



# CITY OF ATWATER

## PLANNING COMMISSION

### ACTION MINUTES

**November 19, 2025**

**Council Chambers – 750 Bellevue Road, Atwater, California**

#### **CALL TO ORDER**

The Planning Commission meeting was called to order at 6:00 PM.

#### **ROLL CALL**

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

**Staff Present:** City Manager Chris Hoem and Recording Secretary Scott Ruffalo

**Absent:** Planning Commission Members Kadach and Mokha

#### **INVOCATION:**

Provided by Chaplain McClellan

#### **PLEDGE OF ALLEGIANCE:**

Led by Chaplain McClellan

#### **SUBSEQUENT NEED ITEMS:** None

#### **APPROVAL OF AGENDA:**

Motion to approve the agenda as posted or as amended.

**MOTION:** Planning Commission Member Kadach moved to approve the agenda.

**SECOND:** The motion was seconded by Planning Commission Member Sanchez-Garcia.

**VOTE:** Motion passes: Ayes: Planning Commission Members Sanchez-Garcia, Kadach, and Borgwardt; Noes: None; Absent: Planning Commission Members Mokha and Conour

#### **PETITIONS AND COMMUNICATIONS:** None

**APPROVAL OF MINUTES:** None

**PUBLIC HEARINGS:**

**1. Air Castle Museum Multiphase Project**

**Public Hearing to adopt an Initial Study and Mitigated Negative Declaration in accordance with California Environmental Quality Act (CEQA) for the project and approve a Site Plan and Conditional Use Permit for a multiphase project located at 5050 Santa Fe Dr., Atwater (APN 051-030-006)**

City Manager Chris Hoem reads the new environmental conditions for this item.

Chair Borgwardt opened the Public Hearing.

Sanchez-Garcia spoke on this item, requesting clarification on the environmental conditions.

City Manager Chris Hoem responded, confirming the conditions.

No public comments were received.

Chair Borgwardt closed the Public Hearing.

**MOTION:** Planning Commission Member Sanchez-Garcia moved to make a finding to adopt an Initial Study and Mitigated Negative Declaration in accordance with California Environmental Quality Act (CEQA) for the project and approve a Site Plan and Conditional Use Permit for a multiphase project located at 5050 Santa Fe Dr., Atwater (APN 051-030-006). The motion was seconded by Planning Commission Member Kadach.

**VOTE:** Motion passes: Ayes: Planning Commission Members Sanchez-Garcia, Kadach, and Borgwardt; Noes: None; Absent: Planning Commission Members Conour and Mokha

**REPORTS AND PRESENTATIONS FROM STAFF:** None

**COMMENTS FROM THE PUBLIC:**

Representative for the Air Castle Museum Multiphase Project expressed his excitement for this item and explained the project timeline.

**COMMISSION MATTERS:**

Planning Commission Members Sanchez-Garcia, Kadach, and Borgwardt expressed their excitement for the Air Castle Museum Multiphase Project and welcomed new employees in the City of Atwater's Planning Department.

**ADJOURNMENT:**

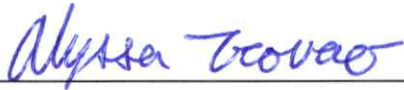
The meeting adjourned at 6:19 PM.

APPROVED:

A handwritten signature in blue ink, appearing to read 'Sanchez-Garcia', written over a horizontal line.

Sanchez-Garcia, Vice Chair

ATTEST:

A handwritten signature in blue ink, appearing to read 'Alyssa Trovao', written over a horizontal line.

Alyssa Trovao, Planning Technician