



COMMUNITY DEVELOPMENT AND RESOURCES COMMISSION

ACTION MINUTES

January 17, 2018

CALL TO ORDER:

The Community Development and Resources Commission of Atwater met in Regular Session this date at 6:00 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California; Chair Brice presiding.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Chair Brice.

INVOCATION: *The Invocation was given by Police Chaplain.*

ROLL CALL:

Present: Commissioners Dash, Daugherty, Murphy, Warchol, Chair Brice
Absent: Commissioner McWatters
Staff Present: Interim City Manager deWerk, Deputy City Attorney Ruppel, Interim Public Works Director Shaw, City Contract Planner Thompson, Community Development Director/Recording Secretary Waterman

SUBSEQUENT NEED ITEMS: *None*

APPROVAL OF AGENDA AS POSTED OR AMENDED:

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

CEREMONIAL MATTERS: *None*

PUBLIC COMMENT:

Notice to the public was read.

CHARLES VEILLEUX, Merced, spoke regarding the proposed relocation of his Smoke and Vape Shop "The Stone Bowl", from Merced to Atwater, and described the type of products sold in his business.

No one else came forward to speak at this time.

APPROVAL OF MINUTES:

Regular Meeting of November 15, 2017

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

Special Meeting of January 4, 2018

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

PETITIONS AND COMMUNICATIONS:

Request from Kiwanis Club of Castle-Atwater with "Little Free Library"

Kiwanis Club of Castle-Atwater member Van Vanderzyde, described the project as fitting to the Kiwanis motto "to serve the children of the world", he said the Kiwanis Club will build, stock, and maintain the library. They chose Heller Park for its proximity to the school, and it being a true "Neighborhood Park". There are 15,000 little library's throughout the world, and Merced has about six (6) to seven (7) successful sites.

Commissioner Dash recused herself, stating a conflict as a member of Castle-Atwater Kiwanis Club.

MOTION: Commissioner Murphy III moved to approve the request from Kiwanis Club of Castle-Atwater to install "Little Free Library" at Heller Park. The motion was seconded by Commissioner Daugherty, and the vote was: Ayes: Daugherty, Murphy III, Warchol, Brice; Noes: None; Abstain: Dash; Absent: McWatters. The motion passed.

Request from Veterans of Foreign Wars Auxiliary (9946 to purchase and place a Memorial Bench at Veterans Park

Chair Brice recused himself citing a conflict as a VFW Officer and stepped down from the dais. Vice Chair Murphy III took the Chair position, and resumed the discussion.

VFW Officer Brice presented the request from the Ladies Auxiliary for Veterans of Foreign Wars for the purchase and placement of a Memorial Bench at Veterans Park to honor ALL Service Veterans, and place the bench facing the stones where current plaques are located. He stated that the Clampers offered to buy the concrete and pour the cement pad needed to install the bench.

City Council Member Creighton spoke regarding current volunteer efforts to rehab the Veterans Pavilion, and expressed his concern with vagrants and homeless using the benches to sleep on and the possibility of vandalism. He asked if there might be a better way to honor the Veterans other than with cement bench, and asked that other options be considered.

After discussion, VFW Officer Brice asked that this item be tabled pending security discussions and proposed time restrictions for Veterans Park from the City Council.

MOTION: Commissioner Murphy III moved to table this item. The motion was seconded by Commissioner Warchol, and the vote was: Ayes: Dash, Daugherty, Warchol, Vice Chair Murphy III; Noes: None; Absent: McWatters; Recused: Brice. The motion passed.

Chair Brice returned to the dais and resumed the meeting.

PUBLIC HEARINGS:

Resolution No. CDRC 052-18 approving Site Plan No. 710-18 for (APN 056-400-073 and 056-400-074) Beluga Court and provide Architectural Review, making determination of Consistency with the Commercial and Industrial Design Guidelines and that the project conforms to the General Plan

Chair Brice opened the Public Hearing.

ADAM REED with VVH, representing the applicant Matt Migliazzo spoke in favor of the project and addressed questions raised by the Commission as to trash enclosures and ADA requirements and restrictions.

No one came forward to speak, and Chair Brice closed the Public Hearing for this item.

As a member of the Architectural Review Committee, Chief Building Official Pereida reviewed the Site Plan and had no issues.

MOTION: Commissioner Daugherty moved to adopt Resolution No. CDRC 052-18 approving site Plan No. 710-18 for (APN 056-400-073 and 056-400-074) Beluga Court and making determination of Consistency with the Commercial and Industrial Design Guidelines, and that the project conforms to the General Plan. The motion was seconded by Commissioner Murphy III, and the vote was: Ayes: Dash, Daugherty, Murphy III, Warchol, Brice; Noes: None; Absent: McWatters. The motion passed.

REPORTS AND PRESENTATIONS FROM STAFF:

Verbal update reading Atwater Boulevard and Shaffer Road

Interim Public Works Director Shaw presented a verbal update to the Commission regarding the traffic signal at Atwater Boulevard and Shaffer Road. He discussed several options which include, having a traffic engineer review the shifting of all lanes to the north about 10 feet to allow the trucks a better turning radius from SP, and start the left turn lane (coming off the freeway) about 10 to 15 feet from the signal. He is also in the process of purchasing a new camera radar system. He stated loops, cameras, and pucks have been tried, and they have all failed previously. He is working with Merced County jointly.

Adopting Resolution No. CDRC 050-18, making determination of conformity findings as required under California Government Code Section 65402(a) and recommending Sale of Property Located at 980-990 Cedar Avenue consistent with the General Plan Land Use Designation and Zoning Code requirements

As a member of the Architectural Review Committee, Chief Building Official Pereida reviewed the Site Plan and had no issues.

MOTION: Commissioner Daugherty moved to adopt Resolution No. CDRC 050-18 making determination of conformity findings as required under California Government Code Section 65402(a) and recommending sale of Property located at 980-990 Cedar Avenue consistent with the General Plan Land Use Designation and Zoning Code. The motion was seconded by Commissioner Dash, and the vote was: Ayes: Dash, Daugherty, Murphy III, Warchol, Brice; Noes: None; Absent: McWatters. The motion passed.

Adopting Resolution No. CDRC 051-18, making determination of conformity findings as required under California Government Code Section 65402(a) and recommending Transfer of Property Located at 3116 Virginia Street consistent with the General Plan Land Use Designation and Zoning Code requirements

MOTION: Commissioner Murphy III moved to adopt Resolution No. CDRC 051-18 making determination of conformity findings as required under California Government Code Section 65402(a) and recommending transfer of Property located at 1600 Virginia Street consistent with the General Plan Land Use Designation and Zoning Code requirements. The motion was seconded by Commissioner Daugherty, and the vote was: Ayes: Dash, Daugherty, Murphy III, Warchol, Brice; Noes: None; Absent: McWatters. The motion passed.

Resolution No. CDRC 044-17 Making Finding of Consistency with the Commercial and Industrial Design Guidelines and Making Determination that the 7-Eleven Convenience & 76 Fuel Project Conforms to the General Plan

JESSE KENT, with Smith Development for the project, addressed questions from the commission and stated that they have committed and designated monies to cover the full cost of creating a median along Bellevue to alleviate the unsafe turning issues. He also addressed the current two (2) existing driveways, stating

it will be shortened to one (1) driveway. They have also committed to a full grinding and re-pave of the existing alley. He thanked staff for their responsiveness during the process.

As a member of the Architectural Review Committee, Chief Building Official Pereida reviewed the Site Plan and had no issues.

MOTION: *Commissioner Murphy III moved to adopt Resolution No. CDRC 044-17, making finding of consistency with the Commercial and Industrial Design Guidelines and making the determination that the 7-Eleven Convenience & 76 Fuel Project conforms to the City's General Plan. The motion was seconded by Commissioner Dash, and the vote was: Ayes: Dash, Daugherty, Murphy III, Warchol, Brice; Noes: None; Absent: McWatters. The motion passed.*

Resolution No. CDRC 047-17 Making Finding of Consistency with the Commercial and Industrial Design Guidelines and Making Determination that the proposed Office/Retail Building Project at 1049 Winton Conforms to the General Plan

CHRISTINE LIM with Golden Valley Engineering, representing applicant Luis Naranjo, responded to questions from the Commission, and confirmed that the median along Winton Way will be extended and making it a right turn only out of the drive.

As a member of the Architectural Review Committee, Chief Building Official Pereida reviewed the Site Plan and had no issues.

MOTION: *Commissioner Murphy III moved to adopt Resolution No. CDRC 047-17, making finding of consistency with the Commercial and Industrial Design Guidelines and making the determination that the proposed Office/Retail Building Project at 1049 Winton Way conforms to the City's General Plan. The motion was seconded by Commissioner Warchol, and the vote was: Ayes: Dash, Daugherty, Murphy III, Warchol, Brice; Noes: None; Absent: McWatters. The motion passed.*

COMMISSIONER MATTERS:

Comments from Community Development and Resources Commissioners

Commissioner Murphy III questioned the timeframe for the Winton Way traffic signal synchronization.

Commissioner Warchol asked that an item be placed on the next agenda regarding how CDRC information and decisions are delivered to the City Council. He spoke regarding the different types of minutes that can be taken, action, summary and verbatim. His concern is that the CDRC has changed from using summary minutes to action minutes which he feels limits the ability for presenting the reasoning behind actions taken by the commission.

Commissioner Dash has concern regarding the quick changing traffic signals in front of Bellevue School and Crest Road. She also commented that a lot of money is being put into Veterans Park and if nothing is done to prevent vandalism; all their hard work and money will be in vein. She asked that this

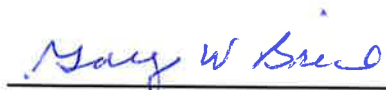
concern be taken to the City Council to address, and possibly consider closing the park at dusk and locking the gates.

Commissioner Daugherty had no comments.

Chair Brice stated the meeting was a productive meeting.

ADJOURNMENT:

The meeting adjourned at 7:07 PM.



Gary Brice, Chairperson



Lori Waterman, CMC
Recording Secretary