

**RESOLUTION NO. PC 2022-05**  
**A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL,**  
**APPROVING A CONDITIONAL USE PERMIT FOR AN EIGHTEEN FOOT**  
**ACCESSORY STRUCTURE WITHIN A RESIDENTIAL ZONE LOCATED AT**  
**253 W. PUERTO ESCONDIDO DRIVE SUBJECT TO THE ATTACHED CONDITIONS**

**WHEREAS**, Guadalupe Cardenas submitted an application for an eighteen-foot accessory structure within a Residential Zone; and

**WHEREAS**, the subject site is located within an R-1 Residential Single-Family Zone and accessory structures over twelve feet in height are conditionally allowed uses within that zone; and

**WHEREAS**, a duly notified public hearing was held by the Planning Commission on July 13, 2022, to hear testimony for and against the proposed Conditional Use Permit; and

**WHEREAS**, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written and oral comments received, the Planning Commission considered all facts relating to the project; and

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES Conditional Use Permit #22-04** subject to the conditions of approval outlined in Exhibit A and based on the following findings:
  - 1. The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act.
  - 2. The initial environmental assessment shows that there is no substantial evidence that the proposed land use will have a significant impact on the environment.
  - 3. The project meets all the requirements per section 24.19.340 of the Imperial Zoning Ordinance for granting said conditional use permit as follows:
    - a) That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.

The subject site is located within an R-1 Residential Single Family zone which is intended to provide for small-lot single family detached residences

and single family attached residences with densities ranging from 5 to 20 dwelling units per acre.

- b) That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to those items listed in Section 24.19.340.B of the Imperial Zoning Ordinance.

The proposed location of the accessory structure conforms to the surrounding Residential Single Family homes. The project is compatible with the adjacent land uses and will not adversely affect residents.

- c) That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

With the Conditions of Approval put in place, the proposed project will not be detrimental to the public health, safety or welfare of those within the vicinity of the project site.

- d) That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for any approved Variance.

The proposed facility complies with all provisions of the Zoning Ordinance.

**PASSED, ADOPTED AND APPROVED** by the Planning Commission of the City of Imperial, this 13th day of July, 2022.

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Planning Commission Chairman

ATTEST:

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City Clerk