



CITY OF ATWATER

PLANNING COMMISSION

ACTION MINUTES

February 19, 2025

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 Planning Commission Member Borgwardt

ROLL CALL:

Present:	Planning Commission Members Borgwardt, Kadach, Sanchez-Garcia, and Conour
Absent:	Planning Commission Member Mokha
Staff Present:	City Manager Hoem, Public Works Director Vinson, 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 Conour, Borgwardt, Kadach, Sanchez-Garcia; Noes: None; Absent: Planning Commission Member Mokha. The motion passed.*

ORGANIZATION OF THE PLANNING COMMISSION:

Nomination of a Planning Commission Chair

Recording Secretary Rashad opened the Nomination of a Chair.

Planning Commission Member Kadach moved to nominate Planning Commission Member Borgwardt for Chair.

Planning Commission Member Sanchez-Garcia seconded the motion to nominate Planning Commission Member Borgwardt for Chair.

The Nomination period was closed.

MOTION: *Planning Commission Member Kadach nominated Planning Commission Member Borgwardt as Chair. The motion was seconded by Planning Commission Member Sanchez-Garcia. The roll call vote was: Ayes: Conour, Kadach, Sanchez-Garcia, Borgwardt; Noes: None; Absent: Planning Commission Member Mokha. The nomination passed.*

Planning Commission Member Mokha arrived at 6:04pm.

Nomination of a Planning Commission Vice Chair

Recording Secretary Rashad opened the Nomination of a Vice Chair.

Planning Commission Member Kadach moved to nominate Planning Commission Member Sanchez-Garcia for Vice Chair.

Planning Commission Member Conour seconded the motion to nominate Planning Commission Member Sanchez-Garcia for Vice Chair

The Nomination period was closed.

MOTION: *Planning Commission Member Kadach nominated Planning Commission Member Sanchez-Garcia as Vice Chair. The motion was seconded by Planning Commission Member Conour. The roll call vote was: Ayes: Mokha, Kadach, Sanchez-Garcia, Conour, Borgwardt; Noes: None; Absent: None. The nomination passed.*

APPROVAL OF MINUTES:

a) December 18, 2024 – Regular Meeting

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

PETITIONS AND COMMUNICATIONS:

None

PUBLIC HEARINGS:

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)

City Manager Hoem provided background on the continuation for this project.

Chair Borgwardt opened the public hearing.

No one came forward to speak.

Chair Borgwardt closed the public hearing.

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)

City Manager Hoem provided background on this project.

Chair Borgwardt opened the public hearing.

Applicant Luis Solorzano spoke on this project.

No one else came forward to speak.

Chair Borgwardt closed the public hearing.

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

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)

City Manager Hoem provided background on this project.

Chair Borgwardt opened the public hearing.

Applicant Mike Chai spoke on this project.

Jose Perez spoke on behalf of the applicant.

Brad Kessler spoke in favor of the project.

No one else came forward to speak.

Chair Borgwardt closed the public hearing.

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

REPORTS AND PRESENTATIONS FROM STAFF:

City Manager Verbal Updates.

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:

Planning Commission Member Mokha expressed his gratitude for new projects that benefit the city.

Planning Commission Member expressed his excitement to grow and help the city.

Planning Commission Member Kadach welcomed Planning Commission Member Conour.

Planning Commission Member Sanchez-Garcia expressed her gratitude to be Vice Chair.

Chair Borgwardt welcomed the newest Planning Commission Member Conour.

ADJOURNMENT:

Chair Borgwardt adjourned the meeting at 6:28 PM.



Don Borgwardt, Chair

By: Kayla Rashad
Recording Secretary