



PLANNING COMMISSION
Veronica Harvey – Chairperson
Ruben Rivera – Vice Chairperson
Alice Abatti – Commissioner
Rebecca Terrazas-Baxter – Commissioner
Lisa Winkler-Commissioner

AGENDA

PLANNING COMMISSION
TRAFFIC COMMISSION

220 West 9th Street
IMPERIAL, CA 92251

WEDNESDAY, MARCH 27, 2024
6:30 P.M.

The Imperial Planning Commission Meetings, including public comments, are being Livestreamed on the City's social media pages. If attending in person, by remaining in the room, you are giving your permission to be recorded.

1. You are encouraged to observe the City Council meetings via Livestream at the City of Imperial Facebook page.
2. If you are unable to participate in-person, and wish to address the City Council on matters within their jurisdiction, please email public comments to cityclerk@citofimperial.org
3. All documents containing an executive summary and staff recommendation associated with open session action items are made available for public inspection on the City's website, www.cityofimperial.org seventy-two (72) hours prior to the posted meeting time. Government Code Section 54957.5(b)(2)(B).

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact (760) 355-4373. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting [28cfr 35.102-35.104 ADA title ii]

A. PLANNING COMMISSION CONVENES TO OPEN SESSION AT 6:30 PM:

ROLL CALL
PLEDGE OF ALLEGIANCE
ADJUSTMENTS TO THE AGENDA

B. PUBLIC APPEARANCES

B-1. Matters not appearing on the agenda. If you wish to address the Planning Commission concerning any item not appearing on the agenda and within the Commission's jurisdiction, please raise your hand and be acknowledged by the Chairperson, and at that time state your name and address for the record. The Chairperson reserves the right to place a time limit on each person's presentation of three (3) minutes. It is requested that longer presentations be submitted to the Commission in writing.

C. SPECIAL PRESENTATION

C-1 Municipal Code Amendment to Chapter 14, Section 14-5, Declaration of Public Nuisance addressing palm tree growth.

D. PUBLIC HEARING: (DISCUSSION/ACTION-RECOMMEND/DENY):

D-1: Subject: Public Hearing, Discussion/Action: Variance 24-01 for Quentin Tucker to allow the deviation of the Commercial Zone’s Property Development Standards for front yard and street-side setback requirements for project site located at 300 E. Barioni Blvd. (APN 064-063-001). The project is categorically exempt from the California Quality Act (CEQA) under Section 15332, In-Fill Developments.

- 1. Public Hearing**
- 2. Staff Report – Public Comment**
- 3. Commission Discussion**
- 4. Close Public Hearing**
- 5. Recommended Action:** Approve/Deny Resolution No. PC2024-03: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL APPROVING VARIANCE 24-01 FOR QUENTIN TUCKER TO ALLOW THE DEVIATION OF THE COMMERCIAL ZONE’S PROPERTY DEVELOPMENT STANDARDS FOR FRONT YARD AND STREET SIDE SETBACK REQUIREMENTS FOR PROJECT SITE LOCATED AT 300 E. BARIONI BOULEVARD (APN 064-063-001).

D-2: Subject: Public Hearing, Discussion/Action: Variance 23-04 and Conditional Use Permit 23-07 for Mark Gaddis to allow the deviation of the Residential Zone Property Development Standards for maximum height and side yard setback requirements for an accessory structure located at 121 North F Street (APN 064-042-0001). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301, Existing Facilities.

- 1. Public Hearing**
- 2. Staff Report – Public Comment**
- 3. Commission Discussion**
- 4. Close Public Hearing**
- 5. Recommended Action:** Approve/Deny Resolution No. PC2024-01: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, DENYING APPROVAL OF VARIANCE 23-04 AND CONDITIONAL USE PERMIT 23-07 FOR MARK GADDIS TO ALLOW THE DEVIATION OF THE RESIDENTIAL ZONE’S PROPERTY DEVELOPMENT STANDARDS FOR MAXIMUM HEIGHT AND SIDE YARD SETBACK REQUIREMENTS FOR AN ACCESSORY STRUCTURE LOCATED AT 121 NORTH F STREET (APN 064-042-001).

E. REPORTS:

E-1: Commissioners’ Reports

E-2 Staff Reports

F. ADJOURNMENT

F-1. Subject: Adjourn the Planning Commission meeting until the next regularly scheduled meeting April 10, 2024 at 6:30pm.

NOTE: Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 South Imperial Avenue, during normal business hours.