



PLANNING AND TRAFFIC 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, FEBRUARY 26, 2025  
 6:30 P.M.

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

**CALLED TO ORDER:** The Chairperson, Rivera, called the meeting to order at 6:30 p.m.

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

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Lisa Winkler.

**ADJUSTMENTS TO THE AGENDA:** None

**B. PUBLIC APPEARANCES:** Public comment received by Mark Gaddis concerning large Potholes in the area of 9<sup>th</sup> and F street.

**C. CONSENT CALENDAR:**

**C-1: Approve Planning Commission Meeting Minutes for January 22, 2025.**

Moved by Winkler, seconded by Curiel to approve the Consent Calendar.

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**MOTION CARRIES: 5-0**

**D. PLANNING COMMISSION NEW BUSINESS: (DISCUSSION/ACTION – RECOMMEND/DENY)**

**D-1. Subject: Public Hearing, Discussion/Action: Variance 24-03 and Conditional Use Permit 24-09 for Mark Gaddis to allow the deviation of the Residential Zone Property Development Standards for maximum height and rear 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 15303, Class 3(e)-New Construction or Conversion of Small Structures.**

The public hearing was opened at 6:37 p.m.

Yvonne Cordero, City Planner, Presented the staff report.

The public hearing was closed at 6:46 p.m.

City Attorney Turner stated that, for the record, the IID has agreed that Mr. Gaddis complies. However, if the IID changes any of their rules or anything else happens, we are a separate entity and don't have jurisdiction over their power line issues.

Approve/Deny Resolution No. PC2025-02: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, APPROVING VARIANCE 24-03 TO ALLOW THE DEVIATION OF THE RESIDENTIAL ZONE PROPERTY DEVELOPMENT STANDARDS FOR REAR YARD SETBACK REQUIREMENTS FOR AN ACCESSORY STRUCTURE LOCATED AT 121 NORTH F STREET (APN 064-042-001)

**Moved by Terrazas-Baxter, seconded by Winkler** to approve Resolution No. PC2025-02 and Approving Variance 24-03.

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**MOTION CARRIES: 5-0**

Approve/Deny Resolution No. PC2025-04: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, APPROVING CONDITIONAL USE PERMIT 24-09 FOR A THIRTEEN-FOOT, SIX-INCH (13' 6") ACCESSORY STRUCTURE WITHIN A RESIDENTIAL ZONE LOCATED AT 121 NORTH F STREET (APN 064-042-001)

**Moved by Winkler, seconded by Abatti** to approve Resolution No. PC2025-04 and Approving Conditional Use permit 24-09.

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**MOTION CARRIES: 5-0**

**E. REPORTS:**

**E-1:** Commissioners reported on their activities and concerns since the last Planning Commission meeting.

**E-2** Staff reported on their upcoming activities since the last planning Commission meeting.

F. **ADJOURNMENT:**

Chairperson Rivera adjourned the meeting at 6:54 p.m., seeing no further business before the commission.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this 12th day of March 2025.



KRISTINA SHIELDS  
City Clerk