

**MINUTES  
CITY OF IMPERIAL  
PLANNING COMMISSION  
JANUARY 8, 2020**

**A.  
ROLL CALL**

**COMMISSIONERS PRESENT: BURNWORTH, GUILLEN, HAMMERNESSE,  
HARVEY, AND HAUGH**

**COMMISSIONERS ABSENT: NONE**

**OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA, CITY  
PLANNER TYLENDIA, CITY CLERK JACKSON, I.C. FIRE  
DEPT. LT. LOPER, AND CITY ATTORNEY MORITA**

**CHAIRMAN HAUGH** called the meeting to order at 6:30 pm and led those present in the Pledge of Allegiance.

**B.  
PUBLIC APPEARANCES:**

None.

**C.  
CONSENT CALENDAR:**

- a. Approve Planning Commission Meeting Minutes for July 10, 2019, July 24, 2019, August 14, 2019, and October 9, 2019.

Motion by GUILLEN , second by HARVEY to approve the minutes as presented.

AYES: BURNWORTH, GUILLEN, HAMMERNESSE, HARVEY, AND HAUGH

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

**D.  
NEW BUSINESS:**

**D-1. SUBJECT: PUBLIC HEARING: VARIANCE (19-07) TO ALLOW FOR THE  
DEVIATION FROM ORDAINED “REAR-YARD SETBACK  
REQUIREMENTS, FENCE REQUIREMENTS AND  
UTILIZATION OF PLASTIC GARBAGE CONTAINERS INSTEAD**

**OF DUMPSTERS” OUTLINED IN THE CITY RESIDENTIAL  
ZONING DISTRICT ORDINANCE; APN: 064-103-012.**

The Public Hearing was opened at 6:35 PM

Planner TYLEND A presented the staff report to the Commission. The applicant, Tim Godsey is requesting a Variance to allow for deviation from the City’s “Property Development Standards”, “Performance Standards” and setback requirements for side and rear-yards. Mr. Godsey would like to construct a two-story 4-unit apartment complex on the parcel. The applicant is also requesting allowance of a chain-link fence around the perimeter of the property instead of the required block wall. The parcel is a “flag lot” and due to the unusual shape, size and location of the parcel it is difficult for the developer to fit the project onto the site within the current standards and ordinances.

The applicant Tim Godsey was present.

There were no comments received from members of the public and the hearing was closed at 6:38 pm.

Motion by GUILLEN, second by BURNWORTH to approve Resolution No. PC 2020-01, Approving Variance Permit 19-07, Allowing the deviation of the 10’ rear-yard setback requirement to allow a 6’6” foot rear-yard setback, deviation from the required block wall and approval of a chain link fence with privacy guard around the perimeter and approval of the deviation of trash enclosure and allow usage of individual trash recepticals for the 4 unit apartment complex and adoption of CEQA categorical exemption 15303 (B) and Class 32 In-Fill exemption.

AYES: BURNWORTH, GUILLEN, HAMMERNESS, HARVEY, AND HAUGH  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

MOTION CARRIED 5-0

**D-2. SUBJECT: PUBLIC HEARING: VARIANCE (19-03) MORNING SIDE APARTMENTS, PHASE 2 TO ALLOW FOR THE DEVIATION OF THE ORDAINED “BLOCK WALL FENCING” REQUIREMENT TO ALLOW INSTALLATION OF A CHAIN-LINK FENCE WITH PRIVACY GUARD AROUND THE PERIMETER OF MORNING SIDE APARTMENTS PHASE 2; 498 WEST TRESHILL ROAD, APN 064-434-016.**

Public Hearing was opened at 6:39 PM

Staff report was presented by CITY PLANNER TYLEND A. The applicant is requesting a Variance to allow the use of chain-link fencing with privacy guard in place of the required masonry wall. The applicant owns the property to the west which is the Morningside Apartments which has a privacy fence along the eastern boundary which abuts a single family home. This property is owned by the applicant with plans to build additional apartments on it.

There were no comments received from members of the public.

Public Hearing closed at 6:42 PM

Motion by BURNWORTH, second by GUILLEN to approve Resolution PC2020-02, a Resolution of the Planning Commission Granting a Variance Permit and Conditions of Approval Outlined to Martin D. Coyne/Morning Side Apartment Phase 2 to Allow for the Deviation from the Ordained “Block Wall Fencing Requirements” to Allow for Chain-link Fencing with Privacy Guard at 498 West Treshill Road, Imperial.

AYES: BURNWORTH, GUILLEN, HAMMERNESS, HARVEY, AND HAUGH

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

**D-3. SUBJECT: PUBLIC HEARING: ZONE CHANGE (19-03), GENERAL PLAN AMENDMENT (19-03) AND CONDITIONAL USE PERMIT (19-08). A ZONE CHANGE R-1 TO C-1, GENERAL PLAN AMENDMENT, AND CONDITIONAL USE PERMIT TO ALLOW FOR THE EXPANSION OF THE EXISTING AIRWAVE COMMUNICATION BUSINESS LOCATED ON THE ADJACENT PARCEL IN ORDER TO CONSTRUCT A NEW BUILDING. APN 064-151-002.**

Public Hearing opened at 6:43 pm

LISA TYLEND, CITY PLANNER provided the staff report. The applicant Airwave Communications is looking to build a new metal building located on their lot behind K. Sushi and adjacent to their existing business location. The lot is currently zoned R-1(Residential Single-family) which does not allow for commercial development. The applicant is applying for the zone change in order to expand his currently operating business which is in a C-1 (Commercial Neighborhood) zone.

There were no comments received from member of the public.

The Public Hearing was closed at 6:46 PM.

1. APPROVE RESOLUTION PC 2020-03, A RESOLUTION OF THE PLANING COMMISSION RECOMMENDING A ZONE CHANGE, GENERAL PLAN AMENDMENT, AND CONDITIONAL USE PERMIT AND CONDITIONS OF APPROVAL.

Motion by GUILLEN, seond by BURNWORTH to approve Resolution PC2020-03, a Resolution of the Planning Commission recommending approval of zone change and general plan amendment and conditional use permit for the following Assessor Parcel Number: 064-151-002 to allow for the Neighborhood Commercial Development of an Automobile Service Station.

AYES: BURNWORTH, GUILLEN, HAMMERNESS, HARVEY, AND HAUGH

NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

MOTION CARRIED 5-0

**E.**

**REPORTS:**

**E-1 CHAIRMAN AND COMMISSIONERS' REPORTS**

None.

**E-2. DIRECTOR'S REPORT**

Mr. Mora provided an update on the 11<sup>th</sup> Street Storm Drain project.

There being no further business, the Planning Commission meeting adjourned at 6:47 PM.

**MINUTES  
CITY OF IMPERIAL  
PLANNING COMMISSION  
FEBRUARY 26, 2020**

**A.  
ROLL CALL**

**COMMISSIONERS PRESENT: BURNWORTH, GUILLEN, HARVEY, AND HAUGH**

**COMMISSIONERS ABSENT: HAMMERNESS**

**OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA, CITY  
PLANNER TYLEND A, AND CITY CLERK JACKSON**

**CHAIRKMAN HAUGH** called the meeting to order at 6:30 pm and led those present in the Pledge of Allegiance.

**B.  
PUBLIC APPEARANCES:**

None.

**C.  
CONSENT CALENDAR:**

- a. Approve Planning Commission Meeting Minutes for November 13, 2019.

Item tabled.

**D.  
NEW BUSINESS:**

**D-1. SUBJECT: PUBLIC HEARING: VARIANCE 20-01 TO ALLOW FOR THE DEVIATION FROM ORDAINED “PARKING REQUIREMENTS” TO ALLOW REDUCTION OF REQUIRED PARKING FOR IMPERIAL SENIOR APARTMENTS, OUTLINED IN THE CITY RESIDENTIAL ZONING DISTRICT AND OFF-SITE PARKING REQUIREMENTS AT THE FOLLOWING ADDRESS: 321 N. IMPERIAL AVENUE – APN 063-231-012.**

The Public Hearing was opened at 6:32 PM

Planner TYLEND A presented the staff report to the Commission. The applicant is requesting a variance from the parking requirements of the zoning code regarding “off-street parking”. The

code calls for residential apartments to provide one covered parking space per one-bedroom apartment. The proposed project is a 69-unit affordable apartment complex for senior citizens. Each apartment is to be only one bedroom. There is also a community center proposed that will be approximately 3,000 square-feet as a commercial use on the first floor of the main building. Community Centers require (1) parking space for every forty-five (45) square-feet of floor area.

Currently there are fifty-seven (57) proposed parking spaces being provided by the developer/applicant. The Village Commercial zone allows for developments to provide only 50% of the required parking and count offsite parking towards the total required parking triggered by ordinance calculations. The proposed development as submitted requires a total of 66 parking spaces be provided. The applicant is requesting a reduction of 9 parking spaces for a total of 57 spaces. The applicant suggests that the senior apartments will not have the need for the amount of parking required due to senior citizen population residing in the complex and using other forms of transportation.

MARK GADDIS, Imperial resident and builder addressed the commission in opposition to the variance being granted. As a builder of apartments in the city he has been required to comply with the all parking requirements. Mr. Gaddis suggests a reduction in the number of units in order for the developer to meet the existing parking requirements.

RIC BROWN, co-developer of the project provided information to the commission about the project.

The hearing was closed at 6:48 pm.

Tylenda informed the commission that the resolution in the packet contains an error under paragraph "C" which indicates Setback requirements and not Parking requirements.

Motion by BURNWORTH, second by HARVEY to approve Resolution PC 2020-04, Approving Variance 20-01 for EAH Housing Consultants and Ric Brown for the Imperial Senior Apartment Project allowing the deviation of the ordained parking requirements to reduce the required parking of 66 stalls to 57 stalls for 321 N. Imperial Avenue, APN: 063-231-012, the project is categorically exempt under CEQA per Section 15194.

AYES: BURNWORTH, GUILLEN, AND HARVEY

NOES: HAUGH

ABSTAIN: NONE

ABSENT: HAMMERNESS

MOTION CARRIED 3-1

**E.**

## **REPORTS:**

### **E-1 CHAIRMAN AND COMMISSIONERS' REPORTS**

CHAIRMAN HAUGH reported he attended the City's Market Day/State of the City event. It was a great event and thanked staff for all their work in putting it together.

## **E-2. DIRECTOR'S REPORT**

MORA provided an update on the 11<sup>th</sup> Street Storm Drain project. The project should be completed in about 3 weeks.

There being no further business, the Planning Commission meeting adjourned at 6:55 PM.