

# 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  
 Lewis Pacheco  
 Jose Hinojosa

**JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES**

**HEARING DATE: June 12, 2024, 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 MAY 22, 2024 MEETING			
2.		<p><b><u>Consideration of Conditional Use Permit #24-0005 for CUP#08-0024</u></b> as submitted by American Towers, Inc. (ATC) for a new (15) fifteen-year re-entitlement for previously approved Conditional Use Permit #05-0012 for an existing 125-foot above ground level (AGL) telecommunications tower. The property is located at 4210 Black Mountain Road, Winterhaven CA 92283, further identified as Assessor’s Parcel Number (APN) 039-180-029-000 and legally described as Section 14, T13S, R20E, S.B.B.M. in the unincorporated area of the County of Imperial. (Supervisory District #5), [Gerardo A. Quero, Planner II at 442-265-1736 extension 1748 or via email at gerardoquero@co.imperial.ca.us].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Find that the project is categorically except from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and,</li> <li>2. Find that Conditional Use Permit #24-0005 is consistent with applicable zoning and building ordinances; and</li> <li>3. Approve Conditional Use Permit #24-0005 for a new 15-year term, subject to the attached conditions.</li> </ol>			
3.		<p><b><u>Consideration of Conditional Use Permit 23-0018 and Variance #24-0001</u></b> as submitted by WH Lounge LLC., proposes a cannabis dispensary and lounge with delivery service, along with a Variance to allow for a reduction of parking requirements. The project consists of one parcel legally described as LOTS 7 8 9 &amp; 10 BLK 9 TOWNSITE OF WINTERHAVEN S.B.B.M. (056-283-006-000) (509 Railroad Avenue, Winterhaven, CA, and; Supervisorial District #5), [Derek Newland, Planner III at 442-265-1736 or by email at <a href="mailto:dereknewland@co.imperial.ca.us">dereknewland@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p>			

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		<ol style="list-style-type: none"> <li>1. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environment Evaluation Committee (EEC) on April 25, 2024; and</li> <li>2. Make the De Minimums Finding, as recommended at the April 25, 2024 EEC hearing, that the project will not individually or cumulatively have an adverse effect on Fish and Wildlife Resources, as defined in Section 711.2 of the California Fish and Game Codes; and</li> <li>3. Approve the attached Resolution and supporting findings, for Conditional Use Permit (CUP) #23-0018 and Variance #24-0001 subject to all the conditions and authorize the Planning &amp; Development Services Director to sign the Conditional Use Permit upon receipt from the Permittee.</li> </ol>			
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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