



CITY OF ATWATER

PLANNING COMMISSION MINUTES

June 30, 2010

CALL TO ORDER: (Regular Session)

The Planning Commission of the City of Atwater met in regular session this date at 6:00 PM in the Council Chambers, 750 Bellevue Road, Atwater, California; Chairman Miller presiding.

ROLL CALL:

Present: Commissioners Davis, Mooneyham, Warchol, Werner, Miller
Absent: None
Staff Present: Community Development Director Woods, Deputy City Attorney Sanchez, Senior Planner Hendrix, Recording Secretary Ruiz

COMMENTS FROM THE PUBLIC:

Notice to the public was read.

No one came forward to speak at this time.

MINUTES:

Regular meeting of May 26, 2010

MOTION: *Commissioner Mooneyham moved to approve the minutes as listed. The motion was seconded by Commissioner Davis and the vote was: Ayes: Davis, Mooneyham, Warchol, Werner, Miller; Noes: None; Absent: None. The motion carried.*

PUBLIC MEETINGS/HEARINGS:

Zoning Ordinance Text Amendment (ZOTA) No. 10-2. Amending Title 17 of the City of Atwater Municipal Code "Zoning", by amending section 17.44, Planned Development Districts.

Deputy City Attorney Sanchez provided a review of the different changes that are being presented to the Commission. These amendments are show at the following Zoning Ordinance Code sections 17.44.020 Development Plan, 17.44.040 Development Standards, 17.44.060, 17.44.070, 17.44.080, 17.44.090, 17.44.110, 17.44.120, 17.44.130, and 17.44.140. The Commission had only one disagreement which was the proposed change in who is to approve the Development Plans. The change proposes the Planning Commission be the recommending body and City Council the approving body. They see this change as stripping the Planning Commission of their legislative authority.

MOTION: *Commissioner Mooneyham moved to recommend to the City Council that they approve the Zoning Ordinance Text Amendment No. 10-2 as amended to reflect that any and all sections regarding the Development Plans be amended to reflect that the Planning Commission be the approving body as opposed to be the recommending body to the City Council. The motion was seconded by Commissioner Werner and the vote was: Ayes: Davis, Mooneyham, Warchol, Werner, Miller; Noes: None; Absent: None. The motion carried.*

COMMUNITY DEVELOPMENT DIRECTOR/SENIOR PLANNER REPORTS:

Residential Guidelines

Senior Planner Hendrix presented the staff report to the Commission.

Commissioner Werner had a question about the low density residential guidelines when talking about varied garage and driveway placements; the guidelines have a diagram showing alley access, she is aware that the older sections of town do have alleys but do we have alleys in any newer sections of town? Do we have a lot of potential for infill development in the older residential areas? Senior Planner Hendrix responded that we do not have any alleys in the newer areas of town but there are a few lots scattered throughout the older parts of town that could develop and have alley access.

Commissioner Miller had a question about the requirements that are being asked for the various structure designs, is it asking four different square footages and then four elevations. Senior Planner Hendrix responded that was correct and this would be part of the process for approval of new subdivisions.

MOTION: Commissioner Warchol moved to adopt Planning Commission Resolution No. 790-10 recommending that the City Council approve the Residential Design Guidelines. The motion was seconded by Commissioner Mooneyham and the vote was: Ayes: Davis, Mooneyham, Warchol, Werner, Miller; Noes: None; Absent: None. The motion carried.

COMMISSIONER'S MATTERS:

Commissioner's update and comments

Commissioner Miller stated that Senior Planner Hendrix did a great job with Design Review guidelines. He also stated that the letter that had been requested by the Commission for a joint meeting with City Council was written and each Commissioner has been provided a copy on the dais.

Community Development Director Woods stated that the City Council has received their letter and has discussed their request for a joint meeting and one is scheduled for July 12, 2010 at 5:00 PM the location is still pending but possibly Council Chambers.

Commissioner Mooneyham mentioned that he met with a developer from Fresno about some possible retail locations in Atwater and the first thing they were greeted with was the closed gas station on Sycamore. He doesn't understand how the property owner has been able to get around the legal process to get the property cleaned up or have to demolish the building.

Community Development Director Woods responded that they are working on it and one of the things that is needed in order to enforce the authority of the Building Codes and other codes is to make sure we have an appeal board in place.

Commissioner Mooneyham asked for clarification that the reason we have to put an appeal board together is because the property owner is not complying or is just a matter of a having an appeals body in place. Community Development Director Woods stated that our Chief Building Official had mentioned that the owner has stated that he would in fact appeal the City ruling, which is why we need to have an appeal process in place.

ADJOURNMENT:

The meeting adjourned at 7:02 PM.


JUSTIN HENDRIX

PLANNING COMMISSION SECRETARY
CITY OF ATWATER

By Stephanie Ruiz