



CITY OF ATWATER

PLANNING COMMISSION

ACTION MINUTES

February 15, 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.

PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led by Planning Commission Member Kadach.

INVOCATION: None

ROLL CALL:

Present: *Planning Commission Members Borgwardt, Kadach, Sanchez-Garcia, Sanders, Daugherty*
Absent: *None*
Staff Present: *Senior Planner Rashe, Recording Secretary Rashad,*

SUBSEQUENT NEED ITEMS: *None*

APPROVAL OF AGENDA AS POSTED OR AS AMENDED:

MOTION: *Planning Commission Member Borgwardt moved to approve the agenda as posted. The motion was seconded by Planning Commission Member Sanders*

and the vote was: Ayes: Borgwardt, Kadach, Sanchez-Garcia, Sanders, Daugherty; Noes: None; Absent: None. The motion passed.

ORGANIZATION OF THE GENERAL PLAN TECHNICAL ADVISORY COMMITTEE:

Nomination and Appointment of General Plan Technical Advisory Committee Member

Chairperson Daugherty opened the Nomination of a Committee Member.

Planning Commission Member Kadach moved to nominate Planning Commission Member Borgwardt for The General Plan Technical Advisory Committee Member. The motion was seconded by Planning Commission Member Sanders.

The Nomination period was closed.

MOTION: Planning Commission Member Kadach nominated Planning Commission Member Borgwardt as the Committee Member. The motion was seconded by Planning Commission Member Sanders and the roll call vote was: Ayes: Borgwardt, Kadach, Sanchez-Garcia, Sanders, Daugherty; Noes: None; Absent: None. The nomination passed.

APPROVAL OF MINUTES:

- a) September 21, 2022 – Regular meeting
- b) November 30, 2022 – Special meeting

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

PETITIONS AND COMMUNICATIONS: None

PUBLIC HEARINGS:

Public hearing to consider adopting a resolution approving a conditional use permit and site plan for a mobile food vendor to be located on 1485 Broadway Avenue. (Applicant: Juan Flores)

Senior Planner Rashe presented a PowerPoint and provided background information on the project.

Chairperson Daugherty opened the public hearing.

Brad Pickle spoke against the project.

Christy Lobao spoke against the project.

Jessica Reed spoke against the project.

Adam Reed spoke against the project regarding Downtown Design Guidelines.

Juan Flores spoke in favor of the project and the concerns expressed by other community members.

Juan Flores's Daughter spoke in favor of the project.

Raj and his son spoke in favor of the project.

Planning Commission Member Kadach inquired about the generator.

Planning Commission Member Sanders inquired about the street parking.

Chairperson Daugherty spoke regarding the project.

Chairperson Daugherty closed the public hearing.

MOTION: Vice Chairperson Borgwardt moved to make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15311, (c) "Accessory Structures" and adopt Resolution No. PC 219-22 and Conditional Use Permit No. 22-26-0100, and Site Plan No. 22-26-0200 with the condition that the color of the mobile food truck be changed within 6 months. The motion was seconded by Planning Commission Member Sanchez-Garcia and the vote was: Ayes: Kadach, Sanchez-Garcia, Borgwardt, Sanders, Daugherty; Noes: None; Absent: None. The motion passed.

Public hearing to consider adopting a resolution recommending the City Council adopt an ordinance amending certain sections of Title 17, "Zoning," of the Atwater Municipal Code to update site plan and architectural review regulations. (Applicant: City of Atwater)

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

Chairperson Daugherty opened the public hearing.

No one 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 15061, (b)(3) "Review for Exemption" and adopt Resolution No.

PC 221-23 approving Zoning Ordinance Text Amendment No. 23-02-0100 Recommending the City Council to adopt an Ordinance amending Title 17 of the Atwater Municipal Code relating to Site Plan and Architectural Review. The motion was seconded by Planning Commission Member Sanchez-Garcia, and the vote was: Ayes: Sanders, Borgwardt, Sanchez-Garcia, Kadach, Daugherty; Noes: None; Absent: None. The motion passed.

Public hearing to consider adopting a resolution recommending the City Council to adopt an Initial Study/Mitigated Negative Declaration, Mitigation Monitoring Report Program, Site Plan, Architectural Review, and Zone Change. (Applicant: Terry Rolfe)

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

Planning Commission Member Kadach inquired about the extension of two lane to four lane.

Chairperson Daugherty opened the public hearing.

Terry Rolfe provided more information on this project.

Planning Commission Member Kadach inquired about traffic.

Chairperson Daugherty closed the public hearing.

MOTION: Vice Chairperson Borgwardt moved to Approve Initial Study/Mitigated Negative Declaration, Mitigation Monitoring Report Program, and adopt Resolution No. PC 217-22 Recommending the City Council to approve Site Plan No. 22-24-0100, Architectural Review No. 22-24-0300, and Zone Change No. 22-24-0400. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Kadach, Sanchez-Garcia, Borgwardt, Sanders, Daugherty; Noes: None; Absent: None. The motion passed.

REPORTS AND PRESENTATIONS FROM STAFF: None

COMMENTS FROM THE PUBLIC:

Notice to the public was read.

No one came forward to speak.

Chairperson Daugherty closed the public comment.

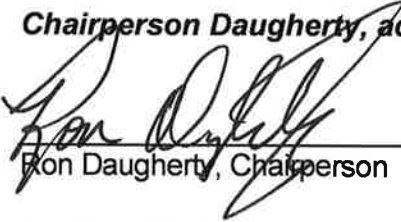
COMMISSIONER MATTERS:

Planning Commission Member Sanchez-Garcia expressed her excitement for new

business developments.

ADJOURNMENT:

Chairperson Daugherty, adjourned the meeting at 7:16 PM.



Ron Daugherty, Chairperson

By: Kayla Rashad
Recording Secretary