

***In-person participation by the public will be permitted.***

*Submit a written public comment prior to the meeting: Public comments submitted to [krashad@atwater.org](mailto:krashad@atwater.org) by 4:00 p.m. on the day of the meeting will be distributed to the Planning Commission and made part of the official minutes but will not be read out loud during the meeting.*

*Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons requesting accommodation should contact the City in advance of the meeting, and as soon as possible, at (209) 357-6241.*

# **CITY OF ATWATER**

## **PLANNING COMMISSION**

### **AGENDA**

Council Chambers  
750 Bellevue Road  
Atwater, CA 95301

**February 21, 2024**

CALL TO ORDER:

**6:00 PM**



INVOCATION:

**Invocation by Police Chaplain McClellan**

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

**Borgwardt\_\_\_\_, Kadach\_\_\_\_, Sanchez-Garcia\_\_\_\_, Sanders\_\_\_\_, Mokha\_\_\_\_**

SUBSEQUENT NEED ITEMS: (The Planning Secretary shall announce any requests for items requiring immediate action subsequent to the posting of the agenda. Subsequent need items require a two-thirds vote of the members of the Commission present at the meeting.)

APPROVAL OF AGENDA AS POSTED OR AS AMENDED: (This is the time for the Commission to remove items from the agenda or to change the order of the agenda.)

**Staff's Recommendation:** Motion to approve agenda as posted or as amended.

**ORGANIZATION OF THE PLANNING COMMISSION:**

**1. Nomination and Appointment of Planning Commission Chair**

**Staff's Recommendation:** That the Planning Commission, after opening and closing the nomination period by roll call vote of nominees in order of motion to appoint one (1) candidate to serve as Chair, the term of one (1) year, ending on December 31, 2024.

**2. Nomination and Appointment of Planning Commission Vice Chair**

**Staff's Recommendation:** That the Planning Commission, after opening and closing the nomination period by roll call vote of nominees in order of motion to appoint one (1) candidate to serve as Vice Chair, the term of one (1) year, ending on December 31, 2024.

**MINUTES:**

**3. December 20, 2023 – Regular meeting**

**Staff's Recommendation:** Approval of minutes as listed.

**PETITIONS AND COMMUNICATIONS:**

**None**

**PUBLIC HEARINGS:**

**4. Public hearing to consider adopting a resolution approving Conditional Use Permit No. 23-20-0100 for a cabinet shop located at 235 Business Parkway (APN: 056-330-036) (Applicant: Albert Cisneros)**

**Staff's Recommendation:** Open the public hearing and receive any testimony given;

Close the public hearing;

Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15301, Class 1 "Existing Facilities;" and adopt Resolution No. 0239-23 Approving Conditional Use Permit No. 23-20-0100.

**5. Public hearing to consider adopting a resolution approving Tentative Map No. 23-22-0100 and Site Plan No. 23-22-0200 and recommending the City Council approve Zone Change No. 23-22-0300 to construct a 949 square foot coffee restaurant with a drive thru located at 1085 Bellevue Road, Atwater (APN: 150-190-036)**

**Staff's Recommendation:** Open the public hearing and receive any testimony given;

Close the public hearing;

Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15332, Class 32 "Infill Development Projects," and;

Adopt Resolution No. 0241-23 Approving Tentative Map No. 23-22-0100, and Site Plan No. 23-22-0200; and recommending the approval of Zone Change No. 23-22-0300 to the City Council for the construction of a 949 square foot coffee restaurant with a drive thru located at 1085 Bellevue Road, Atwater (APN: 150-190-036).

**REPORTS AND PRESENTATION FROM STAFF:**

**6. Interim City Manager / Community Development Director Verbal Updates**

**COMMENTS FROM THE PUBLIC:**

**NOTICE TO THE PUBLIC**

At this time any person may comment on any item which is not on the agenda. You may state your name and address for the record; however, it is not required. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. Please limit comments to a maximum of three (3) minutes.

**COMMISSIONER MATTERS:**

**ADJOURNMENT:**

CERTIFICATION:

I, Kayla Rashad, Planning Commission Recording Secretary, do hereby certify that a copy of the foregoing Agenda was posted at City Hall a minimum of 72 hours prior to the meeting.

*Kayla Rashad*

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Kayla Rashad,  
Planning Commission Recording Secretary

SB 343 NOTICE

*In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the Community Development Department at City Hall during normal business hours at 750 Bellevue Road.*

*If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 750 Bellevue Road.*



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