

NOTICE OF SPECIAL MEETING JOINT CITY COUNCIL AND PLANNING COMMISSION OF THE CITY OF ATWATER

NOTICE IS HEREBY GIVEN that a joint special meeting of the City Council and Planning Commission of the City of Atwater will be held on **Monday, April 5, 2010, at 6:00 PM**, or as soon thereafter, as may be held, in the Jessie Frago Room at the Atwater Community Center, 760 E. Bellevue Road, Atwater, California.

AGENDA

1. **SPECIAL MEETING CALL TO ORDER/ROLL CALL:**

City Council:

Crabb ____, Frago ____, Jeff Rivero ____, Joe Rivero ____, Faul ____

Planning Commission:

Davis ____, Mooneyham ____, Warchol ____, Werner ____, Miller ____

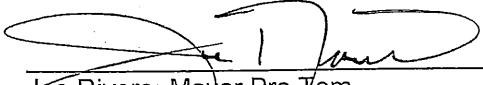
2. **PUBLIC COMMENT:** Citizens wishing to address the City Council regarding only the items on the agenda may do so at this time. Please state your name and address or community of residence and keep your comments to three minutes or less. Under the provisions of the California Government Code, the City Council may not discuss or take action on any item that is not on the agenda.

3. **WORKSHOP:** Discussion of the City's goals and objectives relating to the design and construction of new development, including the possible creation of design guidelines and other tools promoting orderly and harmonious growth within the City.

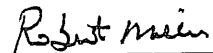
Staff's Recommendation: That the City Council consider providing staff with direction on how to proceed.

4. **ADJOURNMENT:**

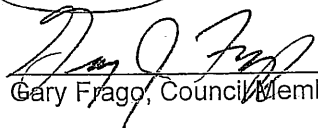
Dated this 31st day of March, 2010



Joe Rivero, Mayor Pro Tem



Robert Miller, Planning Commission Chairman



Gary Frago, Council Member

cc: Mayor
City Council Members
Planning Commissioners
Atwater Signal/Merced Sun Star

April 5, 2010
City Council / Planning Commission Joint Meeting

AGENDA

- I. Goals and Objectives
 - A. Downturn Economy Resulting in Unfinished Subdivisions
 - B. Ensure New Development follows the Goals and Vision of the City
 - C. Provide Developers with City Vision
 - E. Design Review Ordinance or other Possible Procedures

- II. Design Guidelines
 - A. Important in Establishing the "Vision"
 - B. Examples
 - City of Turlock (City-Wide)
 - City of Modesto (Neighborhood Compatibility Guidelines)
 - City of Chowchilla (Downtown Master Plan Guidelines)
 - City of Lancaster (City-Wide)
 - Rancho Cordova (City-Wide)
 - C. Development of Design Guidelines
 - ❖ *Please note that the examples provided by Staff will not be reviewed in detail at the April 5, 2010 meeting. Staff will use them as examples for discussion purposes and, if Council agrees, as a starting point in developing the City of Atwater Design Guidelines. There is no need to review the guidelines before the meeting.*

- III. Next Steps in Process
 - A. Development of Design Guidelines
 - Possible direction to Staff and Planning Commission to prepare design guidelines for City Council Consideration and Approval
 - B. Process – How are Design Guidelines Used?
 - Possible direction to Staff to provide additional research regarding process
 - Different approaches in how Design Guidelines get incorporated in City Code
 - Process for approval (step by step process including anticipated timing and cost)
 - C. Possible Need for Additional Workshops
 - D. Other