

In-person participation by the public will be permitted. In addition, remote public participation is available in the following ways:

- *Livestream online at 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).*
- *Submit a written public comment prior to the meeting: Public comments submitted to 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.*

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons requesting accommodation should contact the City in advance of the meeting, and as soon as possible, at (209) 357-6241.

CITY OF ATWATER PLANNING COMMISSION

AGENDA

Council Chambers
750 Bellevue Road
Atwater, California

May 20, 2026

REGULAR SESSION: (Council Chambers)

CALL TO ORDER:

6:00 PM

PLEDGE OF ALLEGIANCE TO THE FLAG:

INVOCATION:

ROLL CALL:

Conour___, Gomez___, Mokha___, Sanchez-Garcia___, Borgwardt___

SUBSEQUENT NEED ITEMS: (The Recording 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 Planning Commission present at the meeting.)

APPROVAL OF AGENDA AS POSTED OR AS AMENDED: (This is the time for the City Council to remove items from the agenda or to change the order of the agenda.)

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.

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, 2026.

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, 2026.

PUBLIC HEARINGS:

3.

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: Open the public hearing and receive any testimony given; and

Close the public hearing; and,

Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15315, Class 15, "Minor Land Divisions;" and Adopt Resolution No. 0231-23 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).

4. Consider Adopting a Resolution 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 Castle Family Health Center ("Atwater Clinic") Project; and Approve Zone Change No. 25-21-0200, General Plan Amendment No. 25-21-0300, Lot Merger No. 25-21-0400, Architectural Review No. 25-

21-0500 for the Project Located at 1775 Third Street, Atwater (APNs 002-132-021, 002-132-022, 002-132-024, and 002-132-025)
(Applicant: Jessie Allen Young – Neenan Company, LLLP)

Staff's Recommendation:

Open the public hearing and receive any testimony given; and

Close the public hearing; and

Motion to adopt Resolution No. 0277-25 recommending the City Council of the City of Atwater to adopt an Initial Study and Mitigated Negative Declaration for the Project in accordance with California Environmental Quality Act (CEQA) for the Castle Family Health Center ("Atwater Clinic") project; and approve Zone Change No. 25-21-0200, General Plan Amendment No. 25-21-0300, Lot Merger No. 25-21-0400, Architectural Review No. 25-21-0500 for the project located at 1775 Third Street, Atwater (APNs 002-132-021, 002-132-022, 002-132-024, and 002-132-025).

PLANNING COMMISSIONER REPORTS/UPDATES:

COMMUNITY DEVELOPMENT DIRECTOR REPORTS/UPDATES:

5. Update from the Community Development Director

ADJOURNMENT:

CERTIFICATION:

I, Lisa Baladad, Planning Commission Recording Secretary, do hereby certify that a copy of the foregoing agenda was posted at Council Chambers a minimum of 72 hours prior to the meeting.



Lisa Baladad, 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 located at 1350 Broadway Avenue, Atwater, CA 95301 during normal business hours.



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, Atwater, CA 95301.

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