



NOTICE OF DIRECTOR'S HEARING

Major Site Plan Review SPR 26-06 — Nissi Restaurant & Bakery

NOTICE IS HEREBY GIVEN that the City of California City Planning Department will conduct a Director's Hearing to consider Major Site Plan Review SPR 26-06 for construction of a new 2,112-square-foot restaurant and bakery with drive-through service, a 200-square-foot uncovered outdoor patio, and associated site improvements on the property comprising Lots 492 and 493, Tract 2629, located along California City Boulevard / 82nd Street, California City, California (APNs 213-232-06 and 213-232-07). The Planning Director will consider the requested Site Plan Review approval and the corresponding determination under the California Environmental Quality Act (CEQA).

HEARING INFORMATION

Date	Monday, October 26, 2026
Time	10:00 AM Pacific Time (US and Canada)
Meeting format	Virtual - Zoom meeting
Join Zoom Meeting	https://us06web.zoom.us/j/88950346988
Meeting ID	889 5034 6988
Telephone access	+1 669 444 9171,,88950346988# (US) +1 346 248 7799,,88950346988# (US)

Meeting chat: <https://us06web.zoom.us/jc/88950346988> | SIP: 88950346988@zoomcrc.com

PUBLIC COMMENTS AND PROJECT MATERIALS

Members of the public may attend and provide comments using the published Zoom access information. Written comments may be submitted to the Planning Department at planning@californiacity-ca.gov or 21000 Hacienda Boulevard, California City, CA 93505. The application, site plan, draft conditions, and related hearing materials will be available with the published packet or through the Planning Department.

Planning Department: (760) 338-1377 | planning@californiacity-ca.gov



DIRECTOR'S HEARING STAFF REPORT

Major Site Plan Review SPR 26-06 | Nissi Restaurant & Bakery

Hearing	October 26, 2026, 10:00 AM Pacific Time (scheduled)
To	Planning Director, City of California City
From	Planning Department
Applicant / owner	Cesario O. Vasquez Ordonez
Location	82nd Street, California City, Kern County
Parcels	APNs 213-232-06 and 213-232-07 Lots 492 and 493, Tract 2629
Zoning	C-2, Community Commercial
Requested action	Site Plan Review for new restaurant/bakery with drive-through

RECOMMENDATION

The Planning Department has reviewed Major Site Plan Review SPR 26-06 for Nissi Restaurant & Bakery. The proposed restaurant and bakery with drive-through service is an allowed C-2 commercial use under the Municipal Code provisions discussed below. Staff recommends that the Planning Director consider a Class 3 categorical exemption under CEQA Guidelines section 15303(c), following completion of the section 15300.2 exceptions review, and approve the Site Plan Review subject to the findings and Planning conditions of approval. Subsequent technical permits and approvals remain subject to the responsible departments and agencies.

1. PROJECT DESCRIPTION

Nissi Restaurant & Bakery proposes a new single-story, 2,112-square-foot quick-service restaurant and bakery with dine-in service, drive-through service, and a 200-square-foot uncovered patio on recorded Parcel A, comprising Lots 492 and 493 of Tract 2629 (16,120 square feet). The September 16, 2026 civil Grading and Drainage Plan, Sheet C2.0, depicts 22 numbered parking spaces, drive-through access, on-site circulation, landscaping, and associated site improvements. The earlier June 10, 2026 architectural cover sheet identifies 20 parking spaces; the September civil sheet is the more recent parking-layout exhibit for this hearing record.

The operational statement identifies hours of 6:00 a.m. to 10:00 p.m., seven days per week; approximately three employees per shift; bakery production and prepared food/beverage service; and one anticipated early-Wednesday delivery each week. The architectural plans are dated June 10, 2026 and the submitted civil drawings are dated September 16, 2026. Lot Merger LM 26-01 was recorded by the Kern County Recorder on July 28, 2026.

2. EXISTING SITE AND PLANNING RECORD

The property is shown as C-2 Community Commercial on the application and architectural cover sheet. The May 18, 2026 biological resource assessment describes approximately 0.4 acre of previously disturbed land in an existing commercial corridor. The applicant submitted a Major SPR application, architectural and site plan materials, and biological assessment. Kern County recorded the Certificate of Compliance for Lot Merger LM 26-01 as Document No. 226086313 and the related Conveyance Deed as Document No. 226086312 on July 28, 2026. Together, the recorded exhibits identify merged Parcel A comprising Lots 492 and 493, Tract 2629, containing 16,120 square feet.

3. APPLICABLE MUNICIPAL CODE AND LAND-USE DETERMINATION

Section 9-2.1402(a) directs Planning Director review of commercial uses before building permit issuance. Section 9-2.1501(a) lists bakeries and restaurants/catering among permitted C-1 uses. Section 9-2.1601(a) incorporates C-1 permitted uses into the C-2 district, subject to the C-2 building-size provision of up to 4,000 square feet. The proposed 2,112-square-foot building is within that threshold.



Section 9-2.1502(b) lists restaurant/eating-place operations, including patio dining, drive-in and drive-through service, and expressly identifies such uses as conditional in C-4. Reading the specific restaurant entry together with the permitted-use provisions, Planning interprets this proposal as an allowed C-2 restaurant/bakery use with drive-through service, subject to Site Plan Review. This interpretation does not waive any otherwise applicable development standard.

Under Section 9-2.212(a)-(b), a commercial site plan is reviewed and approved by the Planning Director, whose decision is appealable to the Planning Commission by an interested party before issuance of a building permit. Section 9-2.212(d) provides that a site plan shall be approved when the application shows development in accordance with the Municipal Code.

4. ZONING DEVELOPMENT-STANDARD REVIEW

Standard	Code / submitted proposal	Planning assessment
Proposed land use	C-2; restaurant and bakery with drive-through	Permitted commercial use under the cited C-2 provisions; Site Plan Review required.
Building size	2,112 sq. ft. single-story building; C-2 size limitation of 4,000 sq. ft.	Proposed building is within the stated C-2 limit.
Parking quantity	September 16, 2026 civil Sheet C2.0 numbers 22 spaces; June architectural cover lists 20.	September civil sheet is the current site layout exhibit; technical plan consistency is handled through subsequent department review.
Compact / accessible parking	Configuration indicated on applicant plans; applicable Municipal Code and accessibility standards apply.	Subject to applicable standards administered by the responsible departments.
Parcel configuration	Lots 492 and 493, Tract 2629; LM 26-01 recorded July 28, 2026 (Docs. 226086313 and 226086312).	Recorded Parcel A contains 16,120 sq. ft.
Site plan contents	Municipal Code §9-2.212(c) identifies required site plan information.	Plans reviewed for Planning entitlement; civil Sheet C2.0 included as Exhibit B.

The Planning Department reviewed the land-use classification, building size, recorded parcel configuration, and submitted site plan under the applicable C-2 and Site Plan Review provisions. The most recent civil Grading and Drainage Plan, Sheet C2.0 (September 16, 2026), identifies 22 parking stalls. The earlier architectural materials identify 20. The civil sheet is incorporated as the current parking-layout exhibit; any necessary consistency between civil and architectural permit drawings shall be addressed through subsequent plan check by the responsible departments. This Site Plan Review does not grant any variance, waiver, or exception from applicable zoning standards.

5. DEPARTMENTAL AND SUBSEQUENT PERMIT REQUIREMENTS

The Planning action addresses the proposed land use and the Municipal Code requirements within the Site Plan Review decision. All applicable construction, fire, engineering, public works, health, utility, and other agency permits, conditions, and standards remain independently applicable and are administered by the agencies having jurisdiction through their respective processes. The SPR does not replace those approvals, establish technical clearances, or relieve the applicant of compliance with applicable law.

6. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project comprises one new 2,112-square-foot restaurant/bakery building with drive-through service and a 200-square-foot uncovered patio, parking, and ordinary associated site improvements. CEQA Guidelines §15303(c) expressly covers a restaurant or similar commercial structure not exceeding 2,500 square feet and not involving significant quantities of hazardous substances. The applicant states that no hazardous materials will be stored on-site. The patio is an accessory improvement described by §15303(e). The project fits Class 3 by its described type and size.

The May 18, 2026 Biological Resource Assessment reports a highly disturbed approximately 0.4-acre site, no observed protected species or significant habitat features, and no anticipated significant biological impacts. The recorded lot-merger exhibits depict vacant lots with no existing structures. The site fronts California City



Boulevard/82nd Street within an existing commercial area. These record facts support the location, unusual-circumstances, and historical-resource evaluations in the accompanying CEQA memorandum.

The Planning Department recommends a Class 3 exemption under CEQA Guidelines section 15303(c), subject to a completed and documented review of the exceptions in section 15300.2. The biological assessment provides evidence regarding biological conditions, but does not establish every exception determination. A dated Government Code section 65962.5 hazardous-site list search, together with consideration of any material site-specific information received before the decision, shall be retained in the record before adoption.

7. PROPOSED SITE PLAN REVIEW FINDINGS

Finding 1 - Jurisdiction. Section 9-2.212 authorizes Planning Director Site Plan Review of the proposed commercial development.

Finding 2 - Land use. A restaurant/bakery with drive-through service falls within the C-2 use provisions when §§9-2.1501(a), 9-2.1502(b), and 9-2.1601(a) are read together; the proposed building is below the 4,000-square-foot C-2 size limit.

Finding 3 - Site plan. The submitted plans identify the 2,112-square-foot restaurant and bakery, drive-through, patio, and related site improvements on recorded Parcel A (16,120 square feet). The September 16, 2026 civil Sheet C2.0 depicts 22 numbered parking spaces. The project remains subject to applicable zoning development standards, and detailed technical plan check remains with the departments having jurisdiction. No variance, waiver, or exception is granted by this Site Plan Review.

Finding 4 - Environmental review. The proposed new 2,112-square-foot restaurant and accessory patio fall within CEQA Guidelines §15303(c), Class 3. The supporting CEQA memorandum addresses §15300.2 exceptions; final adoption is subject to documentation of the parcel-level hazardous-site listing review and consideration of any new evidence received before action.

8. DIRECTOR ACTION

Recommended action: After completing and documenting the CEQA Guidelines section 15300.2 exceptions review, adopt the Class 3 categorical exemption pursuant to section 15303(c), make the Site Plan Review findings supported by the application and updated drawings, and approve SPR 26-06 subject to Exhibit A. Subsequent permits, approvals, and technical requirements remain within the jurisdiction of the responsible departments and agencies.

ATTACHMENTS / MATERIALS INCORPORATED BY REFERENCE

- Exhibit A - Planning Conditions of Approval (included in this package)
- Proposed Director's Determination (included; approval execution subject to record verification)
- CEQA Class 3 Exemption Memorandum and Draft Notice of Exemption (included)
- Exhibit B - Civil Sheet C2.0, Grading and Drainage Plan, Elevated Design & Consulting, September 16, 2026 (attached at original drawing size)
- Architectural plan set, Elevated Design & Consulting, June 10, 2026 (retained in project record; superseded by Exhibit B as to parking layout)
- Biological Resource Assessment, Mark Hagan, May 18, 2026 (submitted)
- Recorded Certificate of Compliance for Lot Merger LM 26-01, Kern County Document No. 226086313 (July 28, 2026), and recorded Conveyance Deed, Document No. 226086312 (July 28, 2026)
- Hearing notice and comments received (when applicable)



PROPOSED DIRECTOR'S DETERMINATION

City of California City | SPR 26-06 | Nissi Restaurant & Bakery

DIRECTOR'S DETERMINATION NO. [ASSIGN UPON ISSUANCE]

A DETERMINATION OF THE PLANNING DIRECTOR OF THE CITY OF CALIFORNIA CITY CONCERNING MAJOR SITE PLAN REVIEW SPR 26-06 FOR A NEW RESTAURANT AND BAKERY WITH DRIVE-THROUGH SERVICE ON APNS 213-232-06 AND 213-232-07.

RECITALS

- WHEREAS, the City received an application from Cesario O. Vasquez Ordonez for Site Plan Review SPR 26-06 for a restaurant and bakery with drive-through service on APNs 213-232-06 and 213-232-07.
- WHEREAS, the applicant submitted architectural materials dated June 10, 2026 and a civil drawing set dated September 16, 2026 for the proposed 2,112-square-foot restaurant and bakery, uncovered patio, drive-through, and related site improvements; and
- WHEREAS, the project is identified as being within the C-2 Community Commercial zoning district.
- WHEREAS, the Director considered the application, plans, relevant Code provisions, biological assessment, staff analysis, hearing record, and written/oral comments received, if any, before acting.
- WHEREAS, the conditions attached as Exhibit A concern the Planning entitlement; other requirements are administered independently by the agencies having jurisdiction.

SECTION 1. ENVIRONMENTAL DETERMINATION

The Planning Director finds that construction and operation of the proposed 2,112-square-foot restaurant/bakery and associated accessory improvements qualify for the Class 3 categorical exemption pursuant to CEQA Guidelines §15303(c), based on the facts and exception analysis set forth in the attached CEQA memorandum. Adoption of this finding requires the City to place the parcel-specific Government Code §65962.5 hazardous-site search result in the record, confirm that it does not identify the project property, and consider any material evidence submitted before action. If the search identifies a listed site or other evidence establishes an exception under §15300.2, this finding shall not be adopted without further environmental review.

SECTION 2. SITE PLAN REVIEW FINDINGS

1. Pursuant to Municipal Code §9-2.212, Planning Director approval is required for the commercial site plan.
2. The C-2 district permits uses allowed in C-1, including restaurants/catering and bakeries; the specific entry for restaurants with patio and drive-through service identifies conditional treatment in C-4. The proposed use is processed as SPR in C-2 without a separate CUP.
3. The 2,112-square-foot building is within the C-2 maximum building size of 4,000 square feet under §9-2.1601.
4. The proposed development is shown on recorded Parcel A. Civil Sheet C2.0, dated September 16, 2026, depicts 22 numbered parking spaces and is included as Exhibit B to this hearing packet. The project shall comply with applicable zoning standards, and later technical review shall be conducted by the responsible City departments and agencies. This approval grants no variance, waiver, or exception.
5. The proposed project remains subject to the approved site plan, applicable Municipal Code requirements, and the Planning conditions in Exhibit A.

SECTION 3. DETERMINATION

Based on the administrative record and adoption of the findings in Sections 1 and 2, the Planning Director APPROVES Site Plan Review SPR 26-06 for Nissi Restaurant & Bakery, subject to Exhibit A and the project plans identified in the staff report, including the September 16, 2026 civil Sheet C2.0 attached as Exhibit B. This action constitutes Site Plan Review approval only and does not replace independently required permits or approvals.



SECTION 4. APPEAL AND RECORD

Pursuant to Municipal Code §9-2.212(b), an interested party may appeal the Planning Director's decision to the Planning Commission before issuance of any building permit for the property. The application, approved plans, staff report, CEQA documentation, hearing materials, and this determination constitute the administrative record maintained by the City.

Decision date: _____ Director's signature: _____

Execution control: Insert the actual hearing/decision information and retain the parcel-level hazardous-site verification and hearing record before signature.



EXHIBIT A - PLANNING CONDITIONS OF APPROVAL

Major Site Plan Review SPR 26-06 | Proposed approval exhibit

These conditions govern the Planning entitlement for SPR 26-06. The applicant, property owner, successors, and assigns shall comply with these conditions as applicable. No condition below substitutes for independent permit requirements administered by another jurisdictional authority.

1. Approved development.

The project shall be developed in substantial conformance with the plans reviewed under SPR 26-06, including the architectural drawings dated June 10, 2026 and the updated civil Grading and Drainage Plan, Sheet C2.0, dated September 16, 2026, which controls the depicted parking layout for this hearing packet. Later technical revisions shall be administered by the responsible permitting departments and remain subject to applicable zoning provisions and these Planning conditions.

2. Approved use.

The Planning approval is limited to a restaurant and bakery with dine-in, outdoor patio, and drive-through service as described in the submitted operational statement. Any materially different land use or substantive expansion shall be reviewed by Planning for necessary further entitlement action.

3. Municipal Code compliance.

The development and use shall comply with the applicable zoning, parking, screening, landscaping, lighting, and other provisions of the California City Municipal Code. This approval grants no variance, exception, or waiver from any applicable standard.

4. Technical code compliance.

Parking, grading, access improvements, utilities, and other site improvements shall comply with applicable Municipal Code and permitting requirements. The responsible departments and agencies shall administer their technical plan-check, permit, and inspection requirements. The Site Plan Review grants no variance, adjustment, exception, or waiver.

5. Recorded lot merger.

Lot Merger LM 26-01 was recorded by the Kern County Recorder on July 28, 2026, under Certificate of Compliance Document No. 226086313 and related Conveyance Deed Document No. 226086312. The approved development shall be situated on the property described in those recorded instruments.

6. Other applicable approvals.

The applicant shall obtain and maintain all required permits, clearances, and approvals from Building, Fire, Public Works, Engineering, county health authorities, utilities, and other authorities having jurisdiction. Such agencies retain responsibility for administering their own requirements and conditions through the applicable permitting, construction, and occupancy processes.

7. Subsequent plan revisions.

Substantial changes affecting the approved land use or zoning-related site plan shall be submitted for a determination of whether further Planning approval is required. Technical revisions within other departments' permitting jurisdiction remain subject to those departments' procedures.

8. Conformity prior to use.

The project may not commence use or occupancy until all legally required permits and approvals have been obtained and the development is in compliance with the final Planning-approved site plan and applicable law.



CEQA CLASS 3 EXEMPTION MEMORANDUM

Supporting environmental review | SPR 26-06

Proposed exemption	CEQA Guidelines §15303(c), Class 3 - New Construction or Conversion of Small Structures
Project	2,112-sf restaurant/bakery with drive-through, 200-sf uncovered patio, on-site improvements
Location	APNs 213-232-06 / 213-232-07, 82nd Street, California City
Biological evidence	Mark Hagan, Biological Resource Assessment, May 18, 2026

A. CLASS 3 APPLICABILITY

Under CEQA Guidelines §15303(c), Class 3 includes one new restaurant or similar commercial structure not exceeding 2,500 square feet that does not involve significant amounts of hazardous substances. Nissi proposes a 2,112-square-foot restaurant/bakery, with drive-through service, on a recorded 16,120-square-foot merged parcel. The 200-square-foot uncovered patio is a customary accessory structure consistent with §15303(e). The applicant reports no hazardous materials stored on the site. This project meets the type and square-footage criteria without relying on the alternative urbanized-area threshold.

B. RELEVANT BIOLOGICAL RECORD

A May 7, 2026 field survey, reported in Mark Hagan's May 18, 2026 biological assessment, found a graded, highly disturbed parcel and did not observe desert tortoise, western Joshua tree, burrowing owl, wetlands, riparian habitat, or ephemeral drainage features. The assessment concludes that significant biological impacts are not expected and recommends no special biological protection measures. The biological report informs, but does not replace, the City's independent §15300.2 review.

C. §15300.2 EXCEPTIONS REVIEW

Exception	Record evidence currently identified	Planning assessment / release verification
Location / designated sensitive resources - §15300.2(a)	Biological resource assessment (May 18, 2026): graded/disturbed site; no observed sensitive species or mapped habitat features in the survey.	No evidence in the submitted assessment of a precisely mapped, officially designated sensitive resource affected by the project; no location exception indicated on present record.
Cumulative impacts - §15300.2(b)	One restaurant/bakery on a single recorded parcel; 2,112 sf building; existing commercial corridor; no succession of same-type projects identified in supplied application record.	No record evidence of significant cumulative impacts from successive same-type projects at this location; reassess if substantive evidence is received.
Unusual circumstances - §15300.2(c)	Standard small commercial restaurant/bakery on zoned commercial land; biological report finds no significant biological effects; no significant use of hazardous substances proposed.	No project-specific unusual circumstance creating a reasonable possibility of significant environmental effect is apparent from supplied record. Consider public evidence before action.
Scenic highway - §15300.2(d)	Project fronts local California City Boulevard/82nd Street, not a state highway. Caltrans lists officially designated state scenic highways separately; Kern County environmental record reports none in county.	No evidence that development would damage scenic resources within an officially designated state scenic highway corridor.
Hazardous site listing - §15300.2(e)	The submitted application does not include a Government Code §65962.5 parcel-level	OPEN DOCUMENTARY CHECK: query DTSC EnviroStor, SWRCB GeoTracker



	search. General internet searching is not a verified parcel-level result.	and the current state §65962.5 list resources using both APNs and property location; save dated output. Cannot adopt exemption if site is listed.
Historical resources - §15300.2(f)	Recorded merger exhibits show vacant lots without structures. Tract Map 2629 recorded 1962. Submitted plans propose new construction on the vacant lot.	No known historic structure on the parcel identified by the submitted documents; no evidence of substantial adverse change to a historical resource in the available project record. Reassess if new evidence arises.

D. PROPOSED DETERMINATION - FOR ADOPTION AFTER RECORD COMPLETION

Recommendation: The Planning Director may adopt the Class 3 categorical exemption under CEQA Guidelines section 15303(c) after the City documents its section 15300.2 exceptions review, including the Government Code section 65962.5 site-list verification, and considers any material evidence received before the decision. If the project property is identified on an applicable list or substantial evidence establishes an exception, the City shall not rely on this categorical exemption without further review.

E. NOTICE OF EXEMPTION PROCESS

If the Director adopts the exemption and approves the project, a Notice of Exemption may be filed pursuant to CEQA Guidelines §15062. The notice should be filed after approval and should include the adopted reason for exemption, correct location description, project description, approving agency, and responsible contact.



DRAFT NOTICE OF EXEMPTION

For filing only after adoption of an exemption and project approval

To	Kern County Clerk (and State Clearinghouse if required)
From	City of California City, Planning Department
Project title	Nissi Restaurant & Bakery - SPR 26-06
Project applicant	Cesario O. Vasquez Ordonez
Project location	APNs 213-232-06 and 213-232-07, 82nd Street, California City, Kern County, CA
Approval date	[INSERT ACTUAL DATE AFTER DECISION]
Lead agency contact	Planning Department (760) 338-1377

PROJECT DESCRIPTION

Site Plan Review for construction of a new 2,112-square-foot restaurant and bakery with drive-through service, a 200-square-foot uncovered outdoor patio, parking, and associated site improvements within the C-2 Community Commercial zoning district.

EXEMPT STATUS

Categorical Exemption: CEQA Guidelines §15303(c), Class 3 (New Construction or Conversion of Small Structures).

REASONS WHY PROJECT IS EXEMPT

After adoption, state: The project involves one 2,112-square-foot restaurant/bakery and incidental accessory improvements and therefore meets the criteria for CEQA Guidelines §15303(c), Class 3. Based on the project plans, May 18, 2026 biological resource assessment, parcel-merger documentation, and the City's documented §15300.2 exceptions review, including the Government Code §65962.5 site-list check, the City determined that no exception applies.

Signature: _____ Title: _____ Date: _____

This notice is a prepared filing form, not a declaration that the City has already approved the project or adopted an exemption.