

CLOVIS CITY COUNCIL MEETING

February 11, 2019

6:00 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

PRESENTATION

1. NONE.

PUBLIC COMMENTS 6:02 P.M.

Greg Becker, commercial truck driver, commented on drivers being cited for parking commercial rigs on First Street between Sunnyside and Tollhouse Avenues. He stated that there was no signage and there were no warning citations issued. He is requesting the city consider options such as parking permits. He is requesting to sit down with staff to resolve the issue.

CONSENT CALENDAR 6:14

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 from the February 4, 2019 Council Meeting.
3. Finance - Received and Filed – Investment Report for the month of December 2018.
4. Finance - Received and Filed – Treasurer's Report for the month of December 2018.
5. Planning and Development Services - Approved - Design Professional Services for CIP 18-12, Fire Station No. 6, and Authorize the City Manager to execute the contract on behalf of the City.
6. Planning and Development Services - Approved – **Res. 19-09**, Amending the Fresno Metropolitan Flood Control District (FMFCD) Schedule of Drainage Costs and Fees for 2019-2020.
7. Planning and Development Services - Approved – **Res. 19-10**, Final Map Tract 6155, located at the northwest area of Sierra Avenue and N. Cypress Avenue (DYP 6155, L.P., DeYoung Properties).
8. Planning and Development Services - Approved – **Res. 19-11**, Annexation of Proposed Tract 6155, located at the northwest area of Sierra Avenue and N. Cypress Avenue to the Landscape Maintenance District No. 1 of the City of Clovis. (DYP 6155, L.P., DeYoung Properties).
9. Public Utilities – Approved – **Res. 19-12**, A Resolution Initiating Proceedings for the Annual Levy of Assessments for Landscape Maintenance District No. 1.
10. Public Utilities – Approved – Authorize the execution of a Purchase Agreement for property located at 79 North Sunnyside Avenue, Clovis, CA from Lorenzo and Rosemary Lopez in the amount of \$720,000; and Approved – **Res. 19-13**, Amending the 2018-2019 Water and Sewer budgets to allocate funds for purchase of the property.

PUBLIC HEARINGS 6:15

11. 6:15 p.m. - APPROVED INTRODUCTION - **ORD. 19-01**, R2018-14, APPLYING DEVELOPMENT STANDARDS TO AN EXISTING M-U (MIXED USE) ZONE DISTRICT FOR 28.6 ACRES OF PROPERTY GENERALLY LOCATED BETWEEN SIERRA AVENUE AND FIFTH STREET ALONG THE VETERANS PARKWAY ALIGNMENT (PLANNING AREA #9) OF THE CENTRAL SPECIFIC PLAN, AND CONSIDER UPDATE ON THE NAMING OF "LANDMARK COMMONS". CITY OF CLOVIS, OWNER/APPLICANT.

Councilmember Flores stated that he has a potential conflict of interest due to property his family owns in the area and would recuse himself from deliberating on the item and left the dais.

Planning and Development Services Director Dwight Kroll and City Planner Bryan Araki presented a report on a request to approve the introduction of an ordinance applying development standards to an existing M-U (Mixed use) zone district for 28.6 acres of property generally located between Sierra Avenue and Fifth Street along the Veterans Parkway alignment (Planning Area #9) of the Central Specific Plan, and consider update on the naming of "Landmark Commons". This request would modify the M-U (Mixed Use) Zone District for the Landmark Commons site to accommodate the City's Transit Center and Senior Center. Future development proposals which may include a library, residential development and modified Clovis Veterans Memorial District uses would be considered at a future time. This application runs concurrent with a Site Plan Review (SPR2018-02) for the transit and senior activities center facilities.

Curt Vogt, legal counsel for the Dibenedetto family, spoke in support of this item as well as the naming of "Landmark Commons". Tom Wright, resident, indicated that he had thought the name would be "Landmark District" versus "Landmark Commons". Tom Wright, Clovis Veterans Memorial District (CVMD) Chair, commented on parking near the CVMD. Peg Bos, resident, spoke in support of changing the name of Landmark District, and spoke in opposition to the use of a roundabout. Mark Keppler, resident, spoke in support the use of a roundabout. He also spoke in support of the naming of the site as "Landmark Commons".

Discussion by the Council. Motion by Councilmember Ashbeck, seconded by Councilmember Bessinger, for the Council to approve the introduction of an ordinance applying development standards to an existing M-U (Mixed use) zone district for 28.6 acres of property generally located between Sierra Avenue and Fifth Street along the Veterans Parkway alignment (Planning Area #9) of the Central Specific Plan. Motion carried 4-0-0-1 with Councilmember Flores abstaining.

It was the consensus of Council, with Councilmember Flores abstaining, for the Council to delay the naming of "Landmark Commons" and have staff work with a committee to further evaluate and return to Council at a future date.

Councilmember Flores returned to the dais at 7:00

12. 7:13 p.m. - APPROVED - **RES. 19-14**, SPR2018-02, APPROVING A SITE PLAN REVIEW FOR A PROPOSED PUBLIC FACILITY, INCLUDING A SENIOR ACTIVITY CENTER, TRANSIT FACILITY, HEALTH CARE CLINIC, AND FUTURE PAD FOR FRESNO COUNTY LIBRARY ON PROPERTY LOCATED ON THE NORTH SIDE OF THIRD STREET AT VETERAN'S PARKWAY. CITY OF CLOVIS, OWNER/APPLICANT.

City Planner Bryan Araki presented a report on a request to approve SPR2018-02, a site plan review for a proposed public facility, including a senior activity center, transit facility, health care clinic, and future pad for Fresno County Library on property located on the north side of Third Street at Veteran's Parkway. The City of Clovis is proposing an expansion of the Clovis Civic Center to the property on the north side of Third Street at the Veteran's Parkway alignment. The Project includes the development of the Senior Activities Center, Transit Center, Health Clinic, and future County Library. Off-site improvements include reconstruction of Third Street with a round-about at Veteran's Parkway, trail improvements, and infrastructure extending to the properties to the north. This Project follows Rezone R2018-14, which establishes the development standards of Planning Area 9 (PA9) of the Central Clovis Specific Plan.

Curt Vogt, legal counsel for the Debenedetto family, noted for the record that some of the letters included with item 11 were intended to be included in item 12. Mike Debenedetto, property owner, commented in support and opposition to certain elements to what is being proposed such as the lack of a view corridor from Veteran's Parkway, and no access from Clovis Avenue at the Second Street alignment. Mr. Vogt proposed he pay for a traffic study on options for access from Clovis Avenue at the Second Street alignment. Mark Keppler, resident, raised some concerns about impact on the trail should a Second Street alignment be considered.

Discussion by the Council. Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve Phase 1 to allow moving forward with the roundabout and continue the other phases of SPR2018-02 to a date uncertain to allow more time to evaluate the concerns raised such as the traffic study and final plans for the library from the County. Motion carried by unanimous vote.

CORRESPONDENCE

13. NONE.

ADMINISTRATIVE ITEMS

14. 8:34 p.m. - RECEIVED AND FILED - A PRESENTATION OF THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) ORDINANCE DISCUSSING ITS HISTORY, IMPLEMENTATION, EVOLUTION, AND PROJECT STANDARDS.

Planning and Development Services Director Dwight Kroll presented City Council an update on the history and use of the Planned Residential Development (PRD) code going back to the late 1970's. Matt Smith, Woodside Homes, spoke in support of the use the PRD ordinance. Jeff Kellum, Lennar Homes, spoke in support of the PRD ordinance. It was the consensus of City Council to receive and file the report.

CITY MANAGER COMMENTS 9:00 p.m.

City Manager Luke Serpa commented on a request from the Clovis Veterans Memorial District (CVMD) regarding a joint meeting with the city possibly on March 11, 2019.

COUNCIL ITEMS 9:01 p.m.

15. Council Comments

Councilmember Bessinger commented on a League of California Cities training opportunity of marijuana in the next month.

Councilmember Ashbeck reported out on a Fresno County Transit Authority meeting attended last week.

Councilmember Mouanoutoua reported out on attending the California Health Sciences University medical school grand opening two weeks ago.

CLOSED SESSION 9:06 p.m.

16. Government Code Section 54956.9(d)(1)
CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Lionel Hawkins v. City of Clovis

Mayor Whalen adjourned the meeting of the Council to February 19, 2019

Meeting adjourned: 9:15 p.m.





Mayor



City Clerk