



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

# Minutes

**PLANNING COMMISSION  
TRAFFIC COMMISSION**

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

**WEDNESDAY, NOVEMBER 9, 2022  
6:30 P.M.**

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

**Chairperson Hammerness called the meeting to order at 6:48 p.m.**

**ROLL CALL:**

Commissioners Present:

Mark Hammerness – Chairperson, Alice Abatti – Commissioner, Ruben Rivera – Commissioner

City Staff Present:

Dennis Morita- City Manager, Alexis Brown- Assistant City Manager, Katie Turner- City Attorney, Othon Mora- Director of Community Development, Luis Anguiano-Information Technology Support Technician, and Fire Battalion Chief -Hector Garcia

**PLEDGE OF ALLEGIANCE:**

Led by Ruben Rivera

**ADJUSTMENTS TO THE AGENDA**

None

**B. PUBLIC APPEARANCES**

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

None

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

None

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

**C-1: Subject: Public Hearing, Action: Conditional Use Permit 22-07 for ALVA Collectives to allow for the operation of a cosmetology educational facility located at 504 W. Aten Road (APN 064-330-041)**

## **Public Hearing Opened at 6:51 p.m.**

### **Discussion:**

Mora, presented the staff report. Mora, we want to point out a change to the conditions, the applicant shall comply with all California Fire Code and Fire Building Standards. Rivera, do you understand what is being amended? Applicant, the building has all the fire protection required already installed. Abatti, so they are already in compliance? Mora, yes there will be an additional inspection to ensure they are in full compliance with extinguishers and exits. Garcia, the Fire Department has no objections. The wording was left in place, so if there are alterations to the building, the Fire Department would need to enforce other codes depending on the alterations done to the building. Rivera, how many instructors will there be? Applicant, we currently have three instructors who come at different times. Hammerness, do you have the same batches of students for each instructor and how many students are in each group? Applicant, we have six to seven students per group. Each group comes once a week for 3200 hours. Rivera, do you have the parking worked out? Applicant, absolutely, we have worked it out with the neighbor that we share the parking lot with.

## **Close Public Hearing at 7:06 p.m.**

### **Action:**

**Rivera made a motion to approve** "Resolution No. PC2022-11: A Resolution of the Planning Commission approving Conditional Use Permit 22-07 for ALVA Collectives' cosmetology educational facility located at 504 W. Aten Road (APN 064-330-041). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the Guidelines for Existing Facilities" to include the staff-recommended changes. **Abatti seconded** the motion.

Ayes: 3 Abatti, Hammerness, Rivera

Nays: 0

Absent: 2 Harvey, Mendoza

Abstained: 0

**Motion Passed 3-0**

## **D. REPORTS:**

### **D-1: Subject: Commissioners' Reports:**

Abatti, with the rain on the 15th, how far back are we on La Brucherie? Mora, we are looking at the beginning of December. Abatti, what about Aten Road? Brown, we have had a few delays, but there are phases that will be taking place.

Rivera, I was happy to see the celebration that has taken place. Did we get the grant funds for the project for Valor to Aten? Mora, Yes, we did receive the grants. Rivera, when will we have the next market? Brown, we did have a successful schedule change for the last event in October. The next will be the Parade of Lights on December 9th and Christmas in a small town on December 10th, from 5 p.m. to 9 p.m. We will be doing our state of the city as well on December 10th, along with a signoff from Mayor Dale, who will be stepping down from the City Council and sending off Director Eugenio to IID. This

will be a public change of power at this event. Rivera, are we still going to have our meeting on November 23rd? Brown, the staff is proactive, and we will let you know as soon as we can confirm there are no public hearings set.

Hammerness, how did the ground-breaking go the other day? Brown, this has been a long process to reach ground breaking, and we are looking forward to summer 2023 with no delays. This will be much like Worthington. 68 residential units; commercial will be under residential. I would like to congratulate Commissioner Mendoza on her election to the City Council. Where does that leave the rest of us? Brown, we first need to receive the letter of certified results. The process will then start for the change of powers, and a notice of vacancy will be published. Applications will be accepted, and a person will be appointed to fulfill the remainder of her term. The rest of the commissioners will fully fulfill their terms.

**D-2: Subject: Staff Reports:**

None

**E. ADJOURNMENT:**

CHAIRPERSON HAMMERNESS ADJOURN PLANNING COMMISSION MEETING AT 7:19 P.M.  
UNTIL NEXT REGULARLY SCHEDULED MEETING TO BE HELD ON NOVEMBER 23, 2022  
AT 6:30 P.M.