



CITY OF ATWATER

PLANNING COMMISSION

ACTION MINUTES

February 21, 2024

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;

INVOCATION:

Invocation by Police Chaplin McClellan

PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led by Planning Commission Member Borgwardt

ROLL CALL:

Present: *Planning Commission Members Borgwardt, Kadach, Sanchez-Garcia, Sanders, and Mokha*

Absent: *None*

Staff Present: *Chief Salvador, City Engineer Seymour, Interim City Manager / Community Development Director Thompson, City Council Member Cale, Recording Secretary Rashad .*

SUBSEQUENT NEED ITEMS:

None

APPROVAL OF AGENDA AS POSTED OR AS AMENDED:

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

ORGANIZATION OF THE PLANNING COMMISSION:

Nomination of a Planning Commission Chair

Recording Secretary Rashad opened the Nomination of a Chair.

Planning Commission Member Kadach moved to nominate Planning Commission Member Borgwardt for Chair.

Planning Commission Member Sanders seconded the motion to nominate Planning Commission Member Borgwardt for Chair.

The Nomination period was closed.

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

Nomination of a Planning Commission Vice Chair

Recording Secretary Rashad opened the Nomination of a Vice Chair.

Planning Commission Member Kadach moved to nominate Planning Commission Member Sanchez-Garcia for Vice Chair.

Chair Borgwardt seconded the motion to nominate Planning Commission Member Sanchez-Garcia for Vice Chair

The Nomination period was closed.

MOTION: *Planning Commission Member Kadach nominated Planning Commission Member Sanchez-Garcia as Vice Chair. The motion was seconded by Chair Borgwardt. The roll call vote was: Ayes: Mokha, Kadach, Sanchez-Garcia, Sanders, Borgwardt; Noes: None; Absent: None. The nomination passed.*

APPROVAL OF MINUTES:

a) December 20, 2023 – Regular Meeting

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

PETITIONS AND COMMUNICATIONS:

None

PUBLIC HEARINGS:

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)

Interim City Manager / Community Development Director Thompson provided background on this project.

Chair Borgwardt opened the public hearing.

Applicant Albert Cisneros spoke on the project.

Planning Commission Member Kadach inquired on permit requirements for painting in this business.

No one else came forward to speak.

Chair Borgwardt closed the public hearing.

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

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)

(Applicant: Mike Fillebrown)

Interim City Manager / Community Development Director Thompson provided background on this project.

Applicants Ken Vang and Mike Fillebrown spoke on this project.

The applicants expressed concern with Condition No. 21.

Chair Borgwardt inquired about the overflow and where it goes.

Planning Commission Member Mokha asked if there would be issues with underground storage with storm events.

Planning Commission Member Sanchez-Garcia expressed concern with traffic flow.

Planning Commission Member Kadach inquired about a left turn only sign at the exit of the drive thru.

MOTION: Planning Commission Member Kadach moved to Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15332, Class 32 “Infill Development Projects.”. The motion was seconded by Planning Commission Member Sanchez-Garcia and the vote was: Ayes: Planning Commission Members Mokha, Kadach, Sanders, Sanchez-Garcia, Borgwardt; Noes: None; Absent: None. The motion passed.

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

REPORTS AND PRESENTATIONS FROM STAFF:

Interim City Manager / Community Development Director Updates.

Interim City Manager / Community Development Director Thompson welcomed new Planning Commission Member Mokha and provided insight on the next General Plan Update Workshop on February 28th.

COMMENTS FROM THE PUBLIC:

Chair Borgwardt opened the Public Comment.

Notice to the public was read.

No one came forward to speak.

Chair Borgwardt closed the public comment.

COMMISSIONER MATTERS:

Planning Commission Member Mokha expressed his excitement to be a Planning Commission Member.

Planning Commission Member Sanders welcomed Planning Commission Member Mokha and expressed the importance of more outreach to the community as well as outreach in Spanish.

Planning Commission Member Kadach welcomed Planning Commission Member Mokha.

Planning Commission Member Sanchez-Garcia welcomed Planning Commission Member Mokha and expressed her excitement to be Vice Chair.

Chair Borgwardt inquired about an update on past projects. He also expressed concern with the “No Parking” signs past the canal on North Buhach Rd and them being illegible.

ADJOURNMENT:

Chair Borgwardt adjourned the meeting at 6:56 PM.



Don Borgwardt, Chair

By: Kayla Rashad
Recording Secretary