

*In-person participation by the public will be permitted. In addition, remote public participation is available in the following ways:*

- 1. Livestream online at [www.atwater.org](http://www.atwater.org) (Please be advised that there is a broadcasting delay. If you would like to participate in public comment, please use the option below).*
- 2. Submit a written public comment prior to the meeting: Public comments submitted to [planning@atwater.org](mailto:planning@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) 812-1031.*

# **CITY OF ATWATER**

## **PLANNING COMMISSION**

### **AGENDA**

Council Chambers  
750 Bellevue Road  
Atwater, CA 95301

**August 21, 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. July 17, 2024 – Regular Meeting

**Staff's Recommendation:** Approval of minutes as listed.

**PETITIONS AND COMMUNICATIONS:**

2. **Public hearing to consider approving a request from Old Town Atwater for a Fall Festival and Car Show on September 21, 2024 from 6:00am-5:00pm with temporary road closures.**

**Staff's Recommendation:** Approval of request from Old Town Atwater for a Fall Festival and Car Show on September 21, 2024 from 6:00am-5:00pm with temporary road closures (see attached map).

**PUBLIC HEARINGS:**

3. **Public Hearing to recommend that the City Council of the City of Atwater adopt an Initial Study and Mitigated Negative Declaration in accordance with California Environmental Quality Act (CEQA) for the project; and approve Vesting Tentative Subdivision Map No. 22-23-0100 for a site located East of Buhach Rd and immediately North and adjacent to Meadow View Estates No. 1, Atwater (APN 005-070-052).**  
(Applicant: Silver Creek Crossing, LLC)

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

Close the public hearing;

Adopt Resolution No. 0216-22 recommending that the City Council of the City of Atwater adopt an Initial Study and Mitigated Negative Declaration in accordance with California Environmental Quality Act (CEQA) for the project; and approve Vesting Tentative Subdivision Map No. 22-23-0100 for a site located East of Buhach Rd and immediately North and adjacent to Meadow View Estates No. 1, Atwater (APN 005-070-052).

4. **Public Hearing to consider adopting a resolution approving Conditional Use Permit No. 24-17-0100 and Site Plan No. 24-17-0200, for a mobile food vendor located at 860 Applegate Rd, Atwater (APN 003-170-028).**  
(Applicant: Carlos Maciel)

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

Close the public hearing;

Adopt Resolution No. 0250-24 approving Conditional Use Permit No. 24-17-0100 and Site Plan No. 24-17-0200, for a mobile food vendor located at 860 Applegate Rd, Atwater (APN 003-170-028).

**5. Public Hearing to consider adopting a resolution approving Conditional Use Permit No. 24-19-0100 and Site Plan No. 24-19-0200, for a mobile food vendor located at 1100 Shaffer Rd, Atwater (APN 004-110-005).**

(Applicant: Vicente Lupian-Manzo)

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

Close the public hearing;

Adopt Resolution No. 0252-24 approving Conditional Use Permit No. 24-19-0100 and Site Plan No. 24-19-0200, for a mobile food vendor located at 1100 Shaffer Rd, Atwater (APN 004-110-005).

**6. Public Hearing to consider adopting a resolution recommending that the City Council of the City of Atwater approve Preferred Alternative Alignment No. 3 for the Bellevue Rehabilitation/Realignment Project.**

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

Close the public hearing;

Adopt Resolution No. 0253-24 recommending that the City Council of the City of Atwater approve Preferred Alternative Alignment No. 3 for the Bellevue Rehabilitation/Realignment Project.

**7. Public Hearing to consider adopting a resolution approving Time Extension Request No. 24-21-0100 regarding previously approved Conditional Use Permit No. 21-11-0100 and Site Plan No. 21-11-0200 for a mini storage facility located at APN: 001-146-013 & 017 West of 1619 Sycamore Avenue.**

(Applicant: Jatinder Randhawa)

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

Close the public hearing;

Adopt Resolution No. 0254-24 approving Time Extension Request No. 24-21-0100 regarding previously approved Conditional Use Permit No. 21-11-

0100 and Site Plan No. 21-11-0200 for a mini storage facility located at  
APN: 001-146-013 & 017 West of 1619 Sycamore Avenue.

**REPORTS AND PRESENTATION FROM STAFF:**

**8. Deputy 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](mailto:planning@atwater.org) or (209) 812-1031. You may also send the request by email to*