



Staff Report

Agenda Item No. D-2

To: City of Imperial Planning Commission

From: Yvonne Cordero, Planner

Date: September 17, 2025

Applicant:	Deen Enterprises / Sohaib Tariq, MD
Project Location:	435 W. Aten Road
Project Description:	Conditional Use Permit 25-05 to allow a PET/CT fixed position mobile imaging system
Zoning:	Neighborhood Commercial (C-1)
Environmental:	Categorically Exempt
Recommendation:	Approve, subject to Conditions of Approval

Background

Applicant, Dr. Sohaib Tariq, has been practicing medicine for over sixteen years and has established himself as a respected Cardiovascular Disease Specialist. He relocated his medical practice to Imperial's Lisa Tucker Center in November 2024. To enhance his cardiac-specialized practice, he is proposing the installation of a PET/CT imaging system housed in a mobile unit/trailer. The imaging system will serve as a vital healthcare access point for patients in the City of Imperial and surrounding areas who need advanced diagnostic imaging for cardiovascular disease. PET/CT imaging is considered the gold standard in nuclear cardiology and supports early diagnosis and intervention, leading to improved clinical outcomes, fewer emergency room visits, and lower healthcare costs for our community. This project demonstrates a commitment to equitable, high-quality care and strengthens the healthcare infrastructure for our underserved region.

The unit will be professionally manufactured, fully self-contained, and installed on a stabilized pad with utility hookups for electrical service, internet connectivity, and climate controls. The facility will be staffed by licensed technologists and operate under the oversight of board-certified physicians, with the applicant, Dr. Tariq, responsible for its maintenance and operation. Due to the nature of the facility, this conditional use permit will expire five years from the date of approval, and any modifications or extensions during this five-year period will have to be approved by the Community Development Department.

Understanding the City of Imperial’s priority on maintaining visual appeal and consistency in architectural aesthetics, Dr. Tariq is ensuring the facility installation is well integrated into the surrounding environment by installing a custom vinyl wrap with visual design elements aligned with the colors and tones of the neighboring buildings, incorporating a decorative privacy fence, and considering additional landscaping elements such as greenery or planters. These efforts aim to enhance the overall aesthetic harmony and create a welcoming atmosphere.

The public hearing scheduled for September 10, 2025, was continued because the Planning Commission requested tenant notification regarding the installation of the PET/CT Mobile Imaging System at the Lisa Tucker Center. This extension gave the property owner time to inform the tenants and provide the additional information needed to ensure tenants of the Lisa Tucker Center were notified about the PET/CT Mobile Imaging System installation and had the opportunity to raise any concerns. Mr. Tucker submitted a site plan (Attachment B) of the Lisa Tucker Center’s tenants, and the letter he provided them is included in Attachment C. Mr. Tucker confirmed that tenants were in favor of the project and received inquiries from one tenant, Tengo Tacos Restaurant, to whom he satisfactorily provided answers. Additionally, staff delivered a public hearing notice to allow all tenants the opportunity to attend the meeting if they had any concerns.

Project Location



Proposed Mobile Imaging System



Discussion/CEQA Analysis

Land Use - The subject site is located within the Neighborhood Commercial (C-1) Zone, designated for professional and administrative offices, restaurants, theatres, health clubs, and neighborhood shopping centers that offer limited retail services and office spaces for residents' convenience. These shopping centers are designed to be compatible with the residential environment and are situated in locations specified on the General Plan. The mobile imaging system facility's location, size, design, and operating features comply with the purpose and development policies outlined in the Commercial Zone's Ordinance. The surrounding designated land uses are as follows:

Direction	Land Use	Zoning
North	Brickhouse Coffee Shop	Neighborhood Commercial (C-1)
South	Imperial Gardens Senior Apartments	Residential Apartment (RA)
West	Lisa Tucker Center	Neighborhood Commercial (C-1)
East	Kameleon Monkey Collision	General Commercial (C-2)

The relationship between land use and zoning compatibility within the Imperial General Plan is important for orderly development. Land uses must be arranged for compatibility with abutting land uses, and properties should be consistent with the land use policy map. Using the General Plan's Land Use Compatibility Matrix, the adjacent land uses for the Neighborhood Commercial (C-1) Zone indicate that all commercial uses and high residential land uses are compatible land uses.

Traffic and Circulation - The project site is located on the southeast corner of the parcel, south of the existing shopping center. The proposed PET/CT mobile imaging system's patient volume is expected to be thirty to thirty-five patients per week, resulting in a minimal impact on parking or traffic. Property owner Jerry Tucker has executed a reciprocal parking agreement to provide more than enough parking spaces for all existing structures on the property. The project site has two entrances off Aten Road, allowing good circulation for ingress and egress. Aten Road is a major arterial with four lanes, serving as a key connection to SR-86, and is designed to handle high traffic volumes, pedestrian, and bicycle traffic. The addition of the PET/CT mobile imaging system as part of Dr. Tariq's medical services does not present a significant traffic or circulation issue.

Vehicle Miles Traveled (VMT) Analysis - The project was reviewed for the VMT Requirement. However, because its gross floor area is less than six hundred feet, no VMT Analysis is required.

CEQA/Environmental Compliance - The proposed mobile imaging system facility qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) per Section 15311, Class 11-Accessory Structures. Projects that qualify for this exemption under Class 11 consist of the construction of minor structures accessory to existing commercial, industrial, or institutional facilities. Including placement of temporary use items, such as this mobile imaging system, in generally the same location.

Evaluation

The Zoning Ordinance provides flexibility in the regulation of uses to ensure that unusual characteristics of certain uses are properly addressed in furtherance of the Imperial Zoning Ordinance. Section 24.19.340 of the City of Imperial Zoning Ordinance requires that the Commission make specific findings when reviewing a Conditional Use Permit. The required findings are listed below in ***bold italics***, followed by an evaluation:

- 1. 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 the Neighborhood Commercial (C-1) Zone, designated for professional and administrative offices, restaurants, theatres, health clubs, and neighborhood shopping centers that offer limited retail services and office spaces for residents' convenience. These shopping centers are designed to be compatible with the residential environment and are situated in locations specified on the General Plan. The mobile imaging system facility's location, size, design, and operating features comply with the purpose and development policies outlined in the Commercial Zone's Ordinance.

- 2. 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 location, size, design, and operating characteristics have been deemed compatible and will not adversely affect or be detrimental to adjacent uses, residents, buildings, or

natural resources. Its use aligns with the General Plan and provides a service that complements the applicant's medical practice.

3. *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 established Conditions of Approval, the proposed project will not negatively impact public health, safety, or welfare, or be materially injurious to properties in the vicinity.

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

No variances are requested or required for this project, and all zoning regulations and requirements will be strictly followed. Adhering to these conditions guarantees the project's compliance with the City's zoning standards and regulations.

Public Notification

The public hearing scheduled for September 10, 2025, was duly noticed in the Holtville Tribune and Calexico Chronicle, newspapers of general circulation, on August 28, 2025. The public hearing was continued to September 24, 2025. A Notice of Public Hearing was mailed to all property owners within 300 feet of the property. The City of Imperial has not received any public comments for or against this project as of the date of this report's publication.

Recommendation

Staff recommends that the Planning Commission conduct a public hearing to receive comments for and against the project. Unless sufficient evidence to the contrary is presented at the public hearing, Staff recommends that the Planning Commission approve Conditional Use Permit 25-05 to allow the installation of a PET/CT Mobile Imaging System at 435 W. Aten Road.

Attachments

- Attachment A – Draft Resolution PC2025-13 with Conditions of Approval
- Attachment B – Lisa Tucker Center Site Plan
- Attachment C – Lisa Tucker Center's Tenant Notification from Property Owner, Jerry Tucker

Respectfully submitted,



Othon Mora, MCM, CBO
Community Development Director

ATTACHMENT A

***DRAFT* RESOLUTION NO. PC2025-13**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL,
APPROVING CONDITIONAL USE PERMIT 25-05 FOR THE INSTALLATION OF A
PET/CT MOBILE IMAGING SYSTEM FOR DEEN ENTERPRISES
AT 435 W. ATEN ROAD (APN 064-351-027)**

WHEREAS, Dr. Sohaib Tariq, President of Deen Enterprises, submitted an application to install a PET/CT Mobile Imaging System at 435 W. Aten Road; and

WHEREAS, the subject site is located within the Neighborhood Commercial (C-1) Zone, where, after staff review, it was determined that the installation of a PET/CT Mobile Imaging System would require a five-year conditional use permit to be allowed within the Neighborhood Commercial (C-1) Zone; and

WHEREAS, a duly notified public hearing was published on August 28, 2025, in a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning Conditional Use Permit 25-05, and said notice was mailed to each property owner within a 300-foot radius of the project site; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on September 10, 2025, and September 24, 2025 to hear testimony for and against the proposed Conditional Use Permit;

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 request for a Conditional Use Permit; 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) 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; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is categorically exempt under Section 15311-Class 11, Accessory Structures, of the California Environmental Quality Act and is exempt from further environmental review requirements; and

- E) That allowing the installation of a PET/CT Mobile Imaging System is consistent with the land uses allowed within the Neighborhood Commercial (C-1) Zone; and
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES Conditional Use Permit 25-05**, subject to the requirements per section 24.19.340 of the Imperial Zoning Ordinance, the Conditions of Approval outlined in Exhibit A, and based on the following findings:

- 1. 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 standards of the City.**

The subject site is located within the Neighborhood Commercial (C-1) Zone, designated for professional and administrative offices, restaurants, theatres, health clubs, and neighborhood shopping centers that offer limited retail services and office spaces for residents' convenience. These shopping centers are designed to be compatible with the residential environment and are situated in locations specified on the General Plan. The mobile imaging system facility's location, size, design, and operating features comply with the purpose and development policies outlined in the Commercial Zone's Ordinance.

- 2. 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 location, size, design, and operating characteristics have been deemed compatible and will not adversely affect or be detrimental to adjacent uses, residents, buildings, or natural resources. Its use aligns with the General Plan and provides a service that complements the applicant's medical practice.

- 3. 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 established Conditions of Approval, the proposed project will not negatively impact public health, safety, or welfare, or be materially injurious to properties in the vicinity.

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

No variances are requested or required for this project, and all zoning regulations and requirements will be strictly followed. Adhering to these conditions guarantees the project's compliance with the City's zoning standards and regulations.

- G) The City Attorney is authorized to make minor typographical changes to this Resolution that do not change the substance of this Resolution;

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 24th day of September, 2025.

Ruben Rivera
Planning Commission Chairperson

ATTEST:

Kristina Shields
City Clerk

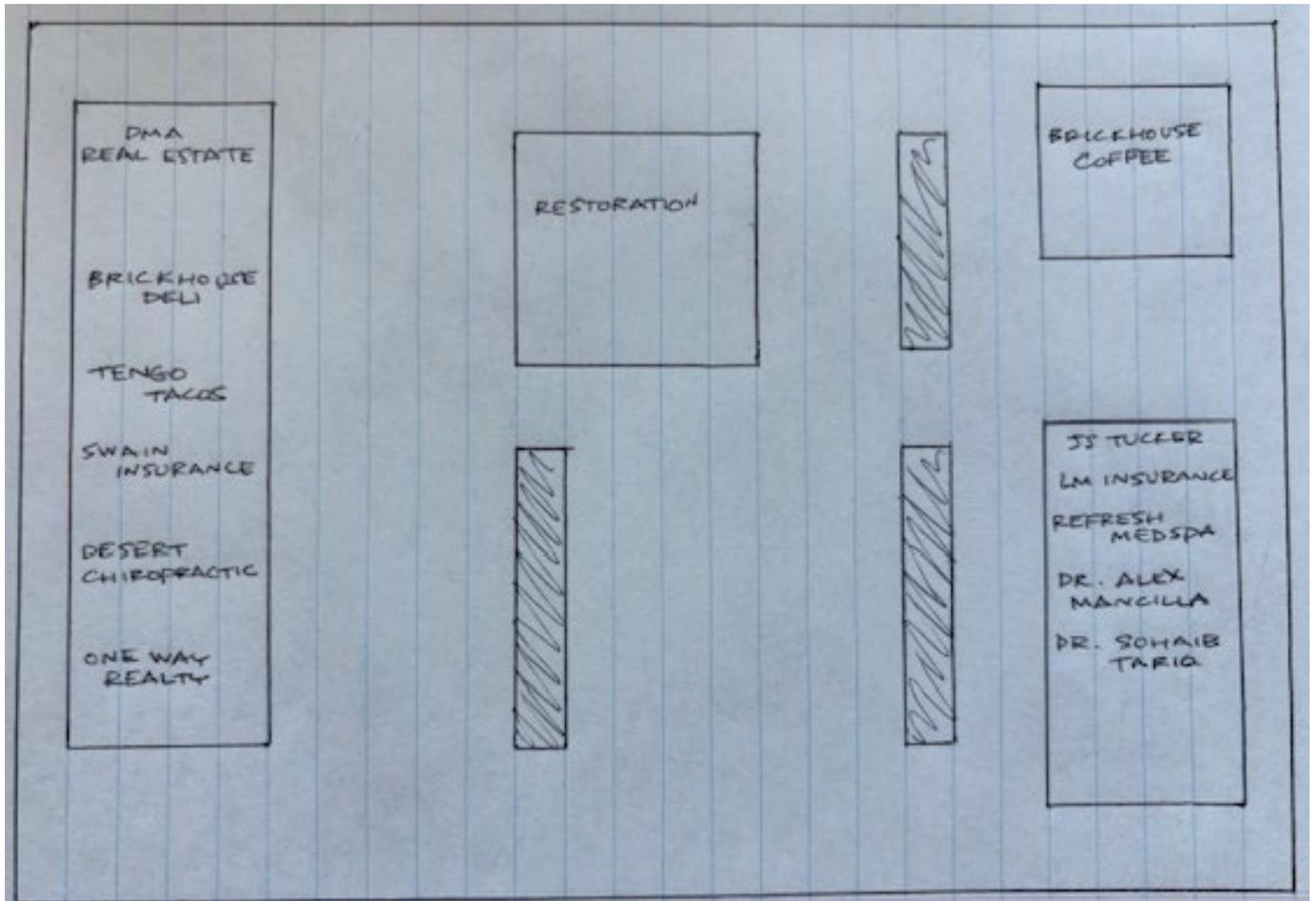
EXHIBIT A
CONDITIONS OF APPROVAL
CUP 25-05 DEEN ENTERPRISES/SOHAIB TARIQ, MD (APN 064-351-027)

1. The Developer/Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
2. The Developer/Applicant shall pay all applicable impact and capacity fees.
3. The Conditional Use Permit (CUP) shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
4. The Applicant shall agree to defend, indemnify and hold harmless the City of Imperial and its agents, including consultants, officers and employees from any claim, action or proceeding against the City or its agents, including consultants, officers and employees to attack, set aside, void, or annul the approval of the Conditional Use Permit. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness costs that may be asserted by any person or entity, including the Property Owner/Applicant arising out of or in connection with the approval of the Conditional Use Permit, including any claim for private attorney general fees claimed by, or awarded to any party from the City.
5. All conditions of approval for this Conditional Use Permit shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. These Conditions of Approval shall be on, at all times, all grading, landscaping, and construction plans kept on the project site. It is the responsibility of the Applicant to ensure that the project contractor is aware of, and abides by, all Conditions of Approval. Prior approval from the Planning Department must be received before any changes are constituted in site design, grading, building design, building colors or materials, landscape material, etc.
6. There shall be no outdoor storage of materials. Any outdoor storage areas shall be screened from public view.
7. Department Comments
 - Police Department:
 - a) Security precautions such as sufficient lighting, security cameras, or other crime prevention measures shall be required around the property's perimeter.
 - Fire Department:
 - b) Fire suppression systems shall be installed and maintained according to the California Fire code and NFPA standards that apply.
 - c) Gates shall be in accordance with the California Fire Code, and the facility will maintain a Knox Box/lock for access on site.
 - d) NFPA 704 placards shall be installed as required.
 - e) Compliance with all required sections of the fire code.

Community Development

- f) The Applicant shall be responsible for the continuous upkeep of the aesthetic appearance of the mobile trailer, sidewalk, fencing, and ADA ramp of the PET/CT Trailer.
 - g) This Conditional Use Permit shall expire five years from the date of approval. All requests for modifications or extensions must be directed to the Community Development Department.
 - h) If the business vacates, relocates, or ceases operations during the term of this Conditional Use Permit, the Applicant is responsible for removing the PET/CT Trailer.
8. The provisions of this Conditional Use Permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project.
 9. If the Community Development Department finds and determines that the Permittee or successor-in-interest has not complied or cannot comply with the terms and conditions of the CUP, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide the Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) the Permittee fails to comply, and/or (2) the Permittee cannot comply with the conditions outlined in the CUP, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.
 10. As between the City and the Permittee, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
 11. Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the re-located business.

ATTACHMENT B



ATTACHMENT C

Dear Tenant,

This short letter is to inform you that Dr. Tariq, located at 435 W. Aten Road Suites 1 and 2 is going to be bringing in a PET/CT imaging trailer. I not only wanted to take the time to make sure that you were aware that this trailer would be going in but also to be sure that there is no objection.

If you have any concerns please feel free to contact me and if you would like more information about it I would be happy to share.

Thank you for your time and for the part that you play at Lisa Tucker Center!

Sincerely,

Jerry Tucker