

# CITY OF ATWATER

## COMMUNITY DEVELOPMENT AND RESOURCES COMMISSION

### AGENDA

Council Chambers  
750 Bellevue Road  
Atwater, CA 95301

**February 20, 2019**

CALL TO ORDER

**6:00 PM**



PLEDGE OF ALLEGIANCE TO THE FLAG:

INVOCATION:

**Invocation by Police Chaplain Jim McClellan**

ROLL CALL:

**Daugherty \_\_\_\_\_, McWatters \_\_\_\_\_, Warchol \_\_\_\_\_, Murphy III \_\_\_\_\_,**

**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.

APPROVAL OF MINUTES:

1. January 16, 2019 Regular Minutes

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

2. February 6, 2019 Special Meeting Minutes

**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 for the CDRC to recommend that the City Council approve the request from Valley Children's Hospital to hold a special outdoor event for their Annual Kids Day Fundraiser on March 5, 2019 across the Central Valley 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 for the CDRC 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 8:00 AM – 10:00 AM; 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. **Adopt CDRC Resolution No. 070-18 making the finding that the project is categorically exempt under CEQA and recommend approval of Tentative Parcel Map No. 18-2 and Site Plan 714-19**

**Applicant: Albert Cisneros**

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

Motion to adopt CDRC Resolution NO. 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. **Adopt CDRC Resolution No. 081-19 making the finding that the project is categorically exempt under CEQA and recommend approval of Conditional Use Permit No. 560-19 and site plan No. 715-19**

**Applicant: Shan Singh**

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

Motion to adopt CDRC Resolution No. 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. **Community Development and Resource Commission Adopt Resolution No. 086-19 making the finding that the project is categorically exempt under CEQA and recommend that the City Council approve Ordinance NO. CS 1005 for the approval of the Medallion Wellness Atwater (A California Corporation) Development Agreement.**

**Applicant: Medallion Wellness Atwater (A California Corporation)**

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

Motion to adopt CDRC Resolution No. 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.

8. **Community Development and Resource Commission Adopt Resolution No. 085-19 making the finding that the project is categorically exempt under CEQA and recommend that the City Council approve Ordinance NO. CS 1006 for the approval of the Top Management and Distribution Inc. Development Agreement.**

**Applicant: Top Management and Distribution Inc.**

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

Motion to adopt CDRC Resolution No. 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. **Community Development and Resource Commission Adopt Resolution No. 087-19 making the finding that the project is categorically exempt under CEQA and recommend that the City Council approve Ordinance NO. CS 1004 for the approval of the Dabout Development Agreement.**

**Applicant: Dabout**

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

Motion to adopt CDRC Resolution No. 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.

10. **Community Development and Resource Commission Adopt Resolution No. 084-19 making the finding that the project is categorically exempt under CEQA and recommend that the City Council approve Ordinance NO. CS 1007 for the approval of the Sycamore Manufacturing LLC. Development Agreement.**

**Applicant: Sycamore Manufacturing LLC**

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

Motion to adopt CDRC Resolution No. 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

**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:

CERTIFICATION:

I, Jacquy Lopez, Community Development and Resources Commission Secretary, do hereby certify that a copy of the foregoing Agenda was posted at City Hall a minimum of 72 hours prior to the meeting.

  
Jacquy Lopez, Secretary 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.*



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