



CITY OF ATWATER

COMMUNITY DEVELOPMENT AND RESOURCES COMMISSION

ACTION MINUTES

March 16, 2016

CALL TO ORDER:

The City of Atwater Community Development and Resources Commission 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; Chairperson Brice presiding.

PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led by Chairperson Brice.

INVOCATION:

Chaplin was not present.

ROLL CALL:

Present: Commissioners Brice, Dash, Hyler III, McWatters, Murphy III, Reed,
Absent: Daugherty
Staff Present: City Attorney Rosie Ruppel, Police Lieutenant Joseph, Community Development Director McBride, Recording Secretary Mead.
Staff Absent: Interim Public Works Director Faretta, Senior Planner Hendrix, Recreation Supervisor Barton,

COMMENTS FROM THE PUBLIC:

Notice to the public was read.

LEE, Eric of 1199 Atwater Blvd Atwater, conveyed his concerns pertaining to the left hand turn pocket(s) located southbound Buhach Road; turning left onto Green Sands Avenue (traveling east) and northbound Buhach Road turning left onto Green Sands (traveling west). He described the close proximity of the vehicles whilst turning and the potential hazard for a collision. Lee asked the commission to review the area. Lee further reported on the intersection of Shaffer Road and Atwater Boulevard. He suggested creating a setback of 8 Feet to allow more turning radius for commercial vehicles merging onto Atwater Boulevard traveling southbound toward the Hwy 99 onramp. Lee asked the commission to consider a setback.

MINUTES:

Regular Meeting, February 17, 2016

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

PUBLIC HEARINGS:

Adopt Community Development and Resources Commission Resolution No. 015-16 approving Site Plan No. 704-16 and adopt Resolution No.16-16 approving Conditional Use Permit No. 543-16. (Applicant Bryan Hernandez)

Chairperson Brice opened the Public Hearing

Chairperson Brice closed the public hearing however Chairperson Brice allowed for the applicant to address questions.

LIM, Christine with Golden Valley Engineering answered questions from Commissioner Dash, Reed, and Brice pertaining to the removal of existing buildings, the construction of a block wall on the property, landscaping requirements, signage and the construction of a trash enclosure.

HERNANDEZ, Jesus representative for the applicant explained the lot will be used for "sale ready" vehicles. He acknowledged if the City requires a trash enclosure, he will comply.

Hylar III provided a comment for the record. "I appreciate what you are trying to do down in that side of Atwater, it's obviously a blight and so I appreciate any development trying to fix it up. I just would...Should the commission decide to go forward with this; I would just really appreciate it if we would limit the on street parking. We don't need any more on street parking down there it's pretty dangerous. For the public record I just want to make that clear."

Chairman Brice re-closed the Public Hearing.

MOTION: Commissioner Hylar III moved to adopt Resolution No 015-16 approving Site Plan No. 704-16; Motion to adopt Resolution No. 016-16 approving Conditional Use Permit 543-16. The motion was seconded by Commissioners Murphy III and Reed and the vote was: Ayes: Brice, Dash, Hylar III, McWatters, Murphy III, Reed; Noes: None; Absent: Daugherty. The motion carried.

Review of Conditional Use Permit No. 540-15. If desired, adopt Community Development and Resources Commission 017-16 revoking approval of Conditional Use Permit No. 540-15. Review requested by CD&R Commission.

Chairperson Brice opened the Public Hearing

OCHOA, Russell Acting Sales Manager of Choice Motors/Western Motors addressed the commission by reading a prepared statement. Ochoa apologized for the issues resulting from the sale events. He reported the event coordinator Jesse Diaz is no longer with the company. Ochoa commented on the sales tax revenue generated for the City of Atwater from the events.

LIPPINCOTT, Lance Attorney at Law on behalf of the owner Khalid Dalia, Choice Motors/Western Motors addressed the commission and recognized the issues. He reassured the commissioners the issues have been corrected and the owner wants to be compliant. Lippincott will have a representative from the Attorney's Firm attend the event to make sure they are compliant.

LEE, Eric of 1199 Atwater Boulevard, reported the area has a lack of business in that area and any business is good business. Lee spoke in favor of the business to have another chance. Lee pointed out the City of Atwater has a new Code Enforcement Officer to address any issues that may arise.

No action was taken.

Recommend that the City Council adopt City Council resolution No. 2879-16 approving Planned Development Final Development Plan No 03-3. Amendment No. 2. Applicant Blue Mountain Construction.

Chairperson Brice opened the Public Hearing

VAN-HORN, William spoke in favor of the project. He reported he solicited the purchase for this home a couple of months ago. Van-Horn reported the existing lot is the only lot without improvements and wanted to let the commission know he has moved out of the home was renting, which has now been sold, awaiting the home to be built and now is living with his in laws. He wanted the commission to know his family is displaced at this time and wanted to know if there is a way to expedite the process.

Chairperson Brice closed Public Hearing

MOTION: Commissioner McWatters moved to recommend to the City Council to adopt City Council Resolution No.2879-16 approving Planned Development Final Development Plan No. 03-3 Amendment No. 2. The motion was seconded by Commissioners Dash the vote was: Ayes: Brice, Dash, Hyler III, McWatters, Murphy III, Reed; Noes: None; Absent: Daugherty. The motion carried.

COMMISSIONER MATTERS

Comments from Community Development and Resources Commissioners

Commissioner Reed - None

Commissioner Murphy III – Inquired of Scott McBride whether or not the Atwater Boulevard /Winton Way construction project will allow for a right hand turn onto Winton Way. Scott reported the traffic lanes will result with a left hand turn, a thru lane and a thru right hand turn lane. McBride explained the lanes will shift south to accommodate the new sidewalk at the intersection. Murphy III further asked for an update on the clothing storage bins. Murphy III reported furniture is being dumped beside the bin behind Sure Stop located on Broadway Avenue. LT Joseph explained the City of Atwater is working with the City Attorney's office to remedy the situation.

Commissioner Hyler III inquired about the clothing bin located near Commerce Avenue, across from Applebee's Restaurant. Community Development Director McBride explained the City Attorney's are working on a settlement agreement pertaining to the bin. Hyler III inquired if the City of Atwater has an ordinance for recycling stations and if the clothing bins fall under the same ordinance. Community Development Director McBride explained the two entities are different. He further explained the new provisions and requirements for clothing bins.

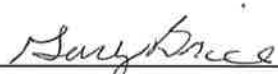
Commissioner Dash thanked Community Development Director McBride for recommending the commissioners to the Planning Commission School. Dash reported it was informative.

Commissioner Brice wished Commissioner Dash a Happy Birthday.

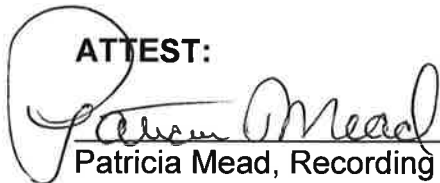
ADJOURNMENT:

The meeting adjourned at 7:10 PM.

APPROVED:



Chairperson Brice

ATTEST:


Patricia Mead, Recording Secretary