

# Planning Commission Minutes

Wednesday, February 11, 2026

**CALL TO ORDER** Chair Shultz called the Regular Planning Commission meeting to order at 7:00 P.M.

**ROLL CALL** Members Present:

- Laura Shultz, Chair
- Uriel De La Torre, Chair Pro Tem
- Arleen Pruitt, Commissioner
- Christobal Rosales, Commissioner
- George Ruiz, Commissioner

**PLEDGE OF ALLEGIANCE** Commissioner Pruitt led the Pledge of Allegiance.

**PUBLIC COMMENTS** No Comments Received.

## CONSENT CALENDAR

**ITEM NO. 1** Approval of Meeting Agenda.

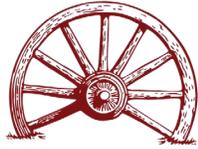
**ITEM NO. 2** Approval of December 10, 2025 Minutes.  
Approval of January 14, 2026 Minutes.

**ITEM NO. 3** Consideration of any items removed from the consent calendar.

**MOTION:** Moved by Commissioner Pruitt, seconded by Chair Pro Tem De La Torre, to approve Agenda Items 1, 2 and 3.

Motion carried 4-1 (Ruiz Abstained).





**PUBLIC HEARING**

**ITEM NO. 4** A PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA24018: CONDITIONAL USE PERMIT (CUP) NO. 24002 & SITE DEVELOPMENT PERMIT NO. 25147 TO ALLOW A RESTAURANT WITH ON-SITE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES – SPECIFICALLY BEER, WINE, AND DISTILLED SPIRITS LOCATED AT 5667 MISSION BLVD. (APN: 179-112-026); APPLICANT: NOHEMI PENICHE

Commissioner Ruiz recused himself and exited the dais prior to the Staff Report presentation on Item No. 4.

Staff report presented by Rene Aguilar, Senior Planner, recommending the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-0001:

1. Approving Conditional Use Permit (CUP) No. 24002 & Site Development Permit No. 25147 to allow the establishment of a restaurant with on-site sale and consumption of alcoholic beverages – specifically beer, wine, and distilled spirits located at 5667 Mission Boulevard; and
2. Finding that the project is exempt under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because the Project involves the operation of a restaurant with ancillary bar (beer, wine, and distilled spirits) that involves the negligible expansion of an existing use.

**PUBLIC HEARING OPENED**

Richard Ortiz, the applicant, spoke on the proposed project.

**PUBLIC HEARING CLOSED**

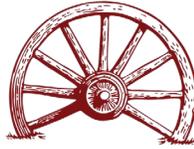
**PLANNING COMMISSION DISCUSSION**

**PUBLIC HEARING OPENED**

Richard Ortiz, the applicant, responded to Commissioner questions.

**PUBLIC HEARING CLOSED**





## PLANNING COMMISSION DISCUSSION

**MOTION:** Moved by Chair Shultz, seconded by Commissioner Pruitt to adopt Resolution No. PC-0001 with the added conditions as provided on record.

Motion carried 4-1 (Ruiz Abstained).

### COMMISSION BUSINESS

No business.

### PUBLIC COMMENTS

No comments received.

### PLANNING COMMISSIONERS' REPORTS

Chair Shultz introduced Commissioner Reports, during which the following was announced:

- Commissioner Ruiz expressed his gratitude and appreciation to be the newest member of the Planning Commission.
- The Commissioners welcomed Commissioner Ruiz to the Planning Commission.

### COMMUNITY DEVELOPMENT REPORT

Assistant City Manager/Director of Community Development Joe Perez provided updates to the Commission on the following matters:

- Welcomed Commissioner Ruiz to the Planning Commission.
- Provided updates from the last City Council meeting.
- Announced upcoming meetings and events to be held by the Community Development Department.

### ADJOURNMENT

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 8:38 P.M. to February 25, 2026.

Respectfully submitted,

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Joe Perez  
Director of Community Development  
Secretary of the Planning Commission

