



PLANNING COMMISSION
 Kristopher Haugh, Chair
 Andie Guillen, Vice Chair
 Katherine Burnworth, Commissioner
 Mark Hammerness, Commissioner
 Veronica Harvey, Commissioner

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AGENDA

PLANNING COMMISSION REGULAR MEETING

200 West 9th Street
 IMPERIAL, CA 92251

**WEDNESDAY, December 11, 2019
 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. None

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

D-1 Continued Public Hearing, Discussion/Action: Conditional Use Permit (19-07) to allow for the use and operation of a Gas Station Convenience Store, Gas Station Facility, Fast-Food Drive through restaurant, and the sale of off-site alcoholic beverages on the following assessor parcel numbers: 063-040-035 and 063-040-036; Imperial, CA 92251 and adoption of a Class 32 Categorical Exemption per the California Environmental Quality Act.

1. Continued Public Hearing from November 13, 2019
2. Staff Report
3. Public Testimony
4. Commission Discussion
5. Recommended Action: Approve **RESO No. PC 2019-17**, granting a Conditional Use Permit and Conditions of Approval and adoption of a Class 32 Categorical Exemption to allow the use and operation of a Gas Station, Convenience Store, Fast-Food Drive-through restaurant, and to allow the sale of off-site alcoholic beverages in a C-2 (Commercial General) Zone.

D-2 Public Hearing, Discussion/Action: Variance (19-06) to allow for the deviation of the ordained “parking” requirements for the addition of a 9000 square-foot gymnasium located at 431 West Wall Road ; Imperial, CA 92251. Legally known as, assessor’s parcel number: 064-432-001.

1. Open Public Hearing.
2. Staff Report.
3. Public Testimony.
4. Commission Discussion.
5. Recommended Action: **Approve RESO No. PC 2019-18** a Resolution of the Planning Commission of the City of Imperial granting a Variance Permit and Conditions of Approval, outlined in Resolution “No. PC 2019-18” to Valley Christian Church for the deviation from the ordained “parking requirements” triggered by the 9000 square-foot gymnasium addition located at 431 West Wall Road; Imperial, CA 92251.

D-3 Public Hearing, Discussion/Action: Variance (19-05)-The applicant, Michael Pursglove is requesting a decrease of the required rear and side yard setbacks, from 5 feet to 0 feet, for the construction of a new single-story Single-Family Residential Homes within the Mayfield Subdivision Unit 3C, legally known as Assessor Parcel Number: 044-200-099; Imperial, CA 92251. This item is Categorically Exempt from the California Environmental Quality Act (CEQA) per section 15303 (a) and 15305 (a).

1. Open Public Hearing.
2. Staff Report.
3. Public Testimony.
4. Commission Discussion.
5. Recommended Action: **Approve RESO No. PC 2019-19** a Resolution of the Planning Commission of the City of Imperial granting a Variance Permit and Conditions of Approval, outlined in Resolution “No. PC 2019-19” to Michael Pursglove allowing the decrease of the required rear and side yard setbacks, from 5 feet to 0 feet, for the construction of new single-story Single-Family Residential Homes within the Mayfield Subdivision Unit 3C, legally known as Assessor Parcel Number: 044-200-099; 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.