



# CITY OF ATWATER COMMUNITY DEVELOPMENT AND RESOURCES COMMISSION

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## ACTION MINUTES

**August 15, 2018**

CALL TO ORDER:

*The Community Development and Resources Commission of Atwater met in Regular Session this date at 6:04 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 McClellan.*

ROLL CALL:

**Present:** Commissioners Dash, Daugherty, McWatters, Warchol, Murphy III, Pinto, Chair Brice

**Absent:** None

**Staff Present:** Interim City Manager Waterman, Chief Building Official Pereida, VVH Planner Greg Thompson, Recording Secretary Rasmussen

SUBSEQUENT NEED ITEMS: *None*

APPROVAL OF AGENDA AS POSTED OR AMENDED:

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

CEREMONIAL MATTERS: *None*

PUBLIC COMMENT:

*Notice to the public was read.*

**TIMMI RODRIGUEZ, Atwater, requested that a stop sign be placed at Palm Avenue and Linden Avenue. She cited that a number of accidents have occurred at that location.**

**No one else came forward to speak at this time.**

PETITIONS AND COMMUNICATIONS:

Yosemite Church Atwater request for co-sponsorship by the City of Atwater for a Movie in the Park event to be held on September 29, 2018 at Ralston Park from 7:30 PM to 10:00 PM.

**Pastor Don Borgwardt, Yosemite Church, summarized the proposed event and requested approval from the Commission for a co-sponsored event.**

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

Matthew Karres representative for Weight Watchers request for Community Center fee reduction

**MATTHEW KARRER, Merced, presented an overview of the program and the services to be offered at the Community Center. He requested approval from the Commission for a fee reduction to get the program up and running.**

**Deputy City Attorney Hallinan advised the Commission that there was no contradiction in the request for use of City facilities, but that this would set a precedent should they decide to make the allowance for a fee reduction.**

**MOTION: Commissioner Daugherty moved to approve the request from Weight Watchers for a fee reduction from \$55 per hour to \$35 per hour for use of a room at the Atwater Community Center. The following restrictions were included with the motion: that the use be only once a week during the regular work week, between the hours of 8:00AM and 5:00PM, and that the Commission revisit the approval in six (6) months for a potential increase in fees. The motion was seconded by Commissioner McWatters and the vote was: Ayes: Daugherty, Warchol, Pinto, McWatters, Brice; Noes: Dash, Murphy III; Absent: None. The motion passed.**

PUBLIC HEARINGS:

CDRC Resolution No. 054-18 CUP No. 552-18: This project seeks approval to operate a welding and fabrication shop at 610 Rail Road Ave. The property is designated as Business Park by the City General Plan and Business Park (BP) by The City Zoning Map. Merced County Assessor's Parcel No.: 001-160-024

**VVH Senior Planner Thompson provided an over-view of the conditions of the application.**

**Chairman Brice opened the Public Hearing.**

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

**MOTION: Commissioner Pinto moved to adopt Resolution No. 054-18 approving Condition Use Permit No. 552-18 for operation of a welding and fabrication shop at 610 Railroad Avenue. The motion was seconded by Commissioner Murphy and the vote was: Ayes: Warchol, Pinto, Dash, McWatters, Murphy III, Daugherty, Brice; Noes: None; Absent: None. The motion passed.**

Resolution No. 060-18 Site Plan No. 712-18: Staff has received a Site Plan application requesting approval to construct one light industrial building at 1715 Sycamore Ave. The property is designated as Business Park by the City General Plan and Business Park (BP) by the City Zoning Map. Merced County Assessor's Parcel No.: 001-146-003

**VVH Senior Planner Thompson summarized the application and reported that there is no connection to cannabis activity in the proposed request. He further advised the Commission that there is no expiration date for an approval since the request is for architectural review and it adheres to the City's architectural design guidelines.**

**Chairman Brice opened the Public Hearing.**

**DWIGHT LARKS, Merced County resident, asked about sewer connection fees and any impacts to neighboring parcels like cutting the street to get a sewer connection.**

**VVH Senior Planner Thompson responded that City of Atwater Engineering Department will address that issue and urged Mr. Larks to contact the Engineering and Building departments directly.**

**Chair Brice closed the Public Hearing for this item.**

**MOTION: Commissioner Dash moved to adopt Resolution No, 060-18 approving Site Plan No. 712-18. The motion was seconded by Commissioner Pinto and the vote was: Ayes: Pinto, Dash, McWatters, Murphy III, Daugherty, Warchol, Brice; Noes: None; Absent: None. The motion passed.**

**REPORTS AND PRESENTATIONS FROM STAFF:**

**None.**

**COMMISSIONER MATTERS:**

Comments from Community Development and Resources Commissioners

**Commissioner Warchol had no comments.**

**Commissioner Pinto had no comments.**

**Commission McWatters had no comments.**

**Commission Dash commented on the unsafe conditions at Five Corners where political signs are impeding the line of sight for oncoming traffic. She requested that staff address the issue.**

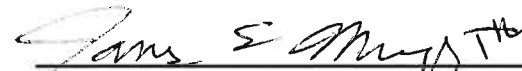
**Commissioner Murphy III asked staff to provide the status of a burnt out building on First Street.**


**Commissioner Daugherty requested information on the status of development at Ferrari Ranch. He also asked about progress on the gas station project at Juniper Avenue and Buhach Road.**

**Chairman Brice commented that the Valero and McDonald's renovation projects at Five Corners are poorly lit at night and is concerned about the potential traffic issues. He also asked about the status of businesses operating at the old Creamery building on Broadway Avenue.**

ADJOURNMENT:

**The meeting adjourned at 6:59 PM.**

  
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Jim Murphy III, Vice Chairperson

  
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Lesa Rasmussen,  
Recording Secretary