



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 9th Street
IMPERIAL, CA 92251

WEDNESDAY, MAY 28, 2025
6:30 P.M.

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

CALLED TO ORDER: Chairperson Rivera called the meeting to order at 6:34 p.m.

ROLL CALL: Commissioner Curiel, Vice Chairperson Winkler, and Chairperson Rivera.

ABSENT: Commissioners Abatti and Terrazas-Baxter

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

ADJUSTMENTS TO THE AGENDA: None

B. PUBLIC APPEARANCES: None

C. CONSENT CALENDAR

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

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

AYES: Curiel, Winkler, and Rivera

NOES: None

ABSTAIN: None

ABSENT: Abatti and Terrazas-Baxter

MOTION CARRIES: 3-0

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.

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

David Dale, Public Services Director, presented the staff report.

The public hearing was closed at 6:48 p.m.

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.

Moved by Winkler, seconded by Curiel, to approve Resolution No. PC2025-09.

AYES: Curiel, Winkler, and Rivera

NOES: None

ABSTAIN: None

ABSENT: Abatti and Terrazas-Baxter

MOTION CARRIES: 3-0

D-2. Subject: Public Hearing, Discussion/Action: Conditional Use Permit 25-02 for Imperial Hotel Acquisition, LLC 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.

The public hearing was opened at 6:50 p.m.

Othon Mora, Community Development Director, presented the staff report.

The public hearing was closed at 6:53 p.m.

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).

Moved by Winkler, seconded by Curiel, to approve Resolution No. PC2025-06 and Conditional Use Permit 25-02.

AYES: Curiel, Winkler, and Rivera

NOES: None

ABSTAIN: None

ABSENT: Abatti and Terrazas-Baxter

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

Chairperson Rivera adjourned the meeting at 6:58 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 13th day of August 2025.


KRISTINA SHIELDS
City Clerk