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) 812-1031.

CITY OF ATWATER
PLANNING COMMISSION

AGENDA

Council Chambers
750 Bellevue Road
Atwater, California

November 18, 2026

CALL TO ORDER

REGULAR SESSION: (Council Chambers)

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL: (Planning Commission)
Gomez___, Mokha___, Borgwardt___, Conour___, Sanchez-Garcia___

SUBSEQUENT NEED ITEMS: (The City Clerk 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 Planning Commission 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.

PUBLIC HEARINGS

1. Public Hearing To Consider Adopting Resolution No. 0283-26 Approving Conditional Use Permit No. 26-12-0100 For A Mobile Food Truck "Tacos La Mina" To Be Located At 1619 Sycamore Avenue, Atwater, CA 95301 (APN: 001-150-022).

Staff's Recommendation: It is recommended that Planning Commission:
1. Open the public hearing; and
2. Continue the item to the next scheduled Planning Commission Meeting of December 3, 2026.

2. Public Hearing To Consider Adopting Resolution No. 0286-26 Approving Conditional Use Permit No. 26-16-0100 Allowing Operation Of One Mobile Food Vehicle, To Be Determined, Within A Designated Area Of The Subject Property Located At 1485 Broadway Avenue, Atwater, CA 95301 (APN: 002-204-007).

Staff's Recommendation: It is recommended that Planning Commission:
1. Open the public hearing; and
2. Continue the item to the next scheduled Planning Commission Meeting of December 3, 2026.

REPORTS AND PRESENTATIONS FROM STAFF: ()

3. Osborn Park — Presentation from Justin Vinson, Public Works Director

Staff's Recommendation: No action

4. Third Quarter Report — Presentation from Jonnie Hanson Lan, Community Development Director

Staff's Recommendation: No action

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 of three (3) business days in advance of the meeting at (209) 357-6241. You may also send the request by email to cityclerk@atwater.org.