



PLANNING COMMISSION

ACTION MINUTES

May 19, 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 Commissioner Borgwardt.*

ROLL CALL:

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

Absent: Commissioner Mead

Staff Present: Public Works/Community Development Director Thompson, Police Chief Salvador, Planning Commission Recording Secretary Lopez, Deputy City Manager Del Real, City Attorney Splendorio via Zoom, Administrative Assistant Dyson.

SUBSEQUENT NEED ITEMS: **None.**

APPROVAL OF AGENDA AS POSTED OR AMENDED:

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

ORGANIZATION OF THE PLANNING COMMISSION:

Selection of Planning Commission Chairperson

Chairperson Nelson opened the nomination period.

Daugherty nominated Commissioner Nelson.

No other commissioner was nominated.

MOTION: Commissioner Daugherty moved to appoint Commissioner Nelson to serve as Chairperson of the Planning Commission. The motion was seconded by Commissioner Borgwardt, and the vote was: Ayes: Borgwardt, Sanders, Daugherty, Nelson Noes: None; Absent: Mead. The motion passed.

Selection of Planning Commissioner Vice Chairperson

Chairperson Nelson opened the nomination period.

Borgwardt nominated Commissioner Daugherty.

No other commissioner was nominated.

MOTION: Commissioner Sanders moved to appoint Commissioner Daugherty to serve as Vice Chairperson of the Planning Commission. The motion was seconded by Commissioner Borgwardt, and the vote was: Ayes: Sanders, Borgwardt, Nelson; Noes: None; Abstain: Daugherty; Absent: Mead. The motion passed.

APPROVAL OF MINUTES:

April 21, 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: Sanders, Borgwardt, Nelson; Noes: None; Abstain: Daugherty; Absent: Mead The motion passed.

City Attorney Splendorio explained to the Commissioners that a commissioner that was absent at the last meeting can still vote to approve the minutes.

PUBLIC HEARINGS:

Making an environmental finding that the project is categorically exempt under California Environmental Quality Act (CEQA) and to consider a Conditional Use Permit

for a Type 20 (off-sale Beer & Wine) alcohol license; located at 1804 Bellevue Road, Atwater (APN: 002-270-002).

Public Works/ Community Development Director Thompson recommended that the Commission open the public hearing and continue this item to the next month's Planning Commission Meeting.

Chairperson Nelson opened the public hearing.

No one came forward to speak. Chairperson continued the public hearing to the June 16th, 2021 Regular Meeting.

REPORTS AND PRESENTATION BY STAFF:

Verbal update on the proposed paint scheme for City Hall located at 750 Bellevue Road, Atwater (APN: 002-231-055), conforms with the City's Commercial and Industrial Design Guidelines for government buildings pursuant to the Atwater Municipal Code (AMC).

Public Works/Community Development Director Thompson said staff is looking for a finding that the proposed paint scheme is consistent with the City's design guidelines. Director Thompson also explained that any alterations to government buildings must take public comments. Thompson also provided Chief Building Official Pereida's finding that the paint scheme is consistent with the guidelines.

Chief Salvador said the paint would refresh the building. He said there were two different wall colors. One being high reflective light and the other is a pale grey. He said the colors on the outside would match the color scheme within the newly updated police department.

Chairperson Nelson asked if the roof was going to be painted as well. Chief Salvador said yes it would.

MOTION: Commissioner Daugherty moved to approve staff's recommendation and find the paint scheme. to be consistent with City's Design Guidelines. The motion was seconded by Sanders, and the vote was: Ayes: Borgwardt, Sanders, Daugherty, Nelson; Noes: none; Absent: Mead. The motion passed.

Proposed Five-Year Capital Improvement Program fiscal years 2021-22 through 2025-26.

Public Works/Community Development Director Thompson provided overview of the project. He explained the Planning Commission is required to make the finding that the Program is consistent with the goals and policies of the General Plan.

MOTION: Commissioner Sanders moved to approve the proposed Five-Year Capital Improvement Program. The motion was seconded by Daugherty, and the

vote was: Ayes: Borgwardt, Sanders, Daugherty, Nelson; Noes: none; Absent: Mead. The motion passed.

COMMENTS FROM THE PUBLIC:

No Comments.

COMMISSIONER MATTERS:

Commissioner Daugherty thanked the staff for the construction on Juniper and Shaffer and it was nice to see all the improvements. He stated the green light was out on the southeast corner. He stated that there was need for better traffic control at Winton Way where the improvements are. The rapid flashing light is not working properly and needs to conform with traffic regulations.

Commissioner Borgwardt said that Phase 1 put water-truck billboard back up. He also said there are lots of dead trees on Juniper traffic islands and on Mulberry. He asked if there were any plans to take out the trees. Director Thompson stated that he would ask Public Works and Parks about them.

Chairperson Nelson said he talked with Director Thompson and City Manager Waterman about the General Plan update and city staff put together an RFQ selection for a consultant. The traffic consultant would attend next meeting. If anyone had any questions about traffic related issues, he said to contact Director Thompson.

Director Thompson gave an update on the ACE train. He gave a brief overview of the project. He explained the ACE Train would not be coming to Atwater due to Livingston publishing their EIR and being ahead of Atwater. Staff is currently reading analysis and is preparing to respond. The topic will be brought to City Council in June.

Commissioner Sanders asked what the benefits of the ACE Train in Atwater would be. Director Thompson said it would create good economic activity and give residents access to the Bay Area without having to drive there. It would also increase air quality.

Chairperson Nelson said that Google still shows Avenue One as closed. He learned from IT Tech Glin that Google will wait for multiple people tell them it's open before they change it. He also said the on the City Council webpage it has a map that now has clear labels for the districts.

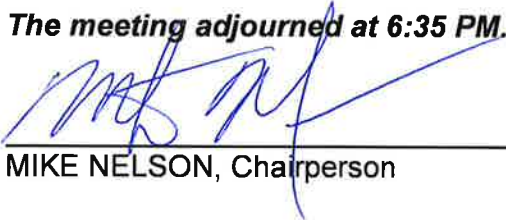
Commissioner Borgwardt also asked for an update on the highway project. Director Thompson explained the DOT-Caltrans had a number of goals. The state needs to be in compliance with FEMA which means there will be changes in the

elevations. There would be added drainage basins which required acquisition of properties. They are also eliminating the oleanders due to high maintenance and water concerns. Director Thompson said there must be a minimum of two lanes in either direction. Caltrans is adding a deceleration lane and reconstructing all on and off ramps. Director Thompson said, due to an agreement with the City, Caltrans cannot close both off-ramps at one time. Signs will be fixed by Caltrans.

Commissioner Daugherty asked for an update on the TCP Project and asked if the project was finished. Director Thompson explained the project is not finished; however, some parts of the project are now in compliance and the rest would systematically come into compliance around August with project completion. He said the current roadwork is coal patch work, but they will be required to do a final road paving for smoothing and drainage.

ADJOURNMENT:

The meeting adjourned at 6:35 PM.



MIKE NELSON, Chairperson

By: Christina Dyson
Administrative Assistant II
Planning Department