

**MINUTES  
CITY OF IMPERIAL  
PLANNING COMMISSION  
And  
TRAFFIC COMMISSION  
JULY 22 2020**

**A.  
ROLL CALL**

**COMMISSIONERS PRESENT: GUILLEN, HAMMERNES, HARVEY, AND HAUGH**

**COMMISSIONERS ABSENT: BURNWORTH**

**OTHERS PRESENT: CITY MANAGER MORITA, COMMUNITY DEVELOPMENT DIRECTOR MORA, CITY CLERK JACKSON, POLICE CHIEF BARRA\*, AND PUBLIC SERVICES DIRECTOR LOPER\***

\*Denotes remote participation

**CHAIRMAN HAUGH** called the meeting to order at 6:30 pm and led the Pledge of Allegiance.

**B.  
PUBLIC APPEARANCES:**

None.

**C.  
CONSENT CALENDAR:**

- a. Approve meeting minutes for January 8, 2020 and February 26, 2020.

Motion by GUILLEN, second by HARVEY to approve the consent calendar.

AYES: GUILLEN, HAMMERNES, HARVEY, AND HAUGH

NOES: NONE

ABSTAIN: NONE

ABSENT: BURJWORTH

MOTION CARRIED 4-0

**D.  
NEW BUSINESS:**

**D-1. No new business.**

**E. TRAFFIC COMMISSION:**

**E-1. SUBJECT: Placement of new 4-way Stop Sign and Crosswalk at “P” Street and Barioni Boulevard intersection.**

Staff report was given by Community Development Director Mora. At the request of the City Council an evaluation was conducted to determine mitigation measures regarding safety concerns at the intersection. Under consideration is pedestrian safety, speeding and visibility. Barioni Blvd .is uncontrolled and “P” Street is controlled by stop signs. There are no sidewalks or marked crosswalks.

The Development Review Committee reviewed the request and based their recommendation on the “Manual on Uniform Traffic Control Devices” guidelines. It is recommended that a four-way stop be installed at Barioni Blvd and “P” Street.

Motion by GUILLEN, second by HARVEY to approve placement of stop signs at intersection of “P” Street and Barioni Blvd.

AYES: GUILLEN, HARVEY, AND HAUGH

NOES: HAMMERNESS

ABSTAIN: NONE

ABSENT: BURNWORTH

MOTION CARRIED 3-1

*ITEMS E-2, E-3 AND E-4 WERE DISCUSSED AND ACTED ON AS ONE ITEM.*

Mr. Mora presented staff report on the three requests for stop signs in specified locations. Concerns are pedestrian safety, speeding, and visibility. The intersections were reviewed by the Development Review committee following guidelines from the “Manual on Uniform Traffic Control Devices”. Stop signs at the three intersections are not recommended.

**E-2. SUBJECT: Placement of a new 3-way Stop Sign at the intersection of Fonzie Avenue and Cancun Drive.**

**E-3. SUBJECT: Placement of a new 4-way Stop Signs and crosswalk at the intersection of Canon Drive and Neckel Road.**

**E-4. SUBJECT: Placement of new 3-way Stop Sign and Crosswalk at the intersection of Brewer Road and Monterey Park Lane.**

Motion by HAMMERNESS, second by HARVEY to continue these three items and bring back once staff has looked into striping, speed bumps, police department presence, flashing speed signs or beacons as alternatives to stop signs

AYES: GUILLEN, HAMMERNESS, HARVEY, AND HAUGH

NOES: NONE

ABSTAIN: NONE

ABSENT: BURNWORTH

MOTION CARRIED 4-0

**REPORTS:**

**F-1 CHAIRMAN AND COMMISSIONERS' REPORTS**

HAMMERNESS thanked city for fixing the traffic signal light at Neckel Road and Hwy.86.

**F-2. DIRECTOR'S REPORT**

None.

There being no further business, the Planning Commission meeting adjourned at 7:06 p.m.

**MINUTES  
CITY OF IMPERIAL  
PLANNING COMMISSION  
And  
TRAFFIC COMMISSION  
OCTOBER 14, 2020**

**A.  
ROLL CALL**

**COMMISSIONERS PRESENT: BURNWORTH, GUILLEN, HAMMERNESSE,  
HARVEY, AND HAUGH**

**COMMISSIONERS ABSENT: NONE**

**OTHERS PRESENT: CITY MANAGER MORITA\*, COMMUNITY  
DEVELOPMENT DIRECTOR MORA, CITY CLERK  
JACKSON, CITY PLANNER TYLENDIA, AND POLICE  
CHIEF BARRA\***

\*Denotes remote participation

**CHAIRMAN HAUGH** called the meeting to order at 6:30 pm and the Pledge of Allegiance was led by Othon Mora.

**B.  
PUBLIC APPEARANCES:**

None.

**C.  
CONSENT CALENDAR:**

- a. Approve meeting minutes for March 11, 2020 and July 8, 2020.

Item tabled.

**D.  
NEW BUSINESS:**

- D-1. Conditional Use Permit (2020-02): Allow for an Automotive Collision Repair Shop at 423 W. Aten Road, Imperial.**

Hearing opened at 6:32 pm

Staff informed the commission that the CUP application has been withdrawn.

As this was an advertised hearing comments were allowed to be made by members of the public. There being no comments received, the hearing was closed at 6:33 PM and no action was taken.

**RAFFIC COMMISSION:**

**D-2. SUBJECT: Proposed new four-way stop signs and crosswalks at the intersection of Canon Drive and Neckel Road.**

Staff report was provided by Community Development Director Mora. City Council requested that an evaluation of the intersection be made to determine possible mitigation measures to address various traffic concerns such as pedestrian safety, speeding and visibility. Canon Drive is controlled by stop sign while Neckel Road is uncontrolled. Sidewalks are provided at all intersections at the approaches to the intersection, there are no marked crosswalks, and there are parking restrictions at the approaches of the intersection.

The Traffic Commission reviewed the request on July 22, 2020 and asked for additional information including other mitigation measures and cost estimate for review.

The Development Review Committee reviewed the request for recommendation based on the guidelines from the "Manual on Uniform Traffic Control Devices". Based on findings made, the installation of a four-way stop is not recommended.

Staff provided other mitigation options and costs to the Commission for consideration.

Motion by BURNWORTH, second by HAMMERNES to deny the proposal of new four-way stop and crosswalk at this intersection.

AYES: BURNWORTH, GUILLEN, HAMMERNES, AND HARVEY

NOES: HAUGH

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 4-1

**REPORTS:**

**E-1 CHAIRMAN AND COMMISSIONERS' REPORTS**

HAMMERNES addressed other traffic recommendations made previously and requested status of the Brewer and Monterrey painting of red curb and Barioni and P street 4-way stop. Community Development Director Mora gave an update.

**E-2. DIRECTOR'S REPORT**

COMMUNITY DEVELOPMENT DIRECTOR updated the commission on the Aten and Clark intersection improvement project.

There being no further business, the Planning Commission meeting adjourned at 7:02 p.m.

**MINUTES  
CITY OF IMPERIAL  
PLANNING COMMISSION  
And  
TRAFFIC COMMISSION  
OCTOBER 28, 2020**

**A.  
ROLL CALL**

**COMMISSIONERS PRESENT: BURNWORTH, GUILLEN, HAMMERNESS,  
HARVEY, AND HAUGH**

**COMMISSIONERS ABSENT: NONE**

**OTHERS PRESENT: CITY MANAGER MORITA\*, COMMUNITY  
DEVELOPMENT DIRECTOR MORA, CITY CLERK  
JACKSON, AND CITY PLANNER TYLENDIA**

\*Denotes remote participation

**CHAIRMAN HAUGH** called the meeting to order at 6:30 pm and the Pledge of Allegiance was led by Commissioner Harvey.

**B.  
PUBLIC APPEARANCES:**

None.

**C.  
CONSENT CALENDAR:**

- a. Approve meeting minutes for June 10, 2020 and July 8, 2020.

Motion by BURNWORTH, second by GUILLEN to approve the Consent Calendar.

AYES: BURNWORTH, GUILLEN, HAMMERNESS, HARVEY, AND HAUGH

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

**D.  
NEW BUSINESS:**

**D-1. Conditional Use Permit/Similar Land Use Determination/Zoning Text Amendment**

**(20-03); Applicant request to allow the use of a Pest Services Office to be located at 201 South Imperial Avenue. Project is categorically exempt from the California Environmental Quality Act per section 15332 and 15301 existing facilities (e) (B).**

Hearing opened at 6:33 pm

Staff report provided by City Planner Tylenda. Valley Pest Services (owner Gabe Cordero) is looking to move their business from its current location at 300 N. Imperial Ave/. to 201 S. Imperial Ave. As is currently written, the zoning code does not refer to “pest services” in the Village Commercial zone. The code does allow for “hardware stores and janitorial services and supplies” with issuance of a Conditional Use Permit.

Both of these types of businesses have the ability to carry pesticides that can be used to exterminate nuisances. It is requested that the commission determine if the proposed use is similar to the allowed use for this zone.

A written comment was received via email from Beatriz Gonzalez, El Zarape Restaurant with objection to approval if the company is going to manufacture the product on-site (chemicals).

Hearing closed at 6:40 pm

1. Approve Resolution No. PC 2020-10, a Resolution of the Planning Commission approving the similar Land Use Determination, Conditional Use Permit and Zoning Text amendment to allow the use of a Pest Services business within the Village Commercial Zoning District, project is categorically exempt per the California Environmental Quality Act section 15332 and 15301 existing facilities (e) (B).

Motion by GUILLEN, second by HAMMERNESS approve Resolution PC2020-10 with change to Conditions of Approval to allow up to 30 gallons of chemical product on-site.

AYES: BURNWORTH, GULLEN, HAMMERNESS, HARVEY, AND HAUGH

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

**D-2. SUBJECT: Right-of-way abandonment of 13<sup>th</sup> and 14<sup>th</sup> Streets.**

1. Approve Resolution Number PC2020-11, a Resolution of the Planning Commission of recommending approval of the Right-of-way abandonment for 13<sup>th</sup> and 14<sup>th</sup> Street. The right-of-way abandonment does not require the CEQA process since it is not considered a project per the California environmental Quality Act guidelines.

City Planner Tylenda provided the staff report. Catalyst Development (Ray Roben) is requesting the easement abandonment of 13<sup>th</sup> and 14<sup>th</sup> (west of “C” St. alley and east of La Brucherie Rd.) The applicant proposes to construct an apartment project and the abandonment is tied to offsite infrastructure improvements.

Staff stated that there are two new conditions proposed: to place performance standard of ground breaking within 12 months of abandonment approval and easements for and installation of 18' waterline.

Developer Ray Roben appeared remotely to provide additional information to the commissioners. Mr. Roben responded to additional conditions and questioned why they are being added now. The 12-month standard is not feasible due to various financing timelines and requested 36 month or 24 months at the least.

Motion by GUILLEN, second by BURNWORTH to approve Resolution No. PC2020-11 with addition of condition #24 setting a 36-month timeline for groundbreaking with a yearly progress report to be made to Planning Commission.

AYES: BURNWORTH, GUILLEN, HAMMERNESS, HARVEY, AND HAIGH

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

## **REPORTS:**

### **E-1 CHAIRMAN AND COMMISSIONERS' REPORTS**

HAMMERNESS why will Hwy 86 be closed at Barioni Blvd. referencing electronic sign board message. City Manager Morita informed of the Barioni waterline project that is expected to keep the intersection closed for 90 days.

HARVEY wished all candidates running for City Council the best of luck in the upcoming election.

### **E-2. DIRECTOR'S REPORT**

MORA reported the Aten/Clark intersection project is ongoing.

There being no further business, the Planning Commission meeting adjourned at 7:08 p.m.



**MINUTES  
CITY OF IMPERIAL  
PLANNING COMMISSION  
And  
TRAFFIC COMMISSION  
NOVEMBER 25, 2020**

**A.  
ROLL CALL**

**COMMISSIONERS PRESENT: BURNWORTH, GUILLEN, HAMMERNESS,  
HARVEY, AND HAUGH**

**COMMISSIONERS ABSENT: NONE**

**OTHERS PRESENT: CITY MANAGER MORITA, COMMUNITY  
DEVELOPMENT DIRECTOR MORA, SGT. SHEFFIELD,  
and ASSISTANT CITY MANAGER BROWN (SITTING IN  
FOR CITY CLERK JACKSON out on vacation)**

**CHAIRMAN HAUGH** called the meeting to order at 6:30 pm and the Pledge of Allegiance was led by Commissioner Burnworth.

**B.  
PUBLIC APPEARANCES:**

None.

**C.  
NEW BUSINESS: Traffic Commission**

**C-1. Proposed new three-way stop signs due to traffic concerns at the intersection of Monterrey Park Lane and Brewer Road within the City of Imperial.**

Staff report was provided by Community Development Director MORA. City Council requested Traffic Commission review the intersection as concerns have been raised about pedestrian safety, speeding, and visibility. Monterrey Park Lane is controlled by a stop sign while Brewer Road is uncontrolled. On July 8, 2020 the Traffic Commission reviewed the request and recommended a 30' no parking red curb on the south side of Brewer. The commission reconsidered their action on July 22, 2020 and requested staff to explore other traffic and safety measures for the intersection. The Development Review Committee reviewed the requests for mitigation measures and ultimately recommended against the placement of a three-way stop sign at Monterrey Park and

Brewer Road based on following the guidelines from the “Manual on Uniform Traffic Control Devices”.

Motion by HAMMERNESS, second by BURNWORTH to recommend the placement of a 50’ red curb.

AYES: BURNWORTH, GUILLEN, HAMMERNESS, HARVEY, AND HAUGH

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

**D. REPORTS:**

**D-1 CHAIRMAN AND COMMISSIONERS’ REPORTS**

None.

**D-2. DIRECTOR’S REPORT**

There being no further business, the Planning Commission meeting adjourned at 6:53 p.m.