



PLANNING AND TRAFFIC COMMISSION
Veronica Harvey – Chairperson
Ruben Rivera – Vice Chairperson
Alice Abatti – Commissioner
Rebecca Terrazas-Baxter – Commissioner
Lisa Winkler-Commissioner

MINUTES

PLANNING COMMISSION
TRAFFIC COMMISSION

220 West 9th Street
IMPERIAL, CA 92251

WEDNESDAY, JUNE 12, 2024
6:30 P.M.

- A. **PLANNING COMMISSION CALL TO ORDER:**
Chairperson Harvey called the meeting to order at 6:38 p.m.

ROLL CALL:

Commissioners Present: Chairperson Harvey, Vice-Chairperson Rivera, Commissioner Terrazas-Baxter

Absent: Commissioner Abatti, Commissioner Winkler

City Staff Present:

Dennis Morita, City Manager
Katherine Turner, City Attorney
Othon Mora, Community Development Director
Yvonne Cordero, Planner
Fernando Williams, Engineering Technician

PLEDGE OF ALLEGIANCE: Led by Chairperson Harvey

ADJUSTMENTS TO THE AGENDA: None

- B. **PUBLIC APPEARANCES**

B-1. Matters not appearing on the agenda. None

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

- C-1: Subject: Continued Public Hearing, Discussion/Action: Variance 23-04 and Conditional Use Permit 23-07 for Mark Gaddis to allow the deviation of the Residential Zone Property Development Standards for maximum height and side yard setback requirements for an accessory structure located at 121 North F Street (APN 064-042-0001). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301-Existing Facilities.**

Chairperson Harvey continued the public hearing at 6:50 p.m. Yvonne Cordero, Planner, provided an update on the project and explained that the Imperial Irrigation District (IID) is providing Mr. Gaddis with a cost sheet to reroute the power pole and power lines that are in violation of IID's regulations. City Attorney Katie Turner elaborated that she and IID's Legal Counsel, Geoff Holbrook, confirmed IID staff has been working on the project and is scheduled to meet to resolve this matter. Mr. Morita stated that in conversation with IID staff, IID would consider allowing the structure if Mr. Gaddis bore the cost of the pole relocation and addressed with the right-of-way issue. Ms. Turner, in agreement with Mr. Morita, recommended continuing the public hearing to the next scheduled

meeting to provide a final action. Ms. Turner further requested IID staff and the applicant be present at the continued public hearing to answer any questions.

Commissioner Terrazas-Baxter motioned to continue the public hearing to June 26, 2023. Vice-Chairperson Rivera seconded the motion. The motion passed unanimously with a 3-0 vote.

C-2 Subject: Public Hearing, Discussion/Action: Implementation of a Vehicle Miles Traveled methodology for evaluating transportation impacts under the revised California Environmental Quality Act guidelines as per Senate Bill 743. The project is categorically exempt from the California Environmental Quality Act under Section 15268-Ministerial Projects.

Chairperson Harvey opened the project's public hearing at 6:47 p.m. Fred Minagar from Minagar and Associates, Inc. presented the 2023 Implementation of a Vehicle Miles Traveled and CEQA Threshold Study to the Planning Commission and addressed their questions.

Chairperson Harvey closed the public hearing at 8:08 p.m. and Commissioner Terrazas-Baxter made the motion to approve Resolution PC2024-05 recommending City Council approval of the 2023 Implementation of a Vehicle Miles Traveled and CEQA Threshold Study. Vice-Chairperson Rivera seconded the motion. The motion passed unanimously with a 3-0 vote.

Chairperson Harvey adjourned the Planning Commission meeting at 8:09 p.m.

D. TRAFFIC COMMISSION NEW BUSINESS: (DISCUSSION/ACTION-RECOMMEND/DENY):

D-1: Discussion/Action: Removal of Pedestrian Crosswalk Located at 400 South Imperial Avenue, between West 4th Street and West 5th Street. This project is categorically exempt from the California Environmental Quality Act under Section 15301 (Class 1) -Existing Facilities.

Chairperson Harvey opened the Traffic Commission meeting at 8:09 p.m.

Fernando Williams, Engineering Technician presented the crosswalk removal project to the Traffic Commission and answered the Commissioners' questions.

Commissioner Terrazas-Baxter motioned to recommend the removal of the pedestrian Crosswalk located at 400 South Imperial Avenue. Vice-Chairperson Rivera seconded the motion. The motion passed unanimously with a 3-0 vote.

E. REPORTS:

E-1: Commissioners' Reports: None

E-2 Staff Reports: Othon Mora, Community Development Director, announced the Neckel Road closure is extended from June 20, 2024 to June 30, 2024.

F. ADJOURNMENT

F-1. Subject: Adjourn the Planning and Traffic Commission meeting until the next regularly scheduled meeting on June 26, 2024, at 6:30pm.

Chairperson Harvey adjourned the Planning and Traffic Commission meeting at 8:20 p.m.