



PLANNING COMMISSION

ACTION MINUTES

November 17, 2021

CALL TO ORDER:

The Planning Commission of the City of Atwater met in Regular Session this date at 6:01 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 City Manager Waterman.

INVOCATION: *The Invocation was led by Police Chaplain Miller*

ROLL CALL:

Present: *Commissioners: Borgwardt, Sanders, Daugherty, Nelson*

Absent: *Commissioners: Mead*

Staff Present: *Public Works/Community Development Director Thompson, Chief Salvador, Lt Novetzke, Planning Commission Recording Secretary Dyson, Administrative Assistant Billings, City Manager Waterman, City Attorney Splendorio.*

SUBSEQUENT NEED ITEMS:

One subsequent need item was brought forward regarding the "Christmas in Atwater" event with temporary road closure.

APPROVAL OF AGENDA AS POSTED OR AMENDED:

MOTION: *Commissioner Daugherty moved to approve the agenda as amended. The motion was seconded by Commissioner Sanders, and the vote was: ayes: Sanders, Borgwardt, Daugherty, Nelson; noes: none; absent: Mead. The motion passed.*

APPROVAL OF MINUTES:

October 20, 2021 Regular Meeting

MOTION: Commissioner Sanders moved to approve the minutes as posted. The motion was seconded by Commissioner Borgwardt, and the vote was: ayes: Borgwardt, Sanders, Nelson; abstain: Daugherty; noes: none; absent: Mead. The motion passed.

PETITIONS AND COMMUNICATIONS:

Christmas in Atwater

Public Works/Community Development Director Thompson provided an overview of the request.

Pastor Miller provided an overview of the event and the changes.

Commissioner Borgwardt inquired about the additional seven days added on the flyer.

Administrative Assistant Billings provided overview of cooperation effort between staff and the applicant.

MOTION: Commissioner Daugherty moved to approve the subsequent need item request for "Christmas in Atwater" and temporary road closure. The motion was seconded by Commissioner Sanders, and the vote was: ayes: Daugherty, Borgwardt, Sanders, Nelson; noes: none; absent: Mead. The motion passed.

Request from Lex Boutique for a "Grand Opening Vendor Event" and temporary road closure.

Public Works/Community Development Director Thompson gave an overview of the request.

The applicant, Alexis, provided an overview of the event and requested change in the time to 10a to 4pm.

MOTION: Commissioner Daugherty moved to approve the request with the amended timeframe. The motion was seconded by Commissioner Sanders, and the vote was: ayes: Daugherty, Borgwardt, Sanders, Nelson; noes: none; absent: Mead. The motion passed.

PUBLIC HEARINGS:

Making an environmental finding that the project is categorically exempt under California Environmental Quality Act (CEQA) and adopting a resolution approving a site plan; located at 460 Airpark Road, Atwater (APN: 056-040-029).

Public Works/ Community Development Director Thompson provided an overview of the project.

Commissioner Borgwardt inquired about the purpose of the new structure.

Commissioner Daugherty confirmed the conditions have been reviewed by applicant.

Chairperson Nelson opened the public hearing.

The applicant, Steve Morgan, provided an overview of the intent of the project.

No one came forward to comment, and Chairperson Nelson closed the public hearing.

MOTION: Commissioner Sanders moved to make the finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) Guideline Section 15332, Class 32 "In-Fill Development Project" exemption. The motion was seconded by Commissioner Daugherty, and the vote was: ayes: Sanders, Borgwardt, Daugherty, Nelson; noes: none; absent: Mead. The motion passed.

MOTION: Commissioner Daugherty moved to adopt Resolution No. PC 0157-21 approving Site Plan No. 21-12-0100. The motion was seconded by Commissioner Borgwardt, and the vote was: ayes: Sanders, Borgwardt, Daugherty, Nelson; noes: none; absent: Mead. The motion passed.

Making an environmental finding that the project is categorically exempt under California Environmental Quality Act (CEQA) and adopting a resolution approving Tentative Parcel Map; located at the northwest corner of Redwood Avenue and Bellevue Road (APN: 150-190-037).

Public Works/Community Development Director Thompson provided an overview of the project.

Commissioner Borgwardt inquired about the purpose of the lot split.

Commissioner Daugherty inquired about public safety concerns.

Chairperson Nelson opened the public hearing.

No one came forward to comment, and Chairperson Nelson closed the public hearing.

MOTION: Commissioner Daugherty moved to make the finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15315, Class 15 "Minor Land Divisions" exemption. The motion was seconded by Commissioner Borgwardt, and the vote was: ayes: Sanders, Borgwardt, Daugherty, Nelson; noes: none; absent: Mead. The motion passed.

MOTION: Commissioner Sanders moved to adopt Resolution No. PC 0186-21 approving Tentative Parcel Map No. 21-39-0100. The motion was seconded by Commissioner Daugherty, and the vote was: ayes: Sanders, Borgwardt, Daugherty, Nelson; noes: none; absent: Mead. The motion passed.

Make an environmental finding that the project is categorically exempt under California Environmental Quality Act (CEQA) and consider a Conditional Use Permit; located at 3800 Shaffer Road, Atwater (APN: 156-060-020).

Public Works/Community Development Director Thompson provided an overview of the project.

Chairperson Nelson opened the public hearing.

Two residents opposed the project.

Nadia, a representative of the applicant, provided an overview of the project and the history of the business.

Commissioner Sanders inquired about any ordinance relating to smoke shops.

Commissioner Daugherty inquired on clarification on the categorical exemption motion.

No one else came forward to comment, and Chairperson Nelson closed the public hearing.

MOTION: Commissioner Borgwardt moved to make the finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15301, Class 1 "Existing Facilities" exemption. The motion was seconded by Commissioner Sanders, and the vote was: ayes: Sanders, Borgwardt, Daugherty, Nelson; noes: none; absent: Mead. The motion passed.

MOTION: Commissioner Daugherty moved to adopt Resolution No. PC 0189-21 denying the request for Conditional Use Permit No. 21-43-0100. The motion was seconded by Commissioner Sanders, and the vote was: ayes: Sanders, Borgwardt, Daugherty, Nelson; noes: none; absent: Mead. The motion passed.

REPORTS AND PRESENTATION BY STAFF:

General Plan Technical Advisory Committee Formation

Public Works/Community Development Director Thompson provided an overview of the committee and the General Plan Update.

Verbal update regarding the Atwater Chamber of Commerce Annual Christmas Parade on Friday, December 3, 2021.

Recreation and Community Events Administrative Assistant Billings provided an overview of the event.

COMMENTS FROM THE PUBLIC:

Notice to the public was read.

Chief Salvador provided an update on Lt. Novetzke's promotion.

COMMISSIONER MATTERS:

Commissioner Daugherty commented on the Opticons on the traffic signals and inquired on solutions.

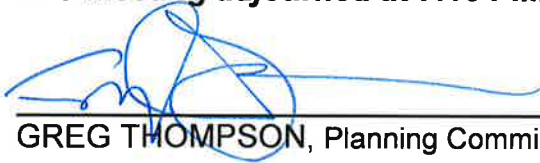
Commissioner Borgwardt inquired on a solution for the traffic signal on Shaffer Road.

Commissioner Sanders had no comments.

Chairperson Nelson thanked the staff for the work on the General Plan Update.

ADJOURNMENT:

The meeting adjourned at 7:10 PM.



GREG THOMPSON, Planning Commission Secretary

By: Christina Dyson
Recording Secretary