



CITY OF ATWATER

PLANNING COMMISSION

ACTION MINUTES

October 16, 2024

REGULAR SESSION: (Council Chambers)

The Planning Commission of the City of Atwater met in Regular Session this date at 6:04 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California;

INVOCATION:

Invocation by Chaplain Mead

PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led by Chair Borgwardt

At 6:08pm a recess was called.

The meeting resumed at 6:13pm.

ROLL CALL:

Present: *Planning Commission Members Mokha, Sanders, and Chair Borgwardt.*

Absent: *Planning Commission Members Kadach and Sanchez-Garcia*

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

APPROVAL OF MINUTES:

a) August 21, 2024 – Regular Meeting

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

PETITIONS AND COMMUNICATIONS:

None.

PUBLIC HEARINGS:

Public Hearing to consider adopting a resolution approving Conditional Use Permit No. 24-22-0100 and Site Plan No. 24-22-0200, located at 1883 Sycamore Avenue, Atwater (APN 001-146-011).

(Applicant: BK Industries Inc.)

Deputy City Manager Thompson requested to continue the item to the November 20th Planning Commission hearing per the applicant, to allow staff and the applicant to resolve technical issues.

Chair Borgwardt opened the public hearing.

Nereida Jantz came forward to speak in favor of the project.

Daron Jantz came forward to speak in favor of the project.

No one else came forward to speak.

Chair Borgwardt closed the public hearing.

Public Hearing to consider adopting a resolution recommending City Council adopt a Zoning Ordinance Text Amendment amending Chapter 17.16 "Low Density Residential Districts" of the Atwater Municipal Code to add "R-1-5" (5,000 square foot lots) as a single-family residential district under the Low-Density Residential Zone.

(Applicant: City of Atwater)

Deputy 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 Mokha moved to make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15061(b)(3), "Review for Exemption", under the common sense exemption, and adopt Resolution No. 0256-24 Recommending the City Council Adopt Zoning Ordinance Text Amendment No. 24-23-0100 Amending Chapter 17.16: "Low Density Residential Districts" of the Atwater Municipal Code, to add "R-1-5" (5,000 square foot lots) as a Single Family Residential district. The motion was seconded by Planning Commission Member Sanders and the vote was: Ayes: Planning Commission Members Mokha, Sanders and Borgwardt; Noes: None; Absent: Planning Commission Members Kadach and Sanchez-Garcia. The motion passed.

Public Hearing to consider adopting a resolution recommending the City Council of Atwater approve an Amendment to Update the Improvement Standards and Specifications of the City of Atwater

(Applicant: City of Atwater)

Deputy 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. 0258-24 making a recommendation to the City Council of Atwater to approve an amendment and update to the Improvement Standards and Specifications of the City of Atwater by repealing the current city standards listed here: DR-1, SCG-1, SCG-2, SCG-4, SCG-5, ST-3 and replacing them with the attached improvement standards. Adopt standard details ST-8, ST-9. Repeal standard details D-1, D-5.

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

Public Hearing to make a finding that the proposed shade structure for Veterans Memorial Park in Atwater, CA (APN: 005-070-001), conforms with the City's policies, codes, and guidelines for government buildings pursuant to the Atwater Municipal Code 17.12.060.

(Applicant: City of Atwater)

This item was withdrawn.

Public Hearing to consider adopting a resolution recommending City Council adopt a Zoning Ordinance Text Amendment amending Chapter 17.28 "Accessory Dwelling Units" of the Atwater Municipal Code to comply with recent changes in State law; and finding the action to be statutorily exempt from CEQA under section 21080.17 of the Public Resources Code.

(Applicant: City of Atwater)

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 Mokha moved to Make a finding that the project is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code section 21080.17; and adopt Resolution No. 0259-24 Recommending the City Council Adopt Zoning Ordinance Text Amendment No. 24-28-0100 amending Chapter 17.28 "Accessory Dwelling Units" of the Atwater Municipal Code to comply with recent changes in State law. The motion was seconded by Planning Commission Member Sanders and the vote was: Ayes: Planning Commission Members Mokha, Sanders and Borgwardt; Noes: None; Absent: Planning Commission Members Kadach and Sanchez-Garcia. The motion passed.

REPORTS AND PRESENTATIONS FROM STAFF:

Deputy City Manager / Community Development Director Updates.

None.

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:

Chair Borgwardt requested a future discussion regarding "Economic Development" specific to the City of Atwater.

Chair Borgwardt requested clarification and review of the City's signage ordinance.

ADJOURNMENT:

Chair Borgwardt adjourned the meeting at 6:46 PM.



Don Borgwardt, Chair

By: Kayla Rashad
Recording Secretary