



CITY OF ATWATER

PLANNING COMMISSION

ACTION MINUTES

May 21, 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 Sanchez-Garcia

ROLL CALL:

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

Absent: *Planning Commission Member Mokha*

Staff Present: *City Manager Hoem (Virtual), 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 Conour and the vote was: Ayes: Planning Commission Members Conour, Kadach, Sanchez-Garcia, and Borgwardt; Noes: None; Absent: Planning Commission Member Mokha. The motion passed.

APPROVAL OF MINUTES:

a) February 19, 2025 – 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, Sanchez-Garcia, Kadach, and Borgwardt; Noes: None; Absent: Planning Commission Member Mokha. The motion passed.

PETITIONS AND COMMUNICATIONS:

None

PUBLIC HEARINGS:

Public Hearing to make a consistency determination that the proposed Five-Year Capital Improvement Program for fiscal years of 2025/26 through 2029/30 conforms to the goals and policies of the City's General Plan, as required by California Government Code Section 65103 (c).

City Manager Hoem provided background on this program.

Chair Borgwardt opened the public hearing.

No one came forward to speak.

Chair Borgwardt closed the public hearing.

MOTION: Planning Commission Member Conour moved to make the determination that the proposed Five-Year Capital Improvements Program conforms to the goals and policies of the City's General Plan, as required by California Government Code sections 65103 (c). The motion was seconded by Planning Commission Member Sanchez-Garcia and the vote was: Ayes: Planning Commission Members Sanchez-Garcia, Conour, Kadach, and Borgwardt; Noes: None; Absent: Planning Commission Member Mokha. The motion passed.

Public Hearing to make an environmental finding that the project is categorically exempt under California Environmental Quality Act (CEQA) and recommending the City Council adopt an Ordinance approving an Amendment to the Development Agreement by and

between the City of Atwater and The Ferrari Ranch Owners, to clarify the responsible parties for the construction of water, sewer, and storm water infrastructure for the development located at APNs: 005-120-045 & 005-120-046.

City Manager Hoem requested a continuation on this item until the next planning commission hearing in June.

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 make a motion to continue this item to the June 18th planning commission meeting. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Kadach, Conour, Sanchez-Garcia, and Borgwardt; Noes: None; Absent: Planning Commission Member Mokha. The motion passed.

Public Hearing to consider adopting a resolution recommending City Council adopt a Zoning Ordinance Text Amendment amending Chapter 17.63 "Parking Requirements" of the Atwater Municipal Code to modernize the parking ordinance and to make it similar to the parking ordinance of the City of Merced.

City Manager Hoem 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 Conour moved to make a finding that the Zoning Ordinance Text Amendment is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15061, (b)(3), "Review for Exemption" and adopt Resolution No. 0270-25 recommending City Council to adopt a Zoning Ordinance Text Amendment amending Chapter 17.63 "Parking Requirements" of the Atwater Municipal Code. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Sanchez-Garcia, Kadach, Conour, and Borgwardt; Noes: None; Absent: Planning Commission Member Mokha. The motion passed.

Public Hearing to consider adopting a resolution recommending City Council adopt a Zoning Ordinance Text Amendment amending Section 17.71.085 "Expiration of a Permit" of Chapter 17.71 "Conditional Use Permit" of the Atwater Municipal Code to change the expiration limits for conditional use permits.

City Manager Hoem provided background on this project and clarification that the project would amend all of Chapter 17.71 not just Section 17.71.085.

Chair Borgwardt opened the public hearing.

No one came forward to speak.

Chair Borgwardt closed the public hearing.

MOTION: Planning Commission Member Conour moved to make a finding that the Zoning Ordinance Text Amendment is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15061, (b)(3) and adopt Resolution No. 0271-25 recommending City Council to adopt a Zoning Ordinance Text Amendment amending Chapter 17.71 "Conditional Use Permit" of the Atwater Municipal Code; and retroactively extending this to any Conditional Use Permit that has been approved within the last five years. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Sanchez-Garcia, Conour, Kadach, and Borgwardt; Noes: None; Absent: Planning Commission Member Mokha. The motion passed.

REPORTS AND PRESENTATIONS FROM STAFF:

City Manager Verbal Updates.

City Manager Hoem provided an update on filling the Community Development Department Director position.

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 Conour expressed his excitement for the new progress with development.

Planning Commission Member Kadach expressed his excitement for potential development in the Ferrari Ranch properties.

Chair Borgwardt expressed his excitement for updates to the city's municipal code to improve the city and development.

ADJOURNMENT:

Chair Borgwardt adjourned the meeting at 6:41 PM.



Don Borgwardt, Chair

By: Kayla Rashad
Recording Secretary