



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 9th Street
IMPERIAL, CA 92251

WEDNESDAY, OCTOBER 22, 2025
6:30 P.M.

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

*Due to a lack of quorum, this meeting will be continued on November 12, 2025.

ROLL CALL

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO THE AGENDA

B. PUBLIC APPEARANCES

B-1: Matters not appearing on the agenda.

C. CONSENT CALENDAR

C-1: Approve Planning Commission Meeting Minutes for September 10, 2025.

C-2: Approve Planning Commission Meeting Minutes for September 24, 2025.

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

D-1: Subject: Public Hearing, Discussion/Action: Conditional Use Permit 25-06 for Steve Cochran to allow an accessory structure that exceeds the height limitations set by the Residential Zone Property Development Standards, and Variance 25-03 to allow a deviation from the side yard setback requirements for an accessory structure located at 221 W. 12th Street (APN 063-215-006). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303, Class 3(e), for new construction or the 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. PC2025-15: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, APPROVING CONDITIONAL USE PERMIT 25-06 AND VARIANCE 25-03 FOR STEVE COCHRAN TO ALLOW THE DEVIATION OF THE RESIDENTIAL ZONE PROPERTY DEVELOPMENT STANDARDS FOR MAXIMUM HEIGHT AND SIDE YARD SETBACK REQUIREMENTS FOR AN ACCESSORY STRUCTURE LOCATED AT 221 WEST 12TH STREET (APN 063-215-006)

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 November 12, 2025, at 6:30 pm.