



**MINUTES
PLANNING COMMISSION
TRAFFIC COMMISSION
FEBRUARY 8, 2023**

A. WORK SESSION OF THE IMPERIAL PLANNING COMMISSION AT 5:30 PM.

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

CHAIRPERSON HAMMERNESS CALLED THE MEETING TO ORDER AT 6:31 PM.

ROLL CALL OF PLANNING COMMISSION:

PHYSICAL ATTENDANCE: RIVER, ABATTI, HARVEY AND HAMMERNESS

PLEDGE OF ALLEGIANCE LED BY CHAIRPERSON HAMMERNESS.

ADJUSTMENTS TO THE AGENDA:

BROWN PULLED MEETING MINUTES FROM JANUARY 25, 2023 TO BE APPROVED ON FEBRUARY 22, 2023. NOT POSTED WITHIN 72 HOURS.

C. PUBLIC APPEARANCES

B-1. MATTERS NOT APPEARING ON THE AGENDA.

NONE

D. CONSENT CALENDAR

D-1 APPROVE PLANNING COMMISSION MEETING MINUTES FOR JANUARY 25, 2023.

MOVED TO FEBRUARY 22, 2023.

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

E-1. SUBJECT: PUBLIC HEARING, DISCUSSION/ACTION: RECOMMEND CITY COUNCIL APPROVAL OF THE GENERAL PALM AMENDMENT, ZONE CHANGE, SUBDIVISION REVISION TO THE MORNINGSTAR TENTATIVE TRACT MAP AND CERTIFYING A NEGATIVE DECLARATION FOR APN 063-010-089.

- 1. START PUBLIC HEARING: 6:34 PM**
- 2. STAFF REPORT – PUBLIC COMMENT:**

GOOD EVENING PLANNING COMMISSION IF YOU CAN ALL GO TO PAGE FIFTEEN THAT IS THE ORIGINAL MORNING STAR SUBDIVISION MAP. BACK IN 2005 MACMILLAN LAND DEVELOPMENT SUBMITTED AN APPLICATION TO ANNEX AND SUBDIVIDE A HUNDRED- AND SEVEN-ACRE SITE INTO 489 SINGLE FAMILY HOMES, SCHOOL SITE AND TWO PARK SITES. LOCATED ON THE SOUTHWEST CORNER OF HIGHWAY 86 AND RALPH ROAD. NOW, THE CURRENT OWNER AND DEVELOPER R1 IS PROPOSING A GENERAL PLAN AMENDMENT, ZONE CHANGE AND REVISIONS TO THE TENTATIVE MAP. THE PROPOSED CHANGES IN REVISIONS WILL ELIMINATE THE SCHOOL SITE WHICH IS APPROXIMATELY 10.8 ACRES. THE IMPERIAL UNIFIED SCHOOL DISTRICT HAS PROVIDED A LETTER THAT THOSE ACRES ARE NOT NEEDED. THIS WILL CREATE 5.93 ACRES OF RESIDENTIAL APARTMENTS AND 14.93 ACRES FOR COMMERCIAL USE. THE OVERALL FOOTPRINT WILL REMAIN THE SAME. IF YOU LOOK AT THE CONDITIONS OF APPROVAL THE COUNTY FIRE DEPARTMENT IS REQUESTING A CAPITAL PURCHASE OF A FIRE ENGINE. THE DEVELOPER DOSE NOT AGREE WITH THIS CONDITION AND IS REQUESTING THE PLANNING COMMISSION CONSIDER RECOMMENDING THE PROJECT WITHOUT THE IMPOSED CONDITION FOR APPROVAL.

3. COMMISSION DISCUSSION:

ABATTI WOULD LIKE TO KNOW WHAT TYPE OF APARTMENTS ARE BEING CONSIDERED? RAY FROM R1 EXPLAINED THEY DON'T HAVE SPECIFICS RIGHT NOW. ABATTI THEN ASKED IF THE COUNCIL DECIDES TO APPROVE THE REQUEST AND SOMEONE COMES IN AND SAYS I'M JUST SETTING UP MY GROUND FOR APARTMENTS AND THEN DECIDE IF ITS GOING TO BE LOW INCOME OR SECTION 8. DOSE IT ALLOW THAT? MORA SAID IT DOSE. HE ALSO EXPLAINED THAT ONE OF THE GOALS UNDER THE HOUSING ELEMENT IS TO BRING MORE LOW-INCOME HOUSING WITHIN THE CITY.

HARVEY ASKED IF THE RESIDENCE THAT PURCHASED THE SINGLE-FAMILY HOMES WHERE NOTIFIED OF A POTENTIAL PLAN CHANGE. RAY EXPLAINED THAT RIGHT NOW THERE ARE NO HOME NEAR THIS LAND THAT IS BING DESIGNED. THIS PROPERTY IS OFF ON THE NORTH SIDE OF THE HOTEL.

RAY FROM R1 WANTED TO ADD THAT THEY DIDN'T INITIATE THIS ZONE CHANGE. THE CITY INITIATED IT AND APPROACHED US AND ASKED IF WE WOULD CHANGE TO COMMERCIAL WHEN THE SCHOOL DECIDED THEY DIDN'T WANT A SCHOOL THAT CLOSE TO HIGHWAY 86 DO TO ALL THE TRAFFIC ISSUES. SO,

WHEN THAT HAPPENED HIGHWAY 86 LAND IS A NATUAL PLACE FOR COMMERCIAL STUFF TO GO. THIS PROJECT WAS STARTED TWO YEARS AGO BUT WAS HELD UP BY CALTRANS.

HARVEY ASKED IF COUNTY FIRE MENTIONED HOW MUCH IT WOULD COST TO PURCHASE THE FIRE ENGINE? MORA BELIEVES THE HAD MENTION A LITTLE OVER A MILLION DOLLARS. RAY EXPLAINED FROM A LEGAL STANDPOINT COUNTY FIRE HAS NO RIGHT TO ASK FOR US TO PURCHASE A FIRE ENGINE. WE HAVE ALREADY BEEN IN CONTACT WITH OUR LEGAL TEAM. RAY ALSO INCLUDED THAT WE PAY EVERYTHING THROUGH OUR IMPACT FEES.

RIVER ASKED WHERE DID THE FIRETRUCK COME FROM? TURNER REPLIED THAT THE IMPERIAL COUNTY FIRE SUGGESTED IT. SHE ASLO MENTIONED THAT IMPERIAL COUNTY FIRE IS HIRED BY THE CITY TO BE THERE FIRE DEPARTMENT. IT IS ROUTINE FOR THE COUNTY TO ASK FOR THINGS LIKE THIS DEPENDING ON WHAT YOU ARE BUILDING.

ALEXIS STATED THAT THE CITY IS IN THE PROCESS OF REVIEWING OUR DEVELOPMENT IMACT FEES AND HOW THEY ARE ASSESSED. WE DO IDENTIFY THOSE CAPITAL EXPENDITURES. THERE ARE MECHANISMS THAT ALLOW FOR CAPITAL PURCHASE INSTEAD OF PAYING FEES. AS OF NOW THE CITY OF IMPERIAL DOSE NOT HAVE THAT TYPE OF MECHANISM.

4. **CLOSE PUBLIC HEARING:** 6:54 PM
5. **RECOMMENDED ACTION:** APPROVE RESOLUTION NO. PC2023-02: A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF IMPERIAL, CALIFORNIA, RECOMMENDING THE CITY COUNIL APPROVAL OF THE GENERAL PALN AMENDMENT, ZONE CHANGE, SUBDIVISION REVISION TO THE MORNINGSTAR TENTATIVE TRACT MAP AND CERTIFYING A NEGATIVE DECLARATION FOR APN 063-010-089.

MOTIONED BY ABATTI TO APPROVE THE GENERAL PLAN AMENDMENT ZONE BUT STRIKING ITEM ELEVEN BY REMOVING THE CAPITAL PURCHASE OF A FIRE ENGINE FOR IMPERIAL COUNTY FIRE. SECONDED BY RIVER.

MOTION CARRIES: 4-0

F. REPORTS

F-1. STAFF REPORTS: NONE

F-2. COMMISSIONERS' REPORTS:

ABATTI ASKED ALEXIS WITH SPRING COMING UP DOSE SHE KNOW WHEN LANDSCAPING WILL STAR. ALEXIS REPLIED THAT SOME OF THAT WORK HAS BEEN STARTED AROUND MONTEREY PARK AND IT IS NEXT ITEM ON THE PROJECT LIST. ABATTI ALSO TALKED ABOUT WILDFLOWER AND HOW SHE PAYS A LANDSCAPE LIGHTING LINE TAX BILL AND WOULD HOPE SOMEBODY WOULD CLEAN UP THE AREA. SHE ALSO STATED THAT IF IT WAS ON THE AGENAD THEN MYBE THE DEPARTMENT THAT HANDLES THAT WILL TAKE CARE OF IT. ALEXIS COMMENTED THAT THE CITY NEED TO SEE WHERE THAT AREA FALLS INTO AND IF ITS WITHIN OUR JURISDICTION WE CAN TAKE CARE OF IT OR TALK TO THE PROPERTY OWNERS OF THAT SUBDIVISION.

RIVER STATES WHEN GOING NORTH ON LA BRUCHERIE RD. AND THEN TURNING LEFT ONTO ATEN RD. GOING WEST THERE IS A POTHOLE THAT IS JUST GOING TO GET BIGGER EVERY TIME SOMEONE HITS IT. I ASK THAT WE TAKE A LOOK AT IT. RIVER ALSO ASKED ABOUT PLAYGROUND SHADE AT MONTEREY PARK AND IF WE CAN STILL HAVE THE PD PATROLLING THE CITY DO TO MORE GRAFFITI POPING UP AROUND TOWN.

HAMMERNESS ASKED ABOUT THE HOTLE. THE BUILDING INSPECTOR CODY EXPLAINED THAT IS A SLOW PROCESS. THE CITY IS STILL WAITING FOR THE FIRE ALARM PLAN BUT ALL THE PLUMBING INSIDE FROM TOP TO BOTTOM HAS BEEN REPLACED. THE ELECTRICAL ON THE FOURTH AND THIRD FLOOR IS INSTALLED. ALEXIS JUST EXPLAINED THAT THERE IS A LOT GOING ON IN THAT 22 ACRE SITE AND AT THE END IT WILL NOT ONLY BE A HOTEL.

CHAIRPERSON HAMMERNESS ADJOURNED PLANNING COMMISSION MEETING AT 7:06 PM UNTIL NEXT REGULARLY SCHEDULED MEETING FEBRUARY 22, 2023 AT 6:30 PM.