring May 19-25, 2024 as National Public Works Week.

PUBLIC COMMENTS - This is an opportunity for the members of the public to address the City Council on any matter within the City Council's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 3 minutes or less, or 10 minutes per topic. Anyone wishing to be placed on the Agenda for a specific topic should contact the City Manager's office and submit correspondence at least 10 days before the desired date of appearance.

ORDINANCES AND RESOLUTIONS - With respect to the approval of resolutions and ordinances, the reading of the title shall be deemed a motion to waive a reading of the complete resolution or ordinance and unless there is a request by a Councilmember that the resolution or ordinance be read in full, further reading of the resolution or ordinance shall be deemed waived by unanimous consent of the Council.

CONSENT CALENDAR - Items considered routine in nature are to be placed upon the Consent Calendar. They will all be considered and voted upon in one vote as one item unless a Councilmember requests individual consideration. A Councilmember's vote in favor of the Consent Calendar is considered and recorded as a separate affirmative vote in favor of each action listed. Motions in favor of adoption of the Consent Calendar are deemed to include a motion to waive the reading of any ordinance or resolution on the Consent Calendar. For adoption of ordinances, only those that have received a unanimous vote upon introduction are considered Consent items.

2. Administration - Approval - Minutes from the May 13, 2024, Council Meeting.
3. Administration - Adopt - Ord. 24-03, an Ordinance of the City Council of the City of Clovis Amending Sections 5.29.102, 5.29.203, and 5.29.301 of Chapter 5.29, of Title 5 of the Clovis Municipal Code Pertaining to Definitions and Regulations Relating to Multiple Responses to Nuisance Violations. (Vote: 5-0)
4. Administration - Adopt - Ord. 24-05, An ordinance of the City Council of the City of Clovis adding Section 5.10.25 to Chapter 5.10 of Title 5 of the Clovis Municipal Code relating to Massage Establishments. (Vote: 5-0)
5. Administration - Adopt - Ord. 24-06, An ordinance of the City Council of the City of Clovis adding Chapter 5.35 to Title 5 of the Clovis Municipal Code relating to Tobacco Retailers. (Vote: 5-0)
6. Administration - Approval - Authorize the City Manager, or designee, to execute an updated Permanent Local Housing Allocation Program funding agreement with Central California Housing Corporation (doing business as Affordable Housing Development Corporation (AHDC)), and Better Opportunities Builder, Inc. (BOB), in the amount of up to \$1,481,281, and any amendments thereto, for the development of a 47-unit affordable senior rental housing project at 135 Osmun Ave.
7. Finance – Receive and File – Investment Report for the Month of January 2024.

8. Finance – Receive and File – Treasurer’s Report for the Month of January 2024.
9. Fire – Receive and File – 2023 Fire Department Annual Report.
10. Planning and Development Services – Approval – Res.24-____, Adopt a list of projects funded by SB1: The Road Repair and Accountability Act.
11. Public Utilities – Approval – Waive Formal Bidding Requirements and Authorize the Purchase of a 2024 Avant M755 Tractor from California Turf Equipment & Supply Company in the Amount of \$83,493.37.

PUBLIC HEARINGS - A public hearing is an open consideration within a regular or special meeting of the City Council, for which special notice has been given and may be required. When a public hearing is continued, noticing of the adjourned item is required as per Government Code 54955.1.

12. Consider Review and Introduction – Res. 24-____, 2024-25 City of Clovis Annual Budget, Five Year Capital Improvement Program, and information regarding the Clovis Successor Agency. (Continued from the May 13, 2024, council meeting)
 - a. Finance Department (Jay Schengel)
 - b. City Council / City Attorney / City Manager / City Clerk (Andy Haussler / Jesse Velez)
 - c. Public Utilities Department (Scott Redelfs)
 - d. Planning and Development Services/Community Investment Program (Renee Mathis)
 - e. Economic Development, Housing, and Communications (Chad McCollum)
 - f. General Services (Shonna Halterman)
 - g. Fire Department (Chris Ekk) – Continued from the May 13, 2024, council meeting
 - h. Police Department (Curt Fleming) – Continued from the May 13, 2024, council meeting

Staff: Jay Schengel, Finance Director/John Holt, City Manager

Recommendation: Receive Introduction and continue the public hearing to June 10, 2024

13. Consider items associated with approximately 246 acres of land located southwest of the intersection of Behymer Avenue and the Sunnyside Avenue alignment, within the Heritage Grove Urban Center. Great Bigland LP., owner; Wilson Premier Homes, Inc., applicant; Harbour and Associates, representative.
 - a. Consider Approval - Res. 24-____, A Resolution (1) Certifying the Final Environmental Impact Report for the TM 6343 Project; (2) Adopting CEQA Findings of Fact and a Statement of Overriding Consideration; and (3) Adopting a Mitigation Monitoring and Reporting Program.
 - b. Consider Approval – Res. 24-____, GPA2021-003, A Resolution approving a request to amend the land use element of the General Plan for the Development Area (approximately 71.54 acres) from the Medium Density land use designation to the Medium High Density land use designation as part of the Second General Plan Amendment Cycle of 2024.
 - c. Consider Introduction - Ord. 24-____, R2021-006, An Ordinance approving a request to prezone the properties within the annexation area (246 acres) from the Fresno County AE-20 Zone District to the Clovis O, P-F, R-A, R-1, and R-1-PRD Zone Districts.

d. Consider Approval - Res. 24-___, TM6343, A Resolution approving a vesting tentative tract map for a 590-lot single-family planned residential development.

e. Consider Approval - Res. 24-___, PDP2021-001, A Resolution approving a planned development permit for a 590-lot single-family residential development.

f. Consider Approval - Res. 24-___, RO305, A Resolution approving Application for the Annexation of the Territory known as the Behymer-Sunnyside Southwest Reorganization area (approximately 246 acres).

Staff: Lily Cha, Senior Planner

Recommendation: Approve

14. Consider Introduction - Ord. 24-___, R2024-001, An ordinance of the City Council approving an exemption from further environmental review under CEQA Guidelines Section 15183, and approving a rezone, adjusting the existing zoning designation from the R-1-7500 (Single Family Residential – 7,500 sq. ft.) Zone District to the C-P (Administrative and Professional Office) Zone District for the property located at 488 N. Armstrong Avenue. Dale and Mary De Geode, owner; GMA Engineering, applicant and representative.

Staff: Marissa Jensen, Assistant Planner

Recommendation: Approve

ADMINISTRATIVE ITEMS - Administrative Items are matters on the regular City Council Agenda other than Public Hearings.

15. Consider items associated with approximately 1.62 acres of land located on the northwest corner of Ashlan and De Wolf Avenues. Harpreet Singh Sumal, owner/applicant; Kelsey George of Precision Civil Engineering, representative.

a. Consider Approval - Res. 24-40, A resolution to approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment 2023-002 and Rezone 2023-002. (April 15, 2024, Vote: 4-1 with Councilmember Basgall voting no)

b. Consider Approval - Res. 24-41, GPA2023-002, A resolution to amend the General Plan as part of the Second General Plan Amendment Cycle of 2024, re-designating the subject property from the Low Density Residential (2.1-4.0 dwelling units per acre) and Open Space designations to the High Density Residential (15.1-30.0 dwelling units per acre) designation. (April 15, 2024, Vote: 3-2 with Mayor Ashbeck and Councilmember Basgall voting no)

c. Consider Adoption - Ord. 24-01, R2023-002, An ordinance to rezone the subject property from the R-A (Single-Family Residential Very Low Density) Zone District to the R-3 (Multifamily High Density Residential) Zone District. (April 15, 2024, Vote: 3-2 with Mayor Ashbeck and Councilmember Basgall voting no)

Staff: McKencie Perez, MPA, Senior Planner

Recommendation: Approve

CITY MANAGER COMMENTS

COUNCIL COMMENTS

CLOSED SESSION - A “closed door” (not public) City Council meeting, allowed by State law, for consideration of pending legal matters and certain matters related to personnel and real estate transactions.

16. Government Code Section 54956.9(d)(1)
CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Case Name: Desiree Martinez v. City of Clovis, et al., Case No. F082914

17. Government Code Section 54956.9(d)(2)
CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant exposure to litigation
One potential case

RECONVENE INTO OPEN SESSION AND REPORT FROM CLOSED SESSION

ADJOURNMENT

FUTURE MEETINGS

Regular City Council Meetings are held at 6:00 P.M. in the Council Chamber. The following are future meeting dates:

June 3, 2024 (Mon.)
June 10, 2024 (Mon.)
June 17, 2024 (Mon.)
July 1, 2024 (Mon.)