

CITY OF ATWATER

PLANNING COMMISSION

AGENDA

Council Chambers
750 Bellevue Road
Atwater, CA 95301

August 21, 2019

CALL TO ORDER

6:00 PM



PLEDGE OF ALLEGIANCE TO THE FLAG:

INVOCATION:

Invocation by Police Chaplain McClellan

ROLL CALL:

Borgwardt_____, **Mead**_____, **Warchol**_____, **Daugherty**_____, **Nelson**_____

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.

MINUTES:

1. July 17, 2019 (Regular Meeting)

Staff's Recommendation: Motion to approve minutes as listed

PETITIONS AND COMMUNICATIONS:

2. Request from Atwater High School Leadership Class for assistance with annual Homecoming Parade (Alyssa Carrillo, ASB President)

Staff's Recommendation: Recommending that the City Council approve the request from Atwater High School Leadership Class for assistance with their annual Homecoming Parade on Friday, September 20, 2019 at 3:30 PM beginning on Mitchell Avenue, turn left onto Winton Way, and continue to Atwater High School located at 2201 W. Fruitland Avenue.

3. **Request from Saint Anthony's Church for assistance with street closure for their annual "Our Lady of Guadalupe" procession (Baudelio Valencia)**

Staff's Recommendation: Recommending that the City Council approve the request from Saint Anthony's Church for assistance with their annual "Our Lady of Guadalupe" procession on Thursday, December 12, 2019 starting at 3:00 PM beginning at Ralston Park, to Juniper Avenue and on to Saint Anthony's Church; to assist with road closure on Third Street between Fir and Juniper Avenues and Juniper Avenue between Third Street and Winton Way from 3:00 – 5:00 PM.

PUBLIC HEARINGS:

4. **Resolution making an environmental finding that the project is categorically exempt under CEQA; and approving Conditional Use Permit and Site Plan for 5 Corners Mini-Mart; located between Shaffer Road and First Street (APN: 003-211-009 and 012)**

Applicant: Balibir Singh (Owner)

Staff's Recommendation: Open the public hearing regarding Resolution No. PC 0103-19 and receive any testimony given; and

Motion: to make the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15303 (c) "New Construction or Conversion of Small Structures" exemptions; and

Motion: to adopt Resolution No. PC 0103-19 approving Conditional Use Permit No. 567-19 and Site Plan No. 724-19

5. **Resolution making an environmental finding that the project is categorically exempt under CEQA; and approving the Site Plan for Golden State Realty Association; located at 273 E. Bellevue Rd. (APN: 156-060-023)**

Applicant: Moe Jawad

Staff's Recommendation: Open the public hearing regarding Resolution No. PC 0101-19 and receive any testimony given; and

Motion: to make the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) guidelines section 15303 (c) "New Construction or Conversion of Small Structures" exemptions; and

Motion: to adopt Resolution No. PC 0101-19 approving Site Plan No. 722-19

- 6. Resolution of the Planning Commission of the City of Atwater to make an environmental finding that the project is exempt under CEQA; and recommending to the City Council to adopt an Ordinance Amending the Commercial and Industrial Design Guidelines.**

Applicant: City of Atwater

Staff's Recommendation: Open the public hearing regarding Resolution No. PC 0112-19 and receive any testimony given; and

Motion: to make the finding that the Resolution recommending adoption of the Ordinance is categorically exempt under the California Quality Act ("CEQA") Guideline, 15305 "Minor Alterations in Land Use Limitations"; and

Motion: to adopt Resolution No. PC 0112-19 recommending that the Council adopt an Ordinance to Amendment to the Commercial and Industrial Design Guidelines.

- 7. Resolution of the Planning Commission recommending that the City Council adopt an Ordinance making an environmental finding that the project is categorically exempt under CEQA; and repeal Chapter 2.20 "Redevelopment Agency and Plan"; Amend title 17 "zoning," to add Chapter 17.43 "Downtown Business District Zone" of the Atwater Municipal Code; and approve Zone Change 19-3.**

Applicant: City of Atwater

Staff's Recommendation: Open the public hearing regarding Resolution No. PC 0109-19 and receive any testimony given; and

Motion: to make the finding that the Zone Change is categorically exempt under the California Quality Act (CEQA) Guideline, 15305 "Minor Alterations in Land Use Limitations"; and

Motion: to approve Resolution No. PC 0109-19 recommending that the City Council adopt an Ordinance to repeal Chapter 2.20 "Redevelopment Agency and Plan," Amend title 17 "zoning," to add Chapter 17.43 "Downtown Business district Zone" and approve Zone Change 19-3.

REPORTS AND PRESENTATION FROM STAFF:

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.

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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