



CITY OF ATWATER

PLANNING COMMISSION

ACTION MINUTES

August 20, 2025

Council Chambers – 750 Bellevue Road, Atwater, California

CALL TO ORDER

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.

ROLL CALL

Present: Planning Commission Members Borgwardt, Kadach, Mokha, and Conour

Staff Present: Community Development Director John O'Connor and Recording Secretary Kayla Rashad

Absent: Sanchez-Garcia

INVOCATION:

Provided by Police Chaplain

PLEDGE OF ALLEGIANCE:

Led by Chair Borgwardt

SUBSEQUENT NEED ITEMS: None

APPROVAL OF AGENDA:

Motion to approve the agenda as posted or as amended.

MOTION: Planning Commission Member Mokha moved to approve the agenda.

SECOND: The motion was seconded by Planning Commission Member Kadach.

VOTE: Motion passes: Ayes: Planning Commission Members Borgwardt,

Kadach, Mokha, and Conour; Noes: None; Absent: Sanchez-Garcia

APPROVAL OF MINUTES:

1. June 18, 2025 – Regular Meeting

Motion to approve the minutes.

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

SECOND: The motion was seconded by Planning Commission Member Conour.

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

PETITIONS AND COMMUNICATIONS: None

PUBLIC HEARINGS:

2. Public hearing to consider adopting a resolution recommending City Council adopt Zoning Ordinance Text Amendment No. 25-12-0100 amending Chapter 17.16 "Low Density Residential Districts" of the Atwater Municipal Code to adjust the setbacks for R-1-5 in Section 17.16.050 of this chapter.

Chair Borgwardt opened the Public Hearing.

No comments were received.

Chair Borgwardt closed the Public Hearing.

Jon spoke on this item.

Mokha spoke about this item, asking about side setbacks.

MOTION: Planning Commission Member Kadach moved to make a finding that the action is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3), "review for Exemption", under the common sense exemption; and adopt Resolution No.0273-25 recommending the City Council Adopt an Ordinance Amending Section 17.16.050 of the Atwater Municipal Code related to Low Density Residential Districts Setbacks. The motion was seconded by Planning Commission Member Conour.

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

3. Public hearing to recommend that the City Council of the City of Atwater adopt Zoning Ordinance Text Amendment No.25-13-0100 amending Chapter 17.12 "Administration and General Conditions" of the Atwater Municipal Code to adjust the expiration of site plan approvals from 6 months to 5 years and modernize certain other parts of the chapter.

Chair Borgwardt opened the Public Hearing.

Adam Reed raised concerns about this item.

Chair Borgwardt closed the public hearing.

Kadach and Borgwardt both spoke on this item, asking about Municipal Codes.

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.0274-25 recommending City Council to adopt Zoning Ordinance Text Amendment No.25-13-0100 amending Chapter 17.12 "Administration and General Conditions" of the Atwater Municipal Code to adjust the expiration of site plan approvals from 6 months to 5 years, and modernize certain other parts of the chapter. The motion was seconded by Planning Commission member Mokha.

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

4. Zoning hearing to recommend 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 Osborn Park Expansion project; and approve General Plan Amendment No.15-01-0200, and Zone Change No. 25-01-0300 for the project located at 501 E. Bellevue Rd., Atwater (APN 156-060-008).

Chair Borgwardt opened the Public Hearing.

Adam Reed spoke about this item regarding CEQA.

Brad Kessler spoke about this item regarding site plan issues.

MOTION: Public hearing continued to the next Planning Commission meeting.

VOTE: No vote.

REPORTS AND PRESENTATIONS FROM STAFF:

Community Development Director Verbal Updates: Backlog of building permits.

Discussion and Possible Direction Regarding a Potential Program for Detached Residential Carports or Pergolas: Jon gave a report and heard from Commissioners to report back with the program.

COMMENTS FROM THE PUBLIC:

No comments were received.

COMMISSION MATTERS:

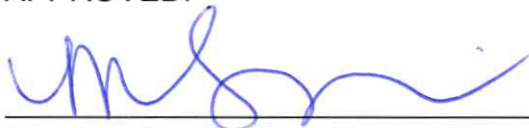
Chair Borgwardt commended the achievements of the Department/CDD and asked citizens to have patience.

Planning Commission Member Conour was excited that there is a focus on streamlining permits.

ADJOURNMENT:

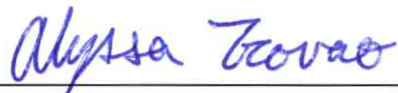
The meeting adjourned at 6:54 PM.

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