



**PLANNING COMMISSION**  
*Ruben Rivera –Chairperson*  
*Lisa Winkler – Vice-Chairperson*  
*Alice Abatti – Commissioner*  
*Rebecca Terrazas-Baxter – Commissioner*  
*Francisco Curiel - Commissioner*

# MINUTES

## PLANNING COMMISSION

220 West 9<sup>th</sup> Street  
IMPERIAL, CA 92251

**WEDNESDAY, SEPTEMBER 25, 2024**  
**6:30 P.M.**

**A. PLANNING COMMISSION CONVENES TO OPEN SESSION AT 6:30 PM:**

**CALLED TO ORDER:** Chairperson Rivera called the meeting to order at 6:32 p.m.

**ROLL CALL:** Commissioners Curiel, Terrazas-Baxter, Vice Chairperson Winkler, and Chairperson Rivera.

**ABSENT:** Commissioner Abatti

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Francisco Curiel.

**ADJUSTMENTS TO THE AGENDA:** None

**B. PUBLIC APPEARANCES:** None

**C. CONSENT CALENDAR:**

**C-1: Approve Planning Commission Meeting Minutes for August 28, 2024**

**C-2: Approve Planning Commission Meeting Minutes for May 8, 2024**

**C-3: Approve Planning Commission Meeting Minutes for April 24, 2024**

**Moved by Terrazas-Baxter, seconded by Winkler** to approve the Consent Calendar.

**AYES:** Terrazas-Baxter, Winkler and Rivera

**NOES:** None

**ABSTAIN:** Curiel

**ABSENT:** Abatti

**MOTION CARRIES: 3-0-1**

**D. PUBLIC HEARING: (DISCUSSION/ACTION – RECOMMEND/DENY)**

**D-1. Subject: Public Hearing, Discussion/Action: Conditional Use Permit 24-08 for Imperial Electric Tattoo Studio to allow the operation of a tattoo shop within the Village Commercial Zone located at 116 S. Imperial Ave. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301-Existing Facilities.**

The public hearing was opened at 6:36 p.m.

Yvonne Cordero, City Planner, presented the staff report.

The public hearing was closed at 6:43

**Moved by Terrazas-Baxter, seconded by Curiel** to approve Resolution No. PC2024-08 and Conditional Use Permit 24-08.

**AYES:** Curiel, Terrazas-Baxter, Winkler and Rivera

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Abatti

**MOTION CARRIES: 4-0**

**D-2 Subject: Public Hearing, Discussion/Action: Conditional Use Permit 24-06 for to allow a drive-thru for a proposed coffee shop located at 431 W. Aten Road. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303-New Construction of Small Structures.**

The Public hearing was opened at 6:44 p.m.

Yvonne Cordero, City Planner, presented the staff report.

The public hearing was closed at 6: 50 p.m.

**Moved by Winkler, seconded by Curiel** to approve Resolution No. PC2024-09 and Conditional Use Permit 24-06.

**AYES:** Curiel, Terrazas-Baxter, Winkler and Rivera

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Abatti

**MOTION CARRIES: 4-0**

**G. REPORTS:**

**G-1:** Commissioners reported on their activities and concerns since the last Planning Commission meeting.

**G-2** Staff Reported on their activities and upcoming activities since the last Planning Commission meeting.

**ADJOURNMENT:**

Seeing no further business before the commission, Chairperson Rivera adjourned the meeting at 6:58 p.m.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Imperial, California this 22nd day of January, 2025.

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KRISTINA SHIELDS  
City Clerk