



PLANNING COMMISSION

ACTION MINUTES

June 17, 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 Warchol.

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

ROLL CALL:

Present: *Borgwardt, Warchol, Vice Chairperson Daugherty, Chairperson Nelson.*
Absent: *Mead*
Staff Present: *City Attorney Taniguchi (via teleconference), Police Chief Salvador, Fire Marshall Overbay, Community Development Director Thompson, Public Works Superintendent Holsinger, 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 Warchol and the vote was: Ayes: Warchol, Borgwardt, Daugherty, Nelson; Noes: None; Absent: Mead. The motion passed.*

APPROVAL OF MINUTES:

- a) March 18, 2020 – regular meeting
- b) May 20, 2020 – regular meeting

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

PETITIONS AND COMMUNICATIONS:

Request from the Atwater Fourth of July Committee regarding a "Cruise for Independence".

Mike Mendes, Atwater Fourth of July Committee Board Member, presented the request and details of the event. He also confirmed that the Committee will be working with Police Chief Salvador in securing two officers to assist with traffic the day of the event.

MOTION: Commissioner Borgwardt moved to approve the request from the Atwater Fourth of July Committee to hold a "cruise for independence" on July 4, 2020 starting at 8am at Blaker Brewing (The Tarmac) located at the Castle Commerce Center and will do a 7 mile cruise around the city, ending back at Blaker Brewing. The motion was seconded by Commissioner Warchol and the vote was: Ayes: Borgwardt, Warchol, Daugherty, Nelson; Noes: None; Absent: Mead. The motion passed.

PUBLIC HEARINGS:

Making the environmental finding that the project is categorically exempt under the California Environment Quality Act (CEQA), and recommending City Council adopt an Ordinance approving an amendment to the Development Agreement by and between the City of Atwater and Central Cal Brothers Inc.; located at 664 Railroad Avenue (APN: 003-170-009)

Community Development Director Thompson provided an overview of the project and noted an error in the section cited as in the CEQA guidelines, "15301 Existing Facilities". The citation should have read "Section 15322 Infill Developments". He added that the project amends an existing Development Agreement.

Chairperson Nelson opened the public hearing.

Embert Madison representing Central Cal Brothers Inc. spoke in favor of approving the project findings of exemption under the California Environment Quality Act (CEQA).

No one else 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 15322 "Infill Developments" exemption. The motioned was seconded by Commissioner Borgwardt and the vote was: Ayes: Warchol, Borgwardt, Daugherty, Nelson; Noes: None; Absent: Mead. The motion passed.

MOTION: Commissioner Borgwardt moved to adopt Resolution No. PC 0132-20 recommending that the City Council adopt Ordinance No. CS 1030 approving an amendment to the Development Agreement by and between the City of Atwater and Central Cal Brothers Inc. The motion was seconded by Vice Chairperson Daugherty and the vote was: Ayes: Borgwardt, Warchol, Daugherty, Nelson; Noes: None; Absent: Mead. The motion passed.

Making the environmental finding that the project is categorically exempt under the California Environmental Quality Act (CEQA), and approving Zone Change for property located north of Bell Drive and west of Truckee Drive (APN: 001-134-012)

Community Development Director Thompson presented an overview of the proposed zone change. The zone change comes from staff, since the City of Atwater is the applicant. The zone change, if approved for recommendation to the City Council, does not represent any change to the General Plan.

Chairperson Nelson opened the public hearing.

No one came forward to speak. Chairperson Nelson closed the public hearing;

MOTION: Commissioner Warchol moved to make the finding that the project is categorically exempt under provisions of the California Environmental Quality Act (CEQA) guidelines section 15305 "Minor Alterations to Land use limitations" exemption. The motion was seconded by Vice Chairperson Daugherty and the votes was: Ayes: Warchol, Borgwardt, Daugherty, Nelson; Noes: None; Absent: Mead. The motion passed.

MOTION: Vice Chairperson Daugherty moved to adopt Resolution No. PC 0134-20 recommending City Council approve Zone Change 20-9-0100. The motion was seconded by Commissioner Warchol and the vote was: Ayes: Warchol, Borgwardt, Daugherty, Nelson; Noes: None; Absent: Mead. The motion passed.

COMMENTS FROM THE PUBLIC:

Notice to the Public was read.

One person spoke regarding the rezone of their property in downtown Atwater. Community Development Director Thompson clarified the rezoning action and offered to meet with the speaker to answer any other questions.

Public Works Superintendent Holsinger provided an update regarding work being accomplished by the Parks Department. She reported that new playground equipment has been ordered for Veterans Park.

Police Chief Salvador provided an update on code enforcement activities; specifically issues with feather flags. He reported that 40 citations have been issued in the last two days. He also reported that Atwater has the most active abandoned vehicle program in the county.

COMMISSIONER MATTERS:

Commissioner Warchol had no comments.

Commissioner Borgwardt had no comments.

Vice Chairperson Daugherty questioned the repair of the traffic signal at Juniper Avenue and Shaffer Road. He also requested an update regarding the convenience store and gas station to be located on Winton Way. He urged staff and the public to push for the ACE station to be located in Atwater. Community Development Director Thompson responded that both of those issues are being addressed by the Traffic Engineer for the signals, and staff is working on the Winton Way project.

Chairperson Nelson had no comments.

ADJOURNMENT:

The meeting adjourned at 7:03 PM.

A handwritten signature in blue ink, appearing to read "Mike Nelson", is written over a horizontal line. The signature is stylized and extends to the right of the line.

MIKE NELSON, Chairperson

By: Lesa Rasmussen
P-M Transcription Services