

**MINUTES
CITY OF IMPERIAL
PLANNING COMMISSION
And
TRAFFIC COMMISSION
JULY 11, 2018**

**A.
ROLL CALL**

**COMMISSIONERS PRESENT: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND
LUCAS**

COMMISSIONERS ABSENT: NONE

**OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA,
CITY PLANNER TYLENDIA, AND CITY CLERK
JACKSON**

CHAIRMAN LUCAS called the meeting to order at 6:30 PM and led those present in the Pledge of Allegiance.

**B.
PUBLIC APPEARANCES:**

None

**C.
TRAFFIC COMMISSION**

C-1. SUBJECT: **REDUCE SPEED LIMIT ON HWY 86 TO 45 MPH.**

PLANNER TYLENDIA reported to the commission that the city now has control of Hwy 86 that runs within the city limits. This is the main artery running through the city and is heavily used. The City Council directed staff to begin the process to reduce the speed from 55 MPH to 45 MPH due to safety concerns. Staff has obtained and reviewed traffic incident reports generated by the Imperial Police Department. The report reflects calls along the stretch of Hwy 86 that is within city limits and have occurred within the last five years.

Lowering the speed through the city would meet the vision of safety and could potentially meet and influence some of the goals within the city's land use and circulation element for the following goals:

#1: Circulation and Land Use; plan land uses in conjunction with the circulation system to encourage future growth in areas of higher density on transportation nodes, which will better allocate city resources and limit vehicle miles traveled.

#2: Safe and Complete Streets; develop a multi-modal network and balanced transportation system that safely accommodates all modes of travel.

#3: Circulation Efficiency; provide for the safe and efficient movement of goods throughout the city.

#4: System Sustainability; attain a sustainable transportation system that can be built, operated, and maintained, within the city's existing and future resources.

#5: Accessible Transit; develop a widely accessible transit system available to all segments of the community.

#8: Bicycle Trail Network; create and build upon a pedestrian, bicycle and multi-use trail network that facilitates commuting traveling to work or school and recreation.

Suggested locations for signage to warn motorists of reduced speeds were provided to the commission.

COMMUNITY DEVELOPMENT DIRECTOR MORA informed the commission that a traffic study will need to be obtained.

Motion by HAUGH, seconded by GUILLEN to recommend to the City Council that the speed on Highway 86 be reduced from 55 MPH to 45 MPH.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

D. REPORTS:

D-1 CHAIRMAN AND COMMISSIONERS' REPORTS

HAUGH reported that he will be in Philadelphia the following week as he is beginning research for his doctoral degree.

D-2. DIRECTOR'S REPORT

MORA reported that the CDBG sidewalk project is nearing completion and that bids have been received for the Transit Park project.

Planning Commission meeting adjourned at 6:49 P.M. until the next regular meeting.

**MINUTES
CITY OF IMPERIAL
PLANNING COMMISSION
AUGUST 8, 2018**

**A.
ROLL CALL**

COMMISSIONERS PRESENT: GUILLEN, HAUGH, AND LUCAS

COMMISSIONERS ABSENT: HOLBROOK AND MCDADE

**OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA,
CITY PLANNER TYLENDIA, CITY CLERK JACKSON,
AND FIRE CHIEF ESTRADA**

CHAIRMAN LUCAS called the meeting to order at 6:30 PM and led those present in the Pledge of Allegiance.

**B.
PUBLIC APPEARANCES:**

None

**C.
CONSENT CALENDAR:**

- a. Approve Planning Commission Meeting Minutes for March 14, 2018 and May 9, 2018.

Motion by HAUGH, seconded by GUILLEN to approve the Consent Calendar as presented.

AYES: GUILLEN, HAUGH, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: HOLBROOK AND MCDADE

MOTION CARRIED 3-0

NEW BUSINESS:

**D-1. SUBJECT: PUBLIC HEARING: SIMILAR LAND USE DETERMINATION OF A
FOOD TRUCK AND CONDITIONAL USE PERMIT (CUP18-06) TO
ALLOW THE OPERATION OF A FOOD TRUCK/KIOSK AT 228 S.
IMPERIAL AVENUE, IMPERIAL.**

CONSIDERATION: Approve Resolution No. PC 2018-12, a Resolution of the Planning Commission of the City of Imperial Granting a Similar Land use Determination and Conditional Use Permit and Conditions of Approval for the Proposed Food Truck/Kiosk Operation Located at 228 S. Imperial Avenue, Imperial, More Formally Known as APN: 064-105-003.

The public hearing was opened at 6:37 PM

Staff report provided by CITY PLANNER TYLENDIA. She informed the Commission that the food truck has been operating from the Raspalandia business parking lot for almost two years. The food truck

was moved to an adjacent parcel behind the Rasplandia business. At that time the owners of the food truck and leasers of the land were informed that the operation of a food truck was not a permitted use at that location. The current zoning ordinance does not reference "Food Trucks" in the village commercial zone, however there is an allowance for food kiosks provided a Conditional Use Permit is granted. Staff is requesting the commission to make a determination if a food truck is similar to a food kiosk. The applicant has provided plans to "beautify" the location where the truck/kiosk will be operating if approved. The applicant is also requesting a Conditional Use Permit to operate the business at this proposed location and to have onsite consumption and sales of beer and wine (in the future) along with live entertainment. The Village Commercial zone requires a CUP for live entertainment and the sale/consumption of alcoholic beverages. The applicant is aware that for each event for that they host they will need to obtain a "Special Event" permit from the Community Services Department.

A review of the Conditions of Approval was held.

Commission discussion was held with concerns and questions regarding definition of kiosks and that the location of the truck appears to be a more permanent setting with the proposed "beautification plans" presented. Consensus is that food trucks are meant to be moved from one location to another. Commissioners do not want to set precedence for this type of operation with the proposal presented.

MR. DON EUHUS, Property manager spoke on behalf of the applicant and their restrictions with being to operate inside the Rasplandia business as there is not a full kitchen in that business. The food truck allows for preparation of food.

Commissioners would like to see mobility of the truck addressed, along with hours of operation and time for movement of truck, pavement of lot for parking the truck on.

It was determined to continue the public hearing to August 22, 2018 in order to research and bring back additional information.

D. REPORTS:

D-1 CHAIRMAN AND COMMISSIONERS' REPORTS

None

D-2. DIRECTOR'S REPORT

Reported that the Ground breaking ceremony for the Transit Park will be on Thursday, August 9, 2018 at 8:00 am

Planning Commission meeting adjourned at 7:05 P.M. until the next regular meeting.

**MINUTES
CITY OF IMPERIAL
PLANNING COMMISSION
AUGUST 22, 2018**

**A.
ROLL CALL**

COMMISSIONERS PRESENT: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

COMMISSIONERS ABSENT: NONE

OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA, PLANNER TYLENDIA, AND CITY CLERK JACKSON

CHAIRMAN LUCAS called the meeting to order at 6:30 PM and led those present in the Pledge of Allegiance.

**B.
PUBLIC APPEARANCES:**

None

**C.
CONSENT CALENDAR:**

- a. Approve Planning Commission Meeting Minutes for June 13, 2018 and June 27, 2018

Motion by HAUGH, seconded by GUILLEN to approve the Consent Calendar as presented.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

NEW BUSINESS:

- D-1. SUBJECT: PUBLIC HEARING: SIMILAR LAND USE DETERMINATION OF A FOOD TRUCK AND CONDITIONAL USE PERMIT (CUP18-06) TO ALLOW THE OPERATION OF A FOOD TRUCK/KIOSK AT 228 S. IMPERIAL AVENUE, IMPERIAL.**

Staff requested the item be continued to September 12, 2018.

- D-2. SUBJECT: PUBLIC HEARING: VARIANCE APPLICATION (VAR18-02) TO ALLOW THE DEVIATION FROM THE ORDAINED RESIDENTIAL 5 FOOT "REAR-YARD" SETBACK REQUIREMENT TO A 3 FOOT "REAR-YARD" SETBACK IN ORDER TO CONSTRUCT A SWIMMING POOL AT 913 FIELDBROOK COURT, IMPERIAL, CA.**

The Public Hearing was opened at 6:36 PM

CITY PLANNER TYLEND A provided the staff report. Mr. Alex King has applied for a Variance to allow for a rear-yard setback less than what is required per zoning code. The applicant wishes to construct a swimming pool in the backyard. Mr. King is asking for a reduced set back from 5 feet to 3 feet due to the positioning and size of the single story home. There is currently a home down the street from the applicant that was allowed to construct a pool and allowed the reduced set back.

Mr. King was present to answer questions from the commission.

There were no comments written or verbal in opposition to the request.

The Public Hearing was closed at 6:41 PM.

1. Approve Resolution PC 2018-13, a Resolution of the Planning Commission of the City of Imperial, Granting Variance and Conditions of Approval for the deviation of the ordained "5 foot rear-yard setback to a 3 foot rear-yard setback at the north-east portion of 913 Fieldbrook Ct, Imperial, more formally known as APN 044-714-011.

Motion by HAUGH, seconded by MCDADE to approve Resolution PC 2018-13.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

D. REPORTS:

D-1 CHAIRMAN AND COMMISSIONERS' REPORTS

HAUGH will be attending training for PIO officers at the end of the week.

D-2. DIRECTOR'S REPORT

None

Planning Commission meeting adjourned at 6:42 P.M. until the next regular meeting.