



**PLANNING COMMISSION**  
Vacant CHAIRPERSON  
VERONICA HARVEY, VICE CHAIRPERSON  
ALICE ABATTI, COMMISSIONER  
RUBEN RIVERA, COMMISSIONER  
REBECCA TERRAZAS-BAXTER, COMMISSIONER  
LISA WINKLER, COMMISSIONER

# Minutes

**PLANNING COMMISSION  
TRAFFIC COMMISSION  
REGULAR MEETING**

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

**WEDNESDAY, OCTOBER 11, 2023  
6:30 P.M.**

**A. PLANNING COMMISSION CALL TO ORDER:**

**Vice Chair Harvey called the meeting to order at 6:30 p.m.**

**ROLL CALL:**

**Commissioners Present:** Commissioner Rivera, Commissioner Winkler and Vice Chairperson Harvey.

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

**City Staff Present:** City Manager, Dennis Morita, City Attorney, Katherine Turner, Planner, Yvonne Cordero, City Clerk, Kristina Shields, and Community Development Director, Othon Mora.

**PLEDGE OF ALLEGIANCE:** Led by Vice Chairperson Harvey.

**ADJUSTMENTS TO THE AGENDA:**

City Manager, Dennis Morita requested that item C-1 be pulled from the agenda and tabled to a future meeting.

**B. PUBLIC APPEARANCES**

**B-1. Matters not appearing on the agenda:**

Michelle Hallinger representing Victoria Homes, commented on the invitation she made at the last City Council meeting for the grand opening of Victoria Park and extended an invitation for members of the Planning Commission to attend.

**B-2. Matters appearing on the agenda:**

None

**C. CONSENT CALENDAR**

**C-1. Approve Planning Commission Meeting Minutes for September 13, 2023. (Pulled to future meeting).**

**Action:**

Item tabled to the next regularly scheduled Planning Commission meeting.

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

**D-1: Reorganization of Planning Commission, Discussion/Action:**

1. Appoint Planning Commission Chairperson
2. Appoint Planning Commission Vice-Chairperson

**Discussion:**

City Manager Morita indicated that it is up to the Vice Chair as to how she would like to proceed.

**Action:**

Commissioner Winkler moved to nominate Vice Chairperson Harvey to serve as Planning Commission Chair. Motion seconded by Commissioner Rivera.

**AYES:** Rivera, Winkler & Vice Chairperson Harvey  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** Abatti & Terrazas-Baxter

**MOTION CARRIES 3-0**

**Action:**

Chairperson Harvey moved to nominate Commissioner Rivera to serve as Chairperson of the Planning Commission. Motion seconded by Commissioner Winkler.

**AYES:** Winkler, Rivera & Chairperson Harvey  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** Abatti & Terrazas-Baxter

**MOTION CARRIES 3-0**

**E. PUBLIC HEARING: (DISCUSSION/ACTION – RECOMMEND/DENY)**

**E-1: Subject: Public Hearing, Discussion/Action: Recommend approval of Conditional Use Permit 23-06 for Quentin Tucker, for the construction of a sixteen-foot, six-inch garage structure within a Residential Zone located at 2676 Dandelion Road (APN 064-012-005)**

1. Open Public Hearing
2. Staff Report – Public Comment
3. Commission Discussion
4. Close Public Hearing

5. **Recommended Action:** Approve/Deny Resolution No. PC2023-08: A Resolution of the Planning Commission of the City of Imperial, approving Conditional Use Permit 23-06 for a sixteen-foot, six-inch (16’6”) garage structure within a Residential Zone located at 2676 Dandelion Road (APN 064-012-005). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303-Construction of an Accessory Structure.

Chairperson Harvey opened the public hearing at 6:37 p.m. Planner, Yvonne Cordero presented the staff report. The Planning Commission entertained comments from Quentin Tucker, applicant who answered questions relative to the design and the eave overhang. Chairperson Harvey closed the public hearing at 6:45 p.m., and entertained a motion to approve.

**Action:**

Vice Chairperson Rivera moved to approve Resolution No. PC2023-08: A Resolution of the Planning Commission of the City of Imperial, approving Conditional Use Permit 23-06 for a sixteen-foot, six-inch (16’6”) garage structure within a Residential Zone located at 2676 Dandelion Road (APN 064-012-005). as presented. Motion seconded by Commissioner Winkler.

**AYES:** Winkler, Rivera & Chairperson Harvey  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** Abatti & Terrazas-Baxter

**MOTION CARRIES 3-0**

- E-2: Subject: Public Hearing, Discussion/Action: Recommend approval of the Victoria Ranch Specific Plan Amendment Update to reflect land use changes, current information and conditions.**

1. **Open Public Hearing**
2. **Staff Report – Public Comment**
3. **Commission Discussion**
4. **Close Public Hearing**
5. **Recommended Action:** Approve/Deny Resolution No. PC2023-09: A Resolution of the Planning Commission of the City of Imperial recommending approval to the City Council. Mitigated Negative Declaration certified December 17, 2003.

Chairperson Harvey opened the public hearing at 6:45 p.m. Community Development Director, Othon Mora presented the staff report. Vice Chairperson Rivera asked questions relative to the project’s overall density with Mr. Mora indicated that the density and project footprint have not changed; that the plan is complete and is reflective of proposed changes.

Chairperson Harvey closed the public hearing at 6:57 p.m., and entertained a motion to approve.

**Action:**

Vice Chairperson Rivera moved to approve Resolution No. PC20 Resolution No. PC2023-09: A Resolution of the Planning Commission of the City of Imperial recommending approval to the City Council. Mitigated Negative Declaration certified December 17, 2003 with a request to add to the Conditions of Approval a condition to reserve the right for additional comments when submission of improvement plan occurs. Motion seconded by Commissioner Winkler.

City Attorney, Turner suggested to add said language to the resolution. Motion maker Vice Chairperson Rivera and motion seconded, Commissioner Winkler concurred with adding Mr. Mora’s language to the presented resolution.

City Manager Morita clarified that based on the language of the agenda, the Planning Commissions actions of approval are to recommended approval by the City Council, which has ultimate decision on the matter. Vice Chairperson amended the original motion to recommend approval by the City Council.

**AYES:** Winkler, Rivera & Chairperson Harvey  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** Abatti & Terrazas-Baxter

**MOTION CARRIES 3-0**

**F. REPORTS:**

**F-1: Commissioners’ Reports**

Commissioner Winkler stated she had received the invitation for the Victoria Park Development Grand Opening.

Vice Chairperson Rivera commended Ms. Hallinger for a good project. Commented that the vegetation on Aten and Morning Glory is beginning to block the stop sign.

Chairperson Harvey no comment.

**F-2: Staff Reports**

Community Development Director, Mora stated that at the last City Council meeting he had been asked about an update on Belford and Imperial Avenue with respect to when it would be completed. The new timeline for completion is next week.

City Manager, Morita mentioned the first signature event of the season, which will be held on October 21, Dia De Los Muertos and extended an invitation to the Planning Commission members to attend.

**G. ADJOURNMENT**

**G-1. Subject: Adjourn the Planning Commission meeting until the next regularly scheduled meeting of October 25, 2023 at 6:30 p.m.**

**Vice Chairperson Harvey Adjourned the Planning Commission meeting at 7:03 p.m.**