



**PLANNING COMMISSION MEETING OF THE
CITY OF CALIFORNIA CITY**

**TUESDAY, October 20, 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: October 20, 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: 9.15.2026

8. PUBLIC HEARING

PH1. Housing Element Implementation Zoning Text Amendment (ZTA 26-01) – Recommendation to the City Council

A. Open Public Hearing

B. Staff Report: Anu Doravari, Planning Director

C. Public Comment

D. Close Public Hearing

E. Planning Commission Discussion

F. Recommended Action: Staff recommends that the Planning Commission:

1. Conduct the public hearing and receive public testimony.

2. Close the public hearing.

3. Adopt a resolution recommending that the City Council approve ZTA 26-01, implementing Programs 2.2, 2.3, and 2.4 of the City's adopted 2023–2031 Housing Element, together with the associated CEQA determination.

4. Take other appropriate action as deemed necessary.

9. DEPARTMENT REPORT

10. 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
MEETING MINUTES
September 15, 2026**

1. Call to Order and Roll Call

Chair Brottlund called the regular meeting to order. Invocation and Pledge of Allegiance followed. Present: Chair Brottlund, Vice Chair Coleman, Commissioners Perez and White. Absent: Commissioner Cantrell.

2. Approval of Agenda

Motion by Commissioner White, seconded by Vice Chair Coleman, to approve the agenda as presented. Motion carried 4–0.

3. Disclosure of Site Visits and Ex Parte Contacts

No new disclosures were reported.

4. Public Business from the Floor

No public comments were received.

5. Consent Calendar – August 18, 2026 Minutes

Motion by Vice Chair Coleman, seconded by Commissioner Perez, to approve the August 18, 2026 Planning Commission meeting minutes. Motion carried 4–0.

6. Planning Department Report

The Planning Director presented the monthly project status report, including active applications, administrative actions and anticipated Commission hearings. Staff provided updates on the six-unit apartment proposal, Nissi Restaurant and Bakery, Hyundai projects, communications tower applications, and Housing Element zoning amendments. Commissioners asked about project readiness, application processing and financial reporting. Report received; no action taken.

7. General Plan Update

Staff presented the proposed focused General Plan update, addressing the Safety and Open Space Elements, related statutory requirements, potential funding and consultant procurement. Commissioners discussed future opportunities to provide input and transportation priorities. No formal action taken.

8. Commissioner Comments

Commissioners requested timely agenda materials and continued updates on upcoming matters. No formal action taken.

9. Adjournment

Motion by Commissioner White, seconded by Vice Chair Coleman, to adjourn the meeting. Motion carried by unanimous voice vote.

CITY OF CALIFORNIA CITY
PLANNING COMMISSION
STAFF REPORT

Meeting Date	October 20, 2026
To	Chair and Members of the Planning Commission
From	Anu Doravari, Planning Director
Project	Public Hearing 1: Housing Element Implementation Zoning Text Amendment (ZTA 26-01)
Location / Applicant	Citywide / City of California City
Decision	Recommendation to the City Council on the attached draft ordinance

Recommendation

- Open and conduct the public hearing and receive all oral and written testimony.
- Recommend that the City Council determine that ZTA 26-01 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.
- Adopt the attached resolution recommending that the City Council approve ZTA 26-01 by adopting the specific implementing ordinance attached to the resolution as Exhibit A.

Executive Summary

The adopted 2023-2031 Housing Element commits the City to amend its zoning regulations and procedures through Programs 2.2, 2.3 and 2.4. ZTA 26-01 consolidates those related commitments into one legislative implementation package. It removes identified development constraints, establishes State-law housing procedures, and updates the treatment of specified housing types. Because the Housing Element is part of the General Plan, carrying out its adopted implementation programs makes Title 9 more consistent with the General Plan; ZTA 26-01 does not amend the General Plan. The Planning Commission will make a written recommendation. Final action rests with the City Council after a separately noticed public hearing and second reading.

Background

On October 17, 2025, the California Department of Housing and Community Development (HCD) issued a conditional-compliance letter on the revised Housing Element. On May 5, 2026, the Planning Commission voted 3-0 to recommend adoption. On May 26, 2026, the City Council adopted the 2023-2031 Housing Element by Resolution No. 26-3245. On May 28, 2026, the City filed a Notice of Exemption for the Housing Element adoption under CEQA Guidelines Section 15061(b)(3), State Clearinghouse No. 2026051130. On June 5, 2026, HCD found the adopted Housing Element in substantial compliance with State Housing Element Law. The adopted program schedule identifies the following zoning and procedural actions.

Program	Adopted commitment	Purpose / timing
2.2 - Land Use Controls	Revise residential parking standards; allow up to three stories in RM-1 and RM-2 ¹ ; and review/revise RM-1 and RM-2 setbacks, height and lot coverage so maximum density can be achieved.	Removes identified regulatory constraints on multifamily residential development. Program deadline: December 2026.

¹ RM-1 and RM-2 are the Multiple Family Residential Districts, High Density

Program	Adopted commitment	Purpose / timing
2.3 - Zoning Amendments	Codify current State Density Bonus Law; establish an SB 330 preliminary-application form and procedure; and establish written SB 35 streamlining procedures and guidance.	Aligns Title 9 and the City's application procedures with State housing law. Program deadline: December 2026; State law applies in the interim.
2.4 - Variety of Housing Types	Update the family definition and regulations for group homes/residential-care facilities, employee and farmworker housing, emergency shelters, single-room occupancy units, transitional and supportive housing, low-barrier navigation centers, mobile/manufactured homes, and accessory dwelling units.	Removes barriers and establishes by-right or equivalent treatment where required by State law. Program deadline: December 2026.

Programs 2.2, 2.3 and 2.4 are scheduled for completion by December 2026. Timely implementation is necessary to carry out the City's adopted Housing Element commitments.

Proposed Amendment

The proposed ordinance attached to the resolution as Exhibit A amends specified portions of Title 9 and implements Housing Element Programs 2.2, 2.3 and 2.4. The summary below cross-checks the ordinance against those programs. The ordinance remains within the scope of the published notice.

Program 2.2 - Land Use Controls

- **Parking.** Revise the residential parking requirements identified as a constraint in Program 2.2.
- **Height.** Allow residential buildings up to three stories in the RM-1 and RM-2 zoning districts.
- **Development standards.** Revise RM-1 and RM-2 setbacks, height and lot-coverage standards as needed so maximum permitted density can be achieved.

Program 2.3 - Zoning Amendments and Procedures

- **Density Bonus.** Codify compliance with current State Density Bonus Law.
- **SB 330.** Establish a preliminary-application form and procedure or formally use the form prepared by HCD.
- **SB 35.** Establish written streamlining procedures and guidance for eligible projects under Government Code Section 65913.4 and make the materials publicly available.

The SB 330 and SB 35 forms and processing guides may be approved administratively if the ordinance delegates that task; they should nevertheless be included in the implementation record and available when the ordinance becomes effective.

Program 2.4 - Variety of Housing Types

- **Family definition.** Use a neutral definition consistent with fair-housing law and the adopted Housing Element.
- **Group homes and residential-care facilities.** Update the code's definitions, use permissions and review standards to provide the treatment required by the adopted program and current State law.
- **Employee and farmworker housing.** Update the code to provide the treatment required by the adopted program and current State employee-housing law.
- **Emergency shelters.** Update definitions and objective development and management standards, including parking standards that do not exceed those for comparable residential or commercial uses in the same zone.
- **Single-room occupancy (SRO) units.** Define SRO units and permit them in at least one appropriate district with objective standards that facilitate their development.
- **Transitional and supportive housing.** Treat these uses as residential uses subject only to the same restrictions as other residential uses of the same type, and allow supportive housing without discretionary review where required.

- **Low-barrier navigation centers.** Permit qualifying facilities by right in the zones required by Government Code Section 65662 and related State law.
- **Mobile and manufactured homes.** Allow homes on permanent foundations in the same manner and zones as conventional single-family dwellings, as required by State law.
- **Accessory dwelling units.** Update Title 9 to current State ADU and JADU law, using the citations and requirements in effect when the ordinance is introduced.

Planning Commission Authority and Required Recommendation

Government Code Section 65854 requires the Planning Commission to hold a public hearing on a proposed zoning ordinance or amendment. After the hearing, Government Code Section 65855 requires a written recommendation to the City Council that states the reasons for the recommendation and the relationship of the amendment to applicable general and specific plans. The proposed resolution supplies those reasons and consistency findings. Under Government Code Section 65856, the City Council must hold its own public hearing before acting on the amendment.

General Plan and Housing Element Consistency

The Housing Element is a mandatory element of the City's General Plan. Programs 2.2, 2.3 and 2.4 direct the City to change its zoning standards and procedures after adoption. ZTA 26-01 is therefore the implementation step contemplated by the General Plan, not a new General Plan policy choice. Program 2.2 removes parking and dimensional constraints in RM-1 and RM-2; Program 2.3 establishes required Density Bonus, SB 330 and SB 35 procedures; and Program 2.4 removes barriers to the housing types identified in the Housing Element. The consistency finding can be made if the final ordinance stays within and faithfully implements that adopted scope.

California Environmental Quality Act

The City filed a Notice of Exemption for adoption of the 2023-2031 Housing Element on May 28, 2026, under CEQA Guidelines Section 15061(b)(3) (State Clearinghouse No. 2026051130). That filing is part of the background record for ZTA 26-01.

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 height, parking, development standards, approval procedures and housing-type regulations. Those are the subjects of Programs 2.2, 2.3 and 2.4 and of ZTA 26-01. 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 26-01 statutorily exempt under Section 21080.085. The City Council will make the final CEQA determination, and the City will file a Notice of Exemption after approval. ZTA 26-01 does not approve a particular housing development; future proposals remain subject to otherwise applicable review and permitting requirements.

Public Notice and Hearing

Because portions of ZTA 26-01 affect permitted uses of real property, Government Code Section 65854(b)(2) requires notice at least 20 days before the hearing. The public hearing notice was published in the Mojave Desert News on September 16, 2026, which is 34 calendar days before the October 20, 2026 public hearing. The affidavit of publication and all notice records must be placed in the administrative record before the hearing.

Written comments received by 12:00 p.m. on October 16, 2026, will be provided to the Commission before the hearing. Comments received after that time and before the close of the public hearing will be distributed as feasible and included in the administrative record.

Fiscal Impact

Preparation, legal review and noticing have required staff and City Attorney time and publication costs. Codification and implementation will require additional staff time and costs. These are implementation costs

anticipated under the Housing Element's General Fund funding source. ZTA 26-01 does not approve a development project or commit the City to a capital expenditure.

Commission Options

- Adopt the recommended resolution.
- Recommend modifications that remain within the published notice and the adopted Housing Element scope, and direct staff to incorporate those modifications into the draft ordinance.
- Continue the hearing to a date certain and direct staff to provide additional information. Material expansion of the amendment may require revised notice and a new hearing.
- Recommend denial, identifying the reasons and the relationship to the General Plan/Housing Element. This alternative would leave adopted implementation commitments incomplete.

Attachments

1. Planning Commission Resolution No. PC 2026-10-20 (including Exhibit A - Proposed City Council Implementing Ordinance No. 26-101)
2. Public Hearing Notice and Affidavit of Publication

ATTACHMENT 1
PLANNING COMMISSION RESOLUTION

CITY OF CALIFORNIA CITY
PLANNING COMMISSION RESOLUTION NO. PC 2026-10-20

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY
RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING TEXT AMENDMENT ZTA 26-01,
IMPLEMENTING PROGRAMS 2.2, 2.3 AND 2.4 OF THE ADOPTED 2023-2031 HOUSING ELEMENT,
AND RECOMMENDING A RELATED DETERMINATION UNDER THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT**

WHEREAS, the City of California City ("City") is authorized by Government Code Section 65850 to adopt and amend zoning regulations governing the use of buildings, structures and land; and

WHEREAS, Government Code Section 65854 requires the Planning Commission to hold a public hearing on a proposed zoning ordinance or amendment, and Government Code Section 65855 requires the Planning Commission to transmit a written recommendation stating the reasons for the recommendation and the relationship of the proposed amendment to applicable general and specific plans; and

WHEREAS, on October 17, 2025, the California Department of Housing and Community Development issued a conditional-compliance letter stating that the revised Housing Element would substantially comply with State Housing Element Law once locally adopted and transmitted to HCD; and

WHEREAS, on May 5, 2026, the Planning Commission voted 3-0 to recommend adoption of the City's 2023-2031 Housing Element; and

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

WHEREAS, on May 28, 2026, the City filed a Notice of Exemption for adoption of the Housing Element under CEQA Guidelines Section 15061(b)(3), State Clearinghouse No. 2026051130, and that notice expressly states that the Housing Element adoption did not approve rezoning or physical development; and

WHEREAS, on June 5, 2026, HCD found the adopted 2023-2031 Housing Element in substantial compliance with State Housing Element Law; and

WHEREAS, Housing Element Program 2.2 commits the City to revise residential parking standards, allow up to three stories in the Multiple Family Residential Districts, High Density (RM-1 and RM-2), and review and revise (RM-1 and RM-2) setbacks, height and lot-coverage standards so maximum density can be achieved; and

WHEREAS, Housing Element Program 2.3 commits the City to codify current State Density Bonus Law and establish SB 330 preliminary-application and SB 35 streamlining procedures; and

WHEREAS, Housing Element Program 2.4 commits the City to update the family definition and regulations for group homes and residential-care facilities, employee and farmworker housing, emergency shelters, single-room occupancy units, transitional and supportive housing, low-barrier navigation centers, mobile and manufactured homes, and accessory dwelling units; and

WHEREAS, Zoning Text Amendment ZTA 26-01 ("Project") is the City-initiated amendment to Title 9 of the California City Municipal Code set forth in the proposed implementing ordinance attached to this Resolution as Exhibit A and incorporated herein by reference; and

WHEREAS, notice of the Planning Commission public hearing was published on September 16, 2026, in the Mojave Desert News at least 20 days before the hearing, and notice was otherwise provided as required by Government Code Sections 65090, 65091 and 65854, as documented in the administrative record; and

WHEREAS, on October 20, 2026, the Planning Commission held a duly noticed public hearing at which it considered the staff report, the proposed amendment, all written and oral testimony, and the entire administrative record; and

WHEREAS, Public Resources Code Section 21080.085 provides that CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element, subject to the limitations stated in that section; and

WHEREAS, ZTA 26-01 implements the height, parking, development-standard, approval-procedure and housing-type actions expressly contained in Housing Element Programs 2.2, 2.3 and 2.4, and staff recommends that the Planning Commission recommend that the City Council find the amendment statutorily exempt under Public Resources Code Section 21080.085; and

WHEREAS, the Planning Commission desires to recommend that the City Council approve ZTA 26-01 by adopting the ordinance attached as Exhibit A, subject to City Attorney approval as to form.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals and Record. The foregoing recitals are true and correct, are incorporated into this Resolution, and together with the staff report, exhibits, public testimony and materials in the administrative record constitute the basis for the Planning Commission's recommendation.

SECTION 2. CEQA Recommendation. The Planning Commission recommends that the City Council determine that ZTA 26-01 is statutorily exempt from CEQA under Public Resources Code Section 21080.085 because it implements the schedule of actions contained in the City's adopted Housing Element, which HCD has found in substantial compliance with State Housing Element Law. The City Council is the final decision-making body. A Notice of Exemption for ZTA 26-01 shall be filed after City Council approval.

SECTION 3. Findings. The Planning Commission finds that: (a) ZTA 26-01 directly implements Housing Element Programs 2.2, 2.3 and 2.4; (b) the amendment is consistent with the General Plan because the Housing Element is a mandatory element of the General Plan and the amendment carries out its adopted implementation schedule; (c) the amendment will reduce identified governmental constraints, establish State-law procedures and expand housing opportunities for a variety of household and special-needs housing types; (d) these purposes promote the public health, safety and general welfare; and (e) no specific plan has been identified as conflicting with the proposed amendment.

SECTION 4. Written Recommendation. The Planning Commission hereby recommends that the City Council approve ZTA 26-01 and adopt the implementing ordinance attached as Exhibit A. City staff and the City Attorney may make non-substantive, conforming and clerical revisions before City Council consideration. A substantive change not considered by the Planning Commission shall be processed in accordance with applicable notice and referral requirements, including Government Code Section 65857.

SECTION 5. Transmittal. The Planning Director, or designee, is directed to transmit this Resolution, the proposed implementing ordinance and the administrative record to the City Clerk for placement before the City Council at a duly noticed public hearing.

SECTION 6. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of California City at a regular meeting held on October 20, 2026, by the following vote:

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

Chair, Planning Commission

Planning Secretary

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

CITY OF CALIFORNIA CITY

ORDINANCE NO. 26-101

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY,
CALIFORNIA, AMENDING TITLE 9 (LAND USE AND DEVELOPMENT), CHAPTER 2
(ZONING), OF THE CALIFORNIA CITY MUNICIPAL CODE TO IMPLEMENT PROGRAMS
2.2, 2.3, AND 2.4 OF THE 2023–2031 HOUSING ELEMENT
(ZONING TEXT AMENDMENT ZTA 26-01)**

WHEREAS, the City of California City ("City") is a general law city authorized by Government Code sections 65800 et seq. to adopt and amend zoning regulations to protect the public health, safety, and welfare; and

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

WHEREAS, Housing Element Program 2.2 commits the City to revise residential parking standards, allow buildings up to three stories in the RM-1 and RM-2 districts, and revise applicable setbacks, height, and lot-coverage standards so that permitted multifamily density can reasonably be achieved; and

WHEREAS, Housing Element Program 2.3 commits the City to codify current State Density Bonus Law and establish procedures for preliminary applications under Senate Bill 330 and streamlined ministerial approval under Senate Bill 35; and

WHEREAS, Housing Element Program 2.4 commits the City to update the definition of family and the City's regulations for residential-care and group-home uses, employee and farmworker housing, emergency shelters, single-room occupancy units, transitional and supportive housing, low-barrier navigation centers, mobile and manufactured housing, accessory dwelling units, and junior accessory dwelling units; and

WHEREAS, this Ordinance is a City-initiated, citywide zoning-text amendment only, does not amend the zoning map, does not rezone any parcel, and does not approve any particular development; and

WHEREAS, on October 20, 2026, after notice given as required by law, the Planning Commission held a public hearing, considered the staff report and all evidence and testimony, and adopted Resolution No. PC 2026-10-20 recommending that the City Council approve ZTA 26-01; and

WHEREAS, on _____, 2026, after notice given as required by law, the City Council held a public hearing and considered the Planning Commission recommendation, staff report, proposed Ordinance, and all evidence and testimony submitted; and

WHEREAS, the City Council finds that this Ordinance is consistent with the General Plan because it directly implements the adopted Housing Element and removes governmental constraints identified in that Element; and

WHEREAS, the City Council has independently reviewed and considered the environmental determination described in Section 3 of this Ordinance before taking action.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY DOES ORDAIN
AS FOLLOWS:**

SECTION 1. RECITALS.

The foregoing recitals are true and correct and are incorporated into this Ordinance as findings of the City Council.

SECTION 2. PURPOSE AND SCOPE.

The purpose of this Ordinance is to implement Housing Element Programs 2.2, 2.3, and 2.4 by removing identified constraints on housing, establishing procedures required by State housing law, and allowing a variety of housing types through objective and ministerial processes where required.

This Ordinance amends zoning text only. It does not amend the General Plan land-use map or zoning map and does not change the zoning designation of any parcel.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT.

The City Council finds that this Ordinance is statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code section 21080.085 because it implements the schedule of actions contained in the City's adopted 2023–2031 Housing Element. The Ordinance is a citywide zoning-text amendment; it does not amend the zoning map, approve development, authorize a distribution center or oil and gas infrastructure, or rezone natural and protected lands. The City Clerk is directed to file a Notice of Exemption following adoption of this Ordinance.

SECTION 4. SECTION 9-2.108 (DEFINITIONS) AMENDED.

Section 9-2.108 of Article 1 of Chapter 2 of Title 9 is amended by deleting the existing definitions of "Emergency Shelter," "Family," "Second Unit Housing," "Supportive Housing," and "Transitional Housing" and adding the following definitions in alphabetical order. Definitions not expressly amended remain unchanged and may be renumbered editorially by the codifier:

ACCESSORY DWELLING UNIT (ADU). An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons, is located on a lot with a proposed or existing primary residence, and includes permanent provisions for living, sleeping, eating, cooking, and sanitation. The term has the same meaning as Government Code section 66313, as amended.

EMERGENCY SHELTER. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, and where no individual or household may be denied emergency shelter because of an inability to pay. The term includes other interim interventions, including a navigation center, bridge housing, respite care, recuperative care, and all services provided onsite, consistent with Government Code section 65583, subdivision (a)(4), and Health and Safety Code section 50801, as amended.

EMPLOYEE HOUSING. Housing accommodations provided for employees as defined in Health and Safety Code section 17008, as amended, including housing for agricultural employees.

FAMILY. One or more persons living together in a dwelling unit as a single housekeeping unit with common access to and common use of living, kitchen, and eating areas. The definition does not distinguish between related and unrelated persons and imposes no numerical limitation based on familial or nonfamilial relationship.

JUNIOR ACCESSORY DWELLING UNIT (JADU). A residential unit that is no more than 500 square feet in size and contained entirely within a proposed or existing single-family residence, and that includes an efficiency kitchen and otherwise meets Government Code section 66313, as amended.

LOW-BARRIER NAVIGATION CENTER. A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing, and that meets Government Code sections 65660 through 65666, as amended.

MOBILEHOME OR MANUFACTURED HOME. "Manufactured home" has the same meaning as in Health and Safety Code section 18007, as amended, and "mobilehome" has the same meaning as in Health and Safety Code section 18008, as amended. The term does not include a recreational vehicle, commercial coach, commercial modular unit, or factory-built housing, as those terms are separately defined by State law.

RESIDENTIAL CARE FACILITY OR GROUP HOME. A residential facility, including a community care facility as defined in Health and Safety Code section 1502, whether licensed by the State or otherwise protected by State or federal law, that provides twenty-four-hour nonmedical care, supervision, personal services, habilitation, or support to persons residing in the facility. The term includes residential-care facilities for the elderly, alcoholism or drug-abuse recovery or treatment facilities, and similar residential facilities.

SINGLE-ROOM OCCUPANCY UNIT (SRO). For purposes of this Chapter, a residential dwelling unit intended for occupancy by one or two persons that contains a sleeping and living area and may contain a private kitchen or bathroom, or may share kitchen or bathroom facilities with other units in the same building. An SRO is not a hotel or motel room offered for transient occupancy.

SUPPORTIVE HOUSING. Housing with no limit on length of stay that is occupied by a target population and linked to onsite or offsite services that assist residents in retaining housing, improving health, and maximizing their ability to live and work in the community. The term has the same meaning as Government Code section 65582, as amended.

TRANSITIONAL HOUSING. Buildings configured as rental housing developments that operate under program requirements calling for termination of assistance and recirculation of the assisted unit to another eligible participant at a predetermined future point in time that is no less than six months after the beginning of assistance. The term has the same meaning as Government Code section 65582, as amended.

USE BY RIGHT. A use designated as permitted or permitted by right in the applicable zoning district under this Chapter, or that State law requires the City to allow by right. Review of a use by right does not require a conditional use permit, planned development permit, or other discretionary local approval. A use by right may be subject only to the objective, written standards and ministerial review authorized by State law.

SECTION 5. SECTION 9-2.208(a)(2) (MULTIFAMILY PARKING) REPLACED.

The introductory paragraph and subparagraphs (i) and (ii) of subsection (a)(2) of Section 9-2.208 of Article 2 of Chapter 2 of Title 9 are repealed and replaced to read:

(2) Multiple-family dwellings. The minimum off-street parking required by the City for a multiple-family dwelling shall be as follows, except where a lower requirement or prohibition on minimum parking is imposed by State law: (A) studio unit, one space per dwelling unit; (B) one-bedroom unit, one and one-half spaces per dwelling unit; (C) two-bedroom unit, two spaces per dwelling unit; and (D) unit with three or more bedrooms, two spaces per dwelling unit.

(i) Fractional parking requirements shall be aggregated for the entire development and rounded up once to the next whole space. No covered-parking or additional guest-parking minimum is required. Accessible parking and electric-vehicle spaces shall be provided as required by the California Building Standards Code.

(ii) This paragraph does not authorize a parking requirement prohibited by Government Code sections 65863.2, 65915, 66314 through 66323, or other applicable State law.

SECTION 6. SECTION 9-2.301 (HEIGHT AND YARDS) AMENDED.

Section 9-2.301 of Article 3 of Chapter 2 of Title 9 is amended by adding subsection (f) to read:

(f) Notwithstanding subsections (a) through (c) or any conflicting provision of this Chapter, a multiple-family building in the RM-1 or RM-2 district may be constructed by right, up to three stories, provided that the overall building height does not exceed 45 feet. No special permit or other discretionary approval is required solely because the building exceeds two and one-half stories. The minimum yards for a multiple-family development in the RM-1 or RM-2 district are: front yard, 10 feet; interior side yard, five feet; street-side yard, 10 feet; and rear yard, five feet. A garage or carport entrance facing a street shall be set back at least 15 feet from the street property line. Applicable building- and fire-code separation requirements continue to apply.

SECTION 7. SECTION 9-2.1003 (RM-1 DEVELOPMENT STANDARDS) AMENDED.

Subsections (d) and (e) of Section 9-2.1003 of Article 10 of Chapter 2 of Title 9 are repealed and replaced to read:

(d) The maximum lot area covered by structures shall be 60 percent of the area of the site or lot.

(e) The height and yard standards for a multiple-family development in the RM-1 district are those stated in Section 9-2.301(f). A development standard shall not be applied to physically preclude the density permitted by the RM-1 district where State law requires a waiver or reduction.

SECTION 8. SECTION 9-2.1103 (RM-2 DEVELOPMENT STANDARDS) AMENDED.

Subsections (d) and (e) of Section 9-2.1103 of Article 11 of Chapter 2 of Title 9 are repealed and replaced to read:

(d) The maximum lot area covered by structures shall be 60 percent of the area of the site or lot.

(e) The height and yard standards for a multiple-family development in the RM-2 district are those stated in Section 9-2.301(f). A development standard shall not be applied to physically preclude the density permitted by the RM-2 district where State law requires a waiver or reduction.

SECTION 9. SECTION 9-2.307 (ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS) REPLACED.

Section 9-2.307 of Article 3 of Chapter 2 of Title 9 is repealed in its entirety and replaced to read:

Sec. 9-2.307. Accessory dwelling units and junior accessory dwelling units.

(a) Purpose. This section establishes a ministerial process for accessory dwelling units and junior accessory dwelling units consistent with Government Code sections 66310 through 66342, as amended.

(b) Permitted locations. An ADU is permitted on a lot zoned to allow single-family or multiple-family dwelling residential use that contains a proposed or existing dwelling. A JADU is permitted on a lot zoned for single-family residential use with a proposed or existing single-family residence, as required by State law.

(c) Application review and decision.

(1) Within 15 business days after receiving an application for an ADU or JADU, the City shall provide written notice stating whether the application is complete. An incomplete notice shall list each incomplete item and describe how the application may be made complete. The City shall not add a new completeness item when reviewing a resubmittal that addresses the listed items. If the City does not issue a timely completeness determination, the application is deemed complete, as provided by Government Code section 66317.

(2) If an existing single-family or multiple-family dwelling is on the lot, the City shall approve or deny a complete application ministerially, without discretionary review or a hearing, within 60 days after receiving the complete application. If the City does not approve or deny the complete application within that period, the application is deemed approved. An application submitted with an application for a new primary dwelling may be processed on the schedule authorized by State law. An applicant-requested delay, tolls the applicable period.

(3) If the City denies an application, it shall provide, within the applicable decision period, a complete written list of each defective or deficient item and a description of how the applicant may remedy it.

(4) An applicant may appeal, in writing to the City Council, a determination that an application is incomplete or a decision denying an application. The City Council shall issue a final written determination, no later than 60 business days after receipt of the written appeal, consistent with Government Code section 66317(d).

(d) State standards incorporated. Government Code sections 66310 through 66342, including required unit categories, maximum local standards, setbacks, height, size, parking exemptions, utility rules, impact-fee rules, rental restrictions, and owner-occupancy rules, are incorporated by reference and govern each application. No provision of this Code shall be applied to prohibit a unit State law requires the City to approve.

(e) Objective local standards. An ADU or JADU is subject only to objective standards authorized by State law. A local standard shall not be applied if it would physically preclude an ADU of at least 800 square feet with four-foot side and rear setbacks and the height allowed by State law, or if State law otherwise prohibits the standard.

(f) Parking. Parking shall not exceed one space per ADU or bedroom, whichever is less, and no parking shall be required where prohibited by Government Code section 66322 or other State law.

Replacement parking shall not be required when a garage, carport, or parking space is demolished or converted for an ADU.

(g) Administration. The Planning Director and Building Official may prepare forms, checklists, and written procedures consistent with this section and State law. Those administrative materials shall not add a discretionary approval or substantive standard not authorized by law.

(h) Conflict and automatic conformity. If this section conflicts with controlling State ADU or JADU law, State law controls and this section shall be interpreted and administered to conform automatically to the State requirement. The invalidity of a local provision does not affect the City's obligation to process applications under State law.

SECTION 10. SECTION 9-2.215 (MANUFACTURED HOMES) AMENDED.

Subsections (a)(1), (b)(1), and (c) of Section 9-2.215 of Article 2 of Chapter 2 of Title 9 are repealed and replaced to read:

(a)(1) "Manufactured home" includes a manufactured home as defined in Health and Safety Code section 18007, as amended, and a mobilehome as defined in Health and Safety Code section 18008, as amended. The term does not include a recreational vehicle, commercial coach, commercial modular unit, or factory-built housing, as those terms are separately defined by State law.

(b)(1) A manufactured home certified under applicable federal and State standards and installed on a foundation system pursuant to Health and Safety Code section 18551 is permitted on every lot zoned for a conventional single-family dwelling.

(c) Site and development standards.

(1) Except for architectural requirements expressly authorized by Government Code section 65852.3, a manufactured home and the lot on which it is placed are subject only to the same development standards, permit procedures, fees, and conditions that apply to a conventional single-family dwelling on the same lot.

(2) The manufactured home shall be installed on a foundation system pursuant to Health and Safety Code section 18551 and shall comply with applicable federal and State certification, building, fire, and installation requirements.

(3) Any architectural requirement imposed on the manufactured-home structure itself, exclusive of a requirement for an additional enclosure, is limited to roof overhang, roofing material, and siding material. A roofing- or siding-material requirement shall not exceed the requirement imposed on a conventional single-family dwelling constructed on the same lot.

(4) No development or architectural standard shall be applied in a manner that precludes a manufactured home from being installed as a permanent residence.

(5) A commercial modular unit remains subject to subsection (b)(2), the development standards of the applicable zoning district, and applicable State law.

SECTION 11. SECTION 9-2.1903 (EMERGENCY SHELTERS) REPLACED.

Section 9-2.1903 of Article 19 of Chapter 2 of Title 9 is repealed and replaced to read:

Sec. 9-2.1903. Development Standards—Emergency Shelters.

(a) Emergency shelters, including the interim interventions and onsite services included in the definition in Section 9-2.108, are a permitted use by right in the C-5 district. No conditional use permit, variance, operations-plan approval, or other discretionary zoning approval is required.

(b) An emergency shelter is subject to the objective development standards applicable to other permitted development in the C-5 district and only the following objective operational standards:

(1) The maximum nightly occupancy is 30 persons, excluding staff.

(2) Off-street parking shall be sufficient for employees working during the largest shift and shall not exceed the parking required for other residential or commercial uses in the C-5 district. No parking is required based on the number of shelter beds or clients.

(3) Exterior waiting and intake areas shall be located on the shelter site and shall not obstruct a public sidewalk or required vehicle-access area. Interior waiting and intake space shall be provided when intake occurs during inclement weather.

(4) Onsite management shall be present whenever the shelter is open to clients.

(5) A new emergency shelter shall be at least 300 feet from another emergency shelter, measured from property line to property line.

(6) An individual client's stay may not exceed six months in a 12-month period, unless a longer stay is required by State law.

(7) Exterior lighting shall comply with the objective lighting standards otherwise applicable in the C-5 district and shall illuminate pedestrian entrances and onsite waiting areas.

(8) The operator shall provide security during the hours the emergency shelter is in operation. Any security standard applied by the City shall be objective, written, and no more restrictive than authorized by Government Code section 65583(a)(4).

(c) No standard in this section shall be interpreted or applied to require more than Government Code section 65583, subdivision (a)(4), authorizes. If a standard conflicts with that statute, the statute controls.

SECTION 12. ARTICLE 30 (HOUSING IMPLEMENTATION) ADDED.

Article 30 is added to Chapter 2 of Title 9 to read as follows:

ARTICLE 30. HOUSING ELEMENT AND STATE HOUSING LAW IMPLEMENTATION

Sec. 9-2.3000. Purpose, application, and controlling law.

(a) This article implements Housing Element Programs 2.2, 2.3, and 2.4 and establishes local procedures for housing uses and applications governed by State law.

(b) A housing use or development entitled to ministerial approval or use-by-right treatment under State law shall not require a conditional use permit, planned development permit, variance, public hearing, or other discretionary zoning approval.

(c) An application governed by this article is subject to the statutes in effect when the application is submitted or on the date otherwise specified by State law. A later State-law amendment controls automatically to the extent it preempts or conflicts with this Code.

(d) The Planning Director may adopt forms and written administrative procedures that implement, but do not narrow, an applicant's rights under this article or State law.

Sec. 9-2.3001. State Density Bonus Law.

(a) A qualifying housing development is entitled to the density bonus, incentives or concessions, development-standard waivers or reductions, and parking ratios required by Government Code sections 65915 through 65918, as amended ("State Density Bonus Law"). State Density Bonus Law is incorporated by reference and controls over a conflicting City standard.

(b) A density-bonus application may be submitted with the underlying housing-development application. The Planning Director shall maintain and publish a list of required application materials that is limited to information reasonably necessary to establish eligibility, calculate the bonus and parking ratio, evaluate requested incentives or concessions and waivers or reductions, and document affordability restrictions.

(c) The City shall determine completeness and provide the determinations and timelines required by Government Code section 65915 and the Permit Streamlining Act. The decision-making body for the underlying application shall act on the density-bonus request. If the underlying application is ministerial, the Planning Director shall act ministerially on the density-bonus request.

(d) A requested incentive, concession, waiver, reduction, or parking ratio shall be granted unless the City makes the specific written finding authorized by State Density Bonus Law and supported by the evidence State law requires. The City bears the burden of proof where State law so provides.

(e) Before issuance of a building permit, the applicant shall execute and record an affordability agreement in a form approved by the City Attorney when State law requires affordability restrictions.

Sec. 9-2.3002. SB 330 preliminary applications.

(a) The City shall accept the standardized preliminary-application form and information prescribed by Government Code section 65941.1, as amended, together with the applicable processing fee.

(b) A preliminary application is submitted and has the vesting and review consequences provided by Government Code sections 65589.5, 65905.5, 65940, 65941.1, and other applicable provisions of the Housing Crisis Act of 2019. Staff shall not require information beyond that authorized by State law as a condition of preliminary-application submission.

(c) The Planning Director shall publish a preliminary-application form, fee, submittal instructions, and post-submittal checklist and shall administer all completeness notices and deadlines required by State law.

Sec. 9-2.3003. SB 35 streamlined ministerial approval.

(a) A development that qualifies under Government Code section 65913.4, as amended, shall be processed through the streamlined ministerial approval process required by that section and shall not be subject to a conditional use permit or other discretionary local approval.

(b) Review is limited to determining compliance with the objective planning standards, objective design-review standards, and other requirements that State law permits the City to apply. Design review, if any, shall be objective, strictly focused on compliance, and completed within the statutory time.

(c) The Planning Director is the reviewing authority and shall issue all notices and determinations within the timelines established by State law. A failure to act has the consequence provided by State law.

(d) Nothing in this section authorizes the City to impose a standard, condition, hearing, or review procedure inconsistent with Government Code section 65913.4.

Sec. 9-2.3004. Residential-care facilities and group homes.

(a) A State-licensed residential-care facility or group home serving six or fewer residents shall be treated as a residential use of the same type as the dwelling structure and is permitted by right in every residential zone in which that dwelling type is permitted. It is subject only to the same zoning standards, permit procedures, and fees applicable to that dwelling, consistent with Health and Safety Code sections 1267.8, 1566.3, 1568.0831, and other applicable State law. Residents do not include the licensee, members of the licensee's family, or facility staff where excluded by State law.

(b) A residential-care facility or group home serving seven or more residents is permitted by right in every zone that permits a residential use of the same building type. It is subject only to the same objective standards, permit procedures, and fees applicable to that residential use in the same zone. No standard or condition shall regulate the use based on the number of unrelated residents, familial status, disability, source of income, or receipt of services.

(c) Nothing in this section limits a person's right to request a reasonable accommodation under federal or State fair-housing law or the City's reasonable-accommodation procedure.

Sec. 9-2.3005. Employee and farmworker housing.

(a) Employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure and residential use and is permitted wherever a single-family dwelling of the same type is permitted. No conditional use permit, variance, zoning clearance, fee, or standard shall be required that is not required of the same family dwelling, consistent with Health and Safety Code section 17021.5.

(b) Employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural use and is permitted in every zone that permits agricultural uses, subject only to the same nondiscretionary

zoning requirements applicable to other agricultural activities in that zone, consistent with Health and Safety Code section 17021.6.

(c) Employee housing remains subject to the permit-to-operate and health and safety requirements of the Employee Housing Act.

Sec. 9-2.3006. Single-room occupancy housing.

(a) An SRO building is a residential use permitted by right in the RM-1 and RM-2 districts.

(b) An SRO building is subject to the objective development standards applicable to a multifamily building in the same district, except that: (1) an individual SRO unit may share kitchen or bathroom facilities; (2) no minimum dwelling-unit floor area in this Code applies if the unit complies with the California Building Standards Code; and (3) the City shall require no more than one off-street parking space per SRO unit, subject to any lower requirement or prohibition imposed by State law.

(c) A building containing four or more SRO units may be reviewed administratively for objective Code compliance in the same manner as a multifamily site plan. No conditional use permit or public hearing is required.

Sec. 9-2.3007. Transitional and supportive housing.

(a) Transitional housing and supportive housing are residential uses and shall be permitted in any zone that allows the dwelling type in which the housing is configured, subject only to the standards and permit procedures applicable to that dwelling type in the same zone. For purposes of this subsection, dwelling type means the physical residential form of the proposed housing, such as a single-family dwelling, duplex, or multiple-family dwelling. A condition may not be imposed based on the provision of services, the target population, or the transitional or supportive nature of the housing.

(b) A supportive-housing development that qualifies under Government Code section 65651, as amended, is a use by right in zones where multiple-family and mixed uses are permitted, including nonresidential zones permitting multiple-family uses. Review shall be ministerial and limited to the objective standards applicable to other multiple-family development in the same zone.

(c) Supportive and transitional housing shall not be subject to parking requirements greater than those applicable to the dwelling type in which the housing is configured, such as a single-family dwelling, duplex, or multiple-family dwelling, and any lower State-law parking requirement controls.

Sec. 9-2.3008. Low-barrier navigation centers.

(a) A low-barrier navigation center that meets Government Code sections 65660 through 65666 is a use by right in each mixed-use zone and each nonresidential zone in which multifamily uses are permitted.

(b) The Planning Director shall ministerially verify whether the proposed center satisfies Government Code section 65662, as amended, including a services plan identifying staff, participation in the applicable coordinated entry system, compliance with Housing First requirements, and a system for entering information into the local Homeless Management Information System. No conditional use permit, discretionary review, or public hearing is required.

(c) The City shall act on a complete application within the period required by Government Code section 65664, as amended. A standard or condition not authorized by State law shall not be imposed.

Sec. 9-2.3009. Ministerial and objective review.

(a) When this article or State law requires ministerial approval, staff shall approve the application if it complies with the applicable objective, written standards. Personal or subjective judgment shall not be used to deny or condition the application.

(b) If another provision of this Code requires site-plan review for a use that this article or State law makes ministerial or by right, that review shall be limited to determining compliance with applicable objective, written standards and shall not require a discretionary permit or public hearing.

(c) Nothing in this article eliminates compliance with the California Building Standards Code, fire code, subdivision requirements, or other uniformly applicable health and safety requirements, except to the extent State law requires otherwise.

SECTION 13. CONSISTENCY AND CONFLICT.

The City Council intends this Ordinance to be interpreted consistently with the adopted Housing Element and controlling State and federal housing law. If a provision of this Ordinance conflicts with a mandatory provision of State or federal law, the mandatory law controls and the conflicting local provision shall not be enforced. The Planning Director may issue written administrative guidance necessary to conform City procedures to a change in State law, but a substantive local zoning change shall be adopted by ordinance.

SECTION 14. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, the decision shall not affect the validity of the remaining portions. The City Council declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, and portion irrespective of the fact that any one or more portions may be declared invalid or unconstitutional.

SECTION 15. EFFECTIVE DATE.

This Ordinance shall take effect 30 days after its final passage pursuant to Government Code section 36937.

SECTION 16. PUBLICATION AND CODIFICATION.

The City Clerk shall certify the adoption of this Ordinance and cause it, or a summary of it, to be published in the manner required by Government Code section 36933. The City Clerk and codifier may make non-substantive formatting, numbering, cross-reference, capitalization, and punctuation corrections that do not alter the meaning of the Ordinance.

SECTION 17. TRANSMITTAL.

The City Clerk or Planning Director shall submit a copy of this adopted Ordinance to the California Department of Housing and Community Development within 60 days after adoption, as required by Government Code section 66326, and shall provide any other implementation materials requested by the Department.

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

Dr. Marquette Hawkins, Mayor

ATTEST:

APPROVED AS TO FORM:

John Paul Maier, City Clerk

Victor Ponto, City Attorney

CITY CLERK'S CERTIFICATION

STATE OF CALIFORNIA)

COUNTY OF KERN) ss.

CITY OF CALIFORNIA CITY)

I, _____, City Clerk of the City of California City, California, certify that Ordinance No. 26-101 was introduced at a regular meeting of the City Council held on _____, 2026, and was passed and adopted at a regular meeting held on _____, 2026, by the following roll-call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Paul Maier, City Clerk

**CITY OF CALIFORNIA CITY
PLANNING COMMISSION
DEPARTMENT REPORT**

Date: October 20, 2026

To: Honorable Chair and Members of the Planning Commission

From: Anu Doravari, Planning Director

Subject: Planning Department Project Status Report - September 1-30, 2026

Project status identifies completed Planning reviews and the party responsible for each next action. Future hearings are subject to required notice and agenda confirmation.

A. Active Planning Projects

Project / Case	Planning Department status	Next action required from
West Mojave Renewables / SPR 26-02, CUP 26-01 <i>Location: Neuralia Rd. & Washburn Blvd.; APN 302-303-01</i>	Staff comments and CEQA requirements communicated.	Applicant / consultants - outstanding technical materials; City coordination as received.
Nissi Restaurant & Bakery / SPR 26-06, LM 26-01 <i>Location: California City Blvd.; APNs 213-232-06 and 213-232-07</i>	Reviewed; Director's Hearing scheduled October 26, 2026.	City - conduct Director's Hearing.
Hyundai - tire/suspension testing / SPR 26-07 <i>Location: 5759 Highway 58</i>	Planning and CEQA direction issued.	Applicant - respond and provide outstanding documentation.
Hyundai - equipment storage / SPR 26-08 <i>Location: 5759 Highway 58</i>	Planning comments and CEQA direction issued.	Applicant - respond and provide outstanding documentation.
Verizon communications tower / CUP 26-02 <i>Location: Neuralia Rd. & Bay Ave.</i>	Comments issued; second-round materials reviewed.	Applicant - address outstanding comments.
Kern County communications tower / CUP 25-01 <i>Location: Galileo Hill / City lease area</i>	CUP and associated permit/CEQA requirements identified.	Applicant / agency - outstanding materials for hearing readiness.

B. Administrative Approvals and Hearings

Project	Action	Status / Date
Six-unit multifamily / SPR 25-16 8249 Catalpa Ave.	Director's Hearing	Approved September 24, 2026; subject to conditions

C. Upcoming Planning Commission Items

The following items require Commission consideration. Hearing dates for pending CUPs depend on applicant submissions and completion of review and noticing.

Case No.	Project / Item	Status
CUP 26-01	West Mojave Renewables - Solar PV	Pending applicant requirements
CUP 26-02	Verizon Communications Tower	Pending applicant requirements
CUP 25-01	Kern County Public Safety Communications Tower	Pending outstanding requirements
ZTA 26-01	Housing Element Implementation Amendments	Scheduled October 20, 2026
TBD	Subsequent Zoning Text Amendments	Targeting November 17, 2026

D. Policy, Funding and Department Operations

Work item	September 2026 update
Caltrans grant / General Plan	The City submitted a Caltrans grant proposal in September requesting approximately \$500,000 for General Plan and transportation/mobility planning. Funding has not yet been awarded.
Housing Element implementation	ZTA 26-01 materials prepared for Commission consideration. Further amendments will be scheduled as ready.
iWorQ planning permitting portal	The Planning permitting system and workflows have been built. The portal is active on the City website for browsing. Once operational intake begins, applicants will be directed to submit applications and materials through the portal.
Regulatory fee study	Planning completed the requested worksheets and provided operational information to the consultant team.

E. Commission-Requested Updates

Topic	Status
Approval pathways	CUPs and zoning amendments require Planning Commission action; Director and staff approvals are reported separately. Ministerial actions are identified when applicable.
General Plan / State law	General Plan status and Caltrans grant activity are summarized above. Housing Element zoning amendments address identified State-law requirements; additional code updates will be coordinated with the City Attorney.

F. Financial Summary - September 2026

PLANNING REVENUE — NON-REIMBURSABLE			
Fee Category	September 2026	YTD thru Aug. 31	Provisional YTD
CUP / TUP	\$0.00	\$3,622.00	\$3,622.00
Lot Merger / LLA	\$0.00	\$1,375.00	\$1,375.00
SPR Major / Minor / Remodel	\$0.00	\$11,325.00	\$11,325.00
Minor Variance	\$250.00	\$250.00	\$500.00
Zone Text Amendments / ZVL	\$0.00	\$750.00	\$750.00
Environmental / CEQA / NOE	\$0.00	\$4,911.00	\$4,911.00
TOTAL	\$250.00	\$22,233.00	\$22,483.00
SEPTEMBER COLLECTED \$250.00			
PROVISIONAL 2026 YTD \$22,483.00			

THANK YOU