

## CLOVIS CITY COUNCIL MEETING

**April 15, 2024**

**6:00 P.M.**

**Council Chamber**

Meeting called to order by Mayor Ashbeck at 6:00  
Flag Salute led by Councilmember Bessinger

Roll Call: Present: Councilmembers, Basgall, Bessinger, Mouanoutoua, Pearce  
Mayor Ashbeck

### **PRESENTATION – 6:02**

6:02 ITEM 1 - PRESENTATION OF UPDATED FRESNO COUNTY CLOVIS REGIONAL LIBRARY ELEVATIONS.

6:18 ITEM 2 - PRESENTATION OF PROCLAMATION DECLARING APRIL 26, 2024, AS ARBOR DAY.

6:21 ITEM 18 - APPROVED – VARIOUS ACTIONS ASSOCIATED WITH THE PERSONNEL COMMISSION AND PLANNING COMMISSION.

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Basgall. Motion carried by unanimous vote.

### **PUBLIC COMMENTS – 6:26**

Eric Rollins, resident, spoke on the need for more police officers.

Brent Berdine, resident, made comments on the vision, mission, and goals of the City.

Heather Walkingstick, resident, expressed concerns regarding traffic and road condition issues in the City.

Kate Wilcox, resident, inquired on affordable housing initiatives.

### **CONSENT CALENDAR – 6:40**

Motion by Councilmember Mouanoutoua, seconded by Councilmember Bessinger, that items 1-13 on the Consent Calendar be approved except for Item No. 9 to be continued to a date uncertain. Motion carried by unanimous vote.

3. Administration - Approved - Minutes from the April 8, 2024, Council Meeting.

4. Administration – Approved – Award the Request for Proposals and approve the purchase of twenty-two (22) Mobile Data Computers to Stommel, Inc., dba Lehr Auto for \$102,025.66 plus tax.
  5. Finance – Received and Filed – Investment Report for the Month of November 2023.
  6. Finance – Received and Filed – Treasurer’s Report for the Month of November 2023.
  7. Finance – Received and Filed – Investment Report for the Month of December 2023.
  8. Finance – Received and Filed – Treasurer’s Report for the Month of December 2023.
  9. Finance – Continued – Res. 24-XX, A Resolution of the Clovis City Council Dissolution of the Community Facilities District 2004-1 Oversight Committee. **Continued to a date uncertain.**
  10. General Services – Approved - Claim Rejection of the General Liability Claim by Candace Smith.
  11. Planning and Development Services - Approved – Final Acceptance for CIP 15-03 Landmark Square
  12. Planning and Development Services – Approved – Bid Award for CIP 23-03, Willow Avenue Street Improvements to Asphalt Design by Juan Gomez in the amount of \$1,058,995.50; and authorize the City Manager to execute the contract on behalf of the City.
  13. Planning and Development Services – Approved – Bid Award for CIP 23-11, Alley Improvements to Dave Christian Construction in the amount of \$636,931; and authorize the City Manager to execute the contract on behalf of the City, and Approved – **Res. 24-38**, amending the 2023-2024 Community Investment Program Budget for Sewer Capital Projects - Enterprise in the amount of \$190,000.
- 6:40 ITEM 14 - PLANNING AND DEVELOPMENT SERVICES - APPROVED – **RES. 24-39**, ANNEXATION OF MISCELLANEOUS PROPERTIES TO THE LANDSCAPE MAINTENANCE DISTRICT NO. 1. (COUNCILMEMBER BESSINGER HAS A CONFLICT OF INTEREST ON THIS ITEM)

Motion by Councilmember Basgall, seconded by Councilmember Pearce, that the item be approved. Motion carried 4-0-0-1 with Councilmember Bessinger abstaining.

**PUBLIC HEARINGS – 6:43**

- 6:43 ITEM 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.

Kelsey George, applicant representative, provided comments on the requested action.

Brendan Daily, resident, spoke on concerns regarding the application including traffic.

Brent Burdine, resident, spoke on concerns regarding the application.

Laura Bacigalupi, resident, spoke on concerns regarding the application.

Cesar Lopez, resident, spoke on concerns regarding the application.

Michelle Swartz, resident, spoke on concerns regarding the application.

Leslie Granite, resident, spoke on concerns regarding the application.

Allison Huerra, resident, spoke on concerns regarding the application.

David Ruckshaw, resident, spoke on concerns regarding the application.

Manuel Benjamin Garcia, resident, spoke on concerns regarding the application.

Andre Metzler, resident, spoke on concerns regarding the application.

Resident, spoke on the traffic and safety issues in support of the project.

**ITEM 15A - CONSIDER INTRODUCTION - 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.**

Motion for approval by Councilmember Bessinger, seconded by Councilmember Mouanoutoua. Motion carried by 4-1 with Councilmember Bessinger voting no.

**ITEM 15B - APPROVED INTRODUCTION - 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.**

Motion for approval by Councilmember Bessinger, seconded by Councilmember Mouanoutoua. Motion carried by 3-2 with Mayor Ashbeck and Councilmember Basgall voting no.

**ITEM 15C - APPROVED INTRODUCTION - 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.**

Motion for approval by Councilmember Bessinger, seconded by Councilmember Mouanoutoua. Motion carried by 3-2 with Mayor Ashbeck and Councilmember Basgall voting no.

8:43 ITEM 16 – APPROVED – **RES. 24-42**, A RESOLUTION DECLARING THE INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2024-25, AUTHORIZING THE CITY OF CLOVIS ENGINEERING DIVISION TO CONDUCT A PROPERTY OWNER PROPOSITION 218 PROCEEDING, APPROVING THE FISCAL YEAR 2024-25 PRELIMINARY ENGINEER’S REPORT, AND SETTING A PUBLIC HEARING FOR JUNE 17, 2024, OR AT SUCH TIME THEREAFTER FOR AREA 1 OF BENEFIT ASSESSMENT DISTRICT NO. 95-1 (BLACKHORSE ESTATES).

Frank Stafford, resident, spoke expressed concerns with the budget.

Motion for approval by Councilmember Pearce, seconded by Councilmember Basgall. Motion carried by unanimous vote.

9:08 ITEM 17 - APPROVED - **RES. 24-43**, APPROVING THE SALE AND TRANSFER OF INTEREST IN K & M CASINOS, INC., (500 CLUB CASINO LOCATED AT 771 W. SHAW AVE, CLOVIS, CA 93612) FROM MICHAEL LEBLANC TO RICHARD BARCLAY AND MARK ENGLISH.

Jarhett Blonien, representative, spoke in favor of the item.

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Bessinger. Motion carried by unanimous vote.

**CITY MANAGER COMMENTS – 9:15**

**COUNCIL COMMENTS – 9:15**

**CLOSED SESSION – 9:20**

9:20 ITEM 19 - GOVERNMENT CODE SECTION 54956.9(D)(2) CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION: ONE POTENTIAL CASE

**RECONVENE INTO OPEN SESSION AND REPORT FROM CLOSED SESSION – 9:31**

No action taken.

**ADJOURNMENT**

Mayor Ashbeck adjourned the meeting of the Council to May 6, 2024

Meeting adjourned: 9:31 p.m.



  
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Mayor Pro Tem

  
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City Clerk

## Rebecca Simonian

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**From:** Public Comments <email@cityofclovisca.us>  
**Sent:** Monday, April 15, 2024 10:29 AM  
**To:** Karey Cha; Andrew Haussler; Rebecca Simonian  
**Subject:** [External] Public Comment for City Council

Council Meeting Date: 2024-04-15  
Item Number (put "0" if your comment is regarding an item not on the agenda): 15  
Full Name: Chris Lundeen  
Email: clundeen6984@gmail.com  
Comment: Good evening City Council,

As a resident of Clovis for over 30 years I'd like to express my overwhelming disapproval regarding the rezoning of this parcel from the General Planned Low Density, and as further adopted by the Loma Vista Specific Plan in 2003, to High Density.

Section 2.1 of the Loma Vista Specific Plan states it intends to maintain consistency with and carry out the goals, objectives, and policies of the General Plan, and establish a high quality, well integrated, and dynamic community with a variety or residential, commercial, employment, and public uses. I believe current zoning does just that and that no Rezone or Amendment should be approved.

Section 2.3 of the Loma Vista Specific Plan also states that the Specific Plan is adopted by City Council resolution and must be consistent with the General plans, and that the zoning ordinance, subdivisions, and public works projects must be consistent with the Specific Plan. (Government Code Sections 65455, 66473.5, 66860, and 65401.)

I implore City Council to uphold its position of working for the citizens of this City and not for the special interest of developers, embrace the hard work that goes into these General and Specific Plans, and take pride in the fact that disapproval of the proposed will have a positive impact on our community.

I voted for and support several members of the current council as I believe they truly want to make a difference in our community and help maintain the Clovis Way of Life and I believe you all will make the right decision regarding this matter.

Thank you for your time.

Sincerely,

Christopher Lundeen  
Supporting Files (2 Max.):

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Date: April 15, 2024  
Time: 10:28 am  
Remote IP: 37.140.223.93

**Public Comments Packet**  
**April 15, 2024**

*From the desk of:*

**M. Benjamin Garcia**

**3394 Bellaire Ave, Clovis CA 93619**

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April 15, 2024

Dear Diane Pearce  
Clovis City Council

Tonight the City of Clovis will have on the agenda rezoning and adopting Mitigated Negative Declaration on a lot at the corner of De Wolf Ave and Ashlan Ave (3182 De Wolf Ave or APN 555-042-70). On vote will be to approve rezoning from R-A to R-3 or multifamily high density residential for a 1.62 acre lot.

I'm writing to voice my disapproval of the proposed rezoning of the 1.62 acre lot for the reasons below.

- The proposed project along with the number of units and parking is a very tight fit into the 1.62 acre parcel.
- Strong concerns regarding pedestrian safety for the public and students who attend Reagan Educational Center right across the street. In addition to the many nearby residents who walk along that corner.
- Traffic congestion in that corner with only two points of access, one from De Wolf Avenue and the other at Ashlan Ave.
- Concern of adequate parking for residents and no garage parking available.
- There are many other medium and larger multi-family projects nearby, this subject project looks to not have any impact on adequate and affordable housing in the immediate area. Mainly due to the other nearby projects.
- A newly built very large multi-family project is nearing completion at the corner of Leonard Ave and Ashlan Ave (just one block away). There is yet no occupancy at this project.
- There are new projects planned at the new Loma Vista Marketplace with several areas of high density R-3 and R-4 designations.

Overall, to me, as a nearby resident, I see to large of a building project on such a small amount of land (1.62 acres). If the project was scaled down to less units and offered garages, it would look to be a better fit for that corner. Of course, as a nearby property owner, I want the best fit and look for my immediate neighborhood. I wish you will take the above points into consideration when casting your vote tonight.

Thank you,



Manuel Benjamin Garcia

Phone: 559-313-3632

Email: bglamchi@sbcglobal.net

## Rebecca Simonian

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**From:** Public Comments <email@cityofclovisca.us>  
**Sent:** Monday, April 15, 2024 4:09 PM  
**To:** Karey Cha; Andrew Haussler; Rebecca Simonian  
**Subject:** [External] Public Comment for City Council

Council Meeting Date: 2024-04-15

Item Number (put "0" if your comment is regarding an item not on the agenda): 15

Full Name: Lisa Polm

Email: lisa.polm@mccormickbarstow.com

Comment: My concern with the proposed change of the general plan to rezone this 1.62 acres of land has to do with the elimination of the "open space" which I presume is referencing the "paseo" that leads from the neighborhoods to the corners of Ashlan & DeWolf. I do not think it is equitable or fair for this applicant to get a pass on creating the paseo just because it isn't "feasible with the amount of land he owns". The other two corners were developed by Wilson and McCafrey (I believe) and I would love to see this corner have the same esthetic. As it is we see children attempting to cross DeWolf to get to school from Swift Avenue. If there were a paseo on that corner, it is a natural route to take and I believe a benefit to future homes or dwellings in the area. The natural pathway directs people safely and is a great enjoyment to our community.

I would ask that you deny the request for the change in the general plan. Applicant simply does not have enough land to do what he is asking to do and it really is not our problem that he only has 1.62 acres. It's equivalent to trying to put a square peg in a round hole. It just doesn't work.

Alternatively, if the request is approved, I would beg you to include the paseo so that corner is not forever cutoff to the crosswalk from other developments. If apartments are built, I would ask that they be surrounded by the same blocklite walls for privacy and some consistency.

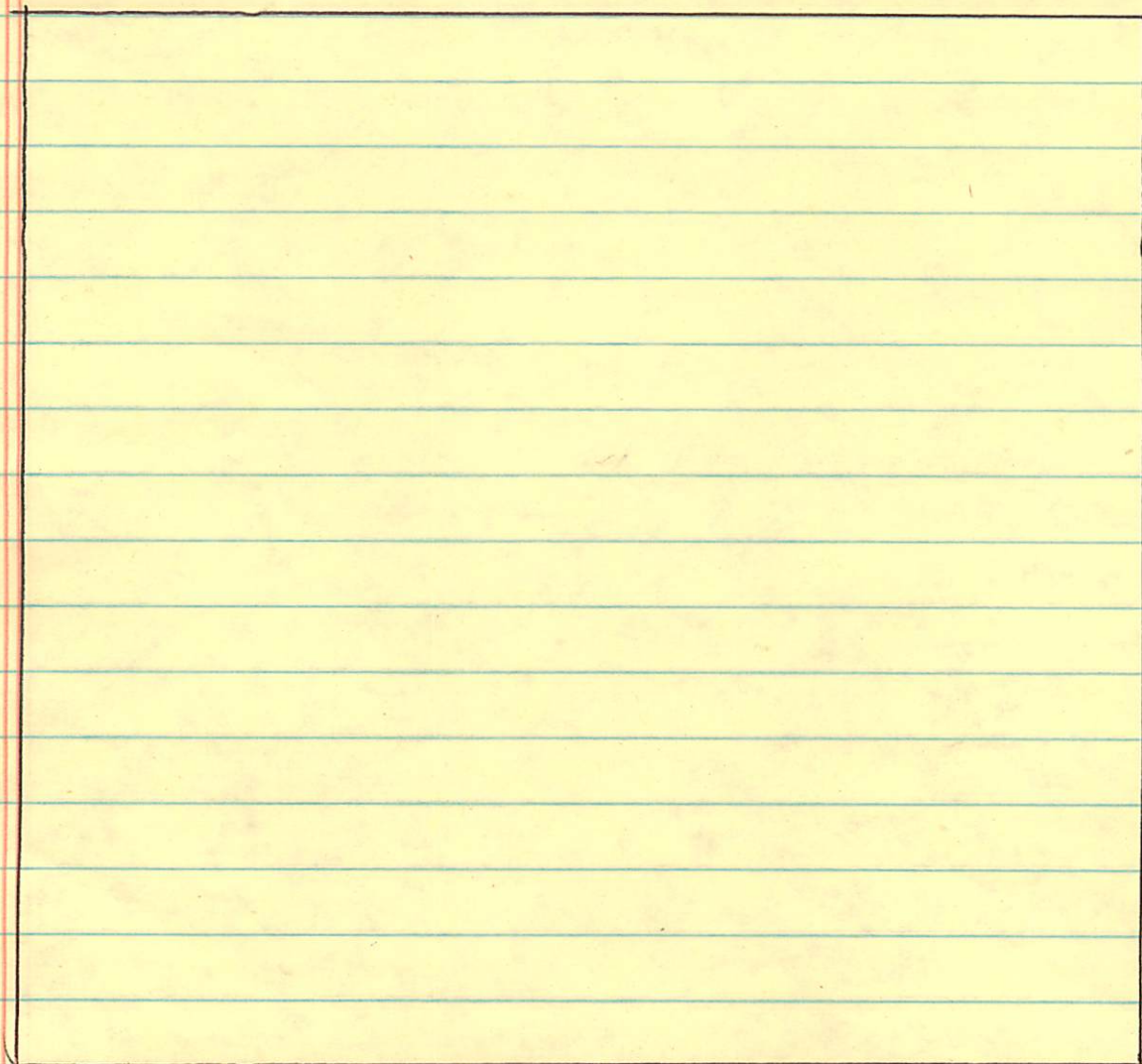
Thank you for your consideration and for your service. I am aware that city councils are under tremendous pressure from Sacramento to rubber stamp every request for apartments but the reality is you do still have some say and in this instance, please allow the paseo to cut through and continue on from Swift to the corner of Ashlan & DeWolf.

Respectfully, Lisa Polm  
Supporting Files (2 Max.):

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Date: April 15, 2024  
Time: 4:08 pm  
Remote IP: 206.169.27.66

N. W. corner of Ashland & DeWitts Circle north



277  
Ln St

295 Ln Ft

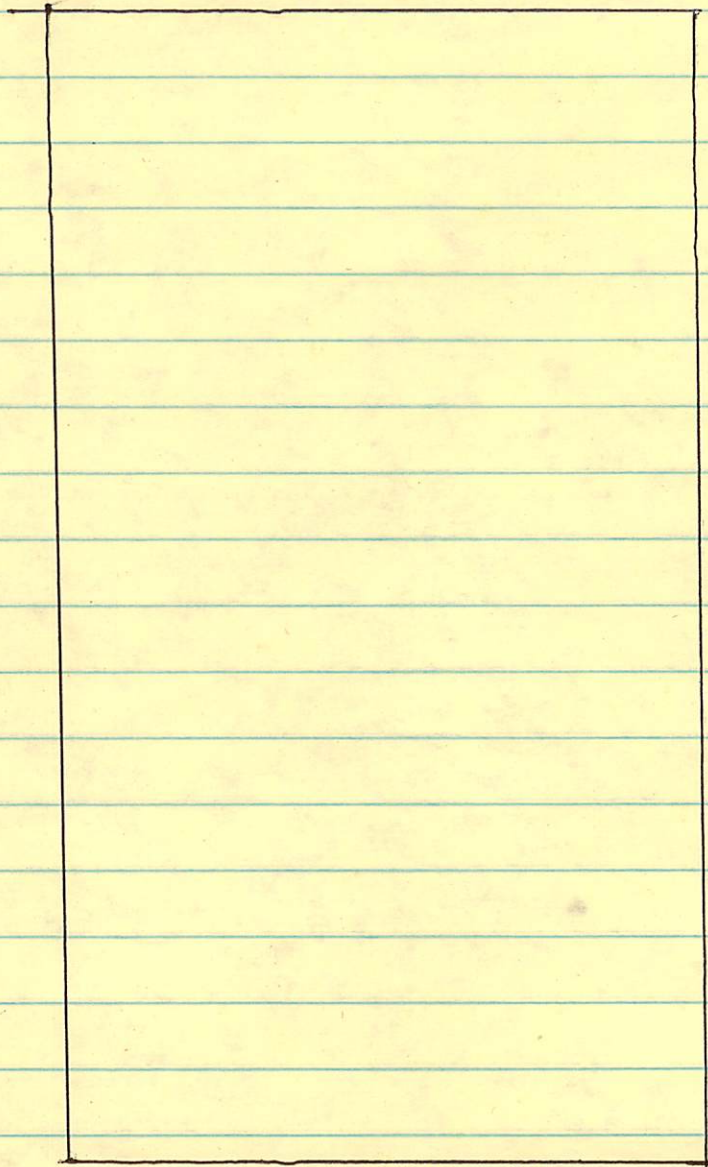
80,830 gross sq ft

scale 1" = 50'

This has the potential to have  
16 houses on it



N. West <sup>corner</sup> Seitra & Villa Courts north ↑



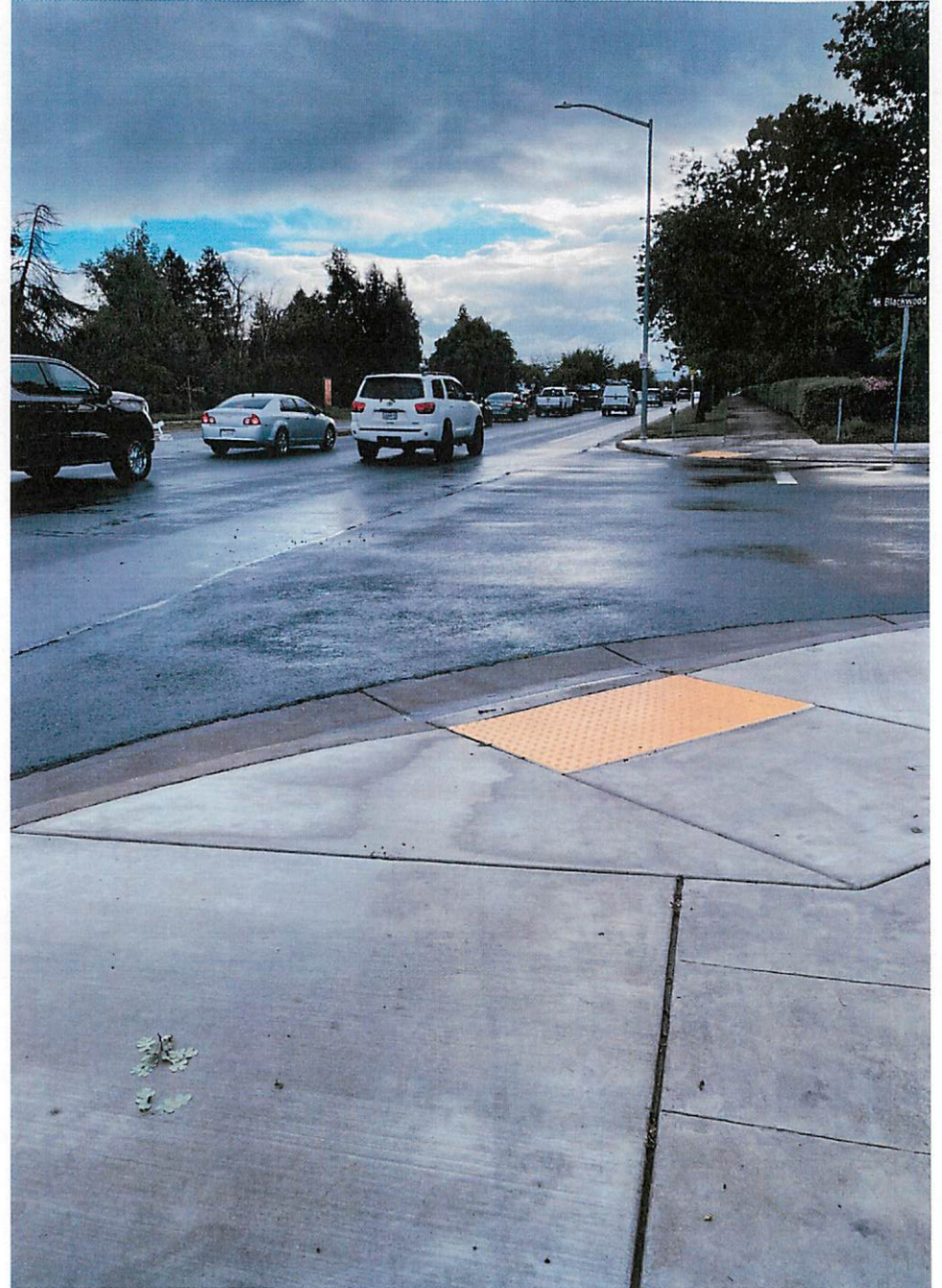
298 Ln St

168 Ln Ft

50,064 gross sq ft

This has 12 Houses on it

Scale 50' = 1"



486 LF

Write a description for your map.

Legend



Google Earth

Image © 2024 Airbus

200 ft