



## CITY OF ATWATER

### PLANNING COMMISSION

### ACTION MINUTES

**August 21, 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 Chair Borgwardt*

ROLL CALL:

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

**Absent:** *Planning Commission Member Sanders*

**Staff Present:** *Battalion Chief Lopes, Building Permit Technician Ruiz (Translator) Chief Salvador, City Engineer Seymour, 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 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, Kadach, Sanchez-Garcia and Borgwardt; Noes: None; Absent: Planning Commission Member Sanders. The motion passed.*

APPROVAL OF MINUTES:

a) July 17, 2024 – Regular Meeting

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

PETITIONS AND COMMUNICATIONS:

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.

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

***Chair Borgwardt opened the public hearing.***

***Applicant Adam Reed spoke on the project.***

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

***Chair Borgwardt closed the public hearing.***

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

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

***Chair Borgwardt opened the public hearing.***

***Jim Price came forward to speak.***

***Applicant Ramson Piro spoke on his project.***

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

***Chair Borgwardt closed the public hearing.***

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

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)

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

***Chair Borgwardt opened the public hearing.***

***Jim Price came forward to speak regarding traffic concerns.***

***Applicant Carlos Maciel spoke on his project.***

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

***Chair Borgwardt closed the public hearing.***

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

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)

***Deputy City Manager Thompson provided background on this project and let the applicant know that when Phase 2 of the Shannon's Mini Mart begins construction, that the site will need to be re-evaluated including this mobile food vendor business.***

***Chair Borgwardt opened the public hearing.***

***Applicant Vicente Lupian-Manzo spoke on his project.***

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

***Chair Borgwardt closed the public hearing.***

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

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.

***City Engineer Seymour provided background on this project.***

***Chair Borgwardt opened the public hearing.***

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

***Chair Borgwardt closed the public hearing.***

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

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)

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

**Chair Borgwardt opened the public hearing.**

**No one came forward to speak.**

**Chair Borgwardt closed the public hearing.**

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

**REPORTS AND PRESENTATIONS FROM STAFF:**

Deputy City Manager / Community Development Director Updates.

**Deputy City Manager Thompson provided a brief update on Economic Development.**

**COMMENTS FROM THE PUBLIC:**

**Chair Borgwardt opened the public comment.**

**Notice to the public was read.**

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

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

**COMMISSIONER MATTERS:**

***None***

**ADJOURNMENT:**

***Chair Borgwardt adjourned the meeting at 7:11 PM.***

  
Don Borgwardt, Chair

By: Kayla Rashad  
Recording Secretary