



PLANNING AND TRAFFIC COMMISSION  
Ruben Rivera – Chairperson  
Lisa Winkler – Vice-Chairperson  
Alice Abatti – Commissioner  
Francisco Curiel – Commissioner  
Viridiana Rosales-Trujillo – Commissioner

# AGENDA

## PLANNING COMMISSION

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

WEDNESDAY, JANUARY 28, 2026  
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 City Council meetings via Livestream at the City of Imperial 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@citofimperial.org](mailto:cityclerk@citofimperial.org)
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](http://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 AGENDA**

**C-1: Approve Planning Commission Meeting Minutes for November 12, 2025.**

**C-2: Approve Planning Commission Meeting Minutes for December 10, 2025.**

**D. PUBLIC HEARING: (DISCUSSION/ACTION-RECOMMEND/DENY)**

**D-1: Subject: Public Hearing, Discussion/Action: Recommend approval of Variance 25-06 for Circle K, to allow the deviation of Section 24.16 of the Municipal Code Pertaining to Sign Regulations for Commercial Zones at 1400 N. Imperial Avenue (APN 063-040-035). The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), the Common Sense Exemption, which applies when it is clearly evident that the activity will not have a significant impact on the environment.**

- 1. Public Hearing**
- 2. Staff Report – Public Comment**
- 3. Commission Discussion**
- 4. Close Public Hearing**
- 5. Recommended Action:** Approve/Deny Resolution No. PC2026-01: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, APPROVING VARIANCE 25-06 FOR CIRCLE K TO ALLOW THE DEVIATION OF SECTION 24.16 OF THE MUNICIPAL CODE PERTAINING TO SIGN REGULATIONS FOR COMMERCIAL ZONES AT 1400 NORTH IMPERIAL AVENUE (APN 063-314-004).

**D. REPORTS**

**D-1: Commissioners' Reports**

**D-2: Staff Reports**

**E. ADJOURNMENT**

**E-1: Subject: Adjourn the Planning Commission meeting until the next regularly scheduled meeting on February 11, 2026, 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.*