



# PLANNING COMMISSION

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## ACTION MINUTES

**June 15, 2022**

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 Kadach.***

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

ROLL CALL:

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

***Absent: None***

***Staff Present: Public Works/Community Development Director/Planning Commission Secretary Thompson, Planning Commission Recording Secretary Lopez, Planning Technician Dyson, Community Events Coordinator Billings, Police Chief Salvador, City Manager Waterman.***

SUBSEQUENT NEED ITEMS: ***None.***

APPROVAL OF AGENDA AS POSTED OR AMENDED:

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

APPROVAL OF MINUTES:

April 20, 2022 Regular Meeting

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

**PETITIONS AND COMMUNICATIONS:**

Request for the Holy Spirit Festa and Parade and temporary road closures from the Atwater Pentecost Association.

***Atwater Pentecost Association representative Delcio Gois provided an overview of the request and the event.***

***Public Works/Community Development Director Thompson inquired about the timeframe of the routes.***

***Police Chief Salvador provided an overview of the parade procedures.***

***Public Works/Community Development Director stated he would reach out to the Public Works Department for the barriers.***

***Commissioner Borgwardt inquired about the outreach to the community for the parade.***

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

Request for a Vendor Fair and temporary road closures from Old Town Atwater.

***Old Town Atwater representative Adam Reed provided an overview of the request and the event.***

***Commissioner Kadach inquired about the timeframe in relation to the Fourth of July Parade.***

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

Request for temporary road closures for a "Speakeasy" Event at Bloss Mansion/Park.

***Community Events Coordinator Billings provided an overview of the request and event.***

***Public Works/Community Development Director Thompson stated research was done to confirm that this type of event was permitted on the Bloss Grounds.***

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

Request for temporary road closures for an Ice Cream Social and Movie in the Park Event.

***Community Events Coordinator Billings provided an overview of the request and event.***

***City Manager Waterman clarified this event would be free to public.***

***Commissioner Borgwardt inquired about the location of the movie.***

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

Request for temporary road closures for a "Centennial Vendor Fair and Car Show."

***Community Events Coordinator Billings provided an overview of the request and event.***

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

**PUBLIC HEARINGS:**

Adopting a Resolution approving a tentative parcel map and site plan; located at 664 Railroad Avenue (APN: 003-160-026)

***Public Works/ Community Development Director Thompson stated a technical issue on the map needed to be addressed and requested the hearing be continued to the July Planning Commission Meeting.***

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

***No one came forward to comment and Chairperson Nelson continued the public hearing to the July 20, 2022 Planning Commission Hearing.***

Adopting a resolution approving a conditional use permit for a type 21 alcohol license; located at 1100 Shaffer Road, Atwater CA (APN: 004-110-005)

***Planning Technician Dyson provided an overview of the project.***

***Public Works/Community Development Director Thompson stated the building permit for the center was to be issued the next day.***

**Commissioner Kadach inquired if the applicant had any similar businesses in the region.**

**Commissioner Borgwardt inquired if there would still be other businesses in the center.**

**Chairperson Nelson opened the public hearing.**

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

**MOTION: Commissioner Sanders moved to make the finding that the project is exempt under California Environmental Quality Act (CEQA) guideline section 15061(b)(3), the “Common Sense” Exemption. The motion was seconded by Commissioner Daugherty, and the vote was: ayes: Sanders, Daugherty, Kadach, Borgwardt, Nelson; noes: none; absent: none. The motion passed.**

**MOTION: Commissioner Daugherty moved to adopt Resolution No. PC 0206-22 approving Conditional Use Permit No. 22-14-0100. The motion was seconded by Commissioner Borgwardt, and the vote was: ayes: Sanders, Daugherty, Kadach, Borgwardt, Nelson; noes: none; absent: none. The motion passed.**

**REPORTS AND PRESENTATION BY STAFF:**

Updates from the Community Development Department

**Public Works/Community Development Director Thompson provided an update on the General Plan Update and General Plan Technical Advisory Committee.**

**Commissioner Sanders inquired if a consultant would be used for the General Plan Update.**

**Commissioner Kadach inquired about the cost of the consultants and the budget in relation to the General Plan Update.**

Proposed Five-Year Capital Improvement Program fiscal years 2022-23 through 2026-27.

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

**Commissioner Borgwardt inquired about the items that were to be examined on the list and timeline and funding for the projects.**

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

***MOTION: Commissioner Sanders moved to make the determination that the proposed Five-Year Capital Improvement Program for fiscal years 22/23 through 26/28 conform to the goals and policies of the City's General Plan. The motion was seconded by Commissioner Daugherty, and the vote was: ayes: Daugherty, Borgwardt, Sanders, Kadach, Nelson; noes: none; absent: none. The motion passed.***

***MOTION: Commissioner Borgwardt moved to recommend the City Council adopt the Five-Year Capital Improvement Program as part of the 2022/23 Budget. The motion was seconded by Commissioner Kadach, and the vote was: ayes: Daugherty, Borgwardt, Sanders, Kadach, Nelson; noes: none; absent: none. The motion passed.***

COMMENTS FROM THE PUBLIC:

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

COMMISSIONER MATTERS:

***Commissioner Kadach inquired about the condition of the City's water source with the Splash Pad.***

***Commissioner Daugherty inquired about adding conditions to projects for signs conforming to MUTCD and the progress on the widening of the bridge over the Canal on Buhach Road.***

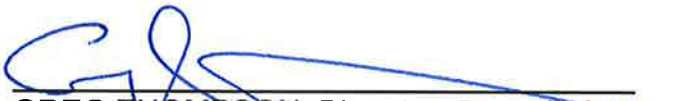
***Commissioner Sanders appreciated the Planning Commission Training and inquired about summer camp programs for kids.***

***Commissioner Borgwardt thanked the staff for working with County to improve road condition by SP Road and inquired about the regulations for large events at residencies.***

***Chairperson Nelson inquired about the Third Street and Broadway Avenue construction work.***

ADJOURNMENT:

***The meeting adjourned at 7:00 PM.***

  
GREG THOMPSON, Planning Commission  
Secretary

By: Jacquy Lopez  
Recording Secretary