



PLANNING COMMISSION

ACTION MINUTES

August 18, 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 Mead.

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

ROLL CALL:

Present: Commissioners: Borgwardt, Mead, Sanders, Nelson
Absent: Commissioners: Daugherty
Staff Present: Public Works/Community Development Director Thompson, Recording Secretary Dyson, City Manager Waterman, Police Chief Salvador

SUBSEQUENT NEED ITEMS: *none.*

APPROVAL OF AGENDA AS POSTED OR AMENDED:

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

APPROVAL OF MINUTES:

June 16, 2021, Regular Meeting
July 28, 2021, Adjourned Meeting

Commissioner Borgwardt noted the agenda had a typo. It should read June 16, not June 19.

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

PUBLIC HEARINGS:

Making an environmental finding that the project is categorically exempt under California Environmental Quality Act (CEQA) and approve a Tentative Parcel Map for the subdivision of one parcel into two where Parcel 'A' will consist of 0.888 acres and Parcel 'B' will consist of 0.900 acres; located at 1051 Commerce Avenue, Atwater (APN: 003-180-021).

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

The applicant, Jack Jackson, provided additional information on the project.

Chairperson Nelson opened the public hearing.

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

MOTION: Commissioner Mead moved to make the finding that the project is categorically exempt under California Environmental Quality Act (CEQA) Guideline Section 15315 "Minor Land Divisions" exemption. The motion was seconded by Commissioner Borgwardt, and the vote was: Ayes: Borgwardt, Sanders, Mead, Nelson; Noes: none; Absent: Daugherty. The motion passed.

MOTION: Commissioner Sanders moved to adopt Resolution No. PC 0165-21 approving Tentative Parcel Map No. 21-20-0100 for the subdivision of one parcel into two parcels, where Parcel 'A' will consist of 0.888 acres and Parcel 'B' will consist of 0.900 acre; located at 1051 Commerce Avenue, Atwater (APN: 003-180-021). The motion was seconded by Commissioner Mead, and the vote was: Ayes: Sanders, Borgwardt, Mead, Nelson; Noes: none; Absent: Daugherty. The motion passed.

Making an environmental finding that the project is categorically exempt under California Environmental Quality Act (CEQA) and approving Conditional Use Permit and Site Plan to construct a coffee shop within The Hope International DBA Church; located at 2100 Fruitland Avenue, Atwater (APN: 150-082-009).

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

Chairperson Nelson opened the public hearing.

The Applicant, Jason Tucker, gave additional information on the project.

One resident spoke in support of the project.

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

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

MOTION: *Commissioner Sanders moved to adopt Resolution No. PC 0175-21 approving Conditional Use Permit No. 21-28-0100 and Site Plan No. 21-28-0200 to construct a coffee shop within The Hope International DBA Church; located at 2100 Fruitland Avenue, Atwater (APN: 150-082-009). The motion was seconded by Commissioner Borgwardt, and the vote was: Ayes: Borgwardt, Sanders, Mead, Nelson; Noes: none; Absent: Daugherty. The motion passed.*

REPORTS AND PRESENTATION BY STAFF:

Presentation regarding the Downtown Clock Tower.

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

President of Old Town Atwater, Brad Kessler, provided additional information on the project.

Chairperson Nelson inquired about the long-term maintenance responsibilities.

COMMENTS FROM THE PUBLIC:

Notice to the public was read.

No one came forward to comment.

COMMISSIONER MATTERS:

Commissioner Borgwardt had no comments.

Commissioner Mead had no comments.

Commissioner Sanders requested the sprinklers at Ralston Park be adjusted.

Chairperson Nelson provided an update on the Traffic concerns and inquired about the General Plan Update.

ADJOURNMENT:

The meeting adjourned at 6:34 PM.



A handwritten signature in blue ink, consisting of a large, stylized 'G' and 'T' followed by a long horizontal stroke.

GREG THOMPSON, Planning Commission
Secretary

By: Christina Dyson
Recording Secretary