

# PLANNING COMMISSION AGENDA

## COUNTY OF IMPERIAL

**COMMISSIONERS:**

**Chairman:** Rudy Schaffner  
**Vice Chairman:** Carson Kalin

Russell Roben  
 Tony Gallegos  
 Sergio Cabanas  
 Kathryn Dunn

Ernesto Medina  
 Scott Wright  
 Jose Hinojosa  
 Richard Gutierrez

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

**HEARING DATE: March 25, 2026, 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.	<b>9:00 a.m.</b>	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 February 25, 2026, MEETING			
2.		<p><b><u>Consideration of Lot Merger #00146</u></b> as submitted by Huot Sim and Weiyin Ji, proposing to merge two (2) individual parcels into one (1) parcel to convert the existing bar into a donut shop with a parking lot. Parcel 1 is identified as Assessor’s Parcel Number 054-420-028-000 and is legally described as a portion of Tract 65, Township 16 South, Range 12 East, SBB&amp;M. Parcel 2 is located at 1798 W. Evan Hewes Hwy., Seeley, further identified as Assessor’s Parcel Number 051-420-067-000 and is legally described as a portion of Tract 65, Township 16 South, Range 12 East, SBB&amp;M, in an unincorporated area of Imperial County. Latitude 32° 74’ 14.299” N – Longitude 115° 69’ 02.362” W, County of Imperial; State of California (Supervisory District #4), [Luis Valenzuela, Planner II at 442-265-1736, or via email at <a href="mailto:luisvalenzuela@co.imperial.ca.us">luisvalenzuela@co.imperial.ca.us</a>]</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Find that Lot Merger #00146 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,</li> <li>2. Find that Lot Merger #00146 is consistent with applicable Zoning and Building Ordinances; and,</li> <li>3. Approve Lot Merger #00146, subject to the attached conditions.</li> </ol>			
3.		<p><b><u>Consideration of Lot Line Adjustment #00309</u></b> as submitted by Faustino Ramirez, proposing to move the existing East property line of Assessor’s Parcel Number 062-040-083 Parcel “A”, 190 sq. ft. East to follow the existing outer boundary of the existing residence. This will subtract approximately 1.13 Acres to Parcel Number 062-040-084 Parcel “B”. The applicant’s intent is to readjust the overlapping lots. The proposed project is located at 787 W Worthington Rd., Imperial, CA 92251; further identified as Assessor’s Parcel Number(s) 062-040-</p>			

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		<p>083-000 (Parcel "A") and 062-040-084 (Parcel "B"), on property legally described as PAR A COC LLA#174 POR TR 51 15-13 (Parcel "A") and PAR B COC LLA#174 POR TR 51 15-13 (Parcel "B"), in an unincorporated area of Imperial County. Latitude 32° 84' 70.353" N – Longitude 115° 60' 24.650" W, County of Imperial; State of California (Supervisory District #3), [Luis Valenzuela, Planner II at 442-265-1736, or via email at <a href="mailto:luisvalenzuela@co.imperial.ca.us">luisvalenzuela@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Find that Lot Line Adjustment #00309 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,</li> <li>2. Find that Lot Line Adjustment #00309 is consistent with applicable Zoning and Building Ordinances; and,</li> <li>3. Approve Lot Line Adjustment #00309, subject to the attached conditions.</li> </ol>			
4.		<p><b><u>Consideration of Conditional Use Permit #25-0017</u></b> as submitted by SBA Towers II, LLC, the applicant, for the re-entitlement of a previously approved Conditional Use Permit #01-0004, which was recorded on August 10, 2001. The CUP was approved for a total of 15 years, expiring on August 10, 2016. The applicant intends to continue operation of the existing 180-foot above ground level "AGL" wireless telecommunication facility within a 4,130 Sq. Ft. fenced area, including associated ancillary equipment, security fencing, control structures, and related infrastructure. No modifications or physical changes to the existing tower or equipment are proposed as part of this request. The proposed project site is located at 493 Third Avenue, Winterhaven, CA, comprising approximately .5 acres. The project site is identified with Assessor's Parcel Number 056-291-010-000 (formally APN 056-291-006-000) and is legally described as a portion of the south 120 feet of Lots 17 through 21, inclusive, in Block 13 of the Central Addition, together with a portion of the adjacent street. Section 27, Township 16 South, Range 22 East of the San Bernardino Base and Meridian (S.B.B.M.), Latitude 32° 44' 16.7964" N – Longitude 114° 38' 16.5552" W, County of Imperial; State of California (Supervisory District #5), [Luis Bejarano, Planner II at 442-265-1736, or via email at <a href="mailto:luisbejarano@co.imperial.ca.us">luisbejarano@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Find that Conditional Use Permit (CUP) #25-0017 is exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further environmental documentation is necessary; and</li> <li>2. Approve the attached Resolution and supporting findings, approving Conditional Use Permit (CUP) #25-0017 subject to all the conditions, and authorize the Planning &amp; Development Services Director to sign the CUP upon receipt from the Permittee.</li> </ol>			
5.		<p><b><u>Consideration of Conditional Use Permit #26-0003</u></b> as submitted by American Tower, proposing the renewal of the Land Use Entitlement for the existing 300-foot lattice communication tower. The proposed project site is located at 2610 W. Evan Hewes Highway, Seeley, CA, comprising of approximately 314 acres. The project is identified as Assessor's Parcel Number 051-020-026-000 and is legally described as the West ½ of the Northeast ¼ of Section 7 and the</p>			

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		<p>Northwest ¼ and the West ½ of the Northeast ¼ of Section 8, Township 16 South, Range 12 East, SBB&amp;M, except Parcel 1 of PM 620. Latitude 32° 79' 47.381" N – Longitude 115° 75' 71.364" W., County of Imperial; State of California (Supervisory District #3), [Luis Valenzuela, Planner II at 442-265-1736, or via email at <a href="mailto:luisvalenzuela@co.imperial.ca.us">luisvalenzuela@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Make the finding that the project is categorically exempt from CEQA (Class 1 – Existing Facility) and that no further environmental documentation is necessary; and,</li> <li>2. Adopt the attached Resolution(s) and supporting findings, approving Conditional Use Permit #26-0003, subject to all the conditions and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee.</li> </ol>			
IV.		Public Comments			
V.		Planning Commissioner Comments			
VI.		Director's 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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