

# CITY OF ATWATER

## COMMUNITY DEVELOPMENT AND RESOURCES COMMISSION

### AGENDA

Council Chambers  
750 Bellevue Road  
Atwater, CA 95301

**March 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 \_\_\_\_\_, Bergman \_\_\_\_\_, Mead \_\_\_\_\_,**

**Krotik \_\_\_\_\_, Vacant \_\_\_\_\_, Murphy III \_\_\_\_\_**

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. February 22, 2019 Adjourned Meeting Minutes

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

PUBLIC HEARINGS:

2. **Resolution No. CDRC 088-19 making the finding that the project is categorically exempt under CEQA and approving Legacy Estates, Zone Change Request No. 19-1; Project Description: zone change from Planned Development 28 to Low Density Residential (R-1-10); Located east of Shaffer, south east of Santa Fe and North of Kelly Court. (APN: 156-010-004)**

**Applicant: Legacy Estates (Ben Penfield)**

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

Motion to adopt CDRC Resolution NO. 088-19 Making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15305 "Class 5" exemption and approving Zone Change Request No. 19-1; or

Motion to approve staff's recommendations as presented.

3. **Resolution No. CDRC 090-19 making the finding that the project is categorically exempt under CEQA and approving Aegle Commodities, Inc., Conditional Use Permit No. 561-19 and Site Plan No. 716-19; Project Description: Operate a cannabis manufacturing facility; Located at 240 Air Park Road, Atwater**

**Applicant: Aegle Commodities, Inc.**

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

Motion to continue the Public Hearing to March 27, 2019 at 4:00 PM.

4. **Resolution No. CDRC 091-19 making the finding that the project is categorically exempt under CEQA and recommending that the City Council adopt Ordinance No. CS 1008 approving the Cen Cal Brothers, Inc. Development Agreement regarding Cannabis Business Pilot Program; Property location 644 Rail Road Avenue, Atwater (APN: 003-160-026)**

**Applicant: Cen Cal Brothers Inc.**

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

Motion to continue the Public Hearing to March 27, 2019 at 4:00 PM.

5. **Resolution No. CDRC 092-19 making the finding that the project is categorically exempt under CEQA and recommending that the City Council adopt Ordinance No. CS 1009 approving the Cannable LLC Development Agreement regarding Cannabis Business Pilot Program; Property location 741 Enterprise Court, Atwater (APN: 056-400-034)**

**Applicant: Cannable LLC (A California Corporation)**

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

Motion to continue the Public Hearing to March 27, 2019 at 4:00 PM.

6. **Resolution No. CDRC 093-19 making the finding that the project is categorically exempt under CEQA and recommending that the City Council adopt Ordinance No. CS 1010 approving the Mari Jane Industries Development Agreement regarding Cannabis Business Pilot Program; Property location 460 Air Park Road, Atwater (APN: 056-400-029)**

**Applicant: Mari Jane Industries**

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

Motion to continue the Public Hearing to March 27, 2019 at 4:00 PM.

7. **Resolution No. CDRC 095-19 making the finding that the project is categorically exempt under CEQA and approving Conditional Use Permit No. 562-19 and Site Plan No. 717-19; Project Description: Operate a cannabis manufacturing facility; Located at 1780 Bell Lane, Atwater**

**Applicant: Bang Mingo**

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

Motion to continue the Public Hearing to March 27, 2019 at 4:00 PM.

8. **Resolution No. CDRC 077-18 making the finding that the project is categorically exempt under CEQA and approving Conditional Use Permit No. 559-18; Project Description: Place a neighborhood donation station designed to collect donations of recyclable items such as clothes, shoes, books, etc.; Located at 1701 Bellevue Road, Atwater**

**Applicant: Green Education Foundation (Kayla Ybarra)**

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

Motion to continue the Public Hearing to March 27, 2019 at 4:00 PM.

**REPORTS AND PRESENTATIONS FROM STAFF:**

9. Discussion and possible action regarding the operation of food trucks within City Limits. (Senior Planner: Greg Thompson)

**COMMISSIONER MATTERS:**

**ADJOURNMENT:**

**Adjourn to the Atwater Council Chambers, 750 Bellevue Road, Atwater on Wednesday, March 27, 2019 at 4:00 PM.**

**Staff's Recommendation:** Motion to adjourn the regular Community Development and Resources Commission meeting of March 20, 2019 to Wednesday, March 27, 2019 at 4:00 PM.

CERTIFICATION:

I, Stephanie Ruiz, 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.

*Stephanie Ruiz*

Stephanie Ruiz, 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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