

**MINUTES OF THE
PLANNING COMMISSION MEETING
January 22, 2025**

The Imperial County Planning Commission convened a Meeting on Wednesday, January 22, 2025, at 9:00 a.m. in the Board of Supervisors Chambers, El Centro, California.

Staff present: Director, Jim Minnick; Assistant Director, Michael Abraham; Planner III, Derek Newland; Planner I, Luis Bejarano; Clerks - Marsha Torres & Olivia Lopez

Chairman Rudy Schaffner called meeting to order at 9:00 a.m.

I. Roll Call: Commissioners present: Schaffner, Kalin, Cabanas, Bergh, Medina, Wright, Hinojosa

II. Pledge of Allegiance:

III. Public Hearings

1. Approval of Minutes: Chairman Schaffner entertained a motion to approve the Planning Commission Minutes for the **December 11, 2024**, meeting as submitted by staff; Commissioner Kalin made motion to approve minutes seconded by Commissioner Cabanas and carried on the affirmative vote by the Commissioners present Schaffner (yes), Kalin (yes), Cabanas (yes), Bergh (yes), Medina (yes), Wright (yes), Hinojosa (yes)

2. Election of Officers 2025: Chairman Schaffner introduced Jim Minnick, Director.

Jim Minnick, Director: Introduced himself. Welcome to 2025. We made it past 2024. We're taking nominations for Chairman for Planning Commission the year 2025. Commissioner Kalin nominated Rudy Schaffner for Chairman, seconded by Commissioner Cabanas. Commissioner Kalin made a motion to close nominations seconded by Commissioner Cabanas and carried on the affirmative vote by the Commissioners present Schaffner (yes), Kalin (yes), Cabanas (yes), Bergh (yes), Medina (yes), Wright (yes), Hinojosa (yes)

Jim Minnick, Director: We're taking nominations for Vice Chairman for 2025 Calendar year. Commissioner Cabanas made a motion to nominate Carson Kalin for Vice Chairman, seconded by Commissioner Bergh and carried on the affirmative by the Commissioners present Schaffner (yes), Kalin (yes), Cabanas (yes), Bergh (yes), Medina (yes), Wright (yes), Hinojosa (yes)

Jim Minnick, Director: Alright, for the record your Chairman for the Imperial County Planning Commission for 2025 will be Rudy Schaffner, your Vice Chairman Carson Kalin.

3. Consideration of Time Extension #24-0040 for CUP #23-0013 as submitted by Phoenix 1 LLC., requests a minor amendment of a one (1) year time extension in order to complete the work proposed and approved for in CUP #23-0013. The project consists of three (3) parcels legally described as TR 43 EXC S 100 FT THEREOF T13S R16E 289.54 AC S.B.B.M. (APN 039-080-004-000), POR PAR 1 LLA#281 ALSO BEING N3/4 E2 NE4 SEC 20 T13S R16E 60AC S.B.B.M (APN 039-080-005-000), and POR PAR 3 LLA#281 ALSO BEING S4 E2 NE4 & POR SE4 SEC 20 T13S R16E 82.50 AC S.B.B.M. (039-080-006-000) (2300 Farr Rd, Brawley, CA, and; Supervisorial District #4), [Derek Newland, Planner III at 442-265-1736 or by email at dereknewland@co.imperial.ca.us].

Jim Minnick, Director: Gave a brief description of the project, and introduced Derek Newland, Planner III, to read the project into the record.

Derek Newland, Planner III: Read the PowerPoint presentation of the project into the record.

Chairman Schaffner: Asked if there was a representative for the project to approach the podium.

Arnold Wolfe, Representative: Introduced himself.

Chairman Schaffner: Asked if he read and agreed with everything in the project, and if he had any questions or comments regarding the project.

Arnold Wolfe, Applicant: Stated that he read and did agree with everything in the project and had no questions or comments.

Chairman Schaffner: Opened the public portion of the meeting.

Commissioner Kalin: Are you sure you got enough time for this time extension? It expires in February.

Arnold Wolfe, Applicant: We are asking for this time extension because we do not believe that we'll be able to execute all the work by February 13th.

Commissioner Kalin: Ok.

Commissioner Schaffner: Ok.

Commissioner Cabanas: So, this will expire 2026?

Derek Newland, Planner III: Yes. We're giving the full, 1 year. The previous CUP had our usual time extension midpoints. This time we are going with a solid 1 year, so they'll have a full 1 year to get the work done and then the CUP expires fully.

Commissioner Kalin: I think that makes good sense.

Chairman Schaffner: Closed the public portion of the meeting. There were no public comments. He then closed the public portion of the meeting and turned it over to the Commission for any questions and/or comments.

Commissioner Kalin: Made a motion to approve **Agenda Item #3** seconded by **Commissioner Cabanas** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Cabanas (yes), Bergh (yes), Medina (yes), Wright (yes), Hinojosa (yes)

Jim Minnick, Director: Stated **Agenda Item #3** stands approved by this Commission; in which the applicant or any member from the public want to appeal must be done by filing the appropriate appeal in the next ten (10) days.

4. **Consideration of Lot Merger #00163** as submitted by Ana Maria Sandoval & Kevin Aaron Gaytan, who are proposing to combine two (2) continuous lots to create a single and larger lot with approximately 0.58 acres. This newly consolidated lot is intended for a potential future commercial development of an auto service, tire sales and repair business. All future development will be made to County standards. The two (2) subject parcels are identified as Assessor's Parcel Number(s) 017-912-004-000 and 017-912-003-000; and legally described as Lots 11 and 12 from Block 2 Tract Map No. 746, respectively; Township 10 South, Range 10 East, of the West Shores/Salton City Urban Area Plan, in an unincorporated area of the County of Imperial, State of California; Supervisorial District #4. [Luis Bejarano, Planner I at (442) 265-1736, extension 1745 or via email at luisbejarano@co.imperial.ca.us].

Jim Minnick, Director: Gave a brief description of the project, and introduced Luis Bejarano, Planner I, to read the project into the record.

Luis Bejarano, Planner I: Read the PowerPoint presentation of the project into the record.

Chairman Schaffner: Asked if there was a representative for the project to approach the podium.

Kevin Aaron Gaytan, Applicant: Introduced himself.

Chairman Schaffner: Asked if he read and agreed with everything and if he had any questions or comments regarding the project.

Kevin Aaron Gaytan, Applicant: Stated he read and did agree with everything on the project and had no questions or comments.

Chairman Schaffner: Opened the public portion of the meeting. There were no public comments. He then closed the public portion of the meeting and turned it over to the Commission for any questions and/or comments.

Commissioner Kalin: Made a motion to approve **Agenda Item #4** seconded by **Commissioner Cabanas** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Cabanas (yes), Bergh (yes), Medina (yes), Wright (yes), Hinojosa (yes)

Jim Minnick, Director: Stated **Agenda Item #4** stands approved by this Commission; in which the applicant or any member from the public want to appeal must be done by filing the appropriate appeal in the next ten (10) days.

5. **Consideration of Conditional Use Permit #24-0003** as submitted by Grand Vista Ranch LLC, Project proposes an event center for weddings, birthdays, fundraisers, private events etc. on +/- 13 ac, initially utilizing shade structures and portable restrooms with plans for future enclosed buildings. Maximum number of guests proposed is 300 individuals per event for up to 59 events a year. The project parcel is legally described as a PORTION OF TRACT 106, T14S, R13E/R14E 16 ACRES SOUTHEST OF CENTRAL MAIN EXCEPT PORTION IN HWY 86 S.B.B.M. (APN 040-420-020-000) (4097 US Hwy 86, Brawley, CA 92227, and; Supervisorial District #4), [Derek Newland, Planner III at 442-265-1736 or by email at dereknewland@co.imperial.ca.us].

Jim Minnick, Director: Gave a brief description of the project, and introduced Derek Newland, Planner III, to read the project into the record.

Derek Newland, Planner III: Read the PowerPoint presentation of the project into the record.

Chairman Schaffner: Asked if there was a representative for the project to approach the podium.

Shelby Drye, Applicant: Introduced himself.

Chairman Schaffner: Asked if he read and agreed with everything and if he had any questions or comments regarding the project.

Shelby Drye, Applicant: Stated that he read and did agree with everything on the project and had no questions or comments.

Chairman Schaffner: So, I did a little math there. That's over 17,000 people you can run through there in 1 year.

Shelby Drye, Applicant: Potentially, yes.

Chairman Schaffner: How many restrooms are you going to have for that?

Shelby Drye, Applicant: We're going to have V.I.P portable restrooms until we upgrade to our building parts in which we'll put in county required septic system for the occupancy.

Chairman Schaffner: And the potable water?

Shelby Drye, Applicant: Potable water will be provided through a IID approved service pipe into the central main canal & will be treated accordingly.

Chairman Schaffner: How do you have to handle the food, your serving food there.

Shelby Drye, Applicant: So, at this time we're set for catering. Outside caterers will come in for the events.

Chairman Schaffner: They don't require potable water for that?

Shelby Drye, Applicant: Some of them may. There will be potable water made available to them.

Chairman Schaffner: Opened the public portion of the meeting. There were no public comments; he then closed the public portion of the meeting and turned it over to the Commission for any questions and/or comments.

Commissioner Kalin: Made a motion to approve **Agenda Item #5** seconded by **Commissioner Cabanas** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Cabanas (yes), Bergh (yes), Medina (yes), Wright (yes), Hinojosa (yes)

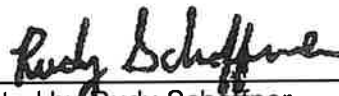
Jim Minnick, Director: Stated **Agenda Item #5** stands approved by this Commission; in which the applicant or any member from the public want to appeal must be done by filing the appropriate appeal in the next ten (10) days.

VI. Public Comments: NONE

VII. Planning Commissioner Comments: NONE

VIII. Director Comments: I'd like to formally welcome back Commissioner Dunn who is in the audience today and she will be hopefully coming to grace your presence.

IX. Adjournment: Chairman Schaffner: Adjourned meeting. Meeting adjourned at 9:16am.



Submitted by Rudy Schaffner
Chairman of the Planning Commission

Attest:



Jim Minnick, Director of
Imperial County Planning Commission

Marsha Torres & Olivia Lopez- PC Recording Clerks
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