



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

MINUTES

PLANNING COMMISSION

220 West 9th Street
IMPERIAL, CA 92251

WEDNESDAY, NOVEMBER 12, 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 6:30 p.m.

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

ABSENT: Commissioner Abatti

PLEDGE OF ALLEGIANCE: Viridiana Rosales-Trujillo led the Pledge of Allegiance.

ADJUSTMENTS TO THE AGENDA: There were none.

B. PUBLIC APPEARANCES: There were none.

C. CONSENT CALENDAR:

C-1: Approve Planning Commission Meeting Minutes for August 13, 2025.

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

Moved by Rosales-Trujillo, seconded by Curiel, to approve the Consent Calendar.

AYES: Curiel, Rosales- Trujillo, Winkler, and Rivera

NOES: None

ABSTAIN: None

ABSENT: Abatti

MOTION CARRIES: 4-0

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

D-1: Subject: Continued 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 and front 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.

Chairperson Rivera opened the public hearing at 6:34 p.m. and asked if anyone wished to speak on this topic. Applicant Steve Cochran gave a brief explanation of his project and answered questions from the Planning Commission Board. Chairperson Rivera closed the public hearing at 6:57 p.m.

Presenter: Yvonne Cordro, Planner

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, SIDE YARD AND FRONT YARD SETBACK REQUIREMENTS FOR AN ACCESSORY STRUCTURE LOCATED AT 221 WEST 12TH STREET (APN 063-215-006)

Moved by Rosales-Trujillo, seconded by Curiel, to approve Resolution No. PC2025-15, Conditional Use Permit 25-06 and Variance 25-03.

AYES: Curiel, Rosales- Trujillo, and Rivera

NOES: Winkler

ABSTAIN: None

ABSENT: Abatti

MOTION CARRIES: 3-1

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 7:06 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 _____ day of January 2026.

KRISTINA SHIELDS
City Clerk