



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

**TUESDAY, September 15, 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: September 15, 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: 8.18.2026

8. DEPARTMENT REPORT

9. INFORMATION ITEM

General Plan Status Update

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

August 18, 2026

CALL TO ORDER

Chair Brottlund called the meeting to order.

ROLL CALL

Present: Chair Brottlund; Vice Chair Coleman; Commissioner Perez; Commissioner White.

Absent: Vice Chair Cantrell.

Commissioner White was sworn in.

STAFF PRESENT

Planning Consultant: Anu Doravari

City Clerk: John Maier

ACA Lopez

PLEDGE OF ALLEGIANCE AND INVOCATION

Pledge of Allegiance led by Chair Brottlund; invocation by Pastor Rob Troutman.

ADOPT THE AGENDA

MOTION CARRIED 4-0 TO ADOPT THE AGENDA.

DISCLOSURE OF SITE VISITS AND EX PARTE CONTACTS

Commissioner White and Chair Brottlund reported no site visits. Commissioner Perez reported a site visit at these locations 83rd & Catalpa, 82nd & Catalpa. Vice Chair Coleman reported a site visit at these locations 83rd & Catalpa, 82nd & Catalpa and the Hyundai Track.

PUBLIC BUSINESS FROM THE FLOOR

None. No action taken.

CONSENT CALENDAR

MOTION CARRIED 4-0 TO APPROVE THE MAY 5, 2026 AND JULY 7, 2026 PLANNING COMMISSION MINUTES.

DEPARTMENT REPORT

Planning Director Anu Doravari provided an update on active projects, solar and battery-storage inquiries, site plan reviews, the proposed hemp operation, the Desert Song church expansion, the South Loop / California City Boulevard rezoning study, the General Plan request for proposals, and zoning-code updates. No action taken.

COMMISSIONER COMMENTS

Commissioners asked about SPR 26-06, hemp and cannabis regulation, and the South Loop / California City Boulevard rezoning proposal. The Planning Director stated that the rezoning proposal will return to the Commission.

The Chair requested a General Plan status update at the next meeting. The City Attorney discussed ongoing coordination with Planning on code and General Plan updates and clarified that the Municipal Code may be amended as needed, while General Plan amendments are subject to statutory limits. No action taken.

ADJOURNMENT

MOTION CARRIED 4-0 TO ADJOURN (BROTTLUND, COLEMAN, PEREZ, WHITE - YES; CANTRELL - ABSENT).



PLANNING COMMISSION SEPTEMBER 15, 2026 DEPARTMENT REPORT

To: Honorable Chair and Members of the Planning Commission
From: Anu Doravari, Planning Director
Subject: Planning Department Project Status Report - August 2026

A. Active Planning Projects

Project Number	Application Type	Project / Description	Location	Current Status / Next Step
SPR 25-01	Major Site Plan Review	6-Unit Apartment Complex	83rd St. & Catalpa Ave.	Final comments issued; revised plans pending. Director's Hearing to follow design-review coordination.
SPR 25-16	Major Site Plan Review	6-Unit Apartment Complex	Catalpa Ave. & 82nd St.	Site Plan comments issued; revised plans pending.
SPR 26-02 / CUP 26-01	Major Site Plan Review / Conditional Use Permit	West Mojave Renewables - Community-Scale Solar PV	APN 302-303-01; 27.46 acres	Staff comments and CEQA coordination continue, including disturbance acreage, trenching, screening, slat maintenance, and glare review.
SPR 26-06 / LM 26-01	Major Site Plan Review / Lot Merger	Nissi Restaurant and Bakery	APNs 213-232-06 and 213-232-07	Corrections issued; revised plans received; Under staff review.
SPR 26-07	Major Site Plan Review	Hyundai - Automotive Tire and Suspension Testing / Tire Storage	5759 Highway 58	Planning and CEQA direction issued; applicant documentation received. Under review.
SPR 26-08	Major Site Plan Review	Hyundai - Metal Equipment Storage Building	5759 Highway 58	Planning and CEQA direction issued; applicant documentation received. Under review.
CUP 25-01	Conditional Use Permit	Kern County Public Safety Radio / Communications Tower	Galileo Hill / City lease area	City lease approved by City Council; CUP and related permit/CEQA conditions remain in process.
MV 26-01	Minor Variance	Residential - Variance	Bancroft Drive	Denied per Public Works and Planning Reviews
CUP 26-02	Cell Tower	Verizon Tower	Neuralia and Bay Ave	Under staff review

B. Pre-Application / Inquiry Stage - No Formal Paid Application

Stage	Project / Description	Location	Status
Pre-Application	Hemp / Industrial Proposal	APN 302-303-02	Pre-application discussion only; no formal paid application or CEQA review proceeding.
Pre-Application	600 MWh Standalone Battery Energy Storage System	Hacienda Blvd. near SCE substation	Zoning and entitlement discussion only; no formal paid application or deposit being processed.
Pre-Application	M-1 Outdoor Storage Yard	M1 property	Preliminary zoning and entitlement guidance only; no formal paid application or deposit being processed.
Pre-Application	Frank Carver - Concrete Manufacturing Facility	M1 property	Record and permit-status review continuing; prior approvals and permit history are being confirmed.
Pre-Application	Desert Song Foursquare - Variance / Site Plan Review	Hacienda Blvd	Formal coordinated applications and required fees have not been received; parcel and parking configuration remain under preliminary review.

C. Policy and Work Program Updates

Work Area	August 2026 Update
General Plan	Staff is preparing a focused update strategy for the Open Space and Safety Elements and will coordinate the RFP and funding approach with City management.
Housing Element Implementation	Staff is organizing related zoning-text amendments and preparing the October 20, 2026 Planning Commission hearing process, including staff reports, ordinance materials, notice, and legal review.

PLANNING RECAP — AUGUST 2026

NEW / FILED PROJECTS

Project Type	August	2026 YTD	Basis
CUP / TUP	0	3	CUP 26-01; TUP 26-01; TUP 26-02
Lot Merger / LLA	0	1	LM 26-01
SPR Major	0	5	SPR 26-02, 26-03, 26-06, 26-07, 26-08
SPR Minor	1	3	SPR Minor 26-02; SPR 26-05; SPR 26-09
TOTAL	1	12	Formal filed cases

APPROVED / COMPLETED

Project Type	August	2026 YTD	Basis
CUP / TUP	0	3	CUP 25-02; TUP 26-01; TUP 26-02
Lot Merger / LLA	1	1	LM 26-01 — City review complete
SPR Major	0	1	SPR 26-03 — KK Park
SPR Minor	1	3	SPR 25-09; SPR Minor 26-02; SPR 26-09
TOTAL	2	8	Verified actions

PLANNING REVENUE — NON-REIMBURSABLE

Fee Category	August 2026	YTD thru Jul 31	Provisional YTD
CUP / TUP	\$2,061.00	\$1,561.00	\$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	\$0.00	\$250.00
Zone Text Amendments / ZVL	\$0.00	\$750.00	\$750.00
Environmental / CEQA / NOE	\$0.00	\$4,911.00	\$4,911.00
TOTAL	\$2,311.00	\$19,922.00	\$22,233.00

AUGUST COLLECTED \$2,311.00

PROVISIONAL 2026 YTD \$22,233.00

Revenue note: August \$2,311.00 is the amount reported in Planning tracking. YTD \$22,233.00 is provisional and should be reconciled to Finance records.



PLANNING COMMISSION

SEPTEMBER 15, 2026

Information Item

TO:	Honorable Chair and Members of the Planning Commission
FROM:	Anu Doravari, Planning Director
SUBJECT:	General Plan Status Update
REQUEST:	Receive and file the update. Commissioners may comment on local priorities.

RECOMMENDATION

Staff recommends that the Planning Commission receive and file this informational update. No consultant contract, funding authorization, or other action is requested at this meeting.

SUMMARY

California City's 2009–2028 General Plan remains the City's adopted policy framework. The 2023–2031 Housing Element was adopted in May 2026. Staff is reviewing the remaining elements to identify updates that may be needed, with initial attention to the Open Space and Safety Elements. This report summarizes that review and the related work plan.

Staff is developing a focused work program that builds on completed work and allows each task to be scoped and priced separately. A broader update can be considered later if the City determines that additional work is needed and resources are available.

GENERAL PLAN STATUS

ELEMENT	CURRENT STATUS	STAFF WORK PLAN
Housing	Complete	Implement the adopted Housing Element and related implementation measures.
Open Space	Under review	Identify updates related to parks and open space, climate resilience, habitat, and implementation actions.
Safety	Under review	Review fire, flood, evacuation, climate, and other hazard policies against current requirements.
Environmental Justice	Review completed work	Confirm whether any additional items are needed following Housing Element and SB 1000 work.
Other Elements	Scope to be confirmed	Review for consistency and identify any targeted changes or new State requirements.

STAFF WORK PLAN

- 1. Complete the staff review.** Confirm the elements and tasks that should be included.
- 2. Prepare a request for proposals.** Describe required and optional tasks separately and request task-based pricing.
- 3. Evaluate funding options.** Match grant applications to eligible tasks and identify any City contribution.
- 4. Present next steps.** Return the proposed scope, consultant selection, contract amount, and funding source through the City's approval process, if needed.

POTENTIAL FUNDING SOURCES

POTENTIAL SOURCE	POSSIBLE USE	STAFF FOLLOW-UP
TCC Planning Grant	Climate, resilience, environmental justice, and community planning components; up to \$300,000; due September 30, 2026.	Review eligibility, project partners, resolution, and application requirements. Funding would support only eligible tasks.
Caltrans planning grant	Transportation planning for circulation, mobility, fewer vehicle trips, and coordination with land use. Due October 9, 2026.	Evaluate with Kern COG and Caltrans District 9. Funding would support only the eligible transportation portion.
Road safety assistance	Safety Navigator assistance and possible later Highway Safety Improvement Program funding. Current deadline: November 2, 2026.	Consider for roadway-safety implementation work separate from the General Plan scope.

Regional coordination. Staff will contact Kern COG regarding any current planning assistance or regional funding programs.

COMMISSION COMMENTS

Commissioners may provide comments on local priorities for staff to consider while completing the work plan.

NEXT STEP

Following Commission comments, staff will complete the work plan, confirm grant eligibility and deadlines, and return any proposed solicitation, consultant agreement, or funding request through the appropriate approval process.

Key references: California Government Code Sections 65302, 65564, and 65565.5; City of California City General Plan 2009–2028; adopted 2023–2031 Housing Element; current SGC and Caltrans grant materials.