

CITY OF ATWATER

COMMUNITY DEVELOPMENT AND RESOURCES COMMISSION

ADJOURNED AGENDA

Council Chambers
750 Bellevue Road
Atwater, CA 95301

February 22, 2019

CALL TO ORDER

11:00 AM



PLEDGE OF ALLEGIANCE TO THE FLAG:

INVOCATION:

Invocation by Police Chaplain Jim McClellan

ROLL CALL:

Daugherty _____, McWatters _____, Murphy III _____,

Vacant _____, Vacant _____, Vacant _____, Vacant _____,

SUBSEQUENT NEED ITEMS: (The Chair shall announce any requests for items requiring immediate action subsequent to the posting of the agenda. Subsequent need items require a two-thirds vote of the members of the Commission present at the meeting.)

APPROVAL OF AGENDA AS POSTED OR AS AMENDED: (This is the time for the Commission to remove items from the agenda or to change the order of the agenda.)

COMMENTS FROM THE PUBLIC:

NOTICE TO THE PUBLIC

At this time any person may comment on any item which is not on the agenda, that is within the jurisdiction of the Community Development and Resources Commission. You may state your name and address for the record; however, it is not required. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda.

To comment on an item that is **on** the agenda, please wait until the item is read for consideration; please limit comments to a maximum of three (3) minutes.

Civility is expected from members of the public during the meeting. For more efficient use of time, disruptive behavior will not be tolerated. While you may not agree with what an individual is saying, please treat everyone with courtesy and respect.

MINUTES:

1. **January 16, 2019 - Regular meeting**

Staff's Recommendation: Motion to approve minutes as listed.

2. **February 6, 2019 - Special meeting**

Staff's Recommendation: Motion to approve minutes as listed.

PETITIONS AND COMMUNICATIONS:

3. **Request from Valley Children's Hospital to hold a special outdoor event for their Annual Kids Day Fundraiser**

Applicant: Valley Children's Hospital – Molly Marquez

Staff's Recommendation: Motion to recommend that the City Council approve the request from Valley Children's Hospital to hold their 32nd annual Kids Day Fundraiser (newspaper sales) at various locations within the City limits on March 5, 2019 from 5:00 AM – 3:00 PM.

4. **Request from Atwater Youth Baseball, Softball & T-ball for assistance with Opening Day ceremonies**

Applicant: AYBS&T President – Michael Barnett

Staff's Recommendation: Motion to recommend that the City Council approve the request from Atwater Youth Baseball, Softball & T-ball to assist with their annual Opening Day ceremonies on Saturday, March 23, 2019 from 6:00 AM – 12:00 PM; to set out barricades and "No Parking" signs; to help control traffic and parking; and to assist with the "Procession of Players" beginning at Broadway Avenue and Fifth Street and ending at Memorial Ball Park.

PUBLIC HEARINGS:

5. **RESOLUTION NO. CDRC 070-18 MAKING THE FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT UNDER CEQA AND APPROVING TENTATIVE PARCEL MAP NO. 18-2 AND SITE PLAN 714-19. PROJECT DESCRIPTION: SPLITTING ONE PARCEL INTO FOUR PARCELS AND CONSTRUCTION OF FOUR (4) 10,000 SQUARE FOOT LIGHT INDUSTRIAL SHELLS; LOCATED BETWEEN AVIATOR DRIVE AND BUSINESS PARKWAY (APN: 056-330-040)**

Applicant: Albert Cisneros

Staff's Recommendation: Open the public hearing and receive any testimony given; and

Motion to adopt Resolution No. CDRC 070-18 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15315 "Minor Land Divisions" exemptions and approving Tentative Parcel Map No. 18-2 and Site Plan 714-19; or

Motion to approve staff's recommendations as presented.

6. **RESOLUTION NO. CDRC 081-18 MAKING THE FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT UNDER CEQA AND APPROVING CONDITIONAL USE PERMIT NO. 560-19 AND SITE PLAN NO. 715-19; PROJECT DESCRIPTION: DEVELOP AND OPERATE A CONVENIENCE STORE (APPROXIMATELY 2,500 SQUARE FEET), AND GAS STATION CONSISTING OF A FULL CANOPY AND SIGNAGE WITH TWO MULTI-PRODUCT DISPENSERS; LOCATED AT 1385 WINTON WAY**

Applicant: Shan Singh

Staff's Recommendation: Open the public hearing and receive any testimony given; and

Motion to adopt Resolution No. CDRC 081-19 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15061(b)(3) "Review From Exemption" exemptions and approving Conditional Use Permit No. 560-19 and Site Plan No. 715-19

Motion to approve staff's recommendation as presented.

7. **RESOLUTION NO. CDRC 084-19 MAKING THE FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT UNDER CEQA AND RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCE NO. CS 1007 APPROVING THE SYCAMORE MANUFACTURING, LLC DEVELOPMENT AGREEMENT REGARDING CANNABIS BUSINESS PILOT PROGRAM; PROPERTY LOCATION 1715 SYCAMORE AVENUE, ATWATER**

Applicant: Sycamore Manufacturing LLC

Staff's Recommendation: Open the public hearing and receive any testimony given; and

Motion to adopt Resolution No. CDRC 084-19 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15332 "infill development" and recommending that the City Council approve Ordinance No. CS 1007 for the approval of the Sycamore Manufacturing LLC. Development Agreement; or

Motion to approve staff's recommendation as presented

8. **RESOLUTION NO. CDRC 085-19 MAKING THE FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT UNDER CEQA AND RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCE NO. CS 1006 APPROVING THE TOP MANAGEMENT AND DISTRIBUTION INC. DEVELOPMENT AGREEMENT REGARDING CANNABIS BUSINESS PILOT PROGRAM; PROPERTY LOCATION 231 BUSINESS PARKWAY, ATWATER**

Applicant: Top Management and Distribution Inc.

Staff's Recommendation: Open the public hearing and receive any testimony given; and

Motion to adopt Resolution No. CDRC 085-19 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15301 "existing facilities" and recommending that the City Council approve Ordinance No. CS 1006 for the approval of the Top Management and Distribution Inc. Development Agreement; or

Motion to approve staff's recommendation as presented.

9. **RESOLUTION NO. CDRC 086-19 MAKING THE FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT UNDER CEQA AND RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCE NO. CS 1005 APPROVING THE MEDALLION WELLNESS ATWATER (A CALIFORNIA CORPORATION) DEVELOPMENT AGREEMENT REGARDING CANNABIS BUSINESS PILOT PROGRAM; PROPERTY LOCATION 341 BUSINESS PARKWAY, ATWATER**

Applicant: Medallion Wellness Atwater (A California Corporation)

Staff's Recommendation: Open the public hearing and receive any testimony given; and

Motion to adopt Resolution No. CDRC 086-19 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15301 "existing facilities" and recommending that the City Council approve Ordinance No. CS 1005 for the approval of the Medallion Wellness Atwater (A California Corporation) Development Agreement; or

Motion to approve staff's recommendation as presented.

10. **RESOLUTION NO. CDRC 087-19 MAKING THE FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT UNDER CEQA AND RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCE NO. CS 1004 APPROVING THE DABOUT DEVELOPMENT AGREEMENT REGARDING CANNABIS BUSINESS PILOT PROGRAM; PROPERTY LOCATION 301 BUSINESS PARKWAY, 288 BUSINESS PARKWAY, 308 BUSINESS PARKWAY, 591 BUSINESS PARKWAY, AND 571 BUSINESS PARKWAY, ATWATER**

Applicant: Dabout

Staff's Recommendation: Open the public hearing and receive any testimony given; and

Motion to adopt Resolution No. CDRC 087-19 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15301 "existing facilities" and section 15332 "infill development" and recommending that the City Council approve Ordinance No. CS 1004 for the approval of the Dabout Development Agreement; or

Motion to approve staff's recommendation as presented.

REPORTS AND PRESENTATIONS FROM STAFF:

11. Verbal presentation by staff regarding the Architectural Review for Mello Ranch #2.
12. Verbal presentation by staff regarding the Green Education Foundation

COMMISSIONER MATTERS:

ADJOURNMENT:



Jacquy Lopez, Administrative Assistant
Community Development
and Resources Commission

SB 343 NOTICE

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the General Services Department at City Hall during normal business hours at 750 Bellevue Road.

If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 750 Bellevue Road.



In compliance with the Federal Americans with Disabilities Act of 1990, upon request, the agenda can be provided in an alternative format to accommodate special needs. If you require special accommodations to participate in a Community Development and Resources Commission meeting due to a disability, please contact the Community Development and Resources Commission Secretary a minimum of five (5) business days in advance of the meeting at (209)357-6230. You may also send the request by email to jlopez@atwater.org