

CLOVIS CITY COUNCIL MEETING

January 8, 2024

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Ashbeck at 6:02
Flag Salute led by Councilmember Basgall

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

PRESENTATION – 6:03

6:03 – ITEM 1 - PRESENTATION OF PROCLAMATION DECLARING JANUARY AS NATIONAL SLAVERY AND HUMAN TRAFFICKING PREVENTION MONTH.

6:19 – ITEM 2 - PRESENTATION - UPDATE ON THE CLOVIS SENIOR ACTIVITY CENTER.

PUBLIC COMMENTS – 6:24

Malcolm Gibson, resident, commented on affordable housing.

CONSENT CALENDAR – 6:30

Motion by Councilmember Mouanoutoua, seconded by Councilmember Basgall, that the items on the Consent Calendar be approved. Motion carried by unanimous vote.

3. Administration - Approved - Minutes from the December 11, 2023, Council Meeting.
4. Administration - Approved - **Res. 24-01**, Authorizing submittal of the Cottages at Magnolia Crossing development funding application to the Fresno Council of Governments, in the amount of \$1 million, as the City of Clovis application for REAP 2.0 Program Funds.
5. General Services – Approved - Claim Rejection of the General Liability Claim of Jerry Egger.
6. General Services – Approved – **Res. 24-02**, Authorizing Amendments to the Information Technology Technician, Information Technology Specialist, Senior Information Technology Specialist, Information Technology Analyst, and Senior Information Technology Analyst Classifications in the Information Technology Division.
7. Police - Approved – **Res. 24-03**, Authorizing the City Manager to Execute a Memorandum of Understanding and Grant Cooperative Agreement between the City of Fresno and the Fresno Police Department and amend the Police Department Budget to reflect the award of a \$6,068,700.00 grant.
8. General Services – Approved – **Res. 24-04**, Amending the City's FY 2023-2024 Position Allocation Plan by adding five (5) Police Officer/Recruit positions and adding one (1) Public Safety Dispatcher position within the Police Department.
9. General Services – Approved – **Res. 24-05**, Authorizing Amendments to the Building Official Classification in the Planning and Development Services Department.
10. General Services - Approved – **Res. 24-06**, Authorizing Amendments to the City's Classification and Compensation Plans to Revise the Housing Program Manager

Classification with a Salary Range of \$9,381 to \$11,403 per month, and Approved – **Res. 24-07**, Amending the City’s FY 23-24 Position Allocation Plan.

11. General Services – Approved – **Res. 24-08**, Amending the City’s FY 2023-2024 Position Allocation Plan by adding one (1) Fire Inspector II position within the Fire Department.
12. General Services – Approved – **Res. 24-09**, Authorizing Amendments to the City’s Classification Plan by Revising the Deputy City Engineer Classification in the Planning and Development Services Department.
13. Planning and Development Services – Approved – Final Acceptance for CIP 19-11 Bullard Avenue Rehabilitation.
14. Planning and Development Services – Approved - Authorizing the City Manager or designee to execute two real property purchase agreements and associated documentation for sites associated with needed water infrastructure projects consistent with the Water Master Plan as follows: a. for approximately 3.3 acres located on Sunnyside Avenue, north of Shepherd Avenue (Partial acquisition of APN 556-040-23). Patrick Vincent Ricchiuti, as Trustee of the Patrick Vincent Ricchiuti Family Trust and Frances Ricchiuti, Successor Trustee of the Pat and Frances Ricchiuti Charitable Trust, Owners; and b. for approximately 1.7 acres located south of Behymer Avenue, east of Willow Avenue (Partial acquisition of APN 556-010-39). P.R. Farms, Incorporated, Owner.

ADMINISTRATIVE ITEMS – 6:30

- 6:30 ITEM 15 - ADOPTED – **ORD. 23-12**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING SECTIONS 5.22.02 AND 5.22.05 OF CHAPTER 5.22, OF TITLE 5 OF THE CLOVIS MUNICIPAL CODE PERTAINING TO DEFINITIONS AND REGULATIONS FOR DELIVERIES OF MEDICAL MARIJUANA WITHIN THE CITY. (VOTE: 3-1-1 WITH COUNCILMEMBER PEARCE VOTING NO AND COUNCILMEMBER BASGALL ABSENT.)

Councilmember Pearce noted that the vote to approve the introduction of the ordinance amendment from the December 11, 2023, City Council meeting was incorrect on the January 8, 2024, agenda. The January 8, 2024, agenda identified the vote as 4-0-1 with Councilmember Basgall absent. The correct vote is 3-1-1 with Councilmember Pearce voting no and Councilmember Basgall absent.

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

- 6:33 ITEM 16 - APPROVED – REQUEST FOR STREET CLOSURE BY HOT RODS FRESNO TO HOLD A CAR SHOW ON APRIL 13.

Cora Shipley, BOOT President, shared concerns with a fourth Saturday event in the month of April.

Bill F., Hot Rods Fresno representative, commented in support of the event.

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

6:51 ITEM 17 - RECEIVED AND FILED - RESULTS OF THE KOSMONT COMPANIES ANALYSIS OF THE CITY OF CLOVIS DEVELOPMENT IMPACT FEE PROGRAM.

Jerry Cook, property owner, commented in support of CFDs in the northeast area and encouraged the City Council to act now.

Mike Prandini, BIA president, request for the City Council to direct staff to move forward with study and review the process. He also encouraged the City Council to hire a financial consultant to analyze and implement CFDs.

Arakel Arisian, encouraged the City Council to take action to start the work now.

Julie C., resident, commented in support of CFDs.

It was the consensus of the City Council to direct staff to continue working on the analysis of development impact fees and present options for the City Council to consider.

8:29 ITEM 18 - CONSIDER – A REQUEST FROM THE GENERAL PARTNERS, LOMA VISTA MARKETPLACE LOCATED AT THE SOUTHWEST CORNER OF SHAW AND LEONARD AVENUES REGARDING ACCESS TO THE SHOPPING CENTER DURING THE CONSTRUCTION WORK ON SHAW AVENUE.

William Dyke, General Partners President, spoke in support of keeping Shaw Avenue open during construction.

Dan Zack, General Partners urban planning consultant, presented additional options for the City Council to consider with the goal to keep Shaw Avenue open during construction.

Peter, General Partners retail and finance consultant, shared concerns regarding financial impacts should Shaw Avenue be closed.

Phil Neufeld, General Partners representative, spoke in support of keeping Shaw Avenue open during construction.

Me-N-Eds Contractor, spoke in support of keeping Shaw Avenue open during construction.

Dustin Guthrie, Starbucks Store Manager, spoke in support of keeping Shaw Avenue open during construction.

Lupe Sandoval, Panda Express representative, spoke in support of keeping Shaw Avenue open during construction.

Mary Rosas, Starbucks Government Affairs representative, spoke in support of keeping Shaw Avenue open during construction.

It was the consensus of the City Council to direct staff to find a solution to keep Shaw Avenue open during construction and to move forward with plans for the undercrossing.

PUBLIC HEARINGS – 10:42

10:42 ITEM 19 - APPROVED - **RES. 24-10**, AWARDING OF PERMANENT LOCAL HOUSING ALLOCATION (PLHA) AFFORDABLE HOUSING FUNDS TO THE SUCCESSFUL APPLICANT, CENTRAL CALIFORNIA HOUSING CORPORATION (DBA AFFORDABLE HOUSING DEVELOPMENT CORPORATION (AHDC)), AND BETTER OPPORTUNITIES BUILDING, INC. (B.O.B.), IN THE AMOUNT OF UP TO \$1,481,281, FOR THE DEVELOPMENT OF AFFORDABLE SENIOR RENTAL HOUSING UNITS.

Michael, B.O.B. representative, spoke in support of the project.

Laurie Doyle, Fresno Housing Authority representative, spoke in support of the project.

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

CITY MANAGER COMMENTS – 10:51

COUNCIL COMMENTS – 10:52

CLOSED SESSION – 10:56

ITEM 20 - 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

RECONVENE INTO OPEN SESSION AND REPORT FROM CLOSED SESSION – 11:14 p.m.
No action was taken by the City Council during the closed session.

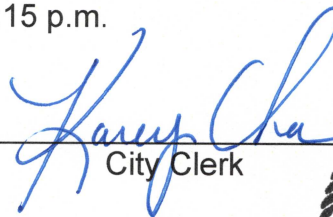
ADJOURNMENT

Mayor Ashbeck adjourned the meeting of the Council to January 16, 2024

Meeting adjourned: 11:15 p.m.



Mayor



City Clerk



Rebecca Simonian

From: Public Comments <email@cityofclovisca.us>
Sent: Wednesday, January 3, 2024 5:23 PM
To: Karey Cha; Andrew Haussler; Rebecca Simonian
Subject: [External] Public Comment for City Council

Council Meeting Date: 2024-01-03

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

Full Name: Scott Rader

Email: scottrader1@yahoo.com

Comment: We are fed up with the Shaw Avenue widening project. This debacle has gone on way too long already and it affects all of us that live in the are or east of it. In addition the work that stops and starts on Ashlan just makes matters worse. Paint the lines and open the road back up, enough!

Supporting Files (2 Max.):

Date: January 3, 2024

Time: 5:22 pm

Remote IP: 98.97.83.129

**PUBLIC COMMENTS
January 8, 2024**

Rebecca Simonian

From: Sanchez Drew <drew.sanchez@us.mcd.com>
Sent: Wednesday, January 3, 2024 3:54 PM
To: Drew Bessinger; Lynne Ashbeck; John Holt
Cc: Sanchez Drew
Subject: [External] Proposed Shaw Avenue closure; Agenda item for January 8, 2024 Clovis City Council Meeting

Dear Council member Drew Bessinger / Mayor Ashbeck / Mr. Holt,

I am an area construction manager for McDonald's Corporation and am writing today in connection with the city's intention to execute a complete closure of Shaw Avenue for an undermined length of time, to allow for the expansion of Shaw Avenue and construction of the underpass tunnel for the Sanders Avenue undercrossing. McDonald's intends to construct and open a restaurant on a parcel in the Loma Vista Marketplace, a first-class shopping center that the developer has spent countless hours planning and constructing and will undoubtedly result in enhanced convenience for city residents and increased tax revenue for the city.

We respectfully request that the city reconsider its intent to completely close Shaw Avenue—a decision that would adversely impact the access for the new businesses opening in the shopping center—and instead consider plans that would only require a phased closure with the ability to travel east and west on Shaw Avenue and maintain the main access to the shopping center from Shaw. McDonald's is appreciative of the City's engagement and direction throughout our permitting process, and we are hopeful that the city can work with the developer to come up with a business-friendly solution makes sense for the city planners, the city's taxpayers, and the new businesses at the shopping center.

Thank you for your consideration of this request.

Respectfully,

Drew Sanchez | Area Construction Manager
McDonald's USA, LLC | 110 N Carpernter St. | Chicago, IL 60607
650.350.9471 | [✉ Drew.Sanchez@us.mcd.com](mailto:Drew.Sanchez@us.mcd.com)

Rebecca Simonian

From: Public Comments <email@cityofclovisca.us>
Sent: Thursday, January 4, 2024 9:37 PM
To: Karey Cha; Andrew Haussler; Rebecca Simonian
Subject: [External] Public Comment for City Council

Council Meeting Date: 2024-01-08

Item Number (put "0" if your comment is regarding an item not on the agenda): 18

Full Name: Draper

Email: jgdraper328@gmail.com

Comment: I am writing to you as a homeowner within the Loma Vista Master Plan area, which I traverse daily along Shaw, De Wolf, and Leonard Avenues. The memo discusses the Sanders Avenue "Main Street" and the Shaw Avenue Undercrossing.

Specifically, it mentions that there have been inquiries from property owners along Sanders Avenue about the possibility of eliminating the undercrossing. Additionally, it appears that there are subtle suggestions from developers regarding 'at-grade' designs, which I interpret as an indication to remove the undercrossing.

I chose to move to this community in 2022, largely influenced by the vision and design principles of the Loma Vista Master Plan. The Shaw Avenue Undercrossing, as planned, is an essential element in this master plan, providing unique design and functional benefits. I am writing to express my strong opposition to any modifications to this undercrossing. I concur with the staff's assessment that it serves as a significant component of the Community Centers Master Plan.

Therefore, I urge the City Council to affirm their support for the original design of the Shaw Avenue Undercrossing. This feature not only enhances the community's infrastructure but also aligns with the long-term vision of the Loma Vista Master Plan. Whether the City Council decides to modify construction plans, it should ensure the undercrossing is not affected.

Thank you for your time and attention in this matter.

Supporting Files (2 Max.):

Date: January 4, 2024

Time: 9:37 pm

Remote IP: 75.194.154.128

Rebecca Simonian

From: Public Comments <email@cityofclovisca.us>
Sent: Friday, January 5, 2024 2:07 PM
To: Karey Cha; Andrew Haussler; Rebecca Simonian
Subject: [External] Public Comment for City Council

Council Meeting Date: 2024-01-08

Item Number (put "0" if your comment is regarding an item not on the agenda): 18

Full Name: Rosas

Email: mrosas@starbucks.com

Comment: Propose the Council postpone their decision on item 18 and seek input from businesses that will impacted and currently operate near East Shaw and Leonard Ave.

Supporting Files (2 Max.):

Date: January 5, 2024

Time: 2:06 pm

Remote IP: 163.116.248.33

Rebecca Simonian

From: Public Comments <email@cityofclovisca.us>
Sent: Friday, January 5, 2024 2:10 PM
To: Karey Cha; Andrew Haussler; Rebecca Simonian
Subject: [External] Public Comment for City Council

Council Meeting Date: 2024-01-08

Item Number (put "0" if your comment is regarding an item not on the agenda): 18

Full Name: Dustin Guthrie

Email: dguthrie@starbucks.com

Comment: As the District Manager for Starbucks in the City of Clovis, I would like to share an overview of how we support the City and would be impacted by the proposed work on E. Shaw and Leonard.

Supporting Files (2 Max.):

Date: January 5, 2024

Time: 2:09 pm

Remote IP: 163.116.248.33

Rebecca Simonian

From: Philip Neufeld <philneufeld@yahoo.com>
Sent: Friday, January 5, 2024 3:06 PM
To: Lynne Ashbeck
Cc: William Dyck; Rachael Orlando; Peter J Orlando
Subject: [External] Applicant Memo for January 8 Agenda Item on Shaw Closure
Attachments: LVM Council Agenda Dont Close Shaw 01.05.24.pdf

Mayor Lynne Ashbeck,

Please find attached a memo from the applicant, Loma Vista Marketplace, for the Shaw closure agenda item scheduled for the January 8 City Council meeting.

Thank you

Philip Neufeld
559.250.7442
On behalf of the Loma Vista marketplace team

Loma Vista Marketplace

To: Council Members, City of Clovis
From: Loma Vista Marketplace Team
Date: January 5, 2024
Subject: Request for Clovis to Keep Shaw Open

The Clovis Planning and Development Department announced on October 17, 2023 to everyone's surprise, that Shaw Avenue would be closed for at least a year during the construction phase of the Shaw expansion. We will explain below how this came to pass and the dire consequences of this closure. We request that the Council agree to a resolution that Shaw will not be closed for more than 2-4 weeks during construction of the Shaw expansion. We ask that the Council approve this motion within 30 days so that this resolution can be communicated to residents and businesses so they may proceed with confidence in their investment in the community. We request that Council direct the Clovis Planning and Development Department to seek options to maintain access via Shaw during the construction phase of the Shaw expansion such that the road closure is minimized to no more than 4 weeks, and if necessary, the staff should consider alternative at-grade designs if these better maintain access during the expansion of Shaw and/or provide a better way to realize the vision for the center.

About Loma Vista Marketplace (LVM)

Project Summary: The Loma Vista Marketplace is located at the southwest corner of Leonard and Shaw. Phase I is 33,500 sf and is completely leased. The businesses include Me-N-Eds, Dutch Bros, McDonalds, Panda, and more. Shell construction is complete and tenant improvements are under way. Businesses will open in early 2024. Phase II is 121,000 sf with anchor tenants including Ross, Alta, and more. The center may also include Tractor Supply Company. The City Planning and Development Department has been very collaborative on the Site Plan for Phase II which was approved on January 5, 2024. Anchor tenants are expected to open in early 2025. Details on LVM are available [here](#).

LVM tenants have an expected annual sales revenue of \$50,000,000 putting anticipated annual tax revenue at \$500,000. In addition, tenants will employ about 200 people. This is the biggest retail project in Clovis right now.

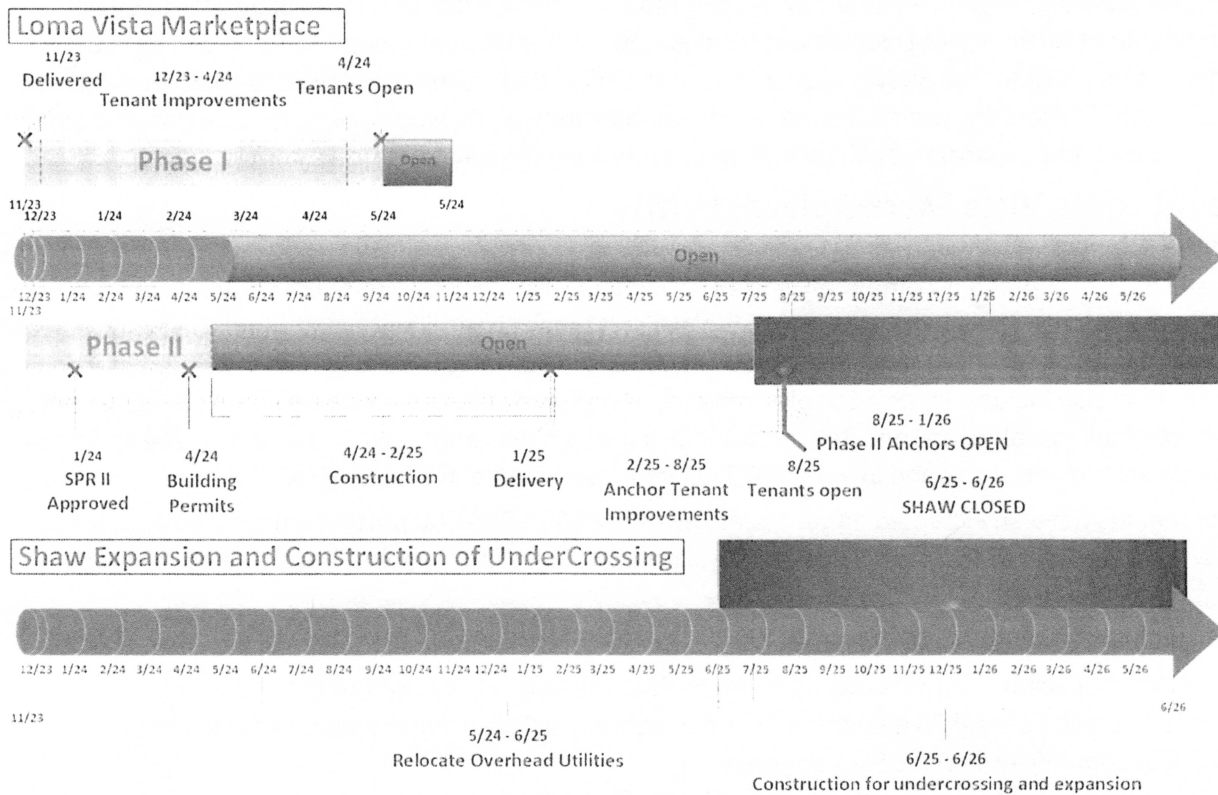
Timeline – How we got to this Juncture:

- 1970s: Applicants' families acquired the project site which they used to grow almonds.
- 1993: Clovis General Plan envisions 3 urban centers including what would become Loma Vista.
- 2003: Loma Vista Specific Plan adopted.
- 2009: Loma Vista Community Center's Master Plan adopted.
- 2017: Master Plan amended to remove curved roads.
- 2018: Conversations with City of Clovis about the Loma Vista Marketplace project begin.
- 2018: Promotion of LVM to tenants results in leases of space prior to and during construction.
- 2019: PCC (Planned Commercial Center) planning entitlement application submitted.
- 2022: PCC planning entitlement application approved.

- Since 2018, LVM partners regularly checked with City of Clovis staff on the progress of the park, the fire station, and the Shaw expansion. **City of Clovis staff regularly assured LVM partners that Shaw construction will be complete by 2024 and that full closure of Shaw will only last 2 to 4 weeks.**
- **October 17, 2023: City of Clovis staff informs LVM partners about Shaw construction issues:**
 - o Start date of road construction is unknown due to Eminent Domain challenges
 - o Construction to last at least 2 years
 - o Utility relocation will now take 1 year
 - o **Undercrossing and widening will now take at least 1 year and will now require complete closure of Shaw during that time**
- December 13, 2023: Planning and Development Department recommend LVM partners build roads on neighboring landowners' property to improve access during Shaw closure.

The visual below shows the timeline for LVM construction and tenant openings. LVM Phase I tenants open in early 2024 and Phase II tenants by August 2025. The Shaw construction closure begins during the summer of 2025 and continues for at least a year.

Loma Vista Marketplace Development & Clovis Shaw Expansion and Undercrossing



Ramifications of Long-Term Closure of Shaw

The situation has changed since the Loma Vista Specific Plan was conceptualized and approved. Shaw is no longer a lightly traveled country road. Many houses have been built and neighborhoods established. An educational complex and a park exist just south of Shaw. In addition, retail services are now available with more to come soon. Here are some of the impacts caused by the closure of Shaw.

Impact on Residents

- 75% of the planned housing in this area is now complete. 25,000 families have moved into this area.
- These families will be very disappointed because they are expecting services and amenities.
- Traffic and connectivity problems caused by the closure of Shaw will affect convenience, safety, and quality of life in the area.
- Shaw is a vital connection. Its full closure for such an extended period will cause major traffic congestion and will force traffic onto other streets that may not be equipped to handle it.
- Public safety impacts: the full closure of Shaw will impact response times for fires or traffic accidents at certain locations.
- Delivery vehicle impacts: Delivery trucks will be required to travel south on DeWolf and east on Gettysburg past a school then head north past pedestrians on the way to the Shopping Center.

Impacts on the Shopping Center

- Poor access and visibility could significantly lower the number of visitors and sales. This would reduce Clovis' sales tax revenue (estimated at \$500,000 annually).
- Some tenants may demand rent reductions, impacting financing and the ability to finish Phase II.
- Some anchor tenants may leave the center entirely.
- Delaying tenant openings will reduce employment opportunities (estimated at 200 jobs).

Impacts on Economic Development

- The negative effects of the closure on LVM may cause other property owners, developers, and businesses to lose trust in Clovis and delay or cancel development plans.
- Culvert for undercrossing will be completed before Sanders is opened to the north. The closed culvert and the unused road will become a nuisance for several years.
- Impact to small businesses: Delays and impacts to traffic flow will affect small businesses that invest their life savings to start and run a business – possibly jeopardizing their success.

Staff Response to Closure and Limited Access

Cause for Shaw Closure: The Planning and Development Department suggest that the year-long closure of Shaw is due to the deep tunnel construction, and/or their limited Right of Way that doesn't allow for any lanes to remain open on Shaw or *shoofly* lanes be made available to travel around construction. There have been many undercrossings built in Fresno and Clovis where the road remained open for traffic, including:

- Clovis & Herndon during the Highway 168 overpass installation.
- Shepherd and Clovis Avenues with respect to the Lennar/Wilson Home developments.
- Shaw & Marks during the creation of the Marks underpass with respect to the railway crossing.
- Herndon & Highway 99 during the construction of the Marketplace at El Paseo.

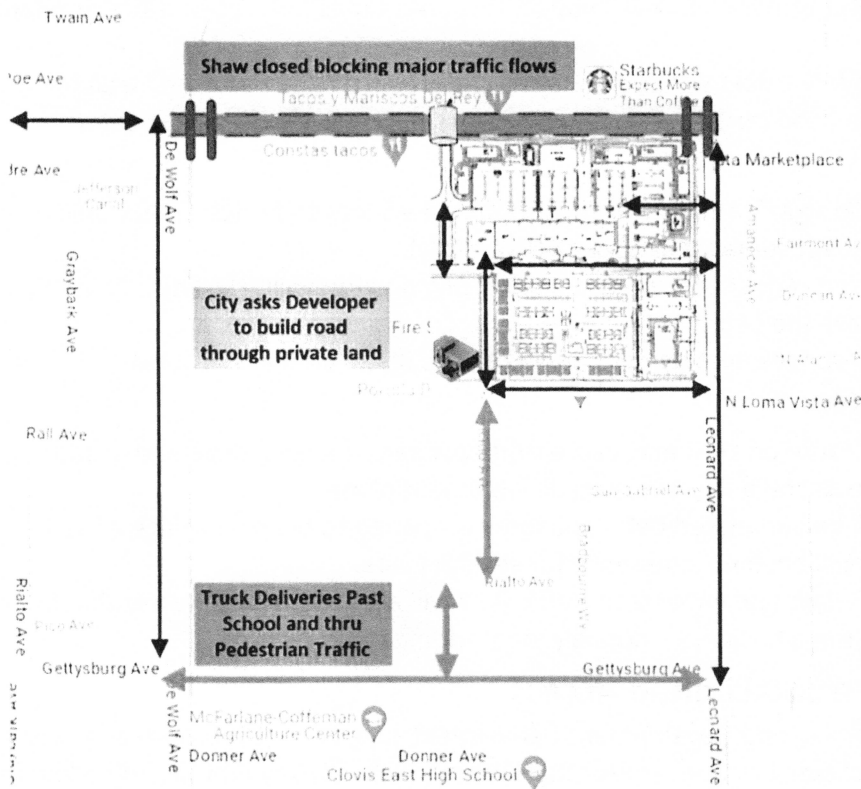
Staff Recommendations to Remedy Traffic Flow during Closure

Staff recommended that LVM partners finance and build a road that runs across two private properties - the Loma Vista Parkway between the fire station and DeWolf. Such roads are built by municipalities who can issue bonds, levy fees, and secure eminent domain for the right of way. LVM partners are already building the Duncan road behind the center, and the Sanders road to the west of the center.

Staff also recommended that LVM partners finance and build out the expanded Shaw between Leonard and the entrance to LVM between McDonalds and Panda. This would, at great cost to LVM partners, only carry traffic from Leonard where this traffic is already near the two entrances into the center.

None of the staff recommendations account for the substantial loss of traffic flowing from the west across Shaw (as substantiated by the traffic studies).

Staff indicated there is a lack of funds and staff capacity to formulate more appropriate access and/or ways to maintain access across Shaw during the closure.



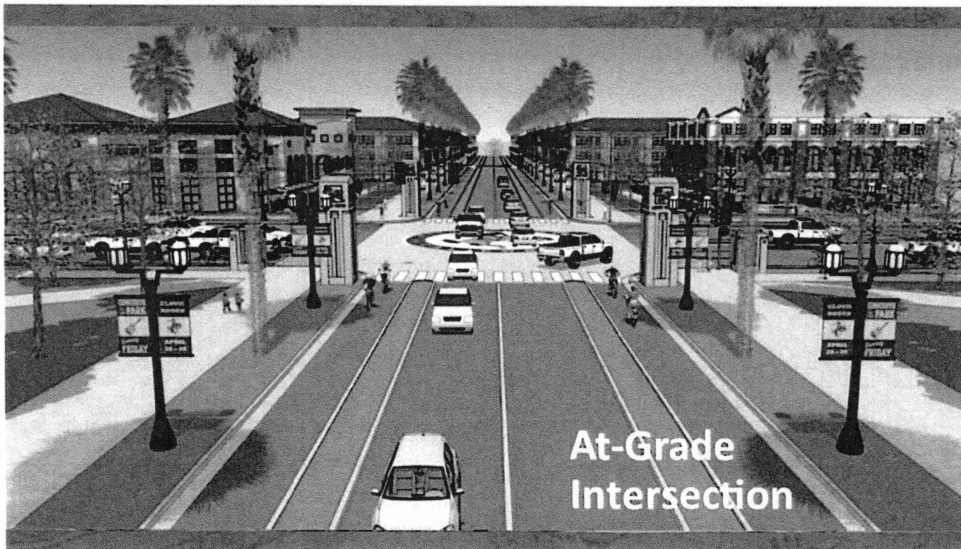
Potential Solutions

Shoofly

- Minimize the road closure by building a temporary diverter road around the construction site.
- Benefit: connectivity and access are maintained during construction.
- Challenges: may require additional right-of-way.

At-Grade Intersection

- Redesign the intersection of Shaw and Sanders to replace the grade separation with a more conventional at-grade intersection.
- Benefits
 - o Connectivity and access is maintained during construction.
 - o Much less expensive to build and maintain
 - o Faster to construct
 - o More comfortable and convenient for pedestrians
 - o Better access for businesses
 - o More direct routes for emergency vehicles
 - o Connecting to Shaw will allow Sanders to truly function as the primary axis that it was envisioned to be
- Challenges:
 - o Requires new design, environmental review, etc.
 - o Creates a shorter distance between signalized intersections ($\frac{1}{4}$ mile instead of usual $\frac{1}{2}$ mile)
 - This is not unheard of; it's the same distance as the signals on Shaw at Clovis, Cole, and Sunnyside avenues near Sierra Vista Mall



Other Solutions

LVM partners are open to other solutions for the construction of Shaw. Our priority is that Shaw not be closed for any more than 2-4 weeks during construction.

Conclusion

We have provided a summary of the LVM project and a timeline evidencing our investment in Clovis; noted the surprise announcement on October 17, 2023 of the 1 year long closure of Shaw; reviewed the ramifications of this closure; and offered possible solutions.

In light of the dire ramifications of the closure of Shaw, **we request that Council agree to a resolution that Shaw not be closed for more than 2-4 weeks during construction of the Shaw expansion. We ask that the Council approve this motion within 30 days** so that this resolution can be communicated to residents and businesses so they may proceed with confidence in their investment in the community. We request that Council direct the Clovis Planning and Development Department to seek options to maintain access via Shaw during the construction phase of the Shaw expansion such that the road closure is minimized to no more than 4 weeks; and if necessary, the planning department consider alternative at-grade designs if these better maintain access during the expansion of Shaw and/or provide a better way to realize the vision for the center. In addition to the request for a timely response, we suggest the Planning and Development Department consult with Steve White (former City Engineer) on strategies to maintain access such as that of Clovis/Herndon/HWY 168.

Respectfully submitted,

The Loma Vista Marketplace Team

Will Dyck, President

Philip Neufeld, General Partner

Peter Orlando, Broker Retail California

Rachael Orlando, Broker Retail California

Rebecca Simonian

From: Bill Coyle <bcogle@cfgo.com>
Sent: Sunday, January 7, 2024 10:23 AM
To: Lynne Ashbeck
Cc: Philip Neufeld (philneufeld@yahoo.com); William Dyck (will@summafresno.com); Rachael Orlando
Subject: [External] Planned Closure of Shaw

Dear Mayor,

We are looking forward to building a beautiful new store in your city at the Loma Vista Shopping Center. It is a significant investment on our part and comes at an expensive rent to build new.

On behalf of our company of 500 stores we implore you to figure out a way to NOT close access to the shopping center along Shaw. There must be a way to accomplish the widening while not at the expense of closing Shaw and the suffering that would occur to our sales and all the occupants of this new shopping center. Thanks for your continued efforts to help make our entry into Clovis a success.



William Coyle | Vice President, Real Estate
Grocery Outlet | 5650 Hollis Street | Emeryville, CA 94608
916-316-5305

Rebecca Simonian

From: Public Comments <email@cityofclovisca.us>
Sent: Monday, January 8, 2024 11:55 AM
To: Karey Cha; Andrew Haussler; Rebecca Simonian
Subject: [External] Public Comment for City Council

Council Meeting Date: 2024-01-08

Item Number (put "0" if your comment is regarding an item not on the agenda): 18

Full Name: John A. Ferdinandi

Email: jaf@milano-ri.com

Comment: I am the CEO for Milano Restaurants International. We own and will be operating the Me-N-Ed's Pizzeria in the Loma Vista Shopping Complex. We nor the landlord were told that Shaw Avenue, a major artery into the center, will be closed in front of our center, for over a year. If this information would have been known, both we and the center could have planned accordingly. This closure will cause a major negative economic impact to our location, and the center as a whole. Therefore, we are strongly requesting that some alternative solution be created that either expedites the project or allows for some use of the thoroughfare. There is much money and time that has been invested in this location, for it to not achieve profitability, due to the neighborhood not having ease of access to our restaurant and the greater center.

Supporting Files (2 Max.):

Date: January 8, 2024

Time: 11:55 am

Remote IP: 24.173.59.206

Rebecca Simonian

From: Public Comments <email@cityofclovisca.us>
Sent: Monday, January 8, 2024 12:06 PM
To: Karey Cha; Andrew Haussler; Rebecca Simonian
Subject: [External] Public Comment for City Council

Council Meeting Date: 2024-01-08

Item Number (put "0" if your comment is regarding an item not on the agenda): 18

Full Name: Lewis Smith

Email: Lsmith@retailcalifornia.com

Comment: There needs to be a way to keep Shaw Avenue open during the expansion construction considering the City of Clovis approved construction permits for retail buildings at Loma Vista and those buildings are now under construction. Additionally, there should be a signal light / intersection where the proposed underpass is located. The underpass makes no sense whatsoever and is more expensive. The retail / commercial zoned properties need access from a signalized intersection, not just left turn lanes against oncoming traffic. Thank you.

Lewis Smith

Supporting Files (2 Max.):

Date: January 8, 2024

Time: 12:05 pm

Remote IP: 12.216.223.178

Rebecca Simonian

From: Public Comments <email@cityofclovisca.us>
Sent: Monday, January 8, 2024 3:44 PM
To: Karey Cha; Andrew Haussler; Rebecca Simonian
Subject: [External] Public Comment for City Council

Council Meeting Date: 2024-01-08

Item Number (put "0" if your comment is regarding an item not on the agenda): 18

Full Name: Michael Kennedy

Email: mkennedy@retailcalifornia.com

Comment: Dear members of the Council,

I'm a commercial real estate agent focused on retail properties throughout the central CA area and have done dozens of transactions in Clovis over the years. I am working on the leasing of the vacant land at the NWC of Shaw and Leonard. I was involved in the Arco/AMPM and Starbucks/The Little Gym transactions at the NWC as well. I have also represented multiple clients at the SWC of the intersection who plan to open in 2024.

I was recently made aware of the plan to close Shaw Ave for a year (or more) for the widening project that's been talked about for years prior to the developments that have taken place at the intersection recently. This plan will not only be detrimental to the successful operation of business along this stretch of Shaw Ave, it will be a deterrent for additional retailers/businesses to consider locating in the area until the work is complete. Now that the plan to shut down Shaw Ave is public, and the work is scheduled to start in 2025 with a 2026 completion, it's highly unlikely that any businesses would sign a lease or purchase property to operate in the affected area for 2 plus years from now.

I recently showed a property in the effected area to a 4,000sf restaurant chain new to the area and they said they wouldn't consider the location if Shaw Ave was going to be completely closed for that amount of time. There are reasonable and common sense solutions, like phasing the project, that would allow the work to be completed while keeping Shaw Ave open in some compacity. I'm hopeful that the Council can see the damage that would caused by the current plan and makes the necessary adjustments for all effected parties.

Sincerely,

Michael Kennedy
Supporting Files (2 Max.):

Date: January 8, 2024
Time: 3:44 pm
Remote IP: 12.216.223.178