



Staff Report

Agenda Item No. D-1

To: City of Imperial Planning Commission
From: Lisa Tylenda, Planner
Date: May 2, 2018
Subject: Similar Land Use Determination for DJ & R Inc.

Background:

- Current Zoning: I-2 (Rail Served Industrial)
- Current Land Use: Existing Unoccupied Building
- Size of Property: 260,038 sqft. /5 acres
- Parcel Location: 2415 Clark Road-APN: 044-200-042
- Site Design: Please see attached Conceptual Site Plans.
- CEQA: CEQA exempt.

Discussion/Analysis

On April 26, 2018 DJ & R Inc. submitted a “Similar Land Use Determination” application for the proposed business use of an assembling, renting and storing of hay tarps in an I-2 (Rail Served Industrial) zone located at 2415 Clark Road in the City of Imperial.

The Zoning Code is written such that, only those uses listed are allowed to be located within the specific zones, but a “Similar Land Use Determination” process would allow the Planning Commission to determine whether or not a proposed use is similar to, or not more detrimental than a use that is already permitted. Below you will find the comparisons of uses.

The proposed use of “assembling, renting, and the storing of hay tarps” is being compared to the following 3 permitted uses found in section 24.07.120 of the “I-2: Rail Served Industrial Zone” ordinance which allow for the following uses” “manufacturing, compounding, assembly or treatment of articles or merchandise” under section 24.07.120 letter “A”, under “Agricultural Uses” section 24.07.120 letter “E” which are all permitted uses, but do not reference agricultural gear and/or “hay tarps” that are used for agricultural purposes and one more permitted use under section 24.07.120 letter “B” “moving and storage firms” which are a permitted use in I-2 zones.

Evaluation:

Upon review, staff has found the proposed business uses and location to be compatible with the uses surrounding the proposed location and current existing uses in surrounding I-1 & I-2 zones.

Staff Recommendation:

If the proposed use is found to be similar, staff recommends measures be taken to screen the areas that will be used for storage of the hay tarps.

Attachments:

- Project Description from Applicant.
- Location map.
- Assessor's Parcel Map.
- Conceptual Site Plan.

PROJECT DESCRIPTION:

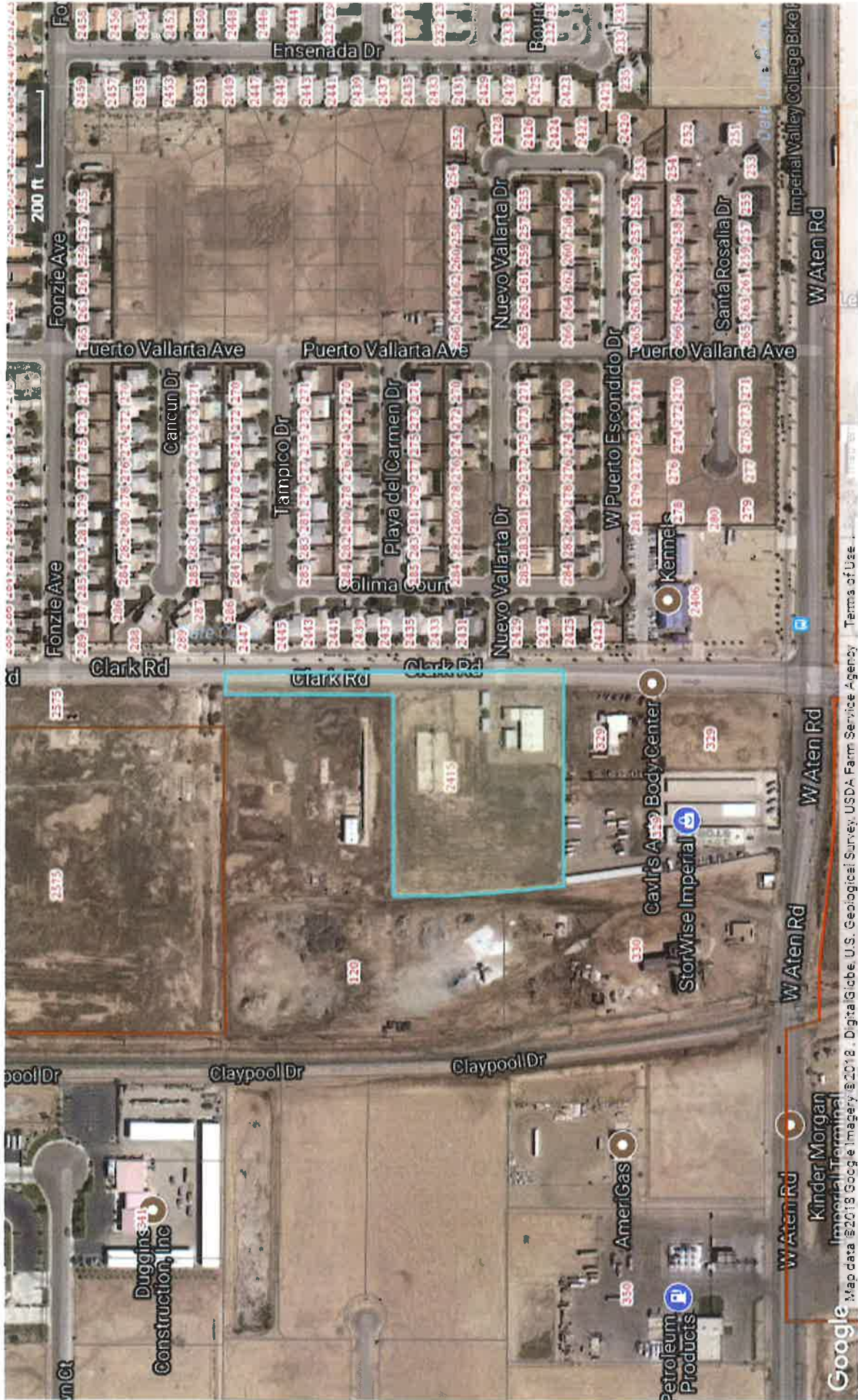
DJ&R INC

DJ&R Inc. has been in business for 25 years. Our company's primary business is in the leasing of hay tarps in the agriculture industry. Our hours of operation for the office are 7am till 4pm Monday thru Friday and on some Saturdays 7am till 12pm. DJ&R outside labor crew hours vary with our seasonal work. Our season runs from June thru November with work being at all time high during this period. We will also have a semi load of tarps delivered during office hours maybe twice a month during season if need arises.

We roughly have 30 employees and we will park our work trucks and trailers on the property at 2415 Clark Rd. We have 12 trucks and 10 flatbed trailers needed to preform our work. Our tarps will be stored outside in the yard on pallets. We will be using the warehouse for a place to do minor repairs of tarps, store our tools and for our employees to take their breaks. Both office buildings will be occupied by our office staff.

We will also be assembling tarps using sewing machines and heat welders.

Similar Land Use Determination (SD18-01)



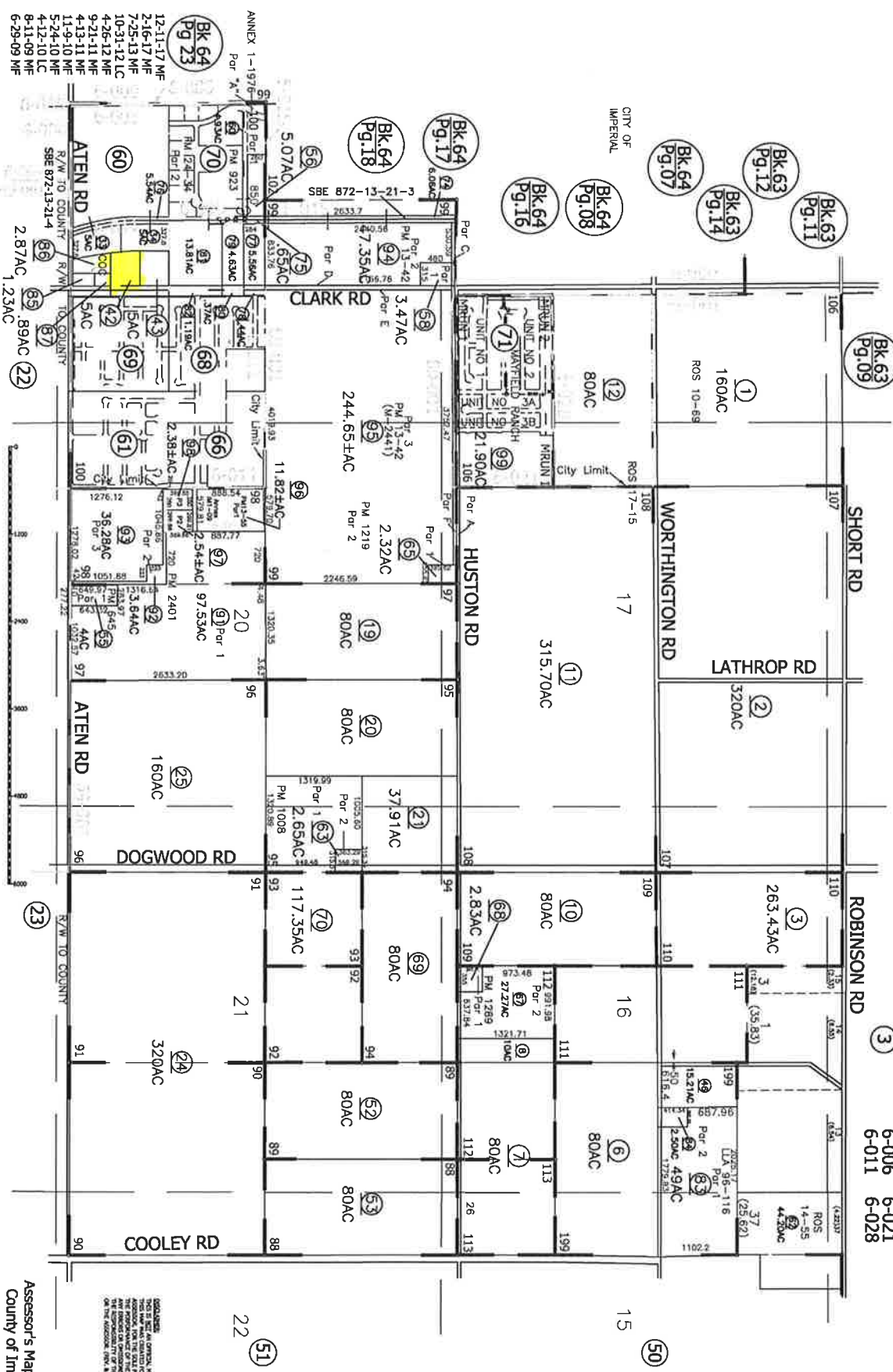
		<p>05/01/2018</p>	<p>DJ & R Inc.</p>	<p>1" = 376 ft</p>
<p>This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.</p>				

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

TRACT 88 TO 100 INCL., 106 TO 113 INCL., 199, SEC. 7 TO 10 INCL., 15 TO 22 INCL.,
 & POR. SEC. 9, 10, 15, 16, T.15S., R.14E.

Tax Area Code	6-000	6-015	69-001
	6-005	6-020	
	6-006	6-021	
	6-011	6-028	

44-20



ASSESSOR'S MAP
 THIS MAP IS PREPARED FOR THE IMPERIAL COUNTY ASSESSOR'S OFFICE AND IS NOT A SURVEY OF THE LAND. THE INFORMATION ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE ASSessor'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS MAP. FOR A TRUE COPY OF THIS MAP, SEE THE ASSessor'S OFFICE.

Assessor's Map Bk. 44-Pg. 20
 County of Imperial, Calif.

File Repair Area

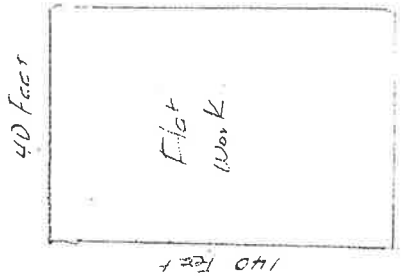
Old Use Inventory

New Inventory torps/sides

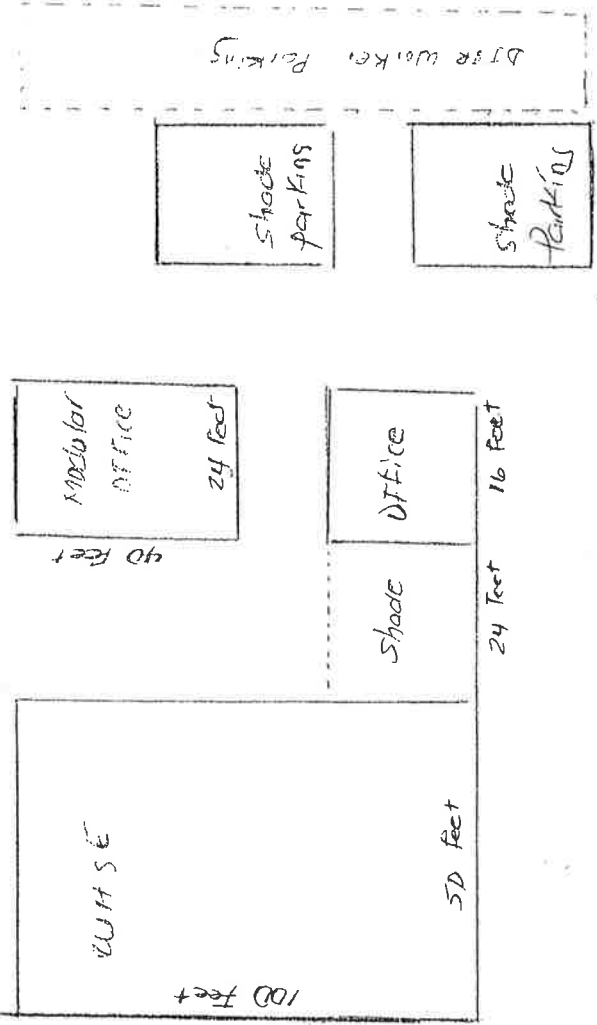
Junk torps Area

Trailer Parking

Company trucks Parking



Area Repair torps
Repair Area



← 500 feet →

← 35 feet →

Gate

Gate

Clark Rd

Gate