

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 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

June 20, 2024

CALL TO ORDER:

6:00 PM



INVOCATION:

Invocation by Police Chaplain McClellan

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Kadach____, Mokha____, Sanchez-Garcia____, Sanders____, Borgwardt____

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.

MINUTES:

1. April 17, 2024 – Regular Meeting
2. May 22, 2024 – Special Meeting

Staff's Recommendation: Approval of minutes as listed.

PETITIONS AND COMMUNICATIONS:

None

PUBLIC HEARINGS:

3. **Public hearing to consider adopting a resolution approving Conditional Use Permit No. 24-09-0100 and Site Plan No. 24-09-0200 for a mobile food truck located at 900 Broadway Avenue in Atwater (APN: 003-074-004)**
(Applicant: Jesus Bautista Jr)

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 15311 (c), "Accessory Structures;" and, adopt Resolution No. 0246-24, Conditional Use Permit No. 24-09-0100 and Site Plan No. 24-09-0200, for a mobile food truck located at 900 Broadway Avenue in Atwater (APN: 003-074-004).

4. **Public hearing to consider adopting a resolution approving Conditional Use Permit No. 24-11-0100 and Site Plan No. 24-11-0200 for a mobile food vendor located at 1619 Sycamore Avenue (APN: 001-150-022).**
(Applicant: Alejandro Bravo)

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 15311 (c), "Accessory Structures;" and, adopt Resolution No. 0247-24, Conditional Use Permit No. 24-11-0100 and Site Plan No. 24-11-0200, for a mobile food vendor located at 1619 Sycamore Avenue in Atwater (APN: 001-150-022).

5. **Public hearing recommending the City Council of Atwater adopt a resolution accepting the plans and specifications for the pre-approved Accessory**

Dwelling Units (ADU) and to initiate the ADU program outlined in Government Code Section 65852.2.

(Applicant: City of Atwater)

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

Close the public hearing;

Adopt Resolution No. 0249-24 making a recommendation to the City Council of Atwater to approve the plans and specifications for the pre-approved ADU plans and initiate the ADU program.

REPORTS AND PRESENTATION FROM STAFF:

6. Mobile Food Vendors

7. 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

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.



In compliance with the Federal Americans with Disabilities Act of 1990, upon request, the agenda can be provided in an alternative format to accommodate special needs. If you require special accommodations to participate in a Planning Commission meeting due to a disability, please contact the Planning Commission Secretary a minimum of three (3) business days in advance of the meeting at planning@atwater.org or (209) 812-1031. You may also send the request by email to