PLANNING COMMISSION MEETING OF THE
CITY OF CALIFORNIA CITY

TUESDAY, November 17, 2026 @ 6:00 PM
VIDEO CONFERENCE/IN-PERSON
21000 HACIENDA BLVD., CALIFORNIA CITY, CA 93505

If you need special assistance to participate in this meeting, please contact the planning department at (760) 373-7141 or via email at planning@californiacity-ca.gov. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 American Disabilities Act Title II).

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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: November 17, 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: 10.20.2026

8. **DEPARTMENT REPORT**

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

October 20, 2026

CALL TO ORDER

Chair Brottlund called the meeting to order.

ROLL CALL

Chair Brottlund, Vice Chair Coleman, and Commissioners Cantrell, Perez, and White were present.

PLEDGE OF ALLEGIANCE AND INVOCATION

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

ADOPTION OF THE AGENDA

Action: The Commission adopted the agenda. Motion carried 5–0.

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. September 15, 2026, Meeting Minutes

Commissioner Perez moved to approve the minutes. Commissioner White seconded. Motion carried 5–0.

PUBLIC HEARING

PH1. Housing Element Implementation Zoning Text Amendment (ZTA 26-01)

The Commission considered a recommendation to the City Council on ZTA 26-01, implementing Programs 2.2, 2.3, and 2.4 of the City's adopted 2023–2031 Housing Element. The staff report identified a statutory CEQA exemption. Discussion included fire service for three-story buildings, easement treatment for yard setbacks, and the application of Density Bonus Law.

Action: The Commission adopted Resolution No. PC 2026-10-20, recommending City Council approval of ZTA 26-01 and the associated CEQA determination. Motion carried 5–0.

DEPARTMENT REPORT

The Planning Director provided project and department updates. No Commission action was taken.

COMMISSIONER COMMENTS

Commissioner Cantrell requested a predictable meeting schedule. Chair Brottlund requested that a meeting schedule discussion be placed on the next meeting agenda. Commissioners also discussed iWork costs and Commissioner training.

ADJOURNMENT

Action: The Commission voted to adjourn. Motion carried 5–0.

CITY OF CALIFORNIA CITY
PLANNING COMMISSION
DEPARTMENT REPORT

Date: November 17, 2026

To: Honorable Chair and Members of the Planning Commission

From: Anu Doravari, Planning Director

Subject: Planning Department Project Status Report - October 1-31, 2026

This report summarizes active and newly received applications, recent administrative actions, matters scheduled for Commission consideration, department updates, and October planning revenue.

A. Active Planning Projects

Project / Case	Planning Department status	Next action
Hyundai Tire Testing Facility / SPR 26-07	Director's Hearing scheduled for November 20, 2026.	Director to consider the application at the scheduled hearing.
West Mojave Renewables / SPR 26-02, CUP 26-01	Staff comments have been sent; technical materials remain outstanding.	Applicant / consultants: submit outstanding technical materials.
Kern County Public Safety Communications Tower / CUP 25-01	The City is awaiting Kern County's signed lease.	Kern County: return the signed lease. Staff will then bring it to Council for consideration.

B. Administrative Approvals and Completed Reviews

Project / Case	Action	Status
Nissi Restaurant & Bakery / SPR 26-06	Director's Hearing	Approved October 26, 2026, subject to conditions.
Hyundai Equipment Storage Building / SPR 26-08	Director's Hearing	Approved November 5, 2026, subject to conditions.
Walpole / ZVL 26-02	Zone Verification Letter	Issued.
Maria's Kitchen Food Truck / SPR Minor 2	Minor Site Plan Review	Approved.

C. Upcoming Planning Commission Public Hearings

The following three public hearings are scheduled for December 1, 2026:

Case	Project / proposed action
CUP 26-02	Verizon communications tower
CUP 26-03 / SPR Minor 26-13	Cal City Collision Center LLC
ZTA 26-02	Housing Element implementation amendments - second set

D. Policy and Department Operations

Work item	October 2026 update
ZTA 26-01	The Planning Commission recommended approval on October 20. The City Council hearing is confirmed for December 8, 2026; the newspaper notice has been published.
iWorQ application forms	Planning Application form creation is complete. The system is ready to receive applications through iWorQ.

E. Housing Element Historical Background

Available historical information is limited. During Inge Elmes's Acting City Manager appointment, the City became aware of Housing Element compliance issues. The Planning team worked with Interwest and obtained a PlaceWorks proposal to prepare a full Housing Element. The proposal was presented to Council for approval, and PlaceWorks was considered the most cost-effective option given the high cost of preparation. The available information does not establish specific dates, Council action, the underlying deficiencies, or other pre-2023 corrective steps.

F. Financial Summary - October 2026

PLANNING REVENUE — NON-REIMBURSABLE

Fee Category	October 2026	Provisional YTD through October
CUP / TUP	$848.00	$4,470.00
Lot Merger / LLA	$0.00	$1,375.00
SPR Major / Minor / Remodel	$500.00	$11,825.00
Minor Variance	$0.00	$500.00
Zone Text Amendments / ZVL	$250.00	$1,000.00
Environmental / CEQA / NOE	$0.00	$4,911.00
TOTAL	**$1,598.00**	**$24,081.00**

OCTOBER COLLECTIONS $1,598.00

PROVISIONAL 2026 YTD $24,081.00

G. Proposed 2027 Planning Commission Calendar

At the October 20, 2026 meeting, the Commission asked staff to prepare a predictable 2027 meeting calendar. The first- and third-Tuesday options are shown below; dates near observed holidays are flagged.

Please review the options and circle the date you prefer for each month. If neither date works, write "neither" and note the dates you are available. Email the completed calendar to Planning staff. Staff will compile the responses and coordinate a proposed 2027 meeting calendar for Commission consideration.

Month	First Tuesday	Third Tuesday	Holiday note
January	January 5	January 19	Jan. 5 follows New Year's Day; Jan. 19 follows Martin Luther King Jr. Day.
February	February 2	February 16	Feb. 16 follows Washington's Birthday.
March	March 2	March 16	
April	April 6	April 20	
May	May 4	May 18	
June	June 1	June 15	June 15 is near Juneteenth.
July	July 6	July 20	July 6 follows Independence Day holiday.
August	August 3	August 17	
September	September 7	September 21	Sept. 7 follows Labor Day.
October	October 5	October 19	
November	November 2	November 16	Nov. 16 follows Veterans Day.
December	December 7	December 21	Dec. 21 close to Christmas holiday.

The table lists the first and third Tuesdays of each month.
Dates near observed federal holidays are noted for the Commission's review.