



# PLANNING COMMISSION

## ACTION MINUTES

**February 17, 2021**

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 Sanders.***

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

ROLL CALL:

***Present: Mead, Sanders, Chairperson Nelson***

***Absent: Borgwardt***

***Staff Present: Fire Marshall Overbay, Chief Building Official Pereida, Public Works/Community Development Director Thompson, Police Chief Salvador, Mayor Paul Creighton, City Attorney Frank Splendario***

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 Sanders and the vote was: Ayes: Mead, Sanders, Nelson; Noes: None; Absent: Borgwardt. The motion passed.***

APPROVAL OF MINUTES:

January 20,2021 – Regular meeting

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

PUBLIC HEARINGS:

Making an environmental finding that the project is categorically exempt under the California Environment Quality Act (CEQA); and approving a Conditional Use Permit and Site Plan for construction of two mixed use commercial and residential structures; located west of Redwood Avenue, north of Bellevue Road, Atwater (APN 150-320-023).

***Public Works/Community Development Director Thompson provided an overview of the project, stating that this would be the first three-story building within the City of Atwater. Director Thompson commented it was a wise use of space and provided a PowerPoint presentation regarding this project.***

***Chairperson Nelson opened the public hearing.***

***Applicant, Moe Jawad, stated that there is a shortage of apartment buildings in the City.***

***Adam Reed stated that it is a needed project due to the shortage of housing units in the Central Valley.***

***Mayor Paul Creighton stated the City of Atwater was behind in all of their housing elements and the City was in violation. The City is now compliant with housing elements and are up to date. It is a great use of a lot that has been empty. Thanked the applicant and the staff.***

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

**MOTION: Commissioner Mead moved to make the finding that the project is categorically exempt under provisions of the California Environmental Quality Act (CEQA) guidelines section 15332 "in-fill development project" exemption. The motioned was seconded by Commissioner Sanders and the vote was: Ayes: Mead, Sanders, Nelson; Noes: None; Absent: Borgwardt. The motion passed.**

**MOTION: Commissioner Sanders moved to adopt Resolution No. PC 0150-21 approving Conditional Use Permit No. 21-2-0100 and Site Plan No. 21-2-0200. The motion was seconded by Commissioner Mead and the vote was: Ayes: Mead, Sanders, Nelson; Noes: None; Absent: Borgwardt. The motion passed.**

COMMENTS FROM THE PUBLIC:

***Notice to the public was read.***

***No Comments.***

COMMISSIONER MATTERS:

**Commissioner Nelson commented on the loss of Fred.**

**Commissioner Mead discussed adding items to future agendas. First, she stated the need for a possible three-way stop at the intersection of Green Sands Avenue and Fairway Drive; currently only Fairway has a stop sign. Director Thompson said that she could talk to the city engineer and/or traffic engineer. Secondly, she stated the stoplight at Sycamore and Applegate have a timing issue, only allowing two cars through at a time going southbound. City Manager Waterman explained that this would be handled within the signalization project. Thirdly, she stated the need to improve the downtown signage. The current signs within downtown are not in compliance with the city ordinances. Lastly, she commented on the loss of Fred.**

ADJOURNMENT:

**The meeting adjourned at 6:27 PM.**



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MIKE NELSON, Chairperson

By: Christina Dyson  
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Planning Department