



# PLANNING COMMISSION

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## ACTION MINUTES

**May 20, 2020**

CALL TO ORDER:

*The Planning Commission of the City of Atwater met in Regular Session this date at 6:04 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 Mead (via Zoom).*

ROLL CALL:

**Present:** *Borgwardt, Mead (via teleconference), Warchol, Vice Chairperson Daugherty, Chairperson Nelson.*

**Absent:**

**Staff Present:** *City Manager Waterman, Police Chief Salvador, Fire Marshall Overbay, Community Development Director Thompson, Recreation Supervisor Watson, 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, Mead, Borgwardt, Daugherty, Nelson; Noes: None; Absent: None. The motion passed.*

PUBLIC HEARINGS:

Making the environmental finding that the project is exempt under the California Environment Quality Act (CEQA), and approving Tentative Parcel Map for property located at 1672 Simon Street (APN: 056-540-005

**Community Development Director Thompson provided a PowerPoint presentation of background information regarding the property and its prior uses under an earlier Conditional Use Permit for property at 1672 Simon Street.**

**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: Borgwardt, Warchol, Mead, Dougherty, Nelson; Noes: None; Absent: None. The motion passed.**

**MOTION: Commissioner Warchol moved to adopt Resolution No. PC 98-19 approving Tentative Parcel Map No. 20-8-0100. The motion was seconded by Vice Chairperson Daugherty and the vote was: Ayes: Warchol, Borgwardt, Mead, Daugherty, Nelson; Noes: None; Absent: None. The motion passed.**

Making the environmental finding that the project is exempt under the California Environmental Quality Act (CEQA), and approving Site Plan for property located at 1960 Green Sands Avenue (APN: 005-120-054, 055)

**Community Development Director Thompson provided an overview of the Site Plan in a PowerPoint program.**

**Chairperson Nelson opened the Public Hearing.**

**One person spoke requesting information about lighting in the area and expressed concern for potential traffic problems.**

**Community Development Director Thompson responded that traffic movements were evaluated and will not be producing traffic issues. Also, the lighting will be facing away from residences, and the lighted signage will also be monitored for conformance to existing codes.**

**No one else came forward to speak.**

**Chairperson Nelson closed the Public Hearing.**

**MOTION: Commissioner Borgwardt moved to make the finding that the project is categorically exempt under provisions of the California Environmental Quality Act (CEQA) guidelines section 15061(b)(3) "General Rule" exemption. 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.**

**MOTION: Commissioner Warchol moved to adopt Resolution No. PC 0130-20 approving Site Plan 20-1-0200. The motion was seconded by Commissioner Mead and the vote was: Ayes: Borgwardt, Warchol, Mead, Daugherty, Nelson; Noes: None; Absent: None. The motion passed.**

**OTHER ACTIONABLE ITEMS:**

Renaming of Osborn Field to "Frank Reponse Memorial Field", located within Osborn Park.

***Two people spoke in favor of renaming the field, and one person provided background information of Mr. Reponse's long service to the City of Atwater working in the Recreation Department. He also stated that the signage would meet requirements set by the City and would be paid for by individual contributions at no cost to the City.***

***Recreation Supervisor Watson provided information advising that there has never been a formal dedication of the field under any name. The field has been referred to as Osborn Field because it was part of Osborn Park.***

**MOTION: Vice Chairperson Daugherty moved to recommend City Council approve the renaming of Osborn Field to "Frank Reponse Memorial Field". The motion was seconded by Commissioner Mead and the vote was: Ayes: Warchol, Borgwardt, Mead, Daugherty, Nelson; Noes: None; Absent: none. The motion passed.**

**COMMENTS FROM THE PUBLIC:**

***Notice the Public was read.***

***No one came forward to speak.***

**COMMISSIONER MATTERS:**

***Chairperson Nelson commented that parks landscaping and watering is not being done and had previously requested an update. Community Development Director Thompson responded that Public Works Superintendent Holsinger was contacted and she requested the option to bring a full report to the Planning Commission for their next meeting. City Manager Waterman reported that there are irrigation issues in some parks and that it is being addressed. As far as landscaping issues, they are also being investigated for resolution.***

***Commissioner Borgwardt reiterated his prior questions as to fencing at Phase I Construction. Community Development Director Thompson responded that he is communicating with Phase 1 to resolve the issues of signage and the fencing. Commissioner Borgwardt also questioned current policy for the renaming of public parks. City Manager Waterman responded that there is a current policy and it is included in the packet.***

***Vice Chairperson Daugherty expressed concern for traffic conditions at Juniper and Augusta Avenues near the new AM/PM. He also asked for an update regarding traffic signals with opticoms operating properly.***

***Commissioner Warchol had no comments.***

***Commissioner Mead requested information about the Winton Way and Olive Avenue signal light regarding a date for activation. She also questioned whether Bloss House is a city park and what access is available. City Manager Waterman responded that those issues had been previously addressed and may be reconsidered by City Council.***

***There were no other comments.***

**ADJOURNMENT:**

***The meeting adjourned at 6:55 PM.***



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MIKE NELSON, Chairperson

By: Lesa Rasmussen  
P-M Transcription Services