



Staff Report

Agenda Item No. D-2

To: City of Imperial Planning Commission
From: Lisa Tylanda, Planner
Date: November 17, 2017
Subject: Similar Land Use Determination- Gym Business within I-1: General Industrial Zone

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.

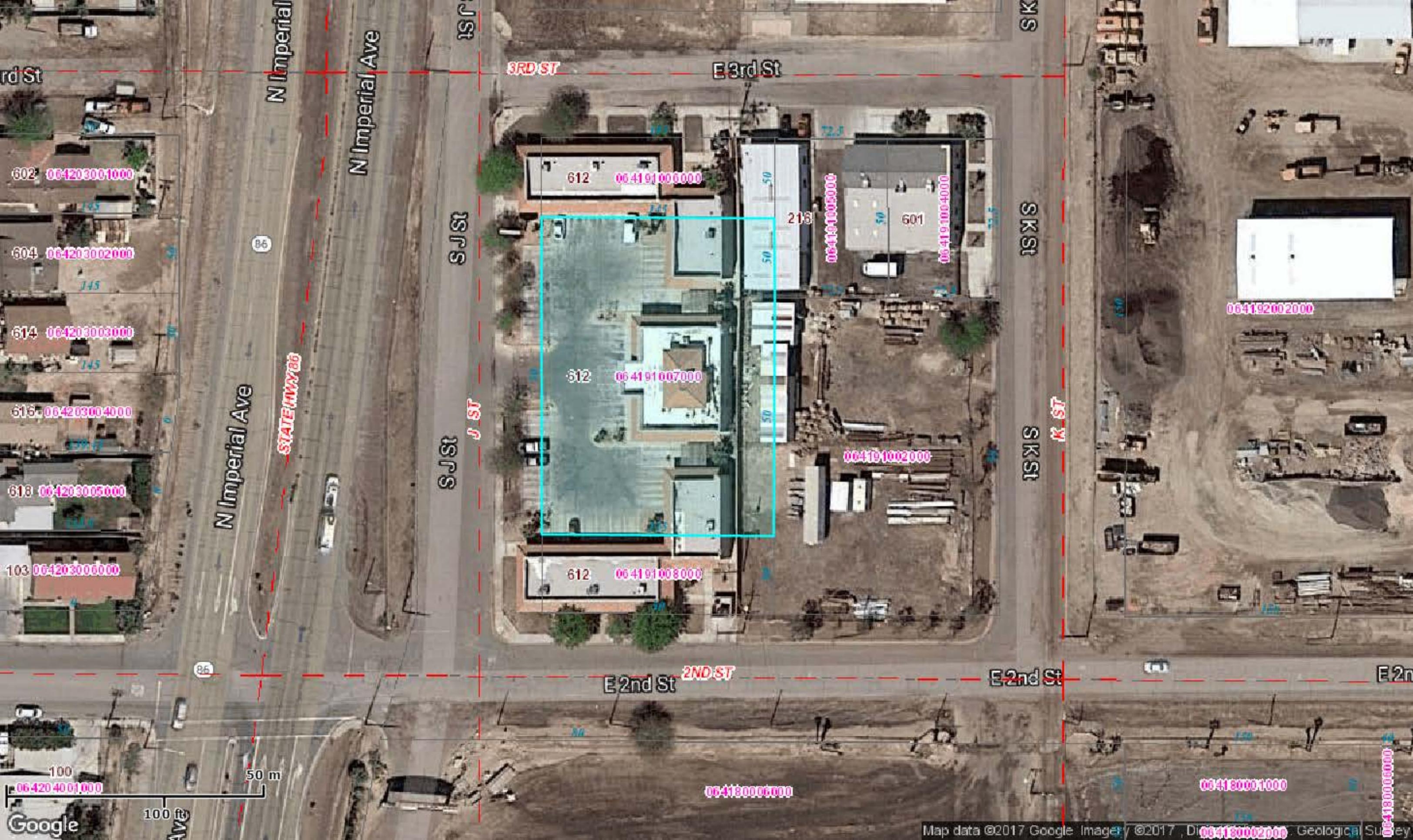
Staff Recommendation:

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”



86

86

602 06-420-300-1000

604 06-420-300-2000

614 06-420-300-3000

616 06-420-300-4000

618 06-420-300-5000

103 06-420-300-6000

06-420-400-1000

3RD ST

E 3rd St

E 2nd St

2ND ST

E 2nd St

E 2nd St

SJ St

SJ St

J St

SK St

SK St

K St

612 06-419-100-6000

218

06-419-100-5000

06-419-100-4000

612 06-419-100-7000

06-419-100-2000

612 06-419-100-8000

06-419-200-2000

06-418-000-6000

06-418-000-1000

06-418-000-2000

06-418-000-0000

Google

Map data ©2017 Google, Imagery ©2017, Data ©2017 Geological Survey