

WATERFORD PLANNING COMMISSION MEETING MINUTES

Tuesday, August 26, 2008

A regular meeting of the Waterford Planning Commission was called to order by Commissioner Esther at 6:30 PM at the Waterford Community Center, 540 "C" Street, Waterford, CA 95386.

ROLL CALL PRESENT

Chris Esther, Chairman

Dan Padrnos, Commissioner

Greg Dugovic, Commissioner

Denise Finch, Commissioner

EXCUSED:

Neil Carnes, Vice Chairman

ABSENT:

CITY STAFF & CONTRACT EMPLOYEES PRESENT

Robert Borchard, City Planner

Patricia Lee, Deputy City Clerk

PLEDGE OF ALLEGIANCE – Chairman Esther

ADOPTION OF THE AGENDA: A motion was made by CM/Dugovic and seconded by CM/Padrnos to adopt the agenda. P/C Vote: 4-0 to move item 6a to the beginning

ADOPTION OF THE CONSENT CALENDAR: A motion was made by CM/Padrnos and seconded by CM/Dugovic to adopt the Consent Calendar. P/C Vote: 4-0.

CONFLICT OF INTEREST DECLARATION: None

1. CONSENT AGENDA:

1a: June 11th and June 24th, 2008 Planning Commission Meeting Minutes

2. PRESENTATIONS:

None

3. COMMUNICATIONS FROM THE AUDIENCE:

None

4. PUBLIC HEARING ITEMS:

6:36:51 PM 4a: Steel Gift Shop CUP 2008-02, Resolution 2008-03. The project proposes to establish a retail gift shop in an existing 2200 s.f. residence as well as a residence. The property is located at 101 Church St and is zoned H-1, Highway Frontage Commercial. Applicant is Randall Steele.

Mr. Borchard explained to the Commission that when there is a residential and commercial use on the same property, the City of Waterford code requires that a Conditional Use Permit be in place. It is a large lot with a large residence and garage. The applicant is going to use a large portion of the residence for commercial use, as a gift shop. Mr. Borchard commented that he has been through the property with the land owner and the applicant and he feels it will be an asset to the community. Staff is recommending approval and the project is exempt from CEQA. CM/Dugovic asked if there would be any structural changes, to which he replied no and no plans have been submitted to do so.

Public Hearing opened [6:40:36 PM](#)

Public Hearing Closed [6:40:47 PM](#)

Mot CM/Padrnos

2nd CM/Dugovic

3-1

[6:42:48 PM](#) 4b: Reinway Commercial Tentative Parcel Map 2008-01, Resolution 2008-04. The project proposes to create a commercial subdivision on a 4.48 acre parcel with lot sizes ranging from .727 acres to 1.458 acres. The property is located at the SE corner of Reinway and Yosemite Blvd and is also known as APN 080-045-034.

Mr. Borchard explained that a subdivision on a commercial parcel requires that a development plan with a commercial proposal be in place. The applicant Mr. Murdoch has brought a commercial proposal as indicated in the staff report, and is being done on the speculation that the economy is going to improve. The plan meets all the standards and specifications for the City. The division of the property creates the opportunity to develop these lots for commercial use. The parcels have access to city water and sewer and the project is exempt from CEQA. The applicant is in the audience to answer any questions.

Mr. Murdoch addressed the Commission and explained the history of the project and that they would be happy to answer any questions. CM/Dugovic asked if a will-serve letter was provided. Mr. Borchard explained that the City of Modesto has had a more positive out look and cooperation lately when it comes to will-serve letters, so it should not be a problem when the project is ready for that step. Mr. Borchard explained that there is actually a well on this site. Mr. Murdoch also commented that he has had communication with the City of Modesto regarding the well and was told that there is reluctance on commercial applications like this one to hold it back.

Public Hearing opened [6:49:36 PM](#)

Mr. Philip Jones who owns the property east of this parcel wants to know how this project would affect him in regards to sewer and water and other utilities. He has not been able to hook up to anything as of yet. His property is currently being used for small crops, but would like to have the option for more in the future. Mr. Borchard explained that no zoning changes are taking place; the parcels are still remaining H-1, highway frontage commercial. It will expand infrastructure into that area making Mr. Jones parcel more developable. Mr. Murdoch and Mr. Jones agreed to be in contact with each other in regards to their properties.

Public Hearing closed [6:59:53 PM](#)

Mot CM/Finch

2nd CM/Padrnos

Vote 4-0

5. UNFINISHED BUSINESS:

None

6. NEW BUSINESS

6a: Oath of Office Statement for Commissioner Dugovic, Commissioner Padrnos, and Chairman Esther.

Item 6a was moved up after item 3.

Ms. Lee swore in Commissioner Dugovic, Commissioner Padrnos and Chairman Esther.

7. ITEMS FROM STAFF:

[7:01:09 PM](#)

Mr. Borchard explained that a change of ownership has taken place in regards to downtown. Some buildings have been purchased by a local business man who is improving them and getting businesses into them. Grupe has informed the City that the Lake Pointe project is on hold currently since the market is so thin right now. The Enterprise Zone application is moving forward and some interested parties are looking forward to new growth in the downtown area.

8. ITEMS FROM COMMISSIONERS:

[7:03:58 PM](#)

CM Dugovic – Happy to be back on the Commission.

CM Padrnos – There is a meeting at the County Ag department with San Francisco Public Utilities Committee, to see about help in buying the Lambert property for parkland.

CM Finch – Is excited to see the gift shop coming to town and wishes them good luck, and wanted to welcome CM Dugovic.

Chairman Esther – Wished CM Padrnos good luck on the meeting tomorrow.

ADJOURNMENT/RECESS: A motion was made by CM Dugovic and seconded by CM Padrnos to adjourn the August 26th, 2008 Planning Commission Meeting at [7:09:57 PM](#) .

PASSED AND ADOPTED by the Waterford Planning Commission at a regular meeting held on November 25th, 2008, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Patricia Lee, Deputy City Clerk

Chris Esther, Chairman