



**PLANNING AND TRAFFIC COMMISSION**  
*Ruben Rivera –Chairperson*  
*Lisa Winkler – Vice-Chairperson*  
*Alice Abatti – Commissioner*  
*Francisco Curiel – Commissioner*  
*Rebecca Terrazas-Baxter-Commissioner*

# **AGENDA**

## **PLANNING COMMISSION**

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

**WEDNESDAY, APRIL 23, 2025  
6:30 P.M.**

*The Imperial Planning Commission Meetings, including public comments, are being Livestreamed on the City's social media pages. If attending in person, by remaining in the room, you are giving your permission to be recorded.*

1. You are encouraged to observe the City Council meetings via Livestream at the City of Imperial's Facebook page.
2. If you are unable to participate in person, and wish to address the City Council on matters within their jurisdiction, please email public comments to [cityclerk@imperial.ca.gov](mailto:cityclerk@imperial.ca.gov)
3. All documents containing an executive summary and staff recommendation associated with open session action items are made available for public inspection on the City's website, [www.cityofimperial.org](http://www.cityofimperial.org) seventy-two (72) hours prior to the posted meeting time. Government Code Section 54957.5(b)(2)(B).

*In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact (760) 355-4373. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting [28cfr 35.102-35.104 ADA title ii]*

**A. PLANNING COMMISSION CONVENES TO OPEN SESSION AT 6:30 PM:**

ROLL CALL  
PLEDGE OF ALLEGIANCE  
ADJUSTMENTS TO THE AGENDA

**B. PUBLIC APPEARANCES**

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

If you wish to address the Planning Commission concerning any item not appearing on the agenda and within the Commission's jurisdiction, please raise your hand and be acknowledged by the Chairperson, and at that time state your name and address for the record. The Chairperson reserves the right to place a time limit on each person's presentation of three (3) minutes. It is requested that longer presentations be submitted to the Commission in writing.

**C. CONSENT CALENDAR**

**C-1: Approve Planning Commission Meeting Minutes for March 26, 2025.**

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

**D-1. Appointment of a non-voting Planning Commissioner and an alternate to the Friends of Imperial Parks Committee for the 2025 calendar year.**

**D-2. Subject: Public Hearing, Discussion/Action: Public hearing to consider approval of Tentative Tract Map 24-02 for Monterrey Park (APN 064-295-084 and APN 064-281-068). The request is consistent with the previously certified Negative Declaration in accordance with the requirements of the California Environmental Quality Act (CEQA).**

- 1. Public Hearing**
- 2. Staff Report – Public Comment**
- 3. Commission Discussion**
- 4. Close Public Hearing**
- 5. Recommended Actions:**

Approve/Deny Resolution No. PC2025-08: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, APPROVING TENTATIVE TRACT MAP 24-02 FOR MONTERREY PARK SUB #2 UNIT 3D (APNs 064-295-084 & 064-281-068)

**D-3. Subject: Public Hearing, Discussion/Action: Conditional Use Permit 25-03 for Steven Schneider to allow the operation of a drive-thru at a Jack in the Box restaurant located at 304 S. Imperial Avenue (APN 064-106-006). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332, In-fill Development Projects.**

- 1. Public Hearing**
- 2. Staff Report – Public Comment**
- 3. Commission Discussion**
- 4. Close Public Hearing**
- 5. Recommended Actions:**

Approve/Deny Resolution No. PC2025-07: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, APPROVING CONDITIONAL USE PERMIT 25-03 FOR THE OPERATION OF A DRIVE-THRU AT A JACK IN THE BOX RESTAURANT LOCATED AT 304 S. IMPERIAL AVENUE (APN 064-106-006).

**E. REPORTS**

**E-1: Commissioners' Reports**

**E-2 Staff Reports**

**F. ADJOURNMENT**

**F-1. Subject: Adjourn the Planning Commission meeting until the next regularly scheduled meeting on May 14, 2025 at 6:30 pm.**

*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.*