



PLANNING COMMISSION

Mark Hammerness – Chairperson

Veronica Harvey – Vice Chairperson

Alice Abatti – Commissioner

Stacy Mendoza – Commissioner

Ruben Rivera - Commissioner

Minutes

PLANNING COMMISSION TRAFFIC COMMISSION

220 West 9th Street IMPERIAL, CA 92251

WEDNESDAY, DECEMBER 14, 2022

6:30 P.M.

A. PLANNING COMMISSION CALL TO ORDER:

Chairperson Hammerness called the meeting to order at 6:32 P.M.

ROLL CALL

Commissioners Present:

Mark Hammerness – Chairperson, Veronica Harvey- Vice Chairperson, Stacy Mendoza-Commissioner,
At 6:40 p.m. Alice Abatti – Commissioner, At 6:34 p.m. Ruben Rivera – Commissioner

City Staff Present:

Dennis Morita- City Manager, Alexis Brown- Assistant City Manager, Katie Turner- City Attorney,
Othon Mora- Director of Community Development, Luis Anguiano-Information Technology Support
Technician, Jillian Mehdipour-Public Records Analyst, Yvonne Cordero-Community Development
Planner, and Andrew Loper-Fire Department.

PLEDGE OF ALLEGIANCE:

Led by Veronica Harvey

ADJUSTMENTS TO THE AGENDA

None

B. PUBLIC APPEARANCES

B-1. Matters not appearing on the agenda.

None

B-2. Matters appearing on the agenda.

None

C. CONSENT CALENDAR

C-1. Approve Planning Commission Meeting Minutes for October 26, 2022 and November 9, 2022.

Action:

Commissioner Mendoza requested the items be separated due to her not attending the meeting on November 9, 2022 meeting. Chairperson Hammerness agreed. **Mendoza made a motion** to approve the October 26, 2022 minutes. **Rivera seconded** the motion.

Ayes: 4- Hammerness, Rivera, Harvey, Mendoza

Nays: 0

Absent: 0

Abstained: 0

Motion Passed 4-0

Rivera made a motion to approve the November 9, 2022 meeting minutes. **Abatti seconded** the motion.

Ayes: 3- Hammerness, Rivera, Abatti

Nays: 0

Absent: 2 Harvey, Mendoza

Abstained: 0

Motion Passed 3-0

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

D-1: Subject: Public Hearing, Discussion/Action: Amendment to Conditional Use Permit 20-05 for Robert Sawyer, owner of Dunes 2 Dezert, located at 408 E. 2nd Street (APN 064-180003) to allow for the use of off-road accessories retail sales and installation services for RV and off-road vehicles.

Public Hearing Opened at 7:46p.m.

Cordero, presented the staff report. The applicant, Robert Sawyer, was on site to answer questions. Rivera, asked if the applicant was familiar with the other businesses occupying the same building. Mendoza, is there a fence separating the house from the property? Sawyer, on the south side, there is an interior fence and a side fence, as well as a western and southern fence. Rivera, so you are going to do retail? I see you're going to have a lot of trailers. Sawyer, Yes, about 2,000 square feet will be retail. Rivera, there will be no welding or fabrication. Sawyer, we do no welding or fabrication for our parts. For the trailers on site there are some cameras installed and we will be adding additional cameras. Hammerness, what is your time frame to be ready? Sawyer, I have city staff reviewing the grading plan; then we can move forward. That will take about 60 days, then a final review with the city to finish it.

Close Public Hearing 06:58 p.m.

Action:

Harvey made a motion to Approve “Resolution No. PC2022-13: A Resolution of the Planning Commission Amending Conditional Use Permit 20-05 for Robert Sawyer, owner of Dunes 2 Dezert, located at 408 E. 2nd Street (APN 064-180-003) to allow for the use of off-road accessories retail sales and installation services for RV and off-road vehicles. The project is categorically exempt from the

California Environmental Quality Act (CEQA) under Section 15301 of the Guidelines – Existing Facilities” **Mendoza seconded** the motion.

Ayes: 5- Hammerness, Rivera, Abatti, Harvey, Mendoza

Nays: 0

Absent: 0

Abstained: 0

Motion Passed 5-0

D-2: Subject: Public Hearing, Discussion/Action: Conditional Use Permit 22-02 for Dennis Chavez to allow the use of a trucking storage facility located at 426 E. 4th Street, APN 064194-006.

Public Hearing Opened at 7:00 p.m.

Cordero, presented the staff report. The applicant, Dennis Chavez, was on site to answer any questions. Mendoza, has it been taken into consideration how the truck will depart now that there is increased truck traffic at 4th Street and Highway 86, where there is no intersection there? Chavez, they would be going west. Mendoza, there was no noise study; how were the applicants notified of what they were signing for? Othon, we sent notification to the residents with all the information. The applicant also went to the doors and talked to the residents. Mendoza, how are you going to prevent the noise of the trucks running while they sit to warm up? Othon, there is a requirement for a wall in the conditions of approval that will detour the noise. Abatti, so is this just a rented parking space for the trucks? Chavez, this is my company, and these are my trucks. It's a hauling business. Harvey, this will be only your company trucks? I see that it's 2-4 trucks for a limited time. Chavez, yes, and it's for overnight. Abatti, the mason wall, why are we making her build it and not the last person? Othon, there will be only one wall in the front, and this is to block the noise. Harvey, I see there are only three signatures in the place of the noise study. Why is that, and are they the only ones affected? Chavez, there are only three homes to the west where they will be passing. Othon, there was a total of 11 residents notified. Harvey, the application states there is a fire hydrant 240 feet away, and fire says it's on an approved route. Can I get some elaboration on this? Loper, an approved fire route a fire apparatus would take. When we look at it, the two closest hydrants are on L Street and 4th Street, which is about 562 feet of road. The second is 4th Street, south of K Street, with approximately 750 feet of roadway. The city's fire code requires 300 feet of space. Since there is not one in the 300-foot range, we would recommend one be installed. Hammerness, what does it cost to install a fire hydrant? Othon, 12–15 thousand. Abatti, \$20,000 for a wall, it all adds up to big bucks. Abatti, you have plenty of space to keep the trucks apart, I recommend doing it. You have a lot of space. Harvey, what type of materials are you hauling? Chavez, stucco, and sheet rock. Mendoza, the trucks will be filled or will they be sitting overnight not filled. Chavez, they are mostly empty; if filled, they will be with stucco and sheetrock. Abatti, has there been any compliance for the county facility that is right there for all of the trucks that come in and out of there? I don't think these four trucks will make a difference. Morita, the big expense with the conditional permit is for a hydrant and mason wall, for just four trucks to be parked in an industrial area. The Industrial area is for these things. Mendoza, there are three houses there; what fire hydrants serve these houses in the area? We will now impose the cost on the applicant. That should have been done by the city or whoever built the houses. Rivera, do you plan to expand? Where is your office located? Chavez,

yes, by Fonta in Bloomington. Hammerness, did you rent or buy the property? Chavez, I purchased the property.

Public Hearing Closed at 7:41 p.m.

Action:

Mendoza made a motion to Approve of “Resolution No. PC2022-12: A Resolution of the Planning Commission approving Conditional Use Permit 22-02 for Dennis Chavez located at 426 E. 4th Street (APN 064-194-006). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15322 of the Guidelines for In-Fill Development Projects.” With the amendment to remove the condition on the fire hydrant and landscaping. **Abatti seconded** the motion.

Ayes: 5- Hammerness, Rivera, Abatti, Harvey, Mendoza

Nays: 0

Absent: 0

Abstained: 0

Motion Passed 5-0

E. REPORTS:

E-1: Commissioners’ Reports

Abatti, when will La Brucherie be open? Othon, the end on December. Abatti, have we got the plants for Aten Road? Brown, Yes, we did.

Mendoza, this is my last meeting with the Planning Commission. I look forward to my new projects with the city, and commented on city events.

Harvey, congratulated Mendoza on her elections to City Council.

Hammerness, on Rodeo and 15th there is a large standing pool of water that sticks coming from the veterinary clinic over watering their grass. Congratulated Mendoza on her election to City Council.

E-2: Staff Reports

Morita, congratulated Mendoza on her new elected position and invited the commissioners to attend the next Council meeting for the change of order.

Brown, another resident relayed the Rodeo and 15th comment this week, and the city is working to resolve the issue. Congratulations to Mendoza on her new elected position.

F. ADJOURNMENT

F.1 CHAIRPERSON HAMMERNESS MADE AN ADJOURNMENT OF PLANNING COMMISSION MEETING UNTIL NEXT REGULARLY SCHEDULED MEETING JANUARY 11, 2023 AT 8:06 P.M.