



**REGULAR MEETING  
AGENDA**

**November 21, 2024**

**6:00 PM**

**City Hall Council Chamber – 14177 Frederick Street**

***PLANNING COMMISSION***

*Erlan Gonzalez, Chairperson*

*Ray Baker, Vice Chairperson*

*Omar Cobian, Commissioner*

*Alvin DeJohnette, Commissioner*

*JoAnn Stephan, Commissioner*

*Daryl C. Terrell, Commissioner*

*David Zeitz, Commissioner*

*Nicole Taylor, Alternate Commissioner*

*Vacant, Alternate Commissioner*

**MEETING CALENDAR**

**Planning Commission Regular Meetings**

Second and Fourth Thursday of the Month at 6:00 PM

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. APPROVAL OF THE AGENDA

**Recommendation(s):**  
Approve the Agenda

- E. PUBLIC COMMENT PROCEDURES
- F. PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA
- G. CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and non-controversial and may be enacted by one roll call vote. There will be no discussion of these items unless a member of the Planning Commission requests that an item be removed for separate action.

**Recommendation(s):**  
Approve the Consent Calendar

**G.1 Planning Commission Minutes - Regular Meeting - October 24, 2024**

**H. NON-PUBLIC HEARINGS**

Public comment on each Non-Public Hearing item shall be limited to three minutes per speaker and must pertain to the subject under consideration.

Those wishing to speak are encouraged to complete and submit a BLUE speaker slip to the Planning Staff.

**I. PUBLIC HEARINGS**

Public testimony on each Public Hearing item shall be limited to three minutes per speaker and must pertain to the subject under consideration.

Those wishing to testify are encouraged to complete and submit a GOLDENROD speaker slip to the Planning Staff.

**I.1 DEVELOPMENT AGREEMENT PEN24-0080**

Development of a Freeway-Oriented Sign.

**Recommendation(s):**

That the Planning Commission:

1. ADOPT Resolution No. 2024-34, recommending that the City Council: a.) DETERMINE that Development Agreement PEN24-0080 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines as a Class 32 Exemption (In-Fill Development Projects), in accordance with CEQA Guidelines Section 15332; and b.) APPROVE Development Agreement PEN24-0080 by Ordinance.

**J. OTHER COMMISSION BUSINESS**

**J.1 Consider Cancellation of the November 28, 2024 Planning Commission Meeting Due to the Holiday**

**J.2 Consider Cancellation of the December 26, 2024 Planning Commission Meeting Due to the Holiday**

**K. STAFF COMMENTS**

**L. PLANNING COMMISSIONER COMMENTS**

## **M. ADJOURNMENT**

### **PUBLIC INSPECTION & DISTRIBUTION**

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