



PLANNING COMMISSION

ACTION MINUTES

January 15, 2020

CALL TO ORDER:

The Planning Commission of the City of Atwater met in Regular Session this date at 6:06 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California; Vice Chairperson Daugherty presiding.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Vice Chair Daugherty.

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

ROLL CALL:

Present: Commissioners Borgwardt, Mead, Vice Chairperson Daugherty.
Absent: Commissioner Warchol, Chairperson Nelson.
Staff Present: City Manager Waterman, Police Chief Salvador, Public Works Director Haddix, Fire Marshall Overbay, VVH Senior Planner Thompson, Planning Commission Secretary Lopez.

SUBSEQUENT NEED ITEMS: *None.*

APPROVAL OF AGENDA AS POSTED OR AMENDED:

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

MINUTES:

December 18, 2019 (Regular Meeting)

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

passed.

PUBLIC HEARINGS:

A Resolution making the environmental finding that the project is categorically exempt under provisions of the California Environmental Quality Act (CEQA); and approving Time Extension Request (TER) No. 19-3-0200 under CUP No. 562-19 and Site Plan No. 717-19 for the operation of a cannabis dispensary, distribution and cultivation facility; located 1780 Bell Lane (APN: 001-260-002)

VVH Senior Planner Thompson requested that the item be continued to a non-specific date per City staff.

MOTION: Commissioner Mead moved to continue the item to a non-specific date. The motion was seconded by Commissioner Borgwardt and the vote was: Ayes: Borgwardt, Mead, Daugherty; Noes: None; Absent: Warchol, Nelson. The motion passed.

A Resolution making an environmental finding that the project is categorically exempt under the California Environmental Quality Act (CEQA); approving Conditional Use Permit No. 569-19 and Site Plan No. 727-19 for Type 21 alcohol license, a retail gasoline outlet and convenience store; located between Shaffer Road and First Street (APN: 003-211-010)

VVH Senior Planner Thompson advised that the applicant, Balbir Singh, requested that the item be continued to the next regular meeting of the Planning Commission on February 19, 2020.

MOTION: Commissioner Borgwardt moved to continue the item to the regular meeting of the Planning Commission on February 19, 2020. The motion was seconded by Commissioner Mead and the vote was: Ayes: Borgwardt, Daugherty, Mead; Noes: None; Absent: Warchol, Nelson. The motion passed.

COMMENTS FROM THE PUBLIC:

Notice to the Public was read.

No one came forward to speak.

COMMISSIONER MATTERS:

Commissioner Mead asked if repair work is planned for the curb and gutter along Linden Avenue. Public Works Director Haddix responded that staff is currently working on sidewalks throughout the city. Commissioner Mead further asked if Bloss House is considered a park, and if so is it a public park? She commented that she has had several calls from people wanting access to Bloss House to take pictures but it is locked. VVH Senior Planner Thompson replied that he will review the contract between the City and the Atwater Historical Society to secure an answer to her question. Commissioner Mead noted that Albiani Park is locked and asked when it would be opened. Public Works Director Haddix responded that the park has been locked due to wet ground and traffic. Commissioner Mead


asked that the faded "U Turn" sign at Shaffer Road and Atwater Blvd be replaced. Public Works Director Haddix thanked her for the information and stated that it will be replaced.

Commissioner Borgwardt asked that Phase I Construction at 1084 Shaffer Road install privacy slats in their fence as required by their site plan and landscaping plan in the Conditional Use Permit. VVH Senior Planner Thompson responded that staff will review the Conditional Use Permit and address the requirements.

Vice Chairperson Daugherty asked about the status of car sales by Western Motors previously held at 351 E. Bellevue Road (Atwater Village) where the new Sam's Market is now open. VVH Senior Planner Thompson responded that car sales at that location are not allowed as the parking spaces are designated for use only for the businesses currently operating. Vice Chairperson Daugherty also suggested that a pedestrian gate be installed at Albiani Park instead of a fence for vehicles.

ADJOURNMENT:

The meeting adjourned at 6:26 PM.


RONALD DAUGHERTY, Vice Chairperson

By: Lesa Rasmussen
P-M Transcription Services