



# Staff Report

Agenda Item No. D-1

**To:** City of Imperial Planning Commission  
**From:** Othon Mora, Community Development Director  
**Date:** August 16, 2022

**Subject: Conditional Use Permit Request #22-01  
Maryam Sam - Quality Dismantling  
601 E. Barioni Blvd.**

## Summary:

<b>Applicant:</b>	Maryam Sam
<b>Project Location:</b>	601 E. Barioni Blvd.
<b>Project Description:</b>	Conditional Use Permit to allow the operation of an automotive dismantling and towing facility
<b>Zoning:</b>	Rail Served Industrial (I-2)
<b>General Plan:</b>	Industrial Zone
<b>Environmental:</b>	Categorically Exempt – 15301 Existing Facilities
<b>Recommendation:</b>	Approve, subject to conditions

## Background

Maryam Sam is requesting approval of Conditional Use Permit (CUP) 22-01 for the operation of an automotive dismantling and towing facility located at 601 E. Barioni Blvd. (APN 064-072-001). Mr. Sam is an experienced business owner in San Diego County, operating Two Tow Towing since 2008. His partner Mahmoud Parsa owned an auto dismantling/junkyard business from 2001 – 2011. Mr. Sam and Mr. Parsa bring many years of experience to their new venture, Quality Dismantling and Towing. Proposed operating hours will be 9 am to 5 pm with future plans to provide up to 20 jobs as his business grows.

The project site has existing structures that will be used as dismantling areas for salvaged vehicles and storage for parts. All salvageable vehicle parts will be stored in the main building, which is approximately 2,515 square feet and shipped or delivered to customers. They do not intend on opening to the public due to liability concerns. Any dismantled parts that are not sellable will be given to a recycling facility. The towing portion of the business will primarily be towing for motor clubs and insurance companies. Their tow trucks will be stored at the project site and vehicles will be picked up, towed and delivered to other destinations, not stored at the project site.

**Aerial View**



**Rear View**



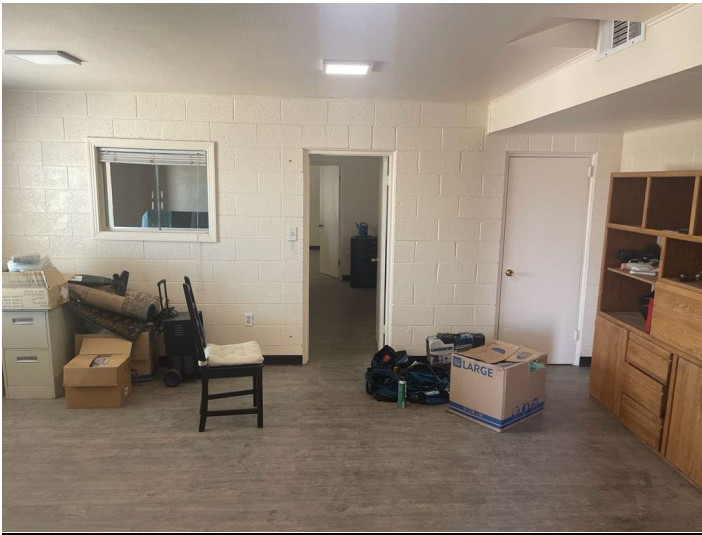
**Eastern View**



**Western View**



**Office / Storage Areas**



## **Discussion/Analysis**

City staff reviewed the project site plan for compliance with the City's General Plan and development standards. Comments and recommended conditions of approval have been provided in Resolution PC2022-07, Exhibit A. The subject site and all the surrounding parcels are zoned I-2 Rail-Served Industrial.

## **Environmental Compliance**

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the Guidelines.

## **Evaluation**

The Zoning Ordinance provides flexibility in the regulation of uses to ensure that unusual characteristics of certain uses are properly addressed in furtherance of the Imperial Zoning Ordinance. Section 24.19.340 of the City of Imperial Zoning Ordinance requires that the Commission make specific findings be made when reviewing a CUP. The required findings are listed below in ***bold italics***, followed by an evaluation:

- 1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.***

The subject site is located within an Industrial Zone which is intended to provide for a quality working environment and to achieve a harmonious mixture of uses which might otherwise be incompatible when located in close proximity. In addition, the Industrial Zone's objective is to protect residential and commercial uses from noise, odor, dust, smoke, light intrusion, truck traffic and other objectionable influences. Automotive salvage yards are currently allowed within the Rail Served Industrial Zone with a Conditional Use Permit.

- 2. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to those items listed in Section 24.19.340.B of the Imperial Zoning Ordinance.***

The proposed location is ideal for the facility as it is surrounded by a variety of industrial uses located along Barioni Boulevard and N Street. The project will be compatible with the adjacent land uses and will not adversely affect the other businesses in the vicinity.

- 3. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.***

With the Conditions of Approval put in place, the proposed project will not be detrimental to the public health, safety or welfare of those within the vicinity of the project site.

**4. *That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for any approved Variance.***

The proposed facility complies with all provisions of the Zoning Ordinance.

**Public Notification**

The public hearing scheduled for August 24, 2022 was duly noticed in the Holtville Tribune and Calexico Chronicle, newspapers of general circulation on August 11, 2022 and a Notice of Public Hearing was sent to all property owners within 300-feet of the property.

**Recommendation**

Staff recommends the Planning Commission conduct a public hearing to receive comments for and against the project. Unless sufficient evidence to the contrary is presented at the public hearing, Staff recommends that the Planning Commission approve the Conditional Use Permit (CUP) application to allow for the use and operation of an auto dismantling and towing facility.

**Attachments**

- Proposed Site Plan
- RESO PC2022-07
- Conditions of Approval

Respectfully submitted,

Othon Mora, MCM, CBO  
Community Development Director