



## CITY OF ATWATER

### PLANNING COMMISSION

#### ACTION MINUTES

**April 17, 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 Kadach*

ROLL CALL:

**Present:** Planning Commission Members Borgwardt, Kadach, and Sanders  
**Absent:** Planning Commission Member Mokha, and Sanchez-Garcia  
**Staff Present:** Chief Salvador, Interim City Manager Thompson Lieutenant Novetzke, Recording Secretary Rashad .

SUBSEQUENT NEED ITEMS:

***None***

APPROVAL OF AGENDA AS POSTED OR AS AMENDED:

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

**APPROVAL OF MINUTES:**

a) March 20, 2024 – Regular Meeting

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

**PETITIONS AND COMMUNICATIONS:**

Request from Valley Christian Church for a Craft Vendor Fair and temporary road closure.

*Interim City Manager Thompson presented this item.*

*The applicant spoke on their event.*

**MOTION:** Planning Commission Member Sanders moved to approve the request from Valley Christian Church for a craft vendor fair and temporary road closure. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Sanders, Borgwardt, Kadach,; Noes: None; Absent: Planning Commission Members Sanchez-Garcia and Mokha. The motion passed.

**PUBLIC HEARINGS:**

Public hearing to consider adopting a resolution approving Conditional Use Permit No. 24-06-0100 and Site Plan No. 24-06-0200 located at 231 Atwater Blvd. between Atwater Boulevard and Broadway Ave, approximately 500 feet northwest of Shaffer Road in Atwater (APN: 003-093-019)

(Applicant: Edith Moreno Espinosa)

*Interim City Manager Thompson provided background on this project.*

*Chair Borgwardt opened the public hearing.*

*Applicant Edith Moreno Espinosa and her husband spoke 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 15311 (c), "Accessory Structures;" and, adopt Resolution No. 244-24, Conditional Use Permit No. 24-06-0100 and Site Plan No. 24-06-0200, located at 231 Atwater Blvd., between Atwater Boulevard and Broadway Avenue, approximately 500 feet northwest of Shaffer Road in Atwater (APN: 003-093-019). The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Sanders, Borgwardt, Kadach; Noes: None; Absent: Planning Commission Members Sanchez-Garcia and Mokha. The motion passed.*

Public hearing to consider approving a time extension request for Resolution No. 150-21 and Resolution No. 186-21 for development of +/- 2.4 acres of vacant land into a Mixed-Use project located West of Redwood Avenue and North of Bellevue Road, Atwater (APN: 150-320-023)

(Applicant: Golden State Reality Association)

***This item was withdrawn by the applicant.***

**REPORTS AND PRESENTATIONS FROM STAFF:**

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

*Interim City Manager Thompson provided the commissioners with an update on the Community Services Event as well as the Economic Development Summit.*

**COMMENTS FROM THE PUBLIC:**

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

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

***Stephanie Dietz spoke on the Redwood project at APN: 150-320-023.***

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

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

**COMMISSIONER MATTERS:**

*Planning Commission Member Kadach inquired about recalling Resolution No. 0219-22. He congratulated the City's new police officers. He also expressed concern about the number of mobile food vendors entering the City.*

*Planning Commission Member Sanders inquired about the color scheme and approvals for mobile food vendors.*

*Interim City Manager Thompson recommended to the Planning Commissioners a recommendation to City Council to limit mobile food vendors in the city.*

ADJOURNMENT:

*Chair Borgwardt adjourned the meeting at 6:43 PM.*

A handwritten signature in black ink, appearing to read "D B J D".

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Don Borgwardt, Chair

By: Kayla Rashad  
Recording Secretary