



CITY OF ATWATER

COMMUNITY DEVELOPMENT AND RESOURCES COMMISSION SPECIAL MEETING

ACTION MINUTES

August 2, 2016

CALL TO ORDER:

The City of Atwater Community Development and Resources Commission met in Special Session this date at 6:05 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California; Chairperson Brice presiding.

PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led by Chairperson Brice.

ROLL CALL:

Present: Brice, Hyler III, Dash, Reed, Daugherty, Murphy III,

Absent: McWatters

Staff Present: Community Development Director McBride, Senior Planner Hendrix, Recording Secretary Coronado.

Staff Absent: None

Guests: Jose Benavidez with JLB

Desmond Johnson with Quad Knopf

COMMENTS FROM THE PUBLIC:

Notice to the public was read.

No one came forward to speak at this time.

PUBLIC HEARINGS:

Adopt Community Development Resources Commission Resolution No. 2914-16 Approving Planned Development Master Plan (PDMP) No. 2915-16 approving Planned Development Final Development Plan (PDFDP) No. 2916-16 Tentative Parcel Map (TMP) for North West corner of Buhach Road and Juniper Avenue No. 2917-16 Tentative Parcel Map for South West corner of Buhach Road and Juniper Avenue. (Community Development Director Scott McBride)

Community Development Director McBride provided the commission with a review of the proposed Marketplace at the Colony Shopping Center.

Chairperson Brice opened the Public Hearing

John Mernoza spoke on behalf of his father, who resides on Augusta Lane Atwater. He stated after his father received a notice in the mail regarding the proposed shopping center, his father thought the City was going to tear down their home in order to proceed with the project. After being in the meeting he now has other concerns. He commented that there are currently a lot of accidents on Augusta Lane and Juniper Avenue. The problem is trying to make a left turn from Augusta Lane onto Juniper Avenue. He feels by having additional semi truck traffic it will only cause more accidents. He also asked if building the shopping center is going to affect the property value. He wanted to know if the water rates would be going up.

Michael Gonzalez of Atwater, expressed concern for environmental factors. He is also concerned about having the back of a building as his backyard view from outside the back of his home. He was also concerned about the noise due to semi trucks driving and unloading. He's concerned about light, noise and air pollution.

Julie Cervantes of Atwater asked if she was at risk from having to move from her home where she currently resides.

There were no other comments, and Chairman Brice closed the Public Hearing.

MOTION: Commissioner Dash moved to recommend City Council adopt Resolution No. 2914-16 approving Planned Development Master Plan (PDMP). The motion was seconded by Commissioner Reed and the vote was: Ayes: Murphy III, Daugherty, Reed, Dash, Hyler III, Brice; Noes: None; Absent: McWatters. The motion carried.

MOTION: Commissioner Reed moved to recommend City Council adopt Resolution No. 2915-16 approving Planned Development Final Development Plan (PDFDP) as amended to include a condition to add a buffer along the West Side of the first parcel and to plant trees on the West and South side of the second parcel. The motion was seconded by Commissioner Daugherty and the vote was: Ayes: Murphy III, Daugherty, Reed, Dash, Hyler III, Brice; Noes: None; Absent: McWatters. The motion carried.

MOTION: Commissioner Reed moved to recommend City Council adopt Resolution No. 2916-16 approving Tentative Parcel Map 16-1 for North West corner of Buhach Road and Juniper Avenue as amended to include a condition that the developer shall comply with all conditions of approval as listed under all other approving resolutions for this project. The motion was seconded by Commissioner Hyler III and the vote was: Ayes: Murphy III, Daugherty, Reed, Dash, Hyler III, Brice; Noes: None; Absent: McWatters. The motion carried.

MOTION: Commissioner Daugherty moved to recommend City Council adopt Resolution No. 2917-16 approving Tentative Parcel Map 16-2 for South West corner of Buhach Road and Juniper Avenue as amended to include a condition that further traffic mitigation be studied. The motion was seconded by Commissioner Murphy III and the vote was: Ayes: Murphy III, Daugherty, Reed, Dash, Hyler III, Brice; Noes: None; Absent: McWatters. The motion carried.

COMMISSIONER MATTERS

Comments from Community Development and Resources Commissioners

Chair Brice reminded the public that the Commission is a recommending body and the Commission is only recommending the City Council approve this project with the recommended changes as discussed. He also thanked the public for attending and invited them to attend the City Council meeting for further discussion.

ADJOURNMENT:

The meeting adjourned at 7:35 PM.



Gary Brice, Chairperson

ATTEST:



Julia Coronado, Recording Secretary