



PLANNING COMMISSION

ACTION MINUTES

February 19, 2020

CALL TO ORDER:

The Planning Commission of the City of Atwater 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 Nelson presiding.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Mead.

INVOCATION: *The Invocation was given by Police Chaplain McClellan.*

ROLL CALL:

Present: *Commissioners Borgwardt, Mead, Warchol, Vice Chairperson Daugherty, Chairperson Nelson.*

Absent: *None.*

Staff Present: *City Manager Waterman, Police Chief Salvador, Public Works Director Haddix, General Services Manager Pereida, VVH Senior Planner Thompson, Fire Marshall Overbay, Planning Commission Secretary Lopez.*

SUBSEQUENT NEED ITEMS: *None.*

APPROVAL OF AGENDA AS POSTED OR AMENDED:

MOTION: *Vice Chairperson Daugherty moved to approve the agenda as posted. The motion was seconded by Commissioner Mead and the vote was: Ayes: Daugherty, Mead, Borgwardt, Warchol, Nelson; Noes: None; Absent: None. The motion passed.*

MINUTES:

January 15, 2019 (Regular Meeting)

Vice Chairperson Daugherty noted that the last sentence in his remarks under "Commissioner Comments" was made by Commissioner Borgwardt.

MOTION: Commissioner Warchol moved to approve the minutes as amended. The motion was seconded by Commissioner Mead and the vote was: Ayes: Borgwardt, Daugherty, Mead, Warchol, Nelson; Noes: None; Absent: None. The motion passed.

PUBLIC HEARINGS:

To make an environmental finding that the project is exempt under California Environmental Quality Act (CEQA); and approving Tentative Parcel Map 20-5-0100 and Site Plan 20-5-0200 for Brad Kessler; located between Business Park Way and Industry Way, also known as Parcel 3 as shown on the Parcel Map filed in Book 113 of Parcel Map of Pages 36, Merced County Records (APN: 056-330-041).

General Services Manager Pereida provided a summary of the project.

Commissioner Borgwardt questioned the potential for a lot split and sale.

Brad Kessler, the applicant, responded that the potential for a lot split and sale exists in the future, but there is no intention to split and sell at this time.

Chairperson Nelson opened the Public Hearing.

No one came forward to speak. Chairperson Nelson closed the Public Hearing.

MOTION: Commissioner Mead moved to make the finding that the project is exempt under provisions of the California Environmental Quality Act (CEQA) guidelines section 15315 "Minor Land Divisions" exemption. The motion was seconded by Commissioner Borgwardt and the vote was: Ayes: Warchol, Borgwardt, Mead, Daugherty, Nelson; Noes: None; Absent: None. The motion passed.

MOTION: Commissioner Warchol moved to adopt Resolution No. PC 089-19 approving Tentative Parcel Map 20-5-0100 and Site Plan 20-5-0200. The motion was seconded by Commissioner Borgwardt and the vote was: Ayes: Daugherty, Warchol, Mead, Borgwardt, Nelson; Noes: None; Absent: None. The motion passed.

To make an environmental finding that the project is categorically exempt under California Environmental Quality Act (CEQA); and approving Site Plan 20-6-0100 to construct a metal building for agricultural storage; located at 5489 Wallace Rd. (APN: 051-040-012).

VVH Senior Planner Thompson provided an overview of the project. He also clarified that improvements to the site will not be made, and that the building will only be used for agricultural storage. He also responded to a question from the Commission regarding the number of trucks to the area, stating that six to seven trucks are allowed.

Chairperson Nelson opened the Public Hearing.

No one came forward to speak. Chairperson Nelson closed the Public Hearing.

MOTION: Vice Chairperson Daugherty moved to make the finding that the project is categorically exempt under provisions of the California Environmental Quality Act (CEQA) guidelines section 15303 "New Construction" exemption. The motion was seconded by Commissioner Warchol and the vote was: Ayes: Borgwardt, Daugherty, Mead, Warchol, Nelson; Noes: None; Absent: None. The motion passed.

MOTION: Commissioner Borgwardt moved to adopt Resolution No. PC 0125-19 approving Site Plan 20-6-0100. The motion was seconded by Vice Chairperson Daugherty and the vote was: Ayes: Mead, Warchol, Borgwardt, Daugherty, Nelson; Noes: None; Absent: None. The motion passed.

To make an environmental finding that the project is categorically exempt under California Environmental Quality Act (CEQA); and approving Conditional Use Permit 19-2-0100 and Site Plan 19-2-0200 for Brad Kessler; located between Business Park Way and Industry Way (APNs: 056-330-045, 046).

Chairperson Nelson opened the Public Hearing.

Brad Kessler, the applicant, clarified the following:

- **Trash area can accommodate one double-wide bin, but another can be added as needed.**
- **There will be two handicap accessible restrooms maintained daily for cleanliness.**
- **The service areas will be maintained daily for cleanliness.**
- **The hours of operation in the food truck court will be 5:00 AM to 10:00 PM.**
- **Special events will not be allowed at this site.**

No one else came forward to speak. Chairperson Nelson closed the Public Hearing.

MOTION: Commissioner Mead moved to make the finding that the project is categorically exempt under provisions of the California Environmental Quality Act (CEQA) guidelines section 15304(e) "Minor Alterations to Land" and 15311(c) "Accessory Structures" exemption. The motion was seconded by Commissioner Warchol and the vote was: Ayes: Warchol, Borgwardt, Mead, Daugherty, Nelson; Noes: None; Absent: None. The motion passed.

MOTION: Commissioner Mead moved to adopt Resolution No. PC 0128-19 approving Conditional Use Permit 19-2-0100 and amending Site Plan 19-2-0200 to remove the event pad. The motion was seconded by Vice Chairperson Daugherty

and the vote was: Ayes: Borgwardt, Daugherty, Mead, Warchol, Nelson; Noes: None; Absent: None. The motion passed.

REPORTS AND PRESENTATION FROM STAFF:

A review by the Planning Commission acting in the capacity of the Architectural Control Committee of a proposed detached garage to be located at 970 Travertine Way. (APN: 004-422-015)

General Services Manager Pereida provided a summary of the project.

Commissioner Borgwardt questioned the height of the structure.

Marcus Jackson, the applicant, responded that the detached garage will be 15 feet 2 inches in height.

By consent, the members of the Architectural Control Committee of the Planning Commission agreed that the project is consistent with the Residential Guidelines for the City of Atwater and other provision of the Atwater Municipal Code.

COMMENTS FROM THE PUBLIC:

Notice the Public was read. No one came forward to speak.

COMMISSIONER MATTERS:

Chairperson Nelson requested a recap of the mobile food workshop held earlier this date.

General Services Manager Pereida reported that there was a large turnout and there were many questions related to the process for operating. Merced County Health Department was at the meeting with applications for those needing them. He added that most of those in attendance were already licensed through the Merced County Health Department.

There were no other comments.

ADJOURNMENT:

The meeting adjourned at 6:53 PM.



MIKE NELSON, Chairperson

By: Lesa Rasmussen
P-M Transcription Services