

MINUTES
CITY OF IMPERIAL
PLANNING COMMISSION
JUNE 10, 2020

**THIS MEETING WAS CONDUCTED PURSUANT TO THE PROVISIONS OF THE
GOVERNOR’S EXECUTIVE ORDER N-29-20**

**A PLANNING COMMISSION CALLED TO ORDER AT 6:30 PM BY CHAIRMAN
HAUGH.**

Planning Commissioners present: Burnworth, Guillen, Hammerness, Harvey, and Haugh

Others present: City Manager Morita, Community Development Director Mora, City
Clerk Jackson, and City Planner Tylenda

B PUBLIC APPEARANCES

None.

C. CONSENT CALENDAR

- a. Approve Planning Commission Meeting Minutes for January 8, 2020
and February 26, 2020.

Item tabled.

D. NEW BUSINESS:

**D-1 Public Hearing: Review of Draft Amendment to Cannabis Ordinance 795 of the
Municipal Code and Chapter 15 section 24.05.120 of the City of Imperial Zoning
Code to allow for Adult Use Cannabis Dispensaries.**

The Public Hearing was opened at 6:36 pm

Staff report was presented by City Planner Tylenda. In July 2017, City Council gave direction to staff to initiate a Zone Text amendment to include “Medical Cannabis Dispensaries” and uses in C-2 zones subject to approval of a Conditional Use Permit and meeting the requirements set forth in the Medical Cannabis dispensaries. Uses were approved in January 2018. In June 2020, Council gave direction to allow for Adult Use Cannabis dispensary. This amendment will allow the adult use dispensary in C-2 zones contingent upon acquisition of a Conditional Use Permit and other requirements.

There were no comments from members of the public.

Spencer Andrews and John Saco, both representing March and Ash were present.

Planning Commissioners discussion centered around definitions as contained in the draft ordinance, sales tax generated, community benefit and education outreach, fees to be paid as per the CUP, number of permits to be issued by city, and delivery of cannabis products,

Public Hearing closed at 6:51 pm and the following action was taken:

1. Recommended Action: **APPROVE RESO No. PC 2020-06:** a Resolution of the Planning Commission recommending approval of the zoning ordinance and text amendments to Chapter 15 of the Imperial Municipal code and Section: 24.05.120 and certifying a categorical exemption for the amendment under Section 15332 of the California Environmental Quality Act.

Motion by GUILLEN, second by BURNWORTH to approve Resolution No. PC2020-06, Resolution of the Planning Commission of the City of Imperial Recommending an Amendment of the Zoning Code Related to Cannabis Recreational.

AYES: BURNWORTH, GUILLEN, HARVEY, AND HAUGH

NOES: HAMMERNESS

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 4-1

D-2 Public Hearing: Zoning Ordinance and Text Amendments – Imperial Zoning Code Sections 24.16.030, 24.16.050, and 24.15.080: addition of permitted uses of previously prohibited signs, new definitions, and performance standards.

Public Hearing opened at 6:59 pm

Staff report was given by City Planner Tylenda. City Council gave direction to staff to review the current sign ordinance. Staff has identified areas within the current ordinance that would benefit the community immensely if amended, in order to make for a more business friendly advertising experience, especially during these economically impacted times. Changes would include new definitions to permitted signs that were previously prohibited and includes outlines of performance standards. Recommendations are to allow certain signs during certain seasons, a yearly permit to indicate number of permitted days and length of time for use of temporary sign days.

There were no comments made by members of the public.

Hearing closed at 7:01 pm.

Commission discussion centered on types of signs referred to and mobile signs (signage affixed to vehicles).

1. Recommended Action: **APPROVE RESO No. PC 2020-07:** a Resolution of the Planning Commission recommending approval of the zoning ordinance and text amendments to Sections: 24.16.030, 24.16.050, and 24.15.080 allowing the addition of permitted uses previously prohibited, new definitions, and performance standards and certifying a categorical exemption for the amendment under Section 15332 of the California Environmental Quality Act

Motion by BURNWORTH, second by HARVEY to approve Resolution No. PC 2020-07, Resolution of the Planning Commission of the City of Imperial Recommending an Amendment of the Zoning Code Related to Zoning Ordinance-Sign Performance Standards.

AYES: BURNWORTH, GUILLEN, HAMMERNESSE, HARVEY, AND HAUGH

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

D-3 Public Hearing: Notice of Intent to Adopt a Negative Declaration for the La Brucherie Road Widening Project from Treshill Road to Aten Boulevard within the City of Imperial.

Public Hearing opened at 7:18 pm

Community Development Director Mora provided the staff report. The proposed project will involve the widening of an existing roadway making the southern part of La Brucherie Road within city limits a four lane street (two lanes heading northbound and two lanes heading southbound). The proposed segment of La Brucherie is half a mile long. The proposed portion of the street between Treshill Road and Aten Boulevard receives heavy traffic from residents who live in the subdivision (west of La Brucherie Road) and traffic from local businesses and resident who live in the apartment complex (east of La Brucherie Road). The proposed project will accommodate the traffic demand that the street currently receives. There is an existing sidewalk on the west side of La Brucherie giving the residents safe pedestrian access to the local businesses along Aten Boulevard.

The proposed street widening project also involves pipelining portion of the existing concrete Dahlia canal, located along the east side of La Brucherie from Treshill to Aten. The work includes importing suitable material from an approved borrow site to the jobsite, demolishing and removing existing concrete lining and structures, trenching, pipelining, installation of concrete transitions, final grading and cleanup. The project will include the closure of La Brucherie from Treshill to Aten throughout the completion of the project.

There were no comments from members of the public.

Hearing closed at 7:19 pm and the following action taken:

1. Recommended Action: **APPROVE RESO No. PC 2020-08:** a Resolution

of the Planning Commission approving adoption and certification of a Negative Declaration finding for the La Brucherie Road Widening Project per the California Environmental Quality Act.

Motion by GUILLEN, second by HAMMERNESSE to approve Resolution No. PC 2020-08. A Resolution of the Planning commission Adopting and Certifying a Negative Declaration for the La Brucherie widening project between Treshill Road and Aten Boulevard.

AYES: BURNWORTH, GUILLEN, HAMMERNESSE, HARVEY, AND HAUGH

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

E. REPORTS:

E-1. Commissioners Report

None.

E-2. Staff Report

None.

Planning Commission meeting adjourned at 7:30 pm.

**MINUTES
CITY OF IMPERIAL
PLANNING COMMISSION
JULY 8, 2020**

**A.
ROLL CALL**

COMMISSIONERS PRESENT: BURNWORTH, GUILLEN, HAMMERNESS, AND HARVEY

COMMISSIONERS ABSENT: HAUGH

OTHERS PRESENT: CITY MANAGER MORITA, COMMUNITY DEVELOPMENT DIRECTOR MORA, CITY PLANNER TYLENDIA, CITY CLERK JACKSON, POLICE CHIEF BARRA*, AND PUBLIC SERVICES DIRECTOR LOPER*

*Denotes remote participation

VICE-CHAIR GUILLEN called the meeting to order at 6:30 pm and led the Pledge of Allegiance.

**B.
PUBLIC APPEARANCES:**

CITY MANAGER MORITA informed the commissioners that the city's FY 20/21 budget was recently adopted by the City Council. Based on the need to scale back on spending, Mr. Morita requested that the commissioners turn in to city hall their city issued cell phones.

**C.
CONSENT CALENDAR:**

None.

**D.
NEW BUSINESS:**

D-1. SUBJECT: PUBLIC HEARING: Aten Road Bicycle Path project adoption and certification of Negative Declaration per California Environmental Quality Act.

Public Hearing was opened at 6:35 pm.

Staff report was provided by Planner Tylenda. The bicycle path will run along Aten Road on the north side from Puerto Vallarta to Dogwood Road. The path will be a Class I (paved right-of-way separated from the street) from Dogwood to Station 36+00 and a class II (bike lane within the shoulder of Aten) from Station 36+00 to Puerto Vallarta. Class I segment includes an 8-foot wide asphalt bikeway bordered by a 3.0-foot wide strip of colored decomposed granite on the south, a 3.0 foot wide strip landscaped strip on the north and a 6-inch concrete free-standing curb the south side of the Class I segment.

There were no comments received from members of the public.

Public Hearing closed at 6:37 pm

Motion by BURNWORTH, second by HAMMERNES to approve Resolution No. PC2020-09, A Resolution of the Planning commission of the City of Imperial, adopting and Certifying a Negative Declaration for the Aten Road Bicycle Path Project Between Puerto Vallarta Avenue and Dogwood Road.

AYES: BURNWORTH, HAMMERNES, HARVEY, AND GUILLEN
NOES: NONE
ABSTAIN: NONE
ABSENT: HAUGH MOTION CARRIED 4-0

E. TRAFFIC COMMISSION:

E-1. SUBJECT: Placement of new 4-way Stop Sign and Crosswalk at intersection of “P” Street and Worthington Road.

Planner Tylenda informed the commission that City Council directed staff to begin the process for the potential placement of a new four-way stop sign and crosswalk at the intersection of “P” Street and Worthington Road. The item was reviewed by the Development Review Committee. Based on the Manual on Uniform Traffic Control Devices (MUTCD). Staff is not recommending a four-way stop at this location. This is considering the number of traffic accidents at this location as provided by the Police Department and the lack of a traffic study.

Motion by BURNWORTH, second by HAMMERNES to deny the placement of the 4-way stop at this intersection.

AYES: BURNWORTH, HAMMERNES, HARVEY, AND GUILLEN
NOES: NONE
ABSTAIN: NONE
ABSENT: HAUGH MOTION CARRIED 4-0

E-2. SUBJECT: Placement of a new 3-way Stop Sign at the intersection of Fonzie Avenue and Cancun Drive.

Planner Tylenda provided the staff report. The city has received various concerns regarding traffic, speeding, and visibility from residents within the area of Fonzie Avenue and Cancun Drive. The Development Review Committee has assessed the area in regards to the placement of

a three-way stop at the intersection of Fonzie Avenue and Cancun Drive and has determined that, based on the guidelines from the Manual on Uniform Traffic Control Devices. The DRC is not recommending the proposed stop sign placement. A need was not identified nor has there been a traffic study done.

Motion by HAMMERNESS, second by HARVEY to approve the placement of a stop sign on Cancun Drive at Fonzie Avenue.

AYES: BURNWORTH, HAMMERNESS, HARVEY, AND GUILLEN
NOES: NONE
ABSTAIN: NONE
ABSENT: HAUGH MOTION CARRIED 4-0

E-3. SUBJECT: Placement of a new 4-way Stop Signs and crosswalk at the intersection of Canon Drive and Neckel Road.

Staff report was presented by Planner Tylanda. City Council directed staff to begin the process for the potential placement of two stop signs and crosswalk at the east and west intersections of Canon Drive and Neckel Road. The item was reviewed by the Development Review Committee and they did not recommend approval based on their review of the guidelines contained in the Manual on Uniform Traffic Control Devices. They also cited the absence of a traffic study.

Motion by BURNWORTH, second by HAMMERNESS to deny the placement of a 4-way stop at the intersection of Canon Drive and Neckel Road.

AYES: BURNWORTH, HAMMERNESS, HARVEY, AND GUILLEN
NOES: NONE
ABSTAIN: NONE
ABSENT: HAUGH MOTION CARRIED 4-0

E-4. SUBJECT: Placement of new 3-way Stop Sign and Crosswalk at the intersection of Brewer Road and Monterey Park Lane.

Planner Tylanda informed the Commission the City Council gave direction to consider stop signs based on concerns from the residents in the area of Monterey Park and Brewer Road. Staff reviewed placement of a three-way stop sign at the intersection. The request was reviewed by the Development Review Committee. Based on guidelines from the Manual on Uniform Traffic Control Devices it was not recommended to place a three way stop at the intersection.

Community Development Director Mora addressed sight distance issues along the roadway. He suggested painting a red curb - 30 feet in each direction and placement of no parking signs.

Motion by BURNWORTH, second by HARVEY to deny the request for placement of stop sign at the intersection and approve placement of no parking signs with and red zone for 30 feet.

AYES: BURNWORTH, HAMMERNESS, HARVEY, AND GUILLEN
NOES: NONE
ABSTAIN: NONE
ABSENT: HAUGH MOTION CARRIED 4-0

E-5. SUBJECT: Placement of 3-way Stop Signs and crosswalk at the intersection of Marshall Avenue and Crown Court.

Planner Tylenda reported that the city has received various concerns regarding traffic, speeding and visibility from residents and surrounding business owners, within the area of Marshall Avenue and Crown Court and other intersections throughout the Marshall Avenue stretch. The Development Review Committee has assessed the area in regards to the placement of a three-way stop at the intersection and has determined that based on guidelines from the Manual on Uniform Traffic Control Devices they did not recommend the proposed stop sign placement.

Motion by BURNWORTH, second by HARVEY to approve placement of 3-way stop signs at Marshall Avenue and Crown Court.

AYES: BURNWORTH, HAMMERNESS, AND HARVEY

NOES: GUILLEN

ABSTAIN: NONE

ABSENT: HAUGH

MOTION CARRIED 3-1

REPORTS:

E-1 CHAIRMAN AND COMMISSIONERS' REPORTS

BURNWORTH AND HARVEY both congratulated Dennis Morita on his appointment as City Manager.

HAMMERNESS questioned why the signal light at Hwy 86/Neckel Road is not operating. City Manager Morita reported on the accident that took out the control box.

E-2. DIRECTOR'S REPORT

None.

There being no further business, the Planning Commission meeting adjourned at 7:02 p.m.