



PLANNING COMMISSION
Mark Hammerness, Chairperson
Stacey Mendoza, Vice Chairperson
Alice Abatti, Commissioner
Veronica Harvey, Commissioner
Ruben Rivera, Commissioner

MINUTES

PLANNING COMMISSION
WEDNESDAY, November 10th 2021

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

A. PLANNING COMMISSION CALL TO ORDER AT 6:31 PM:

Chairperson Mendoza called the Regular Meeting of the Imperial Planning Commission to Order at 6:31 PM

PLANNING COMMISSION PARTICIPATION:

PHYSICAL ATTENDANCE: **ABATTI, HARVEY, RIVERA, AND MENDOZA**

*VIRTUAL ATTENDANCE: *HAMMERNESS*

CITY STAFF PARTICIPATION:

PHYSICAL ATTENDANCE: **MORITA, BROWN, HOLBROOK, MEHDIPOUR AND MORA**

*VIRTUAL ATTENDANCE: NONE

PLEDGE OF ALLEGIANCE WAS LED BY COMMISSIONER HARVEY

ADJUSTMENTS TO THE AGENDA: *None*

B. PUBLIC APPEARANCES

No public appearances for items on or off the agenda. No comments were received by the City Clerk prior to the Planning Commission Meeting.

C. CONSENT CALENDAR

ACTION:

PULLED FROM THE AGENDA

D. PLANNING COMMISSION NEW BUSINESS: (DISCUSSION/ACTION -RECOMMEND/DENY)

D-1: Public Hearing, Discussion/Action: **Conditional Use Permit (CUP 20-05) to allow for the use and operation of a RV Storage at the following address: 408 East 2nd street, Imperial, CA 92251, APN#:064-180-003**

PUBLIC HEARING WAS OPENED AT: 6:34 PM.

DISCUSSION:

Mora presented the staff report for APN#:064-180-003. The applicant was present for questions from the public and commission. Rivera asked about the debris and abandoned vehicles on site that is on the property. Applicant

stated all degree and vehicle will be removed to include a change to a privacy fence on the west, south and east end. A rod iron fence will be North side. River wanted to know what surface will be used for the property. The Applicant stated an engineered will grate the property and use plastic or recycled asphalt. Rivera asked in the property is intended for commercial with private. The applicate stated the application does not include commercial use but future plans do include a commercial area. Mendoza stated her concern for security of the property and wanted to know what measure will be used. The applicant stated they have future plans for security camera, and on-site staff monitor, and the property will be toured daily by the applicant and/or family. The future plan also includes electric gated fences once electric is in place. Harvey wanted to know the estimated time of opening of the facility if approved. The applicate state soil samples and a few other things need to be taken care of before setting a date.

CHAIRPERSON MENDOZA CLOSED THE PUBLIC HEARING AT 06:41 P.M.

ACTION: MOTION BY HARVEY, SECOND BY HAMMERNESS to approve Resolution No. PC 2021-13: A Resolution of the Planning Commission approving Conditional Use Permit (CUP 20-05) to allow for the use and operation of a RV Storage at the following address: 408 East 2nd street, Imperial, CA 92251, APN#:064-180- 003. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the Guidelines. **MOTION CARRIED 4-0**

D-2: Public Hearing, Discussion/Action: **Zoning Code Text Amendment related to development standards for attached or detached canopies in Residential Zone.**

PUBLIC HEARING WAS OPENED AT: 06:43PM.

DISCUSSION:

Mora presented the staff report along with answered all questions for Zoning Code Text Amendment related to development standards for attached or detached canopies in Residential Zone. Rivera wanted to know how the original 5ft measurement was determined. It was stated by Morita the size was used for years and was established when the lots were smaller. Hammerness advised this was also to follow the fire code. Rivera want to know if there was any cost or impact to the city. Mora did not see any impact to the city but cost saving for the residents. Harvey wanted to know if there is any material or any type of restrictions. Mora advised yes there is different specifications the closer to the building to include fire code of materials. Harvey wanted to know if there is any size restrictions due to different property sizes. Mora stated there is no restrictions.

CHAIRPERSON MENDOZA CLOSED THE PUBLIC HEARING AT 06:50 P.M.

ACTION:

MOTION BY RIVERA, SECOND BY HARVEY to approve Resolution No. PC 2021-14: A Resolution of the Planning Commission approving a Zoning Text Amendment related to development standards for attached and detached canopies in Residential Zones. The project is categorically exempt from the California Environmental Quality Act (CEQA) under section 15061 (b) (3) of the Guidelines. **MOTION CARRIED 5-0**

D-3: Public Hearing, Discussion/Action: **Public Hearing, Discussion/Action: Zoning Code Text Amendment related to Restoration of Damaged Structure for Non-Conforming Uses.**

PUBLIC HEARING WAS OPENED AT: 06:52 PM.

DISCUSSION:

Mora presented the staff report for discussion/action: Zoning Code Text Amendment related to Restoration of Damaged Structure for Non-Conforming Uses. Abatti wanted to know under the current code if the structure is not

in code and the structure is damaged are they required to rebuild to the original non-code structure. Brown stated under the current code much of the older established residents such as Imperial ave. would not be able to return as residential structure but as commercial properties under the current code. Abatti reconfirmed the under standing of Browns answer. Hammerson, asked if the zone would change with ownership. Attorney Holbrook confirmed the zoning will not change in the change of ownership. The discussion continued with input from Morita and Abatti. Mendoza confirmed the amendment would allow the owners to rebuild their property to the current code. Ken Jackson- a public speaker and property owner address the commission with personal history and motive for the amendment.

CHAIRPERSON MENDOZA CLOSED THE PUBLIC HEARING AT **07:09 P.M.**

ACTION:

MOTION BY ABATTI, SECOND BY HAMMERNESS to approve Resolution No. PC 2021-13: A Resolution of the Planning Commission approving Conditional Use Permit (CUP 20-05) to allow for the use and operation of a RV Storage at the following address: 408 East 2nd street, Imperial, CA 92251, APN#:064-180- 003. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the Guidelines. **MOTION CARRIED 5-0**

E. REPORTS:

E-1: Commissioners Reports.

MOTION BY HAMMERNESS TO APPROVE ADJOURNMENT TILL December 8TH 2021. DUE TO UPCOMMING HOLIDAYS. SECOND BY RIVERA. MOTION CARRIED 5-0

E-2: Staff Reports.

CHAIRPERSON MENDZOA ASKED FOR THE DATE OF THE NEXT "FRINEDS AND PARKS" MEETING. BROWN PROVIDED THE DATE.

MEETING ADJOURNED AT 7:13 P.M. Until the next Regularly Scheduled Planning Commission Meeting on Wednesday, December 8TH 2021 at 6:30 P.M.

NOTE: Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 South Imperial Avenue, during normal businesshours.