

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner	Russell Roben	Ernesto Medina
Vice Chairman: Carson Kalin	Tony Gallegos	Scott Wright
	Sergio Cabanas	Lewis Pacheco
	Dennis Bergh	Kathryn Dunn

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE: September 14, 2022 at 9:00 A.M.

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

NOTICE:

Planning Commission Meeting Live Video/Audio Streaming Link
http://imperial.granicus.com/ViewPublisher.php?view_id=2. Through the guidance of our Public Health Officer, California Department of Public Health and the California Governor's Office, in order to minimize the spread of the COVID-19 virus, we are following these recommendations: 1. You are strongly encouraged to listen to the live audio and video stream of the Planning Commission meetings at the link mentioned above. 2. Should you wish to provide public comment on a specific item on the agenda and/or general public comment, please submit your comment via email to the Planning Commission clerk at icpdscommentletters@co.imperial.ca.us no later than 2:00 p.m. on the Tuesday prior to the Planning Commission meeting. If you are planning to attend the Planning Commission meeting in person you will be required to maintain appropriate social distancing i.e. maintain a six-foot distance between yourself and other individuals. All supporting documentation is available for public review in the office of the Planning & Development Services Department located at 801 Main Street, El Centro, Ca. 92243 during regular business hours, 8:00 a.m. - 5:00 p.m., Monday through Friday, excluding holidays. Please remember to shut off all cell phones, or electronic devices upon entering the Board Chambers. 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.		Consideration of Brown Act Resolution to "Adopt resolution authorizing remote teleconference meetings in accordance with Assembly Bill 361."			
2.		APPROVAL OF MINUTES FOR AUGUST 24, 2022 MEETING.			
3.		<p>(CONTINUED) Consideration of Zone Change #18-0001 and Parcel Map #02476 as submitted by Marty Coyne (applicant). The project proposes a zone change from A-2 (General Agriculture - Minimum Lot Size 15 acres) to A-2 (General Agriculture Minimum Lot size 2.5 acres) Assessor Parcel Number APN: 052-570-009-000. The parcel is currently 14.03 acres vacant agriculture land. The zone change and parcel map will be for residential development on four (4) parcels. The project site is located at 1834 Forrester Road, PAR 1 PM 1817 OF S 22 ACRES OF N 40 ACRES TR 116 T16S R13E and within (Supervisory District #3), [David Black, Planner IV at 442-265-1736, extension 1746 or by email at Davidblack@co.imperial.ca.us.</p> <p>Actions:</p> <p>A. Recommend to the Board of Supervisors, to adopt the Negative Declaration as recommended by the Environmental Evaluation Committee (EEC) on July 29, 2021;</p> <p>B. Recommend to the Board of Supervisors, to make the findings as recommended by the EEC that the project(s) will not individually or cumulatively have an adverse effect on fish and wildlife resources as defined in Section 711 of the California Fish and Game Code;</p>			

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		<p>C. Recommend to the Board of Supervisors the approval of Zone Change #18-0001 and the Adoption of the Zone Change Ordinance No. 92510. (Zone Map #10);</p> <p>D. Recommend to the Board of Supervisors, to approve the attached resolution and supporting documents, approving Parcel Map #02476 with conditions.</p>			
4.		<p>Consideration of Parcel Map #02497, as submitted by Carson Kalin, requesting minor subdivision creating two parcels in order to separate an existing house from their farming operation. The parcels will be 1.29+/- and 78.72+/- acres for a project's total of approximately 80 Acres. The property is legally described as the N ½ of the SW ¼, Section 36, Township 12 South, Range 12 East, S.B.B.& M.; Assessor's Parcel Numbers 019-180-013-000 (5853 Pellett Road, Westmorland, CA; Supervisorial District #4), [Victoria Escalante at (442) 265-1736 or by email at victoriaescalante@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> A. Adopt the Negative Declaration on the basis of the Initial Study #22-0014 and comments received that the proposed project will not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on July 14, 2022; B. Make the De Minimus findings as recommended at the July 14, 2022 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 Fish and Game Codes; C. Make the attached findings for Parcel Map #02497; and D. Approve Parcel Map #02497, subject to the attached conditions. 			
5.		<p>Consideration of Parcel Map #02498, as submitted by Loreto and Ana Maria Gaeta, Applicant is proposing a minor subdivision to create three parcels separating existing home from remaining land and for future development of a residential dwelling per additional parcel. The parcels will each be approximately 0.33 square feet for a project's total size of approximately 0.66 of an acre. The property is legally described as the South 175 feet, of the North 350 feet of the East 165 feet of Block B1, of the Townsite of Heber, South of Block 3, of Section 28, T16S, R14E, SBBM. Assessor's Parcel Numbers 054-331-006-000, (1031Heber Avenue, Heber, CA 92249, and; Supervisorial District #2), [Victoria Escalante at (442) 265-1736 or by email at victoriaescalante@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> A. Adopt the Negative Declaration on the basis of the Initial Study #22-0018 and comments received will not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on July 28, 2022; B. Make the De Minimus findings as recommended at the July 28, 2022 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 Fish and Game Codes; C. Make the attached findings for Parcel Map #02498; and D. Approve Parcel Map #02498, subject to the attached conditions. 			

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6.	<p>Consideration of Conditional Use Permit #21-0018 as submitted by Community Veterans of Imperial County, LLC. to allow the operation of a 1,400 square foot Adult Use & Medicinal Storefront Dispensary (with delivery) for the sale of cannabis. The property is legally identified as N 200Ft of Lot 1, Block 16, Ocotillo Unit 2, T16S, R9E. The proposed project parcel area is approximately 2.6 acres and is located on Imperial County Assessor Parcels (APN) 033-574-003-000, (1073 N Imperial Highway Ocotillo Wells, Supervisorial District #2), [Victoria Escalante, Planner I at (442) 265-1736, extension 1750 or by email at victoriaescalante@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> A. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee (EEC) on July 14, 2022; B. Make the De Minimus findings as recommended at the July 14, 2022 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 fish and game code; and C. Approve the Resolutions and supporting findings approving Conditional Use Permit #21-0018, subject to all the conditions and authorize the Planning & Development Services Director to sign the CUP Agreement upon receipt from the Applicant. 			
7.	<p>Consideration of Conditional Use Permit CUP #21-0023 as submitted by Community Veterans of Imperial County, LLC to allow for the operation for an Adult Use & Medicinal store for sale of cannabis. Community Veterans of Imperial County, LLC is proposing a 2,625 square foot Adult Use/ Medicinal cannabis retail space with Delivery where patients can experience a safe environment. The project site is located at Assessor's Parcel Number 056-470-009-000, and is further described as Por S2 of SE4, SEC 21, 16-21, located west of the unincorporated Winterhaven town site of the County of Imperial (611 Sidewinder Road, Winterhaven, CA) (Supervisorial District #5), [Gerardo A. Quero, Planner I at 442-265-1736, extension 1748 or by email at gerardoquero@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> A. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on July 14, 2022; B. Make the De Minimus findings as recommended at the July 14, 2022 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 Fish and Game Codes; and C. Adopt the attached Resolutions and supporting findings, approving Conditional Use Permit (CUP) #21-0023 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee. 			
8.	<p>Consideration of Conditional Use Permit #22-0010 as submitted by Jamal Shaow, who is proposing to replace and operate a commercial water well to supply the existing gas station with a projected maximum annual water extraction of (2) two acre-feet on property identified as Assessor Parcel Number 056-470-009-000. The legal description of this parcel is a Portion of the South Half, of the Southeast Quarter, of Section 21, Township 16 South, Range 21 East, S.B.B.M., located west of the unincorporated town of Winterhaven of the County of Imperial, State of California.</p>			

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		<p>(Supervisorial District #5), [Gerardo A. Quero, Planner I at 442-265-1736 extension 1748 or via email at gerardoquero@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> A. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on July 14, 2022; B. Make the De Minimus findings as recommended at the July 14, 2022 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 Fish and Game Codes; and C. Adopt the attached Resolutions and supporting findings, approving Conditional Use Permit (CUP) #22-0010 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee. 			
9.		<p>Consideration of Lot Line Adjustment #00325 as submitted by Frank A. & Susan G. Rapp & Susan Rethoret to adjust the boundary between Parcel A (044-220-055) and Parcel B (044-220-054) to add an approximately +/- .16 acres portion of Parcel B to Parcel A to correct an encroachment of an existing garage on Parcel A into Parcel B; the western portion of Parcel A consisting of approximately +/- .52 acres will be added to Parcel B. In addition, the boundary between Parcel B and Parcel C (044-220-038) will be adjusted +/- .27 acres to correct the encroachment of an existing trailer home (Accessory Dwelling Unit) and existing house on Parcel B. These properties legally described as the South Half of the North 300 feet of the West 470 feet of Tract 59, T15S, R14E, S.B.B.M; 044-220-054 (2205 Cross Rd.) legally described as the North Half of the North 300 feet of the West 470 feet of Tract 59, T15S, R14E, S.B.B.M and 044-220-038 (2211 Cross Rd.) legally described as the North 275 feet of the South 575 feet of the West 470 feet of Tract 59, T15S, R14E, S.B.B.M.; (Supervisorial District #5) [Derek Newland, Planner II at (442) 265-1736, extension 1756 or via email at dereknewland@co.imperial.ca.us]</p> <p>Actions:</p> <ul style="list-style-type: none"> A. Find that Lot Line Adjustment #00325 is categorically exempt from CEQA per Article 19, Section 15305 (a) (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; B. Find that Lot Line Adjustment #00325 is consistent with applicable Zoning and Building Ordinances; and C. Approve Lot Line Adjustment #00325, subject to the attached conditions. 			
10.		<p>Consideration of Lot Line Adjustment #00326 as submitted by John Kuhn proposes to adjust the boundary between Parcel A (051-280-053) and Parcel B (051-280-062) to correct for the encroachment of the agricultural facility on Parcel A. The proposed adjustment would move the west boundary of Parcel A 185 feet west and would transfer +/- 6.12 acres. These properties are legally described as the Southwest ¼, of the Southwest ¼, of Section 13, T16S, R12E, S.B.B.M.; (1625 Drew Rd., El Centro, CA 92243; Supervisorial District #2) [Derek Newland, Planner II at (442) 265-1736, extension 1756 or via email at dereknewland@co.imperial.ca.us]</p> <p>Actions:</p> <ul style="list-style-type: none"> A. Find that Lot Line Adjustment #00326 is categorically exempt from CEQA per Article 19, Section 15305 (a) (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; B. Find that Lot Line Adjustment #00326 is consistent with applicable Zoning and Building Ordinances; and C. Approve Lot Line Adjustment #00326, subject to the attached conditions 			

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11.		<p>Consideration of Appeal #22-0002 of Notice of Violation #01643 as submitted by KC Auto Service, LLC. The property owner is appealing NOV #01643 for installing of cargo containers and operating an auto parts repair shop without building or electrical permits in an A-2 (General Agriculture) zone, in violation of the Imperial County Land Use Ordinance and California Building Code. The property is located at 2405 Holt Rd, Holtville CA, 92250; also known as Assessor's Parcel Number 045-040-037-000; and legally described as the SOUTH EAST ¼ OF WEST 160 ACRES OF TRACT 86 T15S, R15E 40-ACRES S.B.B.M.; (Supervisory District #5) [Derek Newland, Planner II at (442) 265-1736, extension 1756 or via email at dereknewland@co.imperial.ca.us]</p> <p>Actions: Consideration of approval or denial on Appeal #22-0002:</p> <ul style="list-style-type: none"> A. Deny the appeal upholding the Planning Director's determination and require the property owner to apply for a Building Permit for the cargo containers and a Conditional Use Permit for a Farm Implement Sales operation. B. Approve the appeal, finding that the installation of cargo containers and the operation of an auto parts repair shop (KC Auto Service, LLC) can continue without the required Building Permits and Conditional Use Permit. 			
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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