

## CLOVIS CITY COUNCIL MEETING

July 1, 2024

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Ashbeck at 6:01

Flag Salute led by Councilmember Basgall

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

PRESENTATION – 6:06

6:06 – ITEM 1 - UPDATE ON THE ALISA ANN RUCH BURN FOUNDATION CHAMP CAMP SUPPORT FROM THE CLOVIS FIRE DEPARTMENT AND THE ANNUAL COPS AND KIDS SPORTS CAMP SPONSORED BY THE CLOVIS POLICE DEPARTMENT AND RECREATION.

PUBLIC COMMENTS – 6:22

Written public comment received from John Edwards and George Beal.

Mayor Ashbeck acknowledged and honored the recent passing of Mine Ikeda, a centenarian from the City of Clovis.

Roopam Aroza, resident, invited the Council to the Teeyan Festival on July 14, 2024.

Brent Berdine, resident, invited the Council to the Veterans Game Fest starting July 12, 2024.

Jenny Kran, a resident, discussed the landscape crew blocking the sidewalk, causing pedestrians to navigate a dangerous embankment.

Mayor Ashbeck removed herself from the public comment regarding the congregate health care facility due to a potential conflict of interest.

Tom Judd, resident, spoke in opposition to a proposed construction of a congregate health care facility within his neighborhood, and requested an item be placed on a future Council agenda to address concerns about the facility's size, parking, safety, and its impact on the neighborhood before construction begins.

Steven Henry, resident, spoke in opposition to the construction of the congregate health care facility's size and its lack of integration with the surrounding homes and requested an item be placed on a future Council agenda to ensure the facility blends better into the community.

Motion by Councilmember Pearce, seconded by Councilmember Basgall to appeal the planning commission's approval of a proposed congregate health care facility for properties located at 2901 and 2939 Armstrong Avenue and direct staff to place the appeal public hearing on the matter on

a future City Council agenda, bypassing the standard appeal fee process after acknowledging significant neighborhood interest. Motion carried 4-0-0-1 with Mayor Ashbeck recusing.

**CONSENT CALENDAR – 6:51**

UPON CALL, THERE WAS NO PUBLIC COMMENT.

Motion by Councilmember Basgall, seconded by Councilmember Pearce, that items 2-9 and 12 on the Consent Calendar be approved. Motion carried by unanimous vote.

2. Administration - Approved - Minutes from the June 17, 2024, Council Meeting.
3. Administration - Approved – Authorize the City Manager to enter into an agreement with the Jamison Family Community Property Trust for the lease of 1625 Shaw Ave., Suites 101 & 103, for approximately \$205,000 per year.
4. Administration - Approved – Waive Normal Purchasing Process and approve the purchase of replacement desktop computers and servers using competitively bid contracts with purchasing provisions for California State and Local government agencies.
5. Administration - Approved - Authorize the renewal of the next generation antivirus software subscription from the Center for Internet Security (CIS) in the amount of \$72,105.00 per year for three years.
6. Administration – Approved – Authorize the Mayor to enter into a non-binding agreement, adding Clovis to a list of regional partners seeking to attract companies and jobs associated with the semiconductor industry.
7. General Services – Approved – **Res. 24-77**, Approving a Side Letter Agreement with the Transit Employees Bargaining Unit (TEBU) to Include Part-Time/Extra-Help Bus Drivers and Part-Time/Extra-Help Van Drivers; and Authorizing the City Manager to Execute the Agreement.
8. General Services – Approved - Reallocation of Capital Improvement Program Funds for Senior Center Tenant Improvements.
9. General Services – Approved - Claim Rejection of the General Liability Claim on behalf of Natilidawn Gonzales.
12. Public Utilities – Approved – Waive Formal Bidding Procedures and Authorize the City Manager to Execute a Contract with HF&H Consultants, LLC to Assist in the Preparation and Evaluation of a Request for Proposals for Recycling and Organics Collection Services for the Base amount of \$59,980.

**ITEMS PULLED FROM CONSENT CALENDAR**

6:52 ITEM 10 - PLANNING AND DEVELOPMENT SERVICES – APPROVED – FINAL ACCEPTANCE FOR CIP 24-03 ADA CURB RETURN RAMPS 2024 – T2.

Motion for approval by Councilmember Basgall, seconded by Councilmember Mouanoutoua. Motion carried 4-0-0-1 with Councilmember Bessinger abstaining.

6:52 ITEM 11 - PLANNING AND DEVELOPMENT SERVICES – APPROVED – FINAL ACCEPTANCE FOR TRACT 6245, LOCATED AT THE NORTHEAST CORNER OF ASHLAN AND LOCAN AVENUES (WILSON PREMIER HOMES).

Motion for approval by Councilmember Basgall, seconded by Councilmember Bessinger.  
Motion carried 4-0-0-1 with Councilmember Mouanoutoua abstaining.

### **COUNCIL ITEMS – 6:53**

6:53 – ITEM 13 - APPROVED - CITY OF CLOVIS YOUTH COMMISSION BYLAWS.

Upon call, there was no public comment.

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

7:12 – ITEM 14 - CONSIDERED – UPDATE AND RECOMMENDATIONS FROM THE HISTORIC PRESERVATION COMMITTEE.

Upon call, there was no public comment.

Motion by Councilmember Basgall, seconded by Councilmember Mouanoutoua to approve the recommendations from the Historic Preservation Committee and direct staff to come back with a draft ordinance for the Council to consider. Motion carried by unanimous vote.

### **ADMINISTRATIVE ITEMS – 7:48**

7:48 ITEM 15 - RECEIVED AND FILED - SUMMARY OF ADDITIONAL STAKEHOLDER MEETINGS RELATING TO DEVELOPMENT IMPACT FEES FOR FISCAL YEAR 2024-2025.

Darius Assemi, Granville Homes Developer, spoke in opposition to the current fee structure and methodology and requested an additional 60-day extension to better understand and address the complex issues.

Ryan Toncheff, Granville Homes CEO, spoke regarding the interest rate applied to the development impact fees and requested a 60-day extension to allow for further analysis.

Sayre Miller, resident, discussed how the impact fees are managed and allocated over time, especially concerning future development and infill projects.

Darren Rose, President and CEO of the Fresno-Madera Builders Industry Association requested additional time to review and analyze the development impact fees and related financial aspects before implementation.

It was the consensus of the Council to proceed with staff recommendations and return to Council in August with an update on the report.

9:25 ITEM 16 - ADOPTED - **ORD. 24-10**, OA 2024-001, A REQUEST TO AMEND THE DEVELOPMENT CODE TO MODIFY THE DESCRIPTION R-2 (MEDIUM-HIGH DENSITY RESIDENTIAL) ZONE DISTRICT TO INCREASE THE MAXIMUM DENSITY FROM 15 TO 20 DWELLING UNITS PER ACRE) AND TO MODIFY THE R-3 (MULTI-FAMILY RESIDENTIAL, HIGH DENSITY) ZONE DISTRICT TO INCREASE THE MINIMUM DENSITY FROM 15.1 TO 20.1 UNITS PER ACRE. **(VOTE 4-0-1 WITH COUNCILMEMBER BESSINGER ABSENT)**.

Upon call, there was no public comment.

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

9:26 ITEM 17 - APPROVED – COST-OF-LIVING INCREASE AND UPDATED SALARY SCHEDULE FOR EXECUTIVE MANAGEMENT EMPLOYEES.

Upon call, there was no public comment.

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

#### **PUBLIC HEARINGS – 9:28**

9:28 ITEM 18 - CONSIDER ITEMS ASSOCIATED WITH FEES UNDER THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT AND FIND THAT THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW UNDER SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES. CITY OF CLOVIS, APPLICANT.

Upon call, there was no public comment.

18A. APPROVED - **RES. 24-78**, A REQUEST TO APPROVE A RESOLUTION AMENDING PLAN CHECK, INSPECTION SERVICES, ENCROACHMENT PERMITS, AND COMMUNITY INVESTMENT PROGRAM RATES.

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

18B. APPROVED - **RES. 24-79**, A REQUEST TO APPROVE THE 2024 CITY OF CLOVIS PLANNING DIVISION FEE SCHEDULE.

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

**CITY MANAGER COMMENTS – 9:34**

Reported on the recent Supreme Court ruling concerning the enforcement of public space ordinances, specifically related to camping in public spaces and will continue to provide updates to the Council.

**COUNCIL COMMENTS – 9:35**

It was the consensus of the Council to direct staff to prepare a letter of opposition to Senate Bill 7, related to housing, and bring it back to Council on August 5, 2024.

**CLOSED SESSION – 9:43**

ITEM 19 - 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

ITEM 20 - GOVERNMENT CODE SECTION 54956.9(D)(1) CONFERNECE WITH LEGAL COUNSEL - EXISTING LITIGATION IN RE: NATIONAL PRESCRIPTION OPIATE LITIGATION; U.S. DISTRICT COURT, N.D. OHIO, EASTERN DIVISION; CASE NO.1:17-MD-2804.

ITEM 21 - GOVERNMENT CODE SECTION 54957 PUBLIC EMPLOYEE APPOINTMENT / EMPLOYMENT TITLE: CITY MANAGER

**RECONVENE INTO OPEN SESSION AND REPORT FROM CLOSED SESSION – 10:29**

No action taken.

**ADJOURNMENT**

Mayor Ashbeck adjourned the meeting of the Council to August 5, 2024.

Meeting adjourned: 10:30 p.m.



*Lyne Ashbeck*  
\_\_\_\_\_  
Mayor

*Bruana Pano*  
\_\_\_\_\_  
City Clerk

**Briana Parra**

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**From:** Public Comments <email@cityofclovisca.us>  
**Sent:** Thursday, June 27, 2024 5:10 PM  
**To:** Andrew Haussler; Rebecca Simonian; Briana Parra  
**Subject:** [External] Public Comment for City Council

Council Meeting Date: 2024-06-27

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

Full Name: John edwards

Email: edwards.j@att.net

Comment: Most neighbors object to proposed 18 bed unit. Parking and traffic and lighting are all concerns we want only single family dwellings on this land. What is it zoned for now? This sounds like operation rezone from 1990's

Supporting Files (2 Max.):

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Date: June 27, 2024

Time: 5:09 pm

Remote IP: 67.166.133.92

**PUBLIC COMMENT**  
**JULY 1, 2024**

## Briana Parra

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**From:** Public Comments <email@cityofclovisca.us>  
**Sent:** Thursday, June 27, 2024 3:38 PM  
**To:** Andrew Haussler; Rebecca Simonian; Briana Parra  
**Subject:** [External] Public Comment for City Council

Council Meeting Date: 2024-06-27

Item Number (put "0" if your comment is regarding an item not on the agenda): 4

Full Name: George Beal

Email: bealdevelopments@aol.com

Comment: To The City of Clovis

Supporting Files (2 Max.):

<https://link.edgepilot.com/s/25ef74c4/jVSMvtgrVU2G4v3W0FikfA?u=https://cityofclovis.com/wp-content/uploads/elementor/forms/667de9c687970.pdf>

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Date: June 27, 2024

Time: 3:37 pm

Remote IP: 108.64.108.136

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

To: The City of Clovis

Re: Planning Commission Meeting 6/27/2024

As A property & business owner at Temperance & Owens Parkway I support all of the resolutions and recommend approval of

GPA-2020-007

OA2021-004

R2021-010

Thank You

George Beal



FIGURE 1 Project Location



**BACKGROUND**

- General Plan Designation: L (Low Density Residential)
- Existing Zoning: R-1-C (Single Family Residential)
- Lot Size: ±23,745 sq. ft (±0.55 acres)
- Current Land Use: Vacant
- Adjacent Land Uses:
  - North: Single Family Residential
  - South: Single Family Residential
  - East: Single Family Residential
  - West: Single Family Residential
- Previous Entitlements: R91-04, TM5576

Development Standards

The Project will follow the required development standards under the R-1-C Zone District. These standards include a 25-foot front yard setback, 5-foot side yard setback, and a 20-foot rear yard setback. The facility will be designed to appear as a single-family residential home with enhanced landscaping and architectural treatments along the street frontage. With this design, the proposed facility will be compatible with the adjacent residential land uses.

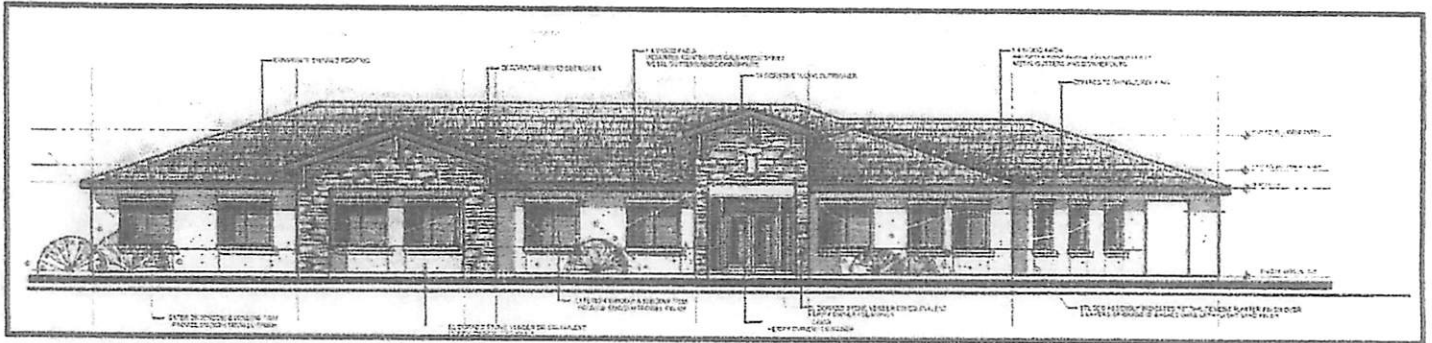
Access, Circulation & Parking

The Project will maintain the general circulation pattern existing for the sites by retaining ingress/egress from Armstrong Avenue. Access to the site is proposed with a one-way circular driveway from Armstrong Avenue. This design will limit vehicles needing to back onto Armstrong Avenue. Per the CMC, to adequately accommodate staff and visitors, one (1) parking space is required for each five (5) beds. Based on this requirement, four (4) parking stalls are required, and six (6) are provided, three (3) of which are covered.

Architecture

As shown in Figure 3 below, the architectural design of the 6,000 sq. ft. congregate care facility will resemble a custom-built home with enhanced architectural treatments along the front elevation. The applicant's intent is to provide attractive building elevations that will be compatible with the existing single-family residential homes in the surrounding area (see Attachment 2).

**FIGURE 3 Proposed Front Elevation**



Public Comments

The City published notice of this public hearing in *The Business Journal* on Monday, June 10, 2024. A public notice was also sent to property owners within a minimum of 300 feet of the project site boundaries. Staff has not received any inquiries prior to the finalization of the staff report.

California Environmental Quality Act (CEQA)

The City has determined that this Project is exempt from CEQA pursuant to CEQA Guidelines section 15332 (Class 32 – In-Fill Development Projects) and that the exceptions identified under Section 15300.2 of the CEQA Guidelines would not be triggered as a result of the Project.

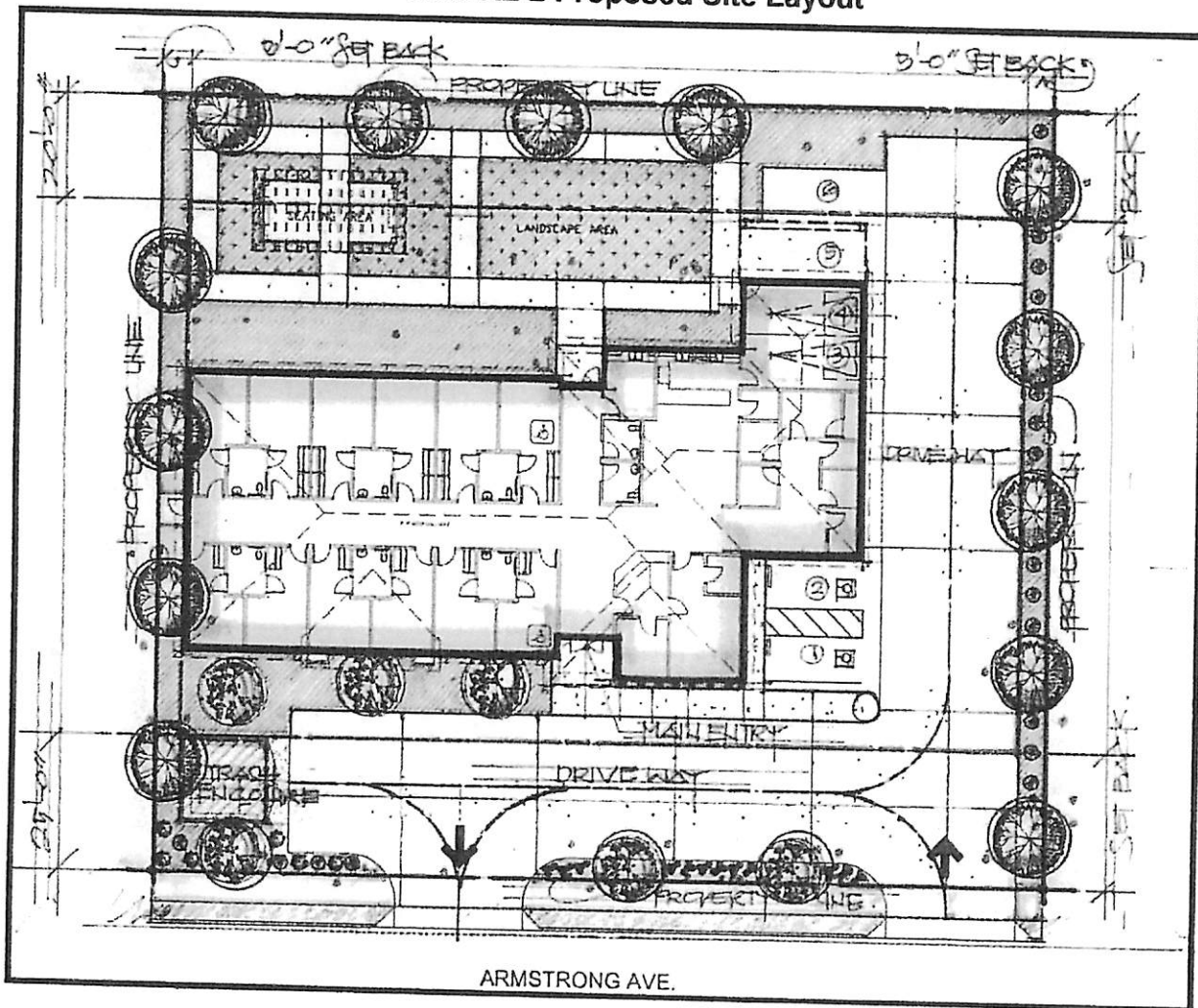
The Class 32 categorical exemption exempts projects that: (a) are consistent with the applicable land use designation, General Plan policies, and zoning; (b) are within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (c) are located on sites

Proposed Site Layout

**Figure 2** showcases the proposed site layout which includes a ±6,000 square foot building and circular driveway located off Armstrong Avenue. The main entry to the facility is located on the west side of the facility. Parking stalls are proposed along the south side of the building. To the west of the site, a trash enclosure is proposed to allow for refuse pick up. The applicant worked with Engineering staff to find the ideal location for the enclosure. Additionally, the facility provides a seating area with a trellis and landscape area to provide an outdoor space for residents and visitors.

Staff recommends the project install a solid masonry wall, a minimum of six feet (6') in height adjacent to residential properties. Although the CMC does not require a wall to be installed, previous similar facilities have installed masonry walls along property lines. The applicant is aware and has provided a wall along the north, east, and south property lines. Wall details will be reviewed through the site plan review process.

**FIGURE 2 Proposed Site Layout**

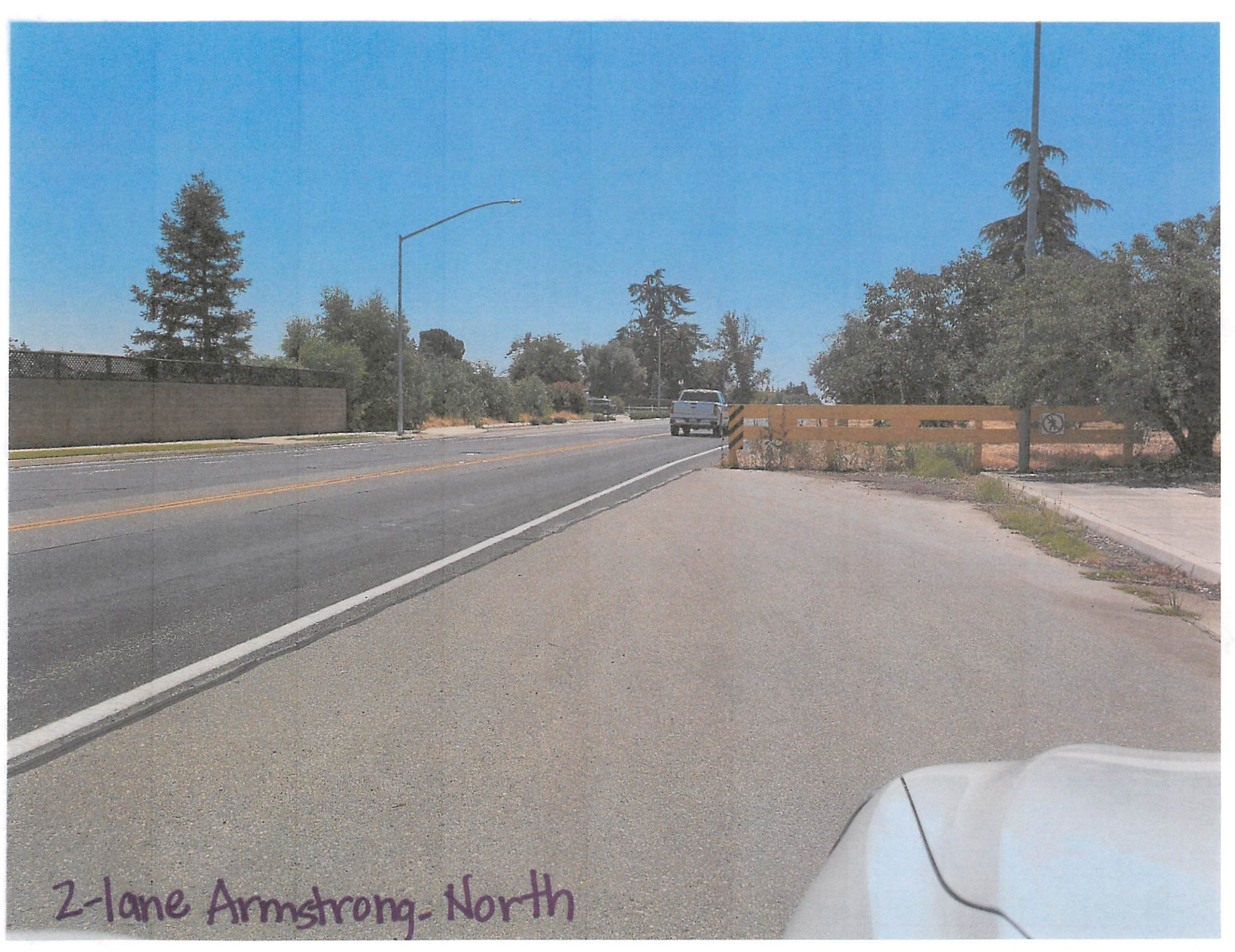


Parcel for  
proposed project





Armstrong - South



2-lane Armstrong - North



existing home



existing home





existing home



Armstrong Ave 2200

STOP

Alamos Facility  
10-Beds



Alamos Facility  
6-Bed | Parking

# VETERANS

# GAME FEST



Sponsored by the  
Vietnam Veterans of America



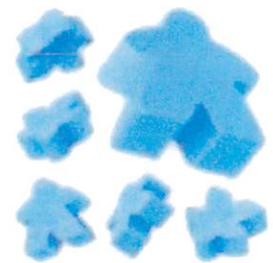
Event Proceeds Benefits Fresno/Clovis JROTC Program Scholarships



Fri, July 12, 2024

Sat, July 13 2024

Sun, July 14 2024



Clovis Veterans Memorial District  
808 4th St., Clovis CA 93612

To register, host a game, or host  
a tournament, Visit our website:

<https://www.vetgamefest2024.com/>

SCAN ME



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Contact Us @  
[jared@vetgamefest.com](mailto:jared@vetgamefest.com)  
for more information about  
GameFest



**AROZA EVENT CENTER PRESENTS**

# **Teeyan Festival**

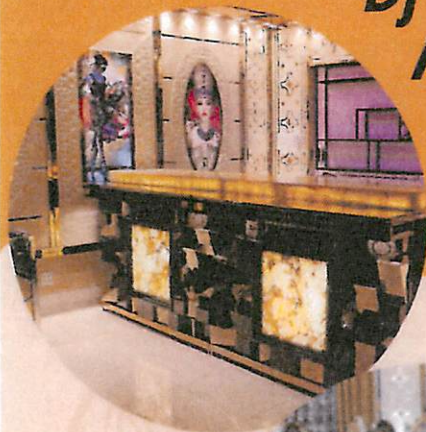
*Invites you to join us for Teeyan Festival  
On July 14th 2024 (4pm - 11pm)*

**Includes**

***(Appetizers + Dinner + Non-Alcoholic Beverages)***

***Dj + Dhol, Dance, Ramp walk***

***Ms teeyan ❤️ Mrs teeyan***



**Contact Rachna / Roopam**  
**(559) 601-9582 / (559) 878-8972**

**AROZA EVENT CENTER**  
**458 W SHAW AVE CLOVIS CA 93612.**