

Pursuant to the provisions of the Governor's Executive Orders N-29-20, which suspended certain requirements of the Brown Act, you may view the agenda, agenda packet and/or the minutes of the meeting at www.atwater.org.

If you wish to make either a general public comment or to comment on a specific agenda item, please submit your comment (include Agenda Item Number in the subject line) to the Planning Commission Secretary at Jlopez@atwater.org. Email comments will be accepted on or before 5:00 PM of the meeting date.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons requesting accommodation should contact the City in advance of the meeting, and as soon as possible, at (209) 357-6230.

CITY OF ATWATER PLANNING COMMISSION

AGENDA

Council Chambers
750 Bellevue Road
Atwater, CA 95301

October 21, 2020

CALL TO ORDER:

6:00 PM



PLEDGE OF ALLEGIANCE TO THE FLAG:

INVOCATION:

Invocation by Police Chaplain Mead

ROLL CALL:

Borgwardt _____, Mead _____, Warchol _____, Daugherty _____, Nelson _____

SUBSEQUENT NEED ITEMS: (The Planning Secretary 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.

APPROVAL OF MINUTES:

1. **August 19, 2020 – regular meeting**

Staff's Recommendation: Motion to approve minutes as listed

PUBLIC HEARINGS:

2. **Making an environmental finding that the project is categorically exempt under the California Environment Quality Act (CEQA), and adopting a resolution approving a Conditional Use Permit and Site Plan for Steve Eyberg for an Accessory Dwelling Unit (ADU) for property located at 508 Independence Court (APN's) 004-180-028.**

Staff's Recommendation: Open the public hearing and receive any testimony given;

Close the public hearing;

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

Motion to adopt Resolution No. PC 0143-20 approving a Conditional Use Permit and Site Plan for an Accessory Dwelling Unit (ADU).

3. **Making an environmental finding that the project is categorically exempt under the California Environment Quality Act (CEQA), and adopting a resolution approving a Conditional Use Permit and Site Plan for Sycamore Manufacturing, LLC to operate a cannabis dispensary, manufacturing, and distribution business for property located at 1715 Sycamore Avenue (APN) 001-146-003.**

Staff's Recommendation: Open the public hearing and receive any testimony given;

Close the public hearing for this meeting;

Motion to continue the public hearing to a special Planning Commission meeting on October 28, 2020.

4. **Adopting a Negative Declaration under the California Environmental Quality Act (CEQA) and approving Conditional Use Permit and Site Plan to**

construct two (2) single axis tracking solar photovoltaic ground mount systems for property located at 6205 S. Bert Crane Road (APN's) 056-200-021 & 026.

Staff's Recommendation: Open the public hearing and receive any testimony given;

Close the public hearing for this meeting;

Motion to continue the public hearing to a special Planning Commission meeting on October 28, 2020.

REPORTS AND PRESENTATION BY STAFF:

5. Discussion and possible direction regarding the street name change for Peace Court

Staff's Recommendation: That the Planning Commission provide staff with direction regarding the name change for Peace Court.

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.



In compliance with the Federal Americans with Disabilities Act of 1990, upon request, the agenda can be provided in an alternative format to accommodate special needs. If you require special accommodations to participate in a Planning Commission meeting due to a disability, please contact the Planning Commission Secretary a minimum of five (5) business days in advance of the meeting at (209)357-6230. You may also send the request by email to jlopez@atwater.org