



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

AGENDA

PLANNING COMMISSION

220 West 9th Street
IMPERIAL, CA 92251

WEDNESDAY, MAY 28, 2025
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 Planning Commission meetings via Livestream at the City of Imperial's 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@imperial.ca.gov
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. CONSENT CALENDAR

C-1: Approve Planning Commission Meeting Minutes for April 23, 2025.

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

D-1 Subject: Public Hearing, Discussion/Action: City initiated right-of-way vacation of O Street between 13th Street and 15th Street, 13th Street between N Street and P Street, 14th Street between N Street and

P Street, and 15th Street between N Street and P Street. The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15305 (Class 5)-Minor Alterations in Land Use Limitations.

1. **Public Hearing**
2. **Staff Report – Public Comment**
3. **Commission Discussion**
4. **Close Public Hearing**
5. **Recommended Actions:**

Approve/Deny Resolution No. PC2025-09: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL FINDING CONFORMANCE WITH THE GENERAL PLAN FOR THE RIGHT OF WAY VACATION OF O STREET BETWEEN 13TH AND 15TH STREET, 13TH STREET BETWEEN N STREET AND P STREET, 14TH STREET BETWEEN N STREET AND P STREET, AND 15TH STREET BETWEEN N STREET AND P STREET

D-2. Subject: Public Hearing, Discussion/Action: Conditional Use Permit 25-02 for Paul Najjar to allow off-sale alcoholic beverage sales and gasoline dispensing at a Circle K convenience store to be located at 1400 N. Imperial Avenue (APN 063-314-004). The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15303, Class 3 (c), New Construction or Conversion of Small Structures.

1. **Public Hearing**
2. **Staff Report – Public Comment**
3. **Commission Discussion**
4. **Close Public Hearing**
5. **Recommended Actions:**

Approve/Deny Resolution No. PC2025-06: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL, APPROVING CONDITIONAL USE PERMIT 25-02 TO ALLOW OFF-SALE ALCOHOLIC BEVERAGE SALES AND GASOLINE DISPENSING AT A CIRCLE K CONVENIENCE STORE LOCATED AT 1400 N. IMPERIAL AVENUE (APN 063-314-004).

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 on June 11, 2025, at 6:30 pm.

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.