



Draft Minutes

Planning Commission and Board of Zoning Adjustments

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Thursday, October 2, 2025

7:00 PM

Surlene Grant Community Room

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1. **CALL TO ORDER**  
**PLEDGE OF ALLEGIANCE**  
**ROLL CALL**

7 members present: Chair Zuber, Vice Chair Tejada, Commissioners Mendoza, Solis, Rich, Tabjulu and Nay

2. **ANNOUNCEMENTS**

None

3. **CONSENT CALENDAR**

[25-464](#)

Draft Minutes of the Meeting of May 1, 2025

**Attachments:** [05-01-2025 PC-BZA Minutes\\_Draft](#)

A motion was made by Commissioner Rich, and seconded by Commissioner Solis, that the Consent Calendar be approved.

The motion carries by the following vote:

Ayes: 6 - Chair Zuber, Vice Chair Tejada, Commissioners Mendoza, Solis, Rich and Nay

Nays: 0

Abstain: 1 - Commissioner Tabjulu

Absent: 0

4. **CITY STAFF REPORTS AND ANNOUNCEMENTS**

Secretary, Avalon Schultz noted the temporary change in meeting location and announced that Wayland Li would be taking on the role of Secretary for the Planning Commission moving forward.

5. **PUBLIC COMMENTS**

1 Public Speaker

6. **PRESENTATIONS**

None

## 7. PUBLIC HEARINGS

- 7.A. [25-457](#) Consideration of a Resolution Recommending that the City Council Adopt an Ordinance Amending Various Sections of the Zoning Code to Modify Regulations Pertaining to the Sale of Tobacco-Related Products and E-cigarette-Related Products within City Limits.

**Attachments:** [Att 1 - PC Resolution 25-XXX](#)  
[Att 1 Exh A - Zoning Code Amendments \(Clean Version\)](#)  
[Att 2 - Zoning Code Amendments \(Redline Strikethrough Version\)](#)

Senior Planner, Cindy Lemaire, presented and answered clarifying questions.

A motion was made by Commissioner Solis and seconded by Commissioner Mendoza to Adopt an Ordinance Amending Various Sections of the Zoning Code to Modify Regulations Pertaining to the Sale of Tobacco-Related Products and E-cigarette-Related Products within City Limits.

The motion carried by the following vote:

Ayes: 7 - Chair Zuber, Vice Chair Tejada, Commissioners, Mendoza, Solis, Rich, Tabjulu, and Nay

Nays: 0

Abstain: 0

Absent: 0

- 7.B. [25-458](#) PLN25-0010; Consideration of a Conditional Use Permit (CUP) to expand a legal non-conforming 2,248 square-foot Bar use by approximately 1,369 square-feet within an existing building at 1746 Washington Ave. APN: 77-549-21. Zoning District: DA-2. Applicant and Property Owner: John David Harvey.

**Attachments:** [Attachment 1 PC Resolution 25-XXX](#)  
[Attachment 1 Exhibit A Project Plans](#)  
[Attachment 1 Exhibit B Project Statement](#)  
[Attachment 2 - Vicinity Map](#)

Associate Planner, Anne Wong, presented and answered clarifying questions.

A motion was made by Commissioner Rich and seconded by Commissioner Solis to expand a legal non-conforming 2,248 square-foot Bar use by approximately 1,369 square-feet within an existing building at 1746 Washington Ave.

The motion carried by the following vote:

Ayes: 6 - Chair Zuber, Commissioner Rich, Commissioner Mendoza, Commissioner Nay, Commissioner Tabjulu, and Commissioner Solis

Nays: 0

Abstain: 1 - Vice Chair Tejada

## 8.A. Election of the Chair and Vice Chair

Chair Zuber nominates Vice Chair Tejada for the position of Chair.

It was moved by Commissioner Zuber and seconded by Commissioner Rich to elect Vice Chair Tejada for the position of Chair with a term starting in January 2026.

The motion carried by the following vote:

Ayes: 7 - Chair Zuber, Vice Chair Tejada, Commissioners Mendoza, Solis, Rich, Tabjulu and Nay

Nays: 0

Abstain: 0

Absent: 0

Commissioner Tabjulu nominates Commissioner Rich for the position of Vice Chair.

Commissioner Rich respectfully withdraws and nominates Commissioner Mendoza for the position of Vice Chair.

It was moved by Commissioner Rich and seconded by Commissioner Solis to elect Commissioner Mendoza for the position of Vice Chair with a term starting in January 2026.

The motion carried by the following vote:

Ayes: 7 - Chair Zuber, Vice Chair Tejada, Commissioners Mendoza, Solis, Rich, Tabjulu and Nay

Nays: 0

Abstain: 0

Absent: 0

## 8. COMMISSION REPORTS AND ANNOUNCEMENTS

## 9. ADJOURN

The meeting was adjourned at 7:56 PM

RESPECTFULLY SUBMITTED:

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Wayland Li, AICP, Secretary