



*PLANNING AND TRAFFIC COMMISSION*  
*Ruben Rivera –Chairperson*  
*Lisa Winkler – Vice-Chairperson*  
*Alice Abatti – Commissioner*  
*Francisco Curiel – Commissioner*  
*Rebecca Terrazas-Baxter-Commissioner*

# MINUTES

## PLANNING COMMISSION

220 West 9<sup>th</sup> Street  
IMPERIAL, CA 92251

WEDNESDAY, MAY 28, 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 6:34 p.m.

**ROLL CALL:** Commissioner Curiel, Vice Chairperson Winkler, and Chairperson Rivera.

**ABSENT:** Commissioners Abatti and Terrazas-Baxter

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Ruben Rivera.

**ADJUSTMENTS TO THE AGENDA:** None

**B. PUBLIC APPEARANCES:** None

**C. CONSENT CALENDAR**

**C-1: Approve Planning Commission Meeting Minutes for April 23, 2025.**

Moved by Winkler, seconded by Curiel, to approve Consent Calendar.

**AYES:** Curiel, Winkler, and Rivera

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Abatti and Terrazas-Baxter

**MOTION CARRIES: 3-0**

**D. PLANNING COMMISSION NEW BUSINESS: (DISCUSSION/ACTION – RECOMMEND/DENY)**

**D-1 Subject: Public Hearing, Discussion/Action: City initiated right-of-way vacation of O Street between 13<sup>th</sup> Street and 15<sup>th</sup> Street, 13<sup>th</sup> Street between N Street and P Street, 14<sup>th</sup> Street between N Street and P Street, and 15<sup>th</sup> Street between N Street and P Street. The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15305 (Class 5)-Minor Alterations in Land Use Limitations.**

The public hearing was opened at 6:38 p.m.

David Dale, Public Services Director, presented the staff report.

The public hearing was closed at 6:48 p.m.

Approve/Deny Resolution No. PC2025-09: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL FINDING CONFORMANCE WITH THE GENERAL PLAN FOR THE RIGHT OF WAY VACATION OF O STREET BETWEEN 13TH AND 15TH STREET, 13TH STREET BETWEEN N STREET AND P STREET, 14TH STREET BETWEEN N STREET AND P STREET, AND 15TH STREET BETWEEN N STREET AND P STREET.

**Moved by Winkler, seconded by Curiel,** to approve Resolution No. PC2025-09.

**AYES:** Curiel, Winkler, and Rivera

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Abatti and Terrazas-Baxter

**MOTION CARRIES: 3-0**

**D-2. Subject: Public Hearing, Discussion/Action: Conditional Use Permit 25-02 for Imperial Hotel Acquisition, LLC to allow off-sale alcoholic beverage sales and gasoline dispensing at a Circle K convenience store to be located at 1400 N. Imperial Avenue (APN 063-314-004). The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15303, Class 3 (c), New Construction or Conversion of Small Structures.**

The public hearing was opened at 6:50 p.m.

Othon Mora, Community Development Director, presented the staff report.

The public hearing was closed at 6:53 p.m.

Approve/Deny Resolution No. PC2025-06: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL, APPROVING CONDITIONAL USE PERMIT 25-02 TO ALLOW OFF-SALE ALCOHOLIC BEVERAGE SALES AND GASOLINE DISPENSING AT A CIRCLE K CONVENIENCE STORE LOCATED AT 1400 N. IMPERIAL AVENUE (APN 063-314-004).

**Moved by Winkler, seconded by Curiel,** to approve Resolution No. PC2025-06 and Conditional Use Permit 25-02.

**AYES:** Curiel, Winkler, and Rivera

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Abatti and Terrazas-Baxter

**MOTION CARRIES: 3-0**

**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 6:58 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 13th day of August 2025.

---

KRISTINA SHIELDS  
City Clerk