



COMMUNITY DEVELOPMENT AND RESOURCES COMMISSION

ACTION MINUTES

January 16, 2019

CALL TO ORDER:

The Community Development and Resources Commission of Atwater met in Regular Session this date at 6:03 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 given by Police Chaplain Mead.*

ROLL CALL:

Present: Commissioners Daugherty, McWatters, Warchol, Vacant, Vacant, Vacant, Chairperson Murphy III
Absent: None
Staff Present: General Services Manager/Chief Building Official Pereida, VVH Senior Planner Thompson, Deputy City Attorney Hallinan, Executive to the City Manager Martin

SUBSEQUENT NEED ITEMS: *None.*

APPROVAL OF AGENDA AS POSTED OR AMENDED:

MOTION: *Commissioner McWatters moved to approve the agenda as posted. The motion was seconded by Commissioner Warchol and the vote was: Ayes: McWatters, Warchol, Daugherty, Murphy III; Noes: None; Absent: None. The motion passed.*

COMMENTS FROM THE PUBLIC:

Notice to the public was read. No one came forward to speak at this time.

APPROVAL OF MINUTES:

November 28, 2018 – Regular meeting

MOTION: Commissioner Daugherty moved to approve the minutes as listed. The motion was seconded by Commissioner Warchol and the vote was: Ayes: Daugherty, Warchol, McWatters, Murphy III; Noes: None; Absent: None. The motion passed.

PETITIONS AND COMMUNICATIONS:

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

Chairperson Murphy III explained the Commission policy of requiring an applicant to be present at the meeting for consideration of any request.

MOTION: Commissioner McWatters moved 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. The motion failed for lack of a second and no action was taken.

PUBLIC HEARINGS:

Adopt CDRC Resolution No. 069-18 making the finding that the project is categorically exempt under CEQA and recommend approval of Tentative Parcel Map No. 18-1.

VVH Senior Planner Thompson provided an overview of the project and suggested that the resolution be amended to conform to current Atwater Municipal Code requirements regarding item #13 which allows for a twelve month expiration window.

Chairperson Murphy III opened the Public Hearing.

DWAYNE ANDREWS, Golden Valley Engineering, representing the applicant, Bustamante Family Trust, 1987, raised questions regarding the need for drainage, fire hydrant and sidewalk requirements as shown in items #1, #2 and #3 of the resolution. He also stated that item #10 will be resolved by the placement of a fence and that no ingress or egress between the lots will be allowed.

Senior Planner Thompson clarified that conditions #1, #2 and #3 of the Development Agreement would only be required if they have not already been addressed or the need does not exist.

Chairperson Murphy III closed the Public Hearing.

MOTION: Commissioner McWatters moved to adopt CDRC Resolution No. 069-18 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. 18-1 as amended

by staff and waive the requirement for sidewalks in item #3 of the resolution, stipulating that any new application or construction on the site will require sidewalks. The motion was second by Commissioner Daugherty and the vote was: Ayes: McWatters, Warchol, Daugherty, Murphy III; Noes: None; Absent: None. The motion passed.

Community Development and Resources Commission Adopt Resolution No. 082-19 making the finding that the project is categorically exempt under CEQA and recommend that the City Council approve Ordinance No. CS 1002 for the approval of the Aegle Commodities, Inc. Development Agreement.

VVH Senior Planner Thompson provided an overview of the project and the Development Agreement.

Chairperson Murphy III opened the Public Hearing.

ADAM REED, Atwater, requested that the recommendation to the City Council include a plan for youth education and prevention in Development Agreements.

Chairperson Murphy III closed the Public Hearing.

Chairperson Murphy III recommended that as information only, the CDRC provide the City Council with information regarding their support for a potential youth education and prevention program in Development Agreements.

MOTION: Chairperson Murphy III moved to adopt CDRC Resolution No. 082-19 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15332(a) "In-Fill Development Projects" and recommending that the City Council approve Ordinance No. CS 1002 for the approval of the Aegle Commodities, Inc. Development Agreement. The motion was seconded by Commissioner Daugherty and the vote was: Ayes: McWatters, Warchol, Daugherty, Murphy III; Noes: None; Absent: None. The motion passed.

Community Development and Resource Commission Adopt Resolution No. 083-19 making the finding that the project is categorically exempt under CEQA and recommend that the City Council approve Ordinance No. CS 1003 for the approval of the Bang Mingo, LLC Development Agreement.

VVH Senior Planner Thompson provided an overview of the project and the Development Agreement.

Chairperson Murphy III opened the Public Hearing.

ADAM REED, Atwater, requested that the recommendation to the City Council include a plan for youth education and prevention in the Development Agreement.

MARK YANDAU, representing Bang Mingo, LLC, offered to answer any questions related to the request. There were no questions for the applicant.

Chairperson Murphy III closed the Public Hearing.

MOTION: Commissioner Warchol moved to adopt CDRC Resolution No. 083-19 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15332(a) "In-Fill-Development Projects" and recommending that the City Council approve Ordinance No. CS 1003 for the approval of the Bang Mingo, LLC Development Agreement. The motion was seconded by Chairperson Murphy III and the vote was: Ayes: McWatters, Daugherty, Warchol, Murphy III; Noes: None; Absent: None. The motion passed.

COMMISSIONER MATTERS:

Commissioner Daugherty requested updates regarding projects at Buhach Road and Juniper Avenue, Winton Way, and Juniper Avenue and Shaffer Road. General Services Manager/Chief Building Official Pereida responded that there is progress made on sidewalks and traffic signals at Buhach Road and Juniper Avenue. He also reported that the Winton Way sewer line from Broadway to Juniper Avenue will start during the summer and that street patching will follow. He added that the Rolfe building project is moving forward. Commissioner Daugherty suggested that an off-street bus stop be included in the Winton Way project. General Services Manager/Chief Building Official Pereida stated he will research the issue and advise the Commission.

Chairperson Murphy III asked when groundbreaking would begin on Juniper Avenue and Shaffer Road. General Services Manager/Chief Building Official Pereida responded that it should start in the spring. Chairperson Murphy III requested that staff investigate Safe Routes to School funding opportunities for Linden Avenue as it presents sidewalk problems for children walking to schools.

Commissioner McWatters asked if applications are being taken to fill the vacancies on the Commission. Executive to the City Manager Martin responded that the application process is currently open.

Commissioner Warchol stated that dramatic changes are coming to the CDRC and appointment of new members is somewhat in flux. Chairperson Murphy III asked what kind of changes to which Commissioner Warchol was referring. Commissioner Warchol responded that he is not authorized to speak about the changes.

ADJOURNMENT:

The meeting adjourned at 7:01 PM.


James Murphy III, Chairperson

By: Lesa Rasmussen,
P-M Transcription Services