

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner
Vice Chairman: Carson Kalin

Russell Roben
 Dennis Bergh
 Sergio Cabanas
 Kathryn Dunn

Ernesto Medina
 Scott Wright
 Jose Hinojosa
 Vacant

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE: January 22, 2025, at 9:00 A.M.

HEARING LOCATION 940 MAIN STREET, BOARD CHAMBER, EL CENTRO, CALIFORNIA

NOTICE:

All supporting documentation is available for public review in the office of the Imperial County Planning & Development Services located at 801 Main Street, El Centro, CA 92243, during regular business hours, 8:00 AM. – 5:00 PM, Monday through Friday, excluding holidays. Please remember to shut off all cell phones, pagers or electronic devices upon entering the Board Chamber. The public will have an opportunity to speak to any agenda item when the Chairman opens the matter to the public to discussion and before action is taken. The Chairman will determine the order of speaking and unless the Chairman grants more or less time, the speaker’s limit is 3 minutes on each agenda item. Please read and complete a speaker form at the podium prior to the start of the meeting. The Chairperson will call on you to speak when your item is called.

ITEM	TIME	PROJECT DESCRIPTION	DECISION		
			Y	N	C
I.	9:00 a.m.	CALL TO ORDER & ROLL CALL			
II.		PLEDGE OF ALLEGIANCE			
III.		PUBLIC HEARINGS: (Please read and complete a speakers form at the podium prior to the start of the meeting. The Chairperson will call on you to speak when your item is called.)			
1.		APPROVAL OF MINUTES for December 11, 2024, MEETING			
2.		ELECTION OF OFFICERS 2025			
3.		<p>Consideration of Time Extension #24-0040 for CUP #23-0013 as submitted by Phoenix 1 LLC., requests a minor amendment 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].</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Find that the project is categorically exempt from CEQA under the Government Code, Section 15301 and that no further environmental documentation is necessary; and, 2. Find that Time Extension #24-0040 for Conditional Use Permit #23-0013 is consistent with applicable zoning and building ordinances; and 3. Approve Time Extension #24-0040 for Conditional Use Permit #23-0013 for a new 1-year term, subject to the existing conditions. 			
4.		<p>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</p>			

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	<p>luisbejarano@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Find that Lot Merger #00163 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and, 2. Find that Lot Merger #00163 is consistent with applicable Zoning and Building Ordinances; and, 3. Approve Lot Merger #00163, subject to the attached conditions. 			
5.	<p><u>Consideration of Conditional Use Permit #24-0003</u> 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 SOUTHEAST 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].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Adopt the Mitigated Negative Declaration by finding that the proposed project would not have a significant effect on the environment; and 2. Approve the attached Resolution and supporting findings, for Conditional Use Permit (CUP) #24-0003 subject to all the conditions and authorize the Planning & Development Services Director to sign the Conditional Use Permit upon receipt from the Permittee. 			
IV.	Public Comments			
V.	Planning Commissioner Comments			
VI.	Director Comments.			
VII.	Adjournment.			

For questions regarding these projects contact the above-mentioned Planner following the project.

Si usted requiere esta información en español, favor de llamar al (442) 265-1736

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