



PLANNING COMMISSION

Veronica Harvey – Chairperson

Ruben Rivera – Vice Chairperson

Alice Abatti – Commissioner

Rebecca Terrazas-Baxter – Commissioner

Lisa Winkler-Commissioner

AGENDA

PLANNING COMMISSION TRAFFIC COMMISSION

**220 West 9th Street
IMPERIAL, CA 92251**

**WEDNESDAY, FEBRUARY 28, 2024
6:30 P.M.**

The Imperial Planning Commission Meetings, including public comments, are being Livestreamed on the City's social media pages. If attending in person, by remaining in the room, you are giving your permission to be recorded.

1. You are encouraged to observe the City Council meetings via Livestream at the City of Imperial Facebook page.
2. If you are unable to participate in-person, and wish to address the City Council on matters within their jurisdiction, please email public comments to cityclerk@citofimperial.org
3. All documents containing an executive summary and staff recommendation associated with open session action items are made available for public inspection on the City's website, www.cityofimperial.org seventy-two (72) hours prior to the posted meeting time. Government Code Section 54957.5(b)(2)(B).

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact (760) 355-4373. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting [28cfr 35.102-35.104 ADA title ii]

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

ROLL CALL
PLEDGE OF ALLEGIANCE
ADJUSTMENTS TO THE AGENDA

B. PUBLIC APPEARANCES

B-1. Matters not appearing on the agenda. If you wish to address the Planning Commission concerning any item not appearing on the agenda and within the Commission's jurisdiction, please raise your hand and be acknowledged by the Chairperson, and at that time state your name and address for the record. The Chairperson reserves the right to place a time limit on each person's presentation of three (3) minutes. It is requested that longer presentations be submitted to the Commission in writing.

C. CONSENT CALENDAR

All items appearing under "Consent Agenda" will be acted upon by the Planning Commission in one motion without discussion. Should any Commissioner or other person request that any item be considered separately, that item will then be taken up at the time as determined by the Chairperson.

C-1. Approve Planning Commission Meeting Minutes for December 13, 2023.

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

D-1: Subject: Public Hearing, Discussion/Action: Recommend approval of Conditional Use Permit 24-03 for Wesley Boerner, for the installation of a fourteen-foot accessory structure within a Residential Zone located at 685 W. Worthington Road (APN 064-012-001).

- 1. Public Hearing**
- 2. Staff Report – Public Comment**
- 3. Commission Discussion**
- 4. Close Public Hearing**
- 5. Recommended Action:** Approve/Deny Resolution No. PC2024-02: A Resolution of the Planning Commission of the City of Imperial, approving Conditional Use Permit 24-03 for a fourteen-foot accessory structure within a Residential Zone located at 685 W. Worthington Road (APN 064-012-001). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303-Construction of an Accessory Structure.

E. TRAFFIC COMMISSION NEW BUSINESS: (DISCUSSION/ACTION-RECOMMEND/DENY):

E-1: Discussion/Action: Removal of Red Curbs Dedicated to the Former Bus Stations on East Barioni Boulevard Between K Street and L Street.

- 1. Commission Discussion**
- 2. Recommended Action:** Approve removal of red curbs dedicated to former bus stations on East Barioni Boulevard between K Street and L Street. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301-Existing Facilities.

F. REPORTS:

F-1: Commissioners' Reports

F-2 Staff Reports

G. ADJOURNMENT

G-1. Subject: Adjourn the Planning Commission meeting until the next regularly scheduled meeting March 13, 2024 at 6:30pm.

NOTE: Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 South Imperial Avenue, during normal business hours.



PLANNING COMMISSION

Veronica Harvey – Chairperson

Ruben Rivera – Vice Chairperson

Alice Abatti – Commissioner

Rebecca Terrazas-Baxter – Commissioner

Lisa Winkler-Commissioner

Minutes

**PLANNING COMMISSION
TRAFFIC COMMISSION
REGULAR MEETING**

**220 West 9th Street
IMPERIAL, CA 92251**

**WEDNESDAY, DECEMBER 13, 2023
6:30 P.M.**

A. PLANNING COMMISSION CALL TO ORDER:

Vice Chair Harvey called the meeting to order at 6:34 p.m.

ROLL CALL:

Commissioners Present: Commissioner Winkler, Chairperson Harvey, Vice-Chairman Rivera

Commissioner Abatti arrived after roll call at 6:49pm.

ABSENT: Rebecca Terrazas- Baxter

City Staff Present: City Manager, Dennis Morita, City Attorney, Katherine Turner, Planner, Yvonne Cordero, Community Development Technician, Lorena Galindo, and Community Development Director, Othon Mora.

PLEDGE OF ALLEGIANCE: Led by Chairperson Harvey.

ADJUSTMENTS TO THE AGENDA: NONE

B. PUBLIC APPEARANCES

B-1. Matters not appearing on the agenda: NONE

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

C-1. Subject: Public Hearing, Discussion/Action: Recommend approval of General Plan Amendment changing the Land Use Designation from Low Density Residential to High Density Residential and Zone Change 21-02 from Single Family Residential to Residential Apartments for APN 044-200-098.

- 1. Public Hearing**
- 2. Staff Report – Public Comment**
- 3. Commission Discussion**
- 4. Close Public Hearing**
- 5. Recommended Action:**
- 6. Approve/Deny Resolution No. PC2023-12: A Resolution of the Planning Commission of the City of Imperial, California, recommending the City Council approval of**

General Plan Amendment changing the Land Use Designation from Low Density Residential to High Density Residential and Zone Change 21-02 from Single Family Residential to Residential Apartments for APN 044-200-098.

Chairperson Harvey opened the public hearing at 6:36pm. City Manager, Dennis Morita, requested a recess to allow for Commissioner Abatti's arrival. Public hearing commenced at 6:49 pm after Commissioner Abatti's arrival. Yvonne Cordero, Planner, presented the project.

The project's Developer, Ray Roben from Roben LLC, provided an overview of the CEQA exemption and the mixed-use affordable housing multi-family development. Commissioner Abatti questioned Mr. Roben on the possible parking issues the apartment complex will bring to the residential area. Othon Mora, Community Development Director provided the City's parking requirements for residential apartment buildings. Commissioner Abatti and Mr. Roben discussed the agricultural impacts to abutting farm land.

Imperial resident and local school teacher, Lisa Legakes, expressed her concerns on the additional traffic, additional parking and the negative school impacts to Imperial Cross Elementary School. She stated she and her husband spoke to the Imperial Unified School District Superintendent and school staff and they were unaware of the project. As the land owner abutting the project site, Mrs. Legakes confirmed that the abutting properties are being leased and farmed and asked the Commission to consider not approving the project based on her concerns and that she recognized that Imperial needs affordable housing, however this site may not be the best location.

Original and abutting property owner of the project site, Don Euhus, expressed concerns that the project would eliminate his access to canal water for his sistern. He clarified that he spoke to Mr. Roben prior to the meeting and they have resolved the issue. He further mentioned his concern regarding the existing school traffic issues.

Imperial resident and abutting land owner, Chris Legakes, confirmed that he is completing the sale of some of his properties to Victoria Homes that his father initiated per his request, however clarified that his properties to the West of his residing property and South of the project site are not being sold in his lifetime.

Commissioner Winkler provided an explanation on low-income housing and the income thresholds, which she added was just under the average median income of \$86,000 per year for Imperial. Commissioner Winkler addressed the existing traffic and parking issues surrounding the school and requested that more research on the environmental impacts is conducted and that the project provide more than the City's required parking.

Chairperson Harvey questioned staff on noticing the school district. The Commission agreed that although the noticing requirements were met by staff, there perhaps was not enough time for the school district to become aware of the public hearing notice that was delivered.

Commissioner Abatti reiterated her concerns regarding traffic, parking and negative impacts and restrictions to the surrounding agricultural and residential properties. She recommended, if the project is approved, to require an eight to nine-foot block fence to serve as a barrier between the agricultural fields and the project to diminish the noise and trash onto neighboring agricultural properties.

Chairperson Harvey asked Commissioner Abatti to elaborate on the agricultural restrictions the farming community faces when abutting residential zones/properties and if the restrictions change whether the zone is R1 (Single Family Residential) or RA (Residential Apartments). Commissioner Abatti explained the negative impacts regarding pesticides, fungicides, farming times and type of crops allowed to be farmed. She confirmed that the impacts are further compromised when a residential multi-family complex, with more concentration of people, is located next to agriculture. Chairperson Harvey further questioned staff on the project's parking requirements and Othon Mora, Community Development Director, confirmed that the project on Worthington Avenue, that this project is being

compared to, because it was an affordable housing project was allowed a parking requirement reduction. He further confirmed the project being considered will not have any parking reductions. City Attorney, Katherine Turner, asked Mr. Mora to review the zone change entitlement process and if there will be any further project review by a governing body. Mr. Mora explained that Planning Commission can recommend or deny the approval of the zone change. Either decision is to be reviewed by City Council, and City Council will approve or deny the zone change. If the zone change is approved, the apartment building project is reviewed by the Development Review Committee and staff as an over the counter permit. City Attorney Turner confirmed that any conditions the Planning Commission imposes on the zone change entitlement at the present hearing would be imposed on the apartment building project. Commissioner Abatti reiterated her concerns, but added that the surrounding single-family residents be further considered and expressed disappointed at the lack of resident participation.

A discussion between the Commission, City Attorney and staff ensued regarding the Imperial County Fire Department's condition of a capital purchase presumably referenced as the purchase of a fire truck in the Staff Report due to similar imposed conditions on previous projects. Chairperson Harvey recommended condition #20 be removed from the Conditions of Approval as the Developer will be paying impact fees. City Attorney Turner explained that the minimum requirements are to pay impact fees, but if further analysis of the project requires additional resources from the Fire Department, they will negotiate the additional conditions with City Manager, the Community Development Director and City Council. Chairperson Harvey asked for confirmation if the inclusion of condition #20 conditionally bind the Developer to the purchase of a fire truck as previously requested by the Fire Department. Ms. Turner advised the Commission that the inclusion of condition #20, in its generic language, would not necessarily constitute the purchase of a fire truck, but would include an analysis and negotiation between all parties involved and could be legally challenged. City Manager, Dennis Morita, elaborated on the litigation arguments in regards to the nexus of the impact and direct proportionality of the development.

Vice Chairman Rivera stated that irrespective of income levels, the project will impact the surrounding areas with increased traffic, increased parking and agricultural restrictions. He further stated his concerns on the school district's impacts and them not being aware of the project and recommended a hearing continuance. Mr. Morita instructed the Commission to continue the hearing to a specific date and for staff to contact the school district. The Commission and City Attorney Turner discussed the importance of obtaining the school district's participation.

Commissioner Winkler questioned staff's next steps and public hearing noticing procedures. Community Development Director, Othon Mora, responded that staff would contact the school district and no additional noticing was required. City Attorney Turner informed the Commission that public hearings are published in the Calexico Chronicle because of the lower cost and free readership. Commissioner Abatti recommended the public hearing notice be published in the Desert Review.

City Manager, Dennis Morita, explained the project's CEQA exemption was based on the State of California's desire to expand the availability for affordable housing. Mr. Mora concurred and added that the parcel is currently zoned single-family residential and an additional 17 dwellings can be permitted by right with up to 34 dwellings allowed with the State's new housing laws resulting in increased traffic.

Action: Commissioner Winkler motioned to continue the public hearing to January 24, 2024, publish the public hearing in the Desert Review and for staff to contact Imperial Cross School Elementary. Vice-Chairperson Rivera seconded the motion.

AYES: Winkler, Harvey, Rivera, Abatti
NOES: NONE
ABSTAIN: NONE
ABSENT: Terrazas-Baxter

MOTION CARRIED 4-0

D. REPORTS:

D-1: Commissioners' Reports

Commissioner Winkler commended the City of Imperial's Christmas activities and invited everyone to the Imperial Valley Regional Chamber Christmas festivities.

Commissioner Rivera applauded staff's hard work and the City of Imperial's Light Parade and Christmas in a Small Town community events and wished everyone a Merry Christmas and Happy New Year.

Commissioner Abatti suggested to place the younger children at the beginning of the parade line up due to the cold weather and to facilitate parent pick up and place tractors at the end of the parade.

Vice Chairman Harvey thanked staff for their hard work and wished everyone a Merry Christmas and Happy New Year.

D-2: Staff Reports

City Manager, Denise Morita and staff wished everyone Happy Holidays.

E. ADJOURNMENT

E-1. Subject: Adjourn the Planning Commission meeting until the next regularly scheduled meeting of January 10, 2024 at 6:30 p.m.

Vice Chairperson Harvey adjourned the Planning Commission Meeting at 7:58 p.m.



Staff Report

Agenda Item No. D-1

To: City of Imperial Planning Commission

From: Othon Mora, Community Development Director

Date: February 15, 2024

Subject:

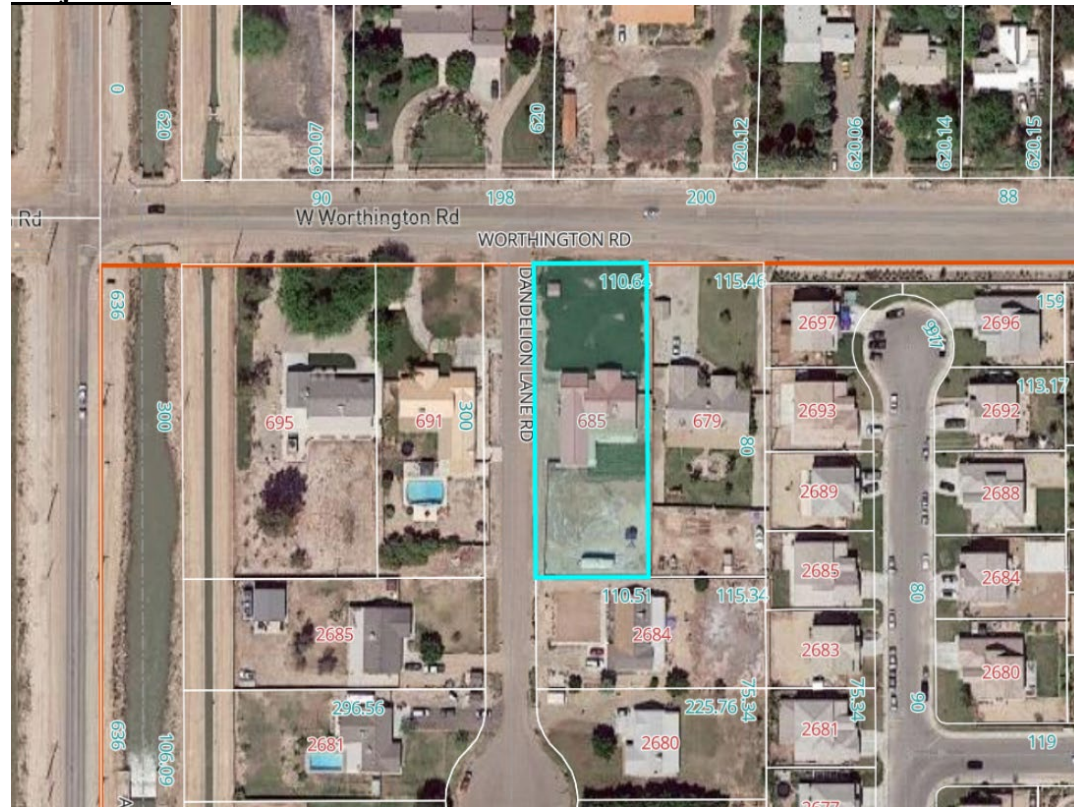
Applicant:	Wesley Boerner
Project Location:	685 W. Worthington Road
Project Description:	Conditional Use Permit 24-03 to allow a 14' accessory structure
Zoning:	Residential Single Family (R-1)
General Plan:	Residential Low Medium Density
Environmental:	Categorically Exempt
Recommendation:	Approve, subject to Conditions of Approval

Background

Applicant and property owner, Wesley Boerner, submitted an application for a Conditional Use Permit to install a fourteen-foot metal accessory structure within his property located at 685 W. Worthington Road.

The submitted plans detail a fourteen-foot metal accessory structure that is intended to be used as a personal space for hobbies and storage. The proposed structure's height deviates from the twelve feet maximum allowable height limits within a Residential Zone. A Conditional Use Permit may be issued for structures higher than twelve feet within Residential Zones. Other than the accessory structure's height, the proposed accessory structure's site plan meets all of the property development standards outlined in Imperial's Zoning Ordinance. The Development Review Committee reviewed the project, submitted comments and determined there were no issues with the installation of the proposed metal accessory structure.

Project Site



Discussion/Analysis

The subject site is zoned within a Residential Single-Family Zone (R-1). The surrounding land uses and zoning of the project site are Residential Single-Family as well.

Environmental Compliance

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303-Construction of an Accessory Structure.

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 Conditional Use Permit. 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 the Residential Single Family Zone, which is intended as an area for single family residential development. Additional uses, such as the proposed accessory structure, are permitted that are complementary to and that can exist in harmony with a single-family residential neighborhood.

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 applicant's property is located on a parcel approximately 33,385 square feet and with sufficient space for the construction of the 1,225 square foot accessory structure. The structure, a metal building for general uses and storage, will not be a detriment nor adversely affects his residence, nor the adjacent residential uses. The applicant has agreed to make the structure compatible with the neighborhood's architecture by painting the structure in the same color scheme as his and the neighboring homes.

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 established and agreed upon Conditions of Approval, the proposed project will not be detrimental to public health, safety or welfare of those within the vicinity of the project site. The applicant has submitted the project's structural plans to the City of Imperial's Building Division to ensure his project is structurally safe and abides by the California Building Codes adopted by the City.

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 accessory structure complies with all provisions of the City of Imperial's Zoning Ordinance.

Public Notification

The public hearing scheduled for February 28, 2024 was duly noticed in the Holtville Tribune and Calexico Chronicle, newspapers of general circulation, on February 15, 2024. A Notice of Public Hearing was mailed to all property owners within 300-feet of the property. No concerns or objections were received.

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 Conditional Use Permit 24-03 to allow for the installation of the fourteen-foot metal accessory structure at 685 W. Worthington Road.

Attachments

- Attachment A – DRAFT Resolution PC2024-02 with Conditions of Approval
- Attachment B - Site Plan
- Attachment C – Building Elevation Plan

Respectfully submitted,



Othon Mora, MCM, CBO
Community Development Director

ATTACHMENT A

RESOLUTION NO. PC2024-02

**A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL,
APPROVING CONDITIONAL USE PERMIT 24-03 FOR A FOURTEEN-FOOT ACCESSORY
STRUCTURE WITHIN A RESIDENTIAL ZONE LOCATED AT
685 W. WORTHINGTON ROAD (APN 064-012-001),
SUBJECT TO THE ATTACHED CONDITIONS**

WHEREAS, Wesley Boerner submitted an application for a 1,225 square foot accessory structure within a Residential Zone, located at 685 W. Worthington Road; and

WHEREAS, the subject site is located within a Residential Single-Family Zone and accessory structures over twelve feet in height are conditionally allowed uses within that zone; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on February 28, 2024, to hear testimony for and against the proposed Conditional Use Permit; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written and oral comments received, the Planning Commission considered all facts relating to the project; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) That based on the evidence presented at the public hearing, the Planning Commission hereby APPROVES Conditional Use Permit 24-03 subject to the Conditions of Approval outlined in Exhibit A and based on the following findings:
 - 1. The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act.
 - 2. The initial environmental assessment shows that there is no substantial evidence that the proposed land use will have a significant impact on the environment.
 - 3. The project meets all the requirements per section 24.19.340 of the Imperial Zoning Ordinance for granting said Conditional Use Permit as follows:
 - a) 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 the Residential Single Family Zone, which is intended as an area for single family residential development. Additional uses,

such as the proposed accessory structure, are permitted that are complementary to and that can exist in harmony with a single-family residential neighborhood.

- b) **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 applicant's property is located on a parcel approximately 33,385 square feet and with sufficient space for the construction of the 1,225 square foot accessory structure. The structure, a metal building for general uses and storage, will not be a detriment nor adversely affects his residence, nor the adjacent residential uses. The applicant has agreed to make the structure compatible with the neighborhood's architecture by painting the structure in the same color scheme as his and the neighboring homes.

- c) **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 established and agreed upon Conditions of Approval, the proposed project will not be detrimental to public health, safety or welfare of those within the vicinity of the project site. The applicant has submitted the project's structural plans to the City of Imperial's Building Division to ensure his project is structurally safe and abides by the California Building Codes adopted by the City.

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

The proposed accessory structure complies with all provisions of the City of Imperial's Zoning Ordinance.

- C) The City Attorney is authorized to make minor typographical changes to this Resolution that does not change the substance of this Resolution.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 28th day of February, 2024.

Planning Commission Chairperson

ATTEST:

City Clerk

EXHIBIT A

CONDITIONS OF APPROVAL

for

CUP 24-03 Wesley Boerner

685 W. Worthington Road

Imperial, CA 92251

APN 064-012-001

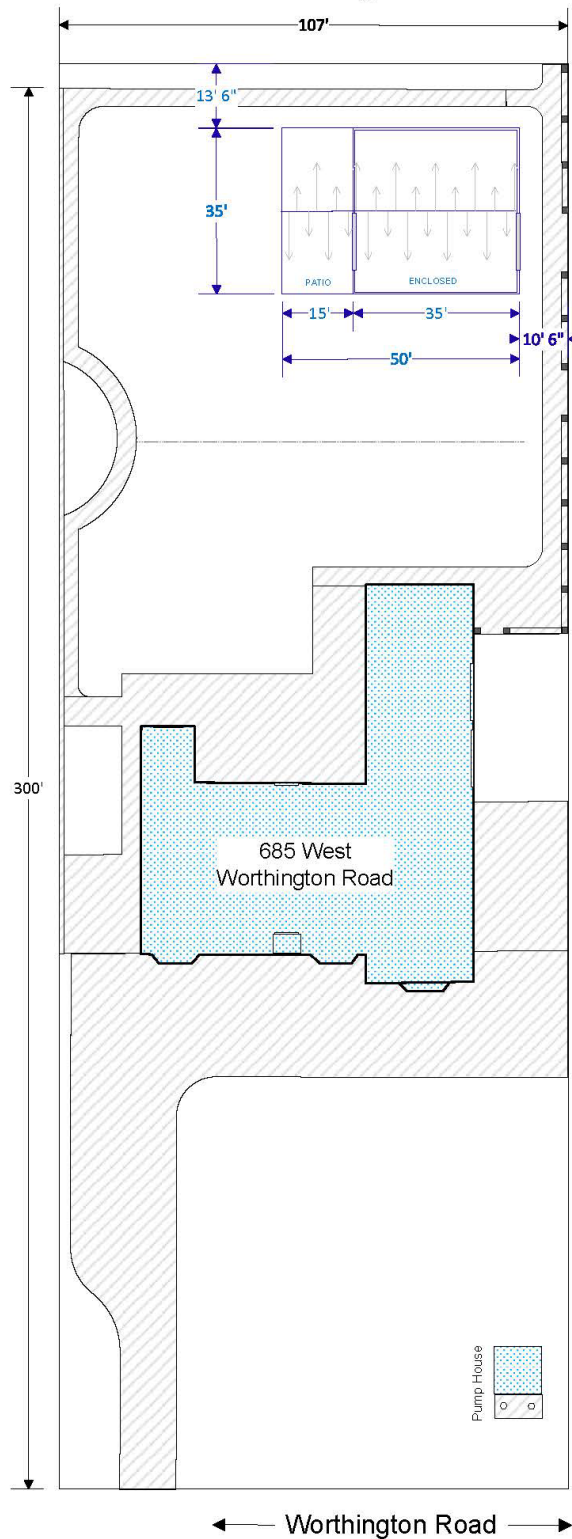
1. The Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
2. The Applicant shall pay all applicable permit fees.
3. The Conditional Use Permit shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
4. The Applicant shall agree to defend, indemnify and hold harmless the City of Imperial and its agents, including consultants, officers and employees from any claim, action or proceeding against the City or its agents, including consultants, officers and employees to attack, set aside, void, or annul the approval of the Conditional Use Permit. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the Property Owner/Applicant arising out of or in connection with the approval of the Conditional Use Permit, including any claim for private attorney general fees claimed by, or awarded to any party from the City.
5. All conditions of approval for this Conditional Use Permit shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading, landscaping, and construction plans kept on the project site. It is the responsibility of the Applicant to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Department must be received before any changes are constituted in site design, grading, building design, building colors or materials, landscape material, etc.
6. All storage of materials waiting or to be worked on shall be stored within the building during. There shall be no outdoor storage of materials.
7. Accessory structure shall comply with all Residential Zone setback requirements and shall be located no closer than three (3) feet to an interior side or rear lot line and is at least ten (10) feet from the main structure.
8. Accessory structure's paint colors shall be consistent with the residential structure's paint colors.
9. The provisions of the conditional use permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project.
10. If the Community Development Department finds and determines that the Permittee or successor-in-interest has not complied or cannot comply with the terms and conditions of the conditional use

permit, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Permittee fails to comply, and/or (2) Permittee cannot comply with the conditions set forth in the conditional use permit, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.

11. As between the City and the Permittee, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
12. Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the re-located business.

ATTACHMENT B
SITE PLAN

685 West Worthington Road



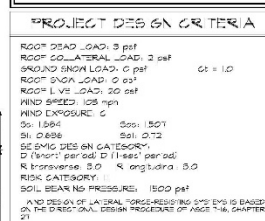
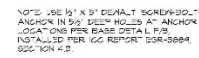
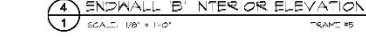
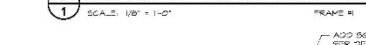
Wesley & Anna
BOERNER

760-427-4065
wesleeb@gmail.com

Installation of a
35' x 50' metal shop

Intentionally blank

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 05:00 11 November 2014



SEISMIC DESIGN OF LATERAL FORCE-RESISTING SYSTEMS ARE AS FOLLOWS:

- TRANSVERSE ORDINARY STEEL MOMENT FRAME (SEISMIC DESIGN IS BASED ON ASCE 07-16, SECTIONS 12 - 12.3)
- LONGITUDINAL ORDINARY STEEL BRACED FRAME (SEISMIC DESIGN IS PERFORMED USING THE SIMPLIFIED DESIGN PROCEDURE (ASCE 07-16, SECTION 12.4))

DESIGN BASE SHEAR IS SHOWN ON CALCULATION SHEET V2.

COMPONENT DIAGRAM



FOUNDATION DETAIL KEYS

(A) SIGNAL COLUMN SEE DETAIL 9/5 FOR TOP CONNECTION AND 9/5 FOR BASE CONNECTION

DOOR	WIDTH	HEIGHT	OPENING TYPE	HEADER GIRT	OPEN JAMB
(1-2)	12'-0"	12'-0"	ROLL UP DOOR	SINGL	CBOXX
(3)	8'-4"	1'-4"	PERSONNEL DOOR	SINGL	CHBX

NOTES:

1. JAMES MEMBERS SHOWN AS "CHIT ARE CHAYNE, MEMBER (1) (OUT OF) 1" INK LPS AND THOSE SHOWN AS "O ARE CHAYNE, MEMBER (2) (OUT OF) 1" INK LPS AND THOSE SHOWN AS "O ARE CHAYNE, MEMBER (3) (OUT OF) 1" INK LPS.
2. SEE DATA LPS "J" AND "K" FOR OPENING FRAMES.
3. SIZE OF "HEADER GRT MEMBER TO BE SAME AS DIAGONAL OR ENDIAL - 6 RT AS APPROPRIATE FOR DIAGONAL AND 6 RT AS APPROPRIATE FOR ENDIAL.
4. AT OPENINGS NOTED, INSTEAD OF ATTACHING DOGR JAMES TO HEADER GRT FOR DETAIL LPS ATTACH DOGR JAMES TO JOIST/DECK OF DETAIL RATHER THAN DATA LPS.
5. ALL OPENINGS AND ACCESSORIES SHALL BE CAPABLE OF SUPPORTING ALL AND PRESSURES PERPENDICULAR TO FACE (S) BEING HIT BY WINDS AT THE SPEED AND EXPOSURE NOTED ABOVE BY SPANNING BETWEEN THE JAMES.

DEFLECTION LIMITS	
DEFLECTION	UNIT (mm)

FURLINS:	—150 (STD)
GIRTS:	—90 (STD)
EA AND COLUMNS:	—120 (STD)
WALL PANEL:	—60 (STD)



**ALLIANCE
ENGINEERING**
aeOregon.com
2700 MARKET ST NE
SALEM, OR 97301
503 598-1727
FAX 503 598-1728



ACTBUILDING
SYSTEMS

DISTRIBUTOR:
EMPIRE STEEL BUILDINGS
JOB NAME:
WES LEEB
JOB ADDRESS:
685 WORTHINGTON RD
IMPERIAL, CA 92251

DRAWN
CHECKED
DATE 12/20/2023
JOB NO. VSAN95283831
SHEET 1 OF 3



Staff Report

Agenda Item No. E-1

To: Traffic Commission

From: Othon Mora, Community Development Director

Date: February 28, 2024

Subject: Removal of Red Curb Dedicated to the Former ICTC/IVT Bus Station on East Barioni Boulevard Between K Street & L Street

Background:

An evaluation of the red curb dedicated to the former Imperial Valley Transit (IVT) bus station on East Barioni Boulevard, between K Street and L Street, has been requested by local businesses located in the vicinity of said bus stop. The ideal mitigation would include the removal of the existing red curb on the South side of Barioni Boulevard, appeasing all surrounding businesses, as the dedicated bus station is no longer in use, and it would create additional parking on the South side of Barioni Boulevard.

With the recent construction of the Imperial Transit Park on East Barioni Boulevard between L Street and M Street, there is no longer a need for said former bus station. Executive Director of Imperial County Transportation Commission (ICTC), David Aguirre, has confirmed that the former bus station is no longer in use with the Imperial Transit Park being in such close proximity. Thus, if the station is no longer in use, there is no purpose for the red curb.

Analysis:

The City's Development Review Committee (DRC) has assessed the red curb dedicated to former IVT bus station on East Barioni Blvd between K Street and L Street, and agrees with staff recommendation to remove the red curb on the South side of East Barioni Boulevard based on the confirmation from ICTC.

Staff finding are as follows:

Based on field observations, the red curb on the South side of East Barioni Boulevard, near K Street, is no longer necessary, as this bus station is no longer in use.

Please refer to **Exhibit 1**, attached herewith, which illustrates the location of said IVT bus station.

Additionally, City staff has collected feedback from the surrounding businesses. Please refer to **Exhibit 2**, attached herewith, for details.

The City's Development Review Committee (DRC) has assessed the red curb dedicated to the former bus station on East Barioni Boulevard between K Street and L Street, and agrees with staff recommendation to remove the red curb on the South side of East Barioni Boulevard based on the confirmation from ICTC and feedback from the surrounding businesses.

Mitigation Measures Options and Cost:

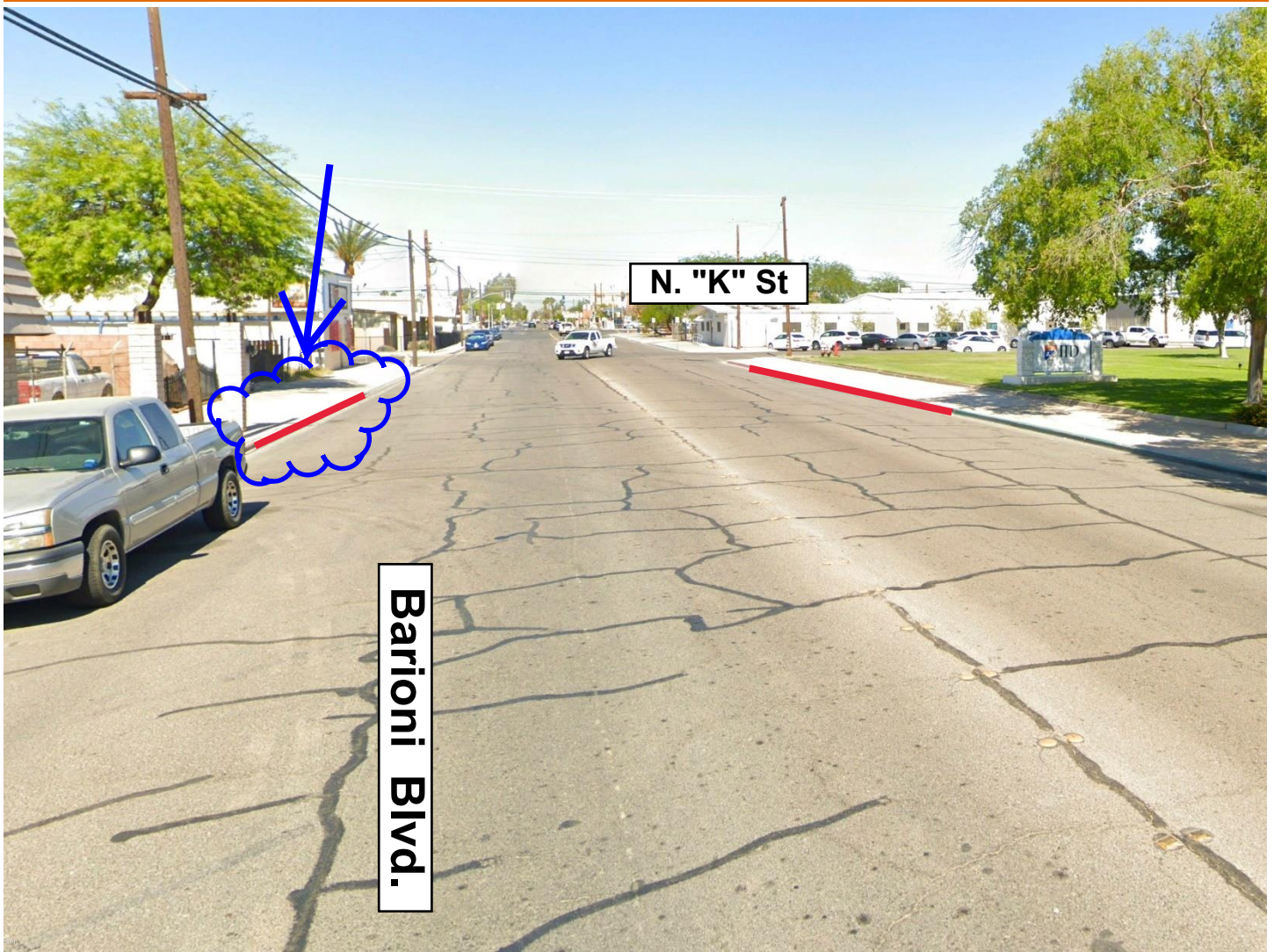
1. Removal of existing painted curb: \$1,000.00

Staff Recommendation:

Based on these findings, staff recommends removal of red curb dedicated to former bus station on the South side of East Barioni Boulevard between K Street and L Street.

EXHIBIT 1

Removal of Red Curb Dedicated to the Former Bus Stations on East Barioni Boulevard Between K Street & L Street



Local businesses are requesting the City to remove the red curbing dedicated to the former ICTC/IVT bus stations.

EXHIBIT 2

Removal of Red Curb Dedicated to the Former Bus Stations on East Barioni Boulevard Between K Street & L Street

Feedback from Surrounding Businesses

Business: Fig HVAC

Address: 312 E Barioni Blvd

Contact: Danielle Figueroa

Feedback: In favor of the removal of the red curbs. Agrees this would increase parking along E Barioni Blvd, benefiting all the surrounding businesses.

Business: Salcedo's Pet Grooming and Boarding

Address: 316 E Barioni Blvd

Contact: Fernanda Salcedo

Feedback: In favor of the removal of the red curbs. Agrees this would increase parking along E Barioni Blvd, benefiting all the surrounding businesses.

Business: ROC Construction

Address: 318 E Barioni Blvd

Contact: Robert Osorio

Feedback: In favor of the removal of the red curbs. Agrees this would increase parking along E Barioni Blvd, benefiting all the surrounding businesses.

Business: TD1 Properties, LLC

Address: 300 E Barioni Blvd

Contact: Quentin Tucker

Feedback: In favor of the removal of the red curbs. Agrees this would increase parking along E Barioni Blvd, benefiting all the surrounding businesses.