

# CLOVIS CITY COUNCIL MEETING

November 5, 2018

6:03 P.M.

Council Chamber

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

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

## 6:05 – PRESENTATION

1. PRESENTATION OF PROCLAMATION TO ED FLORES IN RECOGNITION OF HIS SERVICE TO THE CITY OF CLOVIS

Councilmember Flores presented a proclamation to Ed Flores in recognition of his service to the City of Clovis.

## 6:10 - PUBLIC COMMENTS - NONE

## 6:11 - CONSENT CALENDAR

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

2. City Clerk – Approved - Minutes for the October 15, 2018 Council Meeting.
3. General Services – Approved - Waive the City's Standard Purchasing Procedure for the Emergency Purchase of Two (2) Energy Efficient Boilers at the Operations and Maintenance Service Center Facility.
4. General Services – Approved - **Res. 18-152**, Authorizing Amendments to the Fire Chief, Deputy Fire Chief, and Battalion Chief Classifications; and Approval - **Res. 18-153**, amending the City's Position Allocation Plan for FY 18-19 in the Fire Department by adding One (1) Deputy Fire Chief position and deleting One (1) Battalion Chief position.
5. General Services – Approved – **Res. 18-154**, Authorizing a Loan Application to California Energy Commission - Energy Conservation Assistance Act Program Loan for supplemental LED lighting funding.
6. Planning and Development Services - Approved – **Res. 18-155**, Final Map Tract 6180, located at the southwest area of Locan Avenue and Teague Avenue (DYP 6180, L.P., DeYoung Properties).
7. Planning and Development Services - Approved – **Res. 18-156**, Annexation of Proposed Tract 6180, located at the southwest area of Locan Avenue and Teague Avenue to the Landscape Maintenance District No. 1 of the City of Clovis. (DYP 6180, L.P., DeYoung Properties).
8. Public Utilities – Approved - Authorize the Purchase of Two CNG Side Loading Refuse Trucks from Golden State Peterbilt.

9. Public Utilities – Approved - Waive Formal Bidding Requirements and Authorize the Purchase of Compactor Wheels from Caron Compactor Company.
10. Public Utilities – Approved - Waive Formal Bidding Requirements and Authorize the Purchase of a CASE Wheel Loader off the Sourcewell Purchasing Contract from Sequoia Equipment Company, Inc.; and Approval – **Res. 18-157**, Amending the 2018-2019 Community Sanitation budget to allocate funds for purchase of the loader.

## ADMINISTRATIVE ITEMS

11. 6:12 - Adopted - **Ord. 18-25**, R2018-07, A request to approve a rezone of approximately 18.13 acres of land located at the northeast corner of Ashlan and Locan Avenues, from the R-A (Single-Family Residential – 24,000 Sq. Ft.) Zone District to the R-1-PRD (Planned Residential Development) and P-F (Public Facilities) Zone Districts. (Vote: 4-0-1 with Mayor Whalen absent)

Mayor Whalen indicated that this item was on the regular agenda for adoption because at introduction on October 15, 2018, it was approved 4-0-1 with Mayor Whalen absent. There being no public comment, Mayor Whalen closed the public portion. Discussion by the Council. Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to adopt **Ordinance 18-25**, R2018-07, rezoning approximately 18.13 acres of land located at the northeast corner of Ashlan and Locan Avenues, from the R-A (Single-Family Residential – 24,000 Sq. Ft.) Zone District to the R-1-PRD (Planned Residential Development) and P-F (Public Facilities) Zone Districts. Motion carried 4-0-0-1 with Mayor Whalen abstaining.

12. 6:13 - Adopted - Ord. 18-26, OA2018-03, A text modification to the Development Code to add Multiple-Family Housing as a permitted use in the P-F (Public Facility) Zone District and to add a new RHN (Regional Housing Needs) Overlay Zone District. (Vote: 4-0-1 with Mayor Whalen absent)

City Planner Bryan Araki made a few comments on the minor changes on the ordinance as presented this evening versus at introduction on October 15, 2018. Exhibit A of the staff report (Exhibit 12 of the October 15, 2018 staff report) illustrates Regional Housing Needs Overlay District Opportunity Sites of between one and ten acres applicable for use under this ordinance amendment. Subsequent to the first reading City Council approval of this ordinance amendment, staff has received an application for a Conditional Use Permit for a memory care facility on property located on the north side of Nees Avenue, east of Timmy Avenue. As there is a pending land use consideration for this site, it is being removed from Exhibit A of the staff report (Exhibit 12 of the October 15, 2018 staff report).

Lee Smith, attorney representing residents of Buchan Estates, commented and wanted to know if only properties on the map would be considered for inclusion. City Attorney David Wolfe responded affirmatively. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to adopt **Ord. 18-26**, OA2018-03, a text modification to the Development Code to add Multiple-Family Housing as a permitted use in the P-F (Public Facility) Zone District and to add a new RHN (Regional Housing Needs) Overlay Zone District. Motion carried 4-0-0-1 with Mayor Whalen abstaining.

**ADJOURN TO THE JOINT MEETING WITH THE CLOVIS PLANNING COMMISSION**

Present: Planning Commissioner Antuna, Bedsted, Cunningham, Hatcher, Chair Hinkle  
Absent: None

13. 6:20 - Received and Filed – Planning & Development Services’ Annual Update.

Planning and Development Services Director Dwight Kroll presented a report and update on Planning and Development Services department and major projects currently underway. General discussion of roles and responsibilities of Planning Commission. Direction from Council and Commission for staff to continue review of elements of Planned Residential Developments and variety different features such as reduced setbacks, narrow streets, and shortened driveways. Direction provided to compile information on a few approved projects and return to Council with successes and challenges with the various projects.

14. City Manager Comments - None  
15. Council / Commission Comments - None

Mayor Whalen adjourned the meeting of the Council to November 13, 2018

Meeting adjourned: 8:30 p.m.

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Mayor

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City Clerk