



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

# MINUTES

## PLANNING COMMISSION

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

WEDNESDAY, APRIL 23, 2025  
6:30 P.M.

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

**CALLED TO ORDER:** Vice Chairperson Winkler called the meeting to order at 6:31 p.m.

**ROLL CALL:** Commissioner Curiel, Terrazas-Baxter, and Vice Chairperson Winkler

**ABSENT:** Commissioner Abatti and Chairperson Rivera

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Francisco Curiel.

**ADJUSTMENTS TO THE AGENDA:** None

**B. PUBLIC APPEARANCES:** None

**C. CONSENT CALENDAR:**

**C-1. Approve Planning Commission Meeting Minutes for March 26, 2025.**

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

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Abatti and Rivera

**MOTION CARRIES: 3-0**

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

**D-1. Appointment of a non-voting Planning Commissioner and an alternate to the Friends of Imperial Parks Committee for the 2025 calendar year.**

Moved by Terrazas-Baxter, seconded by Curiel, to approve Francisco Curiel as a non-voting primary and Rebecca Terrazas-Baxter as an Alternate Planning Commission member to the Friends of Imperial Parks Committee for the 2025 calendar year.

**AYES:** Curiel, Terrazas-Baxter, and Winkler  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Abatti and Rivera  
**MOTION CARRIES: 3-0**

- D-2. Subject: Public Hearing, Discussion/Action: Public hearing to consider approval of Tentative Tract Map 24-02 for Monterrey Park (APN 064-295-084 and APN 064-281-068). The request is consistent with the previously certified Negative Declaration in accordance with the requirements of the California Environmental Quality Act (CEQA).**

The public hearing was opened at 6:38 p.m.

Yvonne Cordero, City Planner, presented the staff report.

The public hearing was closed at 6:58 p.m.

Approve/Deny Resolution No. PC2025-08: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, APPROVING TENTATIVE TRACT MAP 24-02 FOR MONTERREY PARK SUB #2 UNIT 3D (APNs 064-295-084 & 064-281-068)

**Moved by Terrazas-Baxter, seconded by Curiel, to approve Resolution No. PC2025-08 with the condition that Jupiter works with the City to implement traffic calming measures to address traffic issues.**

**AYES:** Curiel, Terrazas-Baxter, and Winkler  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Abatti and Rivera  
**MOTION CARRIES: 3-0**

- D-3. Subject: Public Hearing, Discussion/Action: Conditional Use Permit 25-03 for Steven Schneider to allow the operation of a drive-thru at a Jack in the Box restaurant located at 304 S. Imperial Avenue (APN 064-106-006). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332, In-fill Development Projects.**

The public hearing was opened at 6:59 p.m.

Yvonne Cordero, City Planner, presented the staff report.

The public hearing was closed at 7:07 p.m.

Approve/Deny Resolution No. PC2025-07: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, APPROVING CONDITIONAL USE PERMIT 25-03 FOR THE OPERATION OF A DRIVE-THRU AT A JACK IN THE BOX RESTAURANT LOCATED AT 304 S.

IMPERIAL AVENUE (APN 064-106-006).

**Moved by Curiel, seconded by Terrazas-Baxter,** to approve Resolution No. PC2025-07 and Approving Conditional Use Permit 25-03.

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Abatti and Rivera

**MOTION CARRIES: 3-0**

**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.

**ADJOURNMENT**

Vice Chairperson Winkler adjourned the meeting at 7:05 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 28th day of May 2025.

  
KRISTINA SHIELDS  
City Clerk