



CITY HALL 420 South Imperial Avenue, Imperial, California 92251
 Phone (760)355-4371 || Fax (760)355-4718 || web: <http://www.cityofimperial.org>

**AGENDA
 PLANNING COMMISSION
 REGULAR MEETING**

**200 West 9th Street
 IMPERIAL, CA 92251**

**WEDNESDAY, January 8, 2020
 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. PLANNING COMMISSION CALL TO ORDER:

**ROLL CALL
 PLEDGE OF ALLEGIANCE**

B. PUBLIC APPEARANCES

C. CONSENT CALENDAR

- a. Approve Planning Commission Meeting Minutes for July 10, 2019, July 24, 2019, August 14, 2019, and October 9, 2019.

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

D-1 Public Hearing, Discussion/Action: Variance (19-07) to allow for the Deviation from ordained “rear-yard setback requirements, fence requirements, and utilization of plastic garbage containers instead of a dumpster enclosure” outlined in the City Residential Zoning District Ordinance, for the following assessor parcel numbers: 064-103-012; Imperial, CA 92251.

1. Open Public Hearing
2. Staff Report
3. Public Testimony
4. Commission Discussion
5. Recommended Action: **Approve RESO No. PC 2020-01**, granting a Variance allowing for the following development and performance standards deviation of the “rear-yard setbacks” requirements, “Fencing Requirements” and “Trash enclosure” requirements. The rear-yard setback will be 6’6 feet instead of the ordained 10’ feet; the apartment complex residents will use individual trash receptacles in lieu of have an on-site trash enclosure, and approval of chain-link fence with privacy guard instead of the ordained block wall fencing.

D-2 Public Hearing, Discussion/Action: Variance (19-03) Morning Side Apartments Phase 2, to allow for the deviation of the ordained “block wall fencing” requirements to allow

installation of a chain-link fence with privacy guard around the perimeter of Morning Side Apartments Phase 2, 498 West Treshill Road ; Imperial, CA 92251. Legally known as, assessor's parcel number: 064-434-016.

1. Open Public Hearing.
2. Staff Report.
3. Public Testimony.
4. Commission Discussion.
5. Recommended Action: **Approve RESO No. PC 2020-02** a Resolution of the Planning Commission of the City of Imperial granting a Variance Permit and Conditions of Approval, outlined in Resolution “No. PC 2020-02” to Martin D. Coyne/ Morning Side Apartments Phase 2, to allow for the deviation from the ordained “block wall fencing requirements” to allow for Chain-link Fencing with privacy guard located at 498 West Treshill Road; Imperial, CA 92251. Legally known as Assessor Parcel Number: 064-434-022.

D-3 Public Hearing, Discussion/Action: **Zone Change (19-03), General Plan Amendment (19-03) and Conditional Use Permit (19-08)**.The applicant, Max Castillo is requesting a zone change R-1 to C-1, general plan amendment, and conditional use permit to allow for the expansion of the existing Airwave Communication Business located on the adjacent parcel, in order to construct a new building on the adjacent parcel. The proposed project parcel is legally known as Assessor Parcel Number: 064-151-002; Imperial, CA 92251.

1. Open Public Hearing.
2. Staff Report.
3. Public Testimony.
4. Commission Discussion.
5. Recommended Action: **Approve RESO No. PC 2020-03** a Resolution of the Planning Commission of the City of Imperial recommending a Zone Change, General Plan Amendment, and Conditional Use Permit Variance Permit and Conditions of Approval, outlined in Resolution “No. PC 2020-03” to the City Council of Imperial, recommending the approval of the project and zone change from R-1(Residential Single-Family) to C-1 (Commercial Neighborhood) allowing for the construction of new commercial building and business growth. Location is legally known as Assessor Parcel Number: 064-151-002; Imperial, CA 92251.

E. REPORTS:

- E-1. Commissioners Report
- E-2. Staff 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 businesshours.