Staff Report

Agenda Item No. D-2

To: City of Imperial Planning Commission

From: Lisa Tylenda, Planner

Date: November 17, 2017

Subject: Similar Land Use Determination- Gym Business within I-1: General Industrial Zone

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Background

Alejandro Rodriguez filed a planning permit application for a Similar Land Use Determination of a proposed gym business to be located at 612 S. J Street in the City of Imperial. The suite is 1650 square feet. The proposed gym business is attempting to relocate to this location from a C-1 zone that is located 4 blocks north of the proposed location at 207 E. Barioni Avenue.

The I-1: General Industrial Zone does allow "businesses, professional services, and research offices" under section 24.07.120 letter "C" of the zoning ordinance; however the industrial zoning ordinance does not reference gyms.

Discussion/Analysis

The Zoning Code is written such that, only those uses listed are allowed to be located within the specific zones, but a Classification of Use Determination would allow the Planning Commission to determine whether or not a proposed use is similar to, or not more detrimental than a use that is already permitted.

The City of Imperials' zoning ordinance "definitions" section, does not contain a definition nor categorize such uses that would fall under "business, professional or research". The proposed gym is being compared to Section 24.07.120 letter "C" of the Industrial Zoning Ordinance of the City of Imperial.

Evaluation

Upon review of the proposed use, staff has found the proposed gym business location to be compatible with the uses surrounding the proposed location which, is within a business center comprised of a restaurant and other professional businesses.

Historically and currently, there is a "CrossFit" of Imperial Valley operating in an I-1 zone.

Staff Recommendation:

Staff recommends this item to the Planning Commission for review and action.

Attachments:
Location Map.
City of Imperial Industrial Zoning Ordinance: Section 24.07.120-Letter "C"

3RD ST
E 3rd St
N Imperial Ave
S J St
J ST
S K St
K ST
612
064191006000
216
601
064191005000
064191004000
064192002000
602
064203001000
604
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064191002000
2ND ST
E 2nd St
064180006000
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STATE HWY 86
86
100
50 m
100 ft
064204001000
Google
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