



PLANNING COMMISSION
Charles Lucas, Chair
Geoffrey Holbrook, Vice Chair
Andie Guillen, Commissioner
Kris Haugh, Commissioner
Robert McDade, Commissioner

CITY HALL 420 South Imperial Avenue, Imperial, California 92251
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AGENDA

PLANNING COMMISSION AND TRAFFIC COMMISSION REGULAR MEETING

200 West 9th Street
IMPERIAL, CA 92251

Members of the audience are invited to speak on any item on or off the agenda. If the item is an agenda item, you will be permitted the opportunity to address the Planning Commission when the matter is considered. If you wish to speak on a matter which is not on the agenda, you will be given the opportunity to do so at the Public Comment section. When wishing to address the Planning Commission, please rise and state your name and address for the record. The Chairman reserves the right to place a time limit on each person's presentation of five (5) minutes.

WEDNESDAY, January 24, 2018
6:30PM

A. PLANNING COMMISSION CALL TO ORDER:

6:30 PM
ROLL CALL
PLEDGE OF ALLEGIANCE

B. PUBLIC APPEARANCES

C. CONSENT CALENDAR

- a. Approve Planning Commission Meeting Minutes for January 10, 2018.

D. NEW BUSINESS: (DISCUSSION/ACTION –RECOMMEND/DENY)

- D-1. Public Hearing, Discussion/Action: Conditional Use Permit (CUP18-01) and (CUP 18-02)
1. Open Public Hearing.
 2. Staff Report.
 3. Public Testimony.
 4. Commission Discussion.
 5. Recommended Action: **Approve RESO No. PC 2018-01 and PC 2018-02** a Resolution of the Planning Commission of the City of Imperial granting a Conditional Use Permit and Conditions of Approval Outlined in Resolution No. PC 2018-01 and PC 2018-02 for the proposed use of an RV Storage/Parking Operation located at 467 (APN: 064-351-023) and 473 (APN: 064-351-022) W. Aten Rd.

E. TRAFFICE COMMISSION (DISCUSSION/ACTION):

- E-1. Discussion/Action: ICTC request for “40 ft. Red Curb” at the intersection of Snapdragon Way & Bouganvillea Trail.

F. REPORTS:

F-1. Commissioners Report

F-2. Staff Report

ADJOURN PLANNING COMMISSION MEETING UNTIL NEXT REGULARLY SCHEDULED MEETING.

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.

HOLBROOK nominated LUCAS as Chairman. There were no other nominations and upon unanimous vote CHARLIE LUCAS was selected as Chairman.

E-2. Selection of Vice-Chairman.

LUCAS nominated HOLBROOK as Vice-Chairman, there being no other nominations, GEOFF HOLBROOK was selected as Vice-Chairman.

F.

NEW BUSINESS:

F-1. PUBLIC HEARING: PROPOSED ZONE CHANGE FROM R-1 TO C-2.

1. REVIEW AND RECOMMEND TO APPROVE OR DENY THE PROPOSED ZONE CHANGE FOR RECENTLY ACQUIRED PARCELS AS C-2 ZONES.

The Public Hearing was opened at 6:42 P.M.

Staff report was presented by CITY PLANNER LISA TYLEND. Tylanda informed the Commission that the property is currently zoned R-1. This land was formerly owned by State of California Department of Transportation (Caltrans) and is the triangular shaped property located west of Hwy 86, east of North Imperial Avenue, and north of 15th Street. The city acquired the land that was deemed “excess land” from the state as part of the relinquishment of Hwy 86 that runs through city limits. In 2014 a Highest and Best Use analysis was done for this location and the analysis determined that the best physical use of the land would be for Commercial Development. Staff has proposed a zone change from R-1 to C-2. This designation would be consistent with the location of the parcels, the surrounding environment, development and the future growth planned for the area. A review of General Plan as to compliance in the areas of Land Use, Circulation, Public Improvement, and Neighborhood Impacts was reviewed by staff.

There were no comments from members of the audience and the Public Hearing was closed at 6:48 P.M.

Motion by HAUGH, seconded by HOLBROOK to recommend the change in zone from R-1 to C-2 for these parcels.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

MOTION CARRIED 5-0

F-2. DISCUSSION/ACTION: SITE PLAN REVIEW SENIOR APARTMENT COMPLEX LOCATED AT 321 NORTH IMPERIAL AVENUE.

CITY PLANNER TYLEND. informed the Commission of the plans for a proposed senior apartment complex that has been submitted by Ric Brown. The project location is on north Imperial Avenue bordered by 10th and 11th streets and on the west side of Imperial Avenue. The City previously entered into a Development Agreement with EAH, Inc. in 2013 for the proposed senior apartment complex. Plans include a 69-unit rental complex that includes a managers unit and a community center.

Mr. Steven Spielberg with EAH was present to answer questions along with Ric Brown the developer of the project.

This was an informational item only and no action was taken.

G.
TRAFFIC COMMISSION:

**G-1. ICTC REQUEST FOR “40 FT. RED CURB” AT THE INTERSECTION OF
SNAPDRAGON WAY & BOUGANVILLEA TRAIL.**

Staff reported that the Imperial County Transportation Commission (ICTC) has a small bus that uses this area as a scheduled drop-off location. ICTC is requesting a red curb along the east side of Bouganvillea between Snapdragon and Joshua Tree. ICTC has expressed issues with making their scheduled stops during high traffic periods before and after school hours.

Based on questions and concerns expressed by the Commission it was requested the item be brought back in order for staff to obtain additional information regarding this request.

Motion by HAUGH, seconded by GUILLEN to continue this item to the next meeting.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE MOTION CARRIED 5-0

**G-2. PROPOSED “REDUCE SPEED” SIGNS FOR WEST BOUND TRAFFIC ON
WORTHINGTON ROAD.**

Staff reported that west bound traffic entering the city on Worthington Road from the area east of “P” Street is lacking in signage to warn motorists of the change in speed from 55 MPH in the county area to 25 MPH in city. This is a safety issue that has been expressed by citizens and the police department. Staff is requesting to install a sign to indicate “Reduce Speed Ahead” and speed limit signs to reflect reduction from 55 MPH to 25 MPH in increments of 45 MPH, 35 MPH and 25 MPH.

Motion by GUILLEN, seconded by HAUGH to approve the request as presented.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE MOTION CARRIED 5-0

H-1 CHAIRMAN AND COMMISSIONERS’ REPORTS

Commissioner GUILLEN stated that she is looking forward to working with the commissioners and staff.

Commissioner LUCAS asked about the site of the Dollar General location as he saw some activity on site earlier in the day.

H-2. DIRECTOR’S REPORT

None.

Planning Commission meeting adjourned at 7:09 PM until the next regular meeting on January 24, 2018 at 6:30 PM.



Staff Report

Agenda Item No.

D-1

To: City of Imperial Planning Commission

From: Lisa Tylanda, Planner

Date: January 24, 2018

Subject: Conditional Use Permit Request- CUP 18-01 and CUP 18-02
473 & 467 Aten Road; Imperial, CA 92251

Summary:

Applicant:	James Tucker and Joe Heger
Project Location:	473 & 467 Aten Road; Imperial, CA 92251
Zoning:	C-1 Zone
General Plan:	Commercial Neighborhood
Environmental:	Does not initiate CEQA
Recommendation:	Approve Similar Land Use Determination and Conditional Use Permit

Background/Discussion:

The applicants, James Tucker and Joe Heger, have applied for a Conditional Use Permit/Similar Land Use Determination in order to allow for an “RV Storage” Business/Usage located at 467 & 473 Aten Road ; Imperial, CA 92251. The subject site is currently zoned C-1. This zone is intended for professional, administrative offices, restaurant, theatre, health clubs, and for neighborhood shopping centers which provide limited retail business service and office facilities for the convenience of residents of the neighborhood. These stopping centers are intended to be compatible with residential environment as at locations indicated on the General Plan.

The current zoning code does not use the language “RV Storage” but it does state in the Commercial Zoning District Ordinance # “39. Parking facilities (commercial) where fees are charged” are allowed with a Conditional Use Permit in C-1 zones.

The subject site is located along the Aten Boulevard Commercial corridor was has historically contained auto body shops and similar uses. The parcel has obtained multiple conditional use permits to allow for the operations of a “paint & body” shop business, a “repossession” agency for vehicles, and a Cellular Communication Facility (cellular tower) on site. The proposed use blends with the existing uses of surrounding parcels in the area.

Surrounding Land Uses:

- o **North-** I-1 (General Industrial)
- o **South-** C-1 (Commercial General)/RA (Residential Apartment)
- o **East-** C-1 (Commercial General)
- o **West-** C-1 (Commercial General)

In the parcels adjacent to the site in question, you will find auto shops, a gymnasium, a vacant parcel, another cellular tower, and a mini storage business.

Recommendation

Upon receiving testimonies for and against the project during the public hearing, Staff recommends that the Planning Commission **APPROVE** the:

- o Similar Land Use Determination: 24.05.120 PERMITTED AND CONDITIONAL USES: C ZONES
“39. Parking facilities (commercial) where fees are charged”

-And-

- o Conditional Use Permit based on the following findings:

The subject property will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impairs property values within the immediate vicinity. The subject property will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area. Adequate measures will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result. There will be a minimal increase in noise due to the slight increase in traffic activity in the area, but that can be mitigated with the Planning Commission imposing “Hours of Operation” on the proposed business/usage.

The proposed use is necessary or desirable and will contribute to the general well-being of the community and it will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity.

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 property is in character with the C-1 zone in which it is located. With the recommended Conditions of Approval, the project will be compatible with the neighboring uses. The General Plan Land Use Element encourages (C-1) service-oriented commercial uses to be located near or adjacent to residential uses.

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.***

Although the project site is located in an C-1 (Commercial General) zone, the project site is compatible due the similarity of surrounding land uses and will not adversely affect residents.

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.***

The subject property is very limited in nature, and as such, will not be detrimental to the public health, safety, or welfare.

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 shall comply with all provisions of the Zoning Ordinance and Conditions of Approval.

Environmental Compliance

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15300.1 & 15300.2 of the Guidelines.

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 approval of Conditional Use Permits CUP 18-01 & CUP 18-02 approving a conditional use permit to operate an “RV Storage” business at 467 & 473 Aten Road; Imperial, CA 92251.

Please see attached Exhibit A-Conditions of Approval.

Attachments:

- o Resolution No. PC2018-01 & PC18-02 with Conditions of Approval
- o Location Map
- o Conceptual Site Plan

RESOLUTION PC2018-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING A CONDITIONAL USE PERMIT (CUP18-01) FOR RV STORAGE PARKING/YARD AT 467 WEST ATEN BOULEVARD

WHEREAS, James Tucker submitted a Conditional Use Permit applications for an RV Storage and Parking Business at 467 West Aten Boulevard; and

WHEREAS, a duly notified public hearing was held by the Planning Commission during an adjourned meeting on January 24, 2018; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Conditional Use Permit.

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) 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; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15300.1 & 15300.2 of the California Environmental Quality Act; and
- E) That the RV storage and equipment rental yard is consistent with those uses allowed in the C-1 Neighborhood Commercial Zone.
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** Conditional Use Permit # CUP 18-01 for RV Storage and Parking Business at 467 West Aten Road, subject to the conditions of approval outlined in Exhibit A and based on the following findings:

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

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 24th day of January 2018.

Planning Commission Chairman

ATTEST:

City Clerk

EXHIBIT A
RESOLUTION PC2018-01
CONDITIONS OF APPROVAL
for
RV Storage/Parking Business
467 West Aten Boulevard

1. The approved project shall consist of an RV Storage/ Parking Business only.
2. There are **not** to be any hook-up or dumping locations on site at the RV Storage/Parking Business.
3. All storage areas shall be screened from public view by utilizing solid fencing throughout the project site.
4. If lighting is to be installed on the project site, the Applicant shall submit a lighting plan prior to any construction activity. All lighting installed shall be shielded and directed so as to minimize significant off-site glare or adverse light intrusion into neighboring properties. The lighting plan shall be reviewed and approved by the City of Imperial Planning Department and Building Department.
5. Landscaping shall be provided in all setback areas and shall be irrigated with an automatic system. Landscaping shall consist of environmental friendly trees, shrubs and groundcover (dimensions are noted in the project design). The applicant has one (1) year to meet the City of Imperial's requirement.
6. 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.
7. The conditional approval of 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.
8. The Applicant shall pay all impact and capacity fees as required by the city.
9. The site shall control dust generation through daily watering in accordance with a dust control plan submitted to and approved by the Air Pollution Control District as required by Imperial APCD.
10. The development shall utilize building construction techniques such as equipment muffles, and noise insulation to reduce the noise impacts to Normally Acceptable Levels as outlined in Figure N-1 of the City of Imperial General Plan Noise Element

11. All applicable Conditions of Approval shall be completed prior to opening for business.
12. The provisions of the 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.
13. The construction or operation of the RV storage parking/yard shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff or alter topography in such a way that creates hazards to the proposed site, adjoining properties, or the City.
14. 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 CUP, 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 CUP, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.
15. 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.
16. 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 approved project.
17. Where a commercial or office use abuts property in any residential zone, a masonry wall six (6) feet in height from the highest finished grade at the property line shall be erected and maintained between such uses and the residential zone. In addition, a five (5) foot landscaped screen or buffer shall be installed and maintained.
18. The noise level emanating from any commercial use or operation shall not exceed five decibels (as defined in the Occupational Safety and Health Act of 1970) above the ambient level of the area measured at the property line.
19. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.

20. Outdoor Storage and/or Sales Areas shall be entirely enclosed by solid masonry walls or opaque fencing, not less than six (6) feet in height to adequately screen the view of outdoor storage areas from view.
21. 10% landscaping required in the front yard of the parcel.

RESOLUTION PC2018-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING A CONDITIONAL USE PERMIT (CUP18-02) FOR RV STORAGE PARKING/YARD AT 473 WEST ATEN BOULEVARD

WHEREAS, Joe Heger submitted a Conditional Use Permit applications for an RV Storage and Parking Business at 473 West Aten Boulevard; and

WHEREAS, a duly notified public hearing was held by the Planning Commission during an adjourned meeting on January 24, 2018; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Conditional Use Permit.

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) 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; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15300.1 & 15300.2 of the California Environmental Quality Act; and
- E) That the RV storage and equipment rental yard is consistent with those uses allowed in the C-1 Neighborhood Commercial Zone.
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby APPROVES Conditional Use Permit # CUP 18-02 for RV Storage and Parking Business at 473 West Aten Road, subject to the conditions of approval outlined in Exhibit A and based on the following findings:
 - 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.

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

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 24th day of January 2018.

Planning Commission Chairman

ATTEST:

City Clerk

EXHIBIT A
RESOLUTION PC2018-02
CONDITIONS OF APPROVAL
for
RV Storage/Parking Business
473 West Aten Boulevard

1. The approved project shall consist of an RV Storage/ Parking Business only.
2. There are not to be any hook-up or dumping locations on site at the RV Storage/Parking Business.
3. All storage areas shall be screened from public view by utilizing solid fencing throughout the project site.
4. If lighting is to be installed on the project site, the Applicant shall submit a lighting plan prior to any construction activity. All lighting installed shall be shielded and directed so as to minimize significant off-site glare or adverse light intrusion into neighboring properties. The lighting plan shall be reviewed and approved by the City of Imperial Planning Department and Building Department.
5. Landscaping shall be provided in all setback areas and shall be irrigated with an automatic system. Landscaping shall consist of environmental friendly trees, shrubs and groundcover (dimensions are noted in the project design). The applicant has one (1) year to meet the City of Imperial's requirement.
6. 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.
7. The conditional approval of 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.
8. The Applicant shall pay all impact and capacity fees as required by the city.
9. The site shall control dust generation through daily watering in accordance with a dust control plan submitted to and approved by the Air Pollution Control District as required by Imperial APCD.
10. The development shall utilize building construction techniques such as equipment muffles, and noise insulation to reduce the noise impacts to Normally Acceptable Levels as outlined in Figure N-1 of the City of Imperial General Plan Noise Element
11. All applicable Conditions of Approval shall be completed prior to opening for business.
12. The provisions of the 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.
13. The construction or operation of the RV storage parking/yard shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff or alter topography in such a way that creates hazards to the proposed site, adjoining properties, or the City.

14. 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 CUP, 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 CUP, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.

15. 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.

16. 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 approved project.

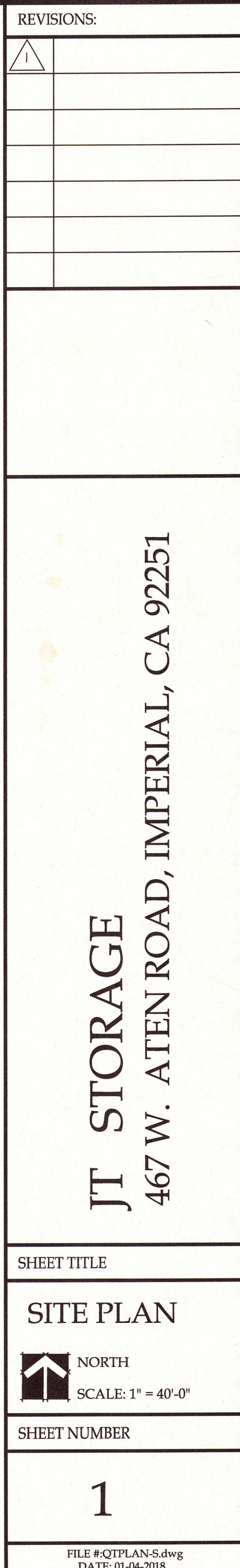
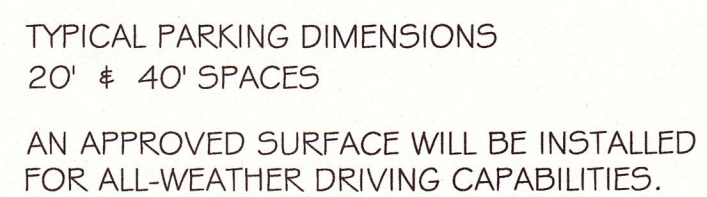
17. Where a commercial or office use abuts property in any residential zone, a masonry wall six (6) feet in height from the highest finished grade at the property line shall be erected and maintained between such uses and the residential zone. In addition, a five (5) foot landscaped screen or buffer shall be installed and maintained.

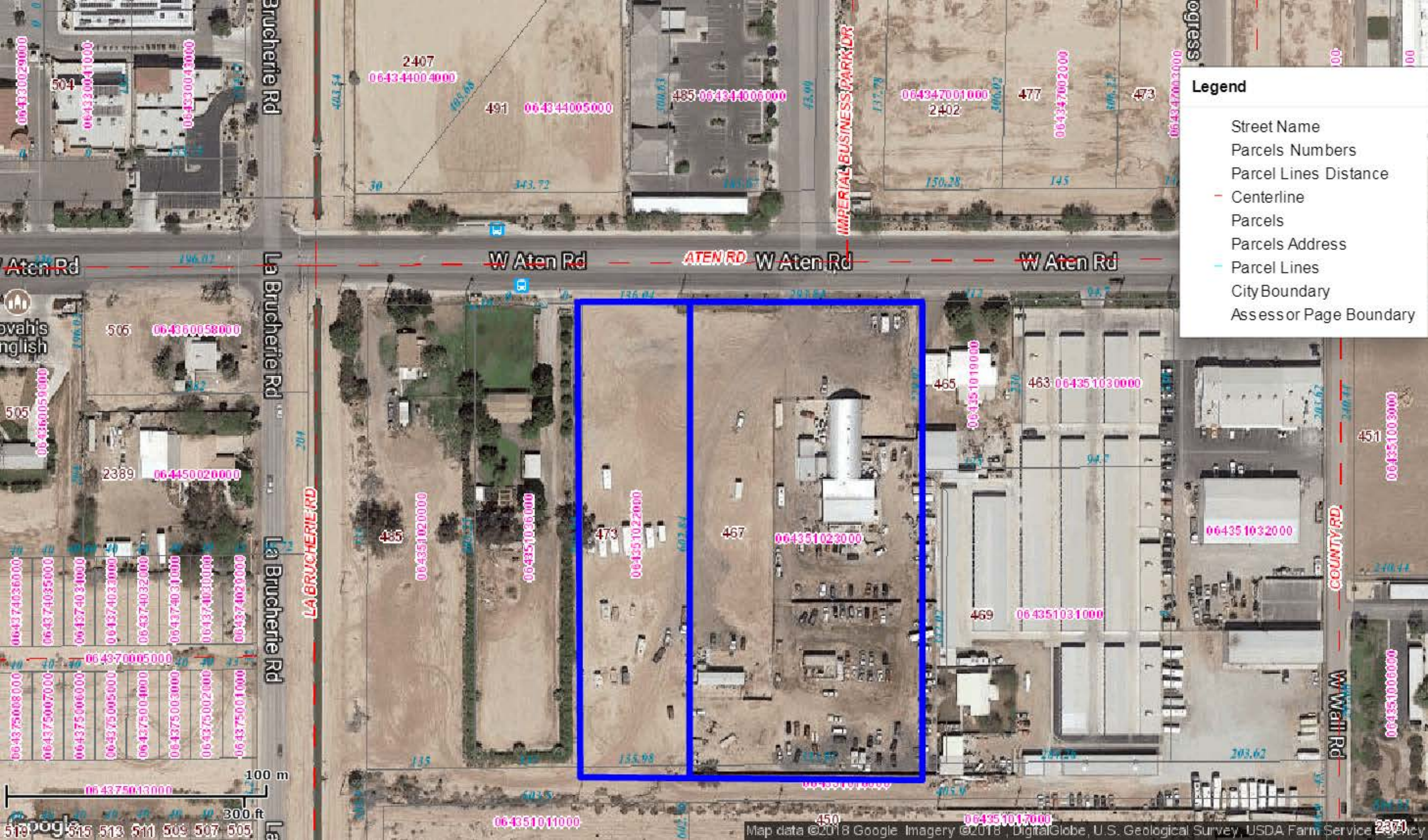
18. The noise level emanating from any commercial use or operation shall not exceed five decibels (as defined in the Occupational Safety and Health Act of 1970) above the ambient level of the area measured at the property line.

19. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.

20. Outdoor Storage and/or Sales Areas shall be entirely enclosed by solid masonry walls or opaque fencing, not less than six (6) feet in height to adequately screen the view of outdoor storage areas from view.

21. 10% landscaping required in the front yard of the parcel.





Legend

- Street Name
- Parcels Numbers
- Parcel Lines Distance
- Centerline
- Parcels
- Parcels Address
- Parcel Lines
- City Boundary
- Assessor Page Boundary



Staff Report

Agenda Item No.

E-1

To: City of Imperial Traffic Commission

From: Lisa Tylenda, Planner

Date: January 24, 2018

Subject: Proposed 40 foot Red Curb on Snapdragon Way & Bougainvillea Trail

Background

On December 11, 2017 the Community Development Department was contacted by David Aguirre from the Imperial County Transit Commission. The ICTC informed staff of the following:

The ICTC has a small "Circuit" bus that utilizes "Bougainvillea Trail and Joshua Street" to drop off passengers in that area. The ICTC has identified the need of a "red curb" in that area due to high traffic during school hours when the bus is trying to make its stops at that location. The ICTC has expressed that it is nearly impossible to do so due to the amount of vehicles present. Having the red painted curb would allow for the ICTC Circuit bus to have the ability to make the stops substantially easier in addition to safer.

The proposed red curb is to be 40 feet long. The Circuit bus is one of the smaller buses and is about 27 feet in length and the extra 13 feet of red curb would be a buffer for pedestrians in and drivers around that area.

Item tabled during January 10, 2018 Planning Commission meeting. Item is being brought back for further review, questioning, and updates on possible project directions.

Staff Recommendation:

Staff recommends this item to the Traffic Commission for discussion and action.

Attachments:

Location map.

