



CITY OF ATWATER

PLANNING COMMISSION

ACTION MINUTES

June 20, 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:

None

PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led by Chair Borgwardt

ROLL CALL:

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

Absent: *None*

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

APPROVAL OF MINUTES:

- a) April 17, 2024 – Regular Meeting
- b) May 22, 2024 – Special Meeting

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

PETITIONS AND COMMUNICATIONS:

None

PUBLIC HEARINGS:

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)

Interim City Manager Thompson provided background on this project.

Chair Borgwardt opened the public hearing.

Applicant Jesus Bautista Jr 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. 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). The motion was seconded by Planning Commission Member Sanchez-Garcia and the vote was: Ayes: Planning Commission Members Kadach, Mokha, Sanders, Sanchez-Garcia, and Borgwardt; Noes: None; Absent: None. The motion passed.*

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)

Interim City Manager Thompson provided background on this project.

Chair Borgwardt opened the public hearing.

Applicant Alejandro Bravo spoke on the project.

Chair Borgwardt expressed concerns with mobile food vendors taking away from brick-and-mortar businesses.

No one else came forward to speak.

Chair Borgwardt closed the public hearing.

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

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)

Interim City Manager Thompson provided background on this project.

Chair Borgwardt opened the public hearing.

No one else came forward to speak.

Chair Borgwardt closed the public hearing.

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

REPORTS AND PRESENTATIONS FROM STAFF:

Interim City Manager / Community Development Director Updates.

Interim City Manager Thompson provided the Planning Commission with some background on Mobile Food Vendors and the Atwater Municipal Code. He received feedback as to what direction the Commission would like to move in and how to address their concerns.

COMMENTS FROM THE PUBLIC:

Chair Borgwardt opened the Public Comment.

Notice to the public was read.

No one else came forward to speak.

Chair Borgwardt closed the public comment.

COMMISSIONER MATTERS:

Planning Commission Member expressed his excitement for ADUs.

Chair Borgwardt inquired about the signal light on Bridgewater being on a timer.

Planning Commission Member Kadach encouraged the use of "TextMyGov".

Planning Commission Member Sanders promoted the ADU loan program.

Planning Commission Member Sanchez-Garcia expressed her excitement for the 4th of July event.

ADJOURNMENT:

Chair Borgwardt adjourned the meeting at 6:53 PM.



Mayra Sanchez-Garcia, Vice-Chair

**By: Kayla Rashad
Recording Secretary**