



**PLANNING COMMISSION**  
 Samuel Ross, Chair  
 Darryl Pechtl, Vice Chair  
 Steven Honse, Commissioner  
 Charles Lucas, Commissioner  
 Robert McDade, Commissioner

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# AGENDA

**PLANNING COMMISSION  
 REGULAR MEETING**

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

**WEDNESDAY, December 14, 2016  
 6:30PM**

*Members of the audience are invited to speak on any item on or off the agenda. If the item is an agenda item, you will be permitted the opportunity to address the Planning Commission when the matter is considered. If you wish to speak on a matter which is not on the agenda, you will be given the opportunity to do so at the Public Comment section. When wishing to address the Planning Commission, please rise and state your name and address for the record. The Chairman reserves the right to place a time limit on each person's presentation of five (5) minutes.*

**A. CALL TO ORDER:**

**6:30 PM ..... ROLL CALL  
 PLEDGE OF ALLEGIANCE**

**B. PUBLIC APPEARANCES:**

**C. CONSENT CALENDAR**

a. Approve Planning Commission Meeting Minutes for October 26, 2016.

**D. NEW BUSINESS: (DISCUSSION/ACTION – APPROVE/DISAPPROVE)**

**D-1 Public Hearing, Discussion/ Action: Conditional Use Permit #16C04 – The CoffeeShop; 447 W. Aten Road**

- a. Open Public Hearing.
- b. Staff Report
- c. Public Testimony.
- d. Commission Discussion.
- e. Recommended Action: Approve **RESO. No. PC 2016-08** for a Conditional Use Permit Allowing a drive-through coffee shop at 447 W. Aten Road.

**D-2 Public Hearing, Discussion / Action: Variance from side yard setback to allow patio cover at 802 Sage Court**

- a. Open Public Hearing.
- b. Public Testimony.
- c. Commission Discussion.
- d. Recommended Action: Approve **RESO. No. PC 2016-09** variance from side yard setback requirements to allow for a patio cover at 802 Sage Court.

**E. REPORTS:**

- E-1. COMMISSIONER’S REPORTS**
- E-2. DIRECTOR’S REPORT**

**ADJOURN PLANNING COMMISSION MEETING UNTIL NEXT REGULARLY SCHEDULED MEETING.**

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 business hours.