PLANNING COMMISSION MEETING OF THE
CITY OF CALIFORNIA CITY

TUESDAY, DECEMBER 1, 2026 @ 6:00 PM
VIDEO CONFERENCE/IN-PERSON
21000 HACIENDA BLVD., CALIFORNIA CITY, CA 93505

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City Website

1. The agenda can be viewed on the City's website.
2. A recording of this meeting will be made available on the City's website.

LATE COMMUNICATIONS: Following the posting of the agenda, any emails, writings, or documents that the public would like to submit to the Commission must be received by the Secretary no later than 3:00 p.m. the day prior to the scheduled meeting.

****At this time, please take a moment to silence your cell phones****

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE/INVOCATION**

3. **ROLL CALL**

Chairman	Brottlund
Vice Chair	Coleman
Commissioner	Cantrell
Commissioner	Perez
Commissioner	White

4. **ADOPT AGENDA**
   Adopt Agenda: December 1, 2026.

5. **DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS**
   Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.

6. **PUBLIC BUSINESS FROM THE FLOOR**
   This portion of the meeting is reserved for the public to address the Planning Commission on any matter not on the agenda and over which the Planning Commission has jurisdiction. Comments are to be limited to three (3) minutes. The Planning Commission will receive the comments but cannot engage in back-and-forth discussion with the public or make any decision. The Planning Commission may direct staff to bring the item back to a future agenda for discussion.

7. **CONSENT CALENDAR**
   CC1: Meeting Minutes: 11.17.2026

8. **PUBLIC HEARING'S**

   PH1. ZTA 26-02 - Housing Element Implementation Zoning Text Amendment (ZTA 26-02) – Recommendation to the City Council

   A. Open Public Hearing
   B. Staff Report
   C. Public Comment
   D. Close Public Hearing
   E. Discussion
   F. Recommended Action: Adopt Resolution No. PC 2026-12-01 recommending that the City Council adopt the ordinance attached as Exhibit A, with the associated statutory CEQA exemption.

   PH2: CUP 26-02 - Conditional Use Permit 26-02 – Verizon Wireless Communications Facility

   A. Open Public Hearing
   B. Staff Report
   C. Public Comment

   D. Discussion
   E. **Recommended Action:** Open the noticed public hearing and continue it to Tuesday, January 5, 2027, at 6:00

p.m., without taking action on the CUP or making a CEQA determination.

PH 3: CUP 26-03 – Conditional Use Permit 26-03 – Cal City Collision Center LLC, 8206 Commerce Drive

A. Open Public Hearing
B. Staff Report
C. Public Comment
D. Close Public Hearing
E. Discussion
F. Recommended Action: Approve CUP 26-03, subject to the findings and conditions in the attached draft resolution, and determine that the project is categorically exempt under CEQA Guidelines section 15301, Class 1 (Existing Facilities).

9. COMMISSIONER COMMENTS

This portion of the meeting is reserved for Planning Commissioners to present information, announcements, and items that have come to their attention. Short staff responses may be appropriate. The Planning Commission will take no formal action. A Planning Commissioner may request to calendar an item for consideration at a future meeting or refer an item to staff.

Chairman	Brottlund
Vice Chair	Coleman
Commissioner	Cantrell
Commissioner	Perez
Commissioner	White

ADJOURNMENT

AFFIDAVIT OF POSTING: This agenda was posted on all official City bulletin boards, the City's website and agenda packets were completely accessible to the public at City Hall at least 72 hours (for special meetings 24 hours), prior to the Planning Commission Meeting. ***Planning Department***

CITY OF CALIFORNIA CITY

Planning Commission Action Minutes

November 17, 2026

CALL TO ORDER

Chair Brottlund called the meeting to order.

ROLL CALL

Present: Chair Brottlund, Vice Chair Coleman, and Commissioners Perez and White. Absent: Commissioner Cantrell.

PLEDGE OF ALLEGIANCE AND INVOCATION

Chair Brottlund led the Pledge of Allegiance. Pastor Rob Troutman offered the invocation.

ADOPTION OF THE AGENDA

Action: The Commission adopted the agenda. Motion carried 4–0.

DISCLOSURE OF SITE VISITS AND EX PARTE CONTACTS

No new disclosures were reported.

PUBLIC BUSINESS FROM THE FLOOR

No public comments were received.

CONSENT CALENDAR

CC1 — Meeting Minutes, October 20, 2026. Commissioner Perez moved to approve the minutes; Commissioner White seconded. Motion carried 4–0.

DEPARTMENT REPORT

Staff distributed a draft 2027 meeting calendar and requested commissioners’ preferred dates around federal holidays to ensure a quorum.

Proposed 2027 Planning Commission Calendar

Chair Brottlund proposed mandatory meetings on the first Tuesday of each month, with third-Tuesday meetings as needed. Commissioners present expressed informal consensus in favor; no formal action was taken because the item was not on the agenda. Planning Director Anu agreed to reserve the first Tuesdays from January through December 2027 for Planning Commission meetings.

COMMISSIONER COMMENTS

Vice Chair Coleman announced two upcoming community events at Central Park. Chair Brottlund reported that the March 10–12 training was not budgeted and staff was exploring grant funding by January. Chair Brottlund reminded commissioners to contact the City Clerk about overdue annual renewal notices and requested staff post two prior Director’s Hearings and the upcoming Friday hearing on Granicus. Staff reported that the commissioner duties presentation would be rescheduled when the City Attorney’s specialist was available. Chair Brottlund noted that the General Plan update remained pending.

ADJOURNMENT

Action: The Commission voted to adjourn. Motion carried 4–0.

PH:1

CITY OF CALIFORNIA CITY
PLANNING COMMISSION

DECEMBER 1, 2026
STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Anu Doravari, Planning Director

SUBJECT: Zoning Text Amendment ZTA 26-02 — Housing Element Implementation

Recommendation

1. Open and conduct the noticed public hearing and receive oral and written testimony.

2. Adopt Resolution No. PC 2026-12-01 recommending that the City Council adopt the ordinance attached as Exhibit A. The ordinance implements the noticed zoning actions in Housing Element Programs 1.1, 1.3, 1.6, 2.6, and 4.1 by updating home-based business and family daycare rules, creating a limited request process for specified housing-related regulatory modifications and City processing support, and establishing a voluntary parcel-merger procedure. Recommend that the City Council determine that ZTA 26-02 is statutorily exempt from CEQA under Public Resources Code section 21080.085 and direct staff to file a Notice of Exemption after City Council approval.
3. Transmit the Commission's written recommendation, reasons, General Plan relationship, and hearing record to the City Council for its separately noticed public hearing and action.

Executive Summary

The City Council adopted the 2023–2031 Housing Element on May 26, 2026 (Resolution No. 26-3245). ZTA 26-02 is the second and remaining noticed zoning text amendment in this implementation package. ZTA 26-01 addresses Programs 2.2, 2.3, and 2.4 and was recommended by the Planning Commission on October 20, 2026. ZTA 26-02 addresses five other programs identified in the December 1 notice.

The ordinance makes four code changes: it replaces Section 9-2.303 with home-based business rules; amends Section 9-2.502 to remove the conditional-use listing for a licensed large family daycare home; adds Article 30 to establish a limited request process for specified housing-related regulatory modifications and City processing support; and adds Section 9-3.603 for voluntary mergers of contiguous parcels under common ownership. The ordinance does not change fees, utility charges, or business-license requirements. It does not change zoning designations, approve a development project, or require a parcel merger.

Background

The adopted Housing Element identifies implementation actions to address housing needs and constraints, facilitate accessory dwelling units and infill, and reduce barriers affecting small and home-based businesses.

The notice was published in the Mojave Desert News on November 11, 2026, for the December 1, 2026 hearing. The publisher's affidavit is dated November 12, 2026. The notice describes the five Housing Element programs and the proposed affordable-housing, accessory dwelling unit, lot-consolidation, and home-business amendments. The notice and affidavit are included in the hearing record.

What the Ordinance Changes

Program and subject	Municipal Code section(s)	What the ordinance amends
1.1 — Affordable housing incentives	Adds Title 9, Chapter 2, Article 30 (§§ 9-2.3000–9-2.3007).	Creates a request process for lower-income housing. A regulatory modification must be authorized by another City or State law. An affordability agreement is required when approval relies on income-restricted units. No independent waiver or fee reduction is created.
1.3 — Special-needs housing	Article 30, §§ 9-2.3001(b), 9-2.3002–9-2.3004, and 9-2.3007.	Includes housing serving special-needs populations in the request process. Eligibility does not establish that a particular use is permitted by right or allowed in every zoning district.
1.6 — Accessory dwelling units	Article 30, §§ 9-2.3001(c) and 9-2.3002–9-2.3005.	Allows requests for a local regulatory modification only where State law permits. State requirements, ministerial review, and processing periods control.
2.6 — Voluntary lot consolidation and infill	Adds § 9-3.603; Article 30, §§ 9-2.3001(d), 9-2.3002–9-2.3004, and 9-2.3006.	Creates an owner-requested merger process separate from City-initiated mergers under § 9-3.602. A merger alone approves no development and grants no incentive. Affordable units are required for the separate Article 30 lot-consolidation incentive; applicable fees remain due.
4.1 — Small and home-based businesses	Replaces § 9-2.303 and repeals former § 9-2.502(f).	Sets application and operating rules: occupants only except as State law allows; 25-percent floor-area limit; appointments only; no outside storage; address-only sign; vehicle limits; and prohibited uses. Clarifies State-law treatment of family daycare homes and removes the

Program and subject	Municipal Code section(s)	What the ordinance amends
		conditional-use listing for licensed large family daycare homes.

Program Details and Administration

Home-based businesses (Program 4.1). Section 9-2.303 requires a written application and sets operating rules. The business must be conducted by residents of the home, except as State law allows for cottage food operations, and may use no more than 25 percent of one floor of the residence or the same area in an enclosed detached accessory building. Business activity must be by appointment. Outdoor storage is prohibited, and the only sign allowed is the home's address. The section also identifies activities that cannot be operated as home-based businesses and requires vehicles used for the business to weigh no more than five tons. Parking, access, permits, and generally applicable nuisance rules continue to apply. The ordinance treats small and large family daycare homes as residential uses under State law and repeals Section 9-2.502(f), which listed a conditional use permit for a licensed large family daycare home. The section applies only to the extent consistent with State law.

Affordable and special-needs housing (Programs 1.1 and 1.3). Article 30 allows eligible lower-income housing and housing serving special-needs populations to request listed regulatory modifications or City processing support. The article does not itself authorize a waiver or change to a development standard. A modification must be allowed by another City or State law and decided by the official or body authorized under that law. Eligibility does not make a particular special-needs use permitted by right or allowed in every zoning district. Where approval relies on income-restricted units, a recorded affordability agreement is required before a building permit is issued for those units.

Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) (Program 1.6). An applicant may request a local regulatory modification only to the extent State law allows it. State law controls where it preempts a local standard or requires ministerial approval. This ordinance does not extend State review periods or create a discretionary permit. The City may coordinate review among departments where feasible, without changing their authority or deadlines.

Voluntary parcel merger and infill (Program 2.6). New Section 9-3.603 establishes an owner-requested procedure for merging contiguous parcels under common ownership, separate from City-initiated mergers under Section 9-3.602. The Planning Department approves a merger when the application meets the stated criteria; an applicant records the approved merger. A merger does not approve development or grant an Article 30 incentive. Affordable units are required for the separate lot-consolidation incentive, but not for a merger under Section 9-3.603. Applicable fees remain due.

This ordinance implements the five noticed zoning actions. The City will continue other Housing Element implementation work separately.

Planning Commission Authority and Required Recommendation

Government Code sections 65854 and 65855 require the Planning Commission to hold a public hearing and send the City Council a written recommendation stating the Commission's reasons and the amendment's relationship to the General Plan and applicable specific plans. The resolution provides those findings and recommends action on the ordinance. The City Council retains final legislative authority and will hold its own noticed public hearing.

General Plan and Housing Element Consistency

Under California City Municipal Code section 9-2.2701(c), the Commission considers whether a zoning amendment is consistent with the General Plan. The Housing Element is part of the General Plan, and the ordinance carries out its adopted regulatory actions without changing land-use designations or authorizing a new use or development project. Article 30 permits a regulatory modification only where another City or State law allows it and does not make a special-needs use permitted in every district. The parcel-merger process is voluntary. Staff reviewed the 1992 Villages Specific Plan and finds the ordinance consistent with its applicable provisions.

California Environmental Quality Act

Public Resources Code section 21080.085 provides a statutory exemption for a rezoning that implements the schedule of actions in an approved Housing Element. HCD's May 19, 2026 memorandum explains that qualifying implementation may include zoning-text amendments addressing housing-type regulations and approval procedures. Those are the subjects of Housing Element Programs 1.1, 1.3, 1.6, 2.6, and 4.1 and of ZTA 26-02. The exemption is therefore the most direct CEQA basis for this action.

Staff recommends that the Planning Commission recommend that the City Council find ZTA 26-02 statutorily exempt under section 21080.085. The City Council will make the final CEQA determination and direct staff to file a Notice of Exemption after approval. The proposed ordinance finds that no exclusion under section 21080.085(b) applies. ZTA 26-02 does not approve a particular housing development; future proposals remain subject to otherwise applicable CEQA review and permitting requirements.

Fiscal Impact

The ordinance does not create, waive, reduce, or defer a fee or utility charge. Staff time will be needed to process requests, maintain records of regulatory modifications and processing support, monitor compliance with recorded affordability agreements, and codify the amendments. Publication and legal review costs are also anticipated.

Alternatives

1. Adopt the proposed resolution and recommend that the City Council adopt Exhibit A.

2. Recommend specific amendments to the ordinance within the scope of the published notice and adopted Housing Element, stating the reasons for the changes.

3. Recommend denial, stating the reasons and the relationship of that recommendation to the General Plan, including the Housing Element.

Attachments:

1. Planning Commission Resolution No. PC 2026-12-01

2. Exhibit A – Proposed Ordinance for ZTA 26-02

4. Publisher’s Affidavit of Publication, dated November 12, 2026

PLANNING COMMISSION RESOLUTION

Resolution No. PC 2026-12-01 | ZTA 26-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE CALIFORNIA CITY MUNICIPAL CODE TO IMPLEMENT HOUSING ELEMENT PROGRAMS 1.1, 1.3, 1.6, 2.6, AND 4.1

WHEREAS, Government Code section 65850 authorizes the City to adopt and amend zoning regulations; and

WHEREAS, Government Code sections 65854 and 65855 require a public hearing and a written Planning Commission recommendation stating its reasons and the relationship of the proposed zoning amendment to the General Plan and applicable Specific Plans; and

WHEREAS, the City Council adopted the 2023–2031 Housing Element on May 26, 2026, by Resolution No. 26-3245; and

WHEREAS, the adopted Housing Element includes regulatory implementation actions in Programs 1.1, 1.3, 1.6, 2.6, and 4.1 concerning lower-income and special-needs housing, accessory dwelling units, voluntary lot consolidation, and home-based businesses; and

WHEREAS, the proposed ordinance amends Sections 9-2.303 and 9-2.502, adds Article 30 to Chapter 2 of Title 9, and adds Section 9-3.603 to Chapter 3 of Title 9; and

WHEREAS, the proposed ordinance does not amend a zoning designation, require parcel consolidation, approve an individual development project, or change fees, utility charges, or business-license requirements; and

WHEREAS, the City published notice of the December 1, 2026 hearing in the Mojave Desert News on November 11, 2026, and the publisher’s affidavit is dated November 12, 2026; and

WHEREAS, the Commission held the noticed public hearing on December 1, 2026, received testimony, and considered the staff report, proposed ordinance, published newspaper notice, publisher’s affidavit, and other materials in the administrative record; and

WHEREAS, the Commission’s recommendation is advisory and the City Council will make the final legislative decision and determine the applicable environmental review before taking final action.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY RESOLVES AS FOLLOWS:

Section 1. Record
The recitals are true and correct and are incorporated into this resolution. The staff report, Exhibit A, published newspaper notice, publisher’s affidavit, testimony, and other materials before the Commission form the record for this recommendation.

Section 2. Recommendation
The Planning Commission recommends that the City Council adopt the ordinance attached as Exhibit A. The ordinance amends Title 9, Chapter 2, Sections 9-2.303 and 9-2.502; adds Article 30 to Chapter 2; and adds Section 9-3.603 to Chapter 3. It establishes measurable home-based business rules, updates the treatment of family daycare homes consistent with State law, creates a limited request process for housing-related regulatory modifications and City processing support, and

provides a voluntary parcel-merger process. The ordinance does not itself authorize a regulatory waiver, require a merger, or approve development.

Section 3. Reasons and General Plan Consistency
The Commission recommends the amendment because it carries out the adopted Housing Element's regulatory actions in Programs 1.1, 1.3, 1.6, 2.6, and 4.1 through defined procedures and standards. Consistent with California City Municipal Code section 9-2.2701(c), the Commission considered the General Plan as a whole. The amendment carries out adopted housing policies without changing land-use designations or authorizing a new use or development project. Article 30 allows a regulatory modification only where another City or State law authorizes it and does not make a special-needs use permitted by right or allowed in every district. A parcel merger is voluntary, requires owner consent, and does not approve development. The Commission finds the ordinance consistent with the General Plan and the 1992 Villages Specific Plan.

Section 4. Environmental review
The Commission recommends that the City Council find ZTA 26-02 statutorily exempt under Public Resources Code section 21080.085. The City Council will make the final CEQA determination and direct staff to file a Notice of Exemption after approval. The proposed ordinance finds that no exclusion under section 21080.085(b) applies. ZTA 26-02 does not approve a particular housing development; future proposals remain subject to otherwise applicable CEQA review and permitting requirements.

Section 5. Transmittal
The Planning Department shall transmit this resolution, Exhibit A, the staff report, and the hearing record to the City Council for consideration at a separately noticed public hearing.

PASSED AND ADOPTED by the Planning Commission of the City of California City at its meeting held December 1, 2026, by the following vote:

AYES: _____ NOES: _____

ABSENT: _____ ABSTAIN: _____

_____
Chair, Planning Commission

ATTEST:

_____
Planning Secretary

EXHIBIT A

DRAFT ORDINANCE FOR PLANNING COMMISSION REVIEW

ORDINANCE NO. 26-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY AMENDING SECTIONS 9-2.303 AND 9-2.502, ADDING ARTICLE 30 TO CHAPTER 2, AND ADDING SECTION 9-3.603 OF TITLE 9 OF THE CALIFORNIA CITY MUNICIPAL CODE TO IMPLEMENT THE CITY'S ADOPTED HOUSING ELEMENT (ZONING TEXT AMENDMENT ZTA 26-02)

WHEREAS, the City Council adopted the City's 2023–2031 Housing Element on May 26, 2026, by Resolution No. 26-3245; and

WHEREAS, the adopted Housing Element identifies implementation actions addressed by this ordinance concerning housing incentives, accessory dwelling units, common ownership parcel consolidation, and home-based businesses;

NOW, THEREFORE, the City Council of the City of California City ordains as follows:

SECTION 1. Authority, findings, and purpose

This ordinance is adopted under Government Code sections 65583(c), 65850, 65852.2 et seq., 65915, and 66499.20.3, Health and Safety Code section 1597.45, and other applicable provisions of State law. The City Council finds that the amendments establish procedures and standards for the identified zoning subjects and implement the adopted Housing Element actions described in the recitals. This ordinance does not amend the General Plan land-use map, change a zoning designation, approve a development project, or require consolidation of any parcel.

This ordinance does not change fees, utility charges, or business-license requirements. Those subjects remain governed by their applicable separate procedures.

SECTION 2. Section 9-2.303 amended

Section 9-2.303 of Article 3 of Chapter 2 of Title 9 of the California City Municipal Code is repealed and replaced to read in its entirety as follows:

Sec. 9-2.303. Home-based businesses.

(a) Purpose and applicability. A home-based business is an accessory use of a residence and may be conducted in a residential district only as provided in this section. A small or large family daycare home is a residential use and use by right under Health and Safety Code section 1597.45.

(b) Application and decision. An applicant shall submit the City application to the Planning Department and identify the business activity, dwelling and any accessory building to be used, floor area devoted to the business, number of nonresident employees, expected customer or client visits, and equipment or materials to be stored or used. If the applicant is not the property owner, the application shall include the owner's written consent executed by the owner and notarized. The Planning

Department shall determine whether the application is complete and shall approve an application that demonstrates compliance with subsection (c). A denial shall be in writing and identify each unmet standard and the basis for the decision.

(c) Operating standards. A home-based business shall comply with all of the following:

(1) The home occupation shall be conducted solely by occupants of the residence, except as permitted by State law for a cottage food operation.

(2) The dwelling shall remain the primary residential use.

(3) Business activity may occur within the dwelling or an existing lawful, enclosed accessory building.

(4) No more than 25 percent of the gross area of one floor of the residence, or the same area in an enclosed detached accessory building, shall be used for the home occupation.

(5) The home occupation shall not require external alterations or involve construction features, electrical equipment, or mechanical equipment that would change the fire rating of the structure or the fire district in which it is located.

(6) The home occupation shall be conducted by appointment only.

(7) There shall be no outside storage of any kind related to the home occupation.

(8) No sign shall be permitted, other than the clearly posted address of the home.

(9) No sales of products or merchandise shall occur except for products made on the premises and sales incidental to the permitted home occupation.

(10) The home occupation shall not require commercial carrier freight deliveries at the site more frequently than normally found in a residential area. It shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than usually experienced in an average residential occupancy in the same district under normal circumstances without a home occupation. A violation may be enforced under generally applicable procedures of this Code.

(11) A home-based business shall not include an antique shop; a barbershop or beauty parlor, except a one-chair or one-booth barber or cosmetology service limited to manicuring, esthetics, electrology, hairstyling, or hair coloring and conducted by a resident; a funeral chapel or funeral home; a gift shop; a medical or dental clinic or hospital, or chiropractic office; a business renting trailers, automobiles, trucks, or motorcycles; a restaurant or catering business, except a cottage food operation under subsection (d); a stable or kennel; a taxi service; a towing service; a veterinary clinic or hospital; vehicle repair, including auto-body work and small-engine repair; cabinetmaking; appliance repair; vehicle or furniture upholstery; vehicle painting; or outdoor manufacturing.

(12) Vehicles required for operation of a home occupation shall not exceed five (5) tons. Parking and access shall comply with applicable City requirements, and the business shall not obstruct a sidewalk, public right-of-way, or emergency access.

(d) Cottage food operations. A cottage food operation may be conducted subject to applicable State and County registration, permit, and food-safety requirements. This section applies only to the extent consistent with controlling State law.

(e) Uses governed by other law. This section does not authorize a use prohibited in the zoning district or a use requiring a conditional use permit or other discretionary land-use approval. A more specific provision of State law or this Code controls in the event of a conflict.

(f) Enforcement and appeal. An approval may be modified, suspended, or revoked for a violation of this section using the applicable enforcement procedures in this Code. A decision may be appealed in accordance with Sections 1-4.09 and 1-4.10.

SECTION 3. Section 9-2.502 amended

Subsection (f) of Section 9-2.502 of Article 5 of Chapter 2 of Title 9 of the California City Municipal Code is repealed. Former subsections (g) and (h) are redesignated as subsections (f) and (g), respectively, consistent with Health and Safety Code section 1597.45.

SECTION 4. Article 30 added

Chapter 2 of Title 9 of the California City Municipal Code is amended by adding Article 30 to read in its entirety as follows:

ARTICLE 30. AFFORDABLE, SPECIAL-NEEDS, ACCESSORY DWELLING UNIT, AND INFILL HOUSING INCENTIVES

Sec. 9-2.3000. Purpose and scope.

This article establishes a local application and review process for authorized regulatory modifications and related processing support. It does not create, limit, or modify rights or incentives under State law, including the State Density Bonus Law and State accessory dwelling unit law.

Sec. 9-2.3001. Eligible projects.

An applicant in one of the following categories may request a regulatory modification or processing support under Section 9-2.3002:

(a) a housing development containing one or more dwelling units restricted, by a recorded agreement, to occupancy by lower-income households as defined by Health and Safety Code section 50079.5;

(b) housing serving special-needs populations, including persons with disabilities and persons or families experiencing homelessness;

(c) an accessory dwelling unit or junior accessory dwelling unit, but only to the extent a local standard may lawfully be modified under State law; or

(d) a housing development that includes affordable units and involves common ownership consolidation of contiguous parcels pursuant to Section 9-3.603. A request shall identify the requested regulatory modification or processing

support. Eligibility under this article does not establish eligibility under a State program or law.

Sec. 9-2.3002. Regulatory incentives and processing support.

An eligible applicant may request an item listed below only if it applies to the project and is authorized under another provision of this Code or State law, or is processing support within the City's existing authority. This section does not itself authorize a deviation, waiver, fee reduction, change in permitted use, or departure from a development standard. A regulatory modification is limited to the authority, criteria, limits, findings, and procedure in the separate law or Code provision that permits it. Eligibility alone does not entitle a project to a modification or processing support.

(a) A reduction in a City-required off-street parking amount or approval of shared parking, only where another provision of this Code or State law authorizes the reduction or arrangement and project-specific information supports it. Tandem parking may be used only where separately allowed by this Code or State law; this article does not independently authorize tandem parking or a parking reduction;

(b) A modification of an applicable City-imposed dimensional or physical development standard, only to the extent another provision of this Code or State law authorizes it, and subject to that provision's limits, findings, and procedures;

(c) A reduction of a City-required curb, gutter, or sidewalk improvement, or approval of an alternative frontage design, only where an applicable provision of this Code or State law authorizes that relief or alternative and adequate access, drainage, and public safety are maintained;

(d) City coordination of a common trench for multiple utility lines serving the project, when technically feasible and approved by each affected utility provider and City department. This is coordination support only and does not waive utility requirements. It may be requested for a single-unit or multi-unit project when multiple utility trenches are proposed;

(e) Coordinated or concurrent review by affected City departments when more than one department has jurisdiction over an application, where feasible under applicable processing requirements. This processing support may reduce duplicative routing but does not change any department's authority, required hearing, or applicable City or State processing deadline.

Sec. 9-2.3003. Review criteria and limitations.

For a regulatory modification under Section 9-2.3002(a)–(c), the official or body authorized by the separate Code provision or State law to decide that modification shall apply that provision's standards, limits, findings, and procedures. This article creates no independent authority to modify a standard. If applicable law requires ministerial approval, the City shall apply the controlling objective standards and ministerial process. For a discretionary modification authorized by that separate provision, the authorized decision-maker may approve the request only upon the following written findings:

(a) the project is eligible under Section 9-2.3001;

(b) the requested incentive is reasonably related to the project's provision of affordable housing, special-needs housing, an accessory dwelling unit, or qualifying infill housing;

(c) the incentive will not create a substantial adverse effect on public health or safety, emergency access, drainage, or the adequate provision of water, wastewater, and other essential services; and

(d) any condition imposed is reasonably necessary to address an identified impact or ensure compliance with applicable law. Eligibility under Section 9-2.3001(b) is not a determination that any particular special-needs use, including a residential treatment or rehabilitation facility or shelter, is permitted by right or allowed in every zoning district. The proposed use remains subject to the applicable definitions, use permissions, standards, and review procedures in this Code and controlling State law. An incentive shall not authorize a use prohibited in the zoning district, waive a requirement imposed by State law, or substitute for a required permit or approval. Processing support under Section 9-2.3002(d)–(e) is administrative coordination within existing department authority, not a modification of a development standard. It does not determine whether the underlying project approval is ministerial or discretionary.

Sec. 9-2.3004. Application and decision.

(a) An applicant shall submit the City application and materials reasonably necessary to evaluate eligibility and the requested regulatory modification or processing support, including plans or technical information supporting the request and proposed affordability restrictions, if applicable. The City may request additional information only when reasonably necessary to apply this article or another applicable law.

(b) The Planning Department shall route the request to each City department with jurisdiction over an affected standard. Each department shall review the request within its jurisdiction and provide any required determination or recommendation. A regulatory modification shall be decided by the official or body authorized under the separate Code provision or State law that permits the modification, using the procedure applicable to that authority and the underlying application. When more than one application or department action is required, each authorized official or body decides only matters within its jurisdiction. Processing support under Section 9-2.3002(d)–(e) shall be coordinated by affected departments under their existing authority. An appeal from a regulatory-modification decision follows the appeal procedure and deadline applicable to that underlying decision under this Code or State law; this article creates no separate appeal. Nothing in this subsection converts a ministerial approval to a discretionary approval or alters a State-law processing period.

(c) A written determination approving or denying a regulatory modification shall identify the separate Code provision or State law authorizing it, the authorized decision-maker, the applicable limits and findings, and any conditions. The affected department shall identify any processing support it will provide and any applicable limits.

(d) If approval relies on income-restricted units, the applicant shall execute and record an agreement specifying the restricted units, income and occupancy requirements, affordability term, monitoring, and remedies for noncompliance. The agreement shall be

approved as to form by the City Attorney's Office and recorded before issuance of a building permit for the restricted units.

(e) The City shall maintain a record of regulatory-modification requests and decisions and processing support provided under this article, and use that information in Housing Element implementation monitoring.

Sec. 9-2.3005. Accessory dwelling unit incentives.
An applicant may request an incentive for an accessory dwelling unit or junior accessory dwelling unit only to the extent the requested modification is permitted by State law. Where State law preempts a local standard or requires ministerial approval, State law controls. Nothing in this article extends a State-law review period or creates a discretionary approval requirement for an application that State law requires the City to approve ministerially.

Sec. 9-2.3006. Lot-consolidation incentives.
A housing development that includes affordable units and satisfies the eligibility requirements in Section 9-2.3001(d) may request incentives under this article in connection with a voluntary merger processed under Section 9-3.603. Section 9-3.603 governs the merger application and decision; this section governs only the related incentive request. Where legally and administratively feasible, the City may review the incentive request with the merger and development applications. Approval of a merger does not approve a development project or grant an incentive. The City shall not require parcel consolidation as a condition of eligibility under this section.

Sec. 9-2.3007. Relationship to other requirements.
Except for a specific development standard modified by an approved incentive, a project remains subject to all applicable provisions of this Code and State law, including building, fire, health, safety, subdivision, infrastructure, and environmental requirements. An incentive approval does not guarantee approval of the underlying project.

SECTION 5. Section 9-3.603 added
Article 6 of Chapter 3 of Title 9 of the California City Municipal Code is amended by adding Section 9-3.603 to read in its entirety as follows:

Sec. 9-3.603. Common ownership merger of contiguous parcels.
(a) Purpose and authorization. This section establishes a procedure for an owner-requested merger of contiguous parcels under common ownership without reverting to acreage pursuant to Government Code section 66499.20.3. A merger under this section is voluntary and is separate from a City-initiated merger under Section 9-3.602.

(b) Application. The record owner or owners of all parcels proposed for merger shall file a City application with the Planning Department. The application shall include:

(1) the completed City application;

(2) assessor's parcel number and evidence of record ownership for each parcel;

(3) a map and legal description of the existing parcels and resulting parcel, prepared by a person authorized by State law;

(4) written consent of each record owner which has been executed and notarized;

(5) any other consent required by law for recordation; and

(6) number of affordable units, if any, proposed in connection with the merger.

The City may request other information only when reasonably necessary to determine compliance with this section.

(c) Completeness. The Planning Department shall review the application under applicable State-law completeness procedures and timelines. An incompleteness notice shall identify the missing information and the City process for submittal.

(d) Decision. The Planning Department shall approve the merger if the application demonstrates that:

(1) the parcels are contiguous;

(2) they are under common ownership;

(3) all record owners have requested the merger in writing; and

(4) the map and legal description accurately identify the affected and resulting parcel and can be recorded in compliance with applicable law. The decision is limited to applying these criteria. A written denial shall identify the specific criterion not met.

(e) Conditions and effect. Conditions may be imposed only as necessary to ensure that the merger instrument accurately describes the affected parcels, contains required consents, and complies with applicable law. Approval does not waive or modify zoning, subdivision, access, utility, building, fire, or other requirements applicable to later development.

(f) Appeal. A decision under this section may be appealed in accordance with Sections 1-4.09 and 1-4.10.

(g) Recordation. Following approval, the applicant shall record an instrument evidencing the merger with the Kern County Recorder and provide the City a conformed copy. The merger is effective upon recordation.

(h) Fees. The applicant shall pay applicable fees established by City Council resolution. This section does not waive, reduce, defer, or otherwise change a fee.

SECTION 6. Environmental review

The City Council finds that ZTA 26-02 is statutorily exempt from CEQA under Public Resources Code section 21080.085 because it implements the action schedule in the City's adopted 2023–2031 Housing Element. HCD's May 19, 2026 memorandum explains that the statute may apply to qualifying text-only zoning amendments. The City Council finds that no exclusion under section 21080.085(b) applies. ZTA 26-02 does not approve a particular housing development; future proposals remain subject to otherwise

applicable CEQA review and permitting requirements. The City shall file a Notice of Exemption after Council approval.

SECTION 7. Severability
If any section, subsection, sentence, clause, or phrase of this ordinance is held invalid, the remaining provisions shall remain in effect to the fullest extent they can be given effect without the invalid provision.

SECTION 8. Effective date
This ordinance takes effect 30 days after its adoption.

INTRODUCED at a regular meeting of the City Council held on _____, 2026, and PASSED, APPROVED, AND ADOPTED at a regular meeting held on _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

AFFIDAVIT OF PUBLICATION

State of California
County of Kern

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the Mojave Desert News, a newspaper that has been adjudicated to be a newspaper of general circulation by the Superior Court of the County of Kern, State of California on October 13th 1939 Case number 34058 in and for the County of Kern State of California that the notice which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit
I certify under the penalty of perjury under the laws of the State of California that the foregoing is true.

11/12/2026
Signed
Misty Hickok
11/12/2026

CITY OF CALIFORNIA CITY
NOTICE OF PLANNING COMMISSION PUBLIC HEARING
HOUSING ELEMENT IMPLEMENTATION ZONING TEXT AMENDMENT
ZTA 26-02 - CITYWIDE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of California City will hold a public hearing on Tuesday, 12/ember 1, 2026, at 6:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers at City Hall, 21000 Hacienda Boulevard, California City, California 93505.

Matter to be considered. The Planning Commission will consider recommending that the City Council approve a City-initiated, citywide zoning text amendment to Title 9 (Land Use and Development) of the California City Municipal Code, including Chapter 2 (Zoning) and, if needed, related Chapter 3 (Land Divisions) provisions, to further implement Programs 1.1, 1.3, 1.6, 2.6 and 4.1 of the adopted 2023-2031 Housing Element.

General description. The proposed amendment would address regulatory incentives and development-standard flexibility for affordable, extremely low-income and special-needs housing, including potential minor-deviation and streamlined review procedures; additional local incentives for accessory dwelling units beyond State-law requirements; voluntary lot consolidation and infill housing incentives, potentially including parking and height flexibility and coordinated application review; and revisions to zoning standards for small businesses and home-based businesses, including home-occupation permit procedures. Any fee, utility-charge, or business-license changes would be handlec separately under applicable procedures. No zoning-map amendment, mandatory lot merge or individual development project i

continued on page A

proposed.

Location. Citywide.

Environmental review. The Planning Commission will consider the applicable environmental review under the California Environmental Quality Act (CEQA), including whether qualifying Housing Element implementation measures are statutorily exempt pursuant to Public Resources Code section 21080.085. Provisions not qualifying for that exemption will be evaluated separately as required by CEQA. The City Council will make the final CEQA determination.

Remote participation. Zoom participation will be provided for this public hearing. The Zoom link, meeting ID and telephone access information will be posted with the Planning Commission agenda at www.californiacity-ca.gov. The Council Chambers are the official meeting location.

Public participation. All interested persons may attend and provide oral or written testimony. Written comments may be mailed or delivered to the Planning Department, City of California City, 21000 Hacienda Boulevard, California City, CA 93505, or emailed to planning@californiacity-ca.gov. Comments received before the hearing will be made part of the public record.

Judicial review notice. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. (Government Code section 65009.)

Documents. The staff report, proposed ordinance and related materials will be available for public inspection at City Hall and at www.californiacity-ca.gov at least 72 hours before the hearing.

Contact. Anu Doravari, Planning Director: planning@californiacity-ca.gov.

The Mojave Desert News
11/11/2026

PH:2

CITY OF CALIFORNIA CITY
PLANNING COMMISSION
STAFF REPORT

Meeting Date	December 1, 2026
To	Chair and Members of the Planning Commission
From	Anu Doravari, Planning Director
Project	Conditional Use Permit 26-02 – US-CA-6256, Neuralia and Bay
Location / Applicant	APN 203-081-09 / The Towers, LLC / Verizon Wireless
Decision	Continue Public hearing to January 5, 2027

Reason for Continuance

Staff requests additional time to complete its review of the project's biological and environmental materials, including migratory-bird information, and to return with a recommendation on the appropriate CEQA action for the Commission's consideration with the CUP.

Recommendation:

Open the noticed public hearing and continue it to Tuesday, January 5, 2027, at 6:00 p.m., without taking action on the CUP or making a CEQA determination.

PH: 3

PLANNING COMMISSION
STAFF REPORT
DEC. 1, 2026

Project Information	Details
Case Number	CUP 26-03
Applicant	Cal City Collision Center LLC
Applicant	Osiel Gama Jr., sole LLC member
Project Location	8206 Commerce Drive, Unit B-1, California City, CA 93505
Assessor's Parcel Number	213-491-07
Zoning	C-5 Regional Commercial
Request	Conditional Use Permit for automotive collision and body repair, including refinishing and painting, with one indoor spray booth
CEQA Recommendation	Class 1 categorical exemption, CEQA Guidelines section 15301 (Existing Facilities)

RECOMMENDATION

Staff recommends that the Planning Commission approve CUP 26-03 subject to the findings and conditions in the attached draft resolution and determine that the project is categorically exempt under CEQA Guidelines section 15301, Class 1 (Existing Facilities). The approval would be limited to the existing approximately 1,800-square-foot building, one indoor spray booth, the stated hours, and a maximum staffing level of one owner and one worker.

PROJECT DESCRIPTION

The property is APN 213-491-07 in the C-5 Regional Commercial district. The lease and CUP application identify the premises as an approximately 1,800-square-foot metal building at 8206 Commerce Drive, west of Nemophilla Street and between Columbine Avenue and Xavier Avenue. The applicant confirmed the project address as **8206 Commerce Drive, Unit B-1**. An earlier Business Plan copy lists 8208 Commerce Drive; the applicant's address confirmation identifies Unit B-1 as the project unit. This report uses 8206 Commerce Drive, Unit B-1 and APN 213-491-07. The property previously operated as an automotive repair shop.

The application describes automotive collision and body repair, disassembly and reassembly, and refinishing and painting. The site plan depicts the proposed spray booth inside the existing shop. The Business Plan states that the business has no employees at this time and identifies Osiel Gama Jr. as the sole LLC member and operator. The CUP would authorize a maximum of one owner and one worker. The stated hours are 8:00 a.m. to 5:00 p.m. Monday through Friday, Saturday by appointment only between 8:00 a.m. and 5:00 p.m., and closed Sunday.

The lease identifies the tenant's use as a paint and auto body shop, provides for two reserved spaces and access to unreserved parking, prohibits overnight parking, and prohibits mechanical work or storage of inoperable vehicles in parking spaces or elsewhere on the leased premises. It limits additional storage to the 1,800-square-foot building. These are lease terms governing the tenancy. Separately, the proposed CUP conditions prohibit outdoor repair, painting, and vehicle storage.



Figure1: Aerial Site Image

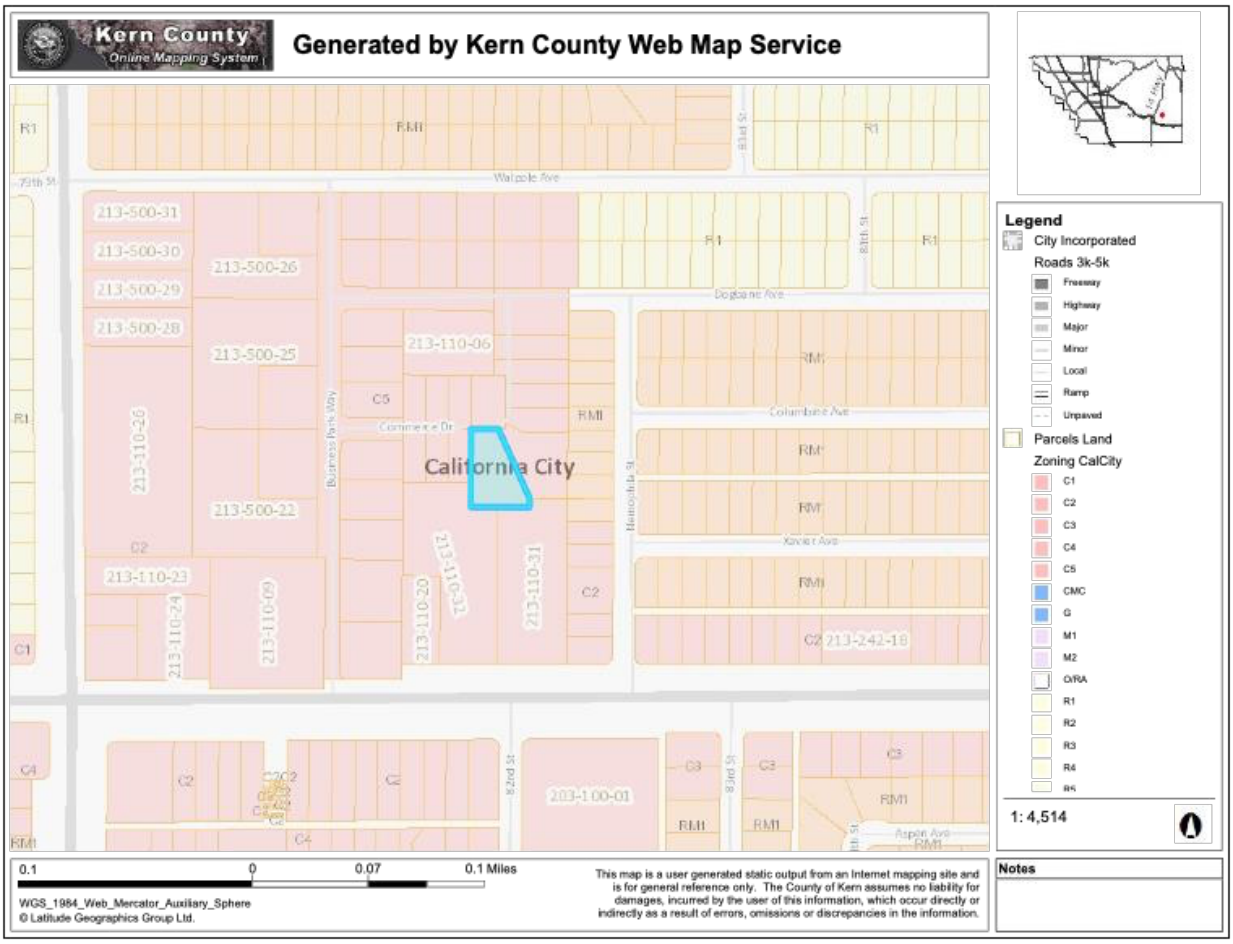


Figure 2: Zoning Map

Location	APN	Zoning
Subject parcel	213-491-07	C-5 — Regional Commercial
North (across Commerce Drive)	213-491-04	C-5
South	213-110-31 and 213-110-32	C-5
East	213-491-06	C-5
West	213-491-08	C-5

Table 1: Neighboring Parcels with Zoning Designation

SITE PLAN

The site plan shows the proposed booth inside the shop and a shared yard with multiple parking and storage areas. Several parking spaces are labeled “rented,” and the plan does not identify which spaces are available to this business. The lease provides for two reserved spaces and additional unreserved parking, and the SPR application lists four spaces and no accessible spaces. Based on the approximately 1,800-square-foot premises, California City Municipal Code (CCMC) section 9-2.208(16) requires five off-street spaces; section 9-2.209(f) requires one accessible stall. Before SPR Minor 26-13 is approved, the applicant must document the right to use five identified spaces, including one accessible stall, and show them on the approved SPR plan. The spaces must be located as allowed by CCMC section 9-2.209(k) and available to this business. Public Works and Engineering provided no comments because the project uses an existing building.

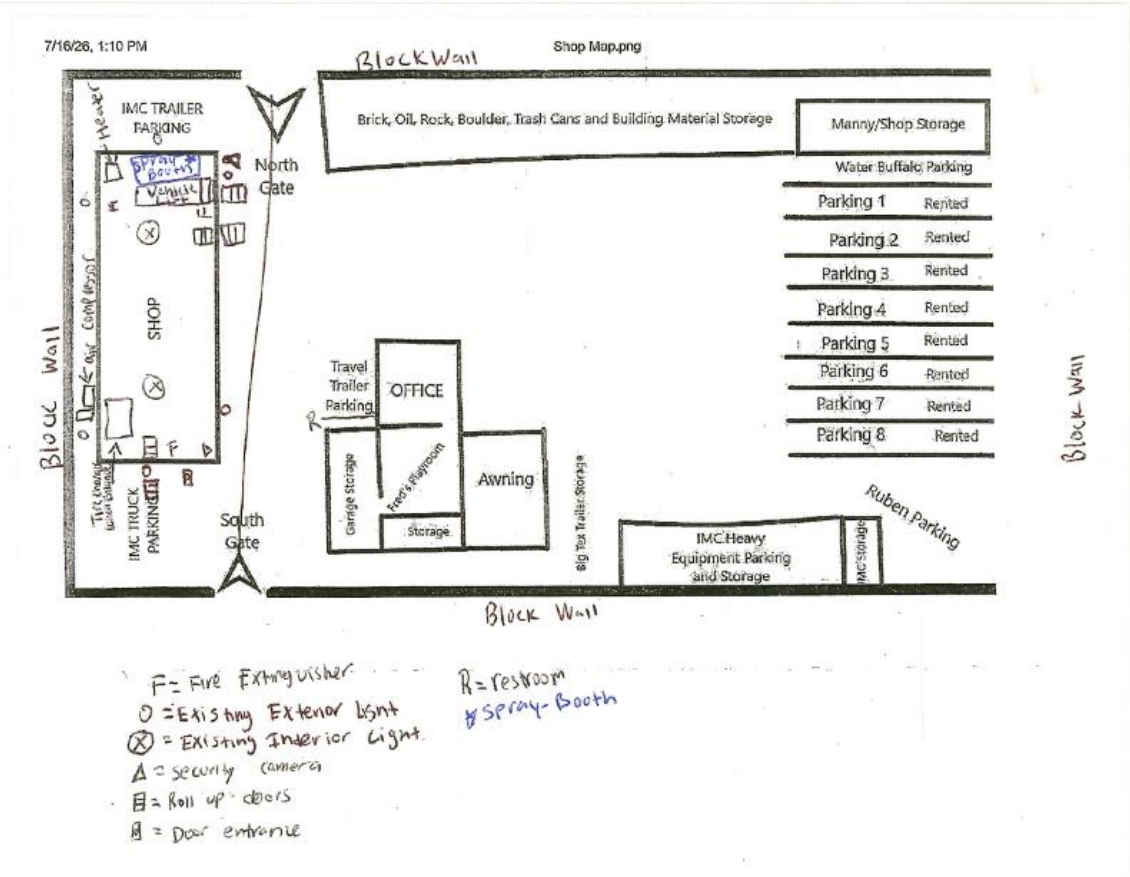


Figure 3: Site Plan

ANALYSIS

Zoning and Development Standards

CCMC section 9-2.1502(b) lists automotive service and repair as a conditional use in C-5, and section 9-2.1901(b) incorporates that list. The Code does not separately name an auto body or collision repair shop in the C-5 use list. Section 9-2.1502(a) allows a commercial business not otherwise categorized to be considered through the conditional use process. Staff recommends treating the proposed collision and body repair operation, including refinishing and painting, as automotive service and repair for purposes of this CUP. The C-5 district is intended for commercial uses serving the region and traveling public (CCMC section 9-2.1900); staff considers the proposed repair service consistent with that district purpose. The Planning Commission makes the CUP decision based on the hearing record and may grant, deny, or modify the permit by resolution under CCMC section 9-2.2501(e)–(f).

Under CCMC section 9-2.2501(d), the Planning Director investigates the application and submits a report and recommendation to the Planning Commission. The Commission holds the public hearing under subsection (e) and decides the CUP by resolution under subsection (f). Staff recommends approval because the record describes a small-scale operation limited to one owner and one worker within the existing commercial building, with indoor work, one indoor booth, and defined operating hours. The recommended conditions keep the approval within that scope and require compliance with applicable zoning standards.

CCMC section 9-2.1402(b) requires business services and processes in commercial districts to occur inside enclosed structures, except for specified uses. The proposed indoor work and booth satisfy that location requirement as conditioned. Section 9-2.1402(c) prohibits a use from emitting the listed noxious effects or involving fire or explosive hazards. Conditions limit work and painting to enclosed areas, require the booth and related systems to meet applicable approvals and rules, and preserve City enforcement of the nuisance regulations.

CONDITIONAL USE PERMIT FINDINGS

CCMC section 9-2.2501(f)(1)–(3) requires three findings for approval of a CUP. Subsection (f)(4) addresses conditions necessary to protect public health, safety, and general welfare. The findings and condition authority are addressed separately below.

Preservation of a substantial property right. The applicant leases an existing commercial shop for paint and auto body use. A CUP is the code-required

discretionary authorization for an otherwise eligible automotive service and repair use in C-5. This finding is based on the lease and the Code's conditional-use allowance.

Consistency with the General Plan and zone district. The General Plan Land Use Element, section 2.9, Commercial Development Goal 3, calls for commercial infill projects compatible with the scale and character of existing commercial development and transportation facilities. Goal 5 identifies commercial centers as a focus of development. The project occupies an existing 1,800-square-foot commercial shop in an established commercial and business-park setting, adds no building floor area, and uses existing site access. The operation would be limited to one owner and one worker, would operate during limited hours, and would conduct collision and body-repair work indoors using a single spray booth. These limits keep the activity within the scale of the existing commercial premises. The C-5 designation is intended for commercial uses serving the region and traveling public (CCMC section 9-2.1900); an auto body repair business serves those users. The proposal therefore advances the General Plan's commercial-infill and commercial-service direction while retaining the existing site scale.

Compliance with Title 9. Automotive service and repair is eligible in C-5 with a CUP. Conditions require repair and painting to occur indoors, limit the booth to one inside the existing building, prohibit outdoor work and storage as part of this CUP, and require compliance with CCMC sections 9-2.1402(b) and (c).

Condition authority—not a separate required CUP finding. The limited hours and staffing cap of one owner and one worker, indoor work, single indoor booth, nuisance prohibition, and separate Building, Fire, and air-district requirements provide enforceable controls connected to the proposed operation, consistent with CCMC section 9-2.2501(f)(4).

CEQA REVIEW

The Commission's CUP decision is discretionary under CCMC section 9-2.2501, so CEQA applies. Staff recommends the Class 1 categorical exemption under CEQA Guidelines section 15301. The project uses the existing approximately 1,800-square-foot building, proposes no building expansion, and keeps repair and painting inside the building. Given the limited scale and indoor location of the proposed activities, staff recommends finding that the proposed use, as conditioned, is exempt from CEQA.

CONDITIONS OF APPROVAL

The draft resolution would impose the following conditions:

1. **Approved project.** The CUP would authorize the described collision and body repair, incidental disassembly and reassembly, and refinishing and painting only in the existing approximately 1,800-square-foot building, with one indoor spray booth, the stated hours, and staffing limited to one owner and one worker. Outdoor work and storage are prohibited by the conditions of approval and applicable sections of the CCMC.
2. **One indoor spray booth.** No more than one booth would be allowed. The booth and spray and refinishing work must remain wholly inside the enclosed building. Outdoor spray painting, body repair, sanding, and other repair work would not be allowed.
3. **No exterior expansion.** The CUP would not authorize a new building, addition, outdoor booth, work area, or vehicle or material storage area. Plans for exterior equipment, ducting, a stack, or building changes required for the indoor booth must be submitted for applicable City review before installation.
4. **Separate agency approvals.** Before booth installation or use, the applicant must obtain the permits or approvals required for the actual spray booth and coating process from the City Building Department, Kern County Fire Department, and the Eastern Kern Air Pollution Control District (District). If an agency determines in writing that no permit or approval is required, the applicant must provide that determination to Planning. Copies of required approvals must be provided to Planning before booth use. The CUP does not replace those approvals.
5. **Air-district compliance.** The booth and refinishing operation must comply with applicable District requirements, including Rule 410.4A where it applies. Required operating and coating records must be kept at the premises and made available to the City, District, or other governmental agency upon request. Changes required by the District that alter the approved project description must be submitted to Planning for review.
6. **Booth operation.** Spraying may occur only inside the approved booth and only while required ventilation, exhaust, and filtration systems are operating and maintained. The booth must not operate when a required exhaust, filtration, or fire-protection system is inoperative or faulty.
7. **Fire and hazardous materials.** Before booth operation, the applicant must obtain any required fire-prevention, hazardous-material storage, and life-safety approvals from City, County, or State agencies. Coatings, solvents, filters, and waste must be stored, handled, and disposed of consistent with applicable laws and agency requirements.
8. **Hours and staffing.** Operations are limited to 8:00 a.m. to 5:00 p.m. Monday through Friday and Saturday by appointment only between 8:00 a.m. and 5:00 p.m. No Sunday operations are authorized. Staffing is limited to one owner and no more than one worker. No second owner or additional worker is authorized.

Any change in hours or staffing requires Planning review and may require a CUP amendment.

9. **Indoor activity, loading, and nuisance standards.** Business services, activities, and processes must occur inside the enclosed building, except lawful customer and employee parking. Loading and unloading must occur only in the designated loading zone shown in the Loading Zone Diagram. No repair, painting, parking, or storage is allowed in the loading zone. The use must comply with CCMC section 9-2.1402(c), including its restrictions on odor, fumes, dust, smoke, noise, vibration, glare, and fire or explosive hazards.
10. **Required parking.** Before SPR Minor 26-13 is approved, the applicant must document the right to use at least five off-street spaces serving the business, including one accessible space, and show them on the SPR plan. The spaces must be in locations allowed by CCMC section 9-2.209(k), available to this business, and not committed to other tenants. The business may not begin operating until it has secured and continues to maintain the right to use the required spaces and SPR Minor 26-13 is approved.
11. **Plans and future changes.** Before issuance of a City building permit for the spray booth, final plans must identify 8206 Commerce Drive, Unit B-1 and APN 213-491-07, the existing building, booth, ventilation and equipment, and access arrangements approved through SPR Minor 26-13. Changes that expand the use, move the booth outside, or add exterior work or storage require prior Planning review and discretionary approval.
12. **Continuing compliance.** The applicant and property owner must maintain all approvals required by the resolution. The City may enforce Conditions 1 through 11 above and applicable City requirements under established City procedures. A violation of those conditions or any applicable CCMC section may be grounds to modify or revoke the CUP after notice and hearing.

CONCLUSION

Staff recommends that the Planning Commission approve CUP 26-03 subject to the findings and conditions in the draft resolution.

ATTACHMENTS

1. Draft Planning Commission Resolution for CUP 26-03
2. Applicant Business Plan
3. Loading Zone Diagram
4. Affidavit of Publication for the Published Notice of Public Hearing

CITY OF CALIFORNIA CITY
PLANNING COMMISSION RESOLUTION
CUP 26-03 | December 1, 2026
RESOLUTION NO. 2026-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY APPROVING CONDITIONAL USE PERMIT 26-03 FOR CAL CITY COLLISION CENTER LLC TO OPERATE AN AUTOMOTIVE COLLISION AND BODY REPAIR BUSINESS WITH ONE INDOOR SPRAY BOOTH AT 8206 COMMERCE DRIVE, UNIT B-1, APN 213-491-07, AND DETERMINING THE PROJECT IS EXEMPT FROM CEQA UNDER CLASS 1

A. RECITALS

Whereas Cal City Collision Center LLC, through applicant and sole LLC member Osiel Gama Jr., requests CUP 26-03 to operate an automotive collision and body repair business, including refinishing and painting, at 8206 Commerce Drive, Unit B-1, APN 213-491-07, located on Commerce Drive west of Nemophilla Street and between Columbine Avenue and Xavier Avenue; and

Whereas the property is located in the C-5 Regional Commercial district. The lease identifies the premises as an approximately 1,800-square-foot paint and auto body shop. The property previously operated as an automotive repair shop. CCMC section 9-2.1502(b) lists automotive service and repair as a conditional use in C-5, and section 9-2.1502(a) allows a commercial business not otherwise categorized to be considered through the conditional use process; and

Whereas the Business Plan states that the business has no employees at this time and will be operated by its sole LLC member, Osiel Gama Jr. This CUP authorizes a maximum of one owner and one worker. The stated hours are 8:00 a.m. to 5:00 p.m. Monday through Friday, Saturday by appointment only between 8:00 a.m. and 5:00 p.m., and closed Sunday; and

Whereas the Planning Commission held a public hearing on December 1, 2026, considered the staff report and testimony, and closed the public hearing; and

Whereas the Commission considered the project under CEQA and determined that it is categorically exempt under CEQA Guidelines section 15301, Class 1 (Existing Facilities), and that no exception in section 15300.2 applies.

B. RESOLUTION

CEQA FINDINGS

1. The project involves operation of an automotive service and repair business in an existing approximately 1,800-square-foot building, including one spray booth located wholly inside the building. It includes no building addition, outdoor repair or painting area, or outdoor storage area.
2. The project uses the existing approximately 1,800-square-foot building, with no building addition or outdoor work area. Given the limited scale and indoor location of the proposed operation, the Commission finds that it involves negligible expansion of use of the existing facility within the meaning of CEQA Guidelines section 15301.
3. The Commission considered the exceptions in CEQA Guidelines section 15300.2. The project uses an existing developed site and building and includes no building addition or outdoor work area. The Commission finds that no exception applies.

CONDITIONAL USE PERMIT FINDINGS AND CONDITION AUTHORITY

1. **Substantial property right.** The applicant leases an existing commercial shop for paint and auto body use. The C-5 district allows automotive service and repair through a CUP. The CUP is the required land-use authorization to exercise that commercial property right at this location.
2. **General Plan and zone purpose.** The General Plan Land Use Element, section 2.9, Commercial Development Goal 3, calls for commercial infill compatible with the scale and character of existing commercial development and transportation facilities; Goal 5 identifies commercial centers as a focus of development. This project uses an existing 1,800-square-foot shop in an established commercial and business-park setting, adds no floor area, and uses existing site access. The repair business, limited to one owner and one worker, with limited hours, indoor work, and one indoor booth, keeps the activity within the scale of the premises. The C-5 designation serves the region and traveling public (CCMC section 9-2.1900), and collision and body repair provides a vehicle service to those users. The proposal is consistent with the General Plan's commercial-infill and commercial-service direction.
3. **Compliance with Title 9.** Automotive service and repair is conditionally allowed in C-5 under CCMC section 9-2.1502(b). The conditions require business activities and processes to be conducted within enclosed structures consistent with section 9-2.1402(b), prohibit outdoor work and painting, and require compliance with the nuisance and hazard standards in section 9-2.1402(c).

Condition authority. Under CCMC section 9-2.2501(f)(4), the Commission may prescribe conditions necessary to protect public health, safety, and general welfare. The conditions of approval below are imposed under that authority.

CONDITIONS OF APPROVAL

1. **Approved project.** This CUP authorizes Cal City Collision Center LLC to operate an automotive collision and body repair business, including disassembly and reassembly incidental to repair and vehicle refinishing and painting, at 8206 Commerce Drive, Unit B-1, APN 213-491-07. The approved operation is limited to the existing approximately 1,800-square-foot building, one indoor spray booth, the hours and staffing described in this resolution, and no outdoor work or storage.
2. **One indoor spray booth.** No more than one spray booth is authorized. The booth and all spray application and refinishing activity shall be located and conducted wholly within the existing enclosed building. Outdoor spray painting, body repair, sanding, and other repair work are prohibited.
3. **No exterior expansion.** This CUP authorizes no new building, building addition, outdoor booth, outdoor work area, or outdoor storage area for vehicles or materials. Any exterior equipment, ducting, stack, or building alteration required for the booth shall be shown on plans submitted for applicable City review; installation is subject to any required building, fire, and site-plan approvals.
4. **Agency approvals before installation or operation.** Before booth installation or use, the applicant shall obtain all permits, approvals, or written authorizations required for the actual booth and coating process by the City Building Division, Kern County Fire Department, and Eastern Kern Air Pollution Control District. If an agency determines in writing that no permit or authorization is required, the applicant shall provide that written determination to Planning before booth operation. Before the booth is used, copies of all required approvals shall be provided to Planning. This CUP does not substitute for or guarantee any separate permit or authorization.
5. **Air-district compliance.** The booth and refinishing operation shall comply with all applicable Eastern Kern Air Pollution Control District requirements, including Rule 410.4A where applicable, for booth design and operation, coatings, emissions, exhaust, and records. The applicant shall keep required operating and coating records at the premises and make them available to the City or responsible agency upon request. Any changes required by the District that alter the approved project description shall be submitted to the City Planning Division for determination whether a CUP amendment or site-plan revision is required.

6. **Booth operation.** Spray application shall occur only inside the authorized booth, with the ventilation, exhaust, and filtration systems approved for that booth operating and maintained as required by the responsible agencies. No open or outdoor spray application is authorized. The booth shall not be operated if a required exhaust, filtration, or fire-protection system is inoperative.
7. **Fire and hazardous-material requirements.** Before operation of the booth, the applicant shall obtain any fire-prevention, hazardous-material storage, life-safety, or other applicable approvals required by the responsible City, County, or State agency. Coatings, solvents, filters, and wastes shall be stored, handled, and disposed of in accordance with applicable laws and agency requirements.
8. **Hours and staffing.** Operations are limited to 8:00 a.m. to 5:00 p.m. Monday through Friday and Saturday by appointment only between 8:00 a.m. and 5:00 p.m. No Sunday operations are authorized. Staffing is limited to one owner, Osiel Gama Jr., and no more than one worker. No second owner or additional worker is authorized. Any change in operating hours or staffing requires prior Planning Division review and approval of a CUP amendment.
9. **Indoor activity, loading, and nuisance standards.** All business activities, services, and processes shall be conducted inside the enclosed building, except lawful customer and employee parking. Loading and unloading shall occur only in the designated loading zone shown in the Loading Zone Diagram. No repair, painting, parking, or storage is permitted in the loading zone. The use shall comply with CCMC section 9-2.1402(c), including its restrictions on noxious odor, fumes, dust, smoke, noise, vibration, illumination, glare, unsightliness, and fire or explosive hazards.
10. **Required parking and commencement of operation.** This CUP is effective as provided in CCMC section 9-2.2502(a). The business may not begin operating until SPR Minor 26-13 is approved and the applicant has secured and continues to maintain the right to use at least five off-street parking spaces serving the use in a location allowed by CCMC section 9-2.209(k), including one accessible space. Before SPR Minor 26-13 is approved, the applicant shall provide documentation from the property owner establishing the right to use those specific spaces, and the spaces shall be shown on the approved SPR site plan. The plan shall demonstrate compliance with CCMC sections 9-2.207 through 9-2.209. The spaces counted toward this requirement shall be available to this business and shall not be committed to other tenants.
11. **Plans and address consistency.** Before issuance of any City building permit for the booth, final plans shall identify the project address as 8206 Commerce Drive, Unit B-1, APN 213-491-07, the existing building, booth location, associated ventilation and equipment, and access arrangements approved under SPR Minor 26-13. Any change that expands the use, moves the booth outside

the building, or adds exterior work or storage requires prior Planning Division review and Planning Commission approval.

12. **Continuing compliance and enforcement.** The applicant and property owner shall maintain all approvals required by this resolution and comply with all applicable laws, including the CCMC. The City may enforce Conditions 1 through 11 above and applicable City requirements under established City procedures. A violation of those conditions or any applicable CCMC section may be grounds to modify or revoke this CUP after notice and hearing.

APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of California City approves Conditional Use Permit 26-03 subject to the CEQA and CUP findings and conditions above. Staff is directed to file a Notice of Exemption under CEQA Guidelines section 15062.

PASSED, APPROVED, AND ADOPTED this 1st day of December, 2026.

Chair, Planning Commission

ATTEST:

Planning Commission Secretary

AYES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

CAL CITY COLLISION CENTER LLC

Business Plan

Business Plan

Cal City Collision Center LLC
8208 Commerce Drive, California City, CA 93505

Intended Use:
The property will be used as an automotive collision repair and auto body/paint shop. Services will include collision repair, body repair, vehicle disassembly and reassembly, and automotive refinishing/painting using the approved spray booth. The business will be owner-operated with no employees at this time. Normally one owner will be working on-site, with a second owner occasionally assisting as needed.

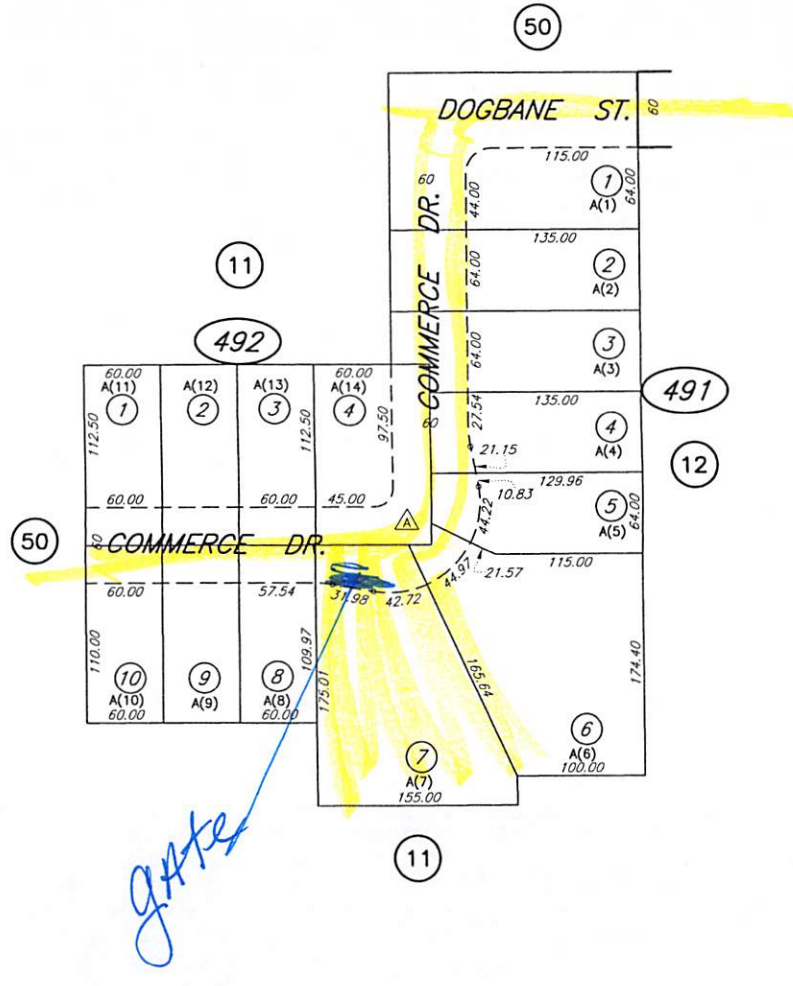
Operating Hours:
Monday through Friday: **8:00 AM – 5:00 PM**
Saturday: **By appointment**
Sunday: **Closed**

Safety Measures:
All automotive repair and painting activities will be performed within designated work areas. Painting and refinishing will be performed in the approved spray booth. Flammable materials, paints, chemicals, and automotive fluids will be properly stored and handled. Fire extinguishers and required safety equipment will be maintained on-site. The business will follow applicable fire, building, environmental, and workplace safety requirements.

TRACT 5722 PH.1
PTN. SW1/4 SEC.23 T.32S. R.37E.

213-49

LEGEND
REVISED August 6, 2007
JURISDICTION CITY OF CALIF. CITY
SUBD. KEY REF. SUBD. A. TR 5722 PH 1 (LOT DESIGNATIONS IN PARENTHESIS)
NOTES (A) Vacated Per Doc. #20716142 7
DISCLAIMER This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



ASSESSORS MAP NO. 213-49
COUNTY OF KERN

AFFIDAVIT OF PUBLICATION

State of California
County of Kern

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the Mojave Desert News, a newspaper that has been adjudicated to be a newspaper of general circulation by the Superior Court of the County of Kern, State of California on October 13th 1939 Case number 34058 in and for the County of Kern State of California that the notice which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit
I certify under the penalty of perjury under the laws of the State of California that the foregoing is true.
11/12/2026
Signed
Misty Hickok
11/12/2026

CITY OF CALIFORNIA CITY
NOTICE OF PUBLIC HEARING
PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of California City will hold a public hearing on Tuesday, 12/ember 1, 2026, at 6:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, City Hall, 21000 Hacienda Boulevard, California City, California 93505, to consider the following:

Project: Conditional Use Permit (CUP) 26-03 - Cal City Collision Center LLC

Related Application: Site Plan Review Minor (SPR Minor) 26-13
Project Location: 8206 Commerce Drive, California City, CA 93505; APN 213-491-07-00-3

Zoning: C-5 (Regional Commercial)
Project Description: The applicant requests a Conditional Use Permit to operate an automotive collision repair, auto body repair, and vehicle painting/refinishing business within an existing approximately 1,800-square-foot commercial shop. The proposal involves use of an existing building, with no new building construction or building expansion proposed. The CUP would establish appropriate operating conditions for the automotive collision repair and painting activities. The related SPR Minor 26-13 is being reviewed separately by the City.

Environmental Review: The City will consider the appropriate determination under the California Environmental Quality Act (CEQA) as part of the project review.

All interested persons are invited to attend the public hearing and provide testimony. Written comments may be submitted to the City of California City Planning Department at 21000 Hacienda Boulevard, California City, CA 93505, or by email to planning@californiacity-ca.gov before the hearing. Project information may be requested from the Planning Department at (760) 373-7141.

If you challenge the 12/ision on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at or before the hearing.
If special assistance is needed to participate in the hearing, please contact the Planning Department at (760) 373-7141 at least 48 hours in advance to allow reasonable arrangements to be made.

CITY OF CALIFORNIA CITY
Planning Department

Published in
The Mojave Desert News
11/11/2026