

MINUTES

Special Meeting of the City of Imperial Planning Commission
Saturday, August 14th, 2021
9:00 AM

THIS MEETING WAS CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20

A. PLANNING COMMISSION CONVENES TO OPEN SESSION AT 9:00 AM

Chairperson Hammerness called the meeting to order at 9:07 AM.

COMMISSION PRESENT: ABATTI, HARVEY, RIVERA, MENDOZA, AND HAMMERNESSE
*VIRTUAL PARTICIPATION: NONE

CITY STAFF PRESENT: MORITA, BROWN, HOLBROOK, AND MORA
*VIRTUAL PARTICIPATION: NONE

PLEDGE OF ALLEGIANCE was led by Chairperson Hammerness

ADJUSTMENTS TO THE AGENDA: None

B. PUBLIC APPEARANCES

No Public Appearances were made, nor comments received by the City Clerk prior to the meeting.

C. WORK SESSION: PLANNING COMMISSION ORIENTATION AND WORKSHOP

DISCUSSION:

MORITA opened the work session for discussion. HOLBROOK and MORA presented information relating to the Brown Act, Public Records Act, Political Reform Act, General Planning Issues, and Land Use Law. BROWN reviewed current and upcoming projects.

BROWN ACT: HOLBROOK presented information regarding the brown act and ethics with the planning commission. HARVEY: what dictates an emergency item? HOLBROOK if the item comes up after the posting of the agenda, and no one has prior knowledge of the item before the agenda was posted, it is recommended to the legislative body to add the item on the agenda. This takes two actions by the legislative body to accept the item, and then later to approve or disprove. HARVEY: who makes the determination that item meets the threshold? Holbrook, ultimately the governing body, but the City Manager and City Attorney must determine and make the final recommendation. MORITA clarified sometimes "emergency" means a threat to health and safety. HOLBROOK urgency vs emergency, there are two different categories. RIVERA referenced past action with the Water Treatment and the City Council.

PUBLIC RECORDS ACT: No comments or Questions BY THE COMMISSION

POLITICAL REFORM ACT: Hammerness asked if he should have recused himself from the neckel and cannon since it is within close proximity? HOLBROOK and MORITA clarified what measurers the commission could take reviewing past actions to determine there wasn't a conflict.

Harvey someone on her block applies for a variance for a set back so they can put a pool in. HOLBROOK clarified there are two things to look at; proximity to the home and financial benefit. If the addition of the pool increases property values by way of real estate comps, that would be considered a financial interest.

HAMMERNES what is a quasi-judicial example? HOLBROOK clarified that would be a CUP.

9:50 AM – 10:00 AM - RECESS

GENERAL PLANNING ISSUES

HOLBROOK and MORA presented. No comments or questions by the Commission
CEQA

MENDOZA how long are these studies good for once complete? Referenced that NEPA process is only good as long as the life of the funding source.

HARVEY what are the parameters of the study to determine? MORA explained that parameters are unique to each project based on the usage.

GENERAL PLAN

MENDOZA asked if we have an environmental justice element. MORA explained that we are in the process of going through it, but the element needs to be adopted.

MENDOZA asked what our RHNA numbers were. Based on the information being released by Census Imperial is 75% home ownership and 25% renters. Is that because we do not have rental properties? BROWN clarified it is do largely to the median income. Some of the projects currently in the que will assist in the City offering more rental capabilities. MORA clarified that the RHNA numbers renew each year and that the City will not meet them.

11:00 AM – 11:10 AM - RECESS

ZONING & CURRENT and UPCOMING PROJECTS

MORITA and BROWN reviewed current issues with past practice and approval of pocket developments.

ACTION:

NO ACTION TAKEN

MEETING WAS ADJOURNED AT 12:00 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON AUGUST 25, 2021.

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.