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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.*

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# **CITY OF ATWATER**

## **PLANNING COMMISSION**

### **AGENDA**

Council Chambers  
750 Bellevue Road  
Atwater, CA 95301

**February 19, 2025**

**CALL TO ORDER:**

**6:00 PM**



**INVOCATION:**

**Invocation by Police Chaplain**

**PLEDGE OF ALLEGIANCE TO THE FLAG:**

**ROLL CALL:**

**Conour\_\_\_\_, Kadach\_\_\_\_, Mokha\_\_\_\_, Sanchez-Garcia\_\_\_\_, 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.

**ORGANIZATION OF THE PLANNING COMMISSION:**

**1. Nomination and Appointment of Planning Commission Chair**

**Staff's Recommendation:** That the Planning Commission, after opening and closing the nomination period by roll call vote of nominees in order of motion to appoint one (1) candidate to serve as Chair, the term of one (1) year, ending on December 31, 2025.

**2. Nomination and Appointment of Planning Commission Vice Chair**

**Staff's Recommendation:** That the Planning Commission, after opening and closing the nomination period by roll call vote of nominees in order of motion to appoint one (1) candidate to serve as Vice Chair, the term of one (1) year, ending on December 31, 2025.

**MINUTES:**

**3. December 18, 2024 – Regular Meeting**

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

**PETITIONS AND COMMUNICATIONS:**

**None**

**PUBLIC HEARINGS:**

**4. TO BE CONTINUED TO THE NEXT PLANNING COMMISSION MEETING--**  
**Public Hearing to consider adopting a resolution approving Tentative Parcel Map No. 23-12-0100 to subdivide one parcel into three parcels, located East of Heather Glen Lane and North of Fruitland Avenue, Atwater (APN: 150-150-025).**

(Applicant: Francisco Marquez)

**Staff's Recommendation:**

Continue this item to the next Planning Commission meeting, scheduled for March 19, 2025.

**5. Public Hearing to consider adopting a resolution approving Conditional Use Permit No. 24-32-0100 and Site Plan No. 24-32-0200 for a mobile food trailer located at 972 Broadway Avenue, Atwater (APN: 003-074-029).**  
(Applicant: Luis Solorzano)

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

Close the public hearing;

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. 0262-24, Conditional Use Permit No. 24-32-0100 and Site Plan No. 24-32-0200, for a mobile food trailer located at 972 Broadway Avenue in Atwater (APN: 003-074-029).

**6. Public Hearing to consider adopting a resolution approving Variance No. 24-33-0100 for parking, located at 1500-1590 Winton Way, Atwater (APN: 002-152-023).**

(Applicant: Mike Chai)

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

Close the public hearing;

Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15301 (a), "Existing Facilities", and adopt Resolution No. 0263-24 approving Variance No. 24-33-0100 for parking on Site Plan No. 24-33-0200 located at 1500-1590 Winton Way, Atwater (APN: 002-150-023).

**REPORTS AND PRESENTATION FROM STAFF:**

**7. City Manager 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*

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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.*



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