

CITY OF ATWATER

PLANNING COMMISSION

AGENDA

Council Chambers
750 Bellevue Road
Atwater, CA 95301

June 19, 2019

CALL TO ORDER

6:00 PM



PLEDGE OF ALLEGIANCE TO THE FLAG:

INVOCATION:

Invocation by Police Chaplain McClellan

ROLL CALL:

Borgwardt _____, Daugherty _____ Mead _____, Nelson _____, Warchol _____,

ORGANIZATION OF THE PLANNING COMMISSION:

1. Selection of Chairperson

Staff's Recommendation: Open nomination period for the purposes of nominating a Chairperson; and

Motion to appoint Commissioner _____ to serve as Chairperson of the Planning Commission.

2. Selection of Planning Commission Vice Chairperson

Staff's Recommendation: Open nomination period for the purposes of nominating a Vice Chairperson; and

Motion to appoint Commissioner _____ to serve as Vice Chairperson of the Planning Commission.

SUBSEQUENT NEED ITEMS: (The Chair shall announce any requests for items requiring immediate action subsequent to the posting of the agenda. Subsequent need items require a two-thirds vote of the members of the Commission present at the meeting.)

APPROVAL OF AGENDA AS POSTED OR AS AMENDED: (This is the time for the Commission to remove items from the agenda or to change the order of the agenda.)

Staff's Recommendation: Motion to approve agenda as posted or as amended.

COMMENTS FROM THE PUBLIC:

NOTICE TO THE PUBLIC

At this time any person may comment on any item which is not on the agenda. You may state your name and address for the record; however, it is not required. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. Please limit comments to a maximum of three (3) minutes.

MINUTES (COMMUNITY DEVELOPMENT AND RESOURCES COMMISSION)

3. May 15, 2019 (Regular Meeting)

Staff's Recommendation: Motion to approve minutes as listed

PETITIONS AND COMMUNICATIONS:

4. Request for assistance with annual Independence Run

Applicant: Gordon Wilkinson

Staff's Recommendation: Motion to recommend that the City Council approve the request for assistance with the annual Independence Run on July 4th for the next four (4) years, to coincide with co-sponsorship of the annual 4th of July events, beginning in 2019 through and including 2022.

PUBLIC HEARINGS:

5. Resolution making the finding that the project is categorically exempt under CEQA; and recommending that the City Council adopt of an ordinance of the City Council approving the Development Agreement by and between the City of Atwater and One Plant Atwater, LLC; Cannabis Business Pilot Program; Property location 261 Business Park Way, Atwater (APN: 056-330-021)

Applicant: One Plant Atwater LLC (A California Limited liability Company)

Staff's Recommendation: Open the public hearing and receive any testimony given; and

Motion to adopt Resolution No. PC 096-19 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15301 “Existing Facilities” exemptions and recommending that the City Council adopt Ordinance No. CS 1016 for the approval of the One Plant Atwater, LLC Development Agreement; or

Motion to approve staff’s recommendation as presented.

- 6. Resolution making the finding that the project is categorically exempt under CEQA; and recommending that the City Council adoption of an Ordinance of the City Council approving the Development Agreement by and between the City of Atwater and WB Pharms, LLC; Cannabis Business Pilot Program; Property location 1619 Sycamore Avenue, Atwater (APN: 001-146-013)**

Applicant: WB Pharms, LLC

Staff’s Recommendation: Open the public hearing and receive any testimony given; and

Motion to adopt Resolution No. PC 094-19 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15301(d) “Existing Facilities” exemptions and recommending that the City Council adopt Ordinance No. CS 1015 for the approval of the WB Pharms, LLC Development Agreement; or

Motion to approve staff’s recommendation as presented.

- 7. Resolution making the finding that the project is categorically exempt under CEQA; and recommending that the City Council adoption of an Ordinance of the City Council approving the Development Agreement by and between the City of Atwater and Cannable, LLC; Cannabis Business Pilot Program; Property location 741 Enterprise Court, Atwater (APN: 056-400-034)**

Applicant: Cannable, LLC (A California Corporation)

Staff’s Recommendation: Open the public hearing and receive any testimony given; and

Motion to adopt Resolution No. PC 092-19 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15301 “Existing Facilities” exemptions and recommending that the City Council adopt Ordinance No. CS 1014 for the approval of the Cannable, LLC Development Agreement; or

Motion to approve staff's recommendation as presented.

8. **Resolution making the environmental finding that the project is categorically exempt under CEQA; and approving Conditional Use Permit No. 564-19 and Site Plan No. 719-19 for a detached garage located at 760 Grove Avenue. (APN 003-033-002)**

Applicant: Karin Hanks

Staff's Recommendation: Open the public hearing and receive any testimony given; and

Motion to adopt Resolution PC No. 99-19 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15303 (e) "New Construction or Conversion of Small Structures" exemptions and approving Conditional Use Permit No. 564-19 and Site Plan No. 719-19; or

Motion to approve staff's recommendation as presented.

9. **Resolution making the environmental finding that the project is categorically exempt under CEQA; and approving Conditional Use Permit and Site Plan for Medallion Wellness, Inc. located at 341 Business Parkway (A.P.N. 056-410-003)**

Applicant: Medallion Wellness, Inc.

Staff's Recommendation: Open the public hearing and receive any testimony given; and

Motion to adopt Resolution PC No. 100-19 making the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15301 "Existing Facilities" exemptions and approving Conditional Use Permit No. 565-19 and Site Plan No. 720-19; or

Motion to approve staff's recommendation as presented.

REPORTS AND PRESENTATION FROM STAFF:

10. **Review proposed Five Year Capital Improvement Program Fiscal Years 2019-20 thru 2023-24. (General Services Manager: Mark Pereida)**

Staff's Recommendation: making the finding that the Five Year Capital Improvement Program Fiscal Years 2019-20 thru 2023-24 is consistent with the City of Atwater General Plan.

COMMISSIONER MATTERS:

ADJOURNMENT:

CERTIFICATION:

I, Jacquy Lopez, Planning Commission Secretary, do hereby certify that a copy of the foregoing Agenda was posted at City Hall a minimum of 72 hours prior to the meeting.



Jacquy Lopez, Planning
Commission Secretary

SB 343 NOTICE

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the General Services Department at City Hall during normal business hours at 750 Bellevue Road.

If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 750 Bellevue Road.



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