



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.


Don Borgwardt, Chair

By: Kayla Rashad
Recording Secretary