



CITY OF ATWATER

PLANNING COMMISSION

ACTION MINUTES

April 19, 2023

REGULAR SESSION: (Council Chambers)

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 Daugherty presiding.

INVOCATION:

Invocation by Chaplain Mead

PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led by Commission Member Kadach.

ROLL CALL:

Present: *Planning Commission Members Borgwardt, Kadach, Sanchez-Garcia, Daugherty*
Absent: *Planning Commission Member Sanders*
Staff Present: *Battalion Chief Blaine, Chief Salvador, City Manager Waterman, Community Development Director Thompson, Recording Secretary Rashad, and Senior Planner Rashe.*

SUBSEQUENT NEED ITEMS:

None

APPROVAL OF AGENDA AS POSTED OR AS AMENDED:

MOTION: Planning Commission Member Kadach moved to approve the agenda as posted. The motion was seconded by Planning Commission Member Sanchez-Garcia and the vote was: Ayes: Planning Commission Members Borgwardt, Kadach, Sanchez-Garcia, Daugherty; Noes: None; Absent: Commission Member Sanders. The motion passed.

APPROVAL OF MINUTES:

- a) October 19, 2022 – Regular Meeting
- b) January 18, 2023 – Regular Meeting
- c) February 15, 2023 – Regular Meeting
- d) March 15, 2023 – Regular Meeting

MOTION: Planning Commission Member Borgwardt moved to approve the minutes as posted. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Borgwardt, Kadach, Sanchez-Garcia, Daugherty; Noes: None; Absent: Commission Member Sanders. The motion passed.

PETITIONS AND COMMUNICATIONS:

Request for "Valley Christian Church Craft Vendor Fair" and temporary road closure.
(Applicant: Sharyn Mead)

Applicants Sharyn Mead and Laura Thornhill spoke regarding the outdoor event.

Chairperson Daugherty opened the public comment for this item.

No one came forward for this item.

Chairperson Daugherty closed the public comment.

MOTION: Planning Commission Member Sanchez-Garcia moved to approve the request from the Valley Christian Church for a Craft Vendor Fair on April 29th from 7:00am-3:00pm with a road closure from the property line of Valley Christian Church on Cedar Ave to the Corner of Third St and Cedar Ave. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Daugherty, Borgwardt, Kadach, Sanchez-Garcia; Noes: None; Absent: Planning Commission Member Sanders. The motion passed.

PUBLIC HEARINGS:

Planning Commission Member Sanders arrived late at 6:35 pm

Public hearing to consider adopting a resolution approving a Tentative Parcel Map No. 22-09-0100 and Site Plan No. 22-09-0200 located West of Hazel Avenue, Atwater (APN: 003-160-026). (Applicant: AG-K Properties, LLC)

Senior Planner Rashe informed the Planning Commission Members that the applicant has removed Site Plan No. 22-09-0200 from Planning Commission due to Site Plans not being required to go to Planning Commission for approval.

Senior Planner Rashe presented a PowerPoint and provided background information on this item.

Chairperson Daugherty opened the public hearing.

Applicants Adam Reed and Brad Kessler spoke regarding the project and their concerns with the conditions.

Community Development Director Thompson suggested removing the standardized conditions from the resolution and implementing those conditions into the Atwater Municipal Code to simplify them to one condition on resolutions going forward.

Chairperson Daugherty called for a ten-minute recess at 6:35pm

Chairperson Daugherty re-opened the public hearing at 6:45pm

Applicants Adam Reed and Brad Kessler asked for a continuance to the May 17, 2023, Planning Commission.

No one else came forward to speak.

Chairperson Daugherty closed the public hearing.

Planning Commission Member Sanchez-Garcia inquired about removing conditions and where it would be noted that applicants would need to comply with those conditions.

Community Development Director Thompson clarified that construction conditions may be stripped away and only the conditions from Planning that provide for the recording of the map can remain. However, they wouldn't go away, they would be moved to conditions at the staff level just not on the resolutions.

MOTION: Vice Chairperson Borgwardt moved to continue this Public Hearing item to the May 17, 2023 Planning Commission. The motion was seconded by Planning Commission Member Sanchez-Garcia and the vote was: Ayes: Planning Commission Members Kadach, Sanchez-Garcia, Borgwardt, Sanders, Daugherty; Noes: None; Absent: None. The motion passed.

Public hearing to consider adopting a Resolution Approving a Site Plan for a garage addition located at 1370 Atwater Blvd, Atwater (APN: 003-170-002) (Applicant: Asif and Anesha Awan)

Senior Planner Rashe specified that the applicant has withdrawn their application due to Site Plan and Architectural Review only being required to be approved at the staff level.

Public hearing to consider adopting a Resolution Approving a Conditional Use Permit to allow for the sale of beer, wine and distilled spirits for consumption off-premises where sold. Located at 316 E. Bellevue Rd, Atwater (APN: 004-021-001). (Applicant: Ravinder Singh).

Senior Planner Rashe presented a PowerPoint presentation on this project.

Chairperson Daugherty opened the public hearing.

Applicant Ravinder Singh spoke about his project.

No one else came forward to speak.

Chairperson Daugherty closed the public hearing.

MOTION: Planning Commission Member Sanders moved to make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15301, "Existing Structures," make a determination that public convenience or necessity would be served by issuance of the ABC 21 license and adopt Resolution No. 0222-23 approving Conditional Use Permit No. 23-03-0100. Located at 316 E. Bellevue Rd, Atwater (APN: 004-021-001). The motion was seconded by Planning Commission Member Sanchez-Garcia and the vote was: Ayes: Planning Commission Members Kadach, Sanchez-Garcia, Borgwardt, Sanders, Daugherty; Noes: None; Absent: None. The motion passed.

Public hearing to consider adopting a Resolution recommending to the City Council of Atwater approving a General Plan Amendment from Low-Density Residential to Commercial. Located at 316 E. Bellevue Rd, Atwater (APN: 004-021-001). (Applicant: City of Atwater)

Senior Planner Rashe presented a PowerPoint presentation on this project.

Community Development Director Thompson specified the City is not exceeding the maximum allowed General Plan Amendments for a single year.

Chairperson Daugherty opened the public hearing.

No one else came forward to speak.

Chairperson Daugherty closed the public hearing.

MOTION: Planning Commission Member Borgwardt moved to make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15061, "Review for Exemption," and adopt Resolution No. 0224-23, making a recommendation to the City Council of Atwater to approve General Plan Amendment No. 23-05-0100 to change the land use designation from Low-Density Residential to Commercial for the parcel located at 316 E. Bellevue Rd. (APN 004-021-001). The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Kadach, Sanchez-Garcia, Borgwardt, Sanders, Daugherty; Noes: None; Absent: None. The motion passed.

Public hearing to consider adopting a Resolution recommending to the City Council of Atwater approve an Amendment to update the Standard Plans and Specifications of the City of Atwater. (Applicant: City of Atwater)

Community Development Director Thompson spoke regarding this project.

Vice chairperson Borgwardt asked for clarification on the length of the bike path.

Planning Commission Member Kadach inquired about how far the bicycle lanes will be.

Community Development Director Thompson provided an answer to Planning Commission Member Kadach's inquiry.

Chairperson Daugherty opened the public hearing.

No one came forward to speak.

Chairperson Daugherty closed to the public hearing.

MOTION: Planning Commission Member Sanchez-Garcia moved to Adopt Resolution No. PC 0228-23 making a recommendation to the City Council of Atwater to approve an amendment and update to the Standard Plans and Specifications of the City of Atwater. The motion was seconded by Planning Commission Member Sanders and the vote was: Ayes: Planning Commission Members Kadach, Sanchez-Garcia, Borgwardt, Sanders, Daugherty; Noes: None; Absent: None. The motion passed.

REPORTS AND PRESENTATIONS FROM STAFF:

Community Development Director Thompson spoke on the General Plan Update and the consultant for consideration is taking place at the May 8th City Council Meeting.

COMMENTS FROM THE PUBLIC:

Chairperson Daugherty opened the Public Comment.

Notice to the public was read.

No one came forward to speak.

Chairperson Daugherty closed the public comment.


COMMISSIONER MATTERS:

Chairperson Daugherty expressed his gratitude towards the city for Planning Commissioner's Academy the city sent him to and paid for.

Vice Chairperson Borgwardt inquired about the signal light at Buhach Rd and Ashby Rd as well as the City Engineer position of whether it was contracted or not.

ADJOURNMENT:

Chairperson Daugherty adjourned the meeting at 7:16 PM.


Ron Daugherty, Chairperson

By: Kayla Rashad
Recording Secretary