



# CITY of CLOVIS

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

*In compliance with the Americans with Disabilities Act, if you need special assistance to access the City Council Chamber to participate at this meeting, please contact the City Clerk or General Services Director at (559) 324-2060 (TTY – 711). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council Chamber.*

*Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at City Hall, in the City Clerk's office, during normal business hours. In addition, such writings and documents may be posted on the City's website at [www.cityofclovis.com](http://www.cityofclovis.com).*

March 18, 2019

6:00 PM

Council Chamber

**The City Council welcomes participation at Council Meetings. Members of the public may address the Council on any item of interest to the public that is scheduled on the Agenda. In order for everyone to be heard, please limit your comments to 5 minutes or less, or 10 minutes per topic.**

Meeting called to order by Mayor Whalen  
Flag salute led by Councilmember Ashbeck

## ROLL CALL

## PRESENTATIONS/PROCLAMATIONS

1. Presentation of Proclamation declaring March 20, 2019 as Small Business Development Day.

**PUBLIC COMMENTS** - This is an opportunity for the members of the public to address the City Council on any matter within the City Council's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 5 minutes or less, or 10 minutes per topic. Anyone wishing to be placed on the Agenda for a specific topic should contact the City Manager's office and submit correspondence at least 10 days before the desired date of appearance.

**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.

2. City Clerk – Approval – Minutes from the March 4, 2019 Council Meeting.
3. City Clerk – Adopt - **Ord. 19-04**, An Ordinance of the City Council of the City of Clovis adding Article 6 (Not Currently Used), and Sections 2.2.601, 2.2.602, 2.2.603, 2.2.604, and 2.2.605 of Chapter 2.2 (Officers and Employees) to the Clovis Municipal Code Pertaining to the Position of City Engineer. (Vote 5-0)
4. Community and Economic Development - Receive and File – Community and Economic Development Department July – December 2018 Report and Department Overview.
5. Community and Economic Development - Approval – Res. 19-\_\_\_\_, Authorizing Submission of an Application to the Fresno Council of Governments for Funding under the Fresno County Measure C Transit Oriented Development (TOD) Program.
6. Finance - Receive and File – Investment Report for the month of January 2019.
7. Finance - Receive and File - Receive and File – Treasurer's Report for the month of January 2019.
8. General Services - Approval – Res. 19-\_\_\_\_, Amending the FY2018-2019 Transit Budget to reflect receipt of \$407,283.00 of Measure C New Technology Reserve Subprogram funds.
9. Planning and Development Services - Approval – Res. 19-\_\_\_\_, Adopt a Policy Related to the Provision of Water and Sewer Services Pursuant to Government Code Section 65589.7.
10. Planning and Development Services - Approval – Final Acceptance for CIP 16-05, Treasure Ingmire Park Restrooms Replacement.
11. Planning and Development Services - Approval – Authorize the City Manager to Execute a Consultant Agreement between the City of Clovis and Blair, Church & Flynn Consulting Engineers, for engineering services for the Herndon Avenue Widening Project – Temperance to De Wolf Avenues (CIP 16-09).
12. Planning and Development Services - Receive and File – Planning and Development Services annual newsletter.
13. Public Utilities – Approval – Authorize funding from the Community Sanitation and Water Enterprise Accounts for an Allocated Police Officer Position; and Approval – Res. 19-\_\_\_\_, Amending the 2018-2019 Community Sanitation and Water Enterprise accounts to allocate the funds for this position.



**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.

14. Consider Approval – Res. 19-\_\_\_\_, Accepting the 2018 Housing Element Annual Performance Report and Authorizing Submission of the Report to the California Department of Housing and Community Development and the Governor’s Office of Planning and Research.  
Staff: Heidi Crabtree, Housing Program Coordinator  
Recommendation: Approve
15. Consider items associated with CIP14-30 Shaw Avenue Widening Project from DeWolf Avenue to McCall Avenue. (To be continued to a date uncertain.)  
Staff: Ryan Burnett, Engineering Program Supervisor  
Recommendation: Continue to a date uncertain
  - a. Consider Approval - Res. 19-\_\_\_\_, Review and Certification of an Environmental Impact Report, adopt Statements of Overriding Considerations, and adopt a Mitigation Monitoring/Reporting Program for CIP Project 14-30 Shaw Avenue Widening Project from DeWolf Avenue to McCall Avenue.
  - b. Consider Approval - Res. 19-\_\_\_\_, A request to approve a street plan line for Shaw Avenue between DeWolf and McCall Avenues.
16. Consider Approval - Res. 19-\_\_\_\_, Initiation to prezone four properties located on the north side of Behymer Avenue east of Willow Avenue, within Mixed Use #11 in the Heritage Grove Plan Area. Main Street Promenade, LLC; applicant.  
Staff: Bryan Araki, City Planner  
Recommendation: Approve
17. Consider Introduction – Ord. 19-\_\_\_\_, OA2019-01, A request to amend the Clovis Development Code as a semi-annual cleanup to address typographical, grammatical, and content errors as a result of the 2014 Development Code Update, to make the “Cottage Home Program” available citywide to single-family residential zoning districts where alley access is provided, and to make the necessary modifications to reflect recent changes to State housing law. City of Clovis, applicant.  
Staff: Ricky Caperton, Senior Planner  
Recommendation: Approve

**CORRESPONDENCE** – Correspondence is communication addressed to City Council that requests action.

18. Consider Approval – Res. 19-\_\_\_\_, A Resolution of Support for the Concept of the Clovis Botanical Garden Partnering with the Fresno Wildlife Rehabilitation Service for the development of a Regional Nature Center on 4.16 acres near the northeast corner of Clovis and Alluvial Avenues.

Staff: Dwight Kroll, Planning and Development Services Director

Recommendation: Consider

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

19. None.

## **CITY MANAGER COMMENTS**

## **COUNCIL ITEMS**

20. Consider Approval – Change of Council Meeting Schedule.

Staff: Luke Serpa, City Manager

Recommendation: Approve

21. 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.

22. Government Code Section 54957.6

### **CONFERENCE WITH LABOR NEGOTIATORS**

Agency Designated Representatives: L. Serpa, S. Halterman, L. Shively

Employee Organization: Clovis Police Officers Association, Clovis Firefighters Association, Clovis Employees Association, Clovis Public Works Employees Association, Clovis Public Safety Employees Association, Clovis Professional and Technical Employees Association, Clovis Transit Employees Bargaining Unit, Clovis Technical and Financial Professionals Association

Unrepresented Employee: Management Employees

23. Government Code Section 54956.8

### **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Properties: 1403 Fourth Street (APN 491-191-18)

1423 Fourth Street (APN 491-191-17)

Agency Negotiators: L. Serpa, A. Haussler

Negotiating Parties: Xavier Flores, Trustee

Under Negotiation: Price & Terms

## **ADJOURNMENT**

<b>Future Meetings and Key Issues</b>			
Mar. 25, 2019 (Mon.)	6:00 P.M.	Special Meeting (Council Reorganization)	Council Chamber
Apr. 1, 2019 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Apr. 8, 2019 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Apr. 15, 2019 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
May 6, 2019 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
May 13, 2019 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
May 20, 2019 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
June 3, 2019 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
June 10, 2019 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
June 17, 2019 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber

# CITY of CLOVIS PROCLAMATION

## Declaring March 20, 2019 National Small Business Development Center Day

**WHEREAS,** The Valley Community SBDC continues to demonstrate hard work and commitment and serves as a nationwide leader in job creation and small business growth; and

**WHEREAS,** The Valley Community SBDC promotes the development, growth and success of small businesses and aspiring entrepreneurs throughout Fresno, Tulare, Madera, and Kings Counties; and

**WHEREAS,** The Valley Community SBDC works to launch, grow, transition and innovate businesses, and provides expert consulting, training, market research, access to capital and other tools at low to no cost assistance; and

**WHEREAS,** The Valley Community SBDC is a part of the Central California SBDC Network which since 2003 has assisted thousands of companies, from start-ups to established firms; helped to create and retain over 10,000 jobs; and created more than \$435 million in loans and equity.

**NOW, THEREFORE, BE IT RESOLVED,** that the Clovis City Council does hereby declare March 20, 2019, as

## National Small Business Development Center Day

**IN WITNESS THEREFORE,** I hereunto set my hand and cause the official seal of the City of Clovis to be affixed the 18th day of March, 2019.



  
\_\_\_\_\_  
Mayor

**CLOVIS CITY COUNCIL MEETING**

**March 4, 2019**

**6:00 P.M.**

**Council Chamber**

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

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

Mayor Whalen recognized Ron Sundquist on this day of his birth and led the audience in singing happy birthday.

**PRESENTATION 6:03 P.M.**

1. PRESENTATION OF PROCLAMATION DESIGNATING THE SECOND SATURDAY IN MARCH AS ARBOR DAY

Mayor Whalen presented Parks Manager Eric Aller with a proclamation designating the second Saturday in March as Arbor Day.

**PUBLIC COMMENTS 6:06**

Wayne McMillan, resident, and volunteer at the Clovis Senior Center, spoke in support of everything at the Senior Center. Resident, spoke in support of the Senior Center. Carol Cusomono, county resident (Minnewawa / International) commented on a proposal for Clovis Unified to acquire property in the northwest for a school site. Wes Butler, Del Rey resident, spoke in support of the Senior Center. Vickie McGee, resident, spoke in support of the Senior Center.

**CONSENT CALENDAR 6:19**

Motion by Councilmember Ashbeck, seconded by Councilmember Bessinger, that the items on the Consent Calendar, except Items 7 and 9, be approved. Motion carried by unanimous vote.

2. City Clerk – Approved – Minutes from the February 19, 2019 Council Meeting.
3. Finance - Approved – **Res. 19-18**, A Resolution of Intention (ROI) to Annex Territory (Annexation #55) (T6225 & T6245-North East Corner of Ashlan and Locan.), to the Community Facilities District (CFD) 2004-1 and to Authorize the Levy of Special Taxes Therein and Setting the Public Hearing for April 8, 2019.
4. General Services – Approved – **Res. 19-19**, Amending the City's FY 18-19 Position Allocation Plan by deleting one (1) Management Analyst position and adding one (1) Supervisor of Animal Services position within the Police Department.
5. Planning and Development Services - Approved – **Res 19-20**, Amending the Community Investment Program Budget for FY 2018-2019 to Reflect an Increase in Construction Cost in the amount of \$50,000.00 for CIP 17-19; Award the Bid for CIP 17-19 Paula,

- Homsy, and San Gabriel Sewer Replacement, and; Authorize City Manager to execute the contract on behalf of the City.
6. Planning and Development Services – Approved - **Res. 19-21**, Approving and reaffirming an exemption under the California Environmental Quality Act (CEQA) for a previously approved expansion of the Sphere of Influence (SOI) for the Northeast Area of the City of Clovis under Res. 17-96 dated September 5, 2017.
  8. Public Safety - Approved – Education and Training Affiliation Memorandum of Understanding between the City of Clovis and Clovis Unified School District for use and improvements of Fire Training Facility, and Approved - **Res 19-23**, Amending the General Services budget to reflect \$62,120 in associated MOU revenues to be allocated for Fire Training Facility improvements.
  10. Public Utilities – Approved - Contract Award for tree pruning services.
  11. Public Utilities – Received and Filed – Public Utilities Report for October 2018
- 6:21 - **CONSENT CALENDAR ITEM 7 - PLANNING AND DEVELOPMENT SERVICES – APPROVED - RES. 19-22, AMENDING THE MULTI-JURISDICTIONAL 2015-2023 HOUSING ELEMENT TO INCORPORATE THE SITE INVENTORY PER THE JANUARY 10, 2019, REQUEST OF HOUSING AND COMMUNITY DEVELOPMENT AND IN ACCORDANCE WITH THE CITY’S RECENTLY ADOPTED NOVEMBER 5, 2018, RHNA OVERLAY ZONE DISTRICT AND P-F ZONE DISTRICT ORDINANCE (ORD. 18-26).**

City Planner Bryan Araki presented a report on a request to approve a resolution amending the multi-jurisdictional 2015-2023 housing element to incorporate the site inventory per the January 10, 2019, request of housing and community development and in accordance with the city’s recently adopted November 5, 2018, RHNA overlay zone district and P-F zone district ordinance (Ord. 18-26).

On November 5, 2018, the Council adopted Ordinance Ord.18-26, for an amendment to the Development Code adding the RHN Overlay Zone District and modifying the P-F Zone District to accommodate affordable housing. This request includes the site inventory related to the adopted Ordinance per request by Housing and Community Development (HCD). Approval of this request will be forwarded to HCD for review and determination on the re-certification of the City’s Housing Element. There being no public comment, Mayor Whalen closed the public portion. Discussion by Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Mouanoutoua, for the Council to approve a resolution amending the multi-jurisdictional 2015-2023 housing element to incorporate the site inventory per the January 10, 2019, request of housing and community development and in accordance with the city’s recently adopted November 5, 2018, RHNA overlay zone district and P-F zone district ordinance (Ord. 18-26). Motion carried by unanimous vote.

- 6:26 - **CONSENT CALENDAR ITEM 9 - PUBLIC SAFETY - APPROVED – RES. 19-24, AMENDING THE POLICE DEPARTMENT’S BUDGET FOR FY 2018-2019 TO REFLECT AN INCREASE OF \$73,470.12 FOR VIDEO STORAGE COSTS ASSOCIATED WITH AXON BODY CAMERAS, AND AUTHORIZE THE CITY MANAGER TO SIGN A 5 YEAR AGREEMENT WITH AXON IN THE AMOUNT OF \$ 477,107.48**

Police Captain Curt Fleming addressed questions regarding a report on a request to amend the Police Department's budget for FY 2018-2019 to reflect an increase of \$73,470.12 for video storage costs associated with Axon body cameras, and authorize the city manager to sign a 5 year agreement with Axon in the amount of \$ 477,107.48. Mike Cunningham, resident, requested staff explain why the amount seemed so high. Discussion by the Council. Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve a request to amend the Police Department's budget for FY 2018-2019 to reflect an increase of \$73,470.12 for video storage costs associated with Axon body cameras, and authorize the city manager to sign a 5 year agreement with Axon in the amount of \$ 477,107.48. Motion carried by unanimous vote.

## **PUBLIC HEARINGS**

12. 6:29 - APPROVED - **RES. 19-25**, RESOLUTION APPROVING A PROPOSED MITIGATED NEGATIVE DECLARATION AND ADOPTING A MITIGATION MONITORING PROGRAM FOR COMMUNITY INVESTMENT PROJECT, CIP13-02, SHEPHERD AND MINNEWAWA AVENUES INTERSECTION IMPROVEMENTS

Engineering Services Manager Ryan Burnett presented a report on a request to approve a resolution approving a proposed mitigated negative declaration and adopting a mitigation monitoring program for Community Investment Project, CIP13-02, Shepherd and Minnewawa Avenues intersection improvements. Ryan Burnett provided an overview of the proposed mitigated negative declaration and update on a few projects in the area. City Engineer Mike Harrison addressed questions of City Council. Carol Cusomono, county resident, spoke in support of the project. Discussion by Council. Motion by Councilmember Ashbeck, seconded by Councilmember Mouanoutoua, for the Council to approve a resolution approving a proposed mitigated negative declaration and adopting a mitigation monitoring program for Community Investment Project, CIP13-02, Shepherd and Minnewawa Avenues intersection improvements. Motion carried by unanimous vote.

13. 6:41 – REVIEWED - THE 2019 FIVE-YEAR FINANCIAL FORECAST FOR THE CITY OF CLOVIS THROUGH FISCAL YEAR 2023-24 AND DISCUSS OPTIONS FOR BUDGET PREPARATION FOR 2019-2020

City Manager Luke Serpa and Finance Director Jay Schengel presented a report on the 2019 Five-Year Financial Forecast for the City of Clovis through Fiscal Year 2023-24 and discuss options for budget preparation for 2019-2020. The Five-Year Financial Forecast is a management tool that is updated and prepared each year to provide the City Council and City management with information on trends for the City's long-term financial condition. The Forecast represents a continuing effort to analyze the City's fiscal condition based upon a reasonable set of economic and operational assumptions. It is a very important management tool for identifying fiscal trends and issues which must be addressed early in order to assure continued financial success. This forecast shows a structural balance through 2023-24 with some ability to improve services. This report will serve as an opportunity to review the information in context with guidance for providing for the City's core services in a sustainable manner.



There being no public comment, Mayor Whalen closed the public portion. Discussion by Council. It was the consensus of City Council to receive and file the report.

14. 7:30 - APPROVED - VARIOUS ACTIONS RELATED TO CITY ENGINEER CLASSIFICATION:
- A. APPROVED INTRODUCTION - **ORD. 19-04**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS ADDING ARTICLE 6 (NOT CURRENTLY USED), AND SECTIONS 2.2.601, 2.2.602, 2.2.603, 2.2.604, AND 2.2.605 OF CHAPTER 2.2 (OFFICERS AND EMPLOYEES) TO THE CLOVIS MUNICIPAL CODE PERTAINING TO THE POSITION OF CITY ENGINEER; AND
  - B. APPROVED – **RES. 19-26**, AUTHORIZING THE CITY ENGINEER TO APPROVE AND EXECUTE AGREEMENTS AND OTHER INSTRUMENTS INCIDENTAL TO DEVELOPMENT PROJECTS APPROVED BY THE CITY COUNCIL; AND
  - C. APPROVED - **RES. 19-27**, AUTHORIZING AMENDMENTS TO THE CITY ENGINEER CLASSIFICATION

Personnel / Risk Manager Lori Shively presented a report on various actions related to City Engineer classification. The proposed ordinance codifies the City Engineer's authority to review and approve plans, specifications and/or designs for private development and for public improvements. This ordinance also codifies the City Engineer's authority to inspect City public works projects prior to acceptance by the City and subsequent release of performance and maintenance bonds. These are duties that are required of the City Engineer and this ordinance more clearly defines the required job duties. The accompanying resolution expressly delegates authority to the City Engineer to execute agreements and other instruments incidental to development projects approved by City Council. In combination with the ordinance and resolution, staff requests approval of a resolution updating the City Engineer job classification. A copy of the revised job classification was provided as an attachment to the staff, with major changes highlighted. There being no public comment, Mayor Whalen closed the public portion. Discussion by Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve the Introduction - **Ord. 19-04**, an ordinance of the City Council of the City of Clovis adding Article 6 (not currently used), and Sections 2.2.601, 2.2.602, 2.2.603, 2.2.604, and 2.2.605 of Chapter 2.2 (officers and employees) to the Clovis Municipal Code pertaining to the position of City Engineer. Motion carried by unanimous vote.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve a resolution authorizing the City Engineer to approve and execute agreements and other instruments incidental to development projects approved by the City Council. Motion carried by unanimous vote.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve a resolution authorizing amendments to the City Engineer classification. Motion carried by unanimous vote.



**CORRESPONDENCE**

15. NONE.

**ADMINISTRATIVE ITEMS**

16. 7:34 - APPROVED – **RES. 19-28**, AMENDING THE CITY OF CLOVIS POLICY ON NAMING MUNICIPAL FACILITIES ADOPTED ON APRIL 4, 2005, AND CONSIDER THE RENAMING OF SIERRA MEADOWS PARK TO DAVID MCDONALD PARK

General Services Director Shonna Halterman presented a report on a request to amend the City of Clovis policy on naming Municipal Facilities adopted on April 4, 2005, and consider the renaming of Sierra Meadows Park to David McDonald Park. At the City Council meeting of February 4, 2019, Council provided direction to staff to amend the existing City of Clovis Policy on naming Municipal Facilities with the following motion and vote:

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to direct staff to amend the municipal facilities naming policy to include an option that the Council determine the name or direct a Committee as outlined in the policy with the City Council to ultimately approve the recommendation of the Committee or select another name of their choosing. Motion carried 3-2 with Councilmember Mouanoutoua and Mayor Whalen voting no.

Staff has prepared an amended policy to reflect direction received on February 4, 2019, as shown in Attachment (B) of the staff report. Other minor revisions to the document are included in the attachment. At issue at the February 4, 2019, Council discussion was the possible renaming of Sierra Meadows Park, at Sierra and Temperance Avenues, to David McDonald Park to honor Mr. McDonald due to his recent passing and the significant contributions he has made to the City of Clovis. There being no public comment, Mayor Whalen closed the public portion. Discussion by Council.

Motion by Councilmember Flores, seconded by Councilmember Bessinger, for the Council to approve a request to amend the City of Clovis policy on naming Municipal Facilities adopted on April 4, 2005. Motion carried 4-1 with Councilmember Mouanoutoua voting no.

Motion by Councilmember Mouanoutoua, seconded by Councilmember Ashbeck, for the Council to rename Sierra Meadows Park to recognize David McDonald as agreeable to staff and family of Mr. McDonald. Motion carried by unanimous vote.

17. 7:40 - ADOPTED - **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. CITY OF CLOVIS, OWNER/APPLICANT. (VOTE: 4-0-0-1 WITH COUNCILMEMBER FLORES ABSTAINING) (CONTINUED FROM THE MEETING OF FEBRUARY 11, 2019)

Mayor Whalen indicated that this item was on the regular agenda because at introduction on February 11, 2019, it was approved with a less than unanimous vote. Councilmember Flores indicated that he would abstain due to a potential conflict of interest due to property owned in the area and left the dais. There being no public comment, Mayor Whalen closed the public portion. Discussion by Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Bessinger, for the Council to approve **Ord. 19-01**, R2018-14, a request to apply 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. Councilmember Flores returned to the dais.

18. 7:47 - ADOPTED – **ORD. 19-02**, AMENDING SECTIONS 4.7.03(G) AND 4.7.05 OF CHAPTER 4.7 OF TITLE 4 OF THE CLOVIS MUNICIPAL CODE PERTAINING TO THE NUMBER OF FIREWORKS STANDS ALLOWED AND APPLICANT PERMITTING PROCESS. (VOTE: 3-0-2 WITH COUNCILMEMBERS ASHBECK AND MOUANOUTOUA ABSENT)

Mayor Whalen indicated that this item was on the regular agenda because at introduction on February 19, 2019, it was approved with a less than unanimous vote. There being no public comment, Mayor Whalen closed the public portion. Discussion by Council.

Motion by Councilmember Flores, seconded by Councilmember Bessinger, for the Council to adopt **Ord. 19-02**, amending sections 4.7.03(g) and 4.7.05 of chapter 4.7 of title 4 of the clovis municipal code pertaining to the number of fireworks stands allowed and applicant permitting process. Motion carried by 3-0-0-2 with Councilmember Ashbeck and Mouanoutoua abstaining.

19. 7:48 - ADOPTED - **ORD. 19-03**, R2018-13, APPROVING A REZONE OF APPROXIMATELY 2.75 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF N. CLOVIS AND DAKOTA AVENUES FROM THE C-M (COMMERCIAL – LIGHT MANUFACTURING) AND R-2 (LOW DENSITY MULTIPLE FAMILY RESIDENTIAL - 1 UNIT/3,000 SQ. FT.) ZONE DISTRICTS TO THE C-2 (COMMUNITY COMMERCIAL) ZONE DISTRICT. CITY OF CLOVIS, CLOVIS COLONY INVESTORS, LLC, OWNERS; JEAY DAKOTA, LLC, APPLICANT. (VOTE: 3-0-2 WITH COUNCILMEMBERS ASHBECK AND MOUANOUTOUA ABSENT)

Mayor Whalen indicated that this item was on the regular agenda because at introduction on February 19, 2019, it was approved with a less than unanimous vote. Aaron Santos, area resident, provided a letter to the Council and analysis, and spoke in opposition due to concerns of negative impacts that the project would have on his property. Lori Doyle, representing the applicant, spoke in support of the project. City Planner Bryan Araki addressed questions of Council. Eric Tinkin, applicant, spoke in support of the project. There being no public comment, Mayor Whalen closed the public portion. Discussion by Council.

Motion by Councilmember Flores, seconded by Councilmember Bessinger, for the Council to adopt **Ord. 19-03**, R2018-13, a request to approve a rezone of approximately 2.75 acres of land located at the northeast corner of N. Clovis and Dakota Avenues from the C-M (Commercial – Light Manufacturing) and R-2 (Low Density Multiple Family Residential - 1 unit/3,000 sq. ft.) Zone Districts to the C-2 (Community Commercial) Zone District. Motion carried by 3-0-0-2 with Councilmember Ashbeck and Mouanoutoua abstaining.

**CITY MANAGER COMMENTS 8:02**

City Manager Luke Serpa commented on being out of the office this weekend, but back in town for the meeting on Monday night.

**COUNCIL ITEMS 8:03**

**20. Council Comments**

Councilmember Ashbeck reported out that she will not be in town for the meeting of April 1, 2019. She also wished candidates good luck on Election Day, March 5, 2019.

Councilmember Flores reminded all to get out and vote tomorrow.

Councilmember Mouanoutoua commented on a trip he took representing the Mayor in southern California regarding the Regional Housing Needs Assessment compliance. He also noted that he was chosen as a member of the Environmental Committee of the League of California Cities. He also wished to thank Clovis Police Department for their participation in the funeral of Fresno Police Department Phia Vang by having their honor guard attend and noted they attended the entire ceremony.

Mayor Whalen thanked Councilmember Mouanoutoua for going to Southern California representing him on the Regional Housing Needs Assessment compliance meeting with Governor Newsom. He also handed out a post card notification that a church sent out on a community meeting that he indicated was very well done.

**CLOSED SESSION 8:09**

**21. Government Code Section 54956.9**

**CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Significant Exposure to Litigation Pursuant to Paragraph (2) or (3) of Subdivision (d) of Section 54956.9

One case (Threat of litigation by DeBenedetto Properties, LP as reflected in 1/8/19 Letter)

Mayor Whalen adjourned the meeting of the Council to March 11, 2019

Meeting adjourned: 8:36 p.m.

---

Mayor

---

City Clerk



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council


FROM: Administration

DATE: March 18, 2019

SUBJECT: Adopt - Ord. 19-04, An Ordinance of the City Council of the City of Clovis adding Article 6 (Not Currently Used), and Sections 2.2.601, 2.2.602, 2.2.603, 2.2.604, and 2.2.605 of Chapter 2.2 (Officers and Employees) to the Clovis Municipal Code Pertaining to the Position of City Engineer. (Vote 5-0)

Please direct questions to the City Manager's office at 559-324-2060.



AGENDA ITEM NO:	4
City Manager:	

# CITY of CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Community and Economic Development Department

DATE: March 18, 2019

SUBJECT: Receive and File – Community and Economic Development Department July–December 2018 Report and Department Overview

ATTACHMENTS: Attachment 1 – Economic Indicators Summary  
Attachment 2 – Economic Development Metrics

The Community and Economic Development Department had a busy first 6 months of the fiscal year as the economy in Clovis saw continued growth and affordable housing programs moved forward. The City has not seen an economic expansion this significant in some time. For example, during that time period, the City received commercial building permit applications equating to a value of nearly \$80,000,000. This is more than all received in 2017-18 and for comparison, this amount was \$31,000,000 in the 2014-15 fiscal year. Many projects staff began working on in 2014-15 are now coming to fruition with construction starting during the period. Staff from all City Departments worked to take advantage of the economic upswing and to make Clovis a great place to do business and live. An economic indicator snapshot is included as Attachment 1.

### **Economic Development Division**

The full Economic Development Metrics showing the results of the Department's economic development efforts are attached as Attachment 2. These metrics are used by staff to manage and allocate resources to ensure the City is engaging in a robust economic development effort. Below are highlights during the reporting period.

#### **Business Retention and Expansion Efforts**

Staff continued efforts to reach out and visit our local businesses. During the time period 157 businesses were visited, some multiple times, as new relationships were built or continued. These visits were valuable as problems were addressed and local businesses gained a direct connection with the City. The City also conducted key programs that served our existing businesses. Some examples are below:

### **Anlin Expansion**

Staff was made aware a key company was being pursued by a neighboring county. The company had reached its capacity in its current location and was considering the move as ample land was available. Through numerous site visits, staff worked with Anlin to identify options for growth in Clovis. Staff presented many options to achieve the company's goals in Clovis and supported them with research and leg work on options they wanted to pursue. Since then, the company has constructed a new building at their current location and is considering another. In addition, staff facilitated an opportunity to gain access to adjacent land to help with space issues. Staff reaches out consistently to keep the relationship active and has provided further assistance to address their growth needs.

In order to support this effort, staff developed a tax sharing agreement that was approved by Council. Anlin entered into escrow on an adjacent parcel and is conducting due diligence. In addition, staff assisted Anlin in applying to Pacific Gas and Electric to receive a reduction in PG & E rates of 30% for five years. Staff connected Anlin to this program as part of the retention package staff supplied to Anlin. Anlin received word that the rate reduction has been approved. This was a critical piece to Anlin staying and expanding in Clovis.

Anlin is moving forward with the purchase of the adjacent Builder's Concrete site and is now conducting due diligence. Staff is playing a critical role in supporting the effort to acquire the adjacent property. Escrow is scheduled to close in early 2019. Staff will continue working with Anlin to make sure they have all of the support they need to thrive in Clovis.

### **Clovis Engineering Firm Retained**

An unnamed engineering firm approached the City seeking space to expand their operation significantly. The firm was looking for serval acres for several hundred professional employees and was assessing the entire metro area. Clovis was competing with several other sites and with staff support, the firm purchased property in Clovis and is now beginning the development process. Professional firms like this reinforce the City as a destination for high wage jobs that are critical to growing Clovis' economy.

Focusing on existing businesses' needs and ensuring strong relationships will continue to be a top priority for the City's economic development efforts. Going forward, staff will continue to conduct site visits and programs that support our local businesses. They are our best spokespersons to attract businesses and the most likely source of job and revenue growth.



## **Business Attraction Efforts**

Staff met with 80 industrial and commercial brokers during the year. These relationships are critical to better understanding the market and getting brokers the information need to sell Clovis. Discussions also included how to better leverage trade shows and ideas to make Clovis a destination of choice. These conversations will lead to fruitful trade shows with active leads being developed.

Staff has also been strategizing with existing businesses on how to support their efforts at trade shows while giving the City of Clovis leads to their customers and suppliers. This is a retention and attraction effort as it shows the business the City values them and the City gets high quality leads.

## **Retail**

At ICSC in Los Angeles in the Fall of 2018, staff met with retail property managers and built relationships with them. Strategies were discussed on how to fill vacancies and how the City could assist in the effort. Staff also received many positive reports from property managers on the positive performance of their properties. Staff also targeted hotel developers at ICSC and met with four developers, in addition to the eight they met with at the previous year's shows. This has resulted in numerous site visits for new hotel locations throughout Clovis and three potential hotels in the pre-development phase. A total of five hotels have entitlements with two under construction, two submitted building permit applications, and one more is expected to file for a building permit application in 2019. These developers were connected at ICSC to property owners and local developers to encourage construction of new hotels. Staff also marketed the Loma Vista commercial area and due to the discussion with a broker, a developer has begun construction of a Starbucks, fuel station and restaurant on 7 acres of land in Loma Vista.

At the ICSC conference in 2015, staff developed a relationship with a significant retailer, Costco Wholesale. The retailer reached out and was looking for opportunities for growth in the Fresno/Clovis market. Staff provided several locations, coordinated meetings, and continues to offer resources as the retailer is finalizing its options. The retailer at the beginning of the conversation was being pursued to locate outside of Clovis but has since determined that Clovis is its best option. The developer has entered escrow to purchase a 16 acre site near Shaw and Clovis Avenues and received approval from the Planning Commission for the project. Final approvals have been received and construction has begun. This was a huge cross-departmental team effort to support this critical retention and expansion project.

## **Professional/Industrial**

Staff has been working with the California Health Sciences University on its decision to permanently locate in Clovis. The School purchased 80+/- acres in the Clovis Research and Technology Park and announced its decision to construct a school to serve 2,000 students with approximately 400 staff in the spring of 2016. The School also

announced the establishment of a full medical school and broke ground on the first 90,000 square foot building in July of 2018.

The Clovis Culinary Center is open in a retail center at Ashlan and Willow Avenues. The Center offered its first classes assisting food entrepreneurs. The Clovis Culinary Center will allow for food entrepreneurs to bring their ideas to market. Users of the facility will be supported with technical assistance such as marketing techniques, how to access capital, and other business issues.

The Dry Creek Industrial Park, Phase II continues to enjoy significant demand. About 70% of the lots have sold and the first group of offices have opened with more under construction.

At the Clovis Industrial Park it was announced the County of Fresno will be taking over some of the Schneider Electric buildings and increasing the number of employees in the park. Cook Land Company pulled permits in a very expeditious manner to improve building 7 and the first County employees began moving into the park. In addition, Diversified Development Group received entitlements to construct nearly 400,000 square feet of industrial space in the park and should be under construction in the summer of 2019. The old Winery property at Clovis and Dakota Avenues has been marketed and is receiving interest from job producing uses. This will most likely come to fruition in the summer of 2019.

#### **Tourism**

The City has been working with the Clovis Chamber of Commerce to bolster the major events it manages. Staff helped to coordinate the cultural village which was wildly popular and attracted large crowds to view the dances, food, and cultural booths. Staff will continue to leverage Clovis Unified School District's success in hosting major athletic events. These events bring a significant number of additional tourists to showcase Clovis and take advantage of local businesses while bolstering tax revenues as shown in the increase in transit occupancy tax and plans for new hotels.

#### **Housing and Grants Division**

The City's affordable housing programs are active, and are providing a critical resource for our community. A total of 73 families were served during this reporting period with home rehabilitation grants, new affordable housing construction, and first-time homebuyer assistance - details are in Attachment 2. The City continues to expend existing awarded grants to support affordable housing and community development efforts. Below are some highlights from the division.

##### **First-Time Homebuyer Program:**

Staff approved a first-time homebuyer application for a family of 4 (3 adults – 1 child). Since coming to the United States from Armenia, the low-income family had been renting a substandard apartment in Fresno in an area with a high crime rate. The apartment only had two bedrooms to accommodate the family consisting



of an elderly mother and father, their daughter, and grandson. By subsidizing the cost of their primary mortgage loan with FTHB funds, the family was able to purchase a newly-constructed 4-bedroom, 2-bathroom home. With the help of the FTHB program, the family's monthly cost for the principal, interest, taxes, and homeowner insurance is now \$1,040 per month, which is only \$40 more than their previous rent cost. Now the whole family is happy in their new home, and can feel confident that they are investing in their future at a monthly cost that is affordable to them. The family is also very happy to be living in Clovis, and enjoying the Clovis Way of Life!

#### **Home Rehabilitation Grant Program:**

Staff received an application from an elderly husband and wife. The wife has very serious health issues that kept her from being able to walk without assistance of a wheelchair. Her husband's frailty did not allow him to be able to carry her up and down the steps outside the exterior doors of their mobile home, and steps were the only way to gain access to the home. Because of this, the wife was unable to get herself in and out of her home, and unable to get to her necessary doctor's appointments without calling an ambulance for service (putting a further financial strain on this already low-income household). In their application, they requested that a wheelchair ramp be installed at their home. Due to the tight placement of their mobile home, and the rise-per-foot ADA construction requirements for building a ramp, staff could not make a ramp fit. Instead, we were able to install a mechanical lift off of the front porch of the home. Now the wife is no-longer homebound, and a huge stress has been lifted off of the couple. Both were extremely grateful to the City of Clovis for helping them.

#### **Single-Family Rehabilitation Programs**

Staff completed 55 home repair projects for low-income owner-occupied households.

#### **First-Time Homebuyer Programs**

The expenditure of \$1,000,000 of First-Time Homebuyer Program funding is almost completed, with 10 households having been assisted. The funding comes from the California Department of Housing and Community Development.

#### **Affordable Housing Development – Habitat for Humanity**

Clovis provided a land donation of three (3) single-family lots in the Stanford Addition to HFH. One (1) of the units has been completed. A \$300,000 short-term construction loan was also provided by Clovis to HFH for the remaining two homes. Both are under construction and nearly completed.

#### **Affordable Housing Development – Magnolia Crossing**


During this reporting period, 10 low-income seniors have been approved for residency and are in various stages of moving in to Magnolia Crossing.

#### **Grants**

- Staff completed the expenditure of \$689,077 of FY 2017-18 Community Development Block Grant (CDBG) funds. Staff is currently working toward the complete expenditure of \$744,970 of CDBG funds for the FY 2018-19.

- The Clovis Culinary Kitchen has opened, and CDBG funds have been used to assist eight (8) low-income entrepreneurs wishing to start or expand their business by using the Kitchen.

Prepared by: Andy Haussler, Community and Economic Development Director

Submitted by: Andy Haussler, Community and Economic Development Director 

## **ATTACHMENT 1**

### **Overall Economic Indicators:**

#### *Job Market*

The City continued to enjoy higher per capita income than Fresno County as a whole with \$30,990 compared to \$22,234 in Fresno County. This was an increase over 2017-18 of \$1,114. This results in a median household income of \$64,640. The City also maintained higher education levels with 90% of the City's adult residents having a high school diploma or higher. This is 16% higher than Fresno County and 8% higher than the State of California.

Total payroll for the City of Clovis reached \$1.17 billion with 33,344 total employees on payroll in the City in 2017-18. The number of jobs increased by 410 from 2016-17 but further inquiry into the data confirmed reporting errors by a major employer in the City as well as several new businesses not being included in the Employment Development Department data the City relies on. It is likely the City saw an increase of at least 500 jobs but will not be confirmed until a new jobs dataset is released and checked for accuracy. With this, the jobs-housing balance is .84 jobs per a residence but may be adjusted upward as better jobs data is provided to the City. Staff is confident the City is gaining ground on job growth despite the City adding 1,443 households during the same time frame. More jobs need to be added to the community to reach the 1:1 goal for the jobs-housing balance but the trajectory is favorable. New jobs and payroll data is being sought on a quarterly basis rather than the current annual basis, as new jobs numbers are confirmed, the jobs-housing balance ratio will be updated.

The City has issued 319 new business licenses.

The unemployment rate dropped to 3.6% from 4.5% in June 2018. During the reporting period, the unemployment dropped to as low as 3.2%. This is lower than the County (6.9%), State (4.1%) and Nation (3.7%).

#### *Development*

Commercial construction maintained a healthy pace. The total permits pulled for construction or improvement of commercial and industrial space was nearly \$80 million in valuation. The square footage constructed or improved equaled 774,181. This is over double what was done in the 2017-18 fiscal year. Staff reviewed in depth the number of housing units that were in the City. This review increased the number of units overall in the City to 42,106 through the end of 2018. In calendar year 2018 1,092 housing units were added to the City. The accuracy of the number has now been verified and gives staff an accurate jobs-to-housing balance ratio with better jobs data being provided to the City as well.

#### *Tax Revenue*

Sales tax revenues are trending higher (4.3%), a key indicator of the retail sector's health. While this is positive, the retail landscape is changing rapidly with growth in on-line shopping options. General merchandise purchases, despite the City's population growth, only grew .2%. The county pool allocation, in which some of the purchases our residents make from on-line retailers, is up 10% compared to 2017-18. The majority of the revenue increase is from construction and business sales (10% increase), and fuel sales (19%) continue to perform well while automotive sales are flattening (2.1% increase) mirroring national trends.

*Summary*

The indicators represent a City that is growing and offers opportunities to residents to improve their economic situation. It is encouraging that the unemployment rate is lower, and commercial/industrial development is strong indicating more jobs are coming. This data will be assessed in future reports to determine trends and the progress the City's economy has made.

## ATTACHMENT 2

### **ED Strategy Metrics RESULTS JULY 1, 2018 – DECEMBER 30, 2018**

#### **Strategy 1: Business Retention and Expansion**

<b>Action</b>	<b>Measurement</b>	<b>Results (July 2018 – December 2018)</b>
<i>Create and maintain relationships</i>		
Business Visitations – Goal is 25 businesses per month (300 per year)	<ul style="list-style-type: none"><li>• Number of businesses visited</li><li>• Content of contact<ul style="list-style-type: none"><li>○ Number for problem solving</li><li>○ Number for site visit</li><li>○ Number for information sharing</li></ul></li></ul>	157  0 157 157
<i>Provide information &amp; education</i>		
<ul style="list-style-type: none"><li>• Quarterly e-newsletter</li></ul>	<ul style="list-style-type: none"><li>• Number of businesses on mailing list</li><li>• Number of opened newsletters</li></ul>	527 529
<ul style="list-style-type: none"><li>• Workshops/Trainings</li></ul>	<ul style="list-style-type: none"><li>• Number of trainings made available</li></ul>	1
<ul style="list-style-type: none"><li>• Clovis4business.com</li></ul>	<ul style="list-style-type: none"><li>• Use metrics</li></ul>	1,064 Visits
<i>Recognize and appreciate businesses</i>		
<ul style="list-style-type: none"><li>• Annual event</li></ul>	<ul style="list-style-type: none"><li>• Event held<ul style="list-style-type: none"><li>○ Number of businesses in attendance</li><li>○ Report media coverage</li></ul></li></ul>	Broker Meetings/Open House 80 4 Articles+TV+Social

**Strategies 2, 3, 4, and 5: Business Attraction (Industrial, Commercial Retail, Commercial Office)**

Action	Measurement	Results (July 2018 – December 2018)																											
Market Clovis to attract new businesses – Goal is to contact 20 businesses per cluster per year (100 prospective businesses total per year)	<ul style="list-style-type: none"> <li>Number of marketing pieces distribute per cluster/Number of Conversations</li> <li>Number of new businesses in Clovis</li> </ul>	<table> <tr> <th>Cluster</th><th>Contact</th><th>Conversation</th></tr> <tr> <td>Health</td><td>5</td><td>5</td></tr> <tr> <td>Manufacturing</td><td>19</td><td>19</td></tr> <tr> <td>Information</td><td>20</td><td>20</td></tr> <tr> <td>Tourism</td><td>9</td><td>9</td></tr> <tr> <td>Water Tech</td><td>10</td><td>10</td></tr> <tr> <td>Education</td><td>8</td><td>8</td></tr> <tr> <td>Retail</td><td>41</td><td>41</td></tr> <tr> <td>Total</td><td>112</td><td>112=224</td></tr> </table> <p>319</p>	Cluster	Contact	Conversation	Health	5	5	Manufacturing	19	19	Information	20	20	Tourism	9	9	Water Tech	10	10	Education	8	8	Retail	41	41	Total	112	112=224
Cluster	Contact	Conversation																											
Health	5	5																											
Manufacturing	19	19																											
Information	20	20																											
Tourism	9	9																											
Water Tech	10	10																											
Education	8	8																											
Retail	41	41																											
Total	112	112=224																											
Develop relationships with commercial/industrial brokers	<ul style="list-style-type: none"> <li>Host annual broker meeting                             <ul style="list-style-type: none"> <li>Number of brokers in attendance</li> </ul> </li> <li>Number of conversations with brokers</li> <li>Staff attendance at brokerage company meetings</li> </ul>	<p>(meetings and roundtable conducted)</p> <p>80</p> <p>120</p> <p>40</p>																											
Maintain an adequate supply of commercial and industrial available property	<ul style="list-style-type: none"> <li>Benchmark and measure commercial and industrial site acreage/square footage                             <ul style="list-style-type: none"> <li>Available</li> <li>Utilized                                     <ul style="list-style-type: none"> <li>Business type and number of jobs</li> <li>Commercial building permits</li> <li>Valuation</li> </ul> </li> </ul> </li> </ul>	<p>Commercial SQ Ft 222,792</p> <p>Commercial Acreage 7</p> <p>Industrial SQ Ft 103,272</p> <p>Industrial Acreage 52</p> <p>Com/Ind Permit Value: \$79,521,341</p> <p>Com/Ind Permit SQ FT: 774,182</p>																											
Achieve and maintain a Jobs/Housing Balance ratio of 1:1	Calculate the Jobs Housing/Balance annually	.80 jobs per a residence																											

**Strategy 2: Business Start-ups**

<b>Action</b>	<b>Measurement</b>	<b>Results (July 2017 – June 2018)</b>
Assist in the development of new businesses	<ul style="list-style-type: none"> <li>Website metrics</li> <li>Number of business licenses for new businesses</li> </ul>	1,064 visits  319
Host events for entrepreneurs	<ul style="list-style-type: none"> <li>Events held               <ul style="list-style-type: none"> <li>Number of attendees</li> </ul> </li> </ul>	Commercial Kitchen (25)

**Strategy 6: Tourism**

<b>Action</b>	<b>Measurement</b>	<b>Results (July 2017 – June 2018)</b>
Host events that bring people to Clovis	Track attendance for all major events	57,704
Work with hotels to increase the number of travelers who stay overnight in Clovis	Track TOT and occupancy rates for all hotels	70% Occupancy 1.2% TOT Increase
Provide information to visitors to Clovis and those thinking about visiting	Benchmark and report statistics from Tarpey Depot <ul style="list-style-type: none"> <li>Number of visitors</li> <li>Number of fulfillment packets</li> <li>Number of groups</li> </ul>	1,335 193 8
Use visitclovis.com as the information portal for visiting Clovis	Metrics from VisitClovis.com	55,000 visitors (estimate)

**Strategy 7: Workforce**

<b>Action</b>	<b>Measurement</b>	<b>Results (July 2017 – June 2018)</b>
Identify workforce needs of Clovis businesses	<ul style="list-style-type: none"><li>• Use EDD Data to benchmark and monitor number of jobs in Clovis by industry</li></ul>	Jobs data analyzed by employer and sector. Significant growth in professional services, medical, and construction.
Conduct employer survey of training needs	<ul style="list-style-type: none"><li>• Number of businesses surveyed<ul style="list-style-type: none"><li>◦ Number of businesses connected to employee training opportunity</li></ul></li></ul>	Staff has met with major employers and is working to make connections with programs to assist in training
Seek higher education programs to meet employer need	<ul style="list-style-type: none"><li>• Number of meetings with educational facilities</li></ul>	8

**Affordable Housing Programs**

<b>Program</b>	<b>Goal</b>	<b>Results (July 2018 – December 2018)</b>
Home Rehabilitation Grant Program	Assist 50 low-income, owner-occupied homes	55 assisted
First-Time Homebuyer Program	Assist 10 low-income homebuyers.	10 assisted
Affordable Housing Development	<p>3 additional lots for sale to Habitat for Humanity in the Stanford Addition.</p> <p>Complete Magnolia Crossing – a 48-unit senior assisted-living facility (with 24 units for low-income seniors).</p>	<p>1 Home is complete, the other two are under construction.</p> <p>Construction is complete and lease-up is well underway. In addition to the market-rate units that are now occupied, 10 low-income seniors have already been approved for residency and have moved in.</p>



**Grants Status**

<b>Program</b>	<b>Amount</b>	<b>Status</b>
CDBG 2017-18	\$689,077	Completed
CDBG 2018-19	\$744,970	Underway
HOME First-Time Homebuyer Program	\$1,000,000	Completed
Total	\$2,434,047	



AGENDA ITEM NO: 5  
City Manager: LB

## CITY of CLOVIS

### REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Community and Economic Development

DATE: March 18, 2019

SUBJECT: Approval – Res. 19-\_\_\_ Authorizing Submission of an Application to the Fresno Council of Governments for Funding under the Fresno County Measure C Transit Oriented Development (TOD) Program

ATTACHMENTS: (A) Resolution – Authorizing Submission of an Application to the Fresno Council of Governments for Funding Under the Measure C Transit Oriented Development (TOD) Grant; the Execution of a Standard Agreement if Selected for Such Funding; and Any Related Documents Necessary to Participate in the Fresno County Measure C Transit Oriented Development (TOD) Program

#### CONFLICT OF INTEREST

None.

#### RECOMMENDATION

Approval of Resolution authorizing submission of an application to the Fresno Council of Governments for funding under the Fresno County Measure C Transit Oriented Development (TOD) Program.

#### EXECUTIVE SUMMARY

In January 2019, the Fresno Council of Governments (COG) released a call for projects to be funded under the Fresno County Measure C TOD Program. In order to submit an application to the Fresno COG, the Clovis City Council must pass authorizing legislation allowing the submission of an application for funding under this program.

Capital improvements for projects that include pedestrian, bicycle, transit facilities and other infrastructure to support and enhance transit oriented development are eligible uses of funding under this program. Clovis' application will fund a request to construct a sheltered

bus stop for the Clovis Transit Hub to be built as part of Landmark Commons project. It is proposed that the City of Clovis' application be in the amount of \$300,000.

## **BACKGROUND**

The TOD Program was created by the 2006 Measure C Extension Plan. TOD projects support community-based transit projects that are developed through an inclusive planning process with broad private-public partnerships and outreach. They improve the range of transportation choices by supporting transit facilities and improving links between facilities and activity nodes.

## **FISCAL IMPACT**

None.

## **REASON FOR RECOMMENDATION**

Submission of an application for funding under the Fresno County Measure C TOD Program could potentially bring \$300,000 of capital improvement grant funds to the Landmark Commons Project.

## **ACTIONS FOLLOWING APPROVAL**

Staff will prepare and submit an application to the Fresno COG for funding under the Fresno County Measure C TOD Program. If funded, all documents including the Standard Agreement will be executed, and the funded planning project will be completed within the grant period.

Prepared by: Heidi Crabtree, Housing Program Coordinator

Submitted by: Andrew Haussler, Community and Economic Development Director



**RESOLUTION NO. 19-\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF CLOVIS AUTHORIZING SUBMISSION OF AN APPLICATION TO THE FRESNO COUNCIL OF GOVERNMENTS FOR FUNDING UNDER THE MEASURE C TRANSIT ORIENTED DEVELOPMENT (TOD) GRANT; THE EXECUTION OF A STANDARD AGREEMENT IF SELECTED FOR SUCH FUNDING; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE FRESNO COUNTY MEASURE C TRANSIT ORIENTED DEVELOPMENT (TOD) PROGRAM**

**WHEREAS**, the Fresno County TOD Program was created by the 2006 Measure C Extension Plan; and

**WHEREAS**, in January 2019, the Fresno Council of Governments released a call for projects to be funded under the Measure C TOD Program; and

**WHEREAS**, in response to the call for projects, the City of Clovis, a political subdivision of the State of California, wishes to apply for and receive an allocation of funds through the Measure C TOD Program.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Clovis that the City of Clovis shall submit to the Fresno Council of Governments an application to receive funding under the Measure C TOD Program in the amount of \$300,000.

**BE IT FURTHER RESOLVED**, the City Council of the City of Clovis authorizes the City Manager to execute in the name of the City of Clovis, the application, the Standard Agreement, and all other documents required by the Fresno Council of Governments.

The foregoing resolution was introduced and adopted at the regular meeting of the City Council of Clovis held on March 18, 2019, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: March 18, 2019

---

Mayor

---

City Clerk



AGENDA ITEM NO: 6  
City Manager: LS

# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council  
FROM: Finance Department  
DATE: March 18, 2019  
SUBJECT: Receive and File - Investment Report for the Month of January 2019

Exhibits: (A) Distribution of Investments  
(B) Monthly Investment Transactions  
(C) Certificates of Deposit  
(D) Graph of January 31, 2019 Treasury Rates

Attached is the Investment Report for the month of January 2019. Shown in Exhibit A is the distribution of investments which lists all the individual securities owned by the City with the book and market values. Book value is the actual price paid for the investment. Market value is the amount that the investment is worth if sold in the open market. The market value (which fluctuates daily) that is used in the report is as of the last working day of the month. Exhibit B reflects the monthly investment transactions for the month of January 2019. Exhibit C lists the certificates of deposit. Exhibit D is a graph of Treasury rates on January 31, 2019.

The investment of the City's funds is performed in accordance with the adopted Investment Policy. Funds are invested with the following objectives in mind:

1. Assets are invested in adherence with the safeguards and diversity of a prudent investor.
2. The portfolio is invested in a manner consistent with the primary emphasis on preservation of the principal, while attaining a high rate of return consistent with this guideline. Trading of securities for the sole purpose of realizing trading profits is prohibited.
3. Sufficient liquidity is maintained to provide a source for anticipated financial obligations as they become due.
4. Investments may be made, consistent with the Investment Policy Guidelines, in fixed income securities maturing in three years or less and can be extended to five years with the City Manager's approval.



The Finance Department invests the City's assets with an expectation of achieving a total rate of return at a level that exceeds the annualized rate of return on short-term government guaranteed or insured obligations (90-day Treasury bills) and to assure that the principal is preserved with minimal risk of depreciation or loss. In periods of rising interest rates, the City of Clovis portfolio return may be less than that of the annualized 90-day Treasury bill. In periods of decreasing interest rates, the City of Clovis portfolio return may be greater than the annualized 90-day Treasury bill. The current 90-day Treasury bill rate (annualized) is 2.01%. The rate of return for the City of Clovis portfolio is 1.97%. The goal for the City of Clovis investment return is 120% of the 90-day Treasury bill rate. The current rate of return is 98% of the Treasury bill rate.

In accordance with the Investment Policy, the investment period on each investment does not exceed three years and can be extended to five years with the City Manager's approval. As of January 2019 the average investment life of the City's investment portfolio is 1.00 years.

#### Current Investment Environment and Philosophy

During the month of January 2019, the federal funds rate remained at 2.25%-2.50%.

On January 31, 2019, the Treasury yield curve shows a slight increase between three and six months, followed by a decrease through three-year notes and an increase through ten-year notes.

#### Certificates of Deposit (CD's)

The City purchases both negotiable and non-negotiable Certificates of Deposit (CD's). Although negotiable CD's can be traded, it is the City's policy to buy and hold all CD's. Negotiable CD's are held by U.S. Bank, a third party custodian. Non-negotiable CD's are held in the City's safe.

#### Purchases and Maturities

- 2 government securities totaling \$5,000,000.00 were purchased.
- No government securities were called or matured.
- 4 certificates of deposit totaling \$1,000,000 were purchased.
- 1 certificate of deposit totaling \$245,000 was called or matured.

#### Market Environment

- During January, the federal funds rate remained at 2.25%-2.5%.
- On January 31, the yield curve shows a slight increase between three and six months, followed by a decrease through three-year notes and an increase through ten-year notes. See Exhibit D, Graph of Treasury Rates on January 31, 2019.

Prepared by: Jeffrey Blanks, Accounting Supervisor

Submitted by: Jay Schengel, Finance Director 

## Exhibit A

**City of Clovis**  
**Distribution of Investments**  
**As of January 31, 2019**

	COST	NET BOOK VALUE	MARKET VALUE *	YIELD TO MATURITY	STATED INTEREST RATE	INVEST DATE	MATURITY DATE	DAYS TO MATURITY FROM 1/31/2019
<b>GOV'T SECURITIES</b>								
FHLB	3,000,000	3,000,000	2,991,540	1.250%	1.250%	04/29/16	04/29/19	88
FFCB	3,007,560	3,007,560	2,988,930	1.300%	1.300%	06/09/16	06/06/19	126
FNMA	3,006,150	3,006,150	2,984,820	1.250%	1.250%	07/13/16	06/28/19	148
FNMA	3,002,400	3,002,400	2,980,080	1.125%	1.125%	07/26/16	07/26/19	176
FHLMCMTN	2,997,000	2,997,000	2,979,000	1.500%	1.500%	10/12/17	09/27/19	239
FHLB	2,498,750	2,498,750	2,482,750	1.625%	1.625%	11/16/17	10/30/19	272
FNMA	3,000,000	3,000,000	2,969,640	1.250%	1.250%	11/16/16	11/15/19	288
FHLMCMTN	3,000,000	3,000,000	2,969,040	1.300%	1.300%	11/28/16	11/27/19	300
FFCB	2,502,117	2,502,117	2,496,700	2.390%	2.750%	06/05/18	12/05/19	308
FFCB	994,500	994,500	987,680	1.400%	1.400%	03/30/17	02/24/20	389
FHLB	1,008,597	1,008,597	992,010	1.875%	1.875%	03/22/17	03/13/20	407
FNAMAMTN	3,006,210	3,006,210	2,970,000	1.700%	1.700%	05/02/17	04/27/20	452
FNAMAMTN	3,007,770	3,007,770	2,972,910	1.800%	1.800%	05/02/17	04/27/20	452
FFCB	1,990,555	1,990,555	1,970,400	1.320%	1.320%	08/31/17	05/07/20	462
FHLMCMTN	2,498,750	2,498,750	2,468,525	1.550%	1.550%	05/25/17	05/22/20	477
FFCB	2,500,000	2,500,000	2,472,425	1.670%	1.670%	06/01/17	06/01/20	487
FHLB	5,000,000	5,000,000	4,935,000	1.625%	1.625%	06/26/17	06/26/20	512
FAMCMTN	2,500,000	2,500,000	2,469,450	1.650%	1.650%	07/27/17	06/29/20	515
FHLB	2,500,000	2,500,000	2,469,925	1.640%	1.640%	07/27/17	06/29/20	515
FFCB	5,000,000	5,000,000	4,937,550	1.625%	1.625%	07/06/17	07/06/20	522
FHLB	2,455,547	2,455,547	2,467,675	1.680%	2.750%	06/01/18	08/28/20	575
FHLB	2,465,678	2,465,678	2,469,075	1.800%	1.950%	01/18/18	08/28/20	575
FHLB	2,500,000	2,500,000	2,463,525	1.600%	1.800%	03/16/18	09/18/20	596
FNAMAMTN	2,500,000	2,500,000	2,466,150	1.850%	1.600%	09/18/17	10/13/20	621
FNMA	2,442,365	2,442,365	2,455,150	1.500%	2.100%	12/22/17	10/28/20	636
FHLB	2,488,750	2,488,750	2,471,175	1.950%	1.850%	11/16/17	11/25/20	664
FFCB	3,000,000	3,000,000	2,975,940	2.100%	1.500%	03/01/18	12/22/20	691
FHLB	2,486,055	2,486,055	2,486,175	2.300%	2.300%	03/01/18	01/26/21	726
FHLMCMTN	2,497,500	2,497,500	2,484,750	2.150%	2.150%	01/26/18	01/26/21	726
FHLMCMTN	2,477,875	2,477,875	2,494,050	2.375%	2.375%	08/02/18	02/16/21	747
FHLMCMTN	2,258,140	2,258,140	2,268,214	1.875%	2.750%	06/01/18	03/29/21	788
FAMCMTN	2,502,236	2,502,236	2,505,450	2.650%	2.750%	06/28/18	04/19/21	809
FNAMAMTN	2,500,000	2,500,000	2,500,075	2.750%	2.750%	04/30/18	04/30/21	820
FFCB	2,452,750	2,452,750	2,469,400	2.000%	2.000%	12/13/18	05/17/21	837
FHLMCMTN	2,495,625	2,495,625	2,500,550	2.850%	2.850%	10/05/18	05/28/21	848
FHLB	2,568,983	2,568,983	2,562,550	3.625%	2.750%	06/28/18	06/11/21	862
FHLB	2,418,750	2,418,750	2,449,950	2.820%	1.640%	08/02/18	06/14/21	865
FFCB	2,500,000	2,500,000	2,500,425	2.770%	2.770%	01/24/19	07/22/21	903
FAMCMTN	3,000,000	3,000,000	3,014,490	2.750%	2.750%	09/06/18	08/17/21	929
FFCB	1,998,520	1,998,520	2,007,220	2.700%	2.700%	09/06/18	08/27/21	939
FFCB	2,490,878	2,490,878	2,518,050	2.850%	2.850%	10/05/18	09/20/21	963
FHLB	2,664,336	2,664,336	2,662,766	3.150%	3.150%	11/15/18	10/29/21	1,002
FFCB	2,500,200	2,500,200	2,515,550	2.800%	2.800%	12/17/18	12/17/21	1,051
FFCB	2,498,750	2,498,750	2,501,000	2.820%	2.800%	01/24/19	01/24/22	1,089
<b>SECURITIES TOTAL</b>	<b>\$ 116,183,295</b>	<b>\$ 116,183,295</b>	<b>\$115,697,730</b>					
<b>LAIF</b>		<b>\$ 65,000,000</b>	<b>\$ 65,000,000</b>					
<b>MONEY MARKET (Rabo)</b>		<b>\$ -</b>	<b>\$ -</b>					
<b>Sweep Account (Union Bank)</b>		<b>\$ 16,623,684</b>	<b>\$ 16,623,684</b>					
<b>TOTAL CD'S</b>		<b>\$ 12,645,000</b>	<b>\$ 12,587,840</b>					
<b>TOTAL INVESTMENTS</b>		<b>\$ 210,451,979</b>	<b>\$ 209,909,254</b>					

\* Market values for securities obtained from US Bank.



**City of Clovis**  
**Monthly Investment Transactions**  
**As of January 31, 2019**

**Exhibit B**

Institution	Description	Activity	Amount	Market Value	Rate	Activity Date	Maturity Date
Wells Fargo Bank	CD	Purchase	250,000	250,410	3.000%	01/18/19	01/18/22
JP Morgan Chase Bank	CD	Purchase	250,000	250,403	3.000%	01/18/19	01/18/22
Security First	CD	Purchase	250,000	250,390	3.000%	01/25/22	01/25/22
Bmo Harris Bank	CD	Purchase	250,000	250,380	3.000%	01/28/19	01/28/22
FFCB	Gov Security	Purchase	2,500,000	2,515,550	2.800%	01/24/19	01/24/22
FFCB	Gov Security	Purchase	2,500,000	2,501,000	2.800%	01/24/19	01/24/22
Goldman Sachs Bank	Gov Security	Maturity	245,000	245,000	1.750%	01/14/19	01/14/19
Union Bank	LAIF	Interest	393,128			01/15/19	

**PORTFOLIO DATA**

**Current Month (01/19)**

	Book	Market
CD'S	\$ 12,645,000	\$ 12,587,840
Gov't Securities*	116,183,295	115,697,730
LAIF	65,000,000	65,000,000
Sweep Account (Union Bank)	16,623,684	16,623,684
<b>TOTAL</b>	<b>\$ 210,451,979</b>	<b>\$209,909,254</b>

**One Month Previous (12/18)**

	Book	Market
CD'S	\$ 11,890,000	\$11,785,812
Gov't Securities*	111,184,545	110,572,430
LAIF	65,000,000	65,000,000
Sweep Account (Union Bank)	8,707,423	8,707,423
<b>TOTAL</b>	<b>\$ 196,781,968</b>	<b>\$ 196,065,665</b>

**Three Months Previous (10/18)**

	Book	Market
CD'S	\$ 11,880,000	\$11,761,875
Gov't Securities*	106,585,739	105,230,613
LAIF	65,000,000	65,000,000
Sweep Account (Union Bank)	9,199,187	9,199,187
<b>TOTAL</b>	<b>\$ 192,664,926</b>	<b>\$ 191,191,675</b>

**Six Months Previous (07/18)**

	Book	Market
CD'S	\$ 11,999,000	\$ 11,883,744
Gov't Securities*	91,704,091	90,392,757
LAIF	65,000,000	65,000,000
Sweep Account (Union Bank)	12,238,250	12,238,250
<b>TOTAL</b>	<b>\$ 180,941,341</b>	<b>\$ 179,514,751</b>

**One Year Previous (01/18)**

	Book	Market
CD'S	\$ 12,389,000	\$ 12,308,492
Gov't Securities*	72,521,451	71,540,065
LAIF	64,929,256	64,929,256
Sweep Account (Union Bank)	22,871,091	22,871,091
<b>TOTAL</b>	<b>\$ 172,710,798</b>	<b>\$ 171,648,904</b>

\*Adjusted Quarterly for Premium/Discount Amortization



\*Exhibit C

**City of Clovis  
Certificates of Deposit  
As of January 31, 2019**

<b>Negotiable CDs</b>	<b>COST</b>	<b>MARKET PRICE</b>	<b>INTEREST RATE</b>	<b>INVEST DATE</b>	<b>MATURITY DATE</b>	<b>MATURITY FROM 01/31/19</b>	<b>INTEREST FREQUENCY</b>
First Savings Bank	245,000	244,879.95	1.250%	02/19/16	02/26/19	26	MONTHLY
First Western	245,000	244,904.45	1.150%	02/26/16	02/26/19	26	MONTHLY
Katahdin Trust	245,000	244,887.30	1.200%	02/26/16	02/26/19	26	MONTHLY
Bryn Mawr Tr	245,000	244,688.85	1.200%	03/30/16	03/29/19	57	MONTHLY
Cbc Fed Crdit Union	250,000	249,615.00	1.600%	10/20/17	04/22/19	81	MONTHLY
Private Bank	245,000	244,262.55	1.100%	05/20/16	05/20/19	109	SEMI-ANNUALLY
Horizon Bank	245,000	244,110.65	1.100%	05/25/16	05/24/19	113	MONTHLY
Quantum National	245,000	243,885.25	1.150%	06/22/16	06/21/19	141	QUARTERLY
Discovery Bank	245,000	243,806.85	1.200%	07/01/16	07/01/19	151	SEMI-ANNUALLY
Northern Bank Trust	245,000	243,703.95	1.100%	07/12/16	07/12/19	162	QUARTERLY
Morgan Stanly Bank	250,000	249,062.50	1.700%	09/30/17	08/12/19	193	SEMI-ANNUALLY
Wex Bank	245,000	243,282.55	1.200%	08/12/16	08/12/19	193	SEMI-ANNUALLY
Fnb Of Mcgregor	245,000	243,231.10	1.100%	08/18/16	08/19/19	200	MONTHLY
Hamni Bank	250,000	249,647.50	2.100%	09/09/18	09/09/19	221	SEMI-ANNUALLY
Ally Bank	245,000	242,956.70	1.300%	09/15/16	09/16/19	228	MONTHLY
Atlantic	245,000	242,780.30	1.200%	09/30/16	09/30/19	242	MONTHLY
First Technology Fed Cr Un Mtn	250,000	248,830.00	1.800%	10/16/17	10/16/19	258	MONTHLY
Morton Community Bank	245,000	242,844.00	1.500%	12/15/16	12/16/19	319	SEMI-ANNUALLY
Sallie Mae	245,000	243,191.90	1.750%	01/11/17	01/13/20	347	SEMI-ANNUALLY
Stearns Bank	245,000	242,630.85	1.600%	02/10/17	02/10/20	375	MONTHLY
Crescent Bank	245,000	242,456.90	1.550%	02/15/17	02/14/20	379	MONTHLY
Pyramax Bank	245,000	242,557.35	1.600%	02/17/17	02/18/20	383	MONTHLY
American Express	245,000	242,968.95	1.900%	04/17/17	04/06/20	431	MONTHLY
First Bank	245,000	242,082.05	1.600%	04/17/17	04/20/20	445	MONTHLY
Ion Bank	245,000	242,062.45	1.600%	04/17/17	04/20/20	445	MONTHLY
Communitywide	250,000	247,800.00	1.950%	12/01/17	06/01/20	487	MONTHLY
Nthwt Dist Ch8	250,000	246,860.00	1.700%	06/16/17	06/16/20	502	MONTHLY
Tbk Bank Ssb	250,000	247,145.00	1.800%	06/23/17	06/23/20	509	MONTHLY
Amer Natl	250,000	246,637.50	1.700%	07/12/17	07/13/20	529	MONTHLY
Mb Financial Bank	250,000	246,785.00	1.800%	08/10/17	08/10/20	557	MONTHLY
East Boston Svgs Bk Boston Ma	250,000	246,387.50	1.800%	09/28/17	09/28/20	606	MONTHLY
Medallion Bk Salt Lake City Utah	250,000	246,590.00	1.850%	09/29/17	09/29/20	607	MONTHLY
Illinois Cmnty	250,000	246,775.00	2.000%	11/28/17	11/30/20	669	MONTHLY
First Bank	250,000	247,737.50	2.300%	02/06/18	02/08/21	739	MONTHLY
Merchants Manufacturers	250,000	247,695.00	2.300%	02/16/18	02/16/21	747	MONTHLY
Merrick Bank	250,000	248,842.50	2.550%	03/09/18	03/09/21	768	MONTHLY
Towne Bank	250,000	249,442.50	2.700%	04/27/18	04/27/21	817	MONTHLY
Citibank	250,000	250,457.50	2.900%	05/22/18	05/24/21	844	MONTHLY
University Of Iowa Cmnty Fcu	250,000	250,457.50	2.900%	05/24/18	05/28/21	848	MONTHLY
B Bay Llc	250,000	250,972.50	3.000%	06/15/18	06/15/21	866	MONTHLY
Connectone Bk Englewood Cliffs	250,000	250,985.00	3.000%	06/15/18	06/15/21	866	MONTHLY
Bar Harbor Bank Trust	250,000	250,957.50	3.000%	06/29/18	06/29/21	880	MONTHLY
Spiritbank Na	250,000	250,250.00	3.000%	07/13/18	07/13/21	894	MONTHLY
Peoples Security Bank	250,000	250,072.50	3.050%	08/31/18	08/31/21	943	MONTHLY
Welch State Bank	250,000	250,172.50	2.950%	08/31/18	08/31/21	943	MONTHLY
Ubs Bank Usa	250,000	251,957.50	3.200%	11/07/18	11/08/21	1,012	MONTHLY
Mountain America Fd Credit	250,000	251,947.50	3.200%	11/15/18	11/15/21	1,019	MONTHLY
Wells Fargo	250,000	250,410.00	3.000%	01/18/19	01/18/22	1,083	MONTHLY
Jp Morgan Chase	250,000	250,402.50	3.000%	01/18/19	01/18/22	1,083	SEMI-ANNUALLY
Security First	250,000	250,390.00	3.000%	01/25/19	01/25/22	1,090	QUARTERLY
Bmo Harris Bank	250,000	250,380.00	3.000%	01/25/19	01/28/22	1,093	QUARTERLY
<b>Negotiable CD TOTAL</b>	<b>\$ 12,645,000</b>	<b>\$ 12,587,840</b>					
<b>CD TOTAL</b>	<b>\$ 12,645,000</b>	<b>\$ 12,587,840</b>					

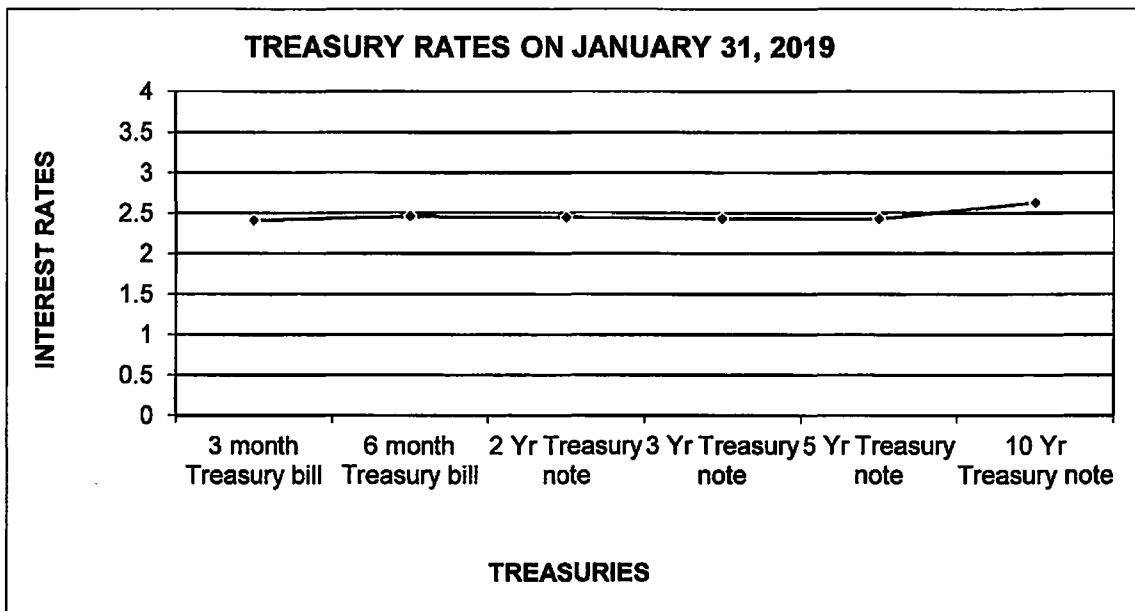
**Exhibit C**

**CITY OF CLOVIS  
FINANCE DEPARTMENT  
JANUARY 31, 2019 TREASURY RATES**

**Exhibit D**

**Treasury Rates as of January 31, 2019**

3 month Treasury bill	2.41
6 month Treasury bill	2.46
2 Yr Treasury note	2.45
3 Yr Treasury note	2.43
5 Yr Treasury note	2.43
10 Yr Treasury note	2.63



As indicated in the above graph, treasuries climb slightly between 3 and 6 months, followed by a decline through 3-year notes, and an increase through 10-year notes



AGENDA ITEM NO: 7  
City Manager: LS

## CITY of CLOVIS

### REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: March 18, 2019

SUBJECT: Receive and File - Treasurer's Report for the Month of January 2019

ATTACHMENTS: (A) Statement of Cash Balances  
(B) Summary of Investment Activity  
(C) Investments with Original Maturities Exceeding One Year

Attached for the Council's information is the Treasurer's Report for the month ended January 31, 2019.

Pursuant to Section 41004 of the Government Code of the State of California, the City Treasurer is required to submit a monthly report of all receipts, disbursements and fund balances. The first page of the report provides a summary of the beginning balance, total receipts, total disbursements, ending balance for all funds, and a listing, by fund, of all month end fund balances. The second page of the report summarizes the investment activity for the month and distribution, by type of investment, held by the City. The third page lists all investments with original maturities exceeding one year as of the month ended January 31, 2019.

Prepared by: Jeffrey Blanks, Accounting Supervisor

Submitted by: Jay Schengel, Finance Director 

**City of Clovis**  
**Statement of Cash Balances**  
**As of January 31, 2019**

<b>Previous Balance</b>	\$ 5,839,429.81
<b>Deposits</b>	35,819,139.05
<b>Disbursements</b>	<u>(35,706,734.32)</u>
<b>Current Balance</b>	<u>\$ 5,951,834.54</u>

<b>FUNDS</b>	<b>BALANCE</b>
100 General Fund	\$ 9,371,199.57
201 Local Transportation	13,803,576.79
202 Parking and Business Improvements	140,203.81
203 Off Highway Use	67,908.74
205 Senior Citizen Memorial Trust	51,089.93
207 Landscape Assessment District	4,467,387.54
208 Blackhorse III (95-1) Assessment District	128,321.35
301 Park & Recreation Acquisition	7,714,905.25
305 Refuse Equipment Reserve	1,175,638.76
310 Special Street Deposit Fund	23,466,932.97
313 Successor Agency	(56,750.21)
314 Housing Successor Agency	1,852,408.78
402 1976 Fire Bond Redemption	25,556.53
404 1976 Sewer Bond Redemption Fund	391,478.31
501 Community Sanitation Fund	16,741,700.23
502 Sewer Service Fund	28,181,396.49
504 Sewer Capital Projects-Users	1,247,141.39
506 Sewer Capital Projects-Developer	274,468.37
507 Water Service Fund	47,648,945.72
508 Water Capital Projects-Users	4,493,596.79
509 Water Capital Projects-Developer	10,275,516.87
515 Transit Fund	2,659,389.06
540 Planning & Development Services	11,522,448.63
601 Property & Liability Insurance	1,217,298.01
602 Fleet Maintenance	9,329,757.29
603 Employee Benefit Fund	4,915,235.73
604 General Government Services	12,503,841.00
701 Curb & Gutter Fund	154,696.44
702 Sewer Revolving Fund	117,729.78
703 Payroll Tax & Withholding Fund	2,612,478.04
712 Temperance/Barstow Assmt Dist (98-1)	73,096.17
713 Shepherd/Temperance Assmt Dist (2000-1)	5,563.19
715 Supp Law Enforcement Serv	135,862.34
716 Asset Forfeiture	23,258.49
720 Measure A-Public Safety Facility Tax	150,315.31
736 SA Admin Trust Fund	1,421.40
741 SA Debt Service Trust Fund	(482,339.84)
747 Housing Successor Trust Fund	1,137.98
<b>SUBTOTALS</b>	<u>\$ 216,403,813.00</u>
999 Invested Funds	<u>(210,451,978.46)</u>
<b>TOTAL</b>	<u>\$ 5,951,834.54</u>

**City of Clovis**  
**Summary of Investment Activity**  
**For the month of January 31, 2019**

<hr/> <hr/>	
Balance of Investments Previous Month End	\$ 196,781,967.82
<hr/>	
Time Certificates of Deposit Transactions	
Investments	1,000,000.00
Withdrawals	<u>(245,000.00)</u>
<b>Total CD Changes</b>	<b>755,000.00</b>
<hr/>	
Other Changes	
Government Securities	4,998,750.00
US Treasury Notes	0.00
Local Agency Investment Fund	0.00
Money Market	0.00
Sweep Account	<u>7,916,260.64</u>
<b>Total Other Changes</b>	<u>12,915,010.64</u>
<b>Balance of Investments Current Month End</b>	<b>\$ 210,451,978.46</b>

**City of Clovis**  
**Distribution of Investments**  
**As of January 31, 2019**

<hr/> <hr/>	
Insured CD's	12,645,000.00
Government Securities	116,183,294.77
US Treasury Notes	0.00
Local Agency Investment Fund	65,000,000.00
Money Market	0.00
Sweep Account	<u>16,623,683.69</u>
<b>Investment Total</b>	<b>\$ 210,451,978.46</b>

**City of Clovis**  
**Original Maturities Exceeding One Year**  
**As of January 31, 2019**

<b>Institution</b>	<b>Face Value</b>	<b>Investment Balance At Amortized Cost</b>	<b>Maturity</b>	<b>Stated Rate</b>
FHLB/3130A7R72	3,000,000.00	3,000,000.00	4/29/2019	1.250%
FFCB/3133EGCZ6	3,000,000.00	3,007,560.00	6/6/2019	1.300%
FNMA/3135G0K93	3,000,000.00	3,006,150.00	6/28/2019	1.250%
FNMA/3135G0M91	3,000,000.00	3,002,400.00	7/26/2019	1.125%
FHLMCMTN/3134GB30	3,000,000.00	2,997,000.00	9/27/2019	1.500%
FHLB/3130ACLX0	2,500,000.00	2,498,750.00	10/30/2019	1.625%
FNMA/3135G0R62	3,000,000.00	3,000,000.00	11/15/2019	1.250%
FHLMCMTN/3134GAWD2	3,000,000.00	3,000,000.00	11/27/2019	1.300%
FFCB/3133EJRD3	2,500,000.00	2,502,117.00	12/5/2019	2.390%
FFCB/3133EFZT7	1,000,000.00	994,500.00	2/24/2020	1.400%
FHLB/313378J77	1,000,000.00	1,008,596.72	3/13/2020	1.875%
FNMA/3136G4NJ8	3,000,000.00	3,006,210.00	4/27/2020	1.700%
FNMA/3136G4NK5	3,000,000.00	3,007,770.00	4/27/2020	1.800%
FFCB/3133EGD69	2,000,000.00	1,990,555.00	5/7/2020	1.320%
FHLMC/3134GBQZ8	2,500,000.00	2,498,750.00	5/22/2020	1.550%
FFCB/3133EHKR3	2,500,000.00	2,500,000.00	6/1/2020	1.670%
FHLB/3130ABNQ5	5,000,000.00	5,000,000.00	6/26/2020	1.625%
FAMCMTN/3132X0UC3	2,500,000.00	2,500,000.00	6/29/2020	1.650%
FHLB/3130ABNM4	2,500,000.00	2,500,000.00	6/29/2020	1.640%
FFCB/3133EHQJ5	5,000,000.00	5,000,000.00	7/6/2020	1.625%
FHLB/3130ACBY9	2,500,000.00	2,455,546.50	8/28/2020	1.680%
FHLB/3130ABZN9	2,500,000.00	2,465,677.50	8/28/2020	1.800%
FHLB/3130ACD92	2,500,000.00	2,500,000.00	9/18/2020	1.600%
FNMA/3136G4QB2	2,500,000.00	2,500,000.00	10/13/2020	1.850%
FNMA/3135G0Q97	2,500,000.00	2,442,365.00	10/28/2020	1.500%
FHLB/3130ACTL8	2,500,000.00	2,488,750.00	11/25/2020	1.950%
FFCB/3133EH4B6	3,000,000.00	3,000,000.00	12/22/2020	2.100%
FHLB/3130ADG30	2,500,000.00	2,486,055.00	1/26/2021	2.300%
FHLMC/3134GSBK0	2,500,000.00	2,497,500.00	1/26/2021	2.150%
FHLMCMTN/3137EAEL9	2,500,000.00	2,477,875.00	2/16/2021	2.375%
FHLMCMTN/3134GBTG7	2,300,000.00	2,258,140.00	3/29/2021	1.875%
FAMCMTN/3132X0T84	2,500,000.00	2,502,236.25	4/19/2021	2.650%
FNMA/3136G4SH7	2,500,000.00	2,500,000.00	4/30/2021	2.750%
FFCB/3133EHJP9	2,500,000.00	2,452,750.00	5/17/2021	2.000%
FHLMCMTN/3134GSVY8	2,500,000.00	2,495,625.00	5/28/2021	2.850%
FHLB/313373ZY1	2,500,000.00	2,568,982.50	6/11/2021	3.625%
FHLB/3130A8EN9	2,500,000.00	2,418,750.00	6/14/2021	1.640%
FFCB/3133EJ5Y1	2,500,000.00	2,500,000.00	7/22/2021	2.770%
FAMCMTN/3132X05D9	3,000,000.00	3,000,000.00	8/17/2021	2.750%
FFCB/3133EJYF0	2,000,000.00	1,998,520.00	8/27/2021	2.700%
FFCB/3133EJZU6	2,500,000.00	2,490,877.50	9/20/2021	2.850%
FHLB/3130AF4E4	2,660,000.00	2,664,335.80	10/29/2021	3.150%
FFCB/3133EJ3B3	2,500,000.00	2,500,200.00	12/17/2021	2.800%
FFCB/3133EJ5Q8	2,500,000.00	2,498,750.00	1/24/2022	2.800%



AGENDA ITEM NO:	8
City Manager:	<i>LS</i>

# CITY of CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: General Services Department

DATE: March 18, 2019

SUBJECT: Approval – Res. 19-\_\_\_\_, Amending the FY2018-2019 Transit Budget to reflect receipt of \$407,283.00 of Measure C New Technology Reserve Subprogram funds.

ATTACHMENTS: Exhibit A – Budget Amendment Resolution  
Exhibit B – Summary of Expenditure

### CONFLICT OF INTEREST

None

### RECOMMENDATION

For the City Council to approve a resolution amending the FY2018-2019 General Services Department Budget to reflect \$407,283.00 in additional grant funding to Clovis Transit awarded by the Fresno County Transportation Authority FY2018-2019 New Technology Reserve Grant Program for Advanced Transit Projects.

### EXECUTIVE SUMMARY

The General Services Department requests approval of an amendment to the FY2018-2019 budget in the Transit section to reflect additional revenue in the amount of \$407,283.00 awarded by the Fresno County Transportation Authority.

### BACKGROUND

The City of Clovis was an eligible applicant of Measure C New Technology Reserve Grant Funds for FY2018-2019. On October 1, 2018, Clovis City Council approved submission of a three-year pilot project proposal in the amount of \$407,283.00 for the purchase of two (2) electric powered Phoenix Motorcars Zero Emission Utility Buses, one (1) Level III and one (1) Level II charger, and construction of infrastructure to determine feasibility of cutaway-style electric buses for fixed-route and paratransit bus services. The grant was approved by the Fresno County Transportation Authority in December, 2018. The goal of the New Technology Reserve Grant Fund for Advanced Transit Projects is to use the set-aside Measure C funding to finance new transit technologies that may be developed in the future.



**FISCAL IMPACT**

Funding in the amount of \$407,283.00 for FY2018-19 will be allocated to the City of Clovis. The fiscal impact to the Transit budget will be to increase budget revenue and expenditures by \$407,283.00.

**REASON FOR RECOMMENDATION**

A budget amendment is necessary to acknowledge additional grant funds received and to allocate their use. Amendments to the adopted FY2018-2019 City Budget require Council approval.

**ACTIONS FOLLOWING APPROVAL**

The Finance Department will make the appropriate budget amendments to reflect the transfer of funds.

Prepared by: Amy Hance, General Services Manager

Submitted by: Shonna Halterman, General Services Director





**EXHIBIT A**

**RESOLUTION 19-\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS  
APPROVING AN AMENDMENT TO THE FY 2018-2019  
GENERAL SERVICES DEPARTMENT BUDGET.**

**WHEREAS**, the City Council adopted the FY2018-2019 City budget on June 12, 2018; and

**WHEREAS**, the City of Clovis prepared and submitted an application in the amount of \$407,283.00 to the Fresno County Transportation Authority for a three-year electric bus pilot project and was successful in that grant award; and

**WHEREAS**, these revenues and expenditures were not included in the original adopted budget; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the City Council of The City of Clovis hereby approves the budget amendment as shown in the "Summary of Expenditures/Revenues by Department" and "Summary of Expenditures/Revenues by Fund" as attached as Exhibit B.

\* \* \* \* \*

The foregoing resolution was approved at the regularly scheduled meeting of the Clovis City Council on the 18<sup>th</sup> day of March, 2019, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dated:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**EXHIBIT B**

**SUMMARY OF EXPENDITURES BY DEPARTMENT**

**DEPARTMENT – GENERAL SERVICES**

Transit	<u>\$407,283.00</u>
TOTAL DEPARTMENT	\$407,283.00
 TOTAL ALL DEPARTMENTS	 \$407,283.00

**SUMMARY OF EXPENDITURES BY FUND**

Transit Fund	<u>\$407,283.00</u>
TOTAL FUND	\$407,283.00

---

**SUMMARY OF REVENUES BY DEPARTMENT**

**DEPARTMENT – GENERAL SERVICES**

Transit	
FCTA/Measure C Grant	<u>\$407,283.00</u>
TOTAL DEPARTMENT	\$407,283.00

**SUMMARY OF REVENUES BY FUND**

Transit Fund	<u>\$407,283.00</u>
TOTAL FUND	\$407,283.00



AGENDA ITEM NO: 9  
City Manager: [Signature]

# CITY of CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: March 18, 2019

SUBJECT: Approval – Res. 19-\_\_\_\_, Adopt a Policy Related to the Provision of Water and Sewer Services Pursuant to Government Code Section 65589.7.

ATTACHMENT: Resolution  
(A) Policy

### CONFLICT OF INTEREST

None

### RECOMMENDATION

For the City Council to approve the attached resolution to adopt a policy regarding the provision of water and sewer services to low-income housing units, in compliance with state requirements.

### EXECUTIVE SUMMARY

Government Code Section 65589.7 requires each public agency that provides sewer or water services to adopt a written policy with objective standards for the provision of services to residential developments with low-income housing and to readopt it every five years thereafter. Staff is requesting adoption of a policy in compliance with state requirements.

### BACKGROUND

Government Code Section 65589.7 requires each public agency that provides water or sewer services to give priority to those proposed developments that make affordable housing units available to lower income households. As part of this mandate, agencies are required to adopt written policies and procedures that include objective standards for compliance with this section.

The City provides both water and sewer services to the public. Public documents, such as the Urban Water Management Plan adopted in 2015 and the Sewer and Water Master Plans adopted in 2018 set the framework for the provision of sewer and water services to low-income housing units. While these documents address the provision of service to low-income housing units and are compliant with the regulations, they do not specifically state the City's policy regarding priority lower income households in accordance with the California Government Code (65589.7). The proposed policy specifically addresses the requirements of the regulations.

State regulations also require staff to prepare every five years a report identifying: (a) available collection, treatment and disposal capacity; (b) the anticipated demand for utility service by planned affordable housing units; (c) any public or private action necessary to accommodate demand in the event capacity is unavailable; and (d) any changes to City policies or procedures necessary for implementing this service requirement.

### **REASON FOR RECOMMENDATION**

While City practice and masterplan documents provide the basis for the provision of service to low income housing, the policy is not explicitly stated. The attached policy specifically addresses the policy requirement.

### **ACTIONS FOLLOWING APPROVAL**


Staff will implement the policy and report every five years in accordance with California Government Code requirements.

Prepared by: Michael Harrison, City Engineer

Submitted by: \_\_\_\_\_

  
Michael Harrison  
City Engineer

Recommended by: \_\_\_\_\_

  
Renee Mathis  
Assistant Director of  
Planning and  
Development Services

**RESOLUTION 19- \_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS ADOPTING  
POLICY RELATED TO THE PROVISION OF WATER AND SEWER SERVICES  
PURSUANT TO GOVERNMENT CODE SECTION 65589.7**

**WHEREAS**, the City of Clovis ("City") is committed to the fair and equitable provision of water and sewer services to persons and entities within its jurisdiction, in conformity with state law and the City Municipal Code; and

**WHEREAS**, Government Code Section 65589.7 requires the City, as a provider of water and sewer services, to adopt a written policy (i) granting priority for the provision of public water and sewer services to proposed housing developments that make affordable housing units available to lower income households and (ii) barring the denial or the conditional approval of an application for services, or reducing the amount of the services applied for, merely because a proposed development includes housing units affordable to lower income households, except in limited circumstances.

**NOW, THEREFORE BE IT RESOLVED**, that:

1. The "City of Clovis Policy Regarding the Provision of Water and Sewer Services to Residential Developments with Affordable Housing Units," ("Policy"), a copy of which is attached hereto, is hereby approved.
2. The Policy shall continue to govern the manner in which water and sewer services are provided to proposed residential services within the City.
3. City staff is directed to prepare a report once every five years identifying the available water distribution, treatment and storage capacity, sewer collection, treatment and disposal capacity, the anticipated demand for water and sewer services from lower income households, the steps needed to address capacity shortfalls, and any Policy amendments as required by law.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on March 18, 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

---

Mayor

---

City Clerk

**CITY OF CLOVIS**  
**POLICY REGARDING THE PROVISION OF WATER AND SEWER**  
**SERVICES TO RESIDENTIAL DEVELOPMENTS WITH**  
**AFFORDABLE HOUSING UNITS**

1. *Policy Background. Pursuant to Government Code Section 65589.7,* the City, as a provider of water and sewer services, is required to adopt a written policy (i) granting priority for the provision of public water and sewer services to proposed housing developments that include housing units affordable to lower income households and (ii) barring the denial or the conditional approval of an application for services, or reducing the amount of the services applied for, merely because a proposed development includes housing units affordable to lower income households, except in limited circumstances. The Policy set forth herein conforms with this mandate.
2. *General Service Policy:* To the extent practical, the City shall provide or allow to be provided water distribution, treatment and storage facilities and wastewater collection, treatment, and disposal facilities that:
  - a) have sufficient capacity to accommodate the demand from land uses approved in the City of Clovis General Plan; and
  - b) are located so as to serve all existing or approved development within the City, provided service is feasible.
3. *Provision of Service During Times of Excess Capacity.* In times of excess water distribution, treatment and storage capacity and/or excess wastewater collection, treatment and disposal capacity, the City shall review and provide, or permit the provision of, public water and sewer service to residential housing developments on an income neutral basis. Upon an applicant's payment of applicable fees or the execution of a contract to that effect with the City, the City shall permit public water services and public sewer services to eligible customers in the order of an application's submission, subject to the general restrictions set forth herein and the income neutral requirements of the City Municipal Code regarding the provision of sewer and water services.

- 4 *Provision of Service During Times of Limited Capacity or Ability to Provide Service:* In the event of service limitations due to capacity or regulatory constraints, service priority shall be given to planned developments that include housing units affordable to lower income households in accordance with Government Code Section 65589.7 (SB 1087, 2005) and the limitations set forth herein.
5. *Water Service Approval and Application Review.* The City shall not deny or condition the approval of an application for water services to, or reduce the amount of services applied for by, a proposed development that includes housing units affordable to lower income households unless the City makes specific written findings that the denial, condition, or reduction is necessary due to the existence of one or more of the following:
  - a) The City does not have “sufficient water supply” as defined in paragraph (2) of subdivision (a) of Section 66473.7 of the Government Code.
  - b) The City is operating under a water shortage emergency as defined in Section 350 of the Water Code.
  - c) The City is subject to a compliance order issued by the State Department of Health Services that prohibits new water connections.
  - d) The applicant has failed to agree to reasonable terms and conditions relating to the provision of service generally applicable to development projects seeking service from the City including, but not limited to, the requirements of local, state, or federal laws and regulations or payment of a fee or charge imposed pursuant to Government Code Section 66013.
6. *Sewer Service Approval and Application Review:* The City shall not deny or condition the approval of an application for sewer services to, or reduce the amount of services applied for by, a proposed development that includes housing units affordable to lower income households unless the City makes specific written findings that the denial, condition, or reduction is necessary due to the existence of one or more of the following:

- a) The City does not have sufficient treatment or collection capacity, as demonstrated by a written engineering analysis and report on the condition of the treatment or collection works, to serve the needs of the proposed development.
- b) The City is under an order issued by a regional water quality control board that prohibits new sewer connections.
- c) The applicant has failed to agree to reasonable terms and conditions relating to the provision of service generally applicable to development projects seeking service from City including, but not limited to, the requirements of local, state, or federal laws and regulations or payment of a fee or charge imposed pursuant to Government Code Section 66013.

7. *Required Reports:* At least once every five years after the adoption of this Policy, the City shall prepare a report for acceptance by the City Council identifying:

- a) available water distribution, treatment and storage capacity and available sewer collection, treatment and disposal capacity;
- b) the anticipated demand for water and wastewater utility service by planned housing units affordable to lower income households;
- c) any public or private action steps necessary to accommodate such demand if adequate capacity is unavailable; and
- d) any changes to these policies or procedures necessary for implementing this service requirement.

Preparation of this report shall take into account information available in the General Plan and other pertinent plans and documents.



8. *Definitions:*

“Proposed developments that include housing units affordable to lower income households” means that dwelling units shall be sold or rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code, at an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, or an affordable rent, as defined in Section 50053 of the Health and Safety Code.

“Water or sewer services” means supplying service through a pipe or other constructed conveyance for a residential purpose, and does not include the sale of water for human consumption by a water supplier to another water supplier for resale.

“Water service” provided by the City applies only to water supplied from public water systems subject to Chapter 4 (commencing with Section 116275) of Part 12 of Division 104 of the Health and Safety Code.



AGENDA ITEM NO: 10  
City Manager: AM

## CITY of CLOVIS

### REPORT TO THE CITY COUNCIL

TO: Mayor and City Council  
FROM: Planning and Development Services  
DATE: March 18, 2019  
SUBJECT: Approval - Final Acceptance for CIP 16-05, Treasure Ingmire Park Restrooms Replacement.

ATTACHMENT: (A) Vicinity Map

#### CONFLICT OF INTEREST

None

#### RECOMMENDATION

For the City Council to accept the work performed as complete and authorize recording of the notice of completion.

#### EXECUTIVE SUMMARY

The project involved demolition of the existing restrooms and installation of new prefabricated restrooms at the Treasure Ingmire Park. The project also included upgrading the existing ADA ramp and parking area north of the restrooms and undergrounding the existing overhead power source.

#### BACKGROUND

Bids were received on May 15, 2018 and the project was awarded by City Council to the low bidder, JT2 Inc. DBA Todd Companies, on May 21, 2018. The project was completed in accordance with the construction documents and the contractor has submitted a request for acceptance of the project.

## FISCAL IMPACT

1.	Award	\$ 102,627.47
2.	Cost increases/decreases resulting from differences between estimated quantities used for award and actual quantities installed.	\$ (3,907.50)
3.	Contract Change Orders	\$ 172.00
4.	Liquidated Damages Assessed	<u>\$ 0.00</u>
<b>Final Contract Cost</b>		<b>\$ 98,891.97</b>

This project was approved in the Community Investment Program 2017-2018 fiscal year budget and is fully funded by the General Fund.

## REASON FOR RECOMMENDATION


The Public Utilities Department, the City Engineer, the engineering inspector, and the project Engineer agree that the work performed by the contractor is in accordance with the project plans and specifications and has been deemed acceptable. The contractor, JT2 Inc. DBA Todd Companies, has requested final acceptance from City Council.

## ACTIONS FOLLOWING APPROVAL

1. The notice of completion will be recorded; and
2. All remaining retention funds will be released 35 calendar days following recordation of the notice of acceptance, provided no liens have been filed. Retention funds may be released within 60 days after the date of completion, provided no liens have been filed, with "completion" defined as the earlier of either (a) beneficial use and occupancy and cessation of labor, or (b) acceptance by the City Council per Public Contract Code Section 7107(c)(2).

Prepared by: Eric Easterling, Construction Manager

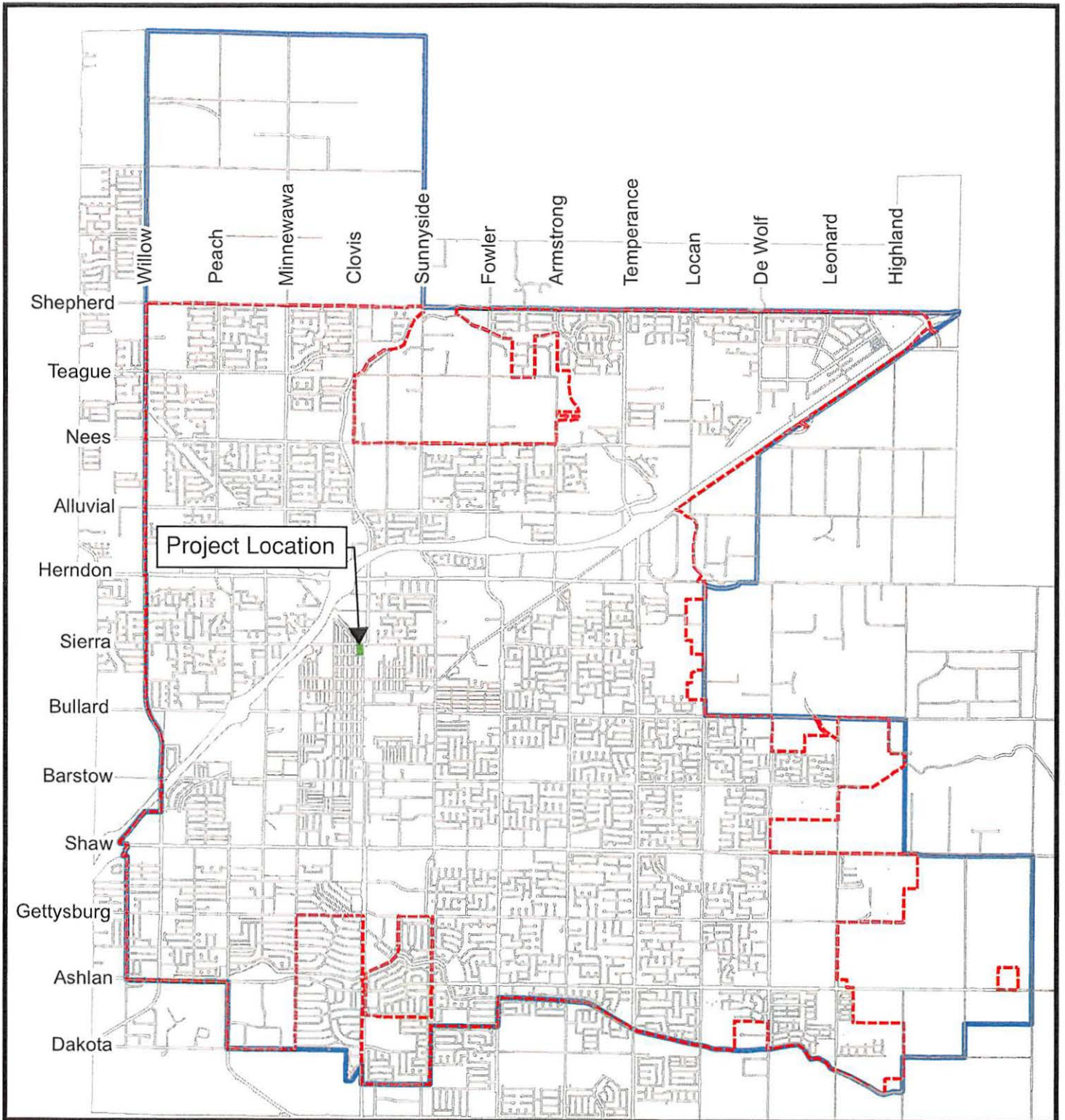
Submitted by:   
Michael Harrison  
City Engineer

Recommended by:   
Renee Mathis  
Assistant Director of Planning  
and Development Services



# VICINITY MAP

CIP 16-05 Treasure Ingmire Park - Restroom Replacement



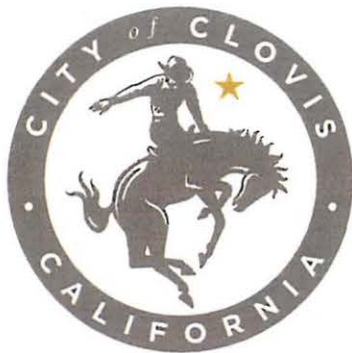
## ATTACHMENT A



May 21, 2018

 CITY LIMITS  SPHERE OF INFLUENCE

Prepared By: Fernando Copetti



AGENDA ITEM NO: 11  
City Manager: AA

## CITY of CLOVIS

### REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: March 18, 2019

SUBJECT: Approval – Authorize the City Manager to Execute a Consultant Agreement between the City of Clovis and Blair, Church & Flynn Consulting Engineers, for engineering services for the Herndon Avenue Widening Project – Temperance to De Wolf Avenues (CIP 16-09).

ATTACHMENT: (A) Engineering Services Proposal for Herndon Avenue Widening

#### CONFLICT OF INTEREST

None

#### RECOMMENDATION

For the City Council to authorize the City Manager to enter into a Consultant Agreement with Blair, Church & Flynn Consulting Engineers (BC&F), in the amount of \$514,900.00, for engineering services for the Herndon Avenue Widening Project – Temperance to De Wolf Avenues (CIP 16-09).

#### EXECUTIVE SUMMARY

The Herndon Avenue Widening Project – Temperance to De Wolf Avenues (CIP 16-09), will provide improvements to accommodate the planned build out of Herndon Avenue consistent with the Clovis General Plan. A one mile segment of Herndon Avenue will be widened from a two-lane rural road to a four-to-six-lane arterial road. To ensure the project is delivered in a timely manner, staff has opted to engage the services of a consultant for the engineering of the project. Staff is recommending that City Council approve an agreement with BC&F for Engineering Services, in the amount of \$514,900.

## **BACKGROUND**

The City has identified the Herndon Avenue Widening and Improvement project as part of the City's Community Investment Program. The Herndon Avenue Improvement Project, Temperance to De Wolf, will provide for much needed improvements along the heavily transited road. Improvements will include the widening of a one mile segment of Herndon Avenue between Temperance and De Wolf, from a mostly two-lane rural road to a four-to-six lane arterial road. The six-lane portion of the road would extend from Temperance to Coventry Avenue. The four-lane segment would extend from Coventry Avenue east and transition back to a two-lane rural road west of De Wolf.

The Project is funded by Measure C. When voters approved the extension of our local Measure C program (the ½ cent retail transaction and use tax) in 2006, they also approved a list of priority regional transportation street improvement projects that would benefit from those funds. Shaw Avenue is one of the priority regional projects earmarked to receive Measure C proceeds and is currently allocated \$11,248,000, of which \$1,030,000 is identified for the engineering phase.

Planning and Development Services (PDS) staff requested a proposal from BC&F for the engineering services on this project based on their past performance on earlier phases of this project and their current involvement with adjacent developer projects. In 2012 the first phase of this project was constructed which included installing the median and widening the north side of Herndon to ultimate width from Temperance to Coventry Avenue. It also included installing the traffic signal at Herndon and Coventry Avenues. The engineering for the first phase of work was completed by BC&F. Currently BC&F is the engineer for the property on the southeast corner of Herndon and Coventry which is currently in the design phase. Their familiarity with this adjacent project will make the coordination between the two projects more seamless. BC&F was identified as the most practical choice for engineering consultant for this project and staff is recommending the City Council authorize the City Manager to execute a consultant Agreement with BC&F in the amount of \$514,900 for engineering services for this project.

## **FISCAL IMPACT**

The Project is included in the adopted 2018-2019 Community Investment Program and is funded by Regional Measure C. The Project is currently allocated \$11,248,000 of Regional Measure C funds of which \$1,030,000 is identified for the engineering phase.


## **REASON FOR RECOMMENDATION**

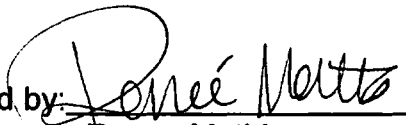
Staff is recommending that Council authorize execution of an Agreement to allow for the timely preparation of construction documents for the Project.

## ACTIONS FOLLOWING APPROVAL

If approved by City Council, staff will execute a contract and the consultant will commence with Engineering for the Project.

Prepared by: Thad Avery, Associate Engineer

Submitted by:   
Michael Harrison  
City Engineer

Recommended by:   
Renee Mathis  
Assistant Director of  
Planning and  
Development Services



Thad Avery  
City of Clovis, Planning and Development Services  
1033 Fifth Street  
Clovis, CA 93612

February 7, 2019  
File No. 218-0369

**Subject: City of Clovis, Herndon Avenue Widening from Temperance Avenue to DeWolf Avenue**

Dear Thad:

Please accept this proposal as a follow up to our meeting at your office on January 11, 2019.

**Project Understanding**

The City wishes to widen Herndon Avenue from Temperance Avenue to DeWolf Avenue using previously obtained Measure C funding. The intent of the design is to provide a six-lane divided roadway from Temperance Avenue to Coventry Avenue, a four-lane divided roadway between Coventry Avenue and Locan Avenue, and a four-lane divided roadway transitioning into the existing two-lane undivided roadway between Locan Avenue and DeWolf Avenue.

As part of this widening project a traffic signal will be included at the intersection of Herndon Avenue and Locan Avenue, the bridge over the Enterprise Canal will be widened to the ultimate road right-of-way width, and pertinent Fresno Metropolitan Flood Control District storm drain facilities will be included in Herndon Avenue (west of the Enterprise Canal) and Locan Avenue from Herndon Avenue to Polson Avenue. Overhead utilities conflicting with the project design will be undergrounded between Temperance Avenue and Coventry Avenue and relocated by franchise move over the remainder of the project.

An Official Plan Line document will be prepared showing existing and future right-of-way requirements for the portion of Herndon Avenue between Temperance Avenue and DeWolf Avenue.

**Approach to the Work**

This Proposal is intended to provide for the design of the new improvements, including preparation of construction documents, and bidding and construction support.

Blair, Church & Flynn (BC&F) will provide the necessary engineering services for the design of the Herndon Avenue Widening between Temperance and DeWolf Avenues through a design process consisting of a Schematic Design Phase (35% design completion), a Design Development Phase (65% design completion), and a Construction Document Phase (95% and 100% design completion). BC&F will also provide engineering services in support of the City's bidding, award, and construction management efforts.

The Schematic Design Phase will culminate in the submittal of a Schematic Design Report (SDR), along with full-size Geometric Approval Drawings (GADs). The GADs will incorporate all topography and right-of-way information. A geotechnical investigation and lead concentration analysis will be performed, and associated reports prepared to aid in design will be included. The SDR will include recommendations for the design features to be implemented in the subsequent Design Development and Construction Document phases and will identify any potential construction conflicts with existing improvements and potential schedule conflicts, along with related recommendations. The SDR will also include copies of all correspondence to utilities,

agencies, and special districts along with their responses; a copy of the geotechnical and lead concentration reports; and a construction cost estimate.

Continued design efforts, through the Design Development Phase and the Construction Document Phase, will provide for the submittal of plans, specifications, and estimates (PS&E) at approximately 65% complete, approximately 95% complete, and 100% complete levels of design completion. Each project submittal will include the incorporation of review comments resulting from City and other affected agency reviews of the previous project submittal. After approval of the 100% PS&E, final documents will be submitted for bidding.

### **Engineering Services Tasks**

BC&F will perform the tasks described in the following Engineering Services Task Outline.

## **ENGINEERING SERVICES TASK OUTLINE**

### **PART 1 SCHEMATIC DESIGN PHASE**

#### **A. PROJECT MANAGEMENT AND ADMINISTRATION**

1. Prepare Project Management Plan, Including:
  - a. Project Team Contact Information for City and BC&F
  - b. Emergency Contact Information
  - c. Project Communications and Filing Policies
2. Coordination of Design Staff and Subconsultants
3. Meet with City Staff and Affected Agencies as Necessary for Preparation of Schematic Design Report (Estimated 4 Meetings (Including Project Kick-Off Meeting)
4. Prepare Project Design and Construction Schedule

#### **B. SCHEMATIC DESIGN REPORT**

1. Conduct Kick-Off Meeting with City Staff
  - a. Present and Distribute Project Management Plan
  - b. Review Project Design Approach
    - 1) Design Deliverable Content for Various Completion Stages
    - 2) Design Deliverable Review Processes
  - c. Present Project Schedule, Key Milestones and Critical Path Tasks
2. Research and Obtain Utility Information from Utility Companies and Agencies
  - a. Prepare and Distribute Utility Notification Letters Requesting Facility Location Records from all Affected Utility Companies and Agencies
  - b. Prepare Utility Research Database Including Information Obtained from Utility Companies and Agencies
3. Process Topographic Survey Data
  - a. Incorporate ESP Surveying Topographic Mapping Provided by City
  - b. Perform and Incorporate Additional Supplemental Field Surveys for Bridge Widening, Storm Drain, Side Streets Transitions, and Other Pertinent Improvements
4. Obtain Aerial Photography
  - a. Near Map Stock Photographic Coverage Dated 2018

5. Research and Obtain Right-of-Way Record Information
  - a. Assessor's Parcel Maps
  - b. Parcel Maps
  - c. Subdivision Tract Maps
  - d. Records of Survey
  - e. Right-of-Way Maps
  - f. Grant Deeds
  - g. Easement Documents
6. Conduct Detailed Site Investigations
  - a. Compile Photo Documentation Database for All Project Frontages and Existing Improvements
7. Perform Geotechnical Investigation and Lead Concentration Analysis. Prepare Geotechnical and Lead Concentration Reports (Provided with no Cost Markup for Subconsultant).
8. Prepare Geometric Approval Drawings (GADs), 35% Design Completion
  - a. Incorporate Topographic Mapping
  - b. Incorporate Right-of-Way Information
  - c. Incorporate Aerial Photography
  - d. Incorporate Utility Information
9. Prepare Schematic Design Level Itemized Opinion of Probable Construction Cost
10. Identify Potential Utility Conflicts
11. Identify Right-of-Way Requirements
12. Prepare Schematic Design Report
13. Perform Quality Control Review
14. Submit Schematic Design Report to City for Review and Comment
- C. OFFICIAL PLAN LINE DOCUMENT
  1. Prepare GAD Level Document for Herndon Avenue from Temperance Avenue to DeWolf Avenue.
  2. Submit Document to City and County for Review and Comment
  3. Attend meeting with City to discuss document preparation
- D. SCHEMATIC DESIGN PHASE DELIVERABLES
  1. Schematic Design Report, Incorporating:
    - a. Topographic Mapping and Aerial Photography
    - b. Full- and half-size GADs, 35% Design Completion
    - c. Itemized Opinion of Probable Construction Cost
    - d. Geotechnical and Lead Concentration Reports
  2. Full-size GAD Level Official Plan Line Document

## **PART 2 DESIGN DEVELOPMENT PHASE**

- A. PROJECT MANAGEMENT AND ADMINISTRATION
  1. Coordination of Design Staff and Subconsultants
  2. Update Project Management Plan as Necessary
  3. Maintain Project Design and Construction Schedule



B. RIGHT-OF-WAY ACQUISITIONS

1. Order Title Reports (Assume 21 Reports)
2. Prepare Acquisition Documents (Assume 21 Documents)
3. Stake proposed right-of-way limits at each parcel for City and negotiations
  - a. Staking will be only with lath and ribbon, and permanent markers will not be set.

C. ENVIRONMENTAL

1. Address the Following Mitigation Measures Described in the Report (EIR) Pertaining to the Project:
  - a. Acoustical Analysis – Mitigation Measure NO-2
  - b. Obtain an Incidental Take Permit from the United States Army Corps of Engineers and/or the United States Department of Fish and Wildlife – Mitigation Measure BR-1.2
  - c. Perform Preconstruction Surveys for Nesting Birds – Mitigation Measure BR-1.3 and BR-1.4
  - d. Obtain a Section 404 California Waterfowl Association Nationwide Permit (Enterprise Canal and Vernal Pools) – Mitigation Measure BR-2.1
  - e. Obtain a Section 401 Water Quality Certification from the Regional Water Quality Control Board for Impacts to Waters of the State and Seasonal Wetland Depressions – Mitigation Measure BR-2.1
  - f. Obtain a Section 1602 Lake and Streambed Alteration Agreement, if required, from the California Department of Fish and Wildlife (Enterprise Canal and Vernal Pools) – Mitigation Measure BR-2.1
  - g. Coordinate Implementation Mitigation Measures BR-2.1 and BR-2.2 with City – Mitigation Measure BR-3
  - h. Include Construction Related Mitigation Measures as the Contractor's Responsibility in the Project Specifications

D. PRELIMINARY (65%) PLANS, SPECIFICATIONS, AND ESTIMATE

1. Meet with City Staff and Affected Agencies as Necessary for Preparation and Review of the Design Development (65%) Submittal, (Assume 4 Meetings)
2. Incorporate Schematic Design Report Review Comments from City
3. Prepare Preliminary Plans
  - a. Cover Sheet
  - b. Legend and Index Sheets
  - c. Typical Sections
  - d. Construction Details
  - e. Street Plan and Profile Sheets
  - f. Street Lighting Plans
  - g. Pavement Marking and Signing Plans
  - h. Traffic Signal Plans
  - i. Bridge Widening Plans
  - j. Storm Drain Plans
  - k. Landscape and Irrigation Plans
  - l. Utility Relocation Plan
  - m. Right-of-Way Acquisition Plan
4. Submit Permitting Applications for Bridge Widening
5. Prepare Preliminary Technical Specifications
6. Prepare Design Development Level Itemized Opinion of Probable Construction Cost

Sticky Note

ryanb

What are included in "acquisition documents?"

and property owner use during  
permanent markers will not be set.

Environmental Impact

7. Perform Quality Control Review
8. Submit Preliminary Plans, Specifications, and Estimate (65% Design Completion)
  - a. Include Check Set from 35% Review

**E. UTILITY COORDINATION**

1. Submit Preliminary Plans to Affected Utility Companies, Agencies, & Districts
2. Incorporate Information and Comments Received from Utility Companies and Agencies in Construction Plans
3. Resolve Utility Conflicts
4. Coordinate the Relocation and Undergrounding of Overhead Utilities with Utility Agencies
  - a. Provide Construction Plan Information and Applications as Necessary for Relocation of Overhead Utilities
  - b. Relocation to be Done Prior to Project Construction by Respective Utility Owners
  - c. Show Relocated Utilities on Construction Plans
5. Obtain PG&E Rule 16 for Traffic Signal and Street Lights

**F. OFFICIAL PLAN LINE DOCUMENT**

1. Incorporate GAD Level Design Comments
2. Submit Document to City and County for Review
3. Address City and County Review Comments and Gain Preliminary Approval from Both Agencies

**G. DESIGN DEVELOPMENT PHASE DELIVERABLES**

1. Preliminary Plans (65% Design Completion)
2. Preliminary Specifications
3. Preliminary Itemized Opinion of Probable Construction Cost
4. Preliminary Title Reports
5. Right-of-Way Acquisition Legal Descriptions and Exhibits
6. Draft Full-size Official Plan Line Document

**PART 3 CONSTRUCTION DOCUMENT PHASE**

**A. PROJECT MANAGEMENT AND ADMINISTRATION**

1. Coordination of Design Staff and Subconsultants
2. Update Project Management Plan as Necessary
3. Maintain Project Design and Construction Schedule

**B. DRAFT FINAL (95%) DESIGN**

1. Meet with City Staff and Affected Agencies as Necessary for Preparation and Review of the Construction Document (95%) Submittal, (Estimate 4 Meetings)
2. Address Design Development Phase Review Comments

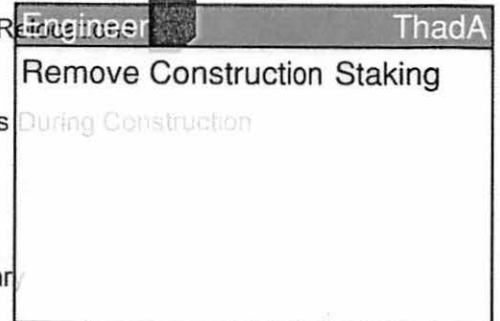
3. Prepare Draft Final Plans
  - a. Cover Sheet
  - b. Legend and Index Sheets
  - c. Typical Sections
  - d. Construction Details
  - e. Street Plan and Profile Sheets
  - f. Street Lighting Plans
  - g. Pavement Marking and Signing Plans
  - h. Traffic Signal Plans
  - i. Bridge Widening Plans
  - j. Storm Drain Plans
  - k. Landscape and Irrigation Plans
  - l. Utility Relocation Plan
  - m. Right-of-Way Acquisition Plan
4. Prepare Draft Final Technical Specifications
5. Prepare Construction Document Level Opinion of Probable Construction Cost
6. Perform Quality Control Review
7. Submit Draft Final PS&E (95% Design Completion)
  - a. Include Check Set from 65% Review
- C. FINAL PLANS, SPECIFICATIONS AND ESTIMATES
  1. Prepare Final Plans
  2. Prepare Final Technical Specifications
  3. Prepare Final Document Level Opinion of Probable Construction Cost
  4. Address Draft Final PS&E Review Comments from City and Affected Agencies
  5. Submit Final PS&E for Approval (100% Design Completion)
    - a. Include Check Set from 95% Review
  6. Obtain Approval Signatures
- D. OFFICIAL PLAN LINE DOCUMENT
  1. Attend Public Meeting
  2. Meet with City and County to Discuss Revisions to Document Resulting from the Public Meeting
  3. Revise Document as Directed by City
- E. CONSTRUCTION DOCUMENT PHASE DELIVERABLES
  1. Draft Final (95%) Plans, Specifications, and Estimate
  2. Final (100%) Plans, Specifications and Estimate
  3. Printed Final Plans, Specifications and Estimate for Bidding
  4. Digital Final Plans, Specifications, and Estimate
  5. Final Official Plan Line Document for City and County Approval

#### **PART 4 BIDDING PHASE**

- A. PROJECT MANAGEMENT AND ADMINISTRATION
  - 1. Update Project Management Plan as Necessary
  - 2. Maintain Project Design and Construction Schedule
- B. BIDDING PHASE SERVICES
  - 1. Attend Pre-Bid Conference
  - 2. Prepare Addenda and Clarifications
  - 3. Attend Bid Opening and Evaluate Bid Proposals

#### **PART 5 CONSTRUCTION PHASE**

- A. PROJECT MANAGEMENT AND ADMINISTRATION
  - 1. Coordination of Construction Support Staff and Subconsultants
  - 2. Update Project Management Plan as Necessary
  - 3. Maintain Project Design and Construction Schedule
- B. CONSTRUCTION PHASE TASKS
  - 1. Attend Pre-Construction Conference
  - 2. Provide Construction Staking for New Improvements and Utility Relocations
  - 3. Review Shop Drawings and other Contractor Submittals
  - 4. Provide Clarification and Explanation of Construction Documents
  - 5. Provide General Consultation and Advice
    - a. Respond to Requests for Information (RFIs)
  - 6. Review Construction Contract Change Order Requests
    - a. Provide Related Technical Information to City as Necessary
  - 7. Provide Periodic Construction Site Observation
    - a. Minimum of Two Construction Site Visits
  - 8. Review Progress Payments as Requested
  - 9. Prepare and Submit Record Drawings
    - a. Incorporate Construction Contractor Red-Lined Plans
    - b. Incorporate City-Provided Information
    - c. Incorporate Responses to RFIs
    - d. Incorporate Any Other Bulletins, Amendments, or Clarifications



#### **Assumptions:**

- 1. It is assumed that all water and sewer facilities within the limits of this project have been previously constructed.
- 2. BC&F will perform all permitting for the bridge widening over the Enterprise Canal.
- 3. No permitting or environmental remediation other than that specifically described in the Scope of Services is included.
- 4. All plan review and permitting fees will be paid by the City.
- 5. BC&F will provide plan documents showing conflicts requiring dry utility relocations and Rule 20 undergrounding to the City. The City will perform all coordination with the utility authorities.



6. BC&F will obtain title reports and prepare legal descriptions and diagrams for all right-of-way acquisitions. The City will negotiate with all property owners and execute the necessary street easement documents. The City will pay for all title reports.
7. BC&F will prepare the Official Plan Line document. The City will be responsible for all coordinating and leading all public meetings and will take the lead role in the adoption process.
8. The City will coordinate the management of flows within the Enterprise Canal to the City of Clovis Surface Water Treatment Facility. Storm flows in the Enterprise Canal are assumed to be negligible.
9. City shall pay all environmental application and permit fees.
10. City shall pay all fees and/or costs related to environmental mitigation measures.
11. The United States Army Corps of Engineers will determine that the wetlands associated with this project have a hydrologic connection to a traditionally navigable water of the U. S. or are otherwise considered jurisdictional under the Clean Water Act.
12. A Section 7 consultation biological assessment is sufficient, and a Section 10 habitat conservation plan is not required for Mitigation Measures BR-1.1 and BR-1.2 of the project EIR.
13. Environmental mitigation will be accomplished through purchase of credits at an agency-approved mitigation or conservation site.
14. No Swainson's hawks or burrowing owls will be detected during the survey and therefore no services related to Mitigation Measure BR-1.5 of the EIR will be warranted,

### Fees

Blair, Church & Flynn proposes to provide the engineering services described above on a time and materials basis with the following estimated phase costs listed and a not to exceed Total Professional Services Fee as shown in the following table.

<b>Proposed Compensation</b>	
Part 1: Schematic Design Phase	\$116,000
Part 2: Design Development Phase	\$239,600
Part 3: Construction Document Phase	\$106,300
Part 4: Bidding Phase	\$9,500
Part 5: Construction Phase	\$79,700
<b>Total Professional Services Fee:</b>	<b>\$551,100</b>

Additional services not specified in the Scope of Services are available upon request and can be provided on a time and materials basis, or another basis as may be authorized in advance by the City, according to the Fee Schedule shown in Exhibit A.

A detailed breakdown of our proposed fees is provided in Exhibit B.

### Schedule

Once we receive a notice to proceed from the City we are prepared to begin work immediately. As a first order of business, we will prepare a detailed project schedule for the project's design and construction activities, in consultation with City personnel assigned to the project.

**Engineer** **ThadA**

**Provide a preliminary project schedule based on scope of work.**

We very much appreciate the opportunity to submit this proposal for your consideration, and we look forward to working with you and the City on this project. If you have questions or comments, or require additional information, you are invited to contact me any time, as always.

If you accept this proposal, we will work with the City to incorporate the pertinent information into the City's standard agreement and move forward with execution.

We thank you for the opportunity to provide our engineering services to the City of Clovis.

Best regards,

BLAIR, CHURCH & FLYNN CONSULTING ENGINEERS

A handwritten signature in blue ink, appearing to read 'Bradley Kerner', with a stylized flourish at the end.

Bradley Kerner, PE  
Project Manager

c: Timothy Flynn, Project Engineer  
Karl Kienow, Principal

Attachments:

- Exhibit A – Fee Schedule
- Exhibit B – Fee Estimate Breakdown



## EXHIBIT A

January 1, 2019

### GENERAL CONSULTING FEE SCHEDULE PREVAILING WAGE PROJECTS

<u>CLASSIFICATION</u>	<u>RATE</u>
Principal.....	\$170.00/Hour
Program Manager .....	\$165.00/Hour
Professional Engineer 3 .....	\$160.00/Hour
Professional Engineer 2 .....	\$150.00/Hour
Professional Engineer 1 .....	\$140.00/Hour
Assistant Engineer 3 .....	\$115.00/Hour
Assistant Engineer 2 .....	\$105.00/Hour
Assistant Engineer 1 .....	\$100.00/Hour
Professional Land Surveyor 2 .....	\$150.00/Hour
Professional Land Surveyor 1 .....	\$140.00/Hour
Assistant Surveyor .....	\$105.00/Hour
Land Services Technician .....	\$95.00/Hour
Professional Landscape Architect.....	\$120.00/Hour
Landscape Designer .....	\$90.00/Hour
Design Technician .....	\$110.00/Hour
CAD Technician 3 .....	\$97.00/Hour
CAD Technician 2 .....	\$87.00/Hour
CAD Technician 1 .....	\$70.00/Hour
Environmental Consultant .....	\$120.00/Hour
Construction Manager .....	\$120.00/Hour
Construction Inspector .....	\$100.00/Hour
Construction Administrator .....	\$85.00/Hour
Staff Analyst.....	\$90.00/Hour
Administrative Assistant .....	\$65.00/Hour
Engineering Aide.....	\$55.00/Hour
Survey Party Mobilization.....	\$80.00/Hour
1-Man Survey Party .....	\$175.00/Hour
2-Man Survey Party .....	\$295.00/Hour
LiDAR Scanner .....	\$200.00/Hour
Equipment Rental and Associated Expense .....	Cost x 1.10
Materials, Printing, Subconsultant Procurement .....	Cost x 1.10
Mileage .....	@ Current IRS Rate

February 7, 2019

**EXHIBIT B****PRELIMINARY ENGINEERING FEE ESTIMATE FOR:****CITY OF CLOVIS - HERNDON AVENUE WIDENING FROM TEMPERANCE AVENUE TO DeWOLF AVENUE**

FILE NO. 218-0369

DESCRIPTION	PRIN- CIPAL	PE	PE	PE	ASST	ASST	PLS	ASST	LAND	LAND	DESIGN	ENVRO	CAD	CAD	ENGR	ADMIN	2-MAN	SURVY	MATLS	MILES	TOTALS	SUB- TOTALS (ROUNDED)
	HRS @ \$170	HRS @ \$180	HRS @ \$150	HRS @ \$140	HRS @ \$105	HRS @ \$100	HRS @ \$150	HRS @ \$105	HRS @ \$120	HRS @ \$90	HRS @ \$110	HRS @ \$120	HRS @ \$97	HRS @ \$87	HRS @ \$55	HRS @ \$65	HRS @ \$295	HRS @ \$60	@ 1.1	@ \$0.545		
<b>PART 1 SCHEMATIC DESIGN PHASE</b>																						\$116,000
<b>A. Project Management and Administration</b>																						\$10,590
Prepare Project Management Plan		0.5	8													2						\$1,475
Coordination of Design Staff and Subconsultants			36																			\$5,760
Meet with City staff and affected agencies (4-Meetings)		2	6												8					\$30		\$2,029
Prepare project design and construction schedule			8																	\$45		\$1,330
<b>B. Schematic Design Report</b>																						\$98,380
Kick-off meeting with City staff		2	4												2					\$10		\$1,165
Research and obtain utility information				2									4							\$10		\$699
Process topographic survey			1	4			2	5						50				35	1.25	\$15	40	\$16,298
Obtain aerial photography			0.5										3									\$371
Research and verify right-of-way							6	18														\$2,790
Conduct detailed site investigations				4												4						\$1,220
Perform geotechnical investigation and Load Analysis				2	4															\$31,000		\$31,920
Prepare geometric approval drawings (GADs) - Street			18	64											100					\$50		\$20,915
Prepare geometric approval drawings (GADs) - Bridge			2	10	26						24											\$8,100
Prepare GAD construction cost estimate			4	8									18									\$3,382
Identify utility conflicts				4																		\$600
Identify right-of-way requirements			1	4									8									\$1,536
Prepare schematic design report				3	40										8		4					\$7,436
Quality assurance / quality control		1	3	2											2		2					\$1,254
Submit plans to City and affected agencies for review				2											2					\$100		\$584
<b>C. Official Plan Line Document</b>																						\$6,980
Prepare GAD level document			1	18										32								\$5,964
Submit document to City and County for review				2																\$50		\$355
Attend meeting with City to discuss document preparation		2	2																			\$660
<b>PART 2 DESIGN DEVELOPMENT PHASE</b>																						\$229,600
<b>A. Project Management and Administration</b>																						\$6,400
Coordination of Design Staff and Subconsultants			36																			\$5,760
Update project management plan			2																			\$320
Maintain project design and construction schedule			2																			\$320
<b>B. Right-of-Way Acquisitions</b>																						\$38,770
Obtain title reports and prepare right-of-way acquisition documents							42	252														\$32,760
Stake proposed right-of-way limits							1	3									18	0.75	\$150	24		\$6,013
<b>C. Environmental</b>																						\$45,010
Address the following mitigation measures																						
Acoustical analysis			4		1	2	8					44								\$20		\$7,092
Perform preconstruction surveys for nesting birds			4			8														\$14,912		\$17,843
Obtain Section 404 permit				3	3															\$20		\$692
Obtain Section 401 permit			4	3	5	40						6	12							\$40		\$7,918
Obtain Section 1502 agreement			4	3	5	40						6	12							\$40		\$7,918
Include con. mit. mess. in specifications			4			16						8								\$20		\$3,302
<b>D. Preliminary (65%) Plans, Specifications, &amp; Estimate</b>																						\$135,600
Meet with City staff and affected agencies (4-Meetings)		2	8											6							60	\$2,235
Incorporate Schematic level comments			4	34	8						48									\$50		\$12,195
Prepare Design Development level plans																						
Cover sheet				4											18							\$2,166
Legend and Construction Notes sheet				4	8										18							\$3,286
Typical street cross-sections				18									18	32								\$6,930
Construction details				18									24	45								\$8,643

February 7, 2019

## EXHIBIT B

## PRELIMINARY ENGINEERING FEE ESTIMATE FOR:

CITY OF CLOVIS - HERNDON AVENUE WIDENING FROM TEMPERANCE AVENUE TO DeWOLF AVENUE

FILE NO. 218-0369

DESCRIPTION	PRN- CAP	PE 3	PE 2	PE 1	ASST ENG 2	ASST ENG 1	PLS 2	ASST SRVY 2	LAND ARCH	LAND DSGNR	DESIGN TECH	ENVRO CONSULT	CAD 3	CAD 2	ENGR AIDE	ADMIN ASTNT	24MAN SRVY	SURVY MOBIL	MATLS SUBS	MILES @	TOTALS	SUB- TOTALS (ROUNDED)
	HRS @ \$170	HRS @ \$160	HRS @ \$150	HRS @ \$140	HRS @ \$105	HRS @ \$100	HRS @ \$150	HRS @ \$105	HRS @ \$120	HRS @ \$90	HRS @ \$110	HRS @ \$120	HRS @ \$97	HRS @ \$87	HRS @ \$55	HRS @ \$65	HRS @ \$295	HRS @ \$80	@ 1.1	\$0.545		
Street plan and profile sheets			36										60	60								\$16,440
Street Light plans			24									72		12								\$12,564
Striping and signing plans			32										64									\$11,008
Traffic Signal plans		4												4					\$6,857			\$8,530
Bridge Widening plans		4	4	34								56		8								\$12,856
Storm drain plans		1	36										40	20								\$11,180
Landscape and Irrigation plans	2	4							9	16				12	4					10		\$4,769
Utility relocation plan			4											16								\$1,922
Right-of-Way plans			4											16								\$1,922
Prepare preliminary technical specifications			36	8												8						\$7,040
Prepare Design Development level estimate		1	16										20									\$4,500
Quality assurance / quality control		16	8										8	12								\$5,580
Submit plans, specifications & estimate to City & affected agencies			2	2										6		1			\$450	60		\$1,695
<b>E. Utility Coordination</b>																						\$4,600
Submit plans to affected agencies			2											8					\$450	60		\$1,524
Incorporate information and comments from utilities			4											8								\$1,376
Resolve utility conflicts			8											8								\$1,896
<b>F. Official Plan Line Document</b>																						\$8,980
Incorporate GAD level design comments		1	16										8	24								\$5,424
Submit document to City and County for review			2										2	4					\$90	40		\$952
Address review comments and gain agency prelin. approval		2	8										4	8								\$2,604
<b>PART 3 CONSTRUCTION DOCUMENT PHASE</b>																						\$106,300
<b>A. Project Management and Administration</b>																						\$6,660
Coordination of Design Staff and Subconsultants			36																			\$5,760
Update project management plan			2																			\$300
Maintain project design and construction schedule			4																			\$600
<b>B. Draft Final (85%) Plans</b>																						\$70,450
Meet with City staff and affected agencies (4-Meetings)	2	6																		60		\$1,330
Incorporate Design Development comments			24									8	4	24								\$8,956
Prepare draft final plans																						
Cover sheet			1											8								\$846
Legend and Construction Notes sheet			6											8								\$1,596
Typical street cross-sections			8											24								\$3,288
Construction details			12											24								\$3,888
Street plan and profile sheets			18											32								\$5,484
Street Light plans			24											24								\$3,658
Striping and signing plans			24											36								\$4,732
Traffic Signal plans		2	4											4					\$3,810			\$5,450
Bridge Widening plans		2	19									24		8								\$6,506
Storm drain plans			6											20								\$2,940
Landscape and Irrigation plans	1	1							9	25				27	4							\$6,229
Utility relocation plan			4											8								\$1,296
Right-of-Way plans			4											8								\$1,296
Prepare and obtain PG&E Rule 16		4																	\$1,254			\$2,018
Prepare technical specifications			8																			\$1,200
Prepare Construction Document level estimate		1	8										16									\$2,912
Quality assurance / quality control	1	8	2											6								\$2,272
Submit plans, specifications and estimate to City and affected agencies			6	4										6					\$450	60		\$2,510
<b>C. Final Plans and Specifications</b>																						\$20,340
Prepare final plans		8	32									8	16	24					\$1,266			\$11,892
Prepare final technical specifications		1	16													6						\$2,950
Prepare final document level construction cost estimate			6										4									\$1,288

February 7, 2019

**EXHIBIT B****PRELIMINARY ENGINEERING FEE ESTIMATE FOR:****CITY OF CLOVIS - HERNDON AVENUE WIDENING FROM TEMPERANCE AVENUE TO DeWOLF AVENUE**

FILE NO. 218-0369

DESCRIPTION	PRIN- CIPAL HRS @ \$170	PE 3 HRS @ \$160	PE 2 HRS @ \$150	PE 1 HRS @ \$140	ASST ENG 2 HRS @ \$105	ASST ENG 1 HRS @ \$100	PLS 2 HRS @ \$150	ASST SRVY 2 HRS @ \$105	LAND ARCH HRS @ \$120	LAND DSGHR HRS @ \$90	DESIGN TECH HRS @ \$110	EMPRD CONSULT HRS @ \$120	CAD 3 HRS @ \$97	CAD 2 HRS @ \$87	ENGR AIDE HRS @ \$55	ADMIN ASTNT HRS @ \$65	2-MAN SURVY HRS @ \$295	SURVY MOBIL HRS @ \$80	MATLS SUBS @ 1.1	MILES @ \$0.545	TOTALS	SUB- TOTALS (ROUNDED)
Address comments from City and affected agencies			4											12							\$1,544	
Submit final plans, specifications and estimate for approval			4	2										6					\$450	60	\$1,930	
Obtain approval signatures			2												4					30	\$536	
<b>D. Official Plan Line Document</b>																						<b>\$8,680</b>
Attend public meeting		6	18										32							40	\$6,486	
Meet with City and County to discuss document revisions	2	2																		20	\$671	
Revise document as directed by City			4										8	4							\$1,724	
<b>PART 4 BIDDING PHASE</b>																						<b>\$8,560</b>
<b>A. Project Management and Administration</b>																						<b>\$2,490</b>
Update project management plan		8	4																			\$1,880
Maintain project design and construction schedule		1	3																			\$610
<b>B. Bidding Phase Services</b>																						<b>\$6,060</b>
Attend pre-bid conference		3																				\$480
Prepare addenda and clarifications		4	12						2	2	4		16	8					\$263		\$5,637	
Attend bid opening and evaluate bid proposals		4																				\$640
<b>PART 5 CONSTRUCTION PHASE</b>																						<b>\$79,780</b>
<b>A. Project Management and Administration</b>																						<b>\$4,910</b>
Coordination of Construction Support Staff and Subconsultants		24																				\$3,840
Update project management plan		1	2																			\$460
Maintain project design and construction schedule		1	3																			\$610
<b>B. Construction Phase Tasks</b>																						<b>\$74,810</b>
Attend pre-construction conference		3																				\$480
Provide construction staking		4					6	24										105	3.75	\$780	120	\$38,236
Review shop drawings and other construction submittals			36	16					2											\$551		\$8,486
Provide clarification and explanation of construction documents			32	16					3	1												\$7,490
Respond to requests for information			20	8					3	1												\$4,570
Review contractor's change order requests and provide related tech			24	4					1													\$4,280
Periodic construction site observations		8	8	16					2												60	\$4,903
Review progress payment requests		8	4																			\$2,480
Prepare and submit record drawings		2	12										16	24						\$30		\$5,793
<b>TOTALS</b>	<b>15</b>	<b>293</b>	<b>927</b>	<b>166</b>	<b>106</b>	<b>8</b>	<b>57</b>	<b>302</b>	<b>31</b>	<b>45</b>	<b>244</b>	<b>64</b>	<b>461</b>	<b>840</b>	<b>16</b>	<b>21</b>	<b>158</b>	<b>6</b>	<b>\$63,158</b>	<b>744</b>	<b>\$551,004</b>	<b>\$551,100</b>
																				<b>USE</b>	<b>\$551,100</b>	<b>\$551,100</b>





AGENDA ITEM NO: 12

City Manager: 

# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: March 18, 2019

SUBJECT: Receive and File - Planning and Development Services Annual Newsletter

ATTACHMENT: (A) February 2019 Newsletter



February 2019

## PDS

### Mission & Vision Statements

Last year Planning & Development Services took on a task to develop a personal mission and vision for our Department. It was a grass roots effort that encouraged all staff to participate in and share their ideas, objectives, purposes, goals and values for the Department. It was no easy effort getting 70 plus staff members to agree unanimously; however, in the end we developed a mission and vision that resonated on some level with all staff members.

#### Mission:

Loyal to preserving the Clovis Way of Life by employing excellence in cooperative planning, reliable engineering, and sustainable building controls.

#### Vision:

Ensure Clovis remains a city of choice to live, work, and play through well-respected, service-oriented professionalism.

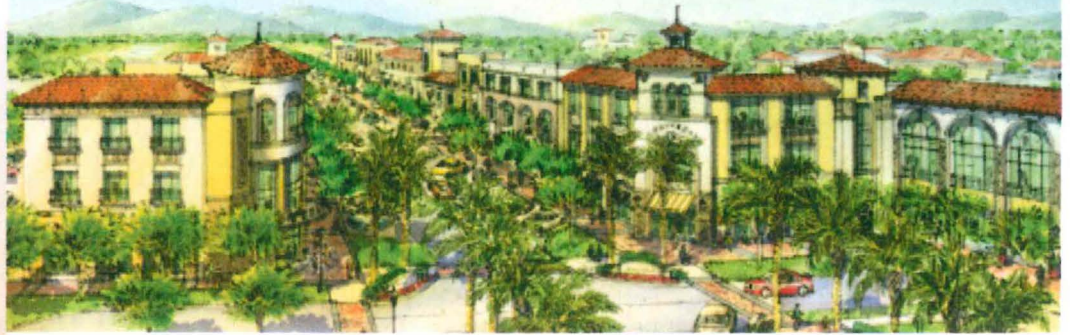
Our mission and vision statements will be proudly displayed in the lobby of our Department signed by all members of our team that participated in its development and/or believe in its value and direction.



Renee Mathis  
PDS Assistant  
Director

## PLANNING & DEVELOPMENT SERVICES

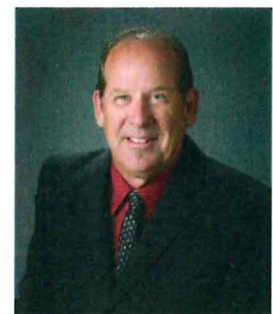
# Newsletter



## A message from the Director

Well, we made it through another year filled with exciting projects, including a few challenges and with great camaraderie. We lost a few of our wonderful staff members to other agencies but also gained a few too. As I read through the draft of the P&DS newsletter it just amazes me how much we do here (and so well) for our community.

I am particularly heartened to see staff come together this past year in the development of our mission and vision statements. For years we have operated in a very special and unique way...A way that many other Cities have admired and envied. We have a staff comprised of so many unique, talented, and gracious professionals that do awesome things and take pride in a job well done. Finally, thanks to you, we now have some words that express truly what we are and what we do so well.



Dwight Kroll  
PDS Director

A vision and mission statement can be just some words on a sign on the wall, or it can express the pride and dedication of an organization in serving their client(s). Much like the Declaration of Independence where our country's founders committed their names and reputations to a written vision, you will have the opportunity to commit your name to the mission and vision you have established for this department. It will be displayed in the front lobby for all of our clients to see. I really commend staff for this effort!

While I'm a little closer to the end of my career here than the beginning, there are many who are just starting on their exciting professional adventures. It is my hope that you will find your work here fulfilling, challenging, and authentic, and that as you become leaders that you too will pass on to new arrivals the pride and gratification in working with such an outstanding team in doing creative things for the Clovis community.

I am daily so proud and humbled to be a member of this awe-inspiring staff!

With big regards,

ATTACHMENT A





## Engineering Division



Sean Smith  
DRU Manager

### The Costco Project

The current Costco site near Ashlan and Peach is known as being one of the highest national sellers of hot dogs and peach pies. The project to relocate this successful site to Clovis and Santa Ana had been a rumor among the Costco employees before it was submitted to Planning as an entitlement in November 2017. City and Costco staff worked over the next 7 months to develop a set of conditions for the project

that were agreed to in July 2018. Plans were then submitted to Engineering for review in August 2018, leading to their approval in January 2019. The plans were submitted to Building for their review in September 2018 with incredibly quick turnaround times from Building staff. The project is currently under construction and planning to open in Summer 2019.

The project has been a great example of a team effort of staff across all divisions of the City. It has been a huge undertaking with many moving parts and it can't be emphasized enough how much everyone stepped in to contribute to the project's success. It could not have reached this point without their significant efforts, some of whom are listed: City Manager's office: Andy Haussler; Planning: Bryan Araki; Building: Billy Barrios, Brad Fowler; Engineering: Gene Abella, Joe Alexander, Matt Buller, Tim Barker, Thomas Cheng, John Cross, Colleen Vidinoff; Public Utilities: Eric Aller, Paul Armendariz, Jim Chase, Glenn Eastes, Mark Faulconer, Leon Penney, Rob Rush, Nick Torstensen; Fire Department: Rick Fultz, Gary Sawhill.

### Willow Avenue Widening

The City of Clovis is undertaking the widening of the Willow Avenue northbound lanes from Shepherd Avenue to north of International Avenue. These improvements will add 2 additional travel lanes to the existing single lane roadway, as well as an 8 foot shoulder, raised median and street lighting. In addition to the road work, the City of Clovis will extend its utility services by constructing the sewer and water infrastructure necessary for future development. The addition of the travel lanes as well as utility improvements will ensure this vital stretch of Willow Avenue will prosper for efficient travel, safety,



Thad Avery  
CIP Manager

and future growth in the vibrant northern area of the city.

It has taken the joint efforts of the City of Clovis, City of Fresno, and the County of Fresno in order to accomplish this project. All three agencies have interest at the project location and time and effort were required from all agencies during the design phase, permit and land acquisition phase, and in the future construction phase. In

order to keep the northbound direction of Willow Avenue open during construction, the City of Fresno has assisted in allowing traffic to temporarily shift into the southbound side of the median.

The timing of extensive road construction is critical when planning to minimize negative impacts to the community. Construction will begin in May when the 2018/2019 school year comes to a close. The majority of the construction will be seen during the summer months when school is out and will wrap up in the fall before the rainy season begins. The project will also be constructed in phases, minimizing the lengths of detours to best suit the needs of the community.

The summer of 2019 is going to see several roadway improvement projects in the city. A promotional outreach video is being produced with the goal of informing the public on the projects, dates and locations.

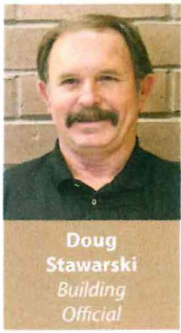


### The New Faces of PDS

(From Left to Right) Top: Ricky Caperton (Planning), Kim Correa (Administration), Claudia Cazares (Engineering) Bottom: Ian King (Engineering), Kevin Gross (Engineering), Rebecca Lucas (Administration), Paula Wright (Administration) On the Side: Sarai Yanovsky (Engineering), Ian Paley (Administration), Rider Dilley (Planning)







## Building Activity

2018 was a very busy year for the Building Division issuing 6,148 permits (up over 700 permits from last year). Yet even with the heavy workload, the Building Division staff earned an additional 44 professional certifications during the 2018 calendar year.

Seven staff members earned additional certifications or became certified for the first time. Rafael Magallan was the big producer, earning another 25 International Code Council certifications, followed by Brad Fowler with 8 certifications. Jeremy Harrison, Nicole Stockle, Eric Smith, Paula Wright, and Doug Stawarski also earned new certifications this past year.

The Building Division Staff currently holds cumulatively 123 professional certifications. In addition, the building division staff have also participated in over 300 hours of additional training so far this fiscal year. In comparison, during the 2017-2018 fiscal year, staff spent 256 hours in training. Our commitment to be the best Building Division we can be.

Solar Photovoltaic permits have reached a new record in 2018 with over 1,600 permits being issued in the City of Clovis. The 2019 calendar year should also be a record year as this is the last year for the full Federal Income Tax rebate. January 2020 is the start of a new Building Code cycle with new published editions of our California Codes. This is the first time it will be mandatory for photovoltaic systems to be installed in residential buildings. The 2019 editions of the code cycle will produce homes that use 53% less energy than homes under the 2016 Code. In addition, non-residential buildings are estimated to use about 30% less energy than those built in the last cycle. A new prescriptive path to an all electric home was also introduced.

Residential dwelling construction remains very strong in the City of Clovis. The 2017-2018 fiscal year saw 1,454 dwelling unit permits issued. This is the 3rd highest year of the last sixteen fiscal cycles. The 2018 calendar year saw 1,107 dwelling units permitted. This is the 7th highest year in the last 48 years. The highest year was 2004 with 1,838 permits; the lowest was 93 units in 1982. The chart below is for fiscal year numbers only. The outlook for the future remains strong, with multi-family dwelling units expected to be in the several hundred units each year. Clovis continues to be a community of choice as a place to live and work.



## Solar Photovoltaic Permits Issued



Since 2015, the City has been working on the future development of just under 6 acres of land located north of Third Street at Veterans Parkway (formerly known and identified as the old Clovis Lumber Yard). This site was purchased by the City and is being designed to house the future senior activity center, transit hub, and regional county library.

Major milestones for the project included completion of the environmental studies summer of 2018, City Council approval of the conceptual plan, schematic elevations and floorplans in December 2018, and approval of the site plan entitlement is being processed and mixed use zone District in February 2019.

While the County of Fresno continues to work with the community on its conceptual plan for the library, the City is well on its way to finalizing the design and construction documents for the street improvements, senior center and transit hub. The street improvements focus on Third Street, and include the construction of a roundabout and a pedestrian trail pathway. This work is first up with construction expected to commence summer 2019. On-site construction, including the building of the senior center, transit hub, and parking lot is slated to start spring 2020. All city sponsored improvements are expected to be entirely complete by spring 2021.

*Landmark Commons District*





## Planning Division



**Bryan Araki**  
City Planner

### Planning for a Healthy Community

It's no secret that the City of Clovis is becoming a destination of choice for the medical community. The Planning Division continues to stay busy with plan review and entitlement approvals for

various projects while working as a partner to keep projects on schedule.

Notable projects include the continued expansion of the Clovis Medical Center Campus with a new bed tower, medical office building, and future skilled nursing facility; near completion of the Herndon Armstrong Medical Professional Center; current construction of the California Health Sciences University; and completion of Valley Children's and Fresenius Kidney Care Center. Future projects include St. Agnes coming to Old Town within the proposed Senior Services building and Veterans Affairs Central California Health Care Facility at the northeast corner of Herndon and Armstrong Avenues.

Planning staff has also seen a slight increase in large lot single-family homes around the north Clovis area. Wathen-Castanos is completing their tract at DeWolf Avenue and Harlan Ranch Boulevard. Woodside Homes is preparing to begin construction on their tract at Teague and Fowler Avenues and a few large lot parcel maps have been approved near Teague and Locan Avenues.

On the other end, multiple-family development has increased with a new project under construction at the northeast corner of Bullard and Temperance Avenues and another planned for the southwest corner of Herndon and McKelvy Avenues. The Planning staff continues discussing opportunities with developers on ways to enhance and serve the growing medical industry.



**Paula Wright**  
PDS POA

### About the Editor

Paula started with the city one year ago in the Building Division as a scan technician and is currently one of two Principal Office Assistants supporting PDS.

### GIS in the City

The Geographic Information System (GIS) functions and services offered by P&DS continue to expand. GIS is now supported by a team since welcoming Ian (GIS Volunteer) in August and Rebecca (GIS Technician) in October. Ian has taken on the responsibility of creating and maintaining floorplan and emergency equipment (fire extinguishers, first aid kits, AEDs) layers for all City-owned buildings to aid Personnel with evacuation plans. Rebecca has graciously accepted the huge task of assigning new addresses, keeping the Special Project Section (SPS) happy by maintaining traffic accidents, and providing the Community Investment Program (CIP) with visual, historical data. These two are also using iPads to test live, mobile editing while bringing our street light layer up-to-date! (Exciting stuff for GIS nerds!)

The team also continues to work GIS magic behind the scenes to provide City-wide layers such as updated city limits, parcels, streets, and zoning information. The Fire Department benefits from the construction of the footprint layer that supports their need for site plans of schools, apartments, and shopping centers. Public Utilities benefits from the maintenance of the LMD layers as well as technical GIS advice and training. Administration benefits from presentation quality exhibits for the City Council, Planning Commission, and general public as needed. We do our best to make everyone a priority while maintaining high standards in data quality and visual output.

If you'd like to learn more about who we are and what we do, plan on joining us on Wednesday, November 13, 2019 to celebrate GIS Day! This will be our first time hosting this type of event. Our goal is to use maps to tell the stories of our data and provide a glimpse of real-world GIS applications.



**Stephanie A.**  
GIS Analyst

## Dog Park



Attention all dog-lovers: PDS staff is currently working with O'Dell Engineering, a consulting firm, to develop Clovis' first ever Dog Park Master Plan. As part of the process, staff is working in collaboration with community residents to identify three future dog park locations and amenities to build within existing Clovis parks. The first dog park was recently completed as a temporary park, with plans to convert it into a permanent facility as part approval process. Keep it on your radar if you want to find a good place for Fido to run around and interact with other doggies.

## Canned Food Drive



Planning and Development Services staff came together to help out the community by sponsoring a non-perishable food drive. The department staff was split into four teams comprised of a mix of our three divisions. Each team was challenged to create a structure made from the food items that they collected. The judges this year were Luke Serpa and Shonna Halterman. In the end, Luke and Shonna selected Team Feastmode's flume which included sound, amazing construction, and history.

The Department donated 1,617.5 pounds of food and a monetary donation of \$189 to the Clovis Salvation Army. The biggest award is always the feeling of helping and serving our community.

An special thank you goes to Principle Office Assistant, Becky Wharton, who planned and coordinated the event!



**Becky Wharton**  
PDS POA





AGENDA ITEM NO: 13  
City Manager: AA

## CITY of CLOVIS

### REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Public Utilities Department

DATE: March 18, 2019

SUBJECT: Approval – Authorize funding from the Community Sanitation and Water Enterprise Accounts for an Allocated Police Officer Position; and Approval – Resolution 19-\_\_, amending the 2018-2019 Community Sanitation and Water Enterprise accounts to allocate the funds for this position

ATTACHMENTS: Resolution  
Exhibit A – Budget Amendment

#### CONFLICT OF INTEREST

None.

#### RECOMMENDATION

1. For the City Council to authorize funding from the Community Sanitation and Water Enterprise Accounts for an Allocated Police Officer Position; and
2. Approve a resolution amending the 2018-2019 Community Sanitation and Water Enterprise accounts to allocate the funds for this position.

#### EXECUTIVE SUMMARY

The Public Utilities Department (PUD) has the need for a dedicated Police Officer position to assist in enforcement of laws and the Clovis Municipal Code involving PUD operations and activities. During the course of the work day, staff has noticed an increase in illegal activities and code enforcement violations relating to PUD operations and activities that place additional burdens on the PUD workforce. These



violations tend to be focused on Solid Waste and Water Utility operations, but this Police Officer position could be called upon for assistance in all of the broad activities that the Public Utilities Department performs.

This position would be staffed and function under the Clovis Police Department and would be used to provide a more effective response to Municipal Code violations and illegal activity related to PUD operations. The Clovis Police Department has Council-approved allocated positions that are currently unfunded. PUD is requesting to fund one of these positions to provide more dedicated support in addressing Municipal Code violations and illegal activity related to PUD operations and activities.

## **BACKGROUND**

The Public Utilities Department is regularly challenged in dealing with Clovis Municipal Code and State law violations. The violations are mainly related to theft, vandalism, and crime that occurs during work hours and is observed primarily by Solid Waste drivers and Utilities employees.

Examples of the operations in which the Police Officer would take the appropriate actions to assist the Public Utilities Department are as follows: Construction and Demolition (C&D), theft of recycling and other City assets, illegal dumping, homeless encampments in trash enclosures and on or adjacent to water conveyance facilities, parking incidents and violations, canal patrol incidents, and well site incidents. The additional Police Officer position would allow for PUD-specific enforcement of these violations.

Specific examples include implementation of the C&D Ordinance that allows only authorized haulers to haul C&D debris. Many C&D haulers are not authorized by the City and are providing a service that has not been approved by Council. Additionally, the City's recycling material collection hauler has been alerting the City to theft of recyclable materials from their recycle bins. Residents regularly call in about out-of-area individuals dumping illegal items on City streets to be disposed of by the City's Community Clean-Up Program. Homeless camps are increasingly being found in trash enclosures, well sites, and water conveyance facilities.

## **FISCAL IMPACT**

It is recommended that this position begin on April 1, 2019, with 25% of the 2018/19 fiscal year remaining. Therefore, there will be a total fiscal impact of approximately \$30,100 in Fiscal Year 2018/19, with \$22,575 (75%) allocated from the Community Sanitation Enterprise Fund and the remaining \$7,525 (25%) allocated from the Water Enterprise Fund. The funds will be allocated and placed as additional expenditures in

the identified accounts' General Service charges to fund the Police Department position.

The cost allocations reflect the expected work to be performed and will not have any adverse impact to the General Fund.

### **REASON FOR RECOMMENDATION**

The City continues to grow at a rapid pace and the Public Utilities Department needs a Police Officer dedicated to addressing the growing code enforcement and Municipal code violations relating to PUD operations and activities. The cost allocations reflect the expected work to be performed and will not have an adverse impact to the General Fund.

### **ACTIONS FOLLOWING APPROVAL**

The Police Department will fill this position and begin working with the Public Utilities Department to coordinate work duties.

Prepared by: Paul Armendariz, Assistant Public Utilities Director  
Glenn Eastes, Assistant Public Utilities Director

Submitted by: Scott Redelfs, Public Utilities Director



## **RESOLUTION NO. 19-**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING AN AMENDMENT TO THE ANNUAL BUDGET FOR FISCAL YEAR 2018-2019**

WHEREAS, the City Council adopted the 2018-2019 Budget on June 11, 2018; and

WHEREAS, the City Council is amending the 2018-2019 Budget to include Community Sanitation and Water expenditures to allocate funds for a Police Officer Position; and

WHEREAS, the expenditures were not included in the 2018-2019 Budget.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Clovis approves the budget amendment as shown in the "Summary of Expenditures by Department", "Summary of Expenditures by Fund" attached as Exhibit A:

\* \* \* \* \*

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on March 18, 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**EXHIBIT A**

**SUMMARY OF EXPENDITURES BY DEPARTMENT**

Department

Public Utilities Department

Solid Waste – Admin (75%)	\$22,575.00
Water Service (25%)	\$7,525.00
<b>Total</b>	<b>\$30,100.00</b>

**SUMMARY OF EXPENDITURES BY FUND**

Fund

Community Sanitation Enterprise	\$22,575.00
Water Enterprise	\$7,525.00
<b>Total</b>	<b>\$30,100.00</b>

---

**NET GENERAL FUND SUPPORT**

<b>Total</b>	<b>\$0</b>
--------------	------------



AGENDA ITEM NO: 14

City Manager: LS

## CITY of CLOVIS

### REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Community and Economic Development

DATE: March 18, 2019

SUBJECT: Consider Approval – Resolution 19-\_\_\_ Accepting the 2018 Housing Element Annual Performance Report and Authorizing Submission of the Report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

ATTACHMENTS: (A) Resolution  
(B) 2018 Housing Element Annual Performance Report

#### CONFLICT OF INTEREST

None.

#### RECOMMENDATION

Recommend acceptance of the 2018 Housing Element Annual Performance Report and authorization to submit the report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

#### EXECUTIVE SUMMARY

The City adopted a Housing Element for the period of December 31, 2015 to December 31, 2023, and is required to prepare an annual progress report (APR) per Government Code Section 65400 on its progress and program status in implementing its housing element. The APR includes information on the City's progress in meeting its assigned allocation from the regional housing needs assessment (RHNA).

The State requires jurisdictions to hold a public hearing at a meeting of the City Council to accept written and oral comment prior to submitting its APR. The notice for this public hearing was published in *The Business Journal* on March 8, 2019. Per the notice, the APR became available for public review on Monday, March 11, 2019, at Clovis City Hall and on the City's website as an attachment to the staff report on March 15, 2019.

## BACKGROUND

All California jurisdictions are required to prepare and adopt a General Plan which includes seven mandated elements, one of which is a Housing Element. A Housing Element identifies and analyzes the housing needs of a jurisdiction in order to maintain, improve, and create housing for all economic segments of the population. In addition to establishing specific goals and strategies to guide the development of housing in the jurisdiction, the Housing Element also requires the jurisdiction to ensure there is an adequate supply of land for the development of affordable housing. Because more frequent and detailed reporting is required by state law, the Housing Element has its own APR.

Clovis' 2015-2023 Housing Element was adopted by Clovis City Council on March 7, 2016, and certified by the California Department of Housing and Community Development (HCD) on July 22, 2016. The Housing Element was decertified by HCD in October 2018 for failure to meet the goals stated in Clovis' Rezone Program. Staff is currently working with HCD to address the Rezone Program. As required by law, the attached 2018 Housing Element APR must be submitted to California Department of Housing and Community Development and the Governor's Office of Planning and Research.

## REPORT HIGHLIGHTS

### RHNA Progress:

The City's current RHNA period runs from January 1, 2013 to December 31, 2023. In 2018, Clovis had issued permits for 1,107 housing units. The City exceeded the RHNA for moderate-income units and above moderate-income units, and had a remaining RHNA of 2,321 very low-income units and 1,118 low-income units.

The low-income units that were built during this period were deed-restricted, low-income, Habitat for Humanity homes. The moderate-income units included duplex units, market-rate multifamily units, and several hundred new single-family homes that were determined to be sold at prices affordable to moderate-income households. The above-moderate income units are all single-family homes.

Compared to other parts of California, Clovis has a relatively affordable housing market, and many single-family homes are affordable to moderate-income households. The City's RHNA Consultant collected sale price data from Zillow.com to determine the number of single-family homes built in 2018 that were affordable to moderate-income households. The City issued building permits for nearly 1,100 single-family homes during this time period, so instead of documenting the sale price for each home, the Consultants collected sale price data for a sample number of homes built each year (about 15-17 percent) and calculated an average ratio of building permit valuation to sales price based on the sample. The Consultant then multiplied the average ratio by the building permit valuation of each of the remaining building permits to estimate the sale price of those homes. The Consultants estimated the maximum affordable home purchase price for moderate-income households



each year based on standard FHA loan terms, and based on the actual or estimated sale price of each home, determined the percentage of homes built each year that were affordable to moderate-income households. Using this approach, the Consultants estimated that 37 percent of single-family homes built in 2018 were affordable to moderate-income households.

Affordable Housing Program Progress:

While only newly constructed units are counted toward the RHNA, the City's housing programs are essential to preserving the existing supply of affordable housing and ensuring low-income residents have access to safe living environments. In 2018, Clovis provided affordable housing incentives to either create or preserve 68 units of affordable housing, as follows:

Stanford Addition: Transferred ownership of 3 scattered-site parcels to Habitat for Humanity Fresno County for the creation of 3 units of housing for low-income households. 1 home was completed in 2018. The remaining 2 homes are currently under construction.

First-Time Homebuyer Program: Provided financial assistance to 7 low-income homebuyers in Clovis.

Home Repair Grant Program: Provided grants to 55 low-income homeowners to make critical health and safety related repairs.

**FISCAL IMPACT**

None.

**REASON FOR RECOMMENDATION**

To comply with California Housing Law and Clovis' adopted Housing Element.

**ACTIONS FOLLOWING APPROVAL**

Staff will submit the 2018 Housing Element Annual Progress Report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

Prepared by: Heidi Crabtree, Housing Program Coordinator  
Bryan Araki, City Planner



Submitted by: Andrew Haussler, Community and Economic Development Director  
Bryan Araki, City Planner



**RESOLUTION NO. 19-\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF CLOVIS ACCEPTING THE 2018 HOUSING ELEMENT ANNUAL PROGRESS REPORT AND AUTHORIZING SUBMISSION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH**

**WHEREAS**, the City of Clovis is required by California Government Code 65400 to prepare an annual report on the Housing Element program progress; and

**WHEREAS**, Clovis City Council considered the 2018 Housing Element Annual Progress Report during a hearing held at their regularly-scheduled public meeting on March 18, 2019.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Clovis that the 2018 Housing Element Annual Progress Report is hereby accepted and is authorized for submission to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

The foregoing resolution was introduced and adopted at the regular meeting of the City Council of Clovis held on March 18, 2019, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:                      March 18, 2019

---

Mayor

---

City Clerk

Please Start Here

General Information	
Jurisdiction Name	Clovis
Reporting Calendar Year	2018
Contact Information	
First Name	Heidi
Last Name	Crabtree
Title	Housing Program Coordinator
Email	<a href="mailto:heidicr@ci.clovis.ca.us">heidicr@ci.clovis.ca.us</a>
Phone	(559) 324-2094
Mailing Address	
Street Address	1033 Fifth Street
City	Clovis
Zipcode	93612

Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

v 3\_6\_19

2018 Housing Element  
Annual Progress Report  
(FOR PUBLIC REVIEW)



Table A																			
Housing Development Applications Submitted																			
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below														25	1392	1417	1416	1	
See Attached APN Pages	See Attached Pages	See Planning Area 9 of CCSP	Landmark Commons	R2018-14	5+	R	12/12/2018												No
552-330-53	552-330-53	1855 Austin Avenue	Multi-Family	CUP2018-04	5+	R	6/27/2018												No
410-455-15	410-455-15	292 Peach Avenue	Single-Family (11-lots)	TM5789A	SFD	O	1/12/2018							11	11	11			No
550-041-18	550-041-18	2011 Sierra Avenue	Single-Family (20-lots)	TM6155	SFD	O	4/19/2018							20	20	20			No
555-130-34 & 35	555-130-34 & 35	NWC of Ashlan & Locan Avenues	Single-Family (23-lots)	TM6221	SFD	O	5/3/2018							24	24	23	1		No
555-042-36 & 38	555-042-36 & 38	NEC of Ashlan & Locan Avenues	Single-Family (94-lots)	TM6225	SFD	O	5/31/2018							94	94	94			No
559-051-16	559-051-16	NWC of Teague & Locan Avenues	Single-Family (14-lots)	TM6134A	SFD	O	7/19/2018							14	14	14			No
555-031-17 (Portion)	555-031-31	West side of Leonard Avenue between Gettysburg and Shaw Avenues	Multi-Family Housing	SPR2018-11	5+	R	6/26/2018							295	295	295			No
552-330-53	552-330-53	1855 Austin Avenue	Multi-Family	SPR2018-12	5+	R	6/28/2018							10	10	10			No
497-092-22 & 23	497-092-22 & 23	815 & 819 Woodworth Avenue	Multi-Family	SPR2018-17	5+	R	6/29/2018							5	5	5			No
498-032-24 & 25	498-032-24 & 25	1201-1301 Scott Avenue	Multi-Family	SPR77-80A2	5+	R	8/16/2018							8	8	8			No
561-020-51S	561-020-51S	North side of W. Alluvial Avenue, between N. Willow Avenue and N. Chapel Hill Drive	Multi-Family	SPR2018-29	5+	R	12/18/2018							60	60	60			No
558-020-22	558-510-06	SEC of Traverse and Lester Avenues	Single-Family (2 parcels and a remainder)	PM2018-01	SFD	O	1/4/2018												No
555-031-17	555-031-17	NWC of Gettysburg & Leonard Avenues	2 Parcels for Single-Family (see TM6168) and Multi-Family (see SPR2018-11) Developments	PM2018-03	SFD	O	1/22/2018												No
499-100-30	499-100-30	NEC of Gettysburg and Peach Avenues	Single-Family (4 parcels and a remainder)	PM2018-04	SFD	O	2/20/2018												No
571-010-79	571-231-10S	West side of Montana Avenue, between Santa Ana and Rail Avenues	Single-Family (5 parcels)	PM2018-05	SFD	O	2/28/2018												No
552-141-15	552-141-15	SWC of Gettysburg and Laverne Avenues	Single-Family (1 parcel and a remainder)	PM2018-07	SFD	O	4/11/2019												No
555-031-03 & 28	8, 9, 10, 11, and 12	SWC of Shaw and Leonard Avenues	Divide 2 parcels into 19 Parcels	PM2018-08	5+	R	6/27/2018												No
552-330-53	552-330-53	1855 Austin Avenue	Create 4 parcels	PM2018-19 (see SPR2018-12)	5+	R	6/28/2018												No
552-290-22	552-290-22	2898 Armstrong Avenue	1 parcel and a remainder	PM2018-10	SFD	O	8/2/2018												No
558-020-22	558-051-06	1827 N. Locan Avenue	4 parcels and a remainder	PM2018-11	SFD	O	9/28/2018												No
550-041-17	550-041-17	1991 Sierra Avenue	2 parcels and a remainder	PM2018-12	SFD	O	11/2/2018												No
	3102902851	3685 Soledad Ave		CMBR-000035-2018	SFD	O	1/3/2018								1		1		No
	4995401246	2575 Bella Vista Dr		CMBR-000050-2018	SFD	O	1/4/2018						1				1	1	No
	5590510785	2932 Moody Ave		CMBR-000047-2018	SFD	O	1/4/2018							1			1	1	No
	49212111	255 De Witt Ave B		CMBR-000071-2018	SFD	O	1/4/2018							1			1	1	No
	55848307	3386 Trenton Ave		CMBR-000078-2018	SFD	O	1/5/2018							1			1	1	No
	573018045	3433 Soledad Ave		CMBR-000125-2018	SFD	O	1/8/2018							1			1	1	No
	31093410	3638 Flint Ave		CMBR-000129-2018	SFD	O	1/8/2018							1			1	1	No
	31093411	3648 Flint Ave		CMBR-000123-2018	SFD	O	1/8/2018							1			1	1	No
	571212175	4246 Sierra Madre Ave		CMBR-000141-2018	SFD	O	1/8/2018							1			1	1	No
	55933014	2070 Trenton Ave		CMBR-000196-2018	SFD	O	1/11/2018							1			1	1	No
	571211065	4227 Sierra Madre Ave		CMBR-000194-2018	SFD	O	1/11/2018							1			1	1	No
	571211045	4247 Sierra Madre Ave		CMBR-000191-2018	SFD	O	1/11/2018							1			1	1	No
	5590510777	2953 Moody Ave		CMBR-000195-2018	SFD	O	1/11/2018							1			1	1	No
	5540303425	937 Lindsay Ln		CMBR-000235-2018	SFD	O	1/12/2018							1			1	1	No
	5540303424	927 Lindsay Ln		CMBR-000239-2018	SFD	O	1/12/2018							1			1	1	No
	5540303433	949 Skylar Ln		CMBR-000217-2018	SFD	O	1/12/2018							1			1	1	No
	5590510784	2942 Moody Ave		CMBR-000282-2018	SFD	O	1/16/2018							1			1	1	No



Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	49208020	161 Baron Ave B		CMBR-000396-2018	SFD	O	1/17/2018								1	1	1		No
	5540303428	3831 Leigh Ln		CMBR-000390-2018	SFD	O	1/17/2018								1	1	1		No
	55846403	3038 Teague Ave		CMBR-000405-2018	SFD	O	1/17/2018								1	1	1		No
	31093401	3651 Lansing Ave		CMBR-000393-2018	SFD	O	1/17/2018								1	1	1		No
	55846112	1466 N Kaweah Ave		CMBR-000392-2018	SFD	O	1/17/2018								1	1	1		No
	31093307	3548 Cordova Ave		CMBR-000407-2018	SFD	O	1/17/2018								1	1	1		No
	5590510779	2973 Moody Ave		CMBR-000395-2018	SFD	O	1/17/2018								1	1	1		No
	55848304	3368 Teague Ave		CMBR-000401-2018	SFD	O	1/17/2018								1	1	1		No
	3102902866	3684 Soledad Ave		CMBR-000428-2018	SFD	O	1/19/2018								1	1	1		No
	5590510744	2940 Loyola Ave		CMBR-000429-2018	SFD	O	1/19/2018								1	1	1		No
	57301610S	3954 Griffith Ave		CMBR-000474-2018	SFD	O	1/23/2018								1	1	1		No
	55447314S	3535 Robinwood Ave		CMBR-000467-2018	SFD	O	1/23/2018								1	1	1		No
	55448201S	1115 Sanders Ave		CMBR-000463-2018	SFD	O	1/23/2018								1	1	1		No
	55448338S	3456 Robinwood Ave		CMBR-000469-2018	SFD	O	1/23/2018								1	1	1		No
	55448306S	3556 Robinwood Ave		CMBR-000466-2018	SFD	O	1/23/2018								1	1	1		No
	55847217	3210 Salem Ave		CMBR-000470-2018	SFD	O	1/23/2018								1	1	1		No
	3103001433	3470 Hermosa Ave		CMBR-000487-2018	SFD	O	1/23/2018								1	1	1		No
	3103001434	3450 Hermosa Ave		CMBR-000484-2018	SFD	O	1/23/2018								1	1	1		No
	55448309S	3577 Lincoln Ave		CMBR-000505-2018	SFD	O	1/25/2018								1	1	1		No
	57301803S	3427 Soledad Ave		CMBR-000528-2018	SFD	O	1/26/2018								1	1	1		No
	57301806S	3445 Soledad Ave		CMBR-000525-2018	SFD	O	1/26/2018								1	1	1		No
	57301802S	3421 Soledad Ave		CMBR-000526-2018	SFD	O	1/26/2018								1	1	1		No
	57301805S	3439 Soledad Ave		CMBR-000527-2018	SFD	O	1/26/2018								1	1	1		No
	5580331002	1420 N Redington Ave		CMBR-000533-2018	SFD	O	1/26/2018								1	1	1		No
	55849202	3264 Quincy Ave		CMBR-000531-2018	SFD	O	1/26/2018								1	1	1		No
	55849112	1492 N Twinberry Ave		CMBR-000535-2018	SFD	O	1/26/2018								1	1	1		No
	56301446	1580 Jordan Ave		CMBR-000539-2018	SFD	O	1/29/2018								1	1	1		No
	57301606S	3435 El Dorado Ave		CMBR-000570-2018	SFD	O	1/30/2018						1		1	1	1		No Income estimated based on sale
	57301607S	3427 El Dorado Ave		CMBR-000569-2018	SFD	O	1/30/2018						1		1	1	1		No Income estimated based on sale
	57301612S	3974 Griffith Ave		CMBR-000617-2018	SFD	O	2/1/2018						1		1	1	1		No Income estimated based on sale
	55846409	3098 Teague Ave		CMBR-000618-2018	SFD	O	2/1/2018								1	1	1		No
	57301807S	3451 Soledad Ave		CMBR-000623-2018	SFD	O	2/1/2018								1	1	1		No
	57121215S	4226 Sierra Madre Ave		CMBR-000613-2018	SFD	O	2/1/2018								1	1	1		No
	31093402	3641 Lansing Ave		CMBR-000619-2018	SFD	O	2/1/2018								1	1	1		No
	55847122	1517 N Whiteash Ave		CMBR-000621-2018	SFD	O	2/1/2018								1	1	1		No
	55847121	1537 N Whiteash Ave		CMBR-000620-2018	SFD	O	2/1/2018								1	1	1		No
	57121111S	2066 Highland Ave		CMBR-000612-2018	SFD	O	2/1/2018								1	1	1		No
	57121109S	2026 Highland Ave		CMBR-000614-2018	SFD	O	2/1/2018								1	1	1		No
	55540504	4129 Alamos Ave		CMBR-000638-2018	SFD	O	2/2/2018								1	1	1		No
	55540505	4137 Alamos Ave		CMBR-000635-2018	SFD	O	2/2/2018								1	1	1		No
	55540607	4136 Alamos Ave		CMBR-000637-2018	SFD	O	2/2/2018								1	1	1		No
	55540506	4145 Alamos Ave		CMBR-000636-2018	SFD	O	2/2/2018								1	1	1		No
	56051057	1531 N Empire Ln		CMBR-000659-2018	SFD	O	2/5/2018								1	1	1		No
	3102902832	3677 Agua Dulce Ave		CMBR-000691-2018	SFD	O	2/6/2018						1		1	1	1		No Income estimated based on sale
	3102902819	3766 Agua Dulce Ave		CMBR-000692-2018	SFD	O	2/6/2018						1		1	1	1		No Income estimated based on sale
	3102902815	3938 Robinson Ave		CMBR-000688-2018	SFD	O	2/6/2018								1	1	1		No
	56301113	1182 N Claremont Ave		CMBR-000685-2018	SFD	O	2/6/2018								1	1	1		No
	3102902844	3696 Agua Dulce Ave		CMBR-000694-2018	SFD	O	2/7/2018						1		1	1	1		No Income estimated based on sale
	57301611S	3964 Griffith Ave		CMBR-000704-2018	SFD	O	2/7/2018						1		1	1	1		No Income estimated based on sale
	57301609S	3944 Griffith Ave		CMBR-000706-2018	SFD	O	2/7/2018								1	1	1		No
	57304415S	3623 Corazon Ave		CMBR-000703-2018	SFD	O	2/7/2018								1	1	1		No
	55846111	1456 N Kaweah Ave		CMBR-000702-2018	SFD	O	2/7/2018								1	1	1		No
	55448407S	3578 Lincoln Ave		CMBR-000708-2018	SFD	O	2/7/2018								1	1	1		No
	55448406S	3568 Lincoln Ave		CMBR-000730-2018	SFD	O	2/8/2018								1	1	1		No
	55448305S	3546 Robinwood Ave		CMBR-000720-2018	SFD	O	2/8/2018								1	1	1		No
	55448303S	3526 Robinwood Ave		CMBR-000722-2018	SFD	O	2/8/2018								1	1	1		No
	3103001401	3455 Las Rosas Ave		CMBR-000714-2018	SFD	O	2/8/2018								1	1	1		No
	5590510742	2960 Loyola Ave		CMBR-000725-2018	SFD	O	2/8/2018								1	1	1		No
	55846408	3088 Teague Ave		CMBR-000723-2018	SFD	O	2/8/2018								1	1	1		No
	31093301	3596 Cordova Ave		CMBR-000721-2018	SFD	O	2/8/2018								1	1	1		No
	55847220	3233 Richmond Ave		CMBR-000747-2018	SFD	O	2/9/2018								1	1	1		No
	3103001402	3465 Las Rosas Ave		CMBR-000643-2018	SFD	O	2/12/2018								1	1	1		No
	3103001403	3475 Las Rosas Ave		CMBR-000762-2018	SFD	O	2/13/2018								1	1	1		No
	55451202S	3823 Hannah Ln		CMBR-000778-2018	SFD	O	2/13/2018								1	1	1		No
	55451203S	3833 Hannah Ln		CMBR-000779-2018	SFD	O	2/13/2018								1	1	1		No



Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5								7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	55449426	1507 Bright Pl		CMBR-000831-2018	SFD	O	2/15/2018							1	1	1		No	Income estimated based on sale
	57301608S	3419 El Dorado Ave		CMBR-000832-2018	SFD	O	2/15/2018							1	1	1		No	
	56051058	1551 N Empire Ln		CMBR-000819-2018	SFD	O	2/15/2018							1	1	1		No	
	55849229	3206 Portland Ave		CMBR-000845-2018	SFD	O	2/16/2018							1	1	1		No	
	55541306	2126 La Vona Ave		CMBR-000872-2018	SFD	O	2/20/2018						1		1	1		No	Income estimated based on sale
	55541404	2147 La Vona Ave		CMBR-000883-2018	SFD	O	2/20/2018						1		1	1		No	Income estimated based on sale
	55541402	2167 La Vona Ave		CMBR-000909-2018	SFD	O	2/20/2018						1		1	1		No	Income estimated based on sale
	55541305	2136 La Vona Ave		CMBR-000878-2018	SFD	O	2/20/2018							1	1	1		No	
	55541405	2137 La Vona Ave		CMBR-000881-2018	SFD	O	2/20/2018						1		1	1		No	Income estimated based on sale
	55541302	2166 La Vona Ave		CMBR-000888-2018	SFD	O	2/20/2018						1		1	1		No	
	55541403	2157 La Vona Ave		CMBR-000910-2018	SFD	O	2/20/2018						1		1	1		No	Income estimated based on sale
	55541303	2156 La Vona Ave		CMBR-000908-2018	SFD	O	2/20/2018							1	1	1		No	
	55541406	2127 La Vona Ave		CMBR-000877-2018	SFD	O	2/20/2018							1	1	1		No	
	55541304	2146 La Vona Ave		CMBR-000886-2018	SFD	O	2/20/2018							1	1	1		No	
	55448304S	3536 Robinwood Ave		CMBR-000891-2018	SFD	O	2/20/2018							1	1	1		No	
	55540503	4121 Alamos Ave		CMBR-000903-2018	SFD	O	2/20/2018							1	1	1		No	
	55540502	4113 Alamos Ave		CMBR-000902-2018	SFD	O	2/20/2018							1	1	1		No	
	55540608	4128 Alamos Ave		CMBR-000904-2018	SFD	O	2/20/2018							1	1	1		No	
	55540609	4120 Alamos Ave		CMBR-000907-2018	SFD	O	2/20/2018							1	1	1		No	
	49713128	1153 De Witt Ave		CMBR-000887-2018	SFD	O	2/20/2018							1	1	1		No	
	49713129	1147 De Witt Ave		CMBR-000889-2018	SFD	O	2/20/2018							1	1	1		No	
	55447313S	3545 Robinwood Ave		CMBR-000957-2018	SFD	O	2/21/2018							1	1	1		No	
	49711214	923 Woodworth Ave B		CMBR-000975-2018	SFD	O	2/22/2018							1	1	1		No	
	55444223	3691 Artistry Way		CMBR-000965-2018	SFD	O	2/22/2018							1	1	1		No	
	55444220	3673 Artistry Way		CMBR-000968-2018	SFD	O	2/22/2018						1		1	1		No	Income estimated based on sale
	55444224	3697 Artistry Way		CMBR-000973-2018	SFD	O	2/22/2018							1	1	1		No	
	31093206	3589 Cordova Ave		CMBR-000964-2018	SFD	O	2/22/2018							1	1	1		No	
	49714107	109 Malio Dr B		CMBR-000978-2018	SFD	O	2/23/2018							1	1	1		No	
	55448401S	3518 Lincoln Ave		CMBR-000996-2018	SFD	O	2/23/2018							1	1	1		No	
	55448302S	3516 Robinwood Ave		CMBR-000995-2018	SFD	O	2/23/2018							1	1	1		No	
	55444227	3715 Artistry Way		CMBR-001015-2018	SFD	O	2/23/2018							1	1	1		No	
	55444221	3679 Artistry Way		CMBR-001001-2018	SFD	O	2/23/2018							1	1	1		No	
	55444229	3727 Artistry Way		CMBR-001018-2018	SFD	O	2/23/2018							1	1	1		No	
	57304310S	3726 Agua Dulce Ave		CMBR-000986-2018	SFD	O	2/23/2018						1		1	1		No	Income estimated based on sale
	3102902842	3676 Agua Dulce Ave		CMBR-000987-2018	SFD	O	2/23/2018						1		1	1		No	Income estimated based on sale
	55444222	3685 Artistry Way		CMBR-001002-2018	SFD	O	2/23/2018							1	1	1		No	
	55444228	3721 Artistry Way		CMBR-001020-2018	SFD	O	2/23/2018							1	1	1		No	
	55444226	3709 Artistry Way		CMBR-001007-2018	SFD	O	2/23/2018							1	1	1		No	
	31093202	3557 Cordova Ave		CMBR-001017-2018	SFD	O	2/23/2018							1	1	1		No	
	57304315S	3675 Soledad Ave		CMBR-000988-2018	SFD	O	2/23/2018							1	1	1		No	
	3102902850	3695 Soledad Ave		CMBR-000990-2018	SFD	O	2/23/2018							1	1	1		No	
	3102902808	3858 Robinson Ave		CMBR-000993-2018	SFD	O	2/23/2018							1	1	1		No	
	55444225	3703 Artistry Way		CMBR-001006-2018	SFD	O	2/23/2018							1	1	1		No	
	31092709	3501 Cordova Ave		CMBR-000977-2018	SFD	O	2/23/2018							1	1	1		No	
	55541149	4174 Duncan Ave		CMBR-000979-2018	SFD	O	2/23/2018						1		1	1		No	Income estimated based on sale
	55541301	2176 La Vona Ave		CMBR-001016-2018	SFD	O	2/23/2018							1	1	1		No	
	55541152	4150 Duncan Ave		CMBR-000999-2018	SFD	O	2/23/2018							1	1	1		No	
	55541401	2177 La Vona Ave		CMBR-001012-2018	SFD	O	2/23/2018							1	1	1		No	
	55541150	4166 Duncan Ave		CMBR-001019-2018	SFD	O	2/23/2018							1	1	1		No	
	55541151	4158 Duncan Ave		CMBR-000981-2018	SFD	O	2/23/2018							1	1	1		No	
	55540611	4104 Alamos Ave		CMBR-001004-2018	SFD	O	2/23/2018							1	1	1		No	
	55540412	4095 Alamos Ave		CMBR-000989-2018	SFD	O	2/23/2018							1	1	1		No	
	55540610	4112 Alamos Ave		CMBR-001003-2018	SFD	O	2/23/2018							1	1	1		No	
	55540612	4094 Alamos Ave		CMBR-001005-2018	SFD	O	2/23/2018							1	1	1		No	
	55540501	4105 Alamos Ave		CMBR-001008-2018	SFD	O	2/23/2018							1	1	1		No	
	55540411	4085 Alamos Ave		CMBR-001009-2018	SFD	O	2/23/2018							1	1	1		No	
	56301116	1437 Jordan Ave		CMBR-001026-2018	SFD	O	2/26/2018							1	1	1		No	
	57301613S	3984 Griffith Ave		CMBR-001054-2018	SFD	O	2/27/2018						1		1	1		No	Income estimated based on sale
	31093302	3588 Cordova Ave		CMBR-001048-2018	SFD	O	2/27/2018							1	1	1		No	
	55451208S	3820 Leigh Ln		CMBR-001047-2018	SFD	O	2/27/2018							1	1	1		No	
	55849205	3234 Quincy Ave		CMBR-001050-2018	SFD	O	2/27/2018							1	1	1		No	
	56301442	1557 Jordan Ave		CMBR-001058-2018	SFD	O	2/28/2018							1	1	1		No	
	57302502S	3469 Soledad Ave		CMBR-001066-2018	SFD	O	2/28/2018							1	1	1		No	
	57302501S	3463 Soledad Ave		CMBR-001067-2018	SFD	O	2/28/2018							1	1	1		No	
	31093101	3517 Cordova Ave		CMBR-001056-2018	SFD	O	2/28/2018							1	1	1		No	
	55848308	3376 Trenton Ave		CMBR-001088-2018	SFD	O	3/1/2018							1	1	1		No	
	31093308	3540 Cordova Ave		CMBR-001116-2018	SFD	O	3/2/2018							1	1	1		No	
	31093501	3689 Flint Ave		CMBR-001117-2018	SFD	O	3/2/2018							1	1	1		No	
	55846414	3121 Heritage Ave		CMBR-001118-2018	SFD	O	3/2/2018							1	1	1		No	
	49113104	62 N Woodworth Ave B		CMBR-001113-2018	SFD	O	3/2/2018							1	1	1		No	
	55933006	1961 Trenton Ave		CMBR-001126-2018	SFD	O	3/5/2018							1	1	1		No	
	3102901419	3622 Corazon Ave		CMBR-001161-2018	SFD	O	3/6/2018							1	1	1		No	
	57121221S	4286 Sierra Madre Ave		CMBR-001186-2018	SFD	O	3/7/2018							1	1	1		No	
	3102902855	3645 Soledad Ave		CMBR-001170-2018	SFD	O	3/7/2018							1	1	1		No	
	55849106	1469 N Maine Ave		CMBR-001178-2018	SFD	O	3/7/2018							1	1	1		No	



Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5						6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	55848101	3374 Vermont Ave		CMBR-001174-2018	SFD	O	3/7/2018							1	1	1		No	
	55848102	3384 Vermont Ave		CMBR-001179-2018	SFD	O	3/7/2018							1	1	1		No	
	55849104	1498 N Maine Ave		CMBR-001177-2018	SFD	O	3/7/2018							1	1	1		No	
	49955126	2542 Mustang Dr		CMBR-001199-2018	SFD	O	3/8/2018							1	1	1		No	
	49955124	2558 Mustang Dr		CMBR-001202-2018	SFD	O	3/8/2018							1	1	1		No	
	49955101	2567 Bella Vista Dr		CMBR-001201-2018	SFD	O	3/8/2018							1	1	1		No	
	49955122	2574 Mustang Dr		CMBR-001213-2018	SFD	O	3/9/2018							1	1	1		No	
	49955119	2598 Mustang Dr		CMBR-001210-2018	SFD	O	3/9/2018							1	1	1		No	
	49955121	2582 Mustang Dr		CMBR-001214-2018	SFD	O	3/9/2018							1	1	1		No	
	49955123	2566 Mustang Dr		CMBR-001209-2018	SFD	O	3/9/2018							1	1	1		No	
	49955120	2590 Mustang Dr		CMBR-001211-2018	SFD	O	3/9/2018							1	1	1		No	
	49955125	2550 Mustang Dr		CMBR-001217-2018	SFD	O	3/9/2018							1	1	1		No	
	56051065	1553 N Middleburg Ln		CMBR-001215-2018	SFD	O	3/9/2018							1	1	1		No	
	55829033	3373 Vermont Ave		CMBR-001265-2018	SFD	O	3/12/2018							1	1	1		No	
	55848303	3348 Teague Ave		CMBR-001267-2018	SFD	O	3/12/2018							1	1	1		No	
	49955201	1223 Terrazo Way		CMBR-001278-2018	SFD	O	3/12/2018							1	1	1		No	
	49955202	1229 Terrazo Way		CMBR-001279-2018	SFD	O	3/12/2018							1	1	1		No	
	55829032	3383 Vermont Ave		CMBR-001263-2018	SFD	O	3/12/2018							1	1	1		No	
	55444218	3676 Friendship Ln		CMBR-001258-2018	SFD	O	3/12/2018							1	1	1		No	
	55444216	3688 Friendship Ln		CMBR-001256-2018	SFD	O	3/12/2018							1	1	1		No	
	57302504S	3481 Soledad Ave		CMBR-001243-2018	SFD	O	3/12/2018							1	1	1		No	
	55444215	3694 Friendship Ln		CMBR-001255-2018	SFD	O	3/12/2018							1	1	1		No	
	55444217	3682 Friendship Ln		CMBR-001257-2018	SFD	O	3/12/2018							1	1	1		No	
	55444219	3670 Friendship Ln		CMBR-001259-2018	SFD	O	3/12/2018							1	1	1		No	
	55846133	1570 N Whitmore Ave		CMBR-001254-2018	SFD	O	3/12/2018							1	1	1		No	
	57301602S	3467 El Dorado Ave		CMBR-001242-2018	SFD	O	3/12/2018							1	1	1		No	
	57301604S	3451 El Dorado Ave		CMBR-001245-2018	SFD	O	3/12/2018							1	1	1		No	
	57301605S	3443 El Dorado Ave		CMBR-001244-2018	SFD	O	3/12/2018							1	1	1		No	
	57301603S	3459 El Dorado Ave		CMBR-001246-2018	SFD	O	3/12/2018							1	1	1		No	
	55849101	1408 N Maine Ave		CMBR-001252-2018	SFD	O	3/12/2018							1	1	1		No	
	55848301	3308 Teague Ave		CMBR-001266-2018	SFD	O	3/12/2018							1	1	1		No	
	49117131T	1408 Fourth St		CMBR-001276-2018	SFD	O	3/12/2018							1	1	1		No	
	49117130T	1418 Fourth St		CMBR-001277-2018	SFD	O	3/12/2018							1	1	1		No	
	3102902835	3647 Agua Dulce Ave		CMBR-001298-2018	SFD	O	3/13/2018							1	1	1		No	
	57304219S	3737 Agua Dulce Ave		CMBR-001297-2018	SFD	O	3/13/2018							1	1	1		No	
	57304412S	3653 Corazon Ave		CMBR-001295-2018	SFD	O	3/13/2018							1	1	1		No	
	55451114S	3821 Leigh Ln		CMBR-001312-2018	SFD	O	3/14/2018							1	1	1		No	
	55451206S	3840 Leigh Ln		CMBR-001311-2018	SFD	O	3/14/2018							1	1	1		No	
	5540516308	3704 Magnificent Way		CMBR-001314-2018	SFD	O	3/14/2018							1	1	1		No	
	55846132	1580 N Whitmore Ave		CMBR-001320-2018	SFD	O	3/14/2018							1	1	1		No	
	5550206061	3121 Alamos Ave		CMBR-001323-2018	SFD	O	3/14/2018							1	1	1		No	
	5550206062	3131 Alamos Ave		CMBR-001322-2018	SFD	O	3/14/2018							1	1	1		No	
	5550206060	3111 Alamos Ave		CMBR-001324-2018	SFD	O	3/14/2018							1	1	1		No	
	57301601S	3475 El Dorado Ave		CMBR-001345-2018	SFD	O	3/15/2018							1	1	1		No	
	55846131	1590 N Whitmore Ave		CMBR-001352-2018	SFD	O	3/15/2018							1	1	1		No	
	55543203	2450 Lombard Ln		CMBR-001358-2018	SFD	O	3/15/2018							1	1	1		No	
	55543110	2429 Lombard Ln		CMBR-001364-2018	SFD	O	3/15/2018							1	1	1		No	
	5550206058	2440 Lombard Ln		CMBR-001338-2018	SFD	O	3/15/2018							1	1	1		No	
	5550206054	2459 Lombard Ln		CMBR-001361-2018	SFD	O	3/15/2018							1	1	1		No	
	5550206052	2439 Lombard Ln		CMBR-001363-2018	SFD	O	3/15/2018							1	1	1		No	
	55543111	2419 Lombard Ln		CMBR-001366-2018	SFD	O	3/15/2018							1	1	1		No	
	55543106	2358 Lombard Ln		CMBR-001372-2018	SFD	O	3/15/2018							1	1	1		No	
	5550206059	2430 Lombard Ln		CMBR-001333-2018	SFD	O	3/15/2018							1	1	1		No	
	5550206049	2409 Lombard Ln		CMBR-001371-2018	SFD	O	3/15/2018							1	1	1		No	
	5550206053	2449 Lombard Ln		CMBR-001362-2018	SFD	O	3/15/2018							1	1	1		No	
	57302503S	3475 Soledad Ave		CMBR-001387-2018	SFD	O	3/16/2018							1	1	1		No	
	57301116S	3893 Griffith Ave		CMBR-001383-2018	SFD	O	3/16/2018							1	1	1		No	
	31092710	3509 Cordova Ave		CMBR-001385-2018	SFD	O	3/16/2018							1	1	1		No	
	56301114	1417 Jordan Ave		CMBR-001405-2018	SFD	O	3/16/2018							1	1	1		No	
	57304406S	3664 Soledad Ave		CMBR-001414-2018	SFD	O	3/16/2018							1	1	1		No	
	57304713S	3918 Robinson Ave		CMBR-001415-2018	SFD	O	3/16/2018							1	1	1		No	
	3103001428	3437 Junipero Ave		CMBR-001400-2018	SFD	O	3/16/2018							1	1	1		No	
	3103001438	3431 Hermosa Ave		CMBR-001393-2018	SFD	O	3/16/2018							1	1	1		No	
	3103001430	3477 Junipero Ave		CMBR-001397-2018	SFD	O	3/16/2018							1	1	1		No	
	3103001427	3417 Junipero Ave		CMBR-001403-2018	SFD	O	3/16/2018							1	1	1		No	
	57303403	3457 Junipero Ave		CMBR-001399-2018	SFD	O	3/16/2018						</						



Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	55935123	2961 Loyola Ave		CMBR-001499-2018	SFD	O	3/22/2018							1	1	1		No	
	55935401	2972 Moody Ave		CMBR-001503-2018	SFD	O	3/22/2018							1	1	1		No	
	56301460	1420 Jordan Ave		CMBR-001517-2018	SFD	O	3/23/2018							1	1	1		No	
	55846108	1426 N Kaweah Ave		CMBR-001525-2018	SFD	O	3/23/2018							1	1	1		No	
	55541409	2142 San Marino Ave		CMBR-001544-2018	SFD	O	3/27/2018							1	1	1		No	
	55541502	2153 San Marino Ave		CMBR-001547-2018	SFD	O	3/27/2018							1	1	1		No	
	55541503	2143 San Marino Ave		CMBR-001548-2018	SFD	O	3/27/2018							1	1	1		No	
	55541410	2152 San Marino Ave		CMBR-001551-2018	SFD	O	3/27/2018							1	1	1		No	
	55540613	4084 Alamos Ave		CMBR-001549-2018	SFD	O	3/27/2018							1	1	1		No	
	55540408	4055 Alamos Ave		CMBR-001558-2018	SFD	O	3/27/2018							1	1	1		No	
	55540407	4045 Alamos Ave		CMBR-001557-2018	SFD	O	3/27/2018							1	1	1		No	
	55540410	4075 Alamos Ave		CMBR-001560-2018	SFD	O	3/27/2018							1	1	1		No	
	55541411	2162 San Marino Ave		CMBR-001553-2018	SFD	O	3/27/2018							1	1	1		No	
	55541501	2163 San Marino Ave		CMBR-001555-2018	SFD	O	3/27/2018							1	1	1		No	
	55540614	4074 Alamos Ave		CMBR-001556-2018	SFD	O	3/27/2018							1	1	1		No	
	55540409	4065 Alamos Ave		CMBR-001559-2018	SFD	O	3/27/2018							1	1	1		No	
	57301109S	3837 Griffith Ave		CMBR-001574-2018	SFD	O	3/28/2018							1	1	1		No	
	57301110S	3845 Griffith Ave		CMBR-001575-2018	SFD	O	3/28/2018							1	1	1		No	
	55846134	1560 N Whitmore Ave		CMBR-001573-2018	SFD	O	3/28/2018							1	1	1		No	
	57304403S	3634 Soledad Ave		CMBR-001586-2018	SFD	O	3/29/2018							1	1	1		No	
	3102902863	3654 Soledad Ave		CMBR-001591-2018	SFD	O	3/29/2018							1	1	1		No	
	3102902858	3615 Soledad Ave		CMBR-001596-2018	SFD	O	3/30/2018							1	1	1		No	
	55449303	1535 Zenith Pt		CMBR-001599-2018	SFD	O	3/30/2018							1	1	1		No	
	55449308	1576 Bright Pl		CMBR-001617-2018	SFD	O	3/30/2018							1	1	1		No	
	55449304	1515 Zenith Pt		CMBR-001598-2018	SFD	O	3/30/2018							1	1	1		No	
	55449302	1555 Zenith Pt		CMBR-001615-2018	SFD	O	3/30/2018							1	1	1		No	
	55449307	1556 Bright Pl		CMBR-001595-2018	SFD	O	3/30/2018							1	1	1		No	
	55449301	1575 Zenith Pt		CMBR-001614-2018	SFD	O	3/30/2018							1	1	1		No	
	55449306	1536 Bright Pl		CMBR-001597-2018	SFD	O	3/30/2018							1	1	1		No	
	31093303	3580 Cordova Ave		CMBR-001600-2018	SFD	O	3/30/2018							1	1	1		No	
	31093306	3556 Cordova Ave		CMBR-001604-2018	SFD	O	3/30/2018							1	1	1		No	
	55847120	1557 N Whiteash Ave		CMBR-001594-2018	SFD	O	3/30/2018							1	1	1		No	
	55449204	1513 Enlightened Way		CMBR-001603-2018	SFD	O	3/30/2018							1	1	1		No	
	55449201	1573 Enlightened Way		CMBR-001605-2018	SFD	O	3/30/2018							1	1	1		No	
	55449208	1574 Zenith Pt		CMBR-001612-2018	SFD	O	3/30/2018							1	1	1		No	
	55449205	1514 Zenith Pt		CMBR-001608-2018	SFD	O	3/30/2018							1	1	1		No	
	55449207	1554 Zenith Pt		CMBR-001616-2018	SFD	O	3/30/2018							1	1	1		No	
	55449206	1534 Zenith Pt		CMBR-001611-2018	SFD	O	3/30/2018							1	1	1		No	
	55448312S	3547 Lincoln Ave		CMBR-001626-2018	SFD	O	4/2/2018							1	1	1		No	
	55848302	3328 Teague Ave		CMBR-001627-2018	SFD	O	4/2/2018							1	1	1		No	
	55449202	1553 Enlightened Way		CMBR-001652-2018	SFD	O	4/3/2018							1	1	1		No	
	55449203	1533 Enlightened Way		CMBR-001656-2018	SFD	O	4/3/2018							1	1	1		No	
	57302405S	3989 Dearborn Ave		CMBR-001657-2018	SFD	O	4/3/2018							1	1	1		No	
	55449305	1516 Bright Pl		CMBR-001715-2018	SFD	O	4/6/2018							1	1	1		No	
	57301114S	3877 Griffith Ave		CMBR-001712-2018	SFD	O	4/6/2018							1	1	1		No	
	57301113S	3869 Griffith Ave		CMBR-001713-2018	SFD	O	4/6/2018							1	1	1		No	
	57301112S	3861 Griffith Ave		CMBR-001714-2018	SFD	O	4/6/2018							1	1	1		No	
	57301115S	3885 Griffith Ave		CMBR-001711-2018	SFD	O	4/6/2018							1	1	1		No	
	57304311S	3736 Agua Dulce Ave		CMBR-001842-2018	SFD	O	4/11/2018							1	1	1		No	
	57304202S	3925 Ramona Ave		CMBR-001843-2018	SFD	O	4/11/2018							1	1	1		No	
	49218213	1139 Fourth St B		CMBR-001814-2018	SFD	O	4/11/2018							1	1	1		No	
	56301119	1467 Jordan Ave		CMBR-001813-2018	SFD	O	4/11/2018							1	1	1		No	
	55541408	2132 San Marino Ave		CMBR-001831-2018	SFD	O	4/11/2018							1	1	1		No	
	57302505S	3487 Soledad Ave		CMBR-001818-2018	SFD	O	4/11/2018							1	1	1		No	
	31093201	3549 Cordova Ave		CMBR-001844-2018	SFD	O	4/11/2018							1	1	1		No	
	55447302S	3563 Finchwood Ave		CMBR-001828-2018	SFD	O	4/11/2018							1	1	1		No	
	55540406	4035 Alamos Ave		CMBR-001832-2018	SFD	O	4/11/2018							1	1	1		No	
	55447309S	3574 Finchwood Ave		CMBR-001824-2018	SFD	O	4/11/2018							1	1	1		No	
	31089425S	4012 Flint Ave		CMBR-001817-2018	SFD	O	4/11/2018							1	1	1		No	
	55447307S	3554 Finchwood Ave		CMBR-001827-2018	SFD	O	4/11/2018							1	1	1		No	
	55935310	2910 Loyola Ave		CMBR-001819-2018	SFD	O	4/11/2018							1	1	1		No	
	57121219S	4266 Sierra Madre Ave		CMBR-001859-2018	SFD	O	4/12/2018							1	1	1		No	
	57121214S	4225 Fairmont Ave		CMBR-001857-2018	SFD	O	4/12/2018							1	1	1		No	
	57122212S	4277 Santa Ana Ave		CMBR-001860-2018	SFD	O	4/12/2018							1	1	1		No	
	55450303S	3832 Hannah Ln		CMBR-001855-2018	SFD	O	4/12/2018							1	1	1		No	
	55451121S	959 Skylar Ln		CMBR-001856-2018	SFD	O	4/12/2018					</							



Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	56116216	402 W Chennault Ave		CMBR-001948-2018	SFD	O	4/18/2018							1	1	1		No	
	55849102	1438 N Maine Ave		CMBR-001979-2018	SFD	O	4/19/2018							1	1	1		No	
	55849108	1409 N Maine Ave		CMBR-001980-2018	SFD	O	4/19/2018							1	1	1		No	
	55935407	2912 Moody Ave		CMBR-001971-2018	SFD	O	4/19/2018							1	1	1		No	
	49955411	2547 Legacy Dr		CMBR-002026-2018	SFD	O	4/20/2018							1	1	1		No	
	49955408	2523 Legacy Dr		CMBR-002027-2018	SFD	O	4/20/2018							1	1	1		No	
	49955409	2531 Legacy Dr		CMBR-002008-2018	SFD	O	4/20/2018							1	1	1		No	
	49955412	2555 Legacy Dr		CMBR-002025-2018	SFD	O	4/20/2018							1	1	1		No	
	49955410	2539 Legacy Dr		CMBR-002009-2018	SFD	O	4/20/2018							1	1	1		No	
	49955414	2571 Legacy Dr		CMBR-002023-2018	SFD	O	4/20/2018							1	1	1		No	
	56301120	1477 Jordan Ave		CMBR-002000-2018	SFD	O	4/20/2018							1	1	1		No	
	56301447	1570 Jordan Ave		CMBR-001999-2018	SFD	O	4/20/2018							1	1	1		No	
	49955413	2563 Legacy Dr		CMBR-002024-2018	SFD	O	4/20/2018							1	1	1		No	
	55935308	2930 Loyola Ave		CMBR-002044-2018	SFD	O	4/23/2018							1	1	1		No	
	55935331	2923 Moody Ave		CMBR-002046-2018	SFD	O	4/23/2018							1	1	1		No	
	55935402	2962 Moody Ave		CMBR-002049-2018	SFD	O	4/23/2018							1	1	1		No	
	55935301	1746 N Megan Ave		CMBR-002045-2018	SFD	O	4/23/2018							1	1	1		No	
	57301129S	3973 Griffith Ave		CMBR-002061-2018	SFD	O	4/23/2018							1	1	1		No	
	55849208	3204 Quincy Ave		CMBR-002063-2018	SFD	O	4/23/2018							1	1	1		No	
	55847202	1536 N Whiteash Ave		CMBR-002064-2018	SFD	O	4/23/2018							1	1	1		No	
	57304209S	3627 Agua Dulce Ave		CMBR-002105-2018	SFD	O	4/24/2018							1	1	1		No	
	55540405	4025 Alamos Ave		CMBR-002078-2018	SFD	O	4/24/2018							1	1	1		No	
	55540401	2456 Junipero Ave		CMBR-002082-2018	SFD	O	4/24/2018							1	1	1		No	
	57304312S	3746 Agua Dulce Ave		CMBR-002114-2018	SFD	O	4/24/2018							1	1	1		No	
	57304508S	3651 Descanso Ave		CMBR-002111-2018	SFD	O	4/24/2018							1	1	1		No	
	55541133	4151 Sierra Madre Ave		CMBR-002086-2018	SFD	O	4/24/2018							1	1	1		No	
	55541504	2133 San Marino Ave		CMBR-002087-2018	SFD	O	4/24/2018							1	1	1		No	
	55541407	2122 San Marino Ave		CMBR-002088-2018	SFD	O	4/24/2018							1	1	1		No	
	55540404	4015 Alamos Ave		CMBR-002079-2018	SFD	O	4/24/2018							1	1	1		No	
	55540402	2436 Junipero Ave		CMBR-002081-2018	SFD	O	4/24/2018							1	1	1		No	
	55540403	4005 Alamos Ave		CMBR-002080-2018	SFD	O	4/24/2018							1	1	1		No	
	55448310S	3567 Lincoln Ave		CMBR-002096-2018	SFD	O	4/24/2018							1	1	1		No	
	55849303	1433 N Twinberry Ave		CMBR-002116-2018	SFD	O	4/24/2018							1	1	1		No	
	55447305S	3534 Finchwood Ave		CMBR-002097-2018	SFD	O	4/24/2018							1	1	1		No	
	55447304S	3543 Finchwood Ave		CMBR-002095-2018	SFD	O	4/24/2018							1	1	1		No	
	57301105S	3805 Griffith Ave		CMBR-002120-2018	SFD	O	4/25/2018							1	1	1		No	
	57301107S	3821 Griffith Ave		CMBR-002119-2018	SFD	O	4/25/2018							1	1	1		No	
	57301106S	3813 Griffith Ave		CMBR-002118-2018	SFD	O	4/25/2018							1	1	1		No	
	55541134	4157 Sierra Madre Ave		CMBR-002138-2018	SFD	O	4/25/2018							1	1	1		No	
	55935309	2920 Loyola Ave		CMBR-002123-2018	SFD	O	4/25/2018							1	1	1		No	
	55935303	1766 N Megan Ave		CMBR-002127-2018	SFD	O	4/25/2018							1	1	1		No	
	55541505	2123 San Marino Ave		CMBR-002137-2018	SFD	O	4/25/2018							1	1	1		No	
	55935306	2950 Loyola Ave		CMBR-002125-2018	SFD	O	4/25/2018							1	1	1		No	
	55935403	2952 Moody Ave		CMBR-002126-2018	SFD	O	4/25/2018							1	1	1		No	
	55935122	2951 Loyola Ave		CMBR-002135-2018	SFD	O	4/25/2018							1	1	1		No	
	55935119	1773 N Ryan Ave		CMBR-002136-2018	SFD	O	4/25/2018							1	1	1		No	
	55542117	2215 Lombard Ln		CMBR-002122-2018	SFD	O	4/25/2018							1	1	1		No	
	55849105	1499 N Maine Ave		CMBR-002156-2018	SFD	O	4/26/2018							1	1	1		No	
	57121220S	4276 Sierra Madre Ave		CMBR-002147-2018	SFD	O	4/26/2018							1	1	1		No	
	57304216S	3707 Agua Dulce Ave		CMBR-002148-2018	SFD	O	4/26/2018							1	1	1		No	
	55935118	1783 N Ryan Ave		CMBR-002161-2018	SFD	O	4/26/2018							1	1	1		No	
		3377 Trenton Ave		CMBR-002168-2018	SFD	O	4/27/2018							1	1	1		No	
	55444324	3698 Amity Ln		CMBR-002186-2018	SFD	O	4/27/2018							1	1	1		No	
	55444327	3680 Amity Ln		CMBR-002183-2018	SFD	O	4/27/2018							1	1	1		No	
	55444392	3692 Amity Ln		CMBR-002189-2018	SFD	O	4/27/2018							1	1	1		No	
	55444326	3686 Amity Ln		CMBR-002184-2018	SFD	O	4/27/2018							1	1	1		No	
	55444333	3695 Friendship Ln		CMBR-002188-2018	SFD	O	4/27/2018							1	1	1		No	
	55450304S	3842 Hannah Ln		CMBR-002210-2018	SFD	O	4/30/2018							1	1	1		No	
	55451209S	3810 Leigh Ln		CMBR-002216-2018	SFD	O	4/30/2018							1	1	1		No	
	55451124S	989 Skylar Ln		CMBR-002224-2018	SFD	O	4/30/2018							1	1	1		No	
	55444332	3689 Friendship Ln		CMBR-002193-2018	SFD	O	4/30/2018							1	1	1		No	
	55444328	3674 Amity Ln		CMBR-002192-2018	SFD	O	4/30/2018							1	1	1		No	
	55444331	3683 Friendship Ln		CMBR-002194-2018	SFD	O	4/30/2018							1	1	1		No	
	55444329	3671 Friendship Ln		CMBR-002196-2018	SFD	O	4/30/2018							1	1	1		No	
	55444330	3677 Friendship Ln		CMBR-002195-2018	SFD	O	4/30/2018							1	1	1		No	
	55933001	1925 Teague Ave		CMBR-002259-2018	SFD	O	5/1/2018							1	1	1		No	
	55823026	1877 N Rector Ave		CMBR-002268-2018	SFD	O	5/1/2018							1	1	1		No	



Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	55444405	1441 Visionary Rd		CMBR-002298-2018	SFD	O	5/2/2018								1	1	1	No	
	55444409	1402 Enlightened Way		CMBR-002311-2018	SFD	O	5/2/2018								1	1	1	No	
	55444401	1491 Visionary Rd		CMBR-002291-2018	SFD	O	5/2/2018								1	1	1	No	
	55444408	1401 Visionary Rd		CMBR-002309-2018	SFD	O	5/2/2018								1	1	1	No	
	55444411	1422 Enlightened Way		CMBR-002315-2018	SFD	O	5/2/2018								1	1	1	No	
	55444412	1442 Enlightened Way		CMBR-002313-2018	SFD	O	5/2/2018								1	1	1	No	
	55444413	1452 Enlightened Way		CMBR-002320-2018	SFD	O	5/3/2018								1	1	1	No	
	55444414	1462 Enlightened Way		CMBR-002323-2018	SFD	O	5/3/2018								1	1	1	No	
	55444416	1492 Enlightened Way		CMBR-002326-2018	SFD	O	5/3/2018								1	1	1	No	
	55444415	1482 Enlightened Way		CMBR-002325-2018	SFD	O	5/3/2018								1	1	1	No	
	57304210S	3637 Agua Dulce Ave		CMBR-002368-2018	SFD	O	5/4/2018								1	1	1	No	
	57304509S	3641 Descanso Ave		CMBR-002366-2018	SFD	O	5/4/2018								1	1	1	No	
	57301120S	3919 Griffith Ave		CMBR-002405-2018	SFD	O	5/8/2018								1	1	1	No	
	57301122S	3931 Griffith Ave		CMBR-002403-2018	SFD	O	5/8/2018								1	1	1	No	
	57301119S	3913 Griffith Ave		CMBR-002406-2018	SFD	O	5/8/2018								1	1	1	No	
	57301121S	3925 Griffith Ave		CMBR-002404-2018	SFD	O	5/8/2018								1	1	1	No	
	57301118S	3907 Griffith Ave		CMBR-002407-2018	SFD	O	5/8/2018								1	1	1	No	
	57301117S	3901 Griffith Ave		CMBR-002409-2018	SFD	O	5/8/2018								1	1	1	No	
	55935330	2913 Moody Ave		CMBR-002402-2018	SFD	O	5/8/2018								1	1	1	No	
	55846407	3078 Teague Ave		CMBR-002438-2018	SFD	O	5/9/2018								1	1	1	No	
	56301448	1560 Jordan Ave		CMBR-002437-2018	SFD	O	5/9/2018								1	1	1	No	
	56301449	1550 Jordan Ave		CMBR-002424-2018	SFD	O	5/9/2018								1	1	1	No	
	55450302S	3822 Hannah Ln		CMBR-002472-2018	SFD	O	5/10/2018								1	1	1	No	
	55935337	2983 Moody Ave		CMBR-002471-2018	SFD	O	5/10/2018								1	1	1	No	
	57303411	3411 Hermosa Ave		CMBR-002482-2018	SFD	O	5/11/2018								1	1	1	No	
	55451123S	979 Skylar Ln		CMBR-002491-2018	SFD	O	5/14/2018								1	1	1	No	
	55848104	3397 Trenton Ave		CMBR-002505-2018	SFD	O	5/14/2018								1	1	1	No	
	57302506S	3493 Soledad Ave		CMBR-002493-2018	SFD	O	5/14/2018								1	1	1	No	
	57301111S	3853 Griffith Ave		CMBR-002494-2018	SFD	O	5/14/2018								1	1	1	No	
	55849207	3214 Quincy Ave		CMBR-002496-2018	SFD	O	5/14/2018								1	1	1	No	
	55935302	1756 N Megan Ave		CMBR-002536-2018	SFD	O	5/15/2018								1	1	1	No	
	55935328	2893 Moody Ave		CMBR-002537-2018	SFD	O	5/15/2018								1	1	1	No	
	55935329	2903 Moody Ave		CMBR-002538-2018	SFD	O	5/15/2018								1	1	1	No	
	55935316	2850 Loyola Ave		CMBR-002533-2018	SFD	O	5/15/2018								1	1	1	No	
	55935317	2840 Loyola Ave		CMBR-002539-2018	SFD	O	5/15/2018								1	1	1	No	
	55447102S	995 Sanders Ave		CMBR-002585-2018	SFD	O	5/18/2018								1	1	1	No	
	55448206S	1025 Sanders Ave		CMBR-002594-2018	SFD	O	5/18/2018								1	1	1	No	
	55447308S	3564 Finchwood Ave		CMBR-002587-2018	SFD	O	5/18/2018								1	1	1	No	
	55447101S	1005 Sanders Ave		CMBR-002592-2018	SFD	O	5/18/2018								1	1	1	No	
	55447303S	3553 Finchwood Ave		CMBR-002589-2018	SFD	O	5/18/2018								1	1	1	No	
	55447301S	3573 Finchwood Ave		CMBR-002588-2018	SFD	O	5/18/2018								1	1	1	No	
	49215213	311 Cherry Ln B		CMBR-002604-2018	SFD	O	5/18/2018								1	1	1	No	
	57305012S	3757 Agua Dulce Ave		CMBR-002632-2018	SFD	O	5/21/2018								1	1	1	No	
	57304401S	3614 Soledad Ave		CMBR-002633-2018	SFD	O	5/21/2018								1	1	1	No	
	55437203	1176 Encino Ave		CMBR-002656-2018	SFD	O	5/21/2018								1	1	1	No	
	57122209S	4247 Santa Ana Ave		CMBR-002644-2018	SFD	O	5/21/2018								1	1	1	No	
	57121209S	4275 Fairmont Ave		CMBR-002645-2018	SFD	O	5/21/2018								1	1	1	No	
	57122213S	4287 Santa Ana Ave		CMBR-002642-2018	SFD	O	5/21/2018								1	1	1	No	
	5580201607	1688 N Whitmore Ave		CMBR-002665-2018	SFD	O	5/22/2018								1	1	1	No	
	5580201608	1678 N Whitmore Ave		CMBR-002673-2018	SFD	O	5/22/2018								1	1	1	No	
	5580201610	1658 N Whitmore Ave		CMBR-002666-2018	SFD	O	5/22/2018								1	1	1	No	
	5580201606	1698 N Whitmore Ave		CMBR-002675-2018	SFD	O	5/22/2018								1	1	1	No	
	5580201602	1738 N Whitmore Ave		CMBR-002674-2018	SFD	O	5/22/2018								1	1	1	No	
	5580201609	1668 N Whitmore Ave		CMBR-002676-2018	SFD	O	5/22/2018								1	1	1	No	
	55848105	3387 Trenton Ave		CMBR-002664-2018	SFD	O	5/22/2018								1	1	1	No	
	57122206S	4244 Alamos Ave		CMBR-002701-2018	SFD	O	5/23/2018								1	1	1	No	
	57122201S	4294 Alamos Ave		CMBR-002700-2018	SFD	O	5/23/2018								1	1	1	No	
	31083504	3448 El Molino Ave		CMBR-002734-2018	SFD	O	5/24/2018								1	1	1	No	
	55846424	3011 Heritage Ave		CMBR-002732-2018	SFD	O	5/24/2018								1	1	1	No	
	31083501	3478 El Molino Ave		CMBR-002735-2018	SFD	O	5/24/2018								1	1	1	No	
	55935315	2860 Loyola Ave		CMBR-002714-2018	SFD	O	5/24/2018								1	1	1	No	
	55935408	2902 Moody Ave		CMBR-002761-2018	SFD	O	5/25/2018								1	1	1	No	
	55846413	3131 Heritage Ave		CMBR-002841-2018	SFD	O	6/1/2018								1	1	1	No	
	55846410	3118 Teague Ave		CMBR-002845-2018	SFD	O	6/1/2018								1	1	1	No	
	31083503	3458 El Molino Ave		CMBR-002844-2018	SFD	O	6/1/2018								1	1	1	No	
	55846125	1555 N Kaweah Ave		CMBR-002843-2018	SFD	O	6/1/2018												



Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	55536403	2145 Agua Dulce Ave		CMBR-002888-2018	SFD	O	6/4/2018							1	1	1		No	
	55536402	2125 Agua Dulce Ave		CMBR-002890-2018	SFD	O	6/4/2018							1	1	1		No	
	55535101	3894 Alamos Ave		CMBR-002892-2018	SFD	O	6/4/2018							1	1	1		No	
	57304714S	3928 Robinson Ave		CMBR-002910-2018	SFD	O	6/4/2018							1	1	1		No	
	57305010S	3777 Agua Dulce Ave		CMBR-002912-2018	SFD	O	6/4/2018							1	1	1		No	
	5540303092	4163 Finchwood Ave		CMBR-002885-2018	SFD	O	6/4/2018							1	1	1		No	
	5540303094	4143 Finchwood Ave		CMBR-002881-2018	SFD	O	6/4/2018							1	1	1		No	
	57304208S	3617 Agua Dulce Ave		CMBR-002928-2018	SFD	O	6/5/2018							1	1	1		No	
	57304414S	3633 Corazon Ave		CMBR-002926-2018	SFD	O	6/5/2018							1	1	1		No	
	55933017	2077 Teague Ave		CMBR-002932-2018	SFD	O	6/5/2018							1	1	1		No	
	55536401	2105 Agua Dulce Ave		CMBR-002971-2018	SFD	O	6/6/2018							1	1	1		No	
	57121205S	4264 Fairmont Ave		CMBR-003050-2018	SFD	O	6/11/2018							1	1	1		No	
	57121203S	4244 Fairmont Ave		CMBR-003048-2018	SFD	O	6/11/2018							1	1	1		No	
	55846406	3068 Teague Ave		CMBR-003065-2018	SFD	O	6/11/2018							1	1	1		No	
	57304220S	3747 Agua Dulce Ave		CMBR-003082-2018	SFD	O	6/12/2018							1	1	1		No	
	49955406	2528 Daisy Dr		CMBR-003131-2018	SFD	O	6/13/2018							1	1	1		No	
	49955403	2552 Daisy Dr		CMBR-003128-2018	SFD	O	6/13/2018							1	1	1		No	
	49955405	2536 Daisy Dr		CMBR-003130-2018	SFD	O	6/13/2018							1	1	1		No	
	49955407	2520 Daisy Dr		CMBR-003132-2018	SFD	O	6/13/2018							1	1	1		No	
	55447106S	955 Sanders Ave		CMBR-003105-2018	SFD	O	6/13/2018							1	1	1		No	
	49955404	2544 Daisy Dr		CMBR-003129-2018	SFD	O	6/13/2018							1	1	1		No	
	55447104S	975 Sanders Ave		CMBR-003106-2018	SFD	O	6/13/2018							1	1	1		No	
	55935410	1703 N Ryan Ave		CMBR-003096-2018	SFD	O	6/13/2018							1	1	1		No	
	55935327	2883 Moody Ave		CMBR-003101-2018	SFD	O	6/13/2018							1	1	1		No	
	55935314	2870 Loyola Ave		CMBR-003102-2018	SFD	O	6/13/2018							1	1	1		No	
	55935114	1772 N Ryan Ave		CMBR-003103-2018	SFD	O	6/13/2018							1	1	1		No	
	55935117	1793 N Ryan Ave		CMBR-003100-2018	SFD	O	6/13/2018							1	1	1		No	
	31083505	3438 El Molino Ave		CMBR-003152-2018	SFD	O	6/14/2018							1	1	1		No	
	55936301	1693 N Ryan Ave		CMBR-003137-2018	SFD	O	6/14/2018							1	1	1		No	
	57121216S	4236 Sierra Madre Ave		CMBR-003169-2018	SFD	O	6/15/2018							1	1	1		No	
	57121213S	4235 Fairmont Ave		CMBR-003170-2018	SFD	O	6/15/2018							1	1	1		No	
	57121204S	4254 Fairmont Ave		CMBR-003171-2018	SFD	O	6/15/2018							1	1	1		No	
	55447203S	3571 Wrenwood Ave		CMBR-003178-2018	SFD	O	6/15/2018							1	1	1		No	
	55447402S	1037 Carmelita Ave		CMBR-003174-2018	SFD	O	6/15/2018							1	1	1		No	
	55447401S	1047 Carmelita Ave		CMBR-003179-2018	SFD	O	6/15/2018							1	1	1		No	
	55935313	2880 Loyola Ave		CMBR-003180-2018	SFD	O	6/15/2018							1	1	1		No	
	55846422	3031 Heritage Ave		CMBR-003209-2018	SFD	O	6/19/2018							1	1	1		No	
	55447201S	3591 Wrenwood Ave		CMBR-003229-2018	SFD	O	6/19/2018							1	1	1		No	
	55848305	1632 N De Wolf Ave		CMBR-003236-2018	SFD	O	6/20/2018							1	1	1		No	
	55848306	3396 Trenton Ave		CMBR-003237-2018	SFD	O	6/20/2018							1	1	1		No	
	5540303327	1059 Skylar Ln		CMBR-003281-2018	SFD	O	6/21/2018							1	1	1		No	
	5540303323	1019 Skylar Ln		CMBR-003282-2018	SFD	O	6/21/2018							1	1	1		No	
	5540303322	1009 Skylar Ln		CMBR-003284-2018	SFD	O	6/21/2018							1	1	1		No	
	55451207S	3830 Leigh Ln		CMBR-003287-2018	SFD	O	6/21/2018							1	1	1		No	
	55450305S	3852 Hannah Ln		CMBR-003285-2018	SFD	O	6/21/2018							1	1	1		No	
	55450306S	3862 Hannah Ln		CMBR-003286-2018	SFD	O	6/21/2018							1	1	1		No	
	55935121	2941 Loyola Ave		CMBR-003306-2018	SFD	O	6/21/2018							1	1	1		No	
	55217367	2485 Ashcroft Ave		CMBR-003294-2018	SFD	O	6/21/2018							1	1	1		No	
	57121206S	4274 Fairmont Ave		CMBR-003324-2018	SFD	O	6/22/2018							1	1	1		No	
	31093305	3564 Cordova Ave		CMBR-003317-2018	SFD	O	6/22/2018							1	1	1		No	
	49217509	335 Osmun Ave B		CMBR-003323-2018	SFD	O	6/22/2018							1	1	1		No	
	55447205S	903 Del Dios Ave		CMBR-003345-2018	SFD	O	6/25/2018							1	1	1		No	
	55935409	1713 N Ryan Ave		CMBR-003346-2018	SFD	O	6/25/2018							1	1	1		No	
	55933007	1991 Trenton Ave		CMBR-003336-2018	SFD	O	6/25/2018							1	1	1		No	
	55933015	2020 Trenton Ave		CMBR-003337-2018	SFD	O	6/25/2018							1	1	1		No	
	57304201S	3915 Ramona Ave		CMBR-003365-2018	SFD	O	6/26/2018							1	1	1		No	
	57304319S	3635 Soledad Ave		CMBR-003366-2018	SFD	O	6/26/2018							1	1	1		No	
	57304510S	3631 Descanso Ave		CMBR-003364-2018	SFD	O	6/26/2018							1	1	1		No	
	57304402S	3624 Soledad Ave		CMBR-003363-2018	SFD	O	6/26/2018							1	1	1		No	
	55447207S	923 Del Dios Ave		CMBR-003357-2018	SFD	O	6/26/2018							1	1	1		No	
	55541141	2125 Las Rosas Ave		CMBR-003372-2018	SFD	O	6/27/2018							1	1	1		No	
	55541140	2115 Las Rosas Ave		CMBR-003374-2018	SFD	O	6/27/2018							1	1	1		No	
	55535102	3886 Alamos Ave		CMBR-003377-2018	SFD	O	6/27/2018							1	1	1		No	
	55541506	2124 Las Rosas Ave		CMBR-003371-2018	SFD	O	6/27/2018							1	1	1		No	
	55541139	4189 Sierra Madre Ave		CMBR-003376-2018	SFD	O	6/27/2018							1	1	1		No	
	57122210S	4257 Santa Ana Ave		CMBR-003382-2018	SFD	O	6/27/2018							1	1				



Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	55449107	1522 Enlightened Way		CMBR-003449-2018	SFD	O	7/2/2018							1	1	1		No	
	554449101	1581 Visionary Rd		CMBR-003450-2018	SFD	O	7/2/2018							1	1	1		No	
	55449109	1562 Enlightened Way		CMBR-003452-2018	SFD	O	7/2/2018							1	1	1		No	
	554449102	1561 Visionary Rd		CMBR-003453-2018	SFD	O	7/2/2018							1	1	1		No	
	55449106	1502 Enlightened Way		CMBR-003447-2018	SFD	O	7/2/2018							1	1	1		No	
	55846419	3061 Heritage Ave		CMBR-003446-2018	SFD	O	7/2/2018							1	1	1		No	
	55846214	1430 N Redington Ave		CMBR-003464-2018	SFD	O	7/2/2018							1	1	1		No	
	55936206	1692 N Ryan Ave		CMBR-003468-2018	SFD	O	7/2/2018							1	1	1		No	
	55935323	1702 N Ryan Ave		CMBR-003467-2018	SFD	O	7/2/2018							1	1	1		No	
	55936205	1682 N Ryan Ave		CMBR-003471-2018	SFD	O	7/2/2018							1	1	1		No	
	55936302	1683 N Ryan Ave		CMBR-003470-2018	SFD	O	7/2/2018							1	1	1		No	
	55447306S	3544 Finchwood Ave		CMBR-003642-2018	SFD	O	7/10/2018							1	1	1		No	
	55403030B3	4132 Finchwood Ave		CMBR-003606-2018	SFD	O	7/10/2018							1	1	1		No	
	55454206S	4122 Finchwood Ave		CMBR-003608-2018	SFD	O	7/10/2018							1	1	1		No	
	55403030B1	4112 Finchwood Ave		CMBR-003609-2018	SFD	O	7/10/2018							1	1	1		No	
	55403030B4	4142 Finchwood Ave		CMBR-003605-2018	SFD	O	7/10/2018							1	1	1		No	
	5540303098	4103 Finchwood Ave		CMBR-003619-2018	SFD	O	7/10/2018							1	1	1		No	
	5540303090	4183 Finchwood Ave		CMBR-003631-2018	SFD	O	7/10/2018							1	1	1		No	
	5540303088	4192 Finchwood Ave		CMBR-003634-2018	SFD	O	7/10/2018							1	1	1		No	
	5540303086	4172 Finchwood Ave		CMBR-003639-2018	SFD	O	7/10/2018							1	1	1		No	
	5540303085	4162 Finchwood Ave		CMBR-003640-2018	SFD	O	7/10/2018							1	1	1		No	
	5540303089	4193 Finchwood Ave		CMBR-003633-2018	SFD	O	7/10/2018							1	1	1		No	
	5540303087	4182 Finchwood Ave		CMBR-003638-2018	SFD	O	7/10/2018							1	1	1		No	
	5540303097	4113 Finchwood Ave		CMBR-003621-2018	SFD	O	7/10/2018							1	1	1		No	
	55403030A0	980 San Marino Ave		CMBR-003610-2018	SFD	O	7/10/2018							1	1	1		No	
	55454123S	4153 Finchwood Ave		CMBR-003625-2018	SFD	O	7/10/2018							1	1	1		No	
	5540303099	960 San Marino Ave		CMBR-003611-2018	SFD	O	7/10/2018							1	1	1		No	
	55542223	2357 Lombard Ln		CMBR-003647-2018	SFD	O	7/11/2018							1	1	1		No	
	55846135	1550 N Whitmore Ave		CMBR-003646-2018	SFD	O	7/11/2018							1	1	1		No	
	55503129J4	3777 Parkstone Way		CMBR-003707-2018	SFD	O	7/13/2018							1	1	1		No	
	55450508S	1079 Skylar Ln		CMBR-003718-2018	SFD	O	7/16/2018							1	1	1		No	
	49955301	2572 Bella Vista Dr		CMBR-003722-2018	SFD	O	7/16/2018							1	1	1		No	
	49955308	2573 Daisy Dr		CMBR-003724-2018	SFD	O	7/16/2018							1	1	1		No	
	49955307	2565 Daisy Dr		CMBR-003721-2018	SFD	O	7/16/2018							1	1	1		No	
	49955302	2564 Bella Vista Dr		CMBR-003723-2018	SFD	O	7/16/2018							1	1	1		No	
	55542222	2347 Lombard Ln		CMBR-003773-2018	SFD	O	7/19/2018							1	1	1		No	
	55543103	2328 Lombard Ln		CMBR-003775-2018	SFD	O	7/19/2018							1	1	1		No	
	55846506	3093 Richmond Ave		CMBR-003774-2018	SFD	O	7/19/2018							1	1	1		No	
	55447403S	1027 Carmelita Ave		CMBR-003770-2018	SFD	O	7/19/2018							1	1	1		No	
	55447501S	3531 Wrenwood Ave		CMBR-003769-2018	SFD	O	7/19/2018							1	1	1		No	
	55447204S	924 Sanders Ave		CMBR-003771-2018	SFD	O	7/19/2018							1	1	1		No	
	55447202S	3581 Wrenwood Ave		CMBR-003772-2018	SFD	O	7/19/2018							1	1	1		No	
	57303303	4050 Saginaw Ave		CMBR-003787-2018	SFD	O	7/20/2018							1	1	1		No	
	57303306	4010 Saginaw Ave		CMBR-003789-2018	SFD	O	7/20/2018							1	1	1		No	
	57303311	3426 Junipero Ave		CMBR-003785-2018	SFD	O	7/20/2018							1	1	1		No	
	57122207S	4234 Alamos Ave		CMBR-003797-2018	SFD	O	7/20/2018							1	1	1		No	
	57121114S	2136 Highland Ave		CMBR-003794-2018	SFD	O	7/20/2018							1	1	1		No	
	57303421	3403 San Marino Ave		CMBR-003784-2018	SFD	O	7/20/2018							1	1	1		No	
	55503129J6	3765 Parkstone Way		CMBR-003840-2018	SFD	O	7/24/2018							1	1	1		No	
	57301136	3922 Sussex Ave		CMBR-003851-2018	SFD	O	7/24/2018							1	1	1		No	
	55849103	1468 N Maine Ave		CMBR-003847-2018	SFD	O	7/24/2018							1	1	1		No	
	55451205S	948 Skylar Ln		CMBR-003868-2018	SFD	O	7/25/2018							1	1	1		No	
	5540303319	3857 Cael Ln		CMBR-003867-2018	SFD	O	7/25/2018							1	1	1		No	
	5540303321	3877 Cael Ln		CMBR-003869-2018	SFD	O	7/25/2018							1	1	1		No	
	55450507S	1069 Skylar Ln		CMBR-003870-2018	SFD	O	7/25/2018							1	1	1		No	
	57301138	3902 Sussex Ave		CMBR-003904-2018	SFD	O	7/26/2018							1	1	1		No	
	55503129J3	3783 Parkstone Way		CMBR-003895-2018	SFD	O	7/26/2018							1	1	1		No	
	55503129J7	3759 Parkstone Way		CMBR-003894-2018	SFD	O	7/26/2018							1	1	1		No	
	57301137	3912 Sussex Ave		CMBR-003907-2018	SFD	O	7/26/2018							1	1	1		No	
	55503129J5	3771 Parkstone Way		CMBR-003908-2018	SFD	O	7/27/2018							1	1	1		No	
	55935311	2900 Loyola Ave		CMBR-003916-2018	SFD	O	7/27/2018							1	1	1		No	
	55935312	2890 Loyola Ave		CMBR-003917-2018	SFD	O	7/27/2018							1	1	1		No	
	55935115	1782 N Ryan Ave		CMBR-003913-2018	SFD	O	7/27/2018							1	1	1		No	
	55935116	1792 N Ryan Ave		CMBR-003914-2018	SFD	O	7/27/2018							1	1	1		No	
	55543104	2338 Lombard Ln		CMBR-003967-2018	SFD	O	7/31/2018							1	1	1		No	
	5550206037	2317 Lombard Ln		CMBR-003969-2018	SFD	O	7/31/2018							1					



Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5								6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
	57305011S	3767 Agua Dulce Ave		CMBR-004040-2018	SFD	O	8/3/2018							1	1	1		No		
	57304404S	3644 Soledad Ave		CMBR-004047-2018	SFD	O	8/3/2018							1	1	1		No		
	57303424	3463 San Marino Ave		CMBR-004094-2018	SFD	O	8/8/2018							1	1	1		No		
	57303423	3443 San Marino Ave		CMBR-004095-2018	SFD	O	8/8/2018							1	1	1		No		
	57303416	3482 San Marino Ave		CMBR-004097-2018	SFD	O	8/8/2018							1	1	1		No		
	57303422	3423 San Marino Ave		CMBR-004096-2018	SFD	O	8/8/2018							1	1	1		No		
	57303425	3483 San Marino Ave		CMBR-004093-2018	SFD	O	8/8/2018							1	1	1		No		
	57303308	3486 Junipero Ave		CMBR-004098-2018	SFD	O	8/8/2018							1	1	1		No		
	55846126	1565 N Kaweah Ave		CMBR-004135-2018	SFD	O	8/9/2018							1	1	1		No		
	55849110	1432 N Twinberry Ave		CMBR-004136-2018	SFD	O	8/9/2018							1	1	1		No		
	55829028	3370 Loyola Ave		CMBR-004137-2018	SFD	O	8/9/2018							1	1	1		No		
	55541143	2145 Las Rosas Ave		CMBR-004171-2018	SFD	O	8/13/2018							1	1	1		No		
	55541142	2135 Las Rosas Ave		CMBR-004170-2018	SFD	O	8/13/2018							1	1	1		No		
	55541144	2155 Las Rosas Ave		CMBR-004172-2018	SFD	O	8/13/2018							1	1	1		No		
	55541507	2134 Las Rosas Ave		CMBR-004173-2018	SFD	O	8/13/2018							1	1	1		No		
	55537211	4090 San Gabriel Ave		CMBR-004169-2018	SFD	O	8/13/2018							1	1	1		No		
	554030330	3896 Cael Ln		CMBR-004183-2018	SFD	O	8/13/2018							1	1	1		No		
	554030332	3876 Cael Ln		CMBR-004185-2018	SFD	O	8/13/2018							1	1	1		No		
	55935113	1771 N Hornet Ave		CMBR-004207-2018	SFD	O	8/13/2018							1	1	1		No		
	55936406	2834 Deauville Ave		CMBR-004174-2018	SFD	O	8/13/2018							1	1	1		No		
	55936402	2874 Deauville Ave		CMBR-004192-2018	SFD	O	8/13/2018							1	1	1		No		
	55936404	2854 Deauville Ave		CMBR-004176-2018	SFD	O	8/13/2018							1	1	1		No		
	55936304	1663 N Ryan Ave		CMBR-004198-2018	SFD	O	8/13/2018							1	1	1		No		
	55936405	2844 Deauville Ave		CMBR-004175-2018	SFD	O	8/13/2018							1	1	1		No		
	55936403	2864 Deauville Ave		CMBR-004177-2018	SFD	O	8/13/2018							1	1	1		No		
	55936305	1653 N Ryan Ave		CMBR-004196-2018	SFD	O	8/13/2018							1	1	1		No		
	55936202	1681 N Hornet Ave		CMBR-004203-2018	SFD	O	8/13/2018							1	1	1		No		
	55936203	1671 N Hornet Ave		CMBR-004202-2018	SFD	O	8/13/2018							1	1	1		No		
	55936401	2884 Deauville Ave		CMBR-004193-2018	SFD	O	8/13/2018							1	1	1		No		
	57304320S	3625 Soledad Ave		CMBR-004229-2018	SFD	O	8/14/2018							1	1	1		No		
	55447335S	942 Del Dios Ave		CMBR-004217-2018	SFD	O	8/14/2018							1	1	1		No		
	3103006326	3942 Sussex Ave		CMBR-004272-2018	SFD	O	8/17/2018							1	1	1		No		
	55447601S	1026 Carmelita Ave		CMBR-004299-2018	SFD	O	8/20/2018							1	1	1		No		
	55448501S	1056 Carmelita Ave		CMBR-004307-2018	SFD	O	8/20/2018							1	1	1		No		
	55447404S	1007 Carmelita Ave		CMBR-004297-2018	SFD	O	8/20/2018							1	1	1		No		
	55447405S	997 Carmelita Ave		CMBR-004296-2018	SFD	O	8/20/2018							1	1	1		No		
	55448502S	1066 Carmelita Ave		CMBR-004310-2018	SFD	O	8/20/2018							1	1	1		No		
	55447602S	1036 Carmelita Ave		CMBR-004300-2018	SFD	O	8/20/2018							1	1	1		No		
	55447406S	977 Carmelita Ave		CMBR-004298-2018	SFD	O	8/20/2018							1	1	1		No		
	55447603S	1046 Carmelita Ave		CMBR-004301-2018	SFD	O	8/20/2018							1	1	1		No		
	55443211	3721 Magnificent Way		CMBR-004361-2018	SFD	O	8/22/2018							1	1	1		No		
	55443208	3745 Magnificent Way		CMBR-004358-2018	SFD	O	8/22/2018							1	1	1		No		
	55443210	3729 Magnificent Way		CMBR-004360-2018	SFD	O	8/22/2018							1	1	1		No		
	5540303326	1049 Skylar Ln		CMBR-004330-2018	SFD	O	8/22/2018							1	1	1		No		
	55443209	3737 Magnificent Way		CMBR-004359-2018	SFD	O	8/22/2018							1	1	1		No		
	55443212	3713 Magnificent Way		CMBR-004364-2018	SFD	O	8/23/2018							1	1	1		No		
	55846215	1440 N Redington Ave		CMBR-004367-2018	SFD	O	8/23/2018							1	1	1		No		
	5540303318	3847 Cael Ln		CMBR-004395-2018	SFD	O	8/24/2018							1	1	1		No		
	55846503	3070 Heritage Ave		CMBR-004378-2018	SFD	O	8/24/2018							1	1	1		No		
	55846504	3080 Heritage Ave		CMBR-004377-2018	SFD	O	8/24/2018							1	1	1		No		
	3103001122	4034 Buckingham Ave		CMBR-004379-2018	SFD	O	8/24/2018							1	1	1		No		
	55846510	3053 Richmond Ave		CMBR-004426-2018	SFD	O	8/28/2018							1	1	1		No		
	57306306	3941 Sussex Ave		CMBR-004530-2018	SFD	O	9/4/2018							1	1	1		No		
	55849206	3224 Quincy Ave		CMBR-004529-2018	SFD	O	9/4/2018							1	1	1		No		
	57122211S	4267 Santa Ana Ave		CMBR-004579-2018	SFD	O	9/6/2018							1	1	1		No		
	57122208S	4237 Santa Ana Ave		CMBR-004580-2018	SFD	O	9/6/2018							1	1	1		No		
	3103001121	4042 Buckingham Ave		CMBR-004571-2018	SFD	O	9/6/2018							1	1	1		No		
	5710107924	4286 Santa Ana Ave		CMBR-004577-2018	SFD	O	9/6/2018							1	1	1		No		
	57122214S	4297 Santa Ana Ave		CMBR-004578-2018	SFD	O	9/6/2018							1	1	1		No		
	55542220	2327 Lombard Ln		CMBR-004589-2018	SFD	O	9/7/2018							1	1	1		No		
	55443104	3725 Integrity Way		CMBR-004591-2018	SFD	O	9/7/2018							1	1	1		No		
	55443106	3709 Integrity Way		CMBR-004600-2018	SFD	O	9/7/2018							1	1	1		No		
	55443102	3741 Integrity Way		CMBR-004601-2018	SFD	O	9/7/2018							1	1	1		No		
	55443103	3733 Integrity Way		CMBR-004594-2018	SFD	O	9/7/2018							1	1	1		No		
	55443105	3717 Integrity Way		CMBR-004597-2018	SFD	O	9/7/2018							1	1	1		No		
	57301123S	3937 Griffith Ave		CMBR-004586-2018	SFD	O	9/7/2018							1	1	1		No		



Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	57301135	3932 Sussex Ave		CMBR-004683-2018	SFD	O	9/12/2018							1	1	1		No	
	55846129	1595 N Kaweah Ave		CMBR-004672-2018	SFD	O	9/12/2018							1	1	1		No	
	55542221	2337 Lombard Ln		CMBR-004674-2018	SFD	O	9/12/2018							1	1	1		No	
	57301124S	3943 Griffith Ave		CMBR-004680-2018	SFD	O	9/12/2018							1	1	1		No	
	55849203	3254 Quincy Ave		CMBR-004682-2018	SFD	O	9/12/2018							1	1	1		No	
	55935321	1711 N Hornet Ave		CMBR-004671-2018	SFD	O	9/12/2018							1	1	1		No	
	49955111	1256 Piazza Ln		CMBR-004695-2018	SFD	O	9/13/2018							1	1	1		No	
	49955113	1244 Piazza Ln		CMBR-004699-2018	SFD	O	9/13/2018							1	1	1		No	
	55447103S	985 Sanders Ave		CMBR-004691-2018	SFD	O	9/13/2018							1	1	1		No	
	55448506S	1136 Carmelita Ave		CMBR-004692-2018	SFD	O	9/13/2018							1	1	1		No	
	55447105S	965 Sanders Ave		CMBR-004690-2018	SFD	O	9/13/2018							1	1	1		No	
	55447334S	932 Del Dios Ave		CMBR-004686-2018	SFD	O	9/13/2018							1	1	1		No	
	56301122	1517 Jordan Ave		CMBR-004693-2018	SFD	O	9/13/2018							1	1	1		No	
	55447415S	3482 Wrenwood Ave		CMBR-004687-2018	SFD	O	9/13/2018							1	1	1		No	
	55447206S	913 Del Dios Ave		CMBR-004688-2018	SFD	O	9/13/2018							1	1	1		No	
	55448505S	1116 Carmelita Ave		CMBR-004685-2018	SFD	O	9/13/2018							1	1	1		No	
	3103001120	4050 Buckingham Ave		CMBR-004705-2018	SFD	O	9/13/2018							1	1	1		No	
	3103001119	4058 Buckingham Ave		CMBR-004706-2018	SFD	O	9/13/2018							1	1	1		No	
	55849111	1462 N Twinberry Ave		CMBR-004709-2018	SFD	O	9/13/2018							1	1	1		No	
	55849204	3244 Quincy Ave		CMBR-004707-2018	SFD	O	9/13/2018							1	1	1		No	
	57121112S	2086 Highland Ave		CMBR-004726-2018	SFD	O	9/14/2018							1	1	1		No	
	3103001118	4066 Buckingham Ave		CMBR-004740-2018	SFD	O	9/17/2018							1	1	1		No	
	55846507	3083 Richmond Ave		CMBR-004748-2018	SFD	O	9/18/2018							1	1	1		No	
	55543101	2308 Lombard Ln		CMBR-004749-2018	SFD	O	9/18/2018							1	1	1		No	
	55935319	1731 N Hornet Ave		CMBR-004751-2018	SFD	O	9/18/2018							1	1	1		No	
	55935112	1781 N Hornet Ave		CMBR-004750-2018	SFD	O	9/18/2018							1	1	1		No	
	57301132	3962 Sussex Ave		CMBR-004777-2018	SFD	O	9/19/2018							1	1	1		No	
	55846415	3111 Heritage Ave		CMBR-004778-2018	SFD	O	9/19/2018							1	1	1		No	
	57306307	3951 Sussex Ave		CMBR-004776-2018	SFD	O	9/19/2018							1	1	1		No	
	55454203S	1011 San Marino Ave		CMBR-004797-2018	SFD	O	9/20/2018							1	1	1		No	
	55403030B6	1012 Las Rosas Ave		CMBR-004801-2018	SFD	O	9/20/2018							1	1	1		No	
	55454201S	1031 San Marino Ave		CMBR-004795-2018	SFD	O	9/20/2018							1	1	1		No	
	55454202S	1021 San Marino Ave		CMBR-004796-2018	SFD	O	9/20/2018							1	1	1		No	
	55403030B7	1022 Las Rosas Ave		CMBR-004803-2018	SFD	O	9/20/2018							1	1	1		No	
	56051069	1566 N Newberry Ln		CMBR-004790-2018	SFD	O	9/20/2018							1	1	1		No	
	55403030B0	1001 San Marino Ave		CMBR-004798-2018	SFD	O	9/20/2018							1	1	1		No	
	55403030B5	1002 Las Rosas Ave		CMBR-004800-2018	SFD	O	9/20/2018							1	1	1		No	
	5580201613	3044 Vermont Ave		CMBR-004824-2018	SFD	O	9/21/2018							1	1	1		No	
	57301128S	3967 Griffith Ave		CMBR-004856-2018	SFD	O	9/24/2018							1	1	1		No	
	57301127S	3961 Griffith Ave		CMBR-004857-2018	SFD	O	9/24/2018							1	1	1		No	
	57301126S	3955 Griffith Ave		CMBR-004858-2018	SFD	O	9/24/2018							1	1	1		No	
	5540303320	3867 Cael Ln		CMBR-004843-2018	SFD	O	9/24/2018							1	1	1		No	
	5540303324	1029 Skylar Ln		CMBR-004842-2018	SFD	O	9/24/2018							1	1	1		No	
	55537210	4080 San Gabriel Ave		CMBR-004864-2018	SFD	O	9/24/2018							1	1	1		No	
	55541145	2165 Las Rosas Ave		CMBR-004866-2018	SFD	O	9/24/2018							1	1	1		No	
	55542116	2225 Lombard Ln		CMBR-004880-2018	SFD	O	9/25/2018							1	1	1		No	
	55542214	2256 Lombard Ln		CMBR-004877-2018	SFD	O	9/25/2018							1	1	1		No	
	55542215	2246 Lombard Ln		CMBR-004878-2018	SFD	O	9/25/2018							1	1	1		No	
	55542218	2216 Lombard Ln		CMBR-004879-2018	SFD	O	9/25/2018							1	1	1		No	
	55846127	1575 N Kaweah Ave		CMBR-004876-2018	SFD	O	9/25/2018							1	1	1		No	
	55542216	2236 Lombard Ln		CMBR-004882-2018	SFD	O	9/25/2018							1	1	1		No	
	57306304	3938 Mecca Ave		CMBR-004875-2018	SFD	O	9/25/2018							1	1	1		No	
	55541509	2154 Las Rosas Ave		CMBR-004869-2018	SFD	O	9/25/2018							1	1	1		No	
	55541508	2144 Las Rosas Ave		CMBR-004870-2018	SFD	O	9/25/2018							1	1	1		No	
	55541510	2164 Las Rosas Ave		CMBR-004868-2018	SFD	O	9/25/2018							1	1	1		No	
	55849301	1493 N Twinberry Ave		CMBR-004910-2018	SFD	O	9/26/2018							1	1	1		No	
	56051045	1560 N Westbrook Ln		CMBR-004892-2018	SFD	O	9/26/2018							1	1	1		No	
	55447416S	3492 Wrenwood Ave		CMBR-004932-2018	SFD	O	9/28/2018							1	1	1		No	
	55447418S	3483 Finchwood Ave		CMBR-004933-2018	SFD	O	9/28/2018							1	1	1		No	
	57304316S	3665 Soledad Ave		CMBR-004962-2018	SFD	O	10/1/2018							1	1	1		No	
	5710107925	4276 Santa Ana Ave		CMBR-004990-2018	SFD	O	10/2/2018							1	1	1		No	
	5710107928	4246 Santa Ana Ave		CMBR-004991-2018	SFD	O	10/2/2018							1	1	1		No	
	55448503S	1076 Carmelita Ave		CMBR-004992-2018	SFD	O	10/2/2018							1	1	1		No	
	5540303317	3837 Cael Ln		CMBR-004993-2018	SFD	O	10/2/2018							1	1	1		No	
	5540303331	3886 Cael Ln		CMBR-004994-2018	SFD	O	10/2/2018							1	1	1		No	
	55542217	2226																	



Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	55450512S	3866 Cael Ln		CMBR-005098-2018	SFD	O	10/9/2018							1	1	1		No	
	55936101	1670 N Hornet Ave		CMBR-005094-2018	SFD	O	10/9/2018							1	1	1		No	
	55935322	1701 N Hornet Ave		CMBR-005095-2018	SFD	O	10/9/2018							1	1	1		No	
	55935320	1721 N Hornet Ave		CMBR-005096-2018	SFD	O	10/9/2018							1	1	1		No	
	57306308	3961 Sussex Ave		CMBR-005115-2018	SFD	O	10/10/2018							1	1	1		No	
	55537208	4060 San Gabriel Ave		CMBR-005101-2018	SFD	O	10/10/2018							1	1	1		No	
	55537105	4059 San Gabriel Ave		CMBR-005102-2018	SFD	O	10/10/2018							1	1	1		No	
	55541147	4190 Duncan Ave		CMBR-005105-2018	SFD	O	10/10/2018							1	1	1		No	
	55541148	4182 Duncan Ave		CMBR-005104-2018	SFD	O	10/10/2018							1	1	1		No	
	55541146	2175 Las Rosas Ave		CMBR-005106-2018	SFD	O	10/10/2018							1	1	1		No	
	55443107	3701 Integrity Way		CMBR-005114-2018	SFD	O	10/10/2018							1	1	1		No	
	55936201	1691 N Hornet Ave		CMBR-005127-2018	SFD	O	10/10/2018							1	1	1		No	
	57306309	3971 Sussex Ave		CMBR-005141-2018	SFD	O	10/11/2018							1	1	1		No	
	57306301	3958 Mecca Ave		CMBR-005142-2018	SFD	O	10/11/2018							1	1	1		No	
	57122106S	4255 Alamos Ave		CMBR-005190-2018	SFD	O	10/17/2018							1	1	1		No	
	55846508	3073 Richmond Ave		CMBR-005194-2018	SFD	O	10/17/2018							1	1	1		No	
	57122109S	4285 Alamos Ave		CMBR-005189-2018	SFD	O	10/17/2018							1	1	1		No	
	57303418	3442 San Marino Ave		CMBR-005191-2018	SFD	O	10/17/2018							1	1	1		No	
	55454304S	1020 San Marino Ave		CMBR-005196-2018	SFD	O	10/17/2018							1	1	1		No	
	55447420S	3463 Finchwood Ave		CMBR-005203-2018	SFD	O	10/17/2018							1	1	1		No	
	55448504S	1086 Carmelita Ave		CMBR-005202-2018	SFD	O	10/17/2018							1	1	1		No	
	57303305	4020 Saginaw Ave		CMBR-005200-2018	SFD	O	10/17/2018							1	1	1		No	
	55454305S	1010 San Marino Ave		CMBR-005197-2018	SFD	O	10/17/2018							1	1	1		No	
	55454113S	4175 Robinwood Ave		CMBR-005201-2018	SFD	O	10/17/2018							1	1	1		No	
	55454112S	4185 Robinwood Ave		CMBR-005206-2018	SFD	O	10/17/2018							1	1	1		No	
	55403030A1	1000 San Marino Ave		CMBR-005198-2018	SFD	O	10/17/2018							1	1	1		No	
	55403030B4	4165 Robinwood Ave		CMBR-005199-2018	SFD	O	10/17/2018							1	1	1		No	
	55403030A4	1030 San Marino Ave		CMBR-005195-2018	SFD	O	10/17/2018							1	1	1		No	
	55454111S	4195 Robinwood Ave		CMBR-005207-2018	SFD	O	10/17/2018							1	1	1		No	
	55443101	3749 Integrity Way		CMBR-005219-2018	SFD	O	10/18/2018							1	1	1		No	
	55846509	3063 Richmond Ave		CMBR-005217-2018	SFD	O	10/18/2018							1	1	1		No	
	55849302	1463 N Twinberry Ave		CMBR-005215-2018	SFD	O	10/18/2018							1	1	1		No	
	55542213	2266 Lombard Ln		CMBR-005356-2018	SFD	O	10/29/2018							1	1	1		No	
	31083106	3436 Carmelita Ave		CMBR-005405-2018	SFD	O	11/1/2018							1	1	1		No	
	55542112	2154 Lombard Ln		CMBR-005403-2018	SFD	O	11/1/2018							1	1	1		No	
	55849304	1403 N Twinberry Ave		CMBR-005404-2018	SFD	O	11/1/2018							1	1	1		No	
	55542118	2205 Lombard Ln		CMBR-005429-2018	SFD	O	11/2/2018							1	1	1		No	
	57306301	3968 Mecca Ave		CMBR-005431-2018	SFD	O	11/2/2018							1	1	1		No	
	57306305	3931 Sussex Ave		CMBR-005430-2018	SFD	O	11/2/2018							1	1	1		No	
	55849211	3227 Portland Ave		CMBR-005448-2018	SFD	O	11/5/2018							1	1	1		No	
	55846421	3041 Heritage Ave		CMBR-005493-2018	SFD	O	11/6/2018							1	1	1		No	
	55935111	1791 N Hornet Ave		CMBR-005518-2018	SFD	O	11/8/2018							1	1	1		No	
	55846416	3091 Heritage Ave		CMBR-005536-2018	SFD	O	11/9/2018							1	1	1		No	
	57306313	3353 Soledad Ave		CMBR-005534-2018	SFD	O	11/9/2018							1	1	1		No	
	55849307	1464 N Graybark Ave		CMBR-005535-2018	SFD	O	11/9/2018							1	1	1		No	
	55542109	2124 Lombard Ln		CMBR-005595-2018	SFD	O	11/13/2018							1	1	1		No	
	55542110	2134 Lombard Ln		CMBR-005587-2018	SFD	O	11/13/2018							1	1	1		No	
	55542108	2114 Lombard Ln		CMBR-005590-2018	SFD	O	11/13/2018							1	1	1		No	
	31083101	3486 Carmelita Ave		CMBR-005592-2018	SFD	O	11/13/2018							1	1	1		No	
	31083107	3426 Carmelita Ave		CMBR-005591-2018	SFD	O	11/13/2018							1	1	1		No	
	55542111	2144 Lombard Ln		CMBR-005585-2018	SFD	O	11/13/2018							1	1	1		No	
	55846501	3050 Heritage Ave		CMBR-005594-2018	SFD	O	11/13/2018							1	1	1		No	
	55450504S	1039 Skylar Ln		CMBR-005565-2018	SFD	O	11/13/2018							1	1	1		No	
	55450517S	3816 Cael Ln		CMBR-005566-2018	SFD	O	11/13/2018							1	1	1		No	
	57306312	3363 Soledad Ave		CMBR-005629-2018	SFD	O	11/15/2018							1	1	1		No	
	57303428	3444 Las Rosas Ave		CMBR-005643-2018	SFD	O	11/16/2018							1	1	1		No	
	5550312961	3618 Parkstone Way		CMBR-005734-2018	SFD	O	11/27/2018							1	1	1		No	
	5550312959	3630 Parkstone Way		CMBR-005732-2018	SFD	O	11/27/2018							1	1	1		No	
	5550312954	3660 Parkstone Way		CMBR-005733-2018	SFD	O	11/27/2018							1	1	1		No	
	55542211	2153 Lombard Ln		CMBR-005731-2018	SFD	O	11/27/2018							1	1	1		No	
	57306210	3979 Mecca Ave		CMBR-005735-2018	SFD	O	11/27/2018							1	1	1		No	
	5550312974	3651 Parkstone Way		CMBR-005742-2018	SFD	O	11/27/2018							1	1	1		No	
	5550312973	3645 Parkstone Way		CMBR-005741-2018	SFD	O	11/27/2018							1	1	1		No	
	5550312957	3642 Parkstone Way		CMBR-005766-2018	SFD	O	11/28/2018							1	1	1		No	
	5550312956	3648 Parkstone Way		CMBR-005778-2018	SFD	O	11/28/2018						</						







[illegible]



Table A2

Annual Building Activity Report Summary - New Construction, Entitled Permits and Completed Units

Project Identifier				Affordability by Household Income - Completed Entitlement										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
				Unit Types																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					



[illegible]



[illegible]



Table A2

[illegible]



Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Project Identifier				Unit Types										Affordability by Household Incomes - Completed Entitlement										Affordability by Household Incomes - Building Permits										Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Initial	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units	Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category 45+ ADU MH*	Temu* Renter Occupancy	Very Low Income Deed Restricted	Very Low Income Rent Deed Restricted	Low Income Deed Restricted	Low Income Rent Deed Restricted	Moderate Income Deed Restricted	Moderate Income Rent Deed Restricted	Above Moderate Income	Entitlement Date/Restrict*	# of Units Issued Entitlements	Very Low Income Deed Restricted	Very Low Income Rent Deed Restricted	Low Income Deed Restricted	Low Income Rent Deed Restricted	Moderate Income Deed Restricted	Moderate Income Rent Deed Restricted	Above Moderate Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low Income Deed Restricted	Very Low Income Rent Deed Restricted	Low Income Deed Restricted	Low Income Rent Deed Restricted	Moderate Income Deed Restricted	Moderate Income Rent Deed Restricted	Above Moderate Income	Certificates of Occupancy or other forms of rental occupancy or other forms of rental occupancy	# of Units Issued Certificates of Occupancy or other forms of rental occupancy or other forms of rental occupancy	How many of the units were Extremely Low Income?	Was Project APPROVED under SC 45+ ADU (SB 35 Streamlined) Y/N	Did Units? Y/N*	Assistance Program for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) or expiration date (MM/YY)	Number of Demolished/Destroyed Units*	Demolished/Destroyed Units Owner or Renter?	Notes*																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
172011175	2021 Griffin Ave			CHRR-002405-2018	SFD	O																	1	05/02/2018	1								1	1/20/2018		N																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															



Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Project Identifier				Unit Types										Affordability by Household Income - Completed Entitlement										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Proj APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (S/A/OU/SH)	Tenure (R/Owner)	Very Low Income Deed Restricted	Very Low Income Rent Restricted	Low Income Deed Restricted	Low Income Rent Restricted	Moderate Income Deed Restricted	Moderate Income Rent Restricted	Above Moderate Income	Entirement (G/L/RE/ST)	# of Units Issued Entitlements	Very Low Income Deed Restricted	Very Low Income Rent Restricted	Low Income Deed Restricted	Low Income Rent Restricted	Moderate Income Deed Restricted	Moderate Income Rent Restricted	Above Moderate Income	Building Permits Data (S/ST/ST)	# of Units Issued Building Permits	Very Low Income Deed Restricted	Very Low Income Rent Restricted	Low Income Deed Restricted	Low Income Rent Restricted	Moderate Income Deed Restricted	Moderate Income Rent Restricted	Above Moderate Income	Certificates of Occupancy or other forms of occupancy at other forms of readiness	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Was Project (G/L/RE/ST) using G/L/RE/ST (60-55 Building) Y/N	Assistance Programs for Each Development (see Instructions)	Deed Restriction Type (see Instructions)	For units affordable without financial assistance or deed restrictions, explain how the units were affordable (see Instructions)	Term of Affordability or Deed Restriction (years of affordability in perpetuity since 1990)	Number of Demolished/Destroyed Units	Demolished/Destroyed Units (Owner or Renter)	Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
5583114	1772 N Ryan Ave			CUMR-003103-2018	SFD	O																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						



[illegible]



Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier

Unit Types

Affordability by Household Income - Completed Entitlement

Affordability by Household Income - Building Permits

Affordability by Household Income - Certificates of Occupancy

Streamlining

Infill

Housing with Financial Assistance and/or Deed Restrictions

Housing without Financial Assistance or Deed Restrictions

Term of Affordability or Deed Restriction

Demolished/Destroyed Units

Notes

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

689

690

691

692

693

694

695

696

697

698

699

700

701

702

703

704

705

706

707

708

709

710

711

712

713

714

715

716

717

718

719

720

721

722

723

724

725

726

727

728

729

730

731

732

733

734

735

736

737

738

739

740

741

742

743

744

745

746

747

748

749

750

751

752

753

754

755

756

757

758

759

760

761

762

763

764

765

766

767

768

769

770

771

772

773

774

775

776

777

778

779

780

781

782

783

784

785

786

787

788

789

790

791

792

793

794

795

796

797

798

799

800

801

802

803

804

805

806

807

808

809

810

811

812

813

814

815

816

817

818

819

820

821

822

823

824

825

826

827

828

829

830

831

832

833

834

835

836

837

838

839

840

841

842

843

844

845

846

847

848

849

850

851

852

853

854

855

856

857

858

859

860

861

862

863

864

865

866

867

868

869

870

871

872

873

874

875

876

877

878

879

880

881

882

883

884

885

886

887

888

889

890

891

892

893

894

895

896

897

898

899

900

901

902

903

904

905

906

907

908

909

910

911

912

913

914

915

916

917

918

919

920

921

922

923

924

925

926

927

928

929

930

931

932

933

934

935

936

937

938

939

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

972

973

974

975

976

977

978

979

980

981

982

983

984

985

986

987

988

989

990

991

992

993

994

995

996

997

998

999

1000

1001

1002

1003

1004

1005

1006

1007

1008

1009

1010

1011

1012

1013

1014

1015

1016

1017

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1035

1036

1037

1038

1039

1040

1041

1042

1043

1044

1045

1046

1047

1048

1049

1050

1051

1052

1053

1054

1055

1056

1057

1058

1059

1060

1061

1062

1063

1064

1065

1066

1067

1068

1069

1070

1071

1072

1073

1074

1075

1076

1077

1078

1079

1080

1081

1082

1083

1084

1085

1086

1087

1088

1089

1090

1091

1092

1093

1094

1095

1096

1097

1098

1099

1100

1101

1102

1103

1104

1105

1106

1107

1108

1109

1110

1111

1112

1113

1114

1115

1116

1117

1118

1119

1120

1121

1122

1123

1124

1125

1126

1127

1128

1129

1130

1131

1132

1133

1134

1135

1136

1137

1138

1139

1140

1141

1142

1143

1144

1145

1146

1147

1148

1149

1150

1151

1152

1153

1154

1155

1156

1157

1158

1159

1160

1161

1162

1163

1164

1165

1166

1167

1168

1169

1170

1171

1172

1173

1174

1175

1176

1177

1178

1179

1180

1181

1182

1183

1184

1185

1186

1187

1188

1189

1190

1191

1192

1193

1194

1195

1196

1197

1198

1199

1200

1201

1202

1203

1204

1205

1206

1207

1208

1209

1210

1211

1212

1213

1214

1215

1216

1217

1218

1219

1220

1221

1222

1223

1224

1225

1226

1227

1228

1229

1230

1231

1232

1233

1234

1235

1236

1237

1238

1239

1240

1241

1242

1243

1244

1245

1246

1247

1248

1249

1250

1251

1252

1253

1254

1255

1256

1257

1258

1259

1260

1261

1262

1263

1264

1265

1266

1267

1268

1269

1270

1271

1272

1273

1274

1275

1276

1277

1278

1279

1280

1281

1282

1283

1284

1285

1286

1287

1288

1289

1290

1291

1292

1293

1294

1295

1296

1297

1298

1299

1300

1301

1302

1303

1304

1305

1306

1307

1308

1309

1310

1311

1312

1313

1314

1315

1316

1317

1318

1319

1320

1321

1322

1323

1324

1325

1326

1327

1328

1329

1330

1331

1332

1333

1334

1335

1336

1337

1338

1339

1340

1341

1342

1343

1344

1345

1346

1347

1348

1349

1350

1351

1352

1353

1354

1355

1356

1357

1358

1359

1360

1361

1362

1363

1364

1365

1366

1367

1368

1369

1370

1371

1372

1373

1374

1375

1376

1377

1378

1379

1380

1381

1382

1383

1384

1385

1386

1387

1388

1389

1390

1391

1392

1393

1394

1395

1396

1397

1398

1399

1400

1401

1402

1403

1404

1405

1406

1407

1408

1409

1410

1411

1412

1413

1414

1415

1416

1417

1418

1419

1420

1421

1422

1423

1424

1425

1426

1427

1428

1429

1430

1431

1432

1433

1434

1435

1436

1437

1438

1439

1440

1441

1442

1443

1444

1445

1446

1447

1448

1449

1450

1451

1452

1453

1454

1455

1456

1457

1458

1459

1460

1461

1462

1463

1464

1465

1466

1467

1468

1469

1470

1471

1472

1473

1474

1475

1476

1477

1478

1479

1480

1481

1482

1483

1484

1485

1486

1487

1488

1489

1490

1491

1492

1493

1494

1495

1496

1497

1498

1499

1500

1501

1502

1503

1504

1505

1506

1507

1508

1509

1510

1511

1512

1513

1514

1515

1516

1517

1518

1519

1520

1521

1522

1523

1524

1525

1526

1527

1528

1529

1530

1531

1532

1533

1534

1535

1536

1537

1538

1539

1540

1541

1542

1543

1544

1545

1546

1547

1548

1549

1550

1551

1552

1553

1554

1555

1556

1557

1558

1559

1560

1561

1562

1563

1564

1565

1566

1567

1568

1569

1570

1571

1572

1573

1574

1575

1576

1577

1578

1579

1580

1581

1582

1583

1584

1585

1586

1587

1588

1589

1590

1591

1592

1593

1594

1595

1596

1597

1598

1599

1600

1601

1602

1603

1604

1605

1606

1607

1608

1609

1610

1611

1612

1613

1614

1615

1616

1617

1618

1619

1620

1621

1622

1623

1624

1625

1626

1627

1628

1629

1630

1631

1632

1633

1634

1635

1636

1637

1638

1639

1640

1641

1642

1643

1644

1645

1646

1647

1648

1649

1650

1651

1652

1653

1654

1655

1656

1657

1658

1659

1660

1661

1662

1663

1664

1665

1666

1667

1668

1669

1670

1671

1672

1673

1674

1675

1676

1677

1678

1679

1680

1681

1682

1683

1684

1685

1686

1687

1688

1689

1690

1691

1692

1693

1694

1695

1696

1697

1698

1699

1700

1701

1702

1703

1704

1705

1706

1707

1708

1709

1710

1711

1712

1713

1714

1715

1716

1717

1718

1719

1720

1721

1722

1723

1724

1725

1726

1727

1728

1729

1730

1731

1732

1733

1734

1735

1736

1737

1738

1739

1740

1741

1742

1743

1744

1745

1746

1747

1748

1749

1750

1751

1752

1753

1754

1755

1756

1757

1758

1759

1760

1761

1762

1763

1764

1765

1766

1767

1768

1769

1770

1771

1772

1773

1774

1775

1776

1777

1778

1779

178



[illegible]



Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier		Unit Types		Affordability by Household Income - Completed Endowment										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificates of Occupancy													Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracting Co.	Use Category (SFPD 1-10)	Tenure Indicator (Owner/Rent)	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Entitlement Date/Status	# of Units Issued Endowments	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Building Permit Date/Status	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificate of Occupancy or other form of readiness (see Instructions) Date	# of Units In-Care Custody or other forms of readiness (see Instructions)	How many of the units were Extremely Low Income?	This Project's JEP/COG using SFPD 1-10 (Budgetary) Y/N	V/LR Unit? Y/N	Assistance Programs for Each Development (see Instructions)	Deed Restriction Type (see Instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined they are more affordable (see instructions)	Term of Affordability or Deed Restriction (enter "None")	Number of Demolished/Destroyed Units*	Demolished/Destroyed Units*	Notes**																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	9721211	755 Du Valle Ave B		CHMR-00073-2018	ADU	R																												N								ADU - Cottage Home																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
	9311316	42 W Woodworth Ave		CHMR-00113-2018	ADU	R																												N								ADU - Cottage Home																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
	9721750	215 Camp Ave B		CHMR-00323-2018	ADU	R																													N								ADU - Cottage Home																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	9721214	823 Woodworth Ave		CHMR-00075-2018	ADU	R																													N								ADU - Cottage Home																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	9721167	109 Mido Dr B		CHMR-00079-2018	ADU	R																													N								ADU - Cottage Home																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	4992402	1170 Santa Ana Ave NE	The Emerson	CHMR-00498-2017	S-	R																													N								Revised central label																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	4992402	1170 Santa Ana Ave NE	The Emerson	CHMR-00498-2017	S-	R																													N								Revised central label																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	5531362	245 Park Ave 1101	Dormitory Apartments	CHMR-00418-2017	S-	R																													N																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	5531362	245 Park Ave 421	Dormitory Apartments	CHMR-00418-2017	S-	R																													N																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	5531362	245 Park Ave 701	Dormitory Apartments	CHMR-00418-2017	S-	R																													N																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	5531362	245 Park Ave 1001	Dormitory Apartments	CHMR-00418-2017	S-	R																													N																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	5531362	245 Park Ave 301	Dormitory Apartments	CHMR-00418-2017	S-	R																													N																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	5531362	245 Park Ave	Dormitory Apartments	CHMR-00418-2017	S-	R																													N																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	5531362	245 Park Ave 801	Dormitory Apartments	CHMR-00418-2017	S-	R																													N																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	5531362	245 Park Ave 121	Dormitory Apartments	CHMR-00418-2017	S-	R																													N																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	5531362	245 Park Ave 301	Dormitory Apartments	CHMR-00418-2017	S-	R																													N																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	5531362	245 Park Ave 201	Dormitory Apartments	CHMR-00418-2017	S-	R																													N																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	5531362	245 Park Ave 601	Dormitory Apartments	CHMR-00418-2017	S-	R																													N																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	110-05-15	110-05-15	792 Peach Avenue	Single-Family (11-16)	TMS286	RFD									11	2/21/2018																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									</



Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																																	
Project Identifier				Unit Types		Affordability by Household Income - Completed Entitlement										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificates of Occupancy										Streamlining		Infill		Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Abandonment		Demolished/Destroyed Units		Notes	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47			
Project APN	Current APN	Street Address	Project Name	Local Authority Tracking ID	Unit Category (A-F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ	Local Authority Tracking ID	Unit Category (A-F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ	Local Authority Tracking ID	Unit Category (A-F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ	Local Authority Tracking ID	Unit Category (A-F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ	Local Authority Tracking ID	Unit Category (A-F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA																																				



Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Project Identifier				Unit Types		Affordability by Household Income - Completed Entitlement										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificates of Occupancy										Streamlining		Infill		Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Restriction		Demolished/Destroyed Units		Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction	Unit Category	Units	Very Low Income	Low Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income	Modest Income







ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Clovis	
Reporting Year	2018	(Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data.  
Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	2321											2321
	Non-Deed Restricted												
Low	Deed Restricted	1145		5	20	2						27	1118
	Non-Deed Restricted												
Moderate	Deed Restricted	1018										1742	
	Non-Deed Restricted												
Above Moderate		1844	456	395	480	411						3221	
Total RHNA		6328											
Total Units			1752	1089	1042	1107						4990	3439

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
Cells in grey contain auto-calculation formulas



ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation  
(CCR Title 25 §6202)

Jurisdiction	Clovis	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Note: + Optional field

Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need																	
Project Identifier				Date of Rezone	Affordability by Household Income				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very-Low Income	Low-Income	Moderate Income	Above Moderate - Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						5260									5260		
56003134S	No Address			3/1/2004		105			Unaccommodated Need	3.01/3.00	LDR	R-1-7500 -RHN	35	43	105	Vacant	
56005119	Multiple			11/13/2001		152			Unaccommodated Need	4.33/4.32	RR	R-1-7500 -RHN	35	43	152	Vacant	
56005124	No Address			12/18/2001		78			Unaccommodated Need	2.24/2.08	RR	R-A -RHN	35	43	78	Vacant	
56201047T	790 Nees Avenue			3/28/1999		107			Unaccommodated Need	3.06	LDR	R-A -RHN	35	43	107	Vacant	
56201016T	1120, 1124 N. Sunnyside Avenue			2/25/1997		62			Unaccommodated Need	2.17/2.27	Water	R-A -RHN	35	43	62	Vacant	Vacant/Cell Tower
55905116	1620 N. Locan Avenue			5/15/2017		170			Unaccommodated Need	4.86/5.00	LDR	R-1 -RHN	35	43	170	Vacant	
55802014	1603 N. Locan Avenue			6/6/2006		84			Unaccommodated Need	2.39	VLDR	R-1-AH -RHN	35	43	84	Non-Vacant	Abandoned House
55802012	1677 N. Locan Avenue			6/6/2006		105			Unaccommodated Need	3.01/3.00	VLDR	R-1-AH -RHN	35	43	105	Vacant	
55908025	2873 Nees Avenue			6/6/2006		168			Unaccommodated Need	4.79/4.77	VLDR	R-1-AH -RHN	35	43	168	Vacant	
55908017	2783 Nees Avenue			4/4/1995		83			Unaccommodated Need	2.36/2.37	LDR	R-1-7500 -RHN	35	43	83	Vacant	
55908013	2683 Nees Avenue			4/4/1995		70			Unaccommodated Need	2	VLDR	R-A -RHN	35	43	70	Vacant	
56303206	1683 Alluvial Avenue			3/7/1999		88			Unaccommodated Need	2.5	LDR	R-1-7500 -RHN	35	43	88	Vacant	
56314234	No Address			9/7/2010		60			Unaccommodated Need	1.71/1.67	LDR	R-1-7500 -RHN	35	43	60	Vacant	
56102051S	725 W. Alluvial Avenue			2/5/2018		138			Unaccommodated Need	3.94	MHDR	R-2 -RHN	35	43	138	Vacant	
49134043	205 N. Villa Avenue			6/1/1964		83			Unaccommodated Need	2.38/2.42	LDR	R-1 -RHN	35	43	83	Vacant	
55002018	No Address			12/20/1983		315			Unaccommodated Need	8.99	LDR	R-A -RHN	35	43	315	Non-Vacant	Mobile Home
55026018	No Address			10/27/1981		135			Unaccommodated Need	3.85/3.93	LDR	R-A -RHN	35	43	135	Vacant	
55026019S	No Address			10/27/1981		74			Unaccommodated Need	2.1	LDR	R-A -RHN	35	43	74	Vacant	
55502061	No Address			9/27/2005		290			Unaccommodated Need	8.28/8.30	LDR	R-A -RHN	35	43	290	Vacant	
55405332	No Address			12/12/2017		80			Unaccommodated Need	2.28/2.43	HDR	R-3 -RHN	35	43	80	Vacant	
57101014S	No Address			6/13/2017		317			Unaccommodated Need	9.05/8.58	LDR	R-1 -RHN	35	43	317	Vacant	
57101016S	No Address			6/13/2017		275			Unaccommodated Need	7.85	LDR	R-1 -RHN	35	43	275	Vacant	
30902102	No Address			3/13/2018		170			Unaccommodated Need	4.86/4.85	LDR	R-1 -RHN	35	43	170	Vacant	
31079524U	3214 Bellaire Avenue			9/23/2004		172			Unaccommodated Need	6.93/6.94	LDR	R-1-7500 -RHN	35	43	172	Vacant	Vacant/Cell Tower
55504238	No Address			11/5/2018		196			Unaccommodated Need	5.59	MHDR	R-1-PRD -RHN	35	43	196	Vacant	
55504236	No Address			11/5/2018		202			Unaccommodated Need	5.78	MHDR	R-1-PRD -RHN	35	43	202	Vacant	
55222081	3191 Armstrong Avenue			4/15/1991		77			Unaccommodated Need	2.20/2.27	LDR	R-1-C -RHN	35	43	77	Vacant	
55221212	2163 Ashlan Avenue			5/1/1989		76			Unaccommodated Need	2.18	LDR	R-1-C -RHN	35	43	76	Vacant	
49906074	56 W. Santa Ana Avenue			5/16/2011		44			Unaccommodated Need	1.25	MDR	R-1 -RHN	35	43	44	Vacant	
43060101	784 W. Holland Avenue			7/14/1970		64			Unaccommodated Need	1.83/1.82	MDR	R-A -RHN	35	43	64	Vacant	
55804184	No Address			12/14/2006		238			Unaccommodated Need	6.8	Public/Quasi Public	P-F	35	43	238	Vacant	

30902124	No Address			4/15/2018		204			Unaccommodated Need	5.83	Park	P-F	35	43	204	Vacant	
42002012T, 42003011T	No Address			12/10/2018		350			Unaccommodated Need	10	School	P-F	35	43	350	Non-Vacant	Agriculture
57101086T	9700 Ashlan Avenue			5/18/2008		126			Unaccommodated Need	3.61	Public/Quasi Public	P-F	35	43	126	Vacant	Water Treatment Plant
49204013T, 49204037T	1033 Fifth Street			5/15/1995		70			Unaccommodated Need	2	Public/Quasi Public	P-F	35	43	70	Non-Vacant	Former Court/Civic Center
49831009T	650 Fowler Avenue			12/10/2018		31			Unaccommodated Need	0.89	Public/Quasi Public	P-F	35	43	31	Non-Vacant	Former Fire Station
55404020	1701 Locan Avenue			8/23/2005		121			Unaccommodated Need	3.48	Public/Quasi Public	P-F	35	43	121	Non-Vacant	Church Yard
49307059T, 49307062T	No Address			12/10/2018		80			Unaccommodated Need	2.3	Public/Quasi Public	P-F	35	43	80	Non-Vacant	Fire Training Center



**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202)

<b>Jurisdiction</b>	Clovis
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Regional Collaboration on Housing Opportunities	<p>Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issue ...</p> <p>The Countywide Housing Element Technical Committee will meet at least biannually...</p> <p>The Committee will meet annually with ...HCD to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance...</p> <p>The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues...</p> <p>The Committee will advocate on behalf of the Fresno region for more grant funding...</p> <p>Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing...</p> <p>Develop a directory of services and resources for lower-income households...</p>	Ongoing	<p>City Staff meets on a quarterly basis with all 13 participating jurisdictions to work towards the goals and objectives outlined in the housing element by sharing best practices, exploring opportunities for further collaboration, and making the best use of limited resources.</p> <p>Staff of the participating local governments also met with representatives of the California Department of Housing and Community Development to discuss funding opportunities and challenges in implementing their programs. Staff also met with the Fair Housing Counsel of Central California to discuss fair housing issues and opportunities for education.</p> <p>The City posts available affordable housing resources on the City website.</p>



1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 2: Review Annexation Standards in Memorandum of Understanding	The County of Fresno and the cities within the County shall work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities	Ongoing	On June 4, 2018, City Council Res. 18-76 was adopted approving an amendment of the Tax Sharing Agreement to permit annexation of land for purpose of RHNA. The County Board of Supervisors approved the amendment.
Program 3: Provision of Adequate Sites	<p>Maintain and annually update the inventory of residential land resources;</p> <p>Provide the inventory on the City website and make copies available upon request;</p> <p>Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need; and</p> <p>Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies</p>	Ongoing	The City monitors development relative to the sites inventory and continues to maintain adequate sites to meet the Fifth Cycle Regional Housing Needs Allocation. The Planning Division maintains an inventory of affordable housing sites within its Geographical Information System and uploads monthly updates to the City website. Additionally, the Planning Division has procedures to address a loss of affordable housing sites from the inventory due to non-affordable housing development. The procedures are posted on the City's Affordable Housing website. The website also includes information on the housing element, sites inventory, available properties in Clovis, and other housing-related information: <a href="https://cityofclovis.com/affordable-housing/opportunity-sites-entitlements/">https://cityofclovis.com/affordable-housing/opportunity-sites-entitlements/</a>
Program 4: Rezoning for RHNA	<p>Provide adequate zoning on at least 221 acres of land by December 31, 2016 to cover the unaccommodated need from the Fourth Cycle RHNA of 4,425 lower-income units.</p> <p>If annexation of the "prezoned" sites is not completed within three years of adoption of the Housing Element, the City will conduct an analysis to determine if adequate capacity exists on the remaining sites in the inventory to meet the Fifth Cycle RHNA. If the City cannot identify adequate capacity, the City will rezone sites within four years of adoption of the Housing Element to meet the RHNA. The rezoned sites will meet the criteria for lower-income housing described above.</p>	December 31, 2016 and April 2019	<p>Fourth Cycle RHNA - On November 5, 2018, the City Council adopted Ord. 18-26, amending the Development Code to provide for the RHN Overlay Zone as well as permitting affordable housing in the P-F Zone. Additionally on December 10, 2018, the City Council Adopted Ord. 18-28, rezoning 887 acres to the P-F Zone, consistent with the General Plan and providing an additional 11 acres toward the affordable housing program. These amendments satisfied the City's rezone obligation for the Fourth Cycle RHNA.</p> <p>Fifth Cycle RHNA - The sites inventory for the Fifth Cycle RHNA included capacity for 1,044 lower-income units (i.e., higher-density units) on prezoned sites within the Loma Vista Community Centers North and South Master Plan. The City annexed all of the prezoned higher-density sites that were counted in the lower-income inventory. The City annexed Site PA-3 (20.9 acres of HDR - 418 unit capacity) on April 10, 2016, and annexed Site PA-1 (13.3 acres MU-V - 266 unit capacity) and PA-2 (18 acres of HDR - 360 unit capacity) on January 28, 2019.</p>



1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 5: Monitoring of Residential Capacity (No Net Loss)	<p>Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016.</p> <p>Monitor and report through the HCD annual report process.</p>	2016/Annual	<p>The Planning Division maintains an inventory of affordable housing sites within its Geographical Information System and uploads monthly updates to the City website. Additionally, the Planning Division has procedures to address a loss of loss of affordable housing site inventory due to non-affordable housing development. The procedures are posted on the City's Affordable Housing website.</p> <p>Planning staff receives approximately 6 GPA's per year. Residential amendments generally involve the request to increase density. Staff has compiled an on-going worksheet that provides a quantitative description of new gains in density as a result of density amendments.</p>
Program 6: Water and Wastewater Service	<p>Continue to monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA.</p> <p>Establish procedures by the end of 2016 for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.</p>	Ongoing/2016	<p>The water and wastewater service master plans respond directly to the land use plan established by the General Plan and apply appropriate design safety factors to insure that adequate capacity is provided to all land uses. These service plans provide flexibility, especially in infill areas, that will accommodate affordable housing units where needed throughout the city. The water, wastewater, and recycled water masterplans were adopted in July 2018. These plans work in concert with each other to enhance available supply and provide full service to the plan area as systematic growth occurs.</p> <p>The City Council will be considering policy language on March 18, 2019 to provide priority water and sewer service for lower-income housing in compliance with Government Code Section 65589.7.</p>

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 7: Affordable Housing Incentives	<p>Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing</p> <p>Continue to offer incentives such as gap financing, density bonus, streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible) to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless.</p> <p>Continue to streamline the environmental review process for housing developments to the extent possible, using available State categorical exemptions and Federal categorical exclusions, when applicable.</p> <p>Annually pursue State, Federal, and other funding opportunities to increase the supply of safe, decent, affordable housing in Clovis</p>	Ongoing	<p>On Novemeber 5, 2018, the City Council adopted Ord. 18-26, amending the Development Code to provide for the RHN Overlay Zone and well as permitting affordable housing in the P-F Zone. Ord. 18-26 also inlcuded procedures for streamlining affordable housing by allowing projects "by-right" through a building permit.</p> <p>City Staff are working with affordable housing developers to expand affordable housing development opportunities. During the 2018 calendar year, Clovis has provided subsidies to the following affordable housing developments/programs:</p> <p>1) Stanford Addition Infill - In 2017, Clovis transferred ownership of 3 scattered site, vacant parcels in the Stanford Addition to Habitat for Humanity Fresno County for development of 3 single-family homes to be occupied by low-income households. 1 of the 3 homes was completed in 2018, and the other 2 began construction in 2018;</p> <p>2) First-Time Homebuyer Program - In the past year Clovis has provided FTHB assistance to 7 low-income homebuyers for the purchase of a home in Clovis;</p> <p>3) In the past year, Clovis provide home repair grants to 55 low-income households to correct critical health and safety-related deficiencies in the home.</p>



1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 8: Farmworker Housing	<p>Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.</p> <p>Continue to offer incentives such as gap financing, density bonus, streamlined processing to facilitate the development of farmworker housing.</p> <p>Annually monitor the status of farmworker housing as part of the City's annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.</p>	Ongoing	There were no applications for farmworker housing in 2018. However, the City makes available on the City of Clovis' Planning and Development Services and Affordable Housing webpages information about potential gap financing, density bonus, and streamlined processing.
Program 9: Preserving Assisted Housing	<p>Monitor the status of any HUD receipt/ approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units.</p> <p>Identify non-profit organizations as potential purchasers/ managers of at-risk housing units.</p> <p>Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.</p> <p>Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.</p>		Clovis has not received any notices of intent or plans of action filed by property owners to convert to market rate units. Clovis staff will reach out to subsidized housing complexes, as needed, to ensure tenants are properly noticed, and will provide materials to property managers who need them.



1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 10: Encourage and Facilitate Accessory Units (Second Units)	<p>By 2018, consider fee reductions for second units.</p> <p>By 2019, implement a public education program advertising the opportunity for second units through the City website and at the planning counter</p>	2018 and 2019	In 2017, the State adopted additional regulations for ADUs. The City is in the process of modifying its Development Code and fee structure to comply with the ADU legislation. The new code will include allowance for accessory units with no requirement for separate sewer and water services or additional impact fees (approximate cost savings of \$15K-\$20K). Clovis has a Cottage Home Program to encourage infill residential development of 400-square foot second units that have alley access and has funded the cost of preparing and approving three sets of building plans which can be used for free by anyone participating in the program. This represents approximately \$9,000 savings. In addition, school fees are exempted for the cottage homes and there is no requirement for separate utilities for the secondary unit. The City is advertising the Cottage Home Program on the City website, social media, and direct mail with much success.
Program 11: Zoning Code Amendments	<p>Amend Zoning Code to address State law requirements within one year of Housing Element adoption.</p> <p>Review residential parking standards for studio and one-bedroom multifamily units and take action by 2017 to modify the requirements based on the findings of the review.</p> <p>Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.</p>	2017/2017/Annually	The City Council approved Ordinance Amendment 2018-01 on July 16, 2018 and subsequently adopted the amendments to the Development Code on August 6, 2018. The ordinance amendment addressed all the requirements of this program including updates to address farmworker/employee housing, reasonable accommodation, definition of family, single room occupancy units, and removing guest parking requirements for multifamily housing.
Program 12: Lot Consolidation and Lot Splits	<p>Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting.</p> <p>Process requests for lot consolidation and lot splitting concurrent with other development reviews.</p> <p>Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.</p>	Ongoing	Planning staff uses the Clovis Development Code and the Subdivision Map Act in making recommendations to the development community on opportunities to further develop parcels/lots to the maximum density allowed for best and maximum use of properties within the city. City Housing staff works with potential developers on identifying opportunity sites that may require lot consolidations or divisions. This is done in conjunction with Planning staff as described.
Program 13: Monitoring of Planning and Development Fees	<p>Continue to monitor the various fees charged by the City to ensure they do not unduly constrain housing development.</p> <p>As appropriate, consider incentives such as deferred or reduced fees to facilitate affordable housing development.</p>	Ongoing	Development Impact Fees, overall, are lower in the City's core (south of Herndon and west of Locan) than areas considered to be growth areas. This is due, primarily, to substantial portions of infrastructure needed for development being already in place and paid for. As a result, infill development is incentivized. Sewer major facilities fees are 20% lower on a per unit basis than single family. For water major facilities, the impact fee per unit decreases with increasing density. The City's impact fee ordinances include provisions for developers to defer payment of impact fees until occupancy. The City continually seeks means of fee structuring in order to further reduce the cost per unit.



1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 14: Housing Rehabilitation Program	<p>Continue to apply for CalHOME funds to maintain the housing rehabilitation program.</p> <p>Promote Home Rehabilitation Program on City website, at public counters, and to income-eligible households identified through the Code Enforcement program.</p>	Ongoing	City staff continues to promote the housing rehabilitatoin program on the City's website, at public counters, and to low- and moderate-income households identified through code enforcement. Staff completed 55 home repair grants in 2018, expending approximately \$232,000 in CDBG funds for the program. CalHOME funds have not recently been made available by HCD. Clovis' most recent CalHOME grant was in 2014.
Program 15: Code Enforcement	<p>Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.</p> <p>Refer income-eligible households to City of Clovis housing rehabilitation programs for assistance in making the code corrections.</p> <p>Conduct a housing conditions survey by 2020 to assess the extent of housing rehabilitation needs, as resources are available.</p>	Ongoing/2020	Clovis formed a Code Enforcement Team which uses Staff from the Building Department, Affordable Housing Department, City Manager's Office, Police Department, Fire Department, Public Utilities, and Legal Counsel to work together to bring substandard housing units and residential properties into compliance with City Code. The Code Enforcement Team brings substandard housing units and residential properties into compliance with city codes, and makes referrals to City housing rehabilitation programs. The City is beginning process to conduct housing conditions survey by 2020.
Program 16: Homebuyer Assistance Program	Continue to pursue CDBG, HOME, and other funding opportunities annually to maintain the first time homebuyer assistance program.	Annually	In 2018, the City submitted an application to HCD and was awarded \$1,000,000 for First Time Homebuyer Program.
Program 17: First-Time Homebuyer Resources	<p>Prepare promotional materials by 2016 and promote available homebuyer resources on City website and public counters.</p> <p>Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.</p>	2016 and annually	City Staff continue to seek additional funding from State and Federal resources to provide homebuyer assistance. Because the demand for Clovis' First Time Homebuyer funds far exceeds the amount available, City Staff refer potential homebuyers to the CalPlus Conventional Program and CalHFA programs on a regular basis. Information for both programs is available on the City of Clovis' affordable housing page.



1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 18: Energy Conservation	<p>Consider incentives to promote green building techniques and features in 2017, and as appropriate adopt incentives by 2018.</p> <p>Continue to promote HERO program by providing a link on the City website and making brochures available at City counters.</p> <p>Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades by providing a link on the City website and making brochures available at City counters.</p> <p>Continue to incorporate conservation measures in housing rehabilitation programs.</p> <p>Expedite review and approval of alternative energy devices (e.g., solar panels).</p>		<p>The City supports and promotes the HERO program and PG&amp;E programs that support energy conservation. City Staff provide information about these programs to Clovis residents on a regular basis, including referrals to the Fresno Economic Opportunities Commission's Weatherization Program for low-income clients needing energy efficiency repairs. City staff print and give potential recipients the applications.</p> <p>The City has adopted expedited, streamlined permitting processes for electric vehicle charging stations (2017) and roof top solar energy systems (2015) (Chapter 8.14 and 8.18 of the Clovis Municipal Code).</p>
Program 19: Housing Choice Vouchers	<p>Prepare promotional materials by 2016 and provide information on the HCV program on City website and at public counters.</p> <p>Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.</p> <p>Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout city neighborhoods with varying income levels to promote housing opportunities for all city residents.</p>	2016 and ongoing	<p>The City promotes the HCV program on the City website (<a href="https://cityofclovis.com/affordable-housing/fresno-county-housing-choice-voucher/">https://cityofclovis.com/affordable-housing/fresno-county-housing-choice-voucher/</a>) and at the counter. City Staff provide referrals to property owners for HCVP and work regionally to increase funding to all affordable housing agency partners.</p>



[illegible]

[illegible]



[illegible]

Jurisdiction	Clovis	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		670
Total Units		670

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Submitted Application Summary	
Total Housing Applications Submitted:	886
Number of Proposed Units in All Applications Received:	1,417
Total Housing Units Approved:	1,416
Total Housing Units Disapproved:	1

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas





AGENDA ITEM NO: 15

City Manager: *[Signature]*

# CITY of CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: March 18, 2019

SUBJECT: Consider items associated with CIP14-30 Shaw Avenue Widening Project from DeWolf Avenue to McCall Avenue.

1. Consider Approval, Res. 19-\_\_, Review and Certification of an Environmental Impact Report, adopt Statements of Overriding Considerations, and adopt a Mitigation Monitoring/Reporting Program for CIP Project 14-30 Shaw Avenue Widening Project from DeWolf Avenue to McCall Avenue.
2. Consider Approval, Res. 19-\_\_, A request to approve a street plan line for Shaw Avenue between DeWolf and McCall Avenues.

Staff is requesting a continuance of these items to allow for additional time to finalize the Final Environmental Impact Report. Staff was anticipating the project would be complete and ready for noticing for the City Council's consideration on March 18, 2019 but needed additional time to address some outstanding questions and comments. Staff will re-notice the items for City Council consideration once complete.

Prepared by: Ryan C. Burnett, Engineering Program Supervisor

Submitted by: *[Signature]*  
Renee Mathis  
Assistant Director  
Planning and Development Services



AGENDA ITEM NO: **16**

City Manager: *AA*

## CITY of CLOVIS

### REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: March 18, 2019

SUBJECT: Consider Approval - Res. 19-\_\_\_\_, Initiation to prezone four properties located on the north side of Behymer Avenue east of Willow Avenue, within Mixed Use #11 in the Heritage Grove Plan Area. Main Street Promenade, LLC; applicant.

ATTACHMENTS: (A) Heritage Grove Plan Area with Mixed Use Area #11 Boundary  
(B) Draft Resolution

#### CONFLICT OF INTEREST

None

#### RECOMMENDATION

Staff recommends that the Council initiate the prezone of four properties located within Heritage Grove Mixed Use Area #11 (MU #11).

#### EXECUTIVE SUMMARY

The City is in receipt of a request to prezone and approve a Master Plan for MU #11 in the Heritage Grove Master Plan Community. The applicant (Mr. Penn of Main Street Promenade, LC) has reached out to all of the property owners, obtaining owner consent on 12 of the 16 properties within MU #11. Mr. Penn has not been able to connect with four of the property owners and is asking the Council to initiate the prezone on their behalf.

#### BACKGROUND

Mr. Penn has applied for a prezone for MU #11 in the Heritage Grove Master Plan Community. The General Plan requires a Master Plan for any development activity or annexation of properties within MU #11. The Master Plan would describe the zoning and



development standards for this specific mixed use area. Approval of the Master Plan and prezone would accommodate annexation at the time development moves its direction.

MU #11 consists of 16 properties owned by 10 separate owners. Mr. Penn began reaching out to all of the property owners the fall of 2018 to discuss the Master Plan and to ask for support. Mr. Penn was able to meet with six property owners who expressed their support and also signed the letters of consent. Mr. Penn has not been able to connect with four of the property owners; however, he has committed to continue reaching out.

On February 26, 2019, staff sent letters to the four property owners to notify them that the City was in receipt of a prezone request and that they would be receiving a public hearing notice requesting the Council to initiate the prezone on their behalf. On March 4, 2019, staff sent a public hearing notice to the four property owners notifying them of the request to initiate the prezone at the March 18, 2019 meeting. Staff have not heard from the property owners upon finalization of this report.

#### **FISCAL IMPACT**

None

#### **REASON FOR RECOMMENDATION**


The request to initiate the prezone would accommodate the applicant to move forward with the Master Plan for MU #11. Staff recommends that the Council approve the resolution to initiate the prezone of the four properties.

#### **ACTIONS FOLLOWING APPROVAL**

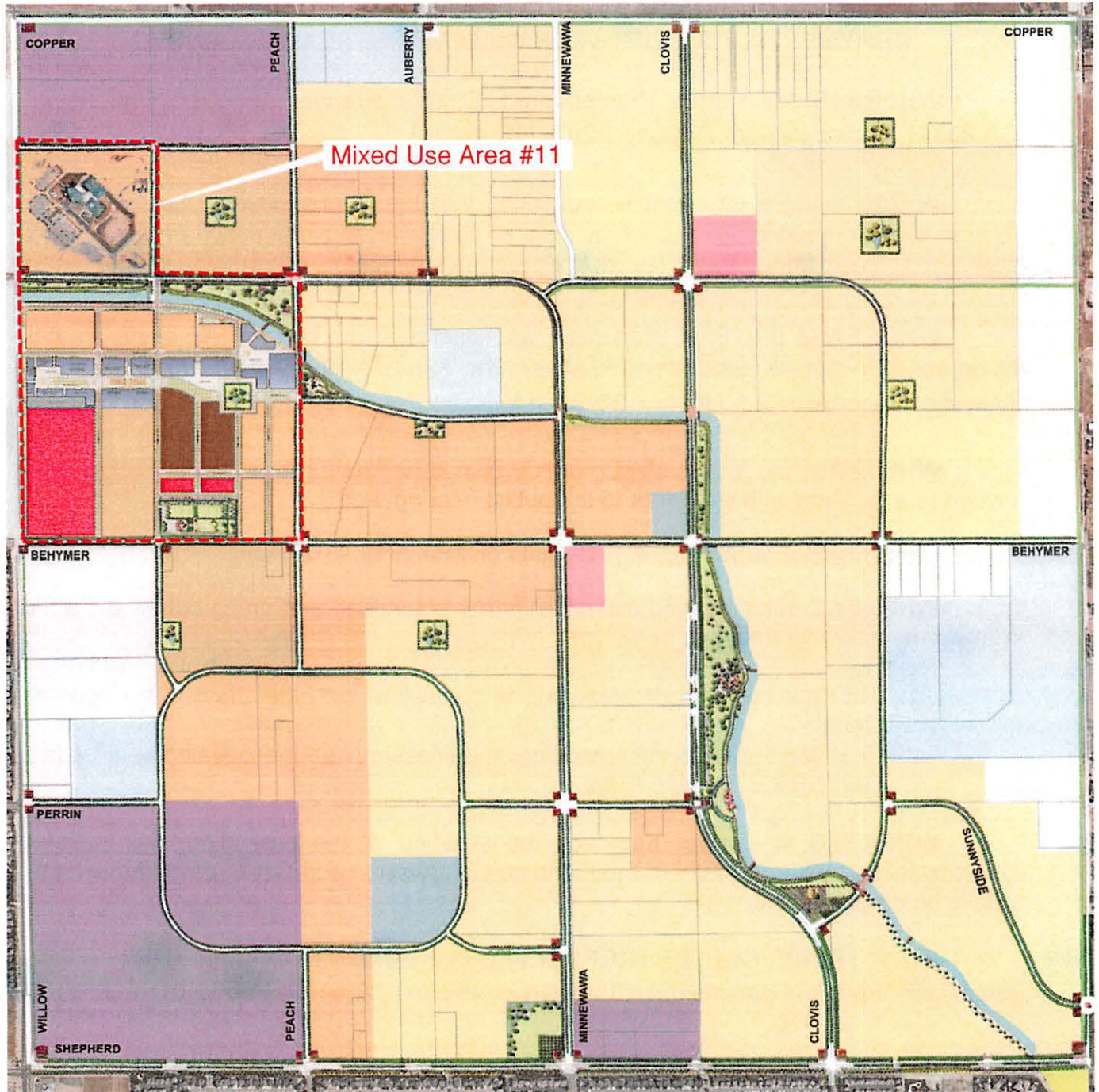
If approved, the prezone and Master Plan would be scheduled for public hearings.

Prepared by: Bryan Araki, City Planner

Submitted by:

  
\_\_\_\_\_  
Renee Mathis  
Assistant Director  
Planning and  
Development Services

# ATTACHMENT A HERITAGE GROVE PLAN AREA





**DRAFT  
RESOLUTION 19- \_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS INITIATING  
THE PREZONE OF FOUR PROPERTIES LOCATED ON THE NORTH SIDE OF  
BEHYMER AVENUE BETWEEN WILLOW AND PEACH AVENUES**

**WHEREAS**, Main Street Promenade, LLC, 1865 Herndon Avenue, K518, Clovis, CA 93611, has applied for Prezone R2019-01, and

**WHEREAS**, the applicant is requesting that the Council initiate the prezone of four properties located on the north side of Behymer Avenue between Willow and Peach Avenues, within Mixed Use Area #11 of the Heritage Grove Plan Area; and

**WHEREAS**, the four properties are described as current Assessor Parcel Numbers, 580-071-05, 580-071-17, 580-071-18, 580-071-19 as shown on the County Assessor Records dated January, 2019; and

**WHEREAS**, the four subject property owners were individually sent notices and invited to a meeting with staff prior to the public hearing; and

**WHEREAS**, a public hearing was held on March 18, 2019, and

**WHEREAS**, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely;

1. That the initiation of rezoning is consistent with the Clovis Development Code.
2. That the initiation of rezoning is necessary for the development of the Heritage Grove Plan Area.

**WHEREAS**, if Council approves the initiation of the rezoning, the prezone request will be forwarded to both the Planning Commission and City Council through the public hearing process.

**NOW, THEREFORE, BE IT RESOLVED** that the Clovis City Council does initiate the rezoning of four parcels described above, as part of Prezone R2019-01.

\* \* \* \* \*

**ATTACHMENT B**

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on March 18, 2019, by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: March 18, 2019

---

Mayor

---

City Clerk





# CITY of CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: March 18, 2019

SUBJECT: Consider Introduction – Ord. 19-\_\_\_, OA2019-01, A request to amend the Clovis Development Code as a semi-annual cleanup to address typographical, grammatical, and content errors as a result of the 2014 Development Code Update, to make the “Cottage Home Program” available citywide to single-family residential zoning districts where alley access is provided, and to make the necessary modifications to reflect recent changes to State housing law. City of Clovis, applicant.

ATTACHMENTS: (A) Draft Ordinance  
(B) Summary of Modifications  
(C) Text Modifications  
(D) Planning Commission Minutes

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

Planning Commission and staff recommend that the City Council approve Ordinance Amendment OA2019-01, amending the Clovis Development Code per Attachments B and C.

### EXECUTIVE SUMMARY

This Ordinance Amendment would modify the Development Code to allow for the City of Clovis “Cottage Home Program” to be available citywide for properties in single-family residential zoning districts having access to an alley and to allow Accessory Residential Dwelling Units as permitted uses, no longer requiring an Administrative Use Permit. Further, this Ordinance Amendment would modify the Development Code to modify existing sections of the Code for compliance with recent State law regarding the processing of applications requesting a density bonus for affordable housing.

## **BACKGROUND**

The City's adopted 2014 Development Code included a new format and amendments to the text. During adoption, staff informed the City Council that periodic updates would be necessary to address anticipated corrections as a result of the conversion from the old Code to the new format, as well as to allow for modifications to accommodate new and changing land use types, and development types.

OA2019-01 presents staff's third semi-annual clean-up ordinance amendment request to the City Council to address additional modifications to the Cottage Home Program and the State Mandated Density Bonus requirements.

### **Cottage Home Program**

In 2017, the City of Clovis introduced the "Cottage Home Program" for single-family homes having alley access within the Old Town area. This program currently provides eligible property owners three (3) "cottage home" plan options designed by the City. These plans are provided to the property owner at no cost and provide a streamlined option for adding an accessory dwelling unit. This not only encourages infill development, but also contributes to the revitalization of alleyways and provides additional housing stock for the City.

The Cottage Home Program was created in part to enhance the public's experience with the City and to provide an option for an expeditious and low-cost path to adding an accessory dwelling unit. The typical process includes a preliminary meeting with City staff to determine eligibility and to see which of the three (3) designs could work on the property based on size and location. This is followed by an on-site visit to the property where planning and building staff will walk the site to observe any potential obstacles and determine the best layout of the cottage home. The final step consists of the property owner submitting for a building permit, and once the permit is issued, beginning construction. Under this program, application to permit issuance takes approximately 10 days. Since program implementation began two years ago, more than 11 homes have either been completed or are in the building process (see figures below).

Participants in the Cottage Home Program have indicated they intend to use their cottage home for either rental housing, short-term vacation rental housing, or family housing (i.e. in-laws). Therefore, homes developed under this program can provide a diverse mix of housing stock throughout the area.

Based upon the early success of the Cottage Home Program and positive feedback from participating property owners, City staff has received several requests to expand the eligibility boundary beyond the Old Town area and allow for other areas of the City having single-family zoned property with alley access to participate in the program as well.

This proposed Ordinance Amendment provides the necessary modifications to the Development Code to allow for continued success of the Cottage Home Program citywide.





**Cottage Home Plan 1**



**Cottage Home Plan 3**

## **Density Bonus**

The California Density Bonus Law is found in California Government Code Sections 65915 to 65918 and provides developers tools to encourage development of affordable housing including senior and student housing. Based on a variety of criteria and qualifications, an increase in density may be granted. In addition to an increase in density (i.e. density bonus), other incentives are provided such as reduced parking requirements and streamlined processing of applications qualifying for a density bonus. Together, the State Density Bonus Law is intended to increase California's affordable housing stock.

The City's current Development Code includes Chapter 9.26, Affordable Housing Incentives: Density Bonus, which reflects the requirements and processing of applications for density bonus. As a result of recent changes to the State's Density Bonus Law, most of the modifications to the Development Code part of this ordinance amendment would be reflected in this Chapter. In general, the proposed modifications are required to ensure the City's Development Code is consistent and in compliance with State law with regards to density bonuses.

## **PROPOSAL AND ANALYSIS**

This proposed ordinance amendment, titled Ordinance Amendment OA2019-01, recommends corrections, additions, modifications, and deletions to the 2014 Development Code to make the "Cottage Home Program" available citywide to single-family residential zoning districts where alley access is provided. The existing "Cottage Home Program" development standards would remain the same, requiring compliance with Planning Area 7 (PA7) standards contained within the Central Clovis Specific Plan.

Further, this ordinance amendment also provides minor modifications and corrections to Section 9.40.020, Accessory Residential Dwelling Units, revising some of the terminology for consistency and to ensure consistency with State law regarding Accessory Dwelling Units. In addition, this ordinance amendment includes minor modifications and additions to several sections of Chapter 9.26, Affordable Housing Incentives: Density Bonus, and to Chapter 9.50, Application Filing, Processing, and Fees, to the Development Code to reflect recent changes in State Housing Law regarding density bonuses. These changes are necessary to ensure the Development Code is consistent and compliant with State housing law for the processing of density bonus applications.

This ordinance amendment also adds new terms and definitions to the Development Code.

## **Summary of Modifications**

**Attachment B** shows the summary of modifications and which sections are proposed for modifications, and **Attachment C** shows the detailed modifications to the Development Code and are summarized as follows:



Section 9.10.020, Table 2-2, Allowable Uses and Permit Requirements for Residential Zoning Districts

- Modification to allow Accessory Residential Dwelling Units as a permitted use in single-family Zoning Districts (i.e. A, R-R, R-A, and R-1), not requiring an Administrative Use Permit.
- Modification to add Tiny Homes as a permitted use in M-H-P (Mobile Home Park) Zone Districts.

Section 9.10.030, Table 2-3, Residential Zones General Development Standards Requirements by Individual Zoning District

- Modification to footnote number 8 allowing lot coverage to increase to a maximum of fifty percent (50%) when a cottage home is proposed within a Single-Family Residential District under the City's "Cottage Home Program."

Section 9.26.020, Eligibility for bonus, incentives, or concessions

- Addition of two eligible types of projects for density bonus including housing for lower-income student housing, transitional foster youth, disabled veterans, or homeless persons.

Section 9.26.030, Allowed density bonuses

- Addition of an increase in the maximum percentage of density bonus for qualifying lower-income student housing projects, transitional foster youth, disabled veterans, or homeless persons housing. Transitional foster youth, disabled veterans, or homeless person's housing projects are eligible for a density bonus of twenty percent (20%), and lower-income student housing a density bonus of thirty-five percent (35%).

Section 9.26.050, Parking requirements in density bonus projects

- Addition of new parking requirement ratios for qualifying density bonus projects for sites within a specified proximity to public transportation.

Section 9.26.090, Processing of bonus requests

- Addition of language regarding the processing of bonus requests, including information required to be provided to the applicant as well as by the applicant at the time an application is deemed complete. This includes providing information on density bonus eligibility, parking ratio, and incentives and concessions the applicant may be eligible for.

**Section 9.40.020, Accessory Residential Dwelling Units**

- Removal of the "application procedures" for accessory dwelling units, which are proposed to be permitted by-right in single-family zoning districts, and no longer require an "Administrative Use Permit."
- Clarification to development standards for accessory dwelling units specifying that there shall be no requirement for a common pathway between the main structure and the accessory dwelling unit.
- Increasing the percentage of allowable floor area for an accessory dwelling unit from 20% to 50% of the primary residence, but not greater than 1,200 square-feet. This modification is for consistency with State accessory dwelling unit law.
- Clarification that two (2) covered off-street parking spaces shall be for the primary residence, and one (1) covered or uncovered off-street parking space shall be for the accessory dwelling unit, except where exempted by State law.
- Modification to allow for shared or separate utilities for the accessory dwelling unit.
- Addition that the accessory dwelling unit is part of the parcel and not intended for sale separate from the primary residence.
- Addition of a new section subsection "Cottage Home Program Standards" specifying where cottage homes will be allowed, application procedures, and developmental standards.

**Chapter 9.50, Application Filing, Processing, and Fees**

- Addition of a new section, Section 9.50.100, Streamlined ministerial review, establishing defined criteria that a project must satisfy in order to be granted a streamlined ministerial review.

**Section 9.120.020, Definitions of Land Uses, Specialized Terms, and Phrases**

- Addition of a new term and definition, "Cottage Home Program."
- Addition of a new term and definition, "Tiny Homes."

**Planning Commission Comments**

The Planning Commission considered this Project on Thursday, February 28, 2019. The Commission approved Ordinance Amendment OA2019-01 by a vote of 5-0.



## California Environmental Quality Act (CEQA)

This project is in substantial conformance with the environmental analysis performed for the 2014 General Plan Update and 2014 Development Code Update. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project, therefore, subject to CEQA Sections 15162, no further environmental review is required for this project.

The City published notice of this public hearing in *The Business Journal* on Wednesday, March 6, 2019.

## FISCAL IMPACT

Potential increased revenue generated by the City's Transient Occupancy Tax for accessory dwelling units (i.e. Cottage Homes) used as short-term rentals. Short term rentals will be required to maintain a valid Clovis business registration.

## REASON FOR RECOMMENDATION

The recommended modifications to the 2014 Development Code described in this staff report, will address necessary modifications to allow for the Cottage Home Program to be available to single-family residential zoned districts citywide as opposed to only within the Old Town area of Clovis, as well as make the necessary modifications to reflect recent changes to State housing law. Planning Commission and staff therefore recommend that the City Council approve Ordinance Amendment OA2019-01.


The findings to consider when making a decision on an ordinance amendment application include:

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City; and
3. The proposed amendment is internally consistent with other applicable provisions of this Development Code.

## ACTIONS FOLLOWING APPROVAL

The second reading of the Ordinance Amendment will be heard by the City Council at its next regular meeting and if approved, will go into effect 30 days from its passage and adoption.

Prepared by: Ricky Caperton, AICP, Senior Planner

Submitted by:   
Renee Mathis  
Assistant Director of  
Planning and Development Services

**DRAFT ORDINANCE**

**ATTACHMENT A**



**DRAFT  
ORDINANCE 19-\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING THE  
DEVELOPMENT CODE, TITLE 9 OF THE CLOVIS MUNICIPAL CODE AND CONFIRM  
ENVIRONMENTAL FINDINGS**

**WHEREAS**, City's current Development Code was adopted by the Council on October 8, 2014; and

**WHEREAS**, the Clovis Development Code has been in use for four years and three months and several minor modifications and errors have been identified; and

**WHEREAS**, the Planning Commission held a noticed Public Hearing on February 28, 2019, to consider modifications to the Development Code; and

**WHEREAS**, Planning Commission reviewed the record of proceedings, including the staff reports and other written records presented to, or otherwise made available to, the Planning Commission on this matter, and considered all oral comments made during the public hearing; and

**WHEREAS**, the Planning Commission recommended that the Council approve Ordinance Amendment OA2019-01; and

**WHEREAS**, the City Council held a noticed public hearing on March 18, 2019, to consider the approval of Ordinance Amendment OA2019-01; and

**WHEREAS**, the amendment to the Development Code amends the sections identified in Attachments B and C of the staff report; and

**WHEREAS**, on March 18, 2019, the City Council considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to Ordinance Amendment OA2019-01, which are maintained at the offices of the City of Clovis Planning and Development Services Department; and

**WHEREAS**, the City Council finds that the Development Code Amendment is consistent with the General Plan and applicable specific plans.

**WHEREAS**, the proposed amendment is consistent with the goals, policies, and actions of the General Plan. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The proposed amendment is internally consistent with other applicable provisions of this Development Code.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CLOVIS DOES ORDAIN AS  
FOLLOWS:**

**SECTION 1: FINDINGS.** The Council finds as follows:

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;
3. The proposed amendment is internally consistent with other applicable provisions of this Development Code; and
4. This project is in substantial conformance with the environmental analysis performed for the 2014 General Plan Update and 2014 Development Code Update.

**ATTACHMENT A**

**SECTION 2:** The City Council adopts the changes identified in Attachments B and C.

**SECTION 3:** The provisions of this Ordinance are hereby declared to be severable. If any provision, clause, word, sentence, or paragraph of this Ordinance or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance.

**SECTION 4:** This Ordinance shall go into effect and be in full force from and after thirty (30) days after its final passage and adoption.

**SECTION 5:** The record of proceedings is contained in the Planning and Development Services Department, located at 1033 Fifth Street, Clovis, California 93612, and the custodian of record is the City Planner.

APPROVED: March 18, 2019

_____	_____
Mayor	City Clerk
* * * * *	* * * * *

The foregoing Ordinance was introduced at a regular meeting of the City Council held on March 18, 2019, and was adopted at a regular meeting of said Council held on \_\_\_\_\_, by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

DATED:

\_\_\_\_\_  
City Clerk



## **SUMMARY OF MODIFICATIONS**

**ATTACHMENT B**

## SUMMARY OF MODIFICATIONS

9.10.020	Table 2-2	Revise "Accessory Residential Dwelling Units" in the A, R-R-, R-A, and R-1 as a permitted use, not with an Administrative Use Permit.
9.10.020	Table 2-2	Add "Tiny Homes" in the MHP as a permitted use.
9.10.030	Table 2-3	Revise footnote eight (8) clarification regarding allowable parcel coverage for cottage homes in single-family residential districts.
9.26.020	-(A)(5)-	Add language regarding density bonus eligibility for transitional foster youth, disabled veterans, and homeless persons.
9.26.020	-(A)(6)-	Add language regarding density bonus eligibility for lower income students in student housing developments.
9.26.030	-(A)(5)-	Add language regarding allowable density bonus for transitional foster youth, disabled veterans, and homeless persons.
9.26.030	-(A)(6)-	Add language regarding allowable density bonus for lower income students in student housing developments.
9.26.030	-(A)(7)-	Revised numbering as a result of additional language under new subsections 9.26.030(A)(5) and 9.26.030(A)(6).
9.26.030	-(A)(7)(b)-	Revised numbering as a result of additional language under new subsections 9.26.030(A)(5) and 9.26.030(A)(6).
9.26.050	-(C)-	Add language for adjustments to parking ratios regarding projects eligible for density bonuses.
9.26.050	-(D)-	Revised lettering as a result of additional language under new subsection 9.26.050(C).
9.26.090	-(A)-	Add language regarding required information during the processing of density bonus requests.
9.40.020	-(B)-	Add language to reference accessory "dwelling" units.
9.40.020	-(C)-	Remove section 9.40.020(C) regarding application procedures.
9.40.020	-(D)-	Revise subsection "D" to renumber to subsection "C" after removal of subsection "C" regarding application procedures.
9.40.020	-(C)(2)(a)-	Add language clarifying accessory dwelling unit requirements.
9.40.020	-(C)(5)-	Revise language to increase accessory dwelling unit maximum size from 20% to 50% of main dwelling unit's total floor area or up to one 1,200 square feet from 640 square feet.
9.40.020	-(C)(8)-	Revise language to clarify required number of off-street parking spaces for accessory dwelling units.
9.40.020	-(C)(9)-	Revise language for clarification regarding provisions of utilities and services for accessory dwelling units.
9.40.020	-(C)(10)-	Revise language to clarify that accessory dwelling unit development standards are subject to the standards of the zoning district of the property.
9.40.020	-(C)(11)-	Add language stating that the accessory dwelling unit is not intended for sale separate from the primary residence. This language was inadvertently removed previously and is being added back in.
9.40.020	-(C)(12)-	Renumbering based on changes to earlier sections.
9.40.020	-(E)-	Revise subsection "E" to renumber to subsection "D" after removal of an earlier section.
9.40.020	-(E)-	Add new section 9.40.020(E), Cottage Home Program standards, outlining Cottage Home Program Standards. This new section outlines requirements, such as location, development standards, and procedures for participating in the Cottage Home Program.
9.50.100		Add new subsection 9.50.100, Streamlined Ministerial Review, for consistency and compliance with recent changes to State density bonus housing law. This section outlines the qualifications for eligible projects for streamlining of specific housing projects.
9.120.020	"C"	Add Definition for Cottage Home Program.
9.120.020	"T"	Add Definition for Tiny Home.



## **TEXT MODIFICATIONS**

**ATTACHMENT C**

**TEXT MODIFICATIONS**(Text modifications and additions are in **Bold** and **Highlighted**)(Text removals are in *Italic*, ~~Strikethrough~~ and **Highlighted**)**9.10.020 Residential district land uses and permit requirements.**

A. Allowed land uses. Table 2-2 identifies the uses of land allowed by this Development Code in each residential zoning district, and the land use permit required to establish each use, in compliance with Division 5 of this title (Land Use/Development Review Procedures).

B. Prohibited land uses. Any table cell left blank shall mean that the listed land use is prohibited in that specific zoning district.

C. Site plan review required. Any change of use and all construction activities (e.g., additions, alterations, new construction, reconstruction, or remodeling) shall be subject to site plan review approval as set forth in Chapter 56 of this title (Site Plan Review).

D. Applicable sections. Where the last column in the tables ("See Section") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Development Code may also apply.

E. Special review required. A conditional use permit (Chapter 64 of this title, Conditional Use Permits) shall be required for all R-1-PD applications.

F. Annexation agreement. The uses in Table 2-2 can be modified as set forth in Section [2.1.35](#) using an annexation agreement approved by the City Council.

**TABLE 2-2**  
**ALLOWABLE USES AND PERMIT REQUIREMENTS**  
**FOR RESIDENTIAL ZONING DISTRICTS**

Land Use (1)	Permit Requirement by District								
	A	R-R	R-A	R-1 (2)	R-2	R-3	R-4	MHP (4)	See Section
<b>Residential</b>									
Accessory Residential Dwelling Units	<b>PA</b>	<b>PA</b>	<b>PA</b>	<b>PA</b>					<a href="#">9.40.020</a>
Accessory Uses and Structures	P	P	P	P	P	P	P	P	<a href="#">9.40.030</a>



**TABLE 2-2**  
**ALLOWABLE USES AND PERMIT REQUIREMENTS**  
**FOR RESIDENTIAL ZONING DISTRICTS**

Land Use (1)	Permit Requirement by District								
	A	R-R	R-A	R-1 (2)	R-2	R-3	R-4	MHP (4)	See Section
Alcohol and Drug Treatment, 6 or Fewer	P	P	P	P	P	P	P	P	<a href="#">9.40.100</a>
Alcohol and Drug Treatment, 7 or More						C			<a href="#">9.40.100</a>
Bed and Breakfast Inns	C	C	C	C	C	C	C		<a href="#">9.40.050</a>
Boarding Home						C			
Caretaker Housing	P	A	A					A	
Community Apartments and Condominiums					C	C	C		<a href="#">9.106.030</a>
Convents and Rectories Connected to Religious Institutions/ Facilities	C	C	C	C	C	C	C		
Day Care Home, Large Child and/or Adult		A	A	A	A	A	A		<a href="#">9.40.080</a>
<b>Residential (Continued)</b>									
Day Care Home, Small Child and/or Adult	P	P	P	P	P	P	P	P	<a href="#">9.40.080</a>
Density Bonuses	P	P	P	P	P	P	P		9.26
Domestic Violence Shelter, Small	A	A	A	A	A	A	A	A	<a href="#">9.40.100</a>
Domestic Violence Shelter, Large	C	C	C	C	C	C	C	C	<a href="#">9.40.100</a>
Employee Housing, 6 or Fewer	P	P	P	P	P				

**TABLE 2-2**  
**ALLOWABLE USES AND PERMIT REQUIREMENTS**  
**FOR RESIDENTIAL ZONING DISTRICTS**

Land Use (1)	Permit Requirement by District								
	A	R-R	R-A	R-1 (2)	R-2	R-3	R-4	MHP (4)	See Section
Farmworker Housing, Up to 12 Units or 36 Beds	P	P	P						
Group Care Home, 6 or Fewer	P	P	P	P	P	P	P	P	<a href="#">9.40.100</a>
Group Care Home, 7 or More						C			<a href="#">9.40.100</a>
Home Occupations	P	P	P	P	P	P	P	P	9.58, <a href="#">9.40.100</a>
Homeless Emergency Shelter, 7 or More						C			<a href="#">9.40.100</a>
Household Pets	P	P	P	P	P	P	P	P	
Kennels, Private	C	C	C						
Manufactured Housing	P	P	P	P	P	P	P	P	
Mobile Housing								P	
Mobile Home Parks								P	
Modular Housing								P	
<b>Residential (Continued)</b>									
Multifamily Housing					P	P	P		Dev. Stds.
Parolee/Probationer Home						C			<a href="#">9.40.100</a>
Senior Assisted Living Facility	C	C	C	C	C	C	C	C	
Sober Living Homes, 6 or Fewer	P	P	P	P	P	P	P	P	<a href="#">9.40.100</a>
Sober Living Homes, 7 to 16						P			<a href="#">9.40.100</a>



**TABLE 2-2**  
**ALLOWABLE USES AND PERMIT REQUIREMENTS**  
**FOR RESIDENTIAL ZONING DISTRICTS**

Land Use (1)	Permit Requirement by District								
	A	R-R	R-A	R-1 (2)	R-2	R-3	R-4	MHP (4)	See Section
Sober Living Homes, Greater Than 16						C			<a href="#">9.40.100</a>
Supportive Housing	P	P	P	P	P	P	P	P	<a href="#">9.40.100</a>
<b>Tiny Homes</b>								<b>P</b>	<b><a href="#">9.40.100</a></b>
Transitional Housing	P	P	P	P	P	P	P	P	<a href="#">9.40.100</a>
Single-Family Housing	P	P	P	P	P				
Single-Room Occupancy							C		
Temporary Uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	<a href="#">9.60.020</a>
<b>Nonresidential</b>									
Airports and Aircraft Landing Facilities	C	C							
Broadcasting Studios		C	C						
Cemeteries	C	C	C	C	C	C	C	C	
<b>Nonresidential (Continued)</b>									
Medical Services – Hospitals	C	C	C	C	C	C	C	C	
Medical Services – Extended Care	C	C	C	C	C	C	C	C	
Mini-Storage Facilities	C	C	C	C	C	C	C	C	<a href="#">9.40.130</a>
Natural Gas and Electric Facilities	C	C	C	C	C	C	C	C	
Public Utility Facilities	C	C	C	C	C	C	C	C	

**TABLE 2-2  
ALLOWABLE USES AND PERMIT REQUIREMENTS  
FOR RESIDENTIAL ZONING DISTRICTS**

Land Use (1)	Permit Requirement by District								
	A	R-R	R-A	R-1 (2)	R-2	R-3	R-4	MHP (4)	See Section
Solar and Wind Generation Facilities	C	C	C	C	C	C	C	C	
Swimming Schools			C						
<b>Agricultural and Open Space Resources</b>									
Agricultural Uses	P	P	P						
Agricultural Products, Sale of When Grown on Site	A								
Animal Keeping (Farm) Including Apiaries	P	A	A						<a href="#">9.40.040</a>
Community Gardens	P	P	A	A	A	A	A	A	
Open Space	P	P	P	P	P	P	P	P	
Plant Nurseries	A	A	A						
Rifle, Pistol or Archery Ranges	C	C	C						
<b>Agricultural and Open Space Resources (Continued)</b>									
Stables, Commercial	C	C							
Stables, Private	P	P	P	P (2)					<a href="#">9.40.040(C)</a>
<b>Education, Public Assembly, and Recreation</b>									
Assembly/Meeting Facilities	C	C	C	C	C	C	C	C	
Churches	C	C	C	C	C	C	C	C	
Golf Courses, Country Clubs	C	C	C	C	C	C	C	C	



**TABLE 2-2**  
**ALLOWABLE USES AND PERMIT REQUIREMENTS**  
**FOR RESIDENTIAL ZONING DISTRICTS**

Land Use (1)	Permit Requirement by District								
	A	R-R	R-A	R-1 (2)	R-2	R-3	R-4	MHP (4)	See Section
Libraries, Public				C	C	C	C		
Parks and Public Playgrounds	P	P	P	P	P	P	P	P	
Schools, Private		C	C	C	C	C	C	C	
Schools, Public	P	P	P	P	P	P	P	P	
Stadia	C	C	C	C	C	C	C		
Trails	P	P	P	P	P	P	P	P	
<b>Communication Facilities</b>									
Satellite Dish Antennas	A	A	A	A	A	A	A	A	9.42
Radio and TV Antennas and Transmission	C	C	C	C	C	C	C	C	9.42
Wireless Telecommunication Facilities	A	A	A	A	A	A	A	A	9.42

**Key to Permit Requirements**

Symbol	Applicable Process	See Chapter
P	Permitted use (3) (5)	9.56
A	Administrative use permit required (5)	9.62
C	Conditional use – Conditional use permit required (5)	9.64
<i>Blank</i>	Use not allowed	

Notes:

- (1) See Division 8 of this title for definitions of the land uses listed. See Section [9.08.030](#) (Allowable land uses and permit requirements).
  - (2) This column combines all R-1 sub-zones because the allowable land uses are identical, except for the allowance for horses to be maintained in the R-1-AH District on parcels of eighteen thousand (18,000) square feet or larger.
  - (3) A Director approved site plan review shall be required. See Chapter 56 of this title.
  - (4) For purposes of Table 2-2, the MHP District also includes the R-1-MHP District when installed in compliance with State law (Government Code Section [65852.3](#)).
  - (5) If there is a conflict between Table 2-2 and any written description setting forth allowable uses and permit requirements elsewhere in this title, the written description shall supersede unless it is clearly evident from the record that the contrary was intended. Disputes shall be resolved pursuant to Chapter 2 of this title.
- (§ 2, Ord. 14-13, eff. October 8, 2014; § 1 (Atts. 1, 2), Ord. 16-07, eff. May 4, 2016; § 1 (Att. 4), Ord. 17-03, eff. April 19, 2017; § 1 (Att. 3), Ord. 18-19, eff. September 5, 2018)

**TABLE 2-3**  
**RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS**  
**REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)**

Development Feature	R-1-A, R-1-AH	R-1-B
Minimum Parcel Size	18,000 sq. ft.	12,000 sq. ft.
Minimum Parcel Width	110 ft. <b>(25)</b>	80 ft. <b>(2)</b>
Minimum Corner Parcel Width	110 ft.	90 ft.
Minimum Reverse Corner Parcel Width	110 ft.	95 ft.
Minimum Parcel Depth	130 ft.	110 ft. <b>(4)</b>



**TABLE 2-3**  
**RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS**  
**REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)**

Development Feature	R-1-A, R-1-AH	R-1-B
Setbacks Required (1)		
Front	35 ft. (5)	35 ft. (5)
Side (Each)	10 ft.	5 ft. (with an aggregate side setback of 20 ft. minimum) (6)
Street Side	25 ft.	20 ft.
Reversed Corner (Street Side)	25 ft.	25 ft.
Rear	20 ft.	20 ft.
Accessory Structures	See Section <a href="#">9.40.030</a> (Accessory uses and structures)	
Maximum Parcel Coverage (8)	30%	35%
Main Structure – Maximum Height (Whichever Is Less)	35 ft./2-1/2 stories	
Accessory Structure – Maximum Height (Whichever Is Less)	See Section <a href="#">9.40.030</a> (Accessory uses and structures)	
Antennas, Vertical	See Chapter 42 of this title (Wireless Telecommunication Facilities)	
Fences/Walls/Hedges	See Section <a href="#">9.24.060</a> (Fences, walls, and hedges)	
Off-Street Parking	See Chapter 32 of this title (Parking and Loading Standards)	

**TABLE 2-3**  
**RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS**  
**REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)**

Development Feature	R-1-A, R-1-AH	R-1-B
Satellite Antennas	See Chapter 42 of this title (Wireless Telecommunication Facilities)	

Notes:

- (1) No main structure shall be erected within fifty feet (50') of a railroad or freeway right-of-way. A garage or carport shall be located not less than twenty feet (20') from any street frontage where the garage door or carport opening faces the street.
- (2) A parcel siding a freeway right-of-way shall have a minimum width of one hundred feet (100'). A cul-de-sac parcel shall have a minimum street frontage width of sixty feet (60').
- (3) A parcel with a rear property line abutting a freeway right-of-way shall have a minimum parcel depth of one hundred fifty feet (150').
- (4) A parcel abutting a major or secondary highway shall have a minimum parcel depth of one hundred twenty feet (120').
- (5) A cul-de-sac parcel shall have a minimum front setback of twenty-five feet (25').
- (6) A parcel developed with a side setback of less than seven feet (7'), additions may be made at a side setback no less than five feet (5').
- (7) A corner parcel shall have a minimum street side setback of twenty feet (20'), and reverse corner parcel shall have a minimum street side setback of twenty-five feet (25').
- (8) In Single-Family Residential Districts, the Director, through a single-family residential site plan review application, may grant a bonus parcel coverage provision of up to forty-five percent (45%) in compliance with subsection B of this section (Bonus parcel coverage). A particular model home, existing home or subdivision may be granted bonus parcel coverage based upon the provision of amenities identified in subsection B of this section. **In Single-Family Residential Districts where a cottage home is proposed through the City's "Cottage Home Program," maximum parcel coverage shall be (50%) per Planning Area 7 (PA7) development standards.**
- (25) A parcel siding a freeway right-of-way shall have a minimum width of one hundred feet (100'). A cul-de-sac parcel in the R-1-B District shall have a minimum street frontage width of sixty feet (60'). A cul-de-sac



parcel in the R-1-AH District shall have a minimum street frontage width of eighty feet (80'). A cul-de-sac parcel in the R-1-A District shall have a minimum street frontage width of fifty feet (50').

- (26) A reverse corner lot may process an administrative use permit (AUP) to construct side yard fencing at five feet (5') from property line. There shall be a ten-foot (10') corner cut off for sight distance visibility.

**TABLE 2-3**

**RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS  
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)**

<b>Development Feature</b>	<b>R-1-C</b>	<b>R-1 (13)</b>
Minimum Parcel Size	9,000 sq. ft.	6,000 sq. ft.
Minimum Parcel Width	70 ft. <b>(10)</b>	60 ft. <b>(2)</b>
Minimum Corner Parcel Width	80 ft.	65 ft.
Minimum Reverse Corner Parcel Width	85 ft.	70 ft.
Minimum Parcel Depth	110 ft. <b>(11)</b>	100 ft. <b>(4)</b>
<b>Setbacks Required (1)</b>		
Front	25 ft. 20 ft. (reverse corner parcels)	20 ft.
Side (Each)	5 ft. (with an aggregate side setback of 14 ft. minimum) <b>(6)</b>	15% of the lot with total combined setback, 5 ft. each side
Street Side	15 ft. <b>(7)(12)</b>	10 ft. <b>(12)</b>
Reversed Corner (Street Side)	20 ft. <b>(12)</b>	15 ft. <b>(12)</b>
Rear	20 ft.	

**TABLE 2-3**

**RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS  
 REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)**

Development Feature	R-1-C	R-1 (13)
Accessory Structures	See Section <a href="#">9.40.030</a> (Accessory uses and structures)	
Maximum Parcel Coverage (8)	40%	40%
Main Structure – Maximum Height (Whichever Is Less)	35 ft./2-1/2 stories	
Accessory Structure – Maximum Height (Whichever Is Less)	See Section <a href="#">9.40.030</a> (Accessory uses and structures)	
Antennas, Vertical	See Chapter 42 of this title (Wireless Telecommunication Facilities)	
Fences/Walls/Hedges	See Section <a href="#">9.24.060</a> (Fences, walls, and hedges)	
Off-Street Parking	See Chapter 32 of this title (Parking and Loading Standards)	
Satellite Antennas	See Chapter 42 of this title (Wireless Telecommunication Facilities)	

Notes:

- (1) No main structure shall be erected within fifty feet (50') of a railroad or freeway right-of-way. A garage or carport shall be located not less than twenty feet (20') from any street frontage where the garage door or carport opening faces the street.
- (2) A parcel siding a freeway right-of-way shall have a minimum width of one hundred feet (100'). A cul-de-sac parcel shall have a minimum street frontage width of fifty feet (50').
- (3) A parcel with a rear property line abutting a freeway right-of-way shall have a minimum parcel depth of one hundred fifty feet (150').



- (4) A parcel abutting a major or secondary highway shall have a minimum parcel depth of one hundred twenty feet (120').
- (5) A cul-de-sac parcel shall have a minimum front setback of twenty-five feet (25').
- (6) A parcel developed with a side setback of less than seven feet (7'), additions may be made at a side setback no less than five feet (5').
- (7) A corner parcel shall have a minimum street side setback of twenty feet (20'), and reverse corner parcel garages shall have a minimum street side setback of twenty-five feet (25').
- (8) In Single-Family Residential Districts, the Director, through a single-family residential site plan review application, may grant a bonus parcel coverage provision of up to forty-five percent (45%) in compliance with subsection B of this section (Bonus parcel coverage). A particular model home, existing home or subdivision may be granted bonus parcel coverage based upon the provision of amenities identified in subsection B of this section. **In Single-Family Residential Districts where a cottage home is proposed through the City's "Cottage Home Program," the maximum parcel coverage shall be (50%) per Planning Area 7 (PA7) development standards.**
- (10) A parcel siding a freeway right-of-way shall have a minimum width of ninety feet (90'). A cul-de-sac parcel shall have a minimum street frontage width of sixty feet (60').
- (11) A parcel abutting a major or secondary highway shall have a minimum parcel depth of one hundred twenty feet (120'). A parcel with a rear property line abutting a freeway right-of-way shall have a minimum parcel depth of one hundred thirty feet (130').
- (12) Private garages located in the side yard area and facing the street shall be set back at least twenty feet (20') from the property line on the side street and not less than five feet (5') from the rear property line of a reversed corner lot.
- (13) The minimum parcel area shall be designated on the Zone Map for each R-1 parcel, as follows: R-1-24,000 sq. ft.; R-1-18,000 sq. ft.; R-1-9,500 sq. ft.; R-1-7,500 sq. ft.; R-1-6,000 sq. ft.
- (25) A parcel siding a freeway right-of-way shall have a minimum width of one hundred feet (100'). A cul-de-sac parcel in the R-1-B District shall have a minimum street frontage width of sixty feet (60'). A cul-de-sac parcel in the R-1-AH District shall have a minimum street frontage width of eighty feet (80'). A cul-de-sac parcel in the R-1-A District shall have a minimum street frontage width of fifty feet (50').
- (26) A reverse corner lot may process an administrative use permit (AUP) to construct side yard fencing at five feet (5') from property line. There shall be a ten-foot (10') corner cut off for sight distance visibility.

**TABLE 2-3**  
**RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS**  
**REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)**

Development Feature	R-1-MH	R-1-MD
Minimum Parcel Size	Determined by sub-zone classification	4,500 sq. ft.
Minimum Parcel Width	60 ft. <b>(14)</b>	50 ft.
Minimum Corner Parcel Width	65 ft.	50 ft.
Minimum Reverse Corner Parcel Width	70 ft	50 ft.
Minimum Parcel Depth	100 ft.	90 ft.
<b>Setbacks Required (1)</b>		
Front	20 ft.	15 ft. (20 ft. to face of garage door)
Side (Each)	5 ft.	5 ft.
Street Side	10 ft.	10 ft.
Reversed Corner (Street Side)	15 ft. <b>(12)(26)</b>	15 ft. <b>(12)(26)</b>
Rear	20 ft.	15 ft.
Accessory structures	See Section <a href="#">9.40.030</a> (Accessory uses and structures)	
Maximum Parcel Coverage	40% <b>(8)</b>	45%



**TABLE 2-3**  
**RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS**  
**REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)**

Development Feature	R-1-MH	R-1-MD
Main Structure – Maximum Height (Whichever Is Less)	35 ft./2-1/2 stories	
Accessory Structure – Maximum Height (Whichever Is Less)	See Section <a href="#">9.40.030</a> (Accessory uses and structures)	
Antennas, Vertical	See Chapter 42 of this title (Wireless Telecommunication Facilities)	
Fences/Walls/Hedges	See Section <a href="#">9.24.060</a> (Fences, walls, and hedges)	
Off-Street Parking	See Chapter 32 of this title (Parking and Loading Standards)	
Satellite Antennas	See Chapter 42 of this title (Wireless Telecommunication Facilities)	

Notes:

- (1) No main structure shall be erected within fifty feet (50') of a railroad or freeway right-of-way. A garage or carport shall be located not less than twenty feet (20') from any street frontage where the garage door or carport opening faces the street.
- (8) In Single-Family Residential Districts, the Director, through a single-family residential site plan review application, may grant a bonus parcel coverage provision of up to forty-five percent (45%) in compliance with subsection B of this section (Bonus parcel coverage). A particular model home, existing home or subdivision may be granted bonus parcel coverage based upon the provision of amenities identified in subsection B of this section. **In Single-Family Residential Districts where a cottage home is proposed through the City's "Cottage Home Program," the maximum parcel coverage shall be (50%) per Planning Area 7 (PA7) development standards.**

- (12) Private garages located in the side yard area shall be set back at least twenty feet (20') from the property line on the side street and not less than five feet (5') from the rear property line of a reversed corner lot.
- (14) A parcel siding a freeway right-of-way shall have a minimum width of eighty feet (80').
- (25) A parcel siding a freeway right-of-way shall have a minimum width of one hundred feet (100'). A cul-de-sac parcel in the R-1-B District shall have a minimum street frontage width of sixty feet (60'). A cul-de-sac parcel in the R-1-AH District shall have a minimum street frontage width of eighty feet (80'). A cul-de-sac parcel in the R-1-A District shall have a minimum street frontage width of fifty feet (50').
- (26) A reverse corner lot may process an administrative use permit (AUP) to construct side yard fencing at five feet (5') from property line. There shall be a ten-foot (10') corner cut off for sight distance visibility.

#### **9.26.020 Eligibility for bonus, incentives, or concessions.**

In order to be eligible for a density bonus and other incentives or concessions as provided by this chapter, a proposed housing development shall comply with the following requirements and shall satisfy all other applicable provisions of this Development Code, except as provided by Section [9.26.040](#) (Allowed incentives or concessions).

A. Resident requirements. A housing development proposed to qualify for a density bonus shall be designed and constructed so that it includes at least any one of the following:

1. Ten percent (10%) of the total number of proposed units are for lower-income households, as defined in Health and Safety Code Section [50079.5](#);
2. Five percent (5%) of the total number of proposed units are for very low-income households, as defined in Health and Safety Code Section [50105](#);
3. The project is a senior citizen housing development as defined in Civil Code Sections [51.3](#) and [51.12](#), or is a mobile home park that limits residency based on age requirements for housing older persons in compliance with Civil Code Sections [798.76](#) and [799.5](#); ~~or~~
4. Ten percent (10%) of the total dwelling units in a common interest development as defined in Civil Code Section ~~4100.1351~~ are for persons and families of moderate income, as defined in Health and Safety Code Section [50093](#); provided, that all units in the development are offered to the public for purchase;
5. Ten percent (10%) of the total number of proposed units of housing for transitional foster youth, as defined in Section [66025.9](#) of the Education Code, disabled veterans, as defined in Section [18541](#) of the Government Code, or homeless persons, as defined in the federal [McKinney-Vento Homeless Assistance Act](#); or



**6. Twenty percent (20%) of the total number of proposed units for lower income students in a student housing development that meets the requirements, as defined by Government Code Section [65915](#).**

B. Applicant selection of basis for bonus. For purposes of calculating the amount of the density bonus in compliance with Section [9.26.030](#) (Allowed density bonuses), the applicant who requests a density bonus shall elect whether the bonus shall be awarded on the basis of subsection (A)(1), (2), (3), or (4) of this section.

C. Bonus units shall not qualify a project. A density bonus granted in compliance with Section [9.26.030](#) (Allowed density bonuses) shall not be included when determining the number of housing units that is equal to the percentages required by subsection A of this section.

D. Minimum project size to qualify for density bonus. The density bonus provided by this chapter shall be available only to a housing development of five (5) or more dwelling units.

E. Condominium conversion projects. A condominium conversion project for which a density bonus is requested shall comply with the eligibility and other requirements in Government Code Section [65915.5](#). (§ 2, Ord. 14-13, eff. October 8, 2014)

**9.26.030 Allowed density bonuses.**

The Director shall determine the amount of a density bonus allowed in a housing development in compliance with this section. For the purposes of this chapter, "density bonus" means a density increase over the otherwise maximum allowable residential density under the applicable Land Use Plan designation and zoning district as of the date of application by the applicant to the City.

A. Density bonus. A housing development that complies with the eligibility requirements in Section [9.26.020](#)(A)(1), (2), (3), or (4) shall be entitled to density bonuses as follows, unless a lesser percentage is proposed by the applicant:

1. Bonus for units for lower-income households. A housing development that is eligible for a bonus in compliance with the criteria in Section [9.26.020](#)(A)(1) (ten percent (10%) of units for lower-income households) shall be entitled to a density bonus calculated as follows:

**TABLE 3-5  
BONUS FOR LOWER-INCOME  
HOUSEHOLDS**

Percentage of Low-Income Units Proposed	Percentage of Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35

2. Bonus for units for very low-income households. A housing development that is eligible for a bonus in compliance with the criteria in Section [9.26.020\(A\)\(2\)](#) (five percent (5%) of units for very low-income households) shall be entitled to a density bonus calculated as follows:



**TABLE 3-6**  
**BONUS FOR VERY LOW-INCOME**  
**HOUSEHOLDS**

Percentage of Very Low-Income Units Proposed	Percentage of Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

3. Bonus for senior citizen development. A housing development that is eligible for a bonus in compliance with the criteria in Section [9.26.020\(A\)\(3\)](#) (senior citizen development or mobile home park) shall be entitled to a density bonus of twenty percent (20%).
4. Bonus for moderate-income units in common interest development. A housing development that is eligible for a bonus in compliance with the criteria in Section [9.26.020\(A\)\(4\)](#) (ten percent (10%) of units in a common interest development for persons and families of moderate income) shall be entitled to a density bonus calculated as follows:

**TABLE 3-7**  
**BONUS FOR MODERATE-INCOME**  
**HOUSEHOLDS**

Percentage of Moderate-Income Units Proposed	Percentage of Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18



**TABLE 3-7**  
**BONUS FOR MODERATE-INCOME**  
**HOUSEHOLDS**

Percentage of Moderate-Income Units Proposed	Percentage of Density Bonus
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32

**TABLE 3-7**  
**BONUS FOR MODERATE-INCOME**  
**HOUSEHOLDS**

Percentage of Moderate-Income Units Proposed	Percentage of Density Bonus
38	33
39	34
40	35

**5. Bonus for transitional foster youth, disabled veterans, or homeless persons development.** A housing development that is eligible for a bonus in compliance with the criteria in Section 9.26.020(A)(5) (transitional foster youth, disabled veterans, or homeless persons) shall be entitled to a density bonus of twenty percent (20%).

**6. Bonus for lower income students in a student housing development.** A housing development that is eligible for a bonus in compliance with the criteria in Section 9.26.020(A)(6) (lower income students in student housing) shall be entitled to a density bonus of thirty five percent (35%).

**75. Density bonus for land donation.** When an applicant for a tentative map, parcel map, or other residential development approval donates land to the City in compliance with this subsection, the applicant shall be entitled to a density bonus for the entire development, as follows; provided, that nothing in this subsection shall be construed to affect the authority of the City to require a developer to donate land as a condition of development.

- a. Basic bonus. The applicant shall be entitled to a fifteen percent (15%) increase above the otherwise maximum allowable residential density under the applicable Land Use Plan designation and zoning district for the entire development, and an additional increase as follows:



**TABLE 3-8**  
**BASIC BONUSES**

<b>Percentage of Very Low-Income Units Proposed</b>	<b>Percentage of Density Bonus</b>
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28

**TABLE 3-8  
BASIC BONUSES**

Percentage of Very Low-Income Units Proposed	Percentage of Density Bonus
24	29
25	30
26	31
27	32
28	33
29	34
30	35

b. Increased bonus. The increase identified in the table above shall be in addition to any increase in density required by subsections (A)(1) through (4) of this section up to a maximum combined mandated density increase of thirty-five percent (35%) if an applicant seeks both the increase required in compliance with this subsection (A)(75), as well as the bonuses provided by subsections (A)(1) through (4) of this section.

c. Eligibility for increased bonus. An applicant shall be eligible for the increased density bonus provided by this subsection if all of the following conditions are met:

- (1) The applicant donates and transfers the land no later than the date of approval of the final map, parcel map, or residential development application.
- (2) The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low-income households in an amount not less than ten percent (10%) of the number of residential units of the proposed development.



(3) The transferred land is at least one acre in size, or of sufficient size to permit development of at least forty (40) units; has the appropriate Land Use Plan designation; is appropriately zoned for development as affordable housing; and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible.

(4) No later than the date of approval of the final map, parcel map, or of the residential development, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low-income housing units on the transferred land, except that the City may subject the proposed development to subsequent design review to the extent authorized by Government Code Section [65583.2\(i\)](#) if the design is not reviewed by the City before the time of transfer.

(5) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with Section [9.26.070](#) (Continued availability), which shall be recorded on the property at the time of dedication.

(6) The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the approved housing developer.

(7) The transferred land shall be within the boundary of the proposed development or, if the City agrees, within one-quarter (1/4) mile of the boundary of the proposed development.

B. Greater or lesser bonuses. The City may choose to grant a density bonus greater than provided by this section for a development that meets the requirements of this section, or grant a proportionately lower density bonus than required by this section for a development that does not fully comply with the requirements of this section.

C. Density bonus calculations. The calculation of a density bonus in compliance with this section that results in fractional units shall be rounded up to the next whole number, as required by State law. For the purpose of calculating a density bonus, the residential units do not have to be based upon individual subdivision maps or parcels.

D. Requirements for amendments or discretionary approval. The granting of a density bonus shall not be interpreted, in and of itself, to require a General Plan amendment, Zoning Map amendment, or other discretionary approval.

E. Location of bonus units. The developer may locate density bonus units in the housing project in other than the areas where the units for the lower-income households are located. (§ 2, Ord. 14-13, eff. October 8, 2014)

#### **9.26.050 Parking requirements in density bonus projects.**

A. Applicability. This section applies to a development that meets the requirements of Section [9.26.020](#) (Eligibility for bonus, incentives, or concessions) but only at the request of the applicant. An applicant may request additional parking incentives or concessions beyond those provided in this section in compliance with Section [9.26.040](#) (Allowed incentives or concessions).

B. Number of parking spaces required.

1. At the request of the applicant, the City shall require the following vehicular parking ratios for a project that complies with the requirements of Section [9.26.020](#) (Eligibility for bonus, incentives, or concessions), inclusive of handicapped and guest parking:

- a. Zero (0) to one bedroom: One on-site parking space.
- b. Two (2) to three (3) bedrooms: Two (2) on-site parking spaces.
- c. Four (4) and more bedrooms: Two and one-half (2-1/2) on-site parking spaces.

2. If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number.

#### **C. Adjustments to parking requirements.**

1. If the development includes the maximum percentage of low-income or very low income units and is located within one-half mile of a major transit stop, as defined in Section 21155 of the Public Resources Code, and there is unobstructed access to the major transit stop from the development, the parking ratio, inclusive of handicapped and guest parking, shall not exceed 0.5 spaces per bedroom.

2. At the request of the applicant, if the development consists solely of rental units, exclusive or a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the Health and Safety Code, the following shall apply:

a. If the development is located within one-half mile of a major transit stop, as defined in Section [21155](#) of the Public Resources Code, and there is unobstructed access to the major transit stop from the development, the ratio shall not exceed 0.5 spaces per unit.

b. If the development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections [51.2](#) and [51.3](#) of the Civil Code, the ratio shall not exceed 0.5 spaces per unit. The development shall have either paratransit



service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

c. If the development is a special needs housing development, as defined in Section [51312](#) of the Health and Safety Code, the ratio shall not exceed 0.3 spaces per unit. The development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

**DC.** Location of parking. For purposes of this section, a development may provide on-site parking through uncovered parking, but not through on-street parking. (§ 2, Ord. 14-13, eff. October 8, 2014)

#### **9.26.090 Processing of bonus requests.**

A. Permit requirement. A request for a density bonus and other incentives and concessions shall be evaluated and decided through administrative use permit approval in compliance with Chapter [62](#) of this title (Administrative Use Permits). In addition to the requirements of Chapter 62 of this title for the processing of Administrative Use Permits, the following procedures shall also apply for the processing of applications requesting a density bonus to determine eligibility:

1. **Density Bonus Eligibility.** Once an application has been deemed complete, the applicant shall be informed in writing the amount of density bonus allowed as calculated by Section [9.26.030](#);
2. **Density Bonus Parking Ratio.** If a modified parking ratio is requested by the applicant pursuant to Government Code Section [65915](#) as part of the density bonus, the applicant shall be notified of the applicable parking ratio(s) as required by Section [9.26.050](#); and
3. **Incentives, Concessions, or Waivers Eligibility.** If incentives, concessions, and or waivers are requested by the applicant pursuant to Government Code Section [65915](#), and outlined in Section [9.26.040](#), the applicant shall be notified of whether the application contains the adequate information necessary for the Department to make a determination as to those incentives, concessions, or waivers or reductions of development standards.

B. Findings for approval. In addition to the findings required by Section [9.62.050](#) for the approval of an administrative use permit, the approval of a density bonus and other incentives and concessions shall require that the review authority first make all of the following additional findings:

1. The residential development will be consistent with the General Plan and any applicable specific plan, except as provided by this chapter for density bonuses, and other incentives and concessions;
2. The approved number of dwellings can be accommodated by existing and planned infrastructure capacities;



3. Adequate evidence exists to indicate that the project will provide affordable housing in a manner consistent with the purpose and intent of this chapter; and
4. There are sufficient provisions to guarantee that the units will remain affordable for the required time period. (§ 2, Ord. 14-13, eff. October 8, 2014)

#### **9.40.020 Accessory residential dwelling units.**

A. Purpose and intent. This section is intended to meet the requirements of State law in providing for accessory dwelling units (aka second dwelling units) in single-family and multifamily residential zoning districts. This section is not intended to regulate multi-generational units where access is not restricted between areas of the residence.

B. Zone districts. Accessory **dwelling** units may be allowed in any residential zoning district subject to the normal requirements of the district. Second residential units (aka accessory **dwelling** units) shall not be allowed in nonresidential zoning districts where residential uses are not allowed.

~~C. Application procedures. Applications for permits for accessory units shall be filed with the Department in compliance with the following procedures:~~

~~1. Filing. Applications for permits for accessory units shall be filed by the owner(s) of the subject property.~~

~~2. Form and content. Application shall be made to the Director on forms furnished by the Department and shall state that the owner(s) will occupy one of the dwelling units on the subject property. The application shall also include the following:~~

~~a. Documentation of ownership;~~

~~b. A floor plan of the structure showing both the present layout of the main dwelling unit and the proposed accessory unit, including any changes to the main dwelling unit. The floor plan shall be drawn at one-quarter inch (1/4") to the foot;~~

~~c. A scaled site plan showing the outline of the structure, distances to the property lines, required parking spaces, and driveways.~~

~~3. Filing fees. When an application for a special permit is filed, a fee in compliance with the City's Fee Schedule shall be paid for the purpose of defraying the costs incidental to the processing of the application.~~

~~4. Action on application. Within forty (40) days after the formal acceptance of a completed application, the Director shall approve or disapprove the application.~~

~~5. Expiration of permits. Special permits for accessory units shall automatically expire upon the transfer of ownership of the main dwelling. Purchasers of homes which contain special permits for~~



~~accessory units shall reapply for a new permit before allowing continued use and occupancy of the accessory unit.~~

~~6. — Declarations of covenants. Upon receiving a special permit, the owner(s) shall file on the subject property a declaration of covenants with the County Recorder's Office which states that the right to have an accessory unit expires upon the transfer of ownership and any continued use and occupancy of the accessory unit shall require a new permit.~~

**CD.** Developmental standards. An "accessory dwelling unit in conjunction with owner-occupied single-family dwelling unit" may be constructed or installed and maintained, but only in compliance with the following developmental standards:

1. The accessory dwelling unit shall be a complete, separate housekeeping dwelling unit that can be isolated from the main dwelling unit.
2. Only one accessory dwelling unit shall be created on a single-family parcel.
  - a. The accessory dwelling unit may be a detached freestanding structure, an above-garage unit, but only with a detached garage, or an attached portion of the main dwelling unit. **There shall be no requirement for a common pathway between the main structure and the accessory dwelling unit.**
  - b. See Section [9.40.030\(D\)](#) (Accessory uses and structures: Detached structures), for development standards related to detached accessory structures.
3. The accessory dwelling unit shall have at least two hundred fifty (250) square feet of floor space and shall not have more than one bedroom.
4. Both attached and detached accessory dwelling units shall be architecturally compatible, having similar materials and style of construction, with the main dwelling unit and shall be consistent with the established character of the adjoining residential neighborhood.
5. All accessory dwelling units shall clearly be subordinate or smaller when compared with the main dwelling unit. In no case shall any accessory dwelling unit's floor area be more than **fifty twenty** percent ~~(20%)~~ **(50%)** of the main dwelling unit's total floor area, including garages and other nonliving areas, nor greater than ~~six hundred forty (640)~~ **one thousand two hundred (1,200)** square feet, whichever is less.
6. The floor area of the accessory dwelling unit together with the floor area of the main dwelling unit shall not cause the parcel coverage for the subject site to exceed the maximum allowable lot coverage for the applicable zoning district.

7. The design and size of the accessory dwelling unit shall conform to all applicable standards of the building, health, and other codes adopted by the City. (Refer to Table 2-3 in Division 2 of this title for residential lot coverage requirements.)

8. At least ~~three (3)~~ **two (2)** covered off-street parking spaces shall be available for **the main dwelling unit.** ~~use by the owner occupants and accessory dwelling unit occupants.~~ **One (1) additional covered or uncovered off-street parking space shall be available for the accessory dwelling unit, except where exempted by State law.** Off-street parking spaces shall be in compliance with Chapter 32 of this title (Parking and Loading Standards).

9. Adequate provisions shall be made for the water and sewer service and drainage generated by the occupancy of the accessory dwelling unit as determined by the City Engineer. The accessory dwelling unit ~~shall~~ **can either** have **shared or** separate services for electric, gas, sewer, and water.

10. The development of the accessory dwelling unit shall be subject to the property development standards for ~~main dwelling units for~~ the subject zoning district in which the accessory dwelling unit is located.

**11. The accessory dwelling unit is part of the parcel and is not intended for sale separate from the primary residence and may be rented.**

~~11.~~ **12.** A main dwelling unit shall exist on the subject site and be occupied before an accessory dwelling unit may be authorized in compliance with this section.

**D.-E.** Special provisions for the Central Clovis Specific Plan Area. Notwithstanding the provisions of this section, duplex dwelling units shall be allowed as replacement housing, in compliance with this section and the Central Clovis Specific Plan.

1. The special duplex provisions of this subsection shall only apply to areas within the Central Clovis Specific Plan boundaries which are west of Clovis Avenue (that is, the area bounded by Sierra, Clovis, Barstow, and Minnewawa Avenues) and designated for Medium Density Single-Family Residential use.

2. The allowable number of new duplex dwelling units created under the provisions of this subsection shall not exceed the overall density limitations for Medium Density Single-Family Residential uses, which is one dwelling unit for each six thousand (6,000) square feet of parcel area on a block-by-block basis.

3. A minimum parcel area of seven thousand five hundred (7,500) square feet (e.g., a typical fifty-foot (50') by one-hundred-fifty-foot (150') downtown parcel) shall be required to qualify for the specific duplex provisions of this subsection.



4. Parcel coverage, setbacks, and other site design and building standards for the R-1 Single-Family Residential Districts shall apply to ensure that new duplex dwelling units are visually compatible with the established character of the adjoining residential neighborhood.
5. Off-street parking, second-story limitations, and structure design shall be considered as part of the special permit review process to maintain the visual character of the area. Normally two (2) covered parking spaces shall be required for each unit.
6. A site plan review shall be required for duplex dwelling units, in compliance with Chapter 50 of this title (Application Filing, Processing, and Fees), and a public hearing shall be held in compliance with Chapter 88 of this title (Public Hearings). (§ 2, Ord. 14-13, eff. October 8, 2014)

**E. Cottage Home Program standards. This section provides locational and general standards for the Cottage Home Program which is allowed in the applicable residential areas, subject to the following criteria and standards:**

1. A cottage home shall be a second permanent dwelling that is accessory to a primary dwelling on the same site.
2. Zone districts. A cottage home is allowed in single-family residential zoning district areas in which an alley is located. A cottage home unit shall not be allowed in nonresidential zoning districts where residential uses are not allowed. Development standards for the cottage home shall be compliant with the standards stated in Planning Area 7 (PA7) of the Central Clovis Specific Plan.
3. Application procedures. Applications for the Cottage Home Program shall be filed with the Department. The Cottage Home Program has designated plans that are available to parcels that have access to an alley within the Clovis city limits.
4. Developmental standards. A cottage home shall be constructed in compliance with the following developmental standards:
  - a. The cottage home unit shall have access through an alley way.
  - b. Only one cottage home unit shall be created on a single-family parcel.
  - c. The cottage home shall be built using plans provided by the city.
  - d. One (1) off-street (covered or uncovered) parking space shall be provided for the cottage home unit with the dimensions of ten by twenty feet (10' X 20'), except where exempted by State law.



- e. Adequate provisions shall be made for the water and sewer service and drainage generated by the occupancy of the cottage home unit as determined by the City Engineer. The cottage home can have either shared or separate services for electric, gas, sewer, and water.
- f. Single family lots with an alley-facing detached unit shall receive the same address as the main house with a letter "B" as the address unit portion of the unique address designator.

## Chapter 9.50 APPLICATION FILING, PROCESSING, AND FEES

### 9.50.100 Streamlined ministerial review.

In order to be eligible for a streamlined ministerial review provided by this section, a proposed housing development shall satisfy all of the following planning standards:

#### A. Eligible projects.

1. Development is a multifamily housing development that contains two or more residential units;
2. Development is located in an urban area that has already been seventy five percent (75%) developed for urban uses, and is zoned for residential use or residential mixed-use, with at least two-thirds of the square footage of the development designated for residential use;
3. Applicant commits to record a land use restriction providing that lower income units shall remain available at affordable housing costs for a period not less than forty-five 45 years for rental and owned units;
4. The development must satisfy both of the following:
  - a. The development occurs in a locality that the California Department of Housing and Community Development (HCD) has determined has not met its share of regional housing needs, by income category, for that reporting period; and
  - b. The development is subject to mandating a minimum percentage of below market rate housing based on:
    - (1) locality failing to submit its latest production report to HCD, or the production report reflects that fewer than the number of required of above moderate-income housing permits have been issued, and the project dedicates at least ten percent (10%) of its housing units to be affordable to households making below eighty percent (80%) of the area median income for projects of more than ten (10) units; or
    - (2) the City's production report reflects that fewer than the number of required of very low or low-income housing permits have been issued, and the project dedicates fifty percent (50%) of its total number of units to housing affordable to households making below eighty percent (80%) of the area median income.;



5. Development must be consistent with objective zoning standards, objective subdivision standards, and objective design review standards (i.e. not subjective standards);
6. Cannot be located on property within any of the following areas: a coastal zone, prime farmland, wetlands, very high fire hazard severity zone, hazardous waste site, delineated earthquake fault zone, flood plain, floodway, community conservation plan area, habitat for protected species, under a conservation easement, or located on a qualifying mobile home site.
7. Development cannot be located: (a) on land that requires the demolition of affordable housing, (b) a site that was previously used for housing that was demolished within 10 years, (c) a site that would require the demolition of a historic structure.
8. Developer must: (a) certify that the development is either a public work, or if not entirely a public work, that prevailing wages are paid to construction workers employed; or (b) for developments meeting specific numbers of units for applications approved of within certain time periods, a certified skilled and trained workforce shall be used to complete the development.
9. The development does not involve a parcel that is subject to the California Subdivision Map Act, unless: (a) the development has or will receive financing or funding by means of a low-income housing tax credit and subject to prevailing wage requirements, or (b) the development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce;
10. The development is not upon an existing parcel of land that is governed under the Mobile Home Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobile Home Parks Act, or the Special Occupancy Parks Act. (Gov. Code § 65913.4(a).)

**9.120.020 Definitions of land uses, specialized terms, and phrases.**

The following definitions are in alphabetical order:

C. Definitions, "C."

Cafeteria. Similar to a restaurant, but where the food (e.g., prepared dishes, sandwiches, desserts, and/or beverages) is selected while the patron proceeds in a line. After choosing and paying for the selected items, the patron proceeds with the food to an open table of choice.

California Environmental Quality Act (CEQA). California Public Resources Code Section [21000](#) et seq. and Administrative Code Section 15000 et seq.

**Campgrounds.** Limited facilities providing designated tent areas, tables, fireplaces or grills, and assigned parking spaces, and related structures for the overnight enjoyment of the public within an open space setting.

**Car washes.** See "motor vehicle washes."

**Card rooms.** A portion of a gaming club in which legal gambling and/or gaming is conducted.

**Cargo container.** Any box-shaped container which is no less than thirty-two (32) square feet in area, of metal construction, enclosed on all sides including top and bottom, and was originally designed and built to store cargo for shipping by truck, train, or boat.

**Carpet sales.** See "furniture stores, furnishings and equipment stores."

**Carport.** See "garage or carport."

**Caretaker housing.** A structure constructed to residential occupancy standards in compliance with the California Building Code that is accessory to a nonresidential use and required for security or twenty-four (24) hour care or supervision.

**Catering services.** Preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.

**Cemeteries.** A facility used, or intended to be used, for the burial of the dead and dedicated for that purpose, including columbariums, crematoriums, mausoleums, and mortuaries when operated in conjunction with, and within the boundaries of, the subject premises.

**Chemical products manufacturing.** Manufacturing establishments that produce or use basic chemicals and establishments creating products predominantly by chemical processes. Establishments classified in this major group manufacture three (3) general classes of products: (1) basic chemicals including acids, alkalis, salts, and organic chemicals; (2) chemical products to be used in further manufacture, including dry colors, plastic materials, pigments, and synthetic fibers; and (3) finished chemical products to be used for ultimate consumption including drugs, cosmetics, and soaps; or to be used as materials or supplies in other industries, including paints and fertilizers.

**Child day care facilities.** Facilities that provide care and supervision of minor children for periods of less than twenty-four (24) hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services:

1. **Child day care center.** A commercial or nonprofit child day care facility not operated as a small or large family day care home. Includes infant centers, preschools, and extended day care facilities. These may be operated in conjunction with a business, school, or religious facility, or as an independent land use.



2. Large day care home. A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for nine (9) to fourteen (14) children. Children under the age of ten (10) years who reside in the home count as children served by the day care facility.

3. Small day care home. A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for eight (8) or fewer children. Children under the age of ten (10) years who reside in the home count as children served by the day care facility.

Church. Shall mean a permanently located building, commonly used for religious worship.

City. The City of Clovis, State of California, referred to in this Development Code as the "City."

City Council. The Clovis City Council, referred to in this Development Code as the "Council."

City Engineer. The City of Clovis employee designated by the City Manager as the City Engineer.

Cleaning and dyeing shops. See "personal services."

Clinic. A place for group medical services not involving the overnight housing of patients.

Clothing products. Manufacturing establishments producing clothing, and fabricating products by cutting and sewing purchased textile fabrics, and related materials including leather, rubberized fabrics, plastics, and furs. Custom tailors and dressmakers not operating as a factory and not located on the site of a clothing store ("retail stores, general merchandise") are instead included under "personal services." See also "leather products" and "textile products."

Clothing stores. See "retail stores, general merchandise."

Coffee shops/kiosks. A retail business selling ready-to-eat food and/or beverages for on- or off-premises consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premises consumption ("counter service"); and establishments where customers are served food at their tables for on-premises consumption ("table service"), that may also provide food for take-out.

Coffee – specialty sales. See "retail stores, general merchandise."

College. An educational institution offering advanced instruction in any academic field beyond the secondary level, not including trade schools or business colleges. Also see "schools – colleges and universities."

College trade. A school offering preponderant instruction in the technical, commercial, or trade skills, such as real estate schools, business colleges, electronic schools, automotive and aircraft technicians schools,

and similar commercial establishments operated by nongovernmental organizations. Also see "schools – specialized education and training."

Commercial blood bank. See "medical services – clinics and laboratories."

Commercial vehicle. A commercial vehicle larger than a one-ton capacity used for business purposes.

Commission. See "Planning Commission."

Communication equipment building. Buildings housing electrical and mechanical equipment necessary for the conduct of a public communications business, with or without the necessary personnel.

Community apartments and condominiums. A development in which an undivided interest in the land is coupled with the right of exclusive occupancy of an apartment or condominium located on the land.

Community/culture centers. Multi-purpose meeting and recreational facilities typically consisting of one or more meeting or multi-purpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for activities including meetings, parties, receptions, dances, etc.

Computer integrated systems design. Establishments engaged in planning and designing computer systems that integrate computer hardware, software, and communication technologies. The hardware and software components of the system may be provided by these establishments or companies as part of integrated services or may be provided by third parties or vendors. These establishments often install the system and train and support uses of the system. Illustrative examples include:

- CAD/CAM systems design

- Computer-aided engineering

- Computer systems integration design

- Information management computer systems integration design

- Local area network (LAN) computer systems integration design

- Office automation computer systems integration design

Concrete and cement products. Manufacturing establishments producing bulk concrete, concrete building block, brick, and all types of precast and prefab concrete products. Also includes ready-mix concrete batch plants, lime manufacturing, and the manufacture of gypsum products, including plasterboard. A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet is defined under "Building material stores."



Conditional use. A use of land identified by Division 2 of this title (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards) as being allowed in a particular zoning district subject to the approval of a conditional use permit in compliance with Chapter 64 of this title (Conditional Use Permits).

Condominium. As defined by Civil Code Section [951\(f\)](#), a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map. The area within the boundaries may be filled with air, earth, or water, or any combination thereof, and need not be physically attached to any land except by easements for access and, if necessary, support.

Confectionery stores. See "retail stores, general merchandise."

Construction commencement. Satisfactory completion of the site preparation, grading, forms, and foundations, including reinforcing steel, and all electrical, plumbing, and air conditioning groundwork.

Contractor's storage yard. Storage yard operated by, or on behalf of, a contractor licensed by the State of California for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and structures for uses including offices and repair facilities.

Convenience stores. Retail establishments in a commercial structure with a square footage of less than five thousand (5,000) square feet which carry a limited range of common merchandise and frequently used food items, oriented to convenience and travelers' shopping needs. These stores may be part of a service station or an independent facility.

Copy services. See "business support services."

Corner cutoff area. See "traffic safety sight area."

Cosmetic products. Manufacturing facilities that use basic chemicals to produce cosmetics and cosmetic-type products.

Cottage food operations. Home food facilities operated in conformance with Section [113785](#) of the California Health and Safety Code, including permanent and nonpermanent food facilities.

**Cottage Home Program. The program provides plans for the construction of a cottage home on properties that are in a residential zoning district area in which an alley is located. The cottage home is considered an accessory dwelling unit.**

County Recorder. The County Recorder of the County of Fresno.

Coverage. Shall mean the same as site or parcel coverage.

Creek corridors. See "open space, public."

Cul-de-sac. A lot fronting on, or with more than one-half (1/2) of its lot width fronting on, the turn-around-end of a cul-de-sac street.

T. Definitions, "T."

Tasting room. A business conducting wine and/or beer tasting of their own product either at their location or off site in an appropriate zone district in conformance with the California Business and Professions Code. A tasting room may include more than one licensed manufacturer within the same lease space and permit retail sales of general merchandise. Tasting rooms may only operate between the hours of 8:00 a.m. and 11:00 p.m. daily, unless otherwise approved through an entertainment permit.

Tattoo. The insertion of pigments under the surface of the human skin for the purpose of creating pictures or designs per the satisfaction of the customer.

Tattoo parlor. See "body art."

Taxidermists. An establishment specializing in the preparation, stuffing, and mounting the skins of animals, especially vertebrates.

Telecommunication component manufacturing. Establishments engaged in manufacturing electromagnetic and photoelectrical broadcast, receiving, repeater station, and transmission equipment for cellular telephone, radio, telegraph, telephone, television, and data network communications, including commercial earth stations for satellite-based communications. Illustrative examples include:

- Antennas

- Cell phones and components

- Personal pagers and components

- Satellite dish antennas and components

- Towers

- Transmission equipment and components

Telecommuting. A work arrangement for performing work electronically, where employees work at a location other than their primary work location (e.g., home, an off-site office, etc.).

Teleconferencing. Telephone and/or video multi-access link for group communications.

Telephone booths, permanent or temporary. A small enclosure containing a public telephone.

Teleservices. Automatic information services (e.g., automatic teller machines, computer mail (e-mail), computer modem, facsimile, telephone information services, telephone banking/transaction, etc.).

Temporary seasonal use. A temporary retail or service business normally associated with a holiday or seasonal event.



Temporary uses. See Section [9.60.020](#) (Temporary use permits).

Tennis courts, private. See "accessory residential uses and structures."

Textile products. Manufacturing establishments engaged in performing any of the following operations: preparation of fiber and subsequent manufacturing of braids, threads, twine cordage, yarn; coating, waterproofing, or otherwise treating fabric; dyeing and finishing fabric, fiber, yarn, and knit apparel; manufacturing woven fabric and carpets and rugs from yarn; the integrated manufacture of knit apparel and other finished products from yarn; the manufacture of felt goods, lace goods, nonwoven fabrics, and miscellaneous textiles; and upholstery manufacturing.

Theaters. Indoor facilities for public assembly and group entertainment, other than sporting events, including civic theaters and facilities for live theater and concerts.

**Tiny Home. A structure on wheels intended for separate, independent living quarters.**

Tire recapping, retreading, and rebuilding. See "plastics and rubber products."

Tobacco shops. See "retail stores, general merchandise."

Toe of slope. That point or line of initial break where the terrain changes to an upward direction.

Trading area. The area served by an existing commercial development or to be served by the proposed commercial development and from which such development draws its support.

Traffic safety sight area. A triangular area on a corner parcel formed by measuring thirty feet (30') from the intersection of the front and street side property lines, and connecting the lines across the property. (See Figure 3-1.)

Trailer, automobile. A vehicle without motive power, designed and constructed to travel on the public thoroughfares in accordance with the provisions of the State Vehicle Code and to be used for human habitation or for carrying property, including a trailer coach.

Trailer coach. Any camp car, trailer, or other vehicle, with or without motive power, designed and constructed to travel on the public thoroughfares in accordance with the provisions of the State Vehicle Code, and designed or used for human habitation.

Trailer court or trailer park. A space, area, or building designed, equipped, or maintained for the harboring, parking, or storing of two (2) or more trailer coaches, or house cars which haul such trailer coaches, or house cars being used as living or sleeping quarters for humans.

Trailer, residential. The same as "trailer coach" and used for human habitation only.

Trails. Multiple purpose public paths, either gravel or paved, suitable for a broad range of users, including bicycling, hiking, horseback riding, running, walking.

Transient. A person who is receiving accommodations for a price, with or without meals, for a period of not more than one hundred eighty (180) continuous days in any one year.

Transit stations and terminals. Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing minor maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, and railway facilities.

Transit stop shelters. A small scale covered waiting area for buses, taxis, and rail/mass transit stops.

Transitional shelter or housing. See "group housing – residential care home/facility."

Tree protection terms used in Chapter 30 of this title (Tree Protection Standards).

1. Arborist. A person having expertise in the care and maintenance of trees who is certified by the International Society of Arboriculture (ISA) or comparable organization.
2. Developed single-family residential property. Any legal parcel of record that is developed with a main dwelling unit and zoned single-family or PD (planned development), and cannot be further subdivided into additional parcels under its current zoning designation.
3. Development application. An application for land alteration or development including conditional use permit, planned development permit, site plan review, variance, Zoning Map amendment, and subdivisions of property.
4. Dripline. The outermost line of the tree's canopy projected straight down to the ground surface. In plan view, the dripline generally appears as an irregularly shaped circle.
5. Emergency. A sudden or generally unexpected occurrence that decisively determines that immediate action is warranted.
6. Fruit tree. Any tree that has the characteristic of bearing edible fruit, common to commercial production varieties, including stone fruits (e.g. prunes, peaches, etc.), citrus (e.g., lemons, oranges) and nut varieties (e.g., almonds, English walnut (except for California black walnut), peppers (g. Schinus), and olives (g. Oleaceae), etc.). A "fruit tree" shall not mean any tree that bears a fruit or nut produced primarily as seed (e.g., oaks, pines, etc.).
7. Heritage tree. Any tree so designated by the Protected Tree Advisory Committee based on the finding that the tree has character, significant age and girth, interest or value as part of the development of and/or exemplification of the agricultural, cultural, economic, educational, social, indigenous or historical heritage of the City and identified on the historic resources inventory.



8. Main structure. A primary structure allowed in the zoning district in which a property is located to provide reasonable economic use of a property.
9. Net lot area. The total area within the parcel lines of a parcel, excluding any street rights-of-way or common areas owned collectively by a group of property owners in a planned development.
10. Protected tree. Any class of tree specified in Section [9.30.040](#) (Protected trees).
11. Pruning. The standard practice of maintenance consisting of trimming or cutting away any limbs or branches of a tree to control growth and enhance performance or function by developing and preserving tree structure and health in compliance with pruning standards contained in the tree technical manual.
12. Remove. The complete removal of a tree (e.g., cutting to the ground) or its extraction. It also means taking action foreseeably leading to the death of a tree or permanent damage to its health, including cutting, girdling, over-watering, poisoning, unauthorized relocation or transportation of a tree or trenching, excavating, or altering the grade or paving within the dripline of a tree.
13. Review authority. The person or body officially responsible for rendering decisions on requests to remove trees protected by Chapter 30 of this title (Tree Protection Standards).
14. Severe trimming. Cutting back large diameter branches or the main trunk of a mature tree to stubs, known as topping or severe root pruning, which either destroys the existing symmetrical appearance or natural shape of the tree and/or compromises the long-term health or survival of a tree.
15. Tree. A live woody perennial plant characterized by having a main stem or trunk or a multi-stemmed trunk system with a more or less definitely formed crown, and is usually over ten feet (10') high at maturity.
16. Tree removal. Cutting of a tree to the ground or its extraction or severe trimming of a tree that does not comply with pruning standards adopted in Chapter 30 of this title (Tree Protection Standards). (See "pruning" definition.)
17. Tree technical manual. The regulations and specifications issued by the Director to implement Chapter 30 of this title (Tree Protection Standards).
18. Unprotected tree. Any class of tree not specified in Section [9.30.040](#) (Protected trees).

Tropical and other fish raising and sales. See "retail stores, general merchandise." The use does not include commercial fish farming, which is considered an industrial use.

Truck and trailer sales lot. An open area where trucks or trailers are sold, leased, or rented and where no repairing, repainting, or remodeling is done.

Truck repairing and overhauling. See "motor vehicle repair and maintenance."

Twenty-four (24) hour retail and services uses. Any business accessible and open to the public (i.e., not uses such as manufacturing, warehousing and processing) that operates twenty-four (24) hours a day or between the hours of 12:00 a.m. and 5:00 a.m., regardless of any other hours of operation, and located three hundred feet (300') or closer to any residential district and the use, the business center or the commercial center in which the use is located is located within three hundred feet (300') of any residential district.

Two (2) family housing/duplexes. Attached multifamily housing structure under single or individual unit ownership containing two (2) dwelling units in the same structure.



## **DRAFT PLANNING COMMISSION MINUTES**

**ATTACHMENT D**

DRAFT  
CLOVIS PLANNING COMMISSION MINUTES  
February 28, 2019

5. Consider approval Res. 19-\_\_\_, **OA2019-01**, A request to amend the Clovis Development Code as a semi-annual cleanup to address typographical, grammatical, and content errors as a result of the 2014 Development Code Update, to make the "Cottage Home Program" available citywide to single-family residential zoning districts where alley access is provided, and to make the necessary modifications to reflect recent changes to State housing law. City of Clovis, applicant.

Senior Planner Ricky Caperton presented the staff report.

At this point, the Chair opened the floor to those in favor.

There being none, the Chair opened the floor to those in opposition.

There being none, the Chair closed the public portion.

Commissioner Bedsted inquired as to the rationale behind the initial limitation of the Cottage Home Program to the Old Town Clovis area. City Planner Araki explained the background of the program related to that limitation.

Commissioner Bedsted expressed appreciation for the City's progressive stance on the program and his curiosity regarding issues that needed to be learned about and addressed in the initial rollout as well as the level of expressed interest in the expanded area. Planning Technician II Maria Spera and Deputy City Planner Ramirez provided information in relation to these inquiries.

Commissioner Bedsted inquired as to whether this proposed change will affect the City's density requirements. City Planner Araki responded positively, providing an explanation.

Commissioner Hinkle sought and received confirmation that the applicable lots could not be subdivided in the future, then inquired as to whether these units could be used as weekend rentals. Senior Planner Caperton responded that they can indeed be rented. City Planner Araki responded that the units can be used as airbnb's, with Deputy City Planner Ramirez explaining that such short-term rentals are a permitted use. Planning Technician Spera informed that one unit is already being successfully used as such.

Commissioner Hinkle expressed his appreciation on how the program will help the City with its affordable housing needs, something he sees as being a huge issue before the Commission in the next six months.

Commissioner Antuna expressed great excitement regarding the success and expansion of the Cottage Home Program, as she had been part of the committee that worked on the Central Clovis Specific Plan update that included the standards for the program. In her opinion, it is a program that beautifies the City, provides affordable housing, and provides desperately needed potential student housing. She praised the Planning Department's foresight in developing this program.

At this point a motion was made by Commissioner Antuna and seconded by Commissioner Cunningham to approve OA2019-01. The motion was approved by a vote of 5-0.





AGENDA ITEM NO: 18  
City Manager: LS

## CITY of CLOVIS

### REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: March 18, 2019

SUBJECT: Consider Approval – Res. 19-\_\_, A Resolution of Support for the Concept of the Clovis Botanical Garden Partnering with the Fresno Wildlife Rehabilitation Service for the development of a Regional Nature Center on 4.16 acres near the northeast corner of Clovis and Alluvial Avenues

ATTACHMENTS: (A) Request from Clovis Botanical Garden (CBG)  
(B) Existing Agreement with CBG (2010)  
(C) Draft Resolution

#### CONFLICT OF INTEREST

None

#### RECOMMENDATION

For the City Council to consider approval of a resolution of support for the concept of the Clovis Botanical Garden partnering with the Fresno Wildlife Rehabilitation Service for the Development of a Regional Nature Center on 4.16 acres near the northeast corner of Clovis and Alluvial Avenues.

#### EXECUTIVE SUMMARY

Staff is in receipt of a request from the CBG (Attachment A) for the Council to approve a resolution of support for the concept of the CBG to partner with the Fresno Wildlife Rehabilitation Service for the development of a Regional Nature Center on 4.16 acres near the northeast corner of Clovis and Alluvial Avenues. This is the current footprint of the CBG, they are not proposing any expansion.

CBG has filed a preliminary conceptual application for a Cultural, Community, and Natural Resources Grant from the State of California under Proposition 68, the Parks Initiative. CBG is asking for a \$400,000 grant and submitted a preliminary application in February.

If the State approves their preliminary application, they will formally apply for the grant. The CBG Board feels that if the City Council would approve in concept to what is being proposed, it would enhance their chances of being awarded.

CBG and Fresno Wildlife Rehabilitation Service (FWRS) have agreed to collaborate on the construction of a visitor/education center to become a Regional Nature Center designed to continue to strengthen their emphasis of nature education and sustainability.

If awarded, the grant would help provide funding for construction, landscaping, additional parking and educational displays. The Regional Nature Center would be constructed as two buildings, one for CBG and one for FWRS. Both organizations are 501c3 community benefit organizations. Each building would be 2,000 square feet, with space between them designed for events.

At this point in time, the CBG Committee is only asking the City Council to approve a resolution of support for the CBG to partner with the Fresno Wildlife Rehabilitation Service for the development of a Regional Nature Center.



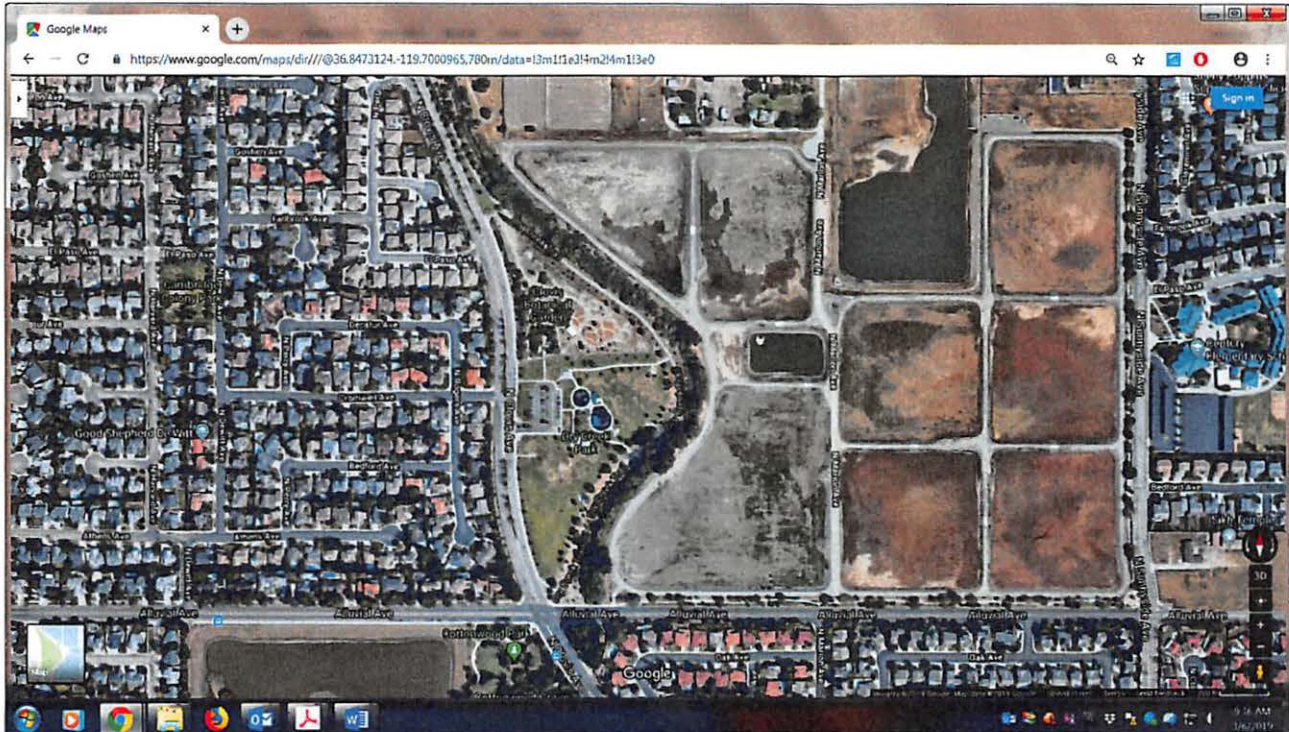
*Architects Rendering*

## BACKGROUND

The City of Clovis currently owns real property located at the northeast corner of the intersection of Clovis and Alluvial Avenues and entered into an agreement on November 20, 2001, to allow CBG, a California non-profit corporation, to develop and operate a demonstration garden. To date, CBG has successfully operated the garden with focus on



public education regarding the benefits of native species gardening for placement in landscape designs. In 2001, the CBG began with a 1.1 acre demonstration garden. In a second agreement in 2008, the CBG was expanded to 3.78 acres. In 2010, the land tenure agreement was expanded to 4.16 acres with an approved site plan (Attachment B).



Clovis Botanical Garden is located just north of Dry Creek Park near the northeast corner of Clovis and Alluvial Avenues.

In the last few weeks, the CBG has approached the City requesting further changes to the existing 2010 Agreement. CBG has filed a preliminary conceptual application for a Cultural, Community, and Natural Resources Grant from the State of California under Proposition 68, the Parks Initiative. CBG is asking for a \$400,000 grant and submitted a preliminary application in February. If the State approves their preliminary application, they will formally apply for the grant. The CBG Board feels that if the City Council would approve in concept to what is being proposed, it would enhance their chances of being awarded.

What is being proposed? From their Concept Proposal:

*Clovis Botanical Garden (CBG) and Fresno Wildlife Rehabilitation Service (FWRS) have agreed to collaborate on the construction of a visitor/education center to become a Regional Nature Center designed to continue to strengthen their emphasis of nature education and sustainability. If chosen for a grant submission, consultation with the grantors will help determine the need for one collaborative grant or two separate ones. The grant(s) would help provide funding for construction, landscaping, additional parking and educational displays. The Regional Nature Center will be constructed as 2 buildings, one*

*for CBG and one for FWRS. Both organizations are 501c3 community benefit organizations. Each building will be 2,000 square feet, with space between them designed for events. Green sustainable building practices will be incorporated; features include, but are not limited to, solar power, rainwater collection, water conserving toilets, shading by trees, porous walking surfaces and water-wise landscape. The Regional Nature Center site will be located on open ground (lawn) between the current CBG entrance and the parking lot shared with Dry Creek Park. Entrance to both buildings in Nature Center will be ADA compliant.*

The existing agreement does not need to be amended for the CBG to submit a grant application with FWRS. The following are relevant provisions from the existing agreement:

Page 5, paragraph 11, Applications for Funding:

"Committee may actively seek funding for the development and maintenance of the Premises, including funding for development fees. City may jointly apply with Committee for grant funds to assist in development and maintenance of the Premises. Committee shall, at its sole time, cost and expense, prepare the required applications."

Page 2, paragraph 3, Use of Premises:

"Consistent with the Site Plan discussed below, Committee, at its sole cost and expense, may construct a building or buildings on the Premises to be used for its offices, storage, meetings, gift shop, special events, or any purpose consistent with development of the Botanical Garden. Committee may delegate by contract construction to other entities consistent with the terms of this Agreement. The building(s) shall not be used as any person's actual living quarters and there shall be no overnight sleeping on the Premises.

Notwithstanding the foregoing, with the written consent of City, Committee may allow community non-profit groups to use portions of the building(s) for office use provided that the Committee shall remain responsible for all of its obligations under this Agreement, including without limitation its indemnification and insurance obligations. Such additional use shall be considered incidental and ancillary to the Committee's use of the Premises."

If the CBG were to be awarded the Proposition 68 grant funds, the existing 2010 Tenure Agreement will need to be modified to accommodate the FWRS. There are two ways to approach an amended Agreement: (1) Amend the Agreement to allow CBG to partner with FWRS, with FWRS operating under the authority of CBG. (2) Amend the Agreement to make FWRS a party to the Agreement.



Additional changes the CBG is asking the City to consider is to amend the limitation of alcohol use, currently limited to twelve times per year. They have also requested to have the City consider allowing the use of food trucks on their premises for events. The Site Plan from the 2010 year agreement may need to be updated.

At this point in time, the CBG Committee is asking the City Council to approve a resolution of support for the CBG to partner with a separate non-profit for the development of a Regional Nature Center on 4.16 acres near the northeast corner of Clovis and Alluvial Avenues.

Parking – The Dry Creek Park is a very high use park and parking is difficult at times. Increasing the use of the CBG adjacent the park would exacerbate the parking problem. The CBG has volunteered to partner with the City to expand the existing parking to the south of the existing CBG entrance to add an estimated additional twenty stalls. A study would need to be done to evaluate exactly how many additional spaces would be required with the increased use.

#### **FISCAL IMPACT**

If City Council approves in concept for the CBG to move forward, staff time and the City Attorney's office will be impacted. Additionally, the cost of the expanded parking will be an impact on the City even if shared with the CBG.

#### **REASON FOR RECOMMENDATION**

Staff is in receipt of a request from the CBG for the Council to approve a resolution of support for the CBG to partner with a separate non-profit for the development of a Regional Nature Center on 4.16 acres near the northeast corner of Clovis and Alluvial Avenues.

#### **ACTIONS FOLLOWING APPROVAL**

If City Council approves in concept for the CBG to move forward with the application, and the grant is awarded, staff will work with CBG and FWRS to amend the existing agreement.

Prepared by: John Holt, Assistant City Manager

Submitted by: John Holt 

**From:** Pat wyne [mailto:winwynne2@gmail.com]  
**Sent:** Saturday, February 23, 2019 4:49 PM  
**To:** Renee Mathis <ReneeM@ci.clovis.ca.us>  
**Cc:** Anne Clemons <anneclemons4@gmail.com>  
**Subject:** Fwd: Photos from GARDEN PRESENTATION

Begin forwarded message: Hi Renee,

Thanks so much for taking the time to talk with me on Friday. I'm sure you could tell from our conversation that those of us at the Clovis Botanical Garden are planning on taking on a major project. The Clovis Botanical has been wanting to build a Visitors Center for a number of years now and even though we have a little over \$100,000 set aside for the Center it is not enough money. The Fresno Wildlife Rehab group has also been wanting to build a Visitors Center, and like us, they have money, but not enough. We feel that if both groups came together and built a facility with a shared meeting room space it would not only be an attractive amenity for the community, but would also facilitate building the structure. We have filed a preliminary conceptual application for a Cultural, Community, and Natural Resources Grant from the State of Calif. under Prop 68, the Parks Initiative. We are asking for a \$400,000 grant. We submitted our preliminary application earlier this month, and if the State approves our application, then we can formally apply for the Grant. We feel that if the City Council would approve a conceptional agreement stating that they were on board with the concept of the Nature Center on this site that it would enhance our chances of getting the Grant. Everyone totally understands that passing a conceptional agreement of the projects in no way means that the City in signing off on it. The Garden President, Anne Clemons, and I look forward to meeting with you and other City staff members to discuss our project in more detail.

Thank you so much for your time and your interest.

Pat Wtne

**From:** Pat wyne <winwynne2@gmail.com>  
**Subject:** Photos from GARDEN PRESENTATION  
**Date:** February 23, 2019 3:37:27 PM PST  
**To:** [winwynne2@gmail.com](mailto:winwynne2@gmail.com)



RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

(FOR RECORDER'S USE ONLY)

**CITY OF CLOVIS**  
1033 Fifth Street  
Clovis, CA 93612

No recording or filing fee required; this document  
exempt from fee pursuant to Sections 6103 and  
27383 of the California Government Code.

**LAND TENURE AGREEMENT FOR  
A 4.16 ACRE BOTANICAL GARDEN AND RELATED FACILITIES  
ALLUVIAL AND CLOVIS AVENUES,  
CITY OF CLOVIS, FRESNO COUNTY, CALIFORNIA**

This Land Tenure Agreement ("Agreement") is entered into effective **June 28, 2010** ("Effective Date") between the City of Clovis, a California Municipal Corporation ("City") and the Clovis Botanical Garden Committee, a California Nonprofit Corporation ("Committee"), pursuant to the following recitals which are a substantive part of this Agreement:

**RECITALS**

- A. City is the owner of certain real property located at the northeast corner of the intersection of Clovis and Alluvial Avenues in the City of Clovis, County of Fresno, State of California, as more particularly described and depicted in **Exhibit A** ("Site").
- B. The Site is planned by City as part of City's community parks and trails system. As of the Effective Date, City has completed substantial park development on the Site.
- C. City and Committee entered into an agreement in 2001 whereby Committee developed and operated a 1.1 acre demonstration Botanical Garden on the Site.
- D. City and Committee entered into a second agreement in 2008 whereby Committee expanded the Botanical Garden and developed related facilities to encompass 3.78 acres of the Site.
- E. Committee desires to further expand the Botanical Garden and further develop related facilities ("Garden Facilities") to 4.16 acres of the Site. The portion of the Site proposed for the expanded Garden Facilities is more particularly described and depicted in **Exhibit B** attached hereto ("Premises").

- F. City agrees to permit Committee to develop and operate the Premises according to the terms of this Agreement.

**NOW, THEREFORE,** City and Committee agree as follows:

1. Attachments. The attachments to this Agreement are incorporated herein by this reference and the terms contained in the attachments shall have the same force and effect as if they were set forth herein.
2. Consideration. Development and operation, including maintenance of the Premises, by Committee for the purposes set forth in this Agreement and satisfaction by Committee of the terms of this Agreement shall be considered consideration for Committee's use and occupancy of the Premises. Except as otherwise set forth herein, City shall not charge Committee for use of the Premises during the term of this Agreement.
3. Use of Premises. Upon the Effective Date, Committee shall be allowed to use the Premises for the construction, operation, and maintenance of the Garden Facilities in accordance with the terms specified herein. Committee shall not use the Premises for any purpose except as specifically provided herein.

Committee shall use the Premises solely and exclusively as a Botanical Garden and related facilities. Committee shall permit no other uses of the Premises except for incidental or ancillary uses related to promoting, developing, or generating revenue for the Garden Facilities.

Consistent with the Site Plan discussed below, Committee, at its sole cost and expense, may construct a building or buildings on the Premises to be used for its offices, storage, meetings, gift shop, special events, or any purpose consistent with development of the Botanical Garden. Committee may delegate by contract construction to other entities consistent with the terms of this Agreement. The building(s) shall not be used as any person's actual living quarters and there shall be no overnight sleeping on the Premises.

Notwithstanding the foregoing, with the written consent of City, Committee may allow community non-profit groups to use portions of the building(s) for office use provided that the Committee shall remain responsible for all of its obligations under this Agreement, including without limitation its indemnification and insurance obligations. Such additional use shall be considered incidental and ancillary to the Committee's use of the Premises.

Any revenue Committee generates from its use of the building(s) or Premises shall be used solely for the further development and operation of the Botanical Garden, Garden Facilities, or Premises consistent with Committee's purpose; except that during any joint fund raising events held on the Premises with other non-profit organizations, such as the California Native Plant Society, revenue may be shared according to arrangements made between Committee and the non-profit organization.



The following additional provisions shall apply:

- a. Site Plan Approval; Parking Plan. Committee shall design, construct, maintain, and operate the Premises in accordance with the Clovis Botanical Garden 2010 Site Plan ("Site Plan") approved by City for the Premises. A copy of the Site Plan is attached as **Exhibit C** and incorporated herein by reference and shall be deemed a material part of this Agreement. The Site Plan may be amended through ordinary City channels for amending Site Plans and any such amendments shall be deemed incorporated into this Agreement.

As part of the Site Plan, Committee shall submit for review, modification, and approval by City a parking plan demonstrating how Committee will address on-site and off-site parking and related traffic issues for fund raising activities and special events held on the Premises.

- b. Business Plan and Operational Rules. As a condition precedent to constructing any improvements on the Premises, the Committee's business plan, operational budget, and operational rules for the Premises must be reviewed and approved by the City Council as set forth in Section 17. An annual report and budget shall also be provided as set forth in Section 18.
- c. Signage and Committee Sponsorships. All Garden Facilities signs shall be in conformance with the Site Plan and City's sign ordinance. Notwithstanding the foregoing, Committee may allow businesses to sponsor gardens, plazas, and other facilities with signs or other displays identifying the sponsor. Committee may also obtain a sponsor for the Botanical Garden with naming rights. Committee's rules governing such signs and displays shall be set forth in Committee's operational rules approved by the City Council pursuant to Section 17. Any agreement with Committee sponsors to provide sponsorship signs and displays, sponsorship plazas, sponsor naming of the Botanical Garden, or similar, shall include provisions notifying the sponsor that should this Agreement terminate, City has no obligation to maintain the sign, plaza, or sponsor name, and City may modify or remove all sponsor signs, plazas, and other references.
- d. Alcohol Use. Committee, including a person, business, or organization hired by Committee, may serve and sell alcohol on the Premises during exclusive Committee fund raising events, and for up to twelve (12) special events (as defined in Section 24) in a calendar year, provided Committee, and any person, business, or organization hired by Committee, complies with all applicable California Alcohol Beverage Control Act rules and regulations. All alcohol consumption shall be confined to the Premises, and no person shall be allowed to bring alcohol onto the Premises except for the alcohol to be served or sold by Committee for the fund raising event. In addition, Committee shall meet at least

fourteen (14) days prior to any event involving the serving of alcohol with the Clovis Police Department and comply with any conditions required of the Department to protect the public health, safety, and welfare, including ensuring that minors have no access to alcohol and that no alcohol or alcohol beverage containers leave the Premises.

- e. Weed Maintenance. In addition to any weed maintenance for the Premises, Committee will provide weed maintenance for the area five (5) feet adjacent to and outside of the perimeter fence line and any parking area.

5. Liens and Claims. Committee shall fully pay for all materials joined or affixed to the Premises and pay in full all persons who perform labor thereupon. Committee shall not suffer any mechanics' or materialmen's liens, or stop notices, of any kind to be enforced against the Premises for any work done or materials furnished at Committee's request. If any such liens are filed thereon, Committee shall remove the same at its own expense, and shall pay any judgment that may be entered thereon or thereunder. Should Committee fail, neglect, or refuse so to do, City shall have the right to pay any amount required to release any such liens, or to defend any action brought thereon, and to pay any judgment entered therein; and Committee shall be liable to City for all costs, damages, reasonable attorneys' fees, and any amounts expended in defending any proceedings or in the payment of any of said liens or any judgment obtained therefor. City may post and maintain upon the Property notices of nonresponsibility as provided by law.

6. Encumbrances. Committee shall not encumber by deed of trust, mortgage or other security instrument, all or a part of its interest under this Agreement without the advance and express written consent of City, and upon such terms and conditions as City may require. Any encumbrance existing as of the commencement of this Agreement shall be subject to all covenants, conditions, or restrictions set forth in this Agreement and to all rights and interests of City.

7. Compliance with Laws: Required Permits. Committee shall comply with all statutes, ordinances, regulations and requirements of all governmental entities (including the City of Clovis), relating to Committee's use and occupancy of the Premises, whether those statutes, ordinances, regulations and requirements are now in force or are subsequently enacted. Committee shall not use the Premises or permit the Premises, or any portion thereof, to be improved, developed, used or occupied in any manner that is in any way in violation of any valid law, ordinance, or regulation of any federal, state, county, or local governmental agency. Committee is responsible for obtaining all building and other permits from City and any other governmental agency having jurisdiction over the Premises.

8. License. If any license, permit, or other governmental authorization is required for the lawful use or occupancy of the Premises, Committee shall procure and maintain it throughout the term of this Agreement.



9. Utilities. Committee shall make all arrangements for and pay for all utilities and services furnished to the Premises or used by Committee including, but not limited to, gas, electricity, water, sewer, telephone service, cable, trash collection and for all connection services, except as follows:

City shall furnish up to 1,000,000 gallons per year of water to the Premises free of charge. Committee shall be responsible for the costs of all City furnished water consumed on the Premises in excess of that amount at City's rates for such service. Committee will be responsible for the costs of all connections required to obtain City water service.

10. Waste and Nuisance. Committee shall not use the Premises, or allow the Premises to be used, in any manner that will constitute a waste, nuisance, or unreasonable annoyance (including without limitation, the use of loudspeakers or sound or lights that are reasonably determined to be a nuisance) to the neighborhoods adjacent to the Premises.

11. Applications for Funding. Committee may actively seek funding for the development and maintenance of the Premises, including funding for development fees. City may jointly apply with Committee for grant funds to assist in development and maintenance of the Premises. Committee shall, at its sole time, cost and expense, prepare the required applications. As set forth in paragraph 26, nothing herein creates an agency or partnership relationship between the City and Committee.

12. Indemnity and Hold Harmless. Committee shall indemnify, hold harmless and defend City and its officers, officials, employees and agents from and against any and all claims, damages, losses and expenses, including attorneys fees, arising out of Committee's use, occupation or control of the Premises, including premises liability, and including the development, maintenance or control of the Botanical Garden, the Garden Facilities, or any improvements on the Premises, except where such claim, damage, loss or expense is caused by the sole negligence of City.

13. Insurance Requirements. Committee shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons and for damage to property that may arise from or in connection with Committee's use, occupation or control of the Premises. The cost of such insurance shall be borne by Committee. The scope and amounts of insurance shall be not less than those set forth in **Exhibit D** attached hereto.

14. Assignment. Committee may not assign or sublet any rights or obligations under this Agreement or any interest in this Agreement without the prior written consent of City. City shall not unreasonably withhold its consent provided any successor entity assumes the obligations under this Agreement and provides satisfactory evidence to City that it has the resources to perform Committee's obligations under this Agreement. This section allows Committee to delegate operational roles to other entities provided the terms of this section are satisfied.

15. Taxes, Assessments, and Fees.

a. Possessory Interest Tax and Assessments. If Committee's possessory interest in the Premises created by this Agreement is or becomes subject to property taxation during the term of this Agreement or any extension hereof, Committee shall be solely responsible for any property taxes arising out of its possessory interest in the Premises. Committee shall pay before delinquency any and all possessory interest taxes, assessments, and City business license fees that may become due because of Committee's use of the Premises. On demand by City, Committee shall furnish City with satisfactory evidence of such payments or exemption from such payments.

b. Personal Property Tax. Committee shall pay before delinquency all taxes, assessments, license fees, and other charges that are levied and assessed against Committee's personal property installed or located in or on the Premises, if any, and that become payable during the term of this Agreement, if any. On demand by City, Committee shall furnish City with satisfactory evidence of these payments or exemption from such payments.

16. Inspection of Premises. City and its authorized representatives shall have the right to enter and inspect the Premises and any improvement(s) on the Premises at all reasonable times to determine whether the Premises or improvement(s) are in good condition and whether Committee is complying with its obligations under this Agreement; to do any necessary maintenance; to make restoration to the Premises; and to serve, post, or keep posted any notices required or allowed under the provisions of this Agreement.

17. Operational Rules. Before opening the Premises to the public, and as a condition precedent to constructing any improvements on the Premises, Committee shall present its operational rules ("Operational Rules") for the Premises to the City Council for review and approval. The approved Operational Rules shall be attached hereto as **Exhibit E** and incorporated herein by reference as though set forth in full. The Operational Rules shall at a minimum address rules of conduct, hours of operation, fees to be charged (if any), when use of the Premises may be limited to special events and fund raising activities, and sponsorship opportunities and signage. The City Council may accept or reject the Operational Rules in its sole discretion. Committee shall be responsible for ensuring that the Premises are at all times being operated in accordance with the Operational Rules approved by the City Council. Any changes to the Operational Rules shall be approved by the City Council and become a part of this Agreement.

18. Annual Reporting and Accounting Requirements: Inspection of Books and Records.

a. Accounting Books. Committee shall maintain accounting books governing the entire operation of the Premises, including but not limited to the Botanical Garden, the Garden Facilities, any buildings that may be constructed, special events, and the gift shop, in accordance with generally accepted accounting principles or other methods approved by the Finance Director or his/her designee. The books shall, at a minimum, contain information in sufficient



detail, as determined by the Finance Director or his/her designee, showing revenues and expenses, accounts receivable and payable, and debts incurred by Committee.

Committee shall designate a place for maintenance of the books in City of Clovis. The books should be open for inspection by the Finance Director or his/her designee at that place during regular business hours Monday through Friday, 8 a.m. to 5 p.m., excluding City recognized holidays, and at all other times within a reasonable time upon request. The books and supporting data shall be maintained for not less than a period of five (5) years following the calendar year in which they were generated.

b. Annual Report and Budget. Committee shall prepare an annual report ("Annual Report") of its activities and an annual budget ("Annual Budget"). The Annual Report and Budget shall be based upon a fiscal year beginning November 1 and ending on October 31. The Annual Report and Budget shall be presented to the City Council no later than December 31. The Council may request additional information and details to supplement the Annual Report and Budget and Committee should provide that information within fourteen (14) days of such request.

19. Term of Agreement and Termination. This Agreement shall be in effect for a period of thirty (30) years from the Effective Date unless sooner terminated as set forth below. Committee shall have the option to request an extension of the term of this Agreement. Any such extension is subject to approval in writing by City and upon mutually agreeable terms.

a. Termination for Default. This Agreement shall terminate upon a default of either party as set forth in Section 20 of this Agreement.

b. Termination Upon Dissolution or Insolvency. This Agreement shall automatically terminate upon: dissolution or termination of the existence of Committee; Committee insolvency; Committee business failure; appointment of a receiver for any part of Committee property located on the Premises; Committee assignment for the benefit of creditors; or the commencement of any proceeding under any bankruptcy or insolvency law by or against Committee or any guarantor or surety for Committee.

c. Reduction in Term of Agreement. If Committee fails to secure funding to complete at least fifty percent (50%) of the improvements identified on the Site Plan by December 31, 2012, the term of this Agreement shall be reduced to twenty (20) years. If Committee fails to complete at least fifty percent (50%) of the improvements identified on the Site Plan by December 31, 2015, the term of this Agreement shall be reduced to ten (10) years. Committee shall demonstrate by satisfactory evidence to City that it meets the thresholds set forth in this subsection.

20. Default.

a. Grounds for Default. The following shall be grounds for default:

(i) Breach of Agreement. A failure to cure any material breach of this Agreement by either Committee or City, including any attachments hereto, within sixty (60) days following written notice thereof. Anytime after Committee commits a default (fails to cure a material breach within 60 days of notice), City may terminate this Agreement or cure the default at Committee's cost. If City, by reason of Committee's default, pays any sum or does any act that requires the payment of any sum, the sum paid by City shall be due immediately from Committee to City at the time the sum is paid, and if paid at a later date, shall bear interest at the rate of ten percent (10%) per annum from the date the sum was paid by City until City is reimbursed by Committee.

(ii) Violation of Operational Rules. Repeated violations by Committee of the Operational Rules. Repeated violations shall mean more than four (4) times in any 365 day period.

b. Notice of Default. Notices of default shall specify the alleged default and the applicable provision of this Agreement, and shall demand that the defaulting party perform the provisions of this Agreement within the applicable period of time. No such notice shall be deemed a forfeiture or termination of this Agreement unless the non-defaulting party so elects in the notice.

## 21. Consequences of Termination.

a. Use of the Premises. Upon termination, Committee shall immediately cease any further use of the Premises, and Committee shall remove any personal property from the Premises.

b. Ownership and Removal of Improvements and Plant Species. Upon termination of this Agreement, ownership and removal of any improvements and plant species shall be as follows: Except for any building improvements constructed on the Premises, all improvements constructed on the Premises (i.e. irrigation facilities) and all plant species installed on the Premises shall be owned by Committee. Committee shall not, however, remove the improvements or plant species from the Premises or waste, destroy, or modify any improvements or plant species on the Premises, except as directed by City in writing. Upon receipt of written notice from City, Committee shall, at its sole cost and expense, remove from the Premises those improvements and plant species so noted. Those improvements and plant species constructed or installed by Committee on the Premises that are not directed to be removed by City shall, without compensation to Committee, become the property of City free and clear of all claims to or against them by Committee or any third party. Upon termination of this Agreement, any building improvements constructed by Committee on the Premises shall revert to City and become City's property, and City shall not be obligated to compensate Committee, or any Committee member or sponsor, for any such building improvements. Committee hereby waives any right to seek compensation or other relief from or against City, including but not limited to injunctive relief and inverse condemnation, for any such building improvements.



c. Use of Premises After Termination. After termination of this Agreement, City may use the Premises in any manner it sees fit consistent with the purposes for which City acquired the Site. City is not required to maintain the Botanical Garden, the Garden Facilities, any of the improvements or plant species, or any of the sponsorship signs, displays, plazas, or similar. City may elect to install additional or different improvements and plant species.

22. Recording. This Agreement, or a summary memorandum of this Agreement, may be recorded by either party in the Fresno County Recorder's Office.

23. Fund Raising Activities and Special Events. The parties' intent in allowing use of the Premises for fund raising activities and special events (i.e., wedding and graduation receptions, birthday parties, anniversary parties, reunions, and the like) is to permit the Committee to generate revenue to maintain the Premises, not create a public forum to be used for religious gatherings or functions, political parties or candidates, or commercial activities. Fund raising activities and special events shall at all times be under the direct control and supervision of Committee.

24. Notice. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid registered mail. Notice shall be deemed communicated only when received either personally by the party to whom notice is to be given or when received by registered mail at the address of such party as herein provided.

Notice addressed to Committee shall be addressed as follows:

Clovis Botanical Garden Committee  
1865 Herndon Avenue, Suite K  
Box 330, Clovis, CA 93611

Notice to City shall be addressed as follows:

City Manager  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

Either party may designate a different address by notifying the other party of the change of address.

25. Waiver. No delay or omission in the exercise of any right or remedy of City on any default by Committee shall impair such right or remedy or be construed as a waiver. City's consent to or approval of any act by Committee requiring City's consent or approval shall not be deemed to waive or render unnecessary City's consent to or approval of any subsequent act by

Committee. Any waiver by City of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

26. No Partnership or Agency Relationship. City is not, nor shall it become or be deemed to be, a partner or a joint venturer with Committee by reason of the provisions of this Agreement, nor shall this Agreement be construed to authorize either party to act as the agent for the other. This Agreement shall not create any rights, including without limitation third party beneficiary rights, in any person or entity not a party to this Agreement.

27. Nondiscrimination. Committee shall be bound by the following nondiscrimination and nonsegregation clause:

“There shall be no discrimination against or segregation of any person, or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, ancestry or national origin, in the use, occupancy, or enjoyment of the Premises, nor shall the Committee itself or any person claiming under or through the Committee, establish or permit any such practice or practices of discrimination or segregation.”

28. Time of Essence. Time is of the essence of each provision of this Agreement.

29. Successors. This Agreement shall be binding on, and shall inure to the benefit of, the parties and their successors subject to the restrictions against assignment set forth in Paragraph 14, above.

30. Interpretation of Agreement. This Agreement shall be construed and interpreted in accordance with the laws of the State of California.

31. Severability. The unenforceability, invalidity, or illegality of any provision of this Agreement shall not render the other provisions unenforceable, invalid, or illegal.

32. Entire Agreement. This Agreement contains all the agreements of the parties concerning the subject matter of it and cannot be amended or modified except by a subsequent written agreement.

33. Voluntary Agreement. Each party represents and warrants to the other party, the following: they have carefully read this Agreement, and in signing this Agreement, they do so with full knowledge of any right which they may have; they have received independent legal advice from their respective legal counsel as to the matters set forth in this Agreement, or have knowingly chosen not to consult legal counsel as to the matters set forth in this Agreement; and, they have freely signed this Agreement without any reliance upon any agreement, promise, statement or representation by or on behalf of the other party, or their respective agents, employees, or attorneys, except as specifically set forth in this Agreement, and without duress or coercion, whether economic or otherwise.



34. Authority to Execute. The signatories to this Agreement represent that they have received authority from their respective governing body to execute this Agreement.

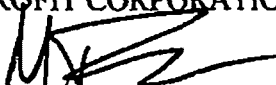
IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

CLOVIS BOTANICAL GARDEN  
COMMITTEE, a CALIFORNIA  
NONPROFIT CORPORATION

By: \_\_\_\_\_

[Name] \_\_\_\_\_

[Title] \_\_\_\_\_

  
MATTHEW PERRY  
VICE PRESIDENT

CITY OF CLOVIS

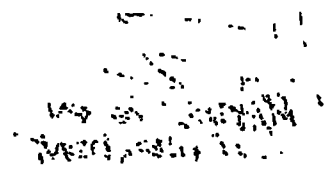
By: \_\_\_\_\_

  
Kathy Millison  
City Manager

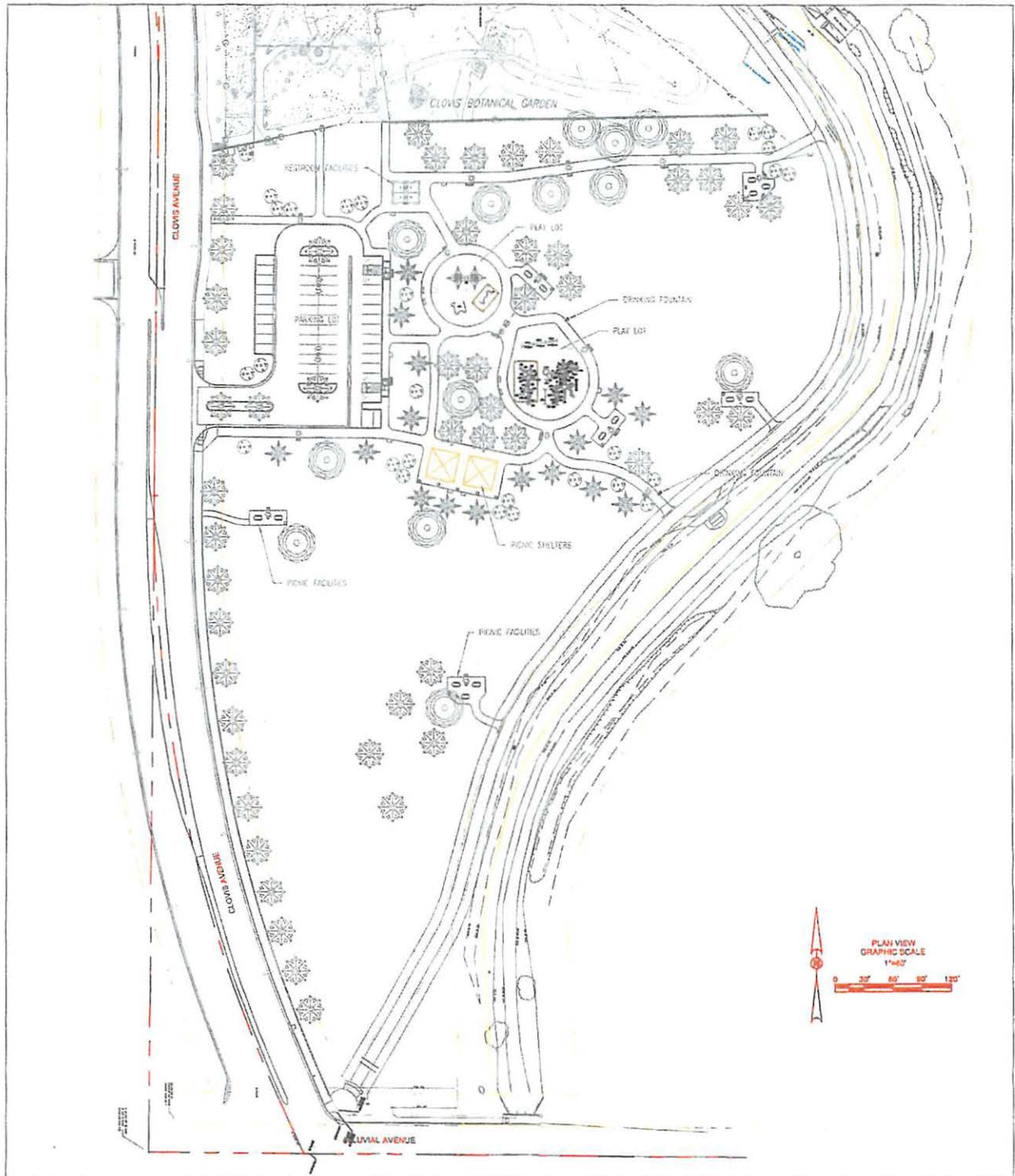
***[Attach all-purpose acknowledgment of  
Notary Public for each of the required signatures.]***

## **EXHIBIT A**

### **Description and Depiction of Park Site**



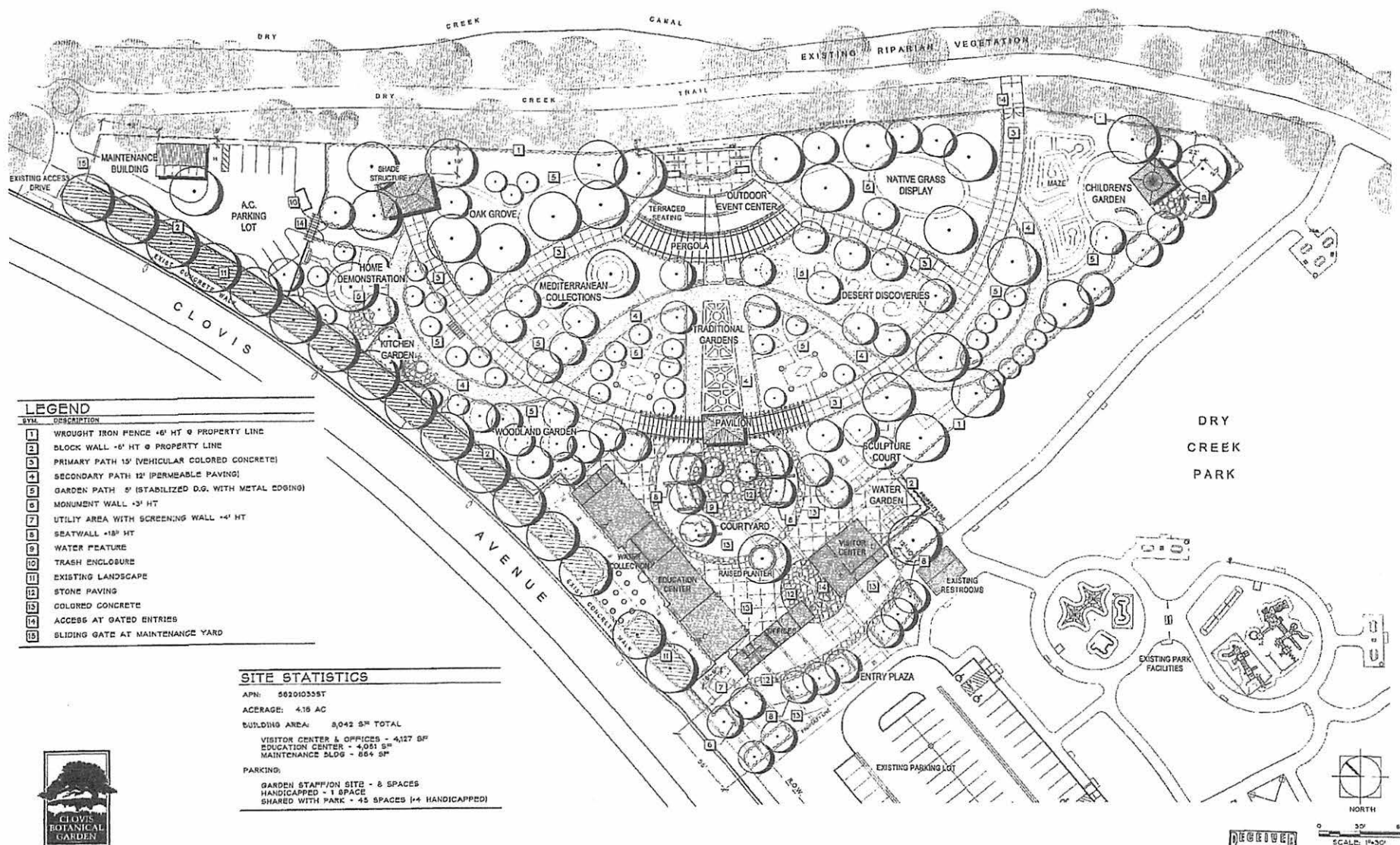




## **EXHIBIT B**

### **Description and Depiction of 4.16 Acre Garden Facilities Premises**





# **Clovis Botanical Garden** **A Water-Wise Demonstration Garden**

CONCEPTUAL LANDSCAPE PLAN

APRIL 2010

**HMC**  
**BROUSSARD ASSOCIATES**  
 landscape architects

**EXHIBIT B**

# **EXHIBIT C**

## **Site Plan**





## **EXHIBIT D**

### **Insurance Requirements**



**ACORD<sub>TM</sub> CERTIFICATE OF LIABILITY INSURANCE**DATE (MM/DD/YYYY)  
6/8/2010

## PRODUCER

**McDaniel Insurance Services** CA DOI #0820481  
P.O. Box 1294 800-400-7288  
Ojai, CA 93024-1294  
(805) 646-9976; FAX (805) 646-9976; mcins@west.net

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

## INSURED

CLOVIS BOTANICAL GARDEN COMMITTEE, Inc.  
1865 Hemdon Avenue, K-330  
Clovis, CA 93611

## INSURERS AFFORDING COVERAGE

## NAIC #

INSURER A Nonprofits' Insurance Alliance of California  
INSURER B National Union Fire Insurance Company  
INSURER C  
INSURER D  
INSURER E

## COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L TR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A		GENERAL LIABILITY	2010-15932-NPO	6/22/2010	6/22/2011	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> X	COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	<input type="checkbox"/>	CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 20,000
						PERSONAL & ADV INJURY \$ 1,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER				GENERAL AGGREGATE \$ 2,000,000
		<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				PRODUCTS - COMP/OP AGG \$ 2,000,000
A		AUTOMOBILE LIABILITY	2010-15932-NPO	6/22/2010	6/22/2011	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/>	ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/>	ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> X	SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
		<input checked="" type="checkbox"/> X HIRED AUTOS				AUTO ONLY - EA ACCIDENT \$
		<input checked="" type="checkbox"/> X NON-OWNED AUTOS				OTHER THAN EA ACC AGG \$
		GARAGE LIABILITY				
		<input type="checkbox"/> ANY AUTO				
		EXCESS/UMBRELLA LIABILITY				
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				EACH OCCURRENCE \$
		<input type="checkbox"/> DEDUCTIBLE				AGGREGATE \$
		RETENTION \$				\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				WC STATUTORY LIMITS OTHER
		If yes, describe under SPECIAL PROVISIONS below				E1 EACH ACCIDENT \$
A		OTHER Liquor Liability	2010-15932-NPO	6/22/2010	6/22/2011	COMMON CAUSE / AGGREGATE 1,000,000 / 1,000,000
B		Volunteer Accident	SRG 0009124978	6/22/2010	6/22/2011	MEDICAL EXCESS / AD & D / AGGREGATE 25,000 / 50,000 / 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Evidence of Coverages

## CERTIFICATE HOLDER

Clovis Botanical Garden Committee, Inc.  
1865 Hemdon Avenue, K-330  
Clovis, CA 93611

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE





**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **ADDITIONAL INSURED – MANAGERS OR LESSORS OF PREMISES**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

### **SCHEDULE**

**1. Designation of Premises (Part Leased to You):** (per the attached certificate)

**2. Name of Person or Organization (Additional Insured):**

**Any person or organization acting as a manager or lessor of a covered premises that you are required to name as an additional insured on this policy, under a written contract, lease or agreement currently in effect, or becoming effective during the term of this policy.**

**3. Additional Premium: Included**

(If no entry appears above, the information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and shown in the Schedule and subject to the following additional exclusions:

This insurance does not apply to:

- 1. Any "occurrence" which takes place after you cease to be a tenant in that premises.**
- 2. Structural alterations, new construction or demolition operations performed by or on behalf of the person or organization shown in the Schedule.**

# **EXHIBIT E**

## **Committee's Operational Rules**



**Clovis Botanical Garden  
Rules of Operation  
March 2010**

The Clovis Botanical Garden follows operational procedures as set forth in its Bylaws. These govern the composition, election and duties of the Board of Directors, the members of which are responsible for planning and executing the development and activities of the Garden.

Specific rules at the garden site are minimal:

All federal, state, and city rules and regulations shall be followed.

No alcoholic beverages shall be permitted, except during approved events.

Children under age 16 must be accompanied by an adult.

All dogs or pets must be leashed.

No bike riding, skateboarding, or similar activity is permitted in the garden.

Visitors enter at their own risk; risks are minimal and the same as those in any park or garden.

New volunteers shall be supervised or trained by qualified staff or experienced volunteers.

Gardening tools shall be stored in a shed or locked area when not in use.

All visitors must leave the garden at closing time or when asked to do so for schedule or safety reasons.

Garden hours are:

OPEN Wednesday through Sunday 9am to 4pm

CLOSED Monday, Tuesday, New Year's Day, 4th of July, Thanksgiving,  
Christmas Eve and Christmas Day

STATE OF CALIFORNIA )

COUNTY OF FRESNO )

On June 29, 2010, before me, **Diana Stice, Notary Public**, personally appeared **Kathy Millison** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature of Notary



~~~ OPTIONAL ~~~

*Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.*

**CAPACITY CLAIMED BY SIGNER**

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER
- ☐ PARTNER(S)
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

**DESCRIPTION OF ATTACHED DOCUMENT**

\_\_\_\_\_  
TITLE OR TYPE OF DOCUMENT

\_\_\_\_\_  
NUMBER OF PAGES

\_\_\_\_\_  
DATE OF DOCUMENT

\_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE



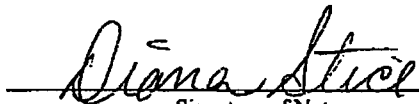
STATE OF CALIFORNIA )

COUNTY OF FRESNO )

On June 29, 2010, before me, Diana Stice, Notary Public, personally appeared Matthew Perry who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary



~~~ OPTIONAL ~~~

*Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.*

**CAPACITY CLAIMED BY SIGNER**

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER
- ☐ PARTNER(S)
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

**DESCRIPTION OF ATTACHED DOCUMENT**

\_\_\_\_\_  
TITLE OR TYPE OF DOCUMENT

\_\_\_\_\_  
NUMBER OF PAGES

\_\_\_\_\_  
DATE OF DOCUMENT

\_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE

**RESOLUTION 19- \_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS  
APPROVING A RESOLUTION OF SUPPORT FOR THE CONCEPT OF THE  
CLOVIS BOTANICAL GARDEN (CBG) PARTNERING WITH THE FRESNO  
WILDLIFE REHABILITATION SERVICE (FWRS) FOR THE DEVELOPMENT OF A  
REGIONAL NATURE CENTER ON 4.16 ACRES NEAR THE NORTHEAST  
CORNER OF CLOVIS AND ALLUVIAL AVENUES**

**WHEREAS**, City is the owner of certain real property located at the northeast corner of the intersection of Clovis and Alluvial Avenues in the City of Clovis; and

**WHEREAS**, CBG is a non-profit who has developed on 4.16 acres of the park area at that location; and

**WHEREAS**, City and CBG entered into an agreement in 2001 whereby CBG developed and operated a 1.1 acre demonstration Botanical Garden on the Site; and

**WHEREAS**, City and CBG entered into a second agreement in 2008 whereby CBG further expanded the Botanical Garden and developed related facilities to encompass 3.78 acres of the Site; and

**WHEREAS**, City and CBG entered into a third agreement in 2010 whereby CBG further expanded the Botanical Garden and developed related facilities to encompass 4.16 acres of the Site; and

**WHEREAS**, the CBG is seeking City Council support for the concept of the CBG to partner with the FWRS for the Development of a Regional Nature Center on at the current site; and

**WHEREAS**, CBG has filed a preliminary conceptual application for a Cultural, Community, and Natural Resources \$400,000 Grant from the State of California under Proposition 68, the Parks Initiative; and

**WHEREAS**, CBG and FWRS have agreed to collaborate on the construction of a visitor/education center to become a Regional Nature Center designed to continue to strengthen their emphasis of nature education and sustainability; and

**WHEREAS**, if awarded, the grant would help provide funding for construction, landscaping, additional parking and educational displays. The Regional Nature Center would be constructed as 2 buildings, one for CBG and one for FWRS. Both organizations are 501c3 community benefit organizations. Each building will be 2,000 square feet, with space between them designed for events



**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Clovis supports the concept of the CBG partnering with the FWRS for the Development of a Regional Nature Center at the current site.

**BE IT FURTHER RESOLVED**, Council support is given for CBG to apply for the \$400,000 grant. If awarded, the City and CBG will negotiate amendments to the existing 2010 agreement and site plan through ordinary processes to accommodate the additional planned use. Public outreach with area residents would need to be accomplished and parking at that location would need to be evaluated to determine if the current use of the park could accommodate a Regional Nature Center.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on March 18, 2019, by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: March 18, 2019

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

1. None.

Please direct questions to the City Manager's office at 559-324-2060.



AGENDA ITEM NO: **20**  
City Manager: LS

# **CITY of CLOVIS**

## **REPORT TO THE CITY COUNCIL**

TO: Mayor and City Council  
FROM: Administration  
DATE: March 18, 2019  
SUBJECT: Consider Approval – Change of Council Meeting Schedule

### **CONFLICT OF INTEREST**

None.

### **RECOMMENDATION**

For the City Council to approve a special meeting on Monday, March 25, 2019 for the swearing in and reorganization of the City Council.

### **EXECUTIVE SUMMARY**

There is a need to change the schedule of meetings for the City Council in March. Staff is recommending that City Council approve a special meeting on March 25, 2019.

### **BACKGROUND**

Three Councilmembers have been re-elected to the City Council. There is a need to swear in the Councilmembers and to reorganize the Council.

### **FISCAL IMPACT**

None.



## **REASON FOR RECOMMENDATION**

Pursuant to the Clovis Municipal Code, the City Council meets in regular session on the first, second, and third Monday of each month, except when those Mondays occur on a recognized City holiday. The City Council needs to confirm any change to the schedule of meetings in order to properly notice the public of the City Council's schedule of meetings.

## **ACTIONS FOLLOWING APPROVAL**

A revised schedule of meetings will be published in conformance with law.

Prepared by: Jacquie Pronovost, Exec. Asst.  
Submitted by: Luke Serpa, City Manager LS