



PLANNING COMMISSION
Mark Hammerness – Chairperson
Veronica Harvey – Vice Chairperson
Alice Abatti – Commissioner
Stacy Mendoza – Commissioner
Ruben Rivera - Commissioner

Minutes

**PLANNING COMMISSION
TRAFFIC COMMISSION
Adjourned Regular Meeting**

220 West 9th Street
IMPERIAL, CA 92251

**TUESDAY, SEPTEMBER 27, 2022
6:30 P.M.**

A. PLANNING COMMISSION CALL TO ORDER:

Chairperson Hammerness called the meeting to order at 6:30 p.m.

ROLL CALL:

Commissioners Present:

Mark Hammerness – Chairperson, Veronica Harvey – Vice Chairperson,
Alice Abatti – Commissioner, Stacy Mendoza – Commissioner, Ruben Rivera – Commissioner

City Staff Present:

Dennis Morita- City Manager, Alexis Brown- Assistant City Manager, Katie Turner- City Attorney, Jillian Mehdipour- Public Records Analyst, Othon Mora- Director of Community Development, Yvonne Cordero- Community Development Planner, Luis Anguiano-Information Technology Support Technician.

PLEDGE OF ALLEGIANCE:

Led by Veronica Harvey

ADJUSTMENTS TO THE AGENDA:

None

B. PUBLIC APPEARANCES:

B-1. Matters not appearing on the agenda.

None

C. CONSENT CALENDAR:

C-1. Approve Planning Commission Meeting Minutes for September 14, 2022.

Action:

Mendoza, made a motion to approve the consent agenda item B-1. **Harvey, seconded** the motion.

Ayes: 5-0

Nays: 0

Absent: 0

Abstained: 0

Motion Passed 5-0

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

D-1: Subject: Continued Public Hearing, Discussion/Action: Conditional Use Permit (CUP 22-01) for Quality Dismantling to allow for the operation of an auto dismantling and towing facility located at 601 E. Barioni Boulevard (APN 064-072-001).

Chairperson Hammerness Resumed Public Hearing at 6:37 p.m.

Discussion:

Cordero, presented the staff report. Sam, the applicant, thank you all for your comments. They have helped with understanding and getting through this process. I did notice at the beginning you said the address was 604; I want to point out it's 601. Mendoza, I want to stress to the applicant that there is still some hesitation on my end. This is the main entrance to our city and that is what people see when they come into the city. Please do not turn this into a junk yard. Abatti, it looks like they removed the mason wall and the street paving. That is good. Hammerness, I see the shrubbery has been removed. Rivera, the vehicles have they been defueled and drained of other liquids before they go to the yard? Sam, yes when they are shipped from Hawaii they are drained of all liquids and the battery is removed. Rivera, I noticed that all sales are non-cash and online only, so that will eliminate foot traffic. What is the turnaround time on the vehicles on the premise? Sam, the conditional use permit, limits me to 90 days that a vehicle can sit on the yard. Abatti, there is no storage for impounded vehicles, this is towards the towing of vehicles not the dismantling. You will be restricted to the dismantling of vehicles.

Chairperson Hammerness Closed Public Hearing at 6:51 p.m.

Action:

Turner, I recommend removing in line two, number six in the CUP, the word impounded.

Abatti, made a motion to approve “*Resolution No. PC2022-07: A Resolution of the Planning Commission approving Conditional Use Permit (CUP 22-01) to allow the operation of an auto dismantling and towing business located at 601 E. Barioni Boulevard, APN 064-072-001. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the Guidelines – Existing Facilities.*” **Rivera, seconded** the motion.

Ayes: 5-0

Nays: 0

Absent: 0

Abstained: 0

Motion Passed 5-0

E. REPORTS:

E-1: Commissioners’ Reports:

Abatti, I have two points I want to talk about. One, when are they going to start the landscaping on Aten Rd to the West? Second, is the hotel. I have heard from some people it will become a place for the homeless. Does the permit allow the hotel to be used for transients homeless? Morita, the word transient comes up when discussing a hotel, and in our case, it is used in the transient tax for the hotel. That is a tax issued to the travelers that use the hotel. We have a specific agreement that the hotel and the conditional use permit must maintain a certain level of performance and service. Abatti, what about the illegal aliens that took over the country club? Will the federal government be able to contract with the hotel? Morita, I would say no, because of the commitment to the conditional use permit. Turner, I haven’t looked at it lately, but Othon can get conditions pulled up and sent to everyone. Brown, I would like to add that this is a Cambria. That is a luxury line of hotels. They have guidelines of standards they must follow. The landscaping on the West Aten is going to be completed. The materials are purchased and secured. We are just waiting for the weather to cool down. Mendoza, with the new PACE center going in, how will parking work? Brown, there are 22 acres that will be used for the area, and the PACE center will be placed in the back of the hotel.

Rivera, the park projects are great. We have another coming up on October 8th at 9 a.m.

Hammerness, I am going to ask about the street light again on 15th street. Mora, we are still working on that. We have to gather a lot of information and look at all of our options before we make any changes. Hammerness, as for the school providing us with a traffic plan, we have not received one from them, and I have not personally gone over there to see it for myself. We had the ribbon cutting this morning at the Starbucks. Thankfully, it was not as hot as the ribbon cutting for the McDonalds was months prior. Do we have anything further on the Victoria Terrazas homes? Turner, we are making progress and are almost there, just finishing up a few things.

E-2: Staff Reports:

Morita, on the 15th Street discussion, we have a traffic study that currently says Worthington should mirror the action taking place at 15th Street. As Mr. Mora said, we have a traffic study that we use to help with guidance. We don't want to put up a stop sign and then take it down. People will get an expectation. Hammerness, I appreciate the traffic studies, but there is a stop sign just feet away and this interrupts the flow of traffic.

Brown, I just want to re-mention that the work park will be at Eager Park on October 8th at 9 a.m. This will be a collaboration with the library and there will be a story book walk.

Hammerness, when is our first market day? Brown, it will be on October 15th, from 5 p.m. to 9 p.m.

Chairperson Hammerness adjourned the Planning Commission meeting until the next regularly scheduled meeting October 12, 2022.