



# CITY of CLOVIS

## AGENDA • CITY COUNCIL MEETING

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060  
[www.cityofclovis.com](http://www.cityofclovis.com)

July 20, 2020

6:00 PM

Council Chamber

### **\*SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19\***

Given the current Shelter-in-Place Order covering the State of California and the Social Distance Guidelines issued by Federal, State, and Local Authorities, the City is implementing the following changes to participate in Council meetings until notified otherwise. The Council chambers will be open to the public but we will be implementing social distancing policies and will limit the number of people who may be in the Council chambers. Face masks are required to attend. We are encouraging residents to participate virtually following the directions below. If you are sick, please do not attend the meeting. Any member of the City Council may participate from a remote location by teleconference.

- The meeting will be webcast and accessed at: <https://cityofclovis.com/government/city-council/city-council-agendas/>

### **Written Comments**

- Members of the public are encouraged to submit written comments at: <https://cityofclovis.com/government/city-council/city-council-agendas/> at least one (1) hour before the meeting (5:00 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 specify if you would like to have your written comment read into the record. If so, your comment will be read into the record during the public comment portion when the item is heard. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions, but will be made part of the record of proceedings.
- 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 5:00 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 5:00 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.

### **Verbal Comments**

- If you wish to speak to the Council on an item by telephone, you should contact the City Clerk at (559) 324-2060 no later than 5:00 p.m. the day of the meeting.
- You will be asked to provide your name, phone number, and your email. You will be emailed instructions to log into Webex to participate in the meeting. Staff recommends participants log into the Webex at 5:30 p.m. the day of the meeting to perform an audio check.
- All callers will be placed on mute, and at the appropriate time for your comment your microphone will be unmuted.
- You will be able to speak to the Council for up to three (3) minutes.

### **Webex Participation**

- Reasonable efforts will be made to allow written and verbal comment from a participant communicating with the host of the virtual meeting. To do so, a participant will need to chat with the host and request to make a written or verbal comment. The host will make reasonable efforts to make written and verbal comments available to the City Council. Due to the new untested format of these meetings, the City cannot guarantee that these written and verbal comments initiated via chat will occur. Participants desiring to make a verbal comment via chat will need to ensure that they accessed the meeting with audio transmission capabilities.

### **CALL TO ORDER**

### **FLAG SALUTE - Councilmember Mouanoutoua**

### **ROLL CALL**

### **PUBLIC COMMENT**

**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.

1. Administration - Approval - Minutes from the July 6, 2020 Council Meeting.
2. Administration - Approval – FY 2020-2021 Agreement between the City of Clovis and the Economic Development Corporation Serving Fresno County.
3. Finance - Approval – Res. 20-\_\_\_\_, A Resolution of Intention (ROI) to Annex Territory (Annexation #63) (Current APN: [558-020-05] Lot Line Adjustment: Parcel B PME 2020-004 - Northwest Corner of De Wolf and Harlan Ranch Blvd), to the Community Facilities District (CFD) 2004-1 and to Authorize the Levy of Special Taxes Therein and Setting the Public Hearing for September 8, 2020. (Continued from the July 6, 2020 meeting.)
4. Planning and Development Services - Approval - Res. 20-\_\_\_\_, Annexation of Miscellaneous Properties to the Landscape Maintenance District No. 1.
5. Planning and Development Services - Approval - Bid Award for CIP 20-07, Fire Station 6 Off-site Improvements; and Authorize the City Manager to execute the contract on behalf of the City.
6. Planning and Development Services - Approval, Res. 20-\_\_\_\_, A request to adopt a resolution initiating an update to the policies included in the Shaw Avenue Specific Plan related to the prohibition of drive-thru uses.
7. Planning and Development Services – Authorize the City Manager - 1. To terminate the contract with XG Communities (formerly 5 Bars) for administration of small cell sites program per Federal Communications Commission regulations; 2. To execute Master License Agreements with cellular carriers; and 3. To make minor changes to the Master Lease Agreements and Design Guidelines going forward due to ongoing technology changes.

**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.

8. Consider Introduction – Ord. 20-\_\_\_\_, An Ordinance of the City Council of the City of Clovis: (1) amending sections 6.1.101, 6.1.301 6.1.303 and adding section 6.1.309, of chapter 6.1, of title 6, of the Clovis Municipal Code relating to the keeping of hen chickens in the City of Clovis; and (2) amending corresponding definitions in the development code, section 9.120.020, of title 9, of the Clovis Municipal Code.

**Staff:** George Rodriguez, Police Services Manager

**Recommendation:** Consider Introduction

9. Consider items associated with approximately 52 acres of land located in the southeast area of Leonard and Barstow Avenues. Glen H. Millhollin and Darlene A. Millhollin, Trustees of the Millhollin Family Trust property owners; Bonadelle Neighborhoods, applicant; Harbour & Associates, representative.
  - a) Consider Approval - Res. 20-\_\_\_\_, A request to approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2020-001, Prezone R2020-001, & Vesting Tentative Tract Map TM6304.

- b) Consider Approval - Res. 20-\_\_\_\_, GPA2020-001, A request to amend the General Plan to re-designate approximately 34 acres from the Low Density Residential (2.1 to 4 DU/Ac) classification to the Medium Density Residential (4.1 to 7.0 DU/Ac) classification.
- c) Consider Introduction - Ord. 20-\_\_\_\_, R2020-001, A request to prezone approximately 34 acres from the County AE20 (Exclusive Agricultural) Zone District to the Clovis R-1-PRD (Single-Family Planned Residential Development) and approximately 18 acres from the County AE-20 (Exclusive Agricultural) to the Clovis O (Open Space Conservation) zone district.
- d) Consider Approval - Res. 20-\_\_\_\_, TM6304, A request to approve a vesting tentative tract map for a 217-lot single-family subdivision on approximately 34 acres of land.

**Staff:** Ricky Caperton, AICP, Senior Planner

**Recommendation:** Approve

- 10. Consider Approval - Res. 20-\_\_\_\_, RO302, A Resolution of Application for the Annexation of the Territory known as the Shaw-Highland Northwest No. 2 Reorganization located at the northwest corner of East Shaw and Highland Avenues. Glen H. Millhollin and Darlene A. Millhollin, Trustees of the Millhollin Family Trust property owners; Bonadelle Neighborhoods, applicant; Harbour & Associates, representative.

**Staff:** Ricky Caperton, AICP, Senior Planner

**Recommendation:** Approve

- 11. Consider Approval - Res. 20-\_\_\_\_ - Establishing Vehicle Miles Traveled (VMT) thresholds and interim guidelines for assessing traffic impacts in compliance with the provisions of Senate Bill 743 (SB 743).

**Staff:** Ricky Caperton, AICP, Senior Planner

**Recommendation:** Approve

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

- 12. Consider Approval - Res. 20-\_\_\_\_, Final Map Tract 6260, located at the northeast corner of Shaw Avenue and Locan Avenue (DYP 6260 LP, A California Limited Partnership).

**Staff:** Mike Harrison, City Engineer

**Recommendation:** Approve

- 13. Consider Approval – Res. 20-\_\_\_\_, Annexation of Proposed Tract 6260, located at the northeast corner of Shaw Avenue and Locan Avenue to the Landscape Maintenance District No. 1 of the City of Clovis. (DYP 6260 LP, A California Limited Partnership).

**Staff:** Mike Harrison, City Engineer

**Recommendation:** Approve

## COUNCIL ITEMS

14. Workshop – For the Clovis City Council to conduct a workshop to discuss the impact on ongoing City operations during the COVID-19 State of Emergency as declared by the Federal Government, State of California, County of Fresno, and City of Clovis; and to explore actions the City may take in response to the crisis.
  - a. Consider Approval - Res. 20-\_\_\_\_, A Resolution of the City Council of the City of Clovis confirming the Director of Emergency Services' Orders.

**Staff:** Andrew Haussler, Economic Development Director  
**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.

15. Government Code Section 54956.9(d)(1)  
CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Desiree Martinez v. City of Clovis, et al.
16. Government Code Section 54956.8  
CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: Portion of City Park located at North Leonard Ave. and Harlan Ranch Blvd. (APN 558-171-20ST – portion)  
Agency Negotiators: Luke Serpa, Scott Redelfs, David Wolfe, Ryan Burnett  
Negotiating Parties: Harlan Ranch Community Association  
Under Negotiation: Price & Terms
17. Government Code Section 54956.9(d)(1)  
CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Brienne Glick v. City of Clovis, et. al.;  
Fresno County Superior Court case # 19CECG00122

## ADJOURNMENT

## MEETINGS AND KEY ISSUES

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

Aug. 3, 2020 (Mon.)  
Aug. 4 – Sep. 7, 2020 (Summer Recess)  
Sep. 8, 2020 (Tue.)  
Sep. 14, 2020 (Mon.)  
Sep. 21, 2020 (Mon.)