

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

July 15, 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.

COMMUNITY DEVELOPMENT DIRECTOR REPORTS/UPDATES:

- 1. Housing Element** (Community Development Director Hanson Lan)
- 2. Community Development Department Q2 Update** (Community Development Director Hanson Lan)

PLANNING COMMISSIONER REPORTS/UPDATES:

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.



In compliance with the federal Americans with Disabilities Act of 1990, upon request, the agenda can be provided in an alternative format to accommodate special needs. If you require special accommodations to participate in a City Council, Commission or Committee meeting due to a disability, please contact the City Clerk's Office a minimum

by email to cityclerk@atwater.org.

Community Development Department

Quarter 2 (April - June)



Community Development Department

OVERVIEW

Hired new Senior Planner.

Hired new Civil Engineering Assistant.

Met with UC Merced to discuss the possibilities of internships and workforce development, engaging with schools K-12 and UC Merced having a bigger presence in Atwater.

Met with various stakeholders on exciting opportunities coming to Atwater!

General Plan update.

Housing Element resubmitted for public comment.

PLANNING AND HOUSING DIVISIONS

Submitted the Housing Element for the required 7-day public review period.

Preparing recordation of two Lot Line Adjustments.

Processing the Final Map for the Silver Creek Subdivision Phase 3

Completed the Initial Study for the Railroad Project.

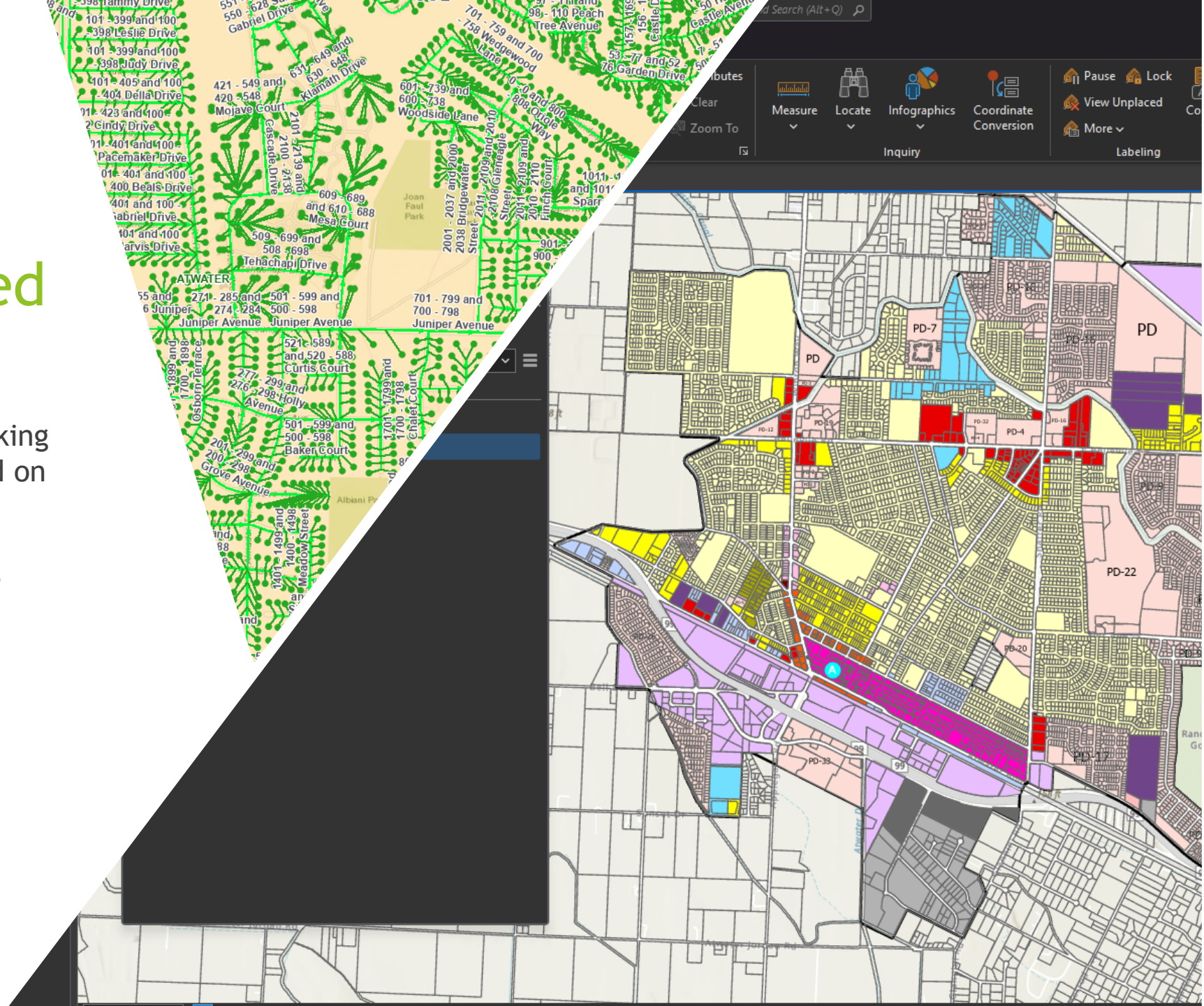
Coordinated with the property owner and LAFCO on the proposed Giannini annexation.

Advancing the Castle Family Health Center Addition project through Lot Merger recordation and CEQA publication.

Planning Commission approval of the 3 Lot Tentative Parcel Map, staff is preparing the Final Map.

Planning Continued

Planning Technician is actively working with the City and County of Merced on a GIS addressing project, gaining valuable GIS expertise that will benefit the City of Atwater's future planning and mapping efforts.



ENGINEERING DIVISION

Road Moratorium List updated for 2026

A light green downward-pointing arrow indicating a flow from the first box to the second.

RACE Communications work is completed.
Continuing to address community concerns

A light orange downward-pointing arrow indicating a flow from the second box to the third.

QK to begin Master Plans for Water, Sewer
and Storm

BUILDING DIVISION



Castle Family Health submitted project for permits.



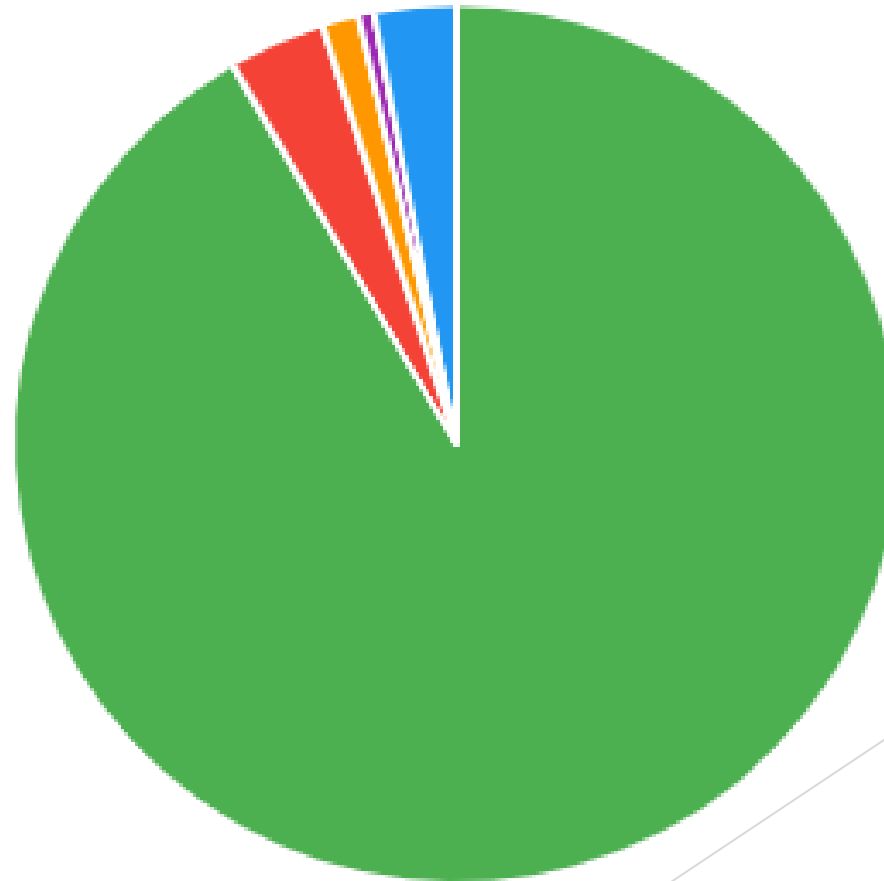
Super Wal Mart expansion and remodel has started.

Building Permits Q2

Breakdown

- Issued Permits: **336** (91.6%)
- Rejected: **13** (3.5%)
- Withdrawn: **5** (1.4%)
- Revoked: **2** (0.5%)
- Plan Check Review: **11** (3.0%)

Permit Status Breakdown (Total: 367)



ECONOMIC DEVELOPMENT

Approximately 242 businesses have paid for or renewed their business license.



56 New Business Licenses have been issued in Q2.



Working with HDL to bring all cannabis businesses into compliance and collecting past due fees.



Working with the Historical Society to raise funds and bring awareness to restore the Bloss House balcony.

QUESTIONS?



CITY OF ATWATER

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