

**MINUTES
CITY OF IMPERIAL
PLANNING COMMISSION
AND
TRAFFIC COMMISSION
JANUARY 10, 2018**

**A.
ROLL CALL**

**COMMISSIONERS PRESENT: HOLBROOK, LUCAS, AND MCDADE
(GUILLEN AND HAUGH AS INCOMING MEMBERS)**

COMMISSIONERS ABSENT: HONSE AND ROSS (BOTH OUTGOING MEMBERS)

**OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA,
CITY PLANNER TYLENDIA, AND CITY CLERK
JACKSON**

VICE CHAIRMAN LUCAS called the meeting to order at 6:35 PM and led those present in the Pledge of Allegiance.

**B.
PUBLIC APPEARANCES:**

None.

**C.
CONSENT CALENDAR:**

C-1. Approve Planning Commission Meeting Minutes for November 22, 2017 and December 13, 2017.

Motion by HOLBROOK, seconded by MCDADE to approve the Consent Calendar as presented.

AYES: HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: HONSE AND ROSS MOTION CARRIED 3-0

**D.
OATH OF OFFICE AND SEATING OF NEW PLANNING COMMISSIONERS**

D-1. Oath of Office and seating of incoming Planning Commissioners Andrea Guillen and Kristopher Haugh.

CITY CLERK JACKSON administered the Oath of Office to Andrea Guillen and Kristopher Haugh. Guillen and Haugh took their seats at the dais.

**E.
RE-ORGANIZATION OF THE PLANNING COMMISSION**

E-1. Selection of Chairman

HOLBROOK nominated LUCAS as Chairman. There were no other nominations and upon unanimous vote CHARLIE LUCAS was selected as Chairman.

E-2. Selection of Vice-Chairman.

LUCAS nominated HOLBROOK as Vice-Chairman, there being no other nominations, GEOFF HOLBROOK was selected as Vice-Chairman.

F.

NEW BUSINESS:

F-1. PUBLIC HEARING: PROPOSED ZONE CHANGE FROM R-1 TO C-2.

1. REVIEW AND RECOMMEND TO APPROVE OR DENY THE PROPOSED ZONE CHANGE FOR RECENTLY ACQUIRED PARCELS AS C-2 ZONES.

The Public Hearing was opened at 6:42 P.M.

Staff report was presented by CITY PLANNER LISA TYLEND. Tylenda informed the Commission that the property is currently zoned R-1. This land was formerly owned by State of California Department of Transportation (Caltrans) and is the triangular shaped property located west of Hwy 86, east of North Imperial Avenue, and north of 15th Street. The city acquired the land that was deemed “excess land” from the state as part of the relinquishment of Hwy 86 that runs through city limits. In 2014 a Highest and Best Use analysis was done for this location and the analysis determined that the best physical use of the land would be for Commercial Development. Staff has proposed a zone change from R-1 to C-2. This designation would be consistent with the location of the parcels, the surrounding environment, development and the future growth planned for the area. A review of General Plan as to compliance in the areas of Land Use, Circulation, Public Improvement, and Neighborhood Impacts was reviewed by staff.

There were no comments from members of the audience and the Public Hearing was closed at 6:48 P.M.

Motion by HAUGH, seconded by HOLBROOK to recommend the change in zone from R-1 to C-2 for these parcels.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE MOTION CARRIED 5-0

F-2. DISCUSSION/ACTION: SITE PLAN REVIEW SENIOR APARTMENT COMPLEX LOCATED AT 321 NORTH IMPERIAL AVENUE.

CITY PLANNER TYLEND. informed the Commission of the plans for a proposed senior apartment complex that has been submitted by Ric Brown. The project location is on north Imperial Avenue bordered by 10th and 11th streets and on the west side of Imperial Avenue. The City previously entered into a Development Agreement with EAH, Inc. in 2013 for the proposed senior apartment complex. Plans include a 69-unit rental complex that includes a managers unit and a community center.

Mr. Steven Spielberg with EAH was present to answer questions along with Ric Brown the developer of the project.

This was an informational item only and no action was taken.

G.
TRAFFIC COMMISSION:

G-1. ICTC REQUEST FOR “40 FT. RED CURB” AT THE INTERSECTION OF SNAPDRAGON WAY & BOUGANVILLEA TRAIL.

Staff reported that the Imperial County Transportation Commission (ICTC) has a small bus that uses this area as a scheduled drop-off location. ICTC is requesting a red curb along the east side of Bouganvillea between Snapdragon and Joshua Tree. ICTC has expressed issues with making their scheduled stops during high traffic periods before and after school hours.

Based on questions and concerns expressed by the Commission it was requested the item be brought back in order for staff to obtain additional information regarding this request.

Motion by HAUGH, seconded by GUILLEN to continue this item to the next meeting.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE MOTION CARRIED 5-0

G-2. PROPOSED “REDUCE SPEED” SIGNS FOR WEST BOUND TRAFFIC ON WORTHINGTON ROAD.

Staff reported that west bound traffic entering the city on Worthington Road from the area east of “P” Street is lacking in signage to warn motorists of the change in speed from 55 MHP in the county area to 25 MPH in city. This is a safety issue that has been expressed by citizens and the police department. Staff is requesting to install a sign to indicate “Reduce Speed Ahead” and speed limit signs to reflect reduction from 55 MPH to 25 MPH in increments of 45 MPH, 35 MPH and 25 MPH.

Motion by GUILLEN, seconded by HAUGH to approve the request as presented.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE MOTION CARRIED 5-0

H-1 CHAIRMAN AND COMMISSIONERS’ REPORTS

Commissioner GUILLEN stated that she is looking forward to working with the commissioners and staff.

Commissioner LUCAS asked about the site of the Dollar General location as he some activity on site earlier in the day.

H-2. DIRECTOR’S REPORT

None.

Planning Commission meeting adjourned at 7:09 PM until the next regular meeting on January 24, 2018 at 6:30 PM.