



# COMMUNITY DEVELOPMENT AND RESOURCES COMMISSION

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## SPECIAL MEETING

### ACTION MINUTES

**November 28, 2018**

CALL TO ORDER:

*The Community Development and Resources Commission of Atwater met in Special Session this date at 6:02 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California; Chairperson Murphy III presiding.*

PLEDGE OF ALLEGIANCE:

*The Pledge of Allegiance was led by Chairperson Murphy III.*

INVOCATION:

*The Invocation was led by Chaplain McClellan.*

ROLL CALL:

**Present:** Commissioners Dash, Daugherty, McWatters, Chairperson Murphy III  
**Absent:** Warchol  
**Staff Present:** City Manager Waterman, General Services Manager/Chief Building Official Pereida, VVH Senior Planner Thompson, VVH Planning Technician Sam Rashe, Recording Secretary Rasmussen

PUBLIC COMMENT:

*Notice to the public was read.*

*No one came forward to speak at this time.*

APPROVAL OF MINUTES:

October 17, 2018 - Regular meeting

***MOTION:*** Commissioner Dash moved to continue approval of the minutes to the December 19, 2018 meeting. The motion was seconded by Commissioner McWatters and the vote was: Ayes: Dash, McWatters, Murphy III, Daugherty; Noes: None; Absent: Warchol. The motion passed.

PETITIONS AND COMMUNICATIONS:

Request from Atwater Chamber of Commerce for assistance with their Annual Christmas Parade scheduled for Friday, December 7, 2018, starting at 7:00 PM

***This item is informational only, no action required.***

Request from St. Anthony's 4-H to adopt City Parks for a monthly clean up starting Dec 8, 2018 and provide community service to the City of Atwater

***Taylor Martin, a representative from St. Anthony's 4-H Club summarized the request and the program to be implemented; she thanked the Commission for their consideration.***

***MOTION:*** Chairman Murphy III moved to approve the request of St. Anthony's 4-H Club to provide community service to the City of Atwater in the form of park clean-up. The motion was seconded by Commissioner McWatters and the vote was: Ayes: McWatters, Murphy III, Daugherty, Dash; Noes: None; Absent: Warchol. The motion passed.

PUBLIC HEARINGS:

Adopting CDRC Resolution No. 075-18 making the finding that the project is categorically exempt under CEQA and recommending approval of Conditional Use Permit No. 557-18, allowing for a Type 41 alcohol license (1857 Bellevue Rd)

***Rosa Mendoza, representing Mariscos Restaurant, provided a summary of services to be offered at the new restaurant and requested the approval of the Commission.***

***Chairperson Murphy III opened the Public Hearing. No one came forward to speak.***

***Chairperson Murphy III closed the Public Hearing.***

***MOTION:*** Commissioner Dash moved to adopt CDRC Resolution No. Resolution No. 075-18 making the finding that the project is categorically exempt under CEQA and approval of Conditional Use Permit No. 557-18, allowing for a Type 41 alcohol license (1857 Bellevue Rd). The motion was seconded by Commissioner McWatters and the vote was: Ayes: McWatters, Daugherty, Dash, Murphy III; Noes: None; Absent: Warchol. The motion passed.

Adopting CDRC Resolution No. 074-18 making the finding that the project is categorically exempt under CEQA and recommending approval of Site Plan 713-18

***Terry Rolfe, representing Phase I Construction, provided a summary of his request and thanked the Commission for their consideration of his application.***

***Chairperson Murphy III opened the Public Hearing. No one came forward to speak.***

***Chairperson Murphy III closed the Public Hearing.***

***MOTION: Commissioner Dash moved to adopt CDRC Resolution No. 074-18 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 1503(c) "New Construction," and approving Site Plan No. 713-18. The motion was seconded by Commissioner Daugherty and the vote was: Ayes: Daugherty, Dash, McWatters, Murphy III; Noes: None; Absent: Warchol. The motion passed.***

Adopting CDRC Resolution No. 076-18 making the finding that the project is categorically exempt under CEQA and recommending approval of Conditional Use Permit 558-18

***Nathan Banuelos, applicant, explained his need for a larger garage located on his residential premises at 1643 Castle Street, Atwater, CA. He asked the Commission to approve his application.***

***Chairperson Murphy III opened the Public Hearing. No one came forward to speak.***

***Chairperson Murphy III closed the Public Hearing.***

***MOTION: Commissioner Daughter moved to adopt CDRC Resolution No. 076-18 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 1503(c) "New Construction," and approving Conditional Use Permit No. 558-18. The motion was seconded by Commissioner McWatters and the vote was: Ayes: Dash, McWatters, Daugherty, Murphy III; Noes: None; Absent: Warchol. The motion passed.***

Adopting CDRC Resolution No. 078-18 making the finding that the project is categorically exempt under CEQA and recommending approval of Amendment to Conditional Use Permit No. 481-05

***Kamal Dhaliwal, applicant, explained her request and thanked the Commission for their consideration.***

***MOTION: Commissioner Dash moved to adopt CDRC Resolution No. 078-18 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section: 15061(b)(3) "commons sense" exemption; and approval of the Amendment to Conditional Use Permit No.***

**481-05. The motion was seconded by Commissioner Daugherty and the vote was: Ayes: Dash, McWatters, Daugherty, Murphy; Noes: None; Absent: Warchol. The motion passed.**

Adopting CDRC Resolution No. 079-18 making the finding that the project has no finding of significance under the California Environmental Quality Act (CEQA) guideline section: 15063 b (1)(c) and recommending approval of Time Extension Request No. 018-1 for Vesting Tentative Map No. 05-02

**Chairperson Murphy III opened the Public Hearing. No one came forward to speak.**

**Chairperson Murphy III closed the Public Hearing.**

**MOTION: Commissioner McWatters moved to adopt CDRC Resolution No. 079-18 making the finding that the project has no findings of significance under the California Environmental Quality Act (CEQA) guidelines section: 15063 b (1)(c) "Previous EIR or Negative Declaration" exemption; and approving Vesting Tentative Map No. 05-02. The motion was seconded by Commissioner Dash and the vote was: Ayes: McWatters, Murphy III, Daugherty, Dash; Noes: None; Absent: Warchol. The motion passed.**

Adopting CDRC Resolution No. 080-18 making the finding that the project has no finding of significance under the California Environmental Quality Act (CEQA) guideline section: 15063 b (1)(c) and recommends approval of Time Extension Request No. 019-1 for Vesting Tentative Map No. 06-02

**Chairperson Murphy III opened the Public Hearing. No one came forward to speak.**

**Chairperson Murphy III closed the Public Hearing.**

**MOTION: Commissioner Daugherty moved to adopt CDRC Resolution No. 080-18 making the finding that the project has no findings of significance under the California Environmental Quality Act (CEQA) guidelines section: 15063 b (1)(c) "Previous EIR or Negative Declaration" exemption; and approving Vesting Tentative Map No. 06-02. The motion was seconded by Chairperson Murphy III and the vote was: Ayes: Daugherty, Dash, McWatters, Murphy III; Noes: None; Absent: Warchol. The motion passed.**

**Senior Planner Thompson (VVH) reported that staff is aware of the issues with the packet and the agenda for this Special Meeting and they are working on the software problems to cure the issues. He assured the Commission that the problems will be solved before the next regular meeting of December 19, 2018.**

**City Manager Waterman thanked the Commissioners for their consideration of the items on the agenda and reminded them that they all must complete the required Ethics and Sexual Harassment training no later than December 31, 2018.**

COMMISSION MATTERS:

Commissioner Comments

***Commissioner McWatters had no comments.***

***Commissioner Dash expressed that speed controls are needed on Juniper Avenue between Shaffer Road and Buhach Road.***

***Commissioner Daugherty asked for an update regarding the signal project at Juniper Avenue and Shaffer Road. General Services Manager/Chief Building Official Pereida responded that the project is coming before the City Council at the December 10, 2018 regular meeting for approval. Commissioner Daugherty also asked if Measure V funds will be used to complete the Winton Way project. General Services Manager/Chief Building Official Pereida responded that the Measure V funds will be used for that project.***

***Chairperson Murphy III asked if the projects on Juniper Avenue and Winton Way will be worked on consecutively; expressing concern for traffic impacts. General Services Manager/Chief Building Official Pereida responded that the projects will not be undertaken at the same time due to the negative impacts to traffic.***

ADJOURNMENT:

***The meeting adjourned at 7:02 PM.***

  
Chairperson James Murphy, III

By: Lesa Rasmussen,  
Recording Secretary