

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:

March 27, 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 January 10, 2024 MEETING & February 14, 2024			
2.		<p><u>Notice of Violation #01727</u> Code Enforcement for Zhang Jun: The property has been reported to be in violation since November 2022. Several notices of violation letters have been issued to the property for the storage of travel trailers on an agriculture lot, inoperative vehicles and accumulation of miscellaneous junk items creating a public and health/safety nuisance. The project site is located at 2549 Dogwood Rd, Imperial CA, on property identified as Assessor Parcel Number 044-200-063-000, and is further described as PAR 2 PM 1008 OF SE4 TR95 15-14 2.65AC on the unincorporated town of Imperial of the County of Imperial; State of California (Supervisorial District #3), [Luis Valenzuela, Planner II at 442-265-1736, or by email at luisvalenzuela@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Declare the conditions on the property to be in violation of the County Land Use Ordinance and public nuisance. 2. Direct the property owner to abate the conditions on the property within forty-five (45) days of the Planning Commission’s decision; and 3. If the property owner fails to abate the conditions within the specified forty-five (45) days after the Planning Commission’s decision, grant permission to the enforcement officer to have conditions abated and place a lien on the property for costs incurred pursuant Government Code Sections 54988 & 25845 and County Land Use Ordinance Title 9 Section 91302.01. 			
3.		<p><u>Consideration of Lot Merger #00154</u> as submitted by Esther Martinez Maston-Burdick, who is proposing the Lot Merger for the four (4) contiguous parcels to allow for a lot line adjustment after the lot merger is complete. The Lot Merger would create a single +/- 8.28 acre parcel for all four 055-041-027, 055-041-028, 055-041-029 and 055-041-030. These properties are legally described as lot 1 blk 3 Holtville orchards co tr 2 16-15 1.59ac, lot 2 blk 2 & lot 2 blk 3 Holtville orchards co tr 2 3.66ac, lot 3 blk 3 Holtville orchards co tr 2 16-15 1.52ac and lot 3 blk 2 Holtville orchards co tr 2 1.52ac exc e 180ft; Assessor’s Parcel Numbers 055-041-027-000, 055-041-028-000, 055-041-029, 055-041-030 (1945 Orchard Rd., Holtville, CA 92250; Supervisorial District #5). [Luis Valenzuela, Planner II at (442) 265-1736, extension 1749 or via email at luisvalenzuela@co.imperial.ca.us]</p>			

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		<p>Actions:</p> <ol style="list-style-type: none"> 1. Find that Lot Merger #00154 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; 2. Find that Lot Merger #00154 is consistent with applicable Zoning and Building Ordinances; and 3. Approve Lot Merger #00154, subject to the attached conditions. 			
4.		<p>Consideration of Conditional Use Permit #24-0001 as submitted by Pacific West Builders DBA Idaho Pacific West Builders, Inc. for a temporary construction office and two 20-foot storage containers for the duration of the Heber Del Sol affordable housing construction project. The property is located at 1071 Pitzer Rd, Heber, CA 92249; also known as Assessor's Parcel Number 054-021-017-000 and legally described N 150 FT OF S 300 FT OF E 200 FT BLK 27 TSTE OF HEBER .69 AC in an unincorporated Area of the County of Imperial, State of California. (Supervisorial District #2) [Rocio Yee, Planner I at (442) 265-1736, extension 1750 or via email at rocioyee@co.imperial.ca.us]</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Find that the project is categorically except from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and, 2. Find that Conditional Use Permit #24-0001 is consistent with applicable zoning and building ordinances; and 3. Approve Conditional Use Permit #24-0001 for a temporary construction office and two 20-foot storage containers, if approved authorize the Planning & Development Services Director to sign the CUP contract 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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