



PLANNING COMMISSION

ACTION MINUTES

June 16, 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 Mead.***

ROLL CALL:

***Present: Commissioners: Mead, Sanders, Daugherty, Borgwardt, Nelson
Absent: None
Staff Present: Public Works/Community Development Director Thompson,
City Attorney Splendorio, Recording Secretary Lopez,
Administrative Assistant Dyson, Police Chief Salvador, Fire
Battalion Chief Overbay, City Manager Waterman.***

SUBSEQUENT NEED ITEMS:

City Attorney Splendorio suggested subsequent need items be moved to after the second public hearing item.

APPROVAL OF AGENDA AS POSTED OR AMENDED:

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

APPROVAL OF MINUTES:

May 19, 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, Mead, Daugherty, Nelson; Noes: none; Absent: none. The motion passed.

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 provided an overview of the project.

City Attorney Splendorio clarified that the Planning Commission's authority is over land use and not alcohol sales.

Chairperson Nelson opened the public hearing.

The applicant, Bassam Muthanna, provided an overview of his request.

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

MOTION: Commissioner Borgwardt moved to make the findings that the project was categorically exempt under California Environmental Quality Act (CEQA) Guideline Section: 15301 "existing Facilities." The motion was seconded by Commissioner Sanders; and the vote was: ayes: Daugherty, Borgwardt, Sanders, Mead, Nelson; noes: none; absent: none. The motion passed.

MOTION: Commissioner Daugherty moved to adopt Resolution No. PC 0160-21 to deny Conditional Use Permit No. 21-15-0100 for a Type 20 (off-sale Beer and Wine) alcohol license; located at 1804 Bellevue Road, Atwater (APN: 002-270-002). The motion was not seconded. The motion failed.

MOTION: Commissioner Mead moved to adopt Resolution No. PC 0160-21 to approve Conditional Use Permit No. 21-15-0100 for a Type 20 (off-sale Beer & Wine) alcohol license located at 1804 Bellevue Road, Atwater (APN: 002-270-002). The motion was seconded by Commissioner Borgwardt and the vote was: Ayes: Sanders, Borgwardt, Mead; Noes: Daugherty, Nelson; Absent: none. The motion passed.

Chairperson Nelson reordered the Comments From The Public section to be the next item of discussion due to time constraints regarding the Fourth of July Committee's presentation.

COMMENTS FROM THE PUBLIC:

Brad Pickle from the Fourth of July Committee provided an overview of the parade.

Jim Price provided a brief history of the organization and gave an overview of the activities available during the event.

Chairperson Nelson requested Mr. Price and Mr. Pickle coordinate with St. Anthony's Church.

Director Thompson stated that City staff has been working with the Independence Day Run individuals to extend their route.

No one else came forward to comment.

PUBLIC HEARINGS:

Recommending the City Council adopt an Initial Study and Mitigated Negative Declaration in accordance with California Environmental Quality Act (CEQA); and approve Tentative Parcel Map, amendment to Master Plan, amendment to Planned Development Final Development Plan for +/- 6.231 acres of vacant land into six 20-unit affordable housing apartment buildings (120 units total) and two community/office buildings located east of Redwood Avenue, north of Bellevue Road (APN: 150-190-038).

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

The applicant and representative for Chelsea Investments, David Davis, spoke regarding the company's history and its projects.

Chairperson Nelson opened the public hearing.

Nine residents spoke regarding their opposition to the project due to speeding, privacy, and crime concerns.

A petition signed by residents in opposition to the project was given to Public Works/Community Development Director Thompson.

Recording Secretary Lopez read into the record a comment received by email regarding opposing the project.

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

Public Works/Community Development Director Thompson recommended to the Planning Commission to change their motion to increase the height of the CMU wall from six feet to eight feet.

Chairperson Nelson stated that the Planning Commission's action would only make a recommendation to the City Council.

MOTION: Commissioner Borgwardt moved to adopt Resolution No. PC 147-20 recommending City Council approve the Tentative Parcel Map No. 20-24-0100 for development of +/- 6.231 acres of vacant land into six 20-unit affordable housing apartment buildings (120 units total) and two community/office buildings; located east of Redwood Avenue, north of Bellevue Road. The motion was seconded by Commissioner Daugherty and the vote was: Ayes: Borgwardt, Sanders, Daugherty, Nelson; Noes: Mead; Absent: none. The motion passed.

MOTION: Commissioner Daugherty moved to adopt Resolution No. PC 0173-21 recommending City Council adopt an initial Study and Mitigated Negative Declaration for the project in accordance with California Environmental Quality Act (CEQA) and approve the amendment to the Planned Development Master Plan No. 20-24-0200. The motion was seconded by Commissioner Sanders and the vote was: Ayes: Sanders, Borgwardt, Daugherty, Nelson; Noes: Mead; Absent: none. The motion passed.

MOTION: Commissioner Borgwardt moved to adopt Resolution No. PC 0174-21 recommending City Council approve the amendment of the Planned Development Final Development Plan No. 20-24-0300 with the amendment that the wall be eight feet high instead of six feet high. The motion was seconded by Commissioner Daugherty and the vote was: Ayes: Borgwardt, Sanders, Daugherty, Nelson; Noes: Mead; Absent: none. The motion passed.

City Manager Waterman and Public Works/Community Development Director Thompson confirmed that proper outreach for the project was conducted by staff.

Making an environmental finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) and approving a conditional use permit for overnight accommodations; located at 1241 Broadway Avenue, Atwater (APN: 002-212-006).

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

Chairperson Nelson opened the public hearing.

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

MOTION: Commissioner Mead moved to make the findings that the project was categorically exempt under California Environmental Quality Act (CEQA) Guideline Section: 15301 “existing Facilities.” The motion was seconded by Sanders and the vote was: ayes: Sanders, Borgwardt, Mead, Daugherty, Nelson; noes: none; absent: none. The motion passed.

MOTION: Commissioner Sanders moved to adopt Resolution No. PC 0169-21 approving Conditional Use Permit No. 21-24-0100 for overnight accommodations located at 1241 Broadway Avenue, Atwater (APN: 002-212-006). The motion was seconded by Commissioner Mead and the vote was: Ayes: Sanders, Borgwardt, Mead, Daugherty, Nelson; Noes: none; Absent: none. The motion passed.

Making an environmental finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) and approving a Conditional Use Permit for a Type 48 alcohol license and to operate a full bar with food services; located at 1241 Broadway Avenue, Atwater (APN: 002-212-006).

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

Chairperson Nelson opened the public hearing.

The applicant, Junior Silva, provided an overview of its business’s history and of their request.

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

MOTION: Commissioner Daugherty moved to make the findings that the project was categorically exempt under California Environmental Quality Act (CEQA) Guideline Section: 15301 “existing Facilities.” The motion was seconded by Mead, and the vote was: ayes: Sanders, Borgwardt, Mead, Daugherty, Nelson; noes: none; absent: none. The motion passed.

MOTION: Commissioner Mead moved to adopt Resolution No. PC 170-21 approving Conditional Use Permit No. 21-25-0100 for a Type 48 alcohol license and to operate a full bar with food services; located at 1241 Broadway Avenue, Atwater (APN: 002-212-006). The motion was seconded by Commissioner Borgwardt, and the vote was: Ayes: Sanders, Borgwardt, Mead, Daugherty, Nelson; Noes: none; Absent: none. The motion passed.

COMMISSIONER MATTERS:

Commissioner Mead had no comments.

Commissioner Daugherty expressed concerns about the parking issues on the Canal bridge near Buhach Road.

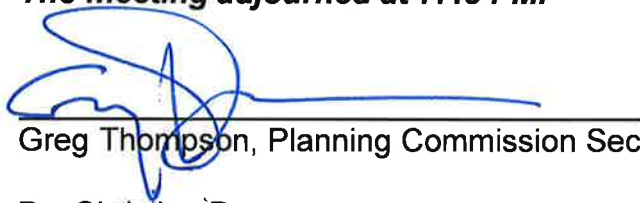
Commissioner Borgwardt commented on the dead trees along Juniper Avenue.

Commissioner Sanders had no comments.

Chairperson Nelson suggested that each Planning Commissioner should schedule some time to review meeting agendas with Greg before each meeting.

ADJOURNMENT:

The meeting adjourned at 7:48 PM.



Greg Thompson, Planning Commission Secretary

By: Christina Dyson
Recording Secretary