



## CITY OF ATWATER

### PLANNING COMMISSION

### ACTION MINUTES

**March 20, 2024**

REGULAR SESSION: (Council Chambers)

*The Planning Commission of the City of Atwater met in Regular Session this date at 6:01 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:** *Battalion Chief Lopes, Battalion Chief Ayuso, Chief Building Official Pereida, Lieutenant Novetzke, Senior Planner Navarro, 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.

**APPROVAL OF MINUTES:**

a) February 21, 2024 – Regular Meeting

**MOTION:** Planning Commission Member Sanchez-Garcia moved to approve the minutes. The motion was seconded by Planning Commission Member Kadach 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 Tentative Map No. 23-12-0100 located east of Heather Glen Lane and North of Fruitland Ave (APN: 150-150-025)

(Applicant: Francisco Marquez)

*Senior Planner Navarro provided background on this project.*

*Chair Borgwardt opened the public hearing.*

*Applicant Francisco Marquez spoke on the project.*

*Joseph Weiss came forward to speak on the project.*

*Kory Billings came forth to speak on the project.*

*No one else came forward to speak.*

*Chair Borgwardt 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 15315, Class 15 “Minor Land Divisions;” and adopt Resolution No. 0231-23 Approving Tentative Map No. 23-12-0100 for a property located east of Heather Glen Lane and North of Fruitland Avenue, Atwater (APN: 150-150-025). The

***motion was not seconded. The motion did not pass due to the lack of a second motion.***

Public hearing to consider adopting a resolution approving Conditional Use Permit No: 24-03-0100 located on the Northeast corner of Progress Avenue and Hazel Avenue in Atwater (APN: 003-160-026)

(Applicant: Brad Kessler)

***Senior Planner Navarro provided background on this project.***

***Chair Borgwardt opened the public hearing.***

***Applicant Brad Kessler spoke on this project.***

***No one else came forward to speak.***

***Chair Borgwardt closed the public hearing.***

**MOTION: Planning Commission Member Mokha moved to Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15303, Class 3 "New Construction or Conversion of Small Structures;" and adopt Resolution No. 0243-24 approving Conditional Use Permit No. 24-03-0100, located at the corner of Progress Avenue and Hazel Avenue in Atwater (APN: 003-160-026). The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Mokha, Kadach, Sanders, Sanchez-Garcia, Borgwardt; Noes: None; Absent: None. The motion passed.**

Public hearing to make a finding that the proposed exterior paint scheme for Fire Station 41, located at 699 Broadway, Atwater, CA (APN: 003-075-001), conforms with the City's policies, codes, and guidelines for government buildings pursuant to the Atwater Municipal Code 17.12.060.

(Applicant: City of Atwater)

***Battalion Chief Ayuso provided background on the project.***

***Chair Borgwardt opened the public hearing.***

***Chief Building Official Pereida stated this project was reviewed by the Design and Review Committee.***

***No one else came forward to speak.***

***Chair Borgwardt closed the public hearing.***

***Chair Borgwardt stated the Planning Commission Members would approve the color palette, but the design is up to the applicant.***

**MOTION:** Planning Commission Member Sanders moved to make a finding that the proposed exterior paint scheme is consistent with the City's policies, codes, and guidelines for government buildings pursuant to the Atwater Municipal Code 17.12.060. 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.***

***Recording Secretary provided the Planning Commission Members with a list of updates on projects approved for the year of 2023.***

**COMMENTS FROM THE PUBLIC:**

***Chair Borgwardt opened the Public Comment.***

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

***Brad Kessler provided the Planning Commission Members with an update on the Digital Billboard located at five corners which was previously approved.***

***No one else came forward to speak.***

***Chair Borgwardt closed the public comment.***

**COMMISSIONER MATTERS:**

***Planning Commission Member Sanchez-Garcia thanked the Fire Station for their services and cost reduction on their project.***

***Planning Commission Member Sanders stated the Applicant Francisco Marquez does have the right to appeal. She also congratulated the City Public Works Sewer team on their work.***

***Chair Borgwardt stated the Applicant Francisco Marquez should have some communication with the other residents on Heather Glen so he can move forward with his project. Also that for the public noticing we should expand the radius to include the residents on Heather Glen.***

ADJOURNMENT:

***Chair Borgwardt adjourned the meeting at 7:23 PM.***



Don Borgwardt, Chair

By: Kayla Rashad  
Recording Secretary