



## CITY OF ATWATER

### PLANNING COMMISSION

### ACTION MINUTES

**July 17, 2024**

REGULAR SESSION: (Council Chambers)

*The Planning Commission of the City of Atwater met in Regular Session this date at 6:00 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California;*

INVOCATION:

*Invocation by Chaplain McClellan*

PLEDGE OF ALLEGIANCE TO THE FLAG:

*The Pledge of Allegiance was led by Vice Chair Sanchez-Garcia*

ROLL CALL:

**Present:** *Planning Commission Members Kadach, Mokha, Sanchez-Garcia, and Sanders.*

**Absent:** *Chair Borgwardt*

**Staff Present:** *Chief Salvador, City Manager Hoem, Deputy City Manager Thompson, Lieutenant Novetzke, Recording Secretary Rashad.*

SUBSEQUENT NEED ITEMS:

***None***

APPROVAL OF AGENDA AS POSTED OR AS AMENDED:

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

**APPROVAL OF MINUTES:**

a) June 20, 2024 – Regular Meeting

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

**PETITIONS AND COMMUNICATIONS:**

Public hearing to consider approving a request from Atwater H.S. for a homecoming parade and temporary road closure.

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

***Vice Chair Sanchez-Garcia opened the public hearing.***

***Applicant Nathan Braga spoke on the project.***

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

***Vice Chair Sanchez-Garcia closed the public hearing.***

**MOTION:** Planning Commission Member Kadach moved to approve the request from the Atwater High School for a homecoming parade on September 13, 2024, at 3:30pm with a temporary road closure. The motion was seconded by Planning Commission Member Sanders and the vote was: Ayes: Planning Commission Members Kadach, Mokha, Sanders, and Sanchez-Garcia; Noes: None; Absent: Chair Borgwardt. The motion passed.

**PUBLIC HEARINGS:**

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 a Tentative Parcel Map, General Plan Amendment, Zone Change, Variance and Site Plan located on the northwest corner of Sunset Drive and Matthew Drive, Atwater (APN 056-540-004).

(Applicant: Apex Investment Group, LLC)

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

**Vice Chair Sanchez-Garcia opened the public hearing.**

**Adam Reed spoke on behalf of the applicant Moe Jawad regarding the project.**

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

**Vice Chair Sanchez-Garcia closed the public hearing.**

**MOTION: Planning Commission Member Sanders moved to approve the request from the Atwater High School for a homecoming parade on September 13, 2024, at 3:30pm with a temporary road closure. The motion was seconded by Planning Commission Member Mokha, and the vote was: Ayes: Planning Commission Members Kadach, Mokha, Sanders, and Sanchez-Garcia; Noes: None; Absent: Chair Borgwardt. The motion passed.**

**REPORTS AND PRESENTATIONS FROM STAFF:**

Deputy City Manager / Community Development Director Updates.

**Deputy City Manager Thompson introduced the new City Manager, Chris Hoem.**

**COMMENTS FROM THE PUBLIC:**

**Vice Chair Sanchez-Garcia opened the Public Comment.**

**Notice to the public was read.**

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

**Vice Chair Sanchez-Garcia closed the public comment.**

**COMMISSIONER MATTERS:**

**Planning Commission Member Mokha expressed his excitement for the project just approved under Resolution No. 0238-23.**

**Planning Commission Member Sanders inquired about any new upcoming planning commission member trainings.**

ADJOURNMENT:

***Vice Chair Sanchez-Garcia adjourned the meeting at 6:25 PM.***



Don Borgwardt, Chair

By: Kayla Rashad  
Recording Secretary