

CLOVIS CITY COUNCIL MEETING

November 9, 2020

6:00 P.M.

Council Chamber

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

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

PUBLIC COMMENTS – 6:02 - NONE

CONSENT CALENDAR – 6:04

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 by unanimous vote.

1. Administration - Approved - Minutes from the November 2, 2020 Council Meeting.
2. Administration - Adopted - Ord. 20-16, Campaign Contribution Limits, A request to add Chapter 1.9 to Title 1 of the Clovis Municipal Code relating to campaign contribution limits. (Vote: 5-0)
3. Administration - Received and Filed – Economic Development Corporation Serving Fresno County Quarterly Report, July–September 2020.
4. General Services – Approved – Claim Rejection of General Liability Claim submitted by Rory K. Pendergast on behalf of Beatrice Julia Santellan.
5. General Services – Approved – Claim Rejection of General Liability Claim submitted by Stuart R. Chandler on behalf of Max Spohn.

PUBLIC HEARINGS

6. 6:05 - APPROVED – **RES. 20-157**, A RESOLUTION OF NECESSITY TO DETERMINE THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE ACQUISITION OF A PORTION OF PROPERTY FOR PUBLIC PURPOSES, AND AUTHORIZING PROCEEDINGS IN EMINENT DOMAIN FOR SAID PROPERTY LOCATED ON THE WEST SIDE OF SUNNYSIDE AVENUE, NORTH OF HERNDON AVENUE (APN: 562-142-81)

Engineering Program Supervisor Ryan Burnett presented a report on a request for the City Council to hold a public hearing and approve a Resolution of Necessity, approving the eminent domain process to acquire a portion of a property for public street and utility improvement purposes for property located on Sunnyside Avenue, south of the State Route 168 overpass. Staff has been unable to acquire the needed right-of-way by voluntary purchase and sale agreement as a result of the property owner's concern that a voluntary sale may trigger a prepayment penalty provision in the loan agreement for the property. The property owner does not object to the City's acquisition of the right-of-way, but requests the City initiate eminent domain to prevent the imposition of the prepayment penalty under

the loan agreement. This action is needed to avoid further delays in the construction of improvements on Sunnyside Avenue. California Code of Civil Procedure Section 1245.240 requires the Resolution of Necessity be approved by a vote of two-thirds of all the members of the City Council.

There being no public comment, Mayor Bessinger closed the public portion. Discussion by the Council. Motion by Councilmember Ashbeck, seconded by Councilmember Whalen, for the Council to approve a Resolution of Necessity, approving the eminent domain process to acquire a portion of a property for public street and utility improvement purposes for property located on Sunnyside Avenue, south of the State Route 168 overpass. Motion carried by unanimous vote.

ADMINISTRATIVE ITEMS

7. 6:09 - APPROVED – UPDATE ON CALIFORNIA HEALTH SCIENCE UNIVERSITY (CHSU) AND REQUEST FOR THE CITY COUNCIL TO PROVIDE POLICY DIRECTION REGARDING ESTABLISHMENT OF STUDENT AND/OR FACULTY HOUSING WITHIN THE AREA SURROUNDING THE CHSU CAMPUS. GRANVILLE HOMES AND THE ASSEMI GROUP, APPLICANT.

City Planner Dave Merchan presented an Update on California Health Science University (CHSU) and request for the City Council to provide policy direction regarding establishment of student and/or faculty housing within the area surrounding the CHSU Campus. Dave Merchan indicated that staff is seeking Council policy direction related to the addition of student and faculty housing within the area planned for the Research and Technology Park (R-T Park) with regard to three points:

1. Is the Council comfortable with the updated vision presented by Granville Homes and the Assemi Group to utilize approximately 65 acres of R-T Park land for student and faculty housing in support of the CHSU?
2. What level of affiliation tying the student and faculty housing to the CHSU Campus is reasonable and appropriate, considering that traditional housing projects are not otherwise allowed within the area planned for R-T Park?
3. If the Council concurs with the updated vision described above, should staff begin working on a zoning “clean-up” action within the R-T Park area to remove existing inconsistencies and streamline the process?

In 2016, the Planning and Development Services Director approved an Administrative Use Permit (AUP) to allow for the development of CHSU within the City’s planned R-T Park. In addition to the various educational buildings shown in the campus layout, CHSU requested and received approval to include student housing located west of Locan and north of the Owens Mountain Parkway alignment. In 2019 Granville Homes and the Assemi Group began working with staff to implement the housing component of the 2016 AUP. The applicant’s current vision for CHSU related housing anticipates an expanded area near the Campus being utilized to accommodate student and faculty housing needs.

Granville Homes and the Assemi Group have requested that an informational presentation be made to the City Council to provide an update on the development of the CHSU Campus and to request direction regarding their updated vision for CHSU related housing within the area surrounding the campus.

Christine Ligenfelter, Florence Dunn, and Darius Assemi, representing the applicant, spoke in support of the expanded request regarding the housing component of the 2016 AUP. Discussion by the Council. It was the consensus of City Council to provide general direction for staff to continue to work with the applicant to come to resolution regarding what the applicant is requesting and how staff can assist on the path forward regarding CHSU student and faculty housing in the R-T Park and return to council for consideration. General policy direction from Council was to:

- Craft “guard rails” (ties between housing and CHSU) that will create a better tie between housing and CHSU that is something more than 5 permanent housing as provided by the applicant in the letter to council.
- Ensure student and faculty housing is necessary and essential noting that market rate single family residential is not permitted in the R-T Park.
- Address whether student and faculty housing should be phased for demand as the campus expands?
- Address whether student housing should be restricted to CHSU students? If not, should there be a percentage restricted to CHSU students?
- Work with the applicant to develop some kind of master plan with images to show council the campus housing ties to CHSU.
- Regarding the three policy questions:
 1. Is the Council comfortable with the updated vision presented by Granville Homes and the Assemi Group to utilize approximately 65 acres of R-T Park land for student and faculty housing in support of the CHSU? *Consensus of Council to direct staff to work with the applicant and further evaluate actual need for student and faculty housing and timing of that need.*
 2. What level of affiliation tying the student and faculty housing to the CHSU Campus is reasonable and appropriate, considering that traditional housing projects are not otherwise allowed within the area planned for R-T Park? *Consensus of Council to direct staff to work with the applicant on a more realistic tie (affiliation) between student and faculty housing and CHSU comparing what was included in the applicant’s letter to Council (5 homes) versus what the applicant provided in their oral presentation.*
 3. If the Council concurs with the updated vision described above, should staff begin working on a zoning “clean-up” action within the R-T Park area to remove existing inconsistencies and streamline the process? *Consensus of Council to direct staff to begin work on the “clean-up”.*

WORKSHOP – 8:32

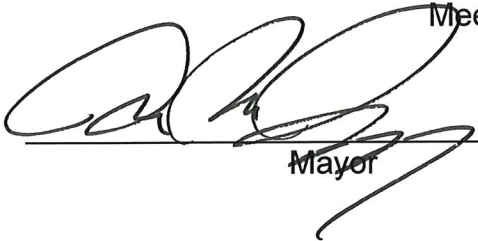
City Manager Luke Serpa provided City Council an update on current Fresno County and City of Clovis COVID-19 pandemic numbers.

COUNCIL COMMENTS – 8:37

Councilmember Whalen commented on a recent e-mail he had received from a constituent regarding placement of a group home near her home. He indicated that he would forward on to staff for follow up with the constituent.

Mayor Bessinger adjourned the meeting of the Council to November 16, 2020

Meeting adjourned: 8:40 p.m.



Mayor



City Clerk

