



**PLANNING COMMISSION**  
*Ruben Rivera—Chairperson*  
*Lisa Winkler – Vice-Chairperson*  
*Alice Abatti – Commissioner*  
*Rebecca Terrazas-Baxter – Commissioner*  
*Francisco Curiel -Commissioner*

# MINUTES

PLANNING COMMISSION

220 West 9<sup>th</sup> Street  
IMPERIAL, CA 92251

WEDNESDAY, AUGUST 28, 2024  
6:30 P.M.

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

**CALLED TO ORDER:** Vice Chairperson Rivera called the meeting to order at 6:41 p.m.

**ROLL CALL:** Commissioners Terrazas-Baxter, Curiel, Winkler, Vice Chairperson Rivera

**ABSENT:** Commissioner Abatti

**PLEDGE OF ALLEGIANCE:** The pledge of Allegiance was led by Ruben Rivera.

**ADJUSTMENTS TO THE AGENDA:** None

**B. PUBLIC APPEARANCES**

**B-1: Matters not appearing on the agenda.**  
None

**C. NEW BUSINESS: (DISCUSSION/ACTION –RECOMMEND/DENY)**

**C-1: Administration of Oath of Office for newly appointed Planning Commissioner, Francisco Curiel.**

The City Clerk Kristina Shields administered the Oath of Office to Commissioner, Francisco Curiel.

**C-2: Appoint Planning Commission Chairperson**

**Moved by Terrazas-Baxter, seconded by Winkler** to approve Ruben Rivera as Chairperson.

**AYES:** Terrazas-Baxter, Curiel, Winkler and Rivera

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Abatti

**MOTION CARRIES: 4-0**

Moved by Curiel, seconded by Rivera to approve Lisa Winkler as Vice Chairperson.

**AYES:** Terrazas-Baxter, Curiel, and Rivera

**NOES:** None

**ABSTAIN:** Winkler

**ABSENT:** Abatti

**MOTION CARRIES: 3-0-1**

**D. CONSENT CALENDAR**

**D-1: Approve Planning Commission Meeting Minutes for November 8, 2023.**

**D-2: Approve Planning Commission Meeting Minutes for February 28, 2024.**

**D-3: Approve Planning Commission Meeting Minutes for June 26, 2024.**

**D-4: Approve Planning Commission Meeting Minutes for July 24, 2024.**

Moved by Winkler, seconded by Terrazas-Baxter to approve Consent Calendar.

**AYES:** Terrazas-Baxter, Winkler and Rivera

**NOES:** None

**ABSTAIN:** Curiel

**ABSENT:** Abatti

**MOTION CARRIES: 3-0-1**

**E. PUBLIC HEARING: (DISCUSSION/ACTION – RECOMMEND/DENY)**

**E-1. Subject: Public Hearing, Discussion/Action: Conditional Use Permit 24-07 for Aten Express to allow the off-sale of beer and wine under a type 20 ABC license at 390 W. Aten Road. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b)(3) Common Sense and Section 15301, Existing Facilities.**

The public hearing was opened at 6:51 p.m.

The staff report was presented by Yvonne Cordero, City Planner.

The public hearing was closed at 6:57 p.m.

Moved by Winkler, seconded by Terrazas-Baxter to approve Resolution No. PC2024-07 and Conditional use permit 24-07.

**AYES:** Terrazas-Baxter, Curiel, Winkler and Rivera

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Abatti

**MOTION CARRIES: 4-0**

**F. TRAFFIC COMMISSION NEW BUSINESS: (DISCUSSION/ACTION-RECOMMEND/DENY):**

**F-1: City Hall Parking Lot Improvements:** Reported by Public Services Director, David Dale.

**Moved by Winkler, seconded by Curiel** to approve City Hall parking lot improvements with conditions on the 15-minute parking signs to say Monday thru Friday 8:00 a.m. to 5:00 p.m.

**AYES:** Terrazas-Baxter, Curiel, Winkler and Rivera

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Abatti

**MOTION CARRIES: 4-0**

**F-2: Split Phase Highway 86 and 15<sup>th</sup> Street:** Reported by Public Services Director, David Dale.

**Moved by Terrazas-Baxter, seconded by Winkler** to approve Split Phase on Highway 86 and 15<sup>th</sup> Street and removal of the unmarked pedestrian crosswalk.

**AYES:** Terrazas-Baxter, Curiel, Winkler and Rivera

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Abatti

**MOTION CARRIES: 4-0**

**G. REPORTS**


**G-1:** Commissioners reported on their activities and concerns since last planning commission meeting.

**G-2:** Staff reported on their activities and upcoming activities since last planning commission meeting.

**H. ADJOURNMENT**

Seeing no further business before the commission, Chairperson Rivera adjourned the meeting at 7:19 p.m.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Imperial, California this 15<sup>th</sup> day of September, 2024.

  
KRISTINA SHIELDS  
City Clerk