

CLOVIS CITY COUNCIL MEETING

December 16, 2019

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Bessinger
Flag Salute led by Councilmember Flores

Roll Call: Present: Councilmembers Ashbeck, Flores, Mouanoutoua, Whalen
Mayor Bessinger
Absent: None

PUBLIC COMMENTS 6:03 PM

None

CONSENT CALENDAR 6:04 PM

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, that the items on the Consent Calendar be approved, including the waiver of the reading of the ordinance. Motion carried 5-0.

1. Administration - Approved - Minutes from the December 2, 2019 Council Meeting.
2. Administration - Adopted - **Ord. 19-19**, R2019-003, A request to approve a rezone from the R-1-7500 (Single Family Residential-7,500 Sq Ft) to the R-1-PRD (Single Family Planned Residential) Zone District. (Vote 5-0)

PUBLIC HEARINGS

3. 6:06 - APPROVED ITEMS ASSOCIATED WITH APPROXIMATELY 4.31-ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF LEONARD AND BARSTOW AVENUES. BN 6120 LP, PROPERTY OWNER; JOHN A. BONADELLE, APPLICANT; LORREN SMITH, HARBOUR AND ASSOCIATES, REPRESENTATIVE.
- 3a. APPROVED INTRODUCTION - **ORD. 19-20**, R2019-008, A REQUEST TO APPROVE A REZONE FROM THE R-1 (SINGLE FAMILY RESIDENTIAL LOW DENSITY) ZONE DISTRICT TO THE R-1-PRD (SINGLE FAMILY PLANNED RESIDENTIAL DEVELOPMENT) ZONE DISTRICT.
- 3b. APPROVED - **RES. 19-168**, TM6254, A REQUEST TO APPROVE A VESTING TENTATIVE TRACT MAP FOR A 23-LOT PLANNED RESIDENTIAL DEVELOPMENT.

Senior City Planner Ricky Caperton presented a report on a request to approve a 23-lot single-family, non-gated planned residential development on approximately 4.31-acres of property located at the northeast corner of Barstow and Leonard Avenues. A review of the changes in development standards was reviewed. The Project would include construction of public streets, sidewalks, and landscaped areas with additional public amenities. The Project will provide a diversity in housing types and a quality residential environment for this

area. The applicant has requested a smaller garage size than current standard. The Project does not substantially impact sewer, water and other public services and will contribute to their proportionate share of infrastructure and open space. The proposed vesting tentative tract map is consistent with the goals and policies of the General Plan, Loma Vista Specific Plan and Development Code. Staff recommends that the Planning Commission approve R2019-008 and TM6254, subject to the conditions of approval.

Councilmember Ashbeck and Mouanoutoua asked for clarification on garage sizes and exceptions provided to previous developments. Councilmember Flores asked questions on how the garage size city code determined. Dave Merchen, City Planner spoke to the 20 x 20 garage size being an industry standard for functionality. Councilmember Whalen spoke on the development standards and the ability of a Planned Residential Development to deviate from the standard and the amenities provided and asked about previous development impacts. Mayor Bessinger asked about fire access in the proposed neighborhood. Fire Chief Binaski responded that the streets met standards for fire apparatus to access the neighborhood.

John Bonnadelle, applicant, supports staff recommendation for approval of the tract and requests smaller size garage sizes. The smaller garage size allows for a reduced sales price and allows for better home elevations and larger front yards. Councilmember Ashbeck asked if additional storage is provided elsewhere in the home. Mr. Bonnadelle responded that internal washer/dryer room is now available versus being in the garage. Councilmember Whalen asked what the tract would be if typical standards were kept. Mr. Bonnadelle stated the standard development was very inefficient use of the property and high density did not yield enough units for a gated product.

Motion by Councilmember Ashbeck, seconded by Councilmember Whalen, for the Council to approve **ORD. 19-20**, rezone from the R-1 (Single Family Residential Low Density) Zone District to the R-1-PRD (Single Family Planned Residential Development) Zone District to include an allowance for reduced garage sizes as proposed by the applicant. Motion carried 5-0.

Motion by Councilmember Ashbeck, seconded by Councilmember Whalen, for the Council to approve Resolution **19-168**, a vesting tentative tract map for a 23-lot planned residential development including reduced garage sizes in accordance with the R-1-PRD zone. Motion carried 5-0.

4. 6:51 APPROVED ITEMS ASSOCIATED WITH APPROXIMATELY 5.7 ACRES OF PROPERTY LOCATED ON THE NORTH SIDE OF THIRD STREET AT VETERANS MEMORIAL PARKWAY. CITY OF CLOVIS, OWNER/APPLICANT.
- 4A. APPROVED - **RES. 19-169**, A REQUEST TO APPROVE A SITE PLAN REVIEW FOR A PROPOSED PUBLIC FACILITY, INCLUDING A SENIOR ACTIVITY CENTER, TRANSIT FACILITY, HEALTH CARE CLINIC, AND FUTURE FRESNO COUNTY LIBRARY.
- 4B. APPROVED – DEFER CONSTRUCTION OF A ROUNDABOUT AT THE INTERSECTION OF THIRD STREET AND VETERANS MEMORIAL PARKWAY THAT IS PROJECTED TO BE NECESSARY BY THE YEAR 2039.

- 4C. APPROVED – AUTHORIZE STAFF AND THE CITY’S CONTRACT DESIGN TEAM TO PROCEED WITH THE PREPARATION OF CONSTRUCTION DOCUMENTS AND RELATED BID DOCUMENTS.
- 4D. APPROVED – CONSIDER UPDATE ON NAMING OF THE PROJECT AND ESTABLISH “CLOVIS LANDMARK SQUARE” AS THE OFFICIAL NAME.

Councilmember Jose Flores left the dais at 6:51 due to having a financial interest in property within 500 feet.

Assistant Planning and Development Services Director Renee Mathis and City Planner Dave Merchen provided a report on the City’s proposal to develop the “Landmark Commons” project, an expansion of the Clovis Civic Center to the property on the north side of Third Street at its intersection with Veterans Memorial Parkway. The project includes the development of a new Senior Activities Center and Health Care Clinic (the “Senior Center”), Transit Facility, and a building pad that will accommodate a new Fresno County Library in the future. The Library building will be developed by the County independently, with a separate site plan review scheduled for consideration in early 2020.

In February of 2019, the City Council approved Phase 1 of Landmark Commons, authorizing the construction of various infrastructure improvements, including a roundabout at the intersection of Third Street and Veterans Memorial Parkway. Staff is now recommending that the Council consider deferring the construction of the roundabout until traffic conditions necessitate its construction. This will streamline the development of Landmark Commons, while allowing the associated capital improvement dollars to be reapplied to street projects that address more immediate needs such as the Seventh Street and Clovis Avenues pedestrian improvement project.

Updated cost estimates including causes of the increase and funding sources were presented for Council’s consideration. City Manager Luke Serpa provided a recommendation to increase the project budget to meet the goals of the project. A recommendation from the naming committee to formally establish “Clovis Landmark Square” as the project name moving forward was also provided. If the Council takes the recommended actions in support of the project, staff will work with the contract design team to complete the construction documents and make the project bid-ready during the spring of 2020.

The Project is consistent with the Clovis General Plan, Development Code and Central Clovis Specific Plan, and provides the community with expanded services for the Senior Center, Transit Facility, St. Agnes Medical Clinic, and the County Library. Development of the site also moves toward completion of underutilized property within the Old Town area. Staff therefore recommends that the City Council approve Site Plan Review SPR2018-02, subject to the conditions of approval listed as Attachment 1, authorize the deferral of the roundabout, authorize staff to move forward with the preparation of construction documents, and proceed with official naming of the project as “Clovis Landmark Square”.

Steve Vogt, representing the Debenedetto family, commented on the traffic circle not being installed per the EIR and potential to work with the family on 2nd street access to the site. The family is in support of the project overall.

Tom Wright commented on the name of the project and supports the name Landmark Square as presented. He also spoke on behalf of the Clovis Veterans Memorial District encourage the investment needed to make the project exceptional.

Paul Pierce at 8321 N. Fowler asked questions on the roundabout being able to control traffic speed.

Council discussion on the name. Discussion on the EIR in regards to the roundabout, David Wolfe commented it does not impact the EIR until 2039

Motion by Councilmember Ashbeck, seconded by Councilmember Whalen, for the Council to approve Resolution **19-169**, a site plan review for a proposed public facility, including a Senior Activity Center, Transit Facility, Health Care Clinic, and future Fresno County Library. Motion carried 4-0-0-1 with Councilmember Flores abstaining.

Motion by Councilmember Ashbeck, seconded by Councilmember Whalen, for the Council to defer construction of a roundabout at the intersection of Third Street and Veterans Memorial Parkway that is projected to be necessary by the year 2039. Motion carried 4-0-0-1 with Councilmember Flores abstaining.

Motion by Councilmember Ashbeck, seconded by Councilmember Whalen for the Council to Authorize staff and the City's contract design team to proceed with the preparation of construction documents and related bid documents. Motion carried 4-0-0-1 with Councilmember Flores abstaining.

Motion by Councilmember Ashbeck, seconded by Councilmember Whalen for the Council to establish "Clovis Landmark Square" as the official name. Motion carried 4-0-0-1 with Councilmember Flores abstaining.

7:57 - Councilmember Flores returned to the dais.

6. 7:58 ADOPTED – **ORD. 19-21**, AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING PROVISIONS OF TITLE 9 TO THE CLOVIS MUNICIPAL CODE RELATING TO HOUSING DEVELOPMENT PROJECT STANDARDS AND PROCEDURES, DENSITY BONUS, ACCESSORY DWELLING UNITS, REVIEW PROCEDURES, AND MAKING RELATED FINDINGS.

City Planner Dave Merchen provided a report on an urgency ordinance to address State legislation related to Housing Development Project Standards and Procedures, Density Bonus, Accessory Dwelling Units, Review Procedures and make related findings. As an urgency ordinance, a four-fifths (4/5) vote is required.

The State Legislature and Governor have declared a statewide housing emergency. In that regard, the 2019 Legislative Session produced numerous laws related to housing ("2019

Housing Laws”) that use a combination of funding and regulation to promote affordable housing growth within the state. Among the effects of the 2019 Housing Laws are changes to the procedures and standards for housing development projects, density bonus, accessory dwelling units (“ADUs”), and other housing-related concerns. Many of the final bills were formally approved on October 9, 2019. Certain provisions of the 2019 Housing Laws are already in effect and other provisions go into effect on January 1, 2020.

This urgency ordinance is being recommended to address new State legislation as well as providing additional opportunity for affordable housing through streamlined review, clear and concise objective standards, and revised Density Bonus and Accessory Unit provisions.

There being no public comment, Mayor Bessinger closed the public portion. Discussion by the Council.

Motion by Councilmember Whalen, seconded by Councilmember Flores, for the Council to approve **ORD. 19-21**, an Urgency Ordinance of the City Council of the City of Clovis Amending Provisions of Title 9 to the Clovis Municipal Code Relating to Housing Development Project Standards and Procedures, Density Bonus, Accessory Dwelling Units, Review Procedures, and Making Related Findings. Motion carried 5-0.

5. 8:28 APPROVED - **RES. 19-170**, A RESOLUTION AMENDING AND RENAMING THE 1992 MULTIPLE-FAMILY RESIDENTIAL DESIGN GUIDELINES AS THE MULTIPLE-FAMILY RESIDENTIAL DESIGN STANDARDS.

Bryan Araki, Consulting Planner, provided a report to amend and rename the 1992 Multiple-Family Residential Design Guidelines as the Multiple-Family Residential Design Standards in response to recent State legislation requiring cities to streamline the review process for multiple-family projects utilizing objective design standards.

Several modifications were necessary to amend the 1992 Multiple-Family Residential Design Guidelines to create objective standards. The revised and reorganized Multiple-Family Residential Design Standards have incorporated excerpts from the Development Code with deleted text related to Director, City Engineer, and City Planner discretion. The results are standards that can be used to evaluate projects objectively in a timely manner. Additionally, the Multiple-Family Residential Design Standards will provide applicants with clear direction when designing projects for City review

The proposed amendment to the Multiple-Family Residential Design Standards is necessary to provide a streamlined review process for multiple-family residential projects as well as a guiding document for applicants submitting plans for review.

James Cruss, resident, asked a question about a vacant lot and discretion the City does or doesn't have on its future use. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Mouanoutoua, for the Council to approve **RES. 19-170**, a resolution amending and renaming the 1992 Multiple-Family Residential Design Guidelines as the Multiple-Family Residential Design Standards. Motion carried 5-0.

7. 8:43 - APPROVED - **RES. 19-171**, APPROVING THE EXCEPTION TO THE 180-DAY WAIT PERIOD (GOVERNMENT CODE SECTIONS 7522.56 & 21224) PERTAINING TO THE HIRING OF SHELLI VINSON AS A CONTRACT EXTRA-HELP SENIOR FIRE PREVENTION OFFICER.

Fire Chief John Binaski provided a report on the need for an exception to the 180-Day wait period, pursuant to Government Code Sections 7522.56 & 21224, pertaining to the hiring of Shelli Vinson as extra help for fire prevention inspections and projects. The approval would provide for the life safety and enforcement of fire code for the citizens of Clovis in an immediate and urgent way. The inspections scheduled to be completed by the contract employee are state mandated, reported annually, safeguard the businesses of Clovis, and generate income for the City through the standard inspection fees.

There being no public comment, Mayor Bessinger closed the public portion. Discussion by the Council.

Motion by Councilmember Whalen, seconded by councilmember Flores, for the Council to approve **RES. 19-171**, a resolution Approving the Exception to the 180-Day Wait Period (Government Code Sections 7522.56 & 21224) Pertaining to the Hiring of Shelli Vinson as a contract extra-help Senior Fire Prevention Officer. Motion carried 5-0.

8. 8:45 APPROVED – SECOND AMENDMENT TO CITY MANAGER EMPLOYMENT AGREEMENT.

General Service Director Shonna Halterman provided a report on the Second Amendment to City Manager Employment Agreement which sets forth the terms and conditions of the appointment of Luke Serpa as City Manager through June 30, 2020. After evaluating the City Manager's performance, the Council desires to provide Serpa with the equivalent of a second employee step increase, which amounts to a 5% adjustment in salary. Serpa's annual salary shall be \$232,020 effective as of January 1, 2020. Serpa shall also be entitled to receive cost of living adjustments made applicable to all executive management employees, including those that become effective fiscal years 2020/2021. The current salary range for City Manager is \$210,444 to \$255,804.

There being no public comment, Mayor Bessinger closed the public portion. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by councilmember Flores, for the Council to approve the Second Amendment to City Manager Employment Agreement. Motion carried 5-0.

CITY MANAGER COMMENTS - 8:47

The City manager commented on the meeting schedule and wished a Merry Christmas.

COUNCIL COMMENTS - 8:48

Councilmember Whalen presented housing affordability historic chart.

Councilmember Ashbeck reported on FCTA meeting.

Councilmember Mouanoutoua wished all a Merry Christmas

Councilmember Flores commented on a navigation center being built in San Francisco.

Mayor Bessinger commented on his trip to New Jersey and Disneyland and wished all a Merry Christmas.

Mayor Bessinger adjourned the meeting of the Council to January 6, 2020

Meeting adjourned: **8:58 p.m.**



Mayor



City Clerk

