

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

Submit a written public comment prior to the meeting: Public comments submitted to lbaladad@atwater.org by 4:00 p.m. on the day of the meeting will be distributed to the Planning Commissioners 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) 357-6230.

NOTICE OF SPECIAL MEETING PLANNING COMMISSION OF THE CITY OF ATWATER

NOTICE IS HEREBY GIVEN that a special meeting of the Planning Commission of the City of Atwater will be held on **Wednesday, August 5, 2026, at 6:00 PM**, or as soon thereafter may be held. This meeting will be held at the Council Chambers, 750 Bellevue Road, Atwater, California.

AGENDA

August 5, 2026

SPECIAL MEETING CALL TO ORDER:

6:00 PM

ROLL CALL:

Gomez_____, Mokha_____, Borgwardt_____, Conour_____, Sanchez-Garcia_____,

PUBLIC COMMENT: Pursuant to Government Code Section 54954.3, residents wishing to address the Planning Commission regarding **only the items on the agenda may do so when the item is read for consideration**. You may state your name and address for the record; however, it is not required. Please limit comments to three (3) minutes or less. Under the provisions of the California Government Code, the Planning Commission may not discuss or take action on any item that is not on the agenda.

PUBLIC HEARINGS:

- 1. Consider Adopting a Resolution No. 0282-26 Recommending City Council Adopt General Plan Amendments to Update the Housing Element and General Plan Land Use Designation Map, Adopt Zoning Ordinance Text Amendment Amending Chapter 17.12 Administration and General Conditions of the Atwater Municipal Code, and Zoning Map Amendment to Implement State Law Requirements and Ensure Consistency with the General Plan and Housing Element Update (Community Development Director Hanson Lan)**

Planning Commission Agenda for Special Meeting of August 5, 2026 Page 2

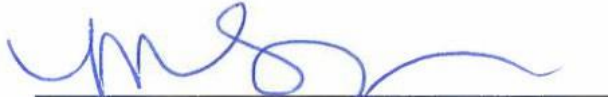
Staff's Recommendation: Open the public hearing and receive any testimony given; and
Close the public hearing; and

Make a finding that the Zoning Ordinance Text Amendment, Zoning Map Amendment, and General Plan Amendments would not result in new or more severe impacts beyond those addressed in the 2000 General Plan EIR, and would not meet any other standards requiring further environmental review under State CEQA Guidelines Sections 15162 and 15163; and

Motion to adopt Resolution Number 0282-26 recommending City Council adopt General Plan Amendments to update the Housing Element and General Plan Land Use Designation Map, adopt Zoning Ordinance Text Amendment amending Chapter 17.12 *Administration and General Conditions* of the Atwater Municipal Code, and adopt a Zoning Map Amendment to implement state law requirements and ensure consistency with the General Plan and Housing Element Update

ADJOURNMENT:

Dated this 5th day of August 2026.



Mayra Sanchez-Garcia

Pc: Chairperson and Commissioners

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 General Services Department at City Hall during normal business hours at 750 Bellevue Road.

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.



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 Planning Commission meeting due to a disability, please contact the Planning Commission Secretary a minimum of five (5) business days in advance of the meeting at (209)812-1031. You may also send the request by email to lbabadad@atwater.org