

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner
Vice Chairman: Carson Kalin

Dennis Bergh
 Sergio Cabanas
 Scott Wright
 Max Castillo

Vacant
 Russell Roben
 Ernesto Medina
 Leticia Zuno

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE:

NOVEMBER 19, 2020 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.		APPROVAL OF MINUTES FOR OCTOBER 28, 2020 MEETING.			
IV.		PUBLIC HEARINGS: <i>(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.)</i>			
1.		Consideration of Conditional Use Permit #19-0024 as submitted by Winterhaven Drive, LLC. Applicant is proposing a medicinal and recreational cannabis dispensary with delivery services. The property is legally described as Portion of Lots 15 and 16 and Lots 33 to 37, Block 12, portion of Section 27, T16S, R22E, SBB&M; Assessor's Parcel Numbers 056-284-020-000, (2115 Winterhaven Dr., Winterhaven CA 92283, Supervisorial District #1), [Mariela Moran, Planner II at (442) 265-1736, extension 1747 or by email at marielamoran@co.imperial.ca.us]. Actions: 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 October 15, 2020; b. Make the De Minimus findings as recommended at the October 15, 2020 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 #19-0024, subject to all the conditions and authorize the Planning & Development Services Director to sign the CUP Agreement upon receipt from the Applicant.			
2a.		Consideration of Parcel Map #02486 as proposed by Tyler and Jennifer Sutter, requesting to re-subdivide nine (9) parcels into two (2) parcels to separate an existing house from farmland. The project site is located at 1803 Jeffrey Road, Seeley, further identified as Assessor's Parcel Number 051-110-005-000, et al.; and generally, the property is described as BLKS 69 71 73 75 77 79 81&83 Townsite of Dixieland & a portion of an abandoned street, in an unincorporated area of the County of Imperial. (Supervisorial District #3) [Diana Robinson Planner III, at (442) 265-1736, extension 1751 or via-email at DianaRobinson@co.imperial.ca.us]. Actions: a. Adopt the Negative Declaration on the basis of the Initial Study #20-0020 and comments received will not have a significant effect on the environment as			

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		<p>recommended at the Environmental Evaluation Committee (EEC) hearing held on October 29, 2020;</p> <ul style="list-style-type: none"> b. Make the De Minimus findings as recommended at the October 29, 2020 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 findings for Parcel Map #02486; and d. Approve Parcel Map #02486, subject to the conditions. 		
2b.		<p>Consideration of Variance #20-0001 as proposed by Tyler and Jennifer Sutter, requesting to exceed the panhandle dimension requirements pursuant to Title 9 Division 8 Chapter 4, Section 90804.02 M, for the proposed Parcel 1 to have access to a County maintained road. No physical development is being proposed. The project site is located at 1803 Jeffrey Road, Seeley, further identified as Assessor's Parcel Number 051-110-005-000, et al.; and generally, the property is described as BLKS 69, 71, 73, 75, 77, 79, 81 & 83, Townsite of Dixieland & a portion of an abandoned street, in an unincorporated area of the County of Imperial. (Supervisory District #3) [Diana Robinson Planner III, at (442) 265-1736, extension 1751 or via-email at DianaRobinson@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> a. Adopt the Resolution with findings, approving Variance #20-0001 		
3.		<p>Consideration of Initial Study #20-0020 as submitted by Imperial County Planning and Development Services Department (ICPDS). The propose to update Title 9 Land Use Ordinance Divisions 4, 5, 8, 10, 12, 14 & 16, is to make them consistent with recent changes in State Law. Most changes involve modifications regarding building requirements to lessen burdens on the permitting and processing of building permits, and making minor modifications on said Divisions to make them internally consistent. These revisions apply Countywide. (All Supervisory Districts), [Diana Robinson, Planner III at 442-265-1736 extension 1751 or email at dianarobinson@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> a. Adopt the Resolution that recommends to the Board of Supervisors the adoption of the Negative Declaration (IS#20-0020) for the Title 9 Land Use Ordinance Revisions to Divisions 4, 5, 8, 10, 12, 14 & 16, as recommended by the Environmental Evaluation Committee (EEC) hearing held on October 29, 2019; b. Adopt the Resolution that recommends to the Board of Supervisors to make the finding that the Title 9 Land Use Ordinance Revisions to Divisions 4, 5, 8, 10, 12, 14 & 16 are consistent with applicable General Plan and Codified Ordinances; and c. Adopt the Resolution that recommends to the Board of Supervisors the adoption of an Ordinance that approves the Title 9 Land Use Ordinance Revisions to Divisions 4, 5, 8, 10, 12, 14 & 16. 		
V.		Public Comments.		
VI.		Planning Commissioner Comments.		
VII.		Director Comments.		
VIII.		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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