



*PLANNING AND TRAFFIC COMMISSION*  
*Ruben Rivera –Chairperson*  
*Lisa Winkler – Vice-Chairperson*  
*Alice Abatti – Commissioner*  
*Francisco Curiel-Commissioner*  
*Viridiana Rosales-Trujillo – Commissioner*

# **AGENDA**

## **PLANNING COMMISSION**

**220 West 9<sup>th</sup> Street  
IMPERIAL, CA 92251**

**WEDNESDAY, MARCH 11, 2026  
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@imperial.ca.gov](mailto:cityclerk@imperial.ca.gov)
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](http://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 AGENDA**

**C-1: Approve Planning Commission Meeting Minutes for January 28, 2026.**

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

**D-1: Subject: Public Hearing, Discussion/Action: Finding conformance with the City of Imperial General Plan for the vacation of a right-of-way portion on Imperial Avenue between 1st Street and State Highway 86. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305, Class 5 - Minor Alterations in Land Use Limitations.**

- 1. Public Hearing**
- 2. Staff Report – Public Comment**
- 3. Commission Discussion**
- 4. Close Public Hearing**
- 5. Recommended Action: Approve/Deny Resolution No. PC2026-03: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL FINDING CONFORMANCE WITH THE GENERAL PLAN FOR THE RIGHT-OF-WAY VACATION OF IMPERIAL AVENUE BETWEEN 1<sup>ST</sup> STREET AND STATE HIGHWAY 86**

**D. REPORTS**

**D-1: Commissioners' Reports**

**D-2: Staff Reports**

**E. ADJOURNMENT**

**E-1: Subject: Adjourn the Planning Commission meeting until the next regularly scheduled meeting on March 25, 2026, at 6:30 pm.**

*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 AND TRAFFIC COMMISSION*  
*Ruben Rivera –Chairperson*  
*Lisa Winkler – Vice-Chairperson*  
*Alice Abatti – Commissioner*  
*Francisco Curiel-Commissioner*  
*Viridiana Rosales-Trujillo – Commissioner*

# MINUTES

## PLANNING COMMISSION

220 West 9<sup>th</sup> Street  
IMPERIAL, CA 92251

WEDNESDAY, JANUARY 28, 2026  
6:30 P.M.

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

**ROLL CALL:**

**PLEDGE OF ALLEGIANCE:** Viridiana Rosales-Trujillo led the Pledge of Allegiance

**ADJUSTMENTS TO THE AGENDA:**

**B. PUBLIC APPEARANCES:**

**C. CONSENT AGENDA**

**C-1: Approve Planning Commission Meeting Minutes for November 12, 2025.**

**C-2: Approve Planning Commission Meeting Minutes for December 10, 2025.**

**Moved by Rosales-Trujillo, seconded by Curiel, to approve the Consent Calendar.**

**AYES:** Curiel, Rosales- Trujillo, Winkler, and Rivera

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Abatti

**MOTION CARRIES: 4-0**

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

**D-1: Subject: Public Hearing, Discussion/Action: Recommend approval of Variance 25-06 for Circle K, to allow the deviation of Section 24.16 of the Municipal Code Pertaining to Sign Regulations for Commercial Zones at 1400 N. Imperial Avenue (APN 063-040-035). The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), the Common Sense Exemption, which applies when it is clearly evident that the activity will not have a significant impact on the environment.**

1. **Recommended Action:** Approve/Deny Resolution No. PC2026-01: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, APPROVING VARIANCE 25-06 FOR CIRCLE K TO ALLOW THE DEVIATION OF SECTION 24.16 OF THE MUNICIPAL CODE PERTAINING TO SIGN REGULATIONS FOR COMMERCIAL ZONES AT 1400 NORTH IMPERIAL AVENUE (APN 063-314-004).

**E. REPORTS:**

- E-1:** Commissioners reported on their activities and concerns since the last Planning Commission meeting.
- E-2:** Staff reported on their upcoming activities since the last Planning Commission meeting.

**F. ADJOURNMENT**

Chairperson Rivera adjourned the meeting at 7:06 p.m., seeing no further business before the commission.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this \_\_\_\_\_ day of January 2026.

\_\_\_\_\_  
KRISTINA SHIELDS  
City Clerk



# Staff Report

Agenda Item No. D-1

**To:** City of Imperial Planning Commission

**From:** Yvonne Cordero

**Date:** March 4, 2026

**Subject:** Right-of-Way Abandonment of Imperial Avenue between 1<sup>st</sup> Street and State Highway 86

## Summary:

<b>Applicant:</b>	City of Imperial City Manager's Office
<b>Project Description:</b>	Right-of-Way Abandonment of Imperial Avenue between 1 <sup>st</sup> Street and State Highway 86
<b>Zoning:</b>	Not Applicable
<b>General Plan:</b>	Not Applicable
<b>Environmental:</b>	Categorically Exempt – 15305 Minor Alterations in Land Use Limitations Facilities
<b>Recommendation:</b>	Approve, subject to conditions.

## Background

In 2016, the State of California relinquished all sections of State Highway 86 (SR 86) intersecting the City of Imperial to the City. This relinquishment enabled the city to start developing a lively commercial corridor aimed at promoting economic growth. Since then, the city has actively worked toward this goal and has added commercial businesses along SR 86.

The proposed right-of-way abandonment of the section of Imperial Avenue between 1st Street and SR 86 will support the future planning goals outlined in the City of Imperial Land Element by creating a valuable parcel for economic development. The current improvements along SR 86 will not only enhance the overall look of the SR 86 corridor but also serve as an economic development catalyst, influencing how commercial businesses view, use, and invest in our city.

The Development Review Committee evaluated the project and concluded that the proposed abandonment would not adversely affect local streets' connectivity, traffic circulation, or emergency access. The abandonment will optimize land use by removing an unnecessary and unused public right-of-way segment, which, when redeveloped, will align with the long-term land use and circulation strategies outlined in the General Plan. This alignment fosters an environment conducive to economic development, and staff recommends approval.

**Project Location**



**Discussion/Analysis**

California Government Code Section 65402 requires that any acquisition, disposition, or public construction of real property by a governmental entity must be reviewed for consistency with adopted General Plan. The proposed abandonment of the portion of Imperial Avenue between 1st Street and State Highway 86 has been reviewed and found consistent with the City's General Plan policies for the Central Downtown Character Area.

The Central Downtown Character Area is intended to serve as the City's civic, social, and commercial center. It encourages a mix of uses that contribute to the area's vitality, including retail, restaurants, cultural destinations, and higher-density residential development.

The proposed right-of-way abandonment will remove an unused and unimproved public right-of-way and allow the segment to be redeveloped in the future in a manner that aligns with the City's vision for a vibrant downtown. While no specific zoning designation has been assigned to this parcel at this time, the site's location and size make it suitable for uses compatible with the Central Downtown Character Area, including residential and accessory commercial activities that directly support the primary use.

The purpose of the proposed right-of-way abandonment is to allow the City to evaluate the potential redevelopment of the property and determine whether the unused right-of-way segment should be removed and developed. The Planning Commission's review of this

request is intended to determine whether the abandonment is consistent with the City's General Plan and whether it should be recommended to the City Council for final action.

The City is also evaluating potential zoning options that would support higher-density residential development in this downtown area. Staff anticipates proposing a high-density residential zoning designation that may allow limited commercial uses commonly associated with and directly related to the primary residential use. Any proposed zoning designation or zoning map amendment will be brought forward to the Planning Commission at a future public hearing for review and recommendation prior to consideration by the City Council.

### **Environmental Compliance**

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15305 (Class 5) – Minor Alterations in Land Use Limitations.

### **Public Notification**

The public hearing scheduled for March 11, 2026 was duly noticed in the IV Weekly and Calexico Chronicle, newspapers of general circulation on February 26, 2026. A Notice of Public Hearing was sent to all property owners within 300-feet of the properties and posted at the project site.

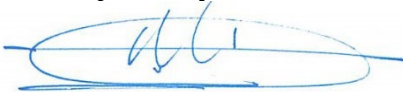
### **Recommendation**

Staff recommends that 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 find that the proposed right-of-way abandonment is in conformity with the General Plan, adopt Resolution PC2026-03, and forward their recommendation for approval to the City Council.

### **Attachments**

- Attachment A - Draft Resolution PC2026-03
- Attachment B – Project Exhibits

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Othon Mora', is written over a horizontal blue line.

Othon Mora, MCM, CBO  
Community Development Director

# ATTACHMENT A

## ***DRAFT*** RESOLUTION PC2026-03

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL FINDING CONFORMANCE WITH THE GENERAL PLAN FOR THE RIGHT-OF-WAY VACATION OF IMPERIAL AVENUE BETWEEN 1<sup>ST</sup> STREET AND STATE HIGHWAY 86**

**WHEREAS**, the City of Imperial proposes to vacate the right-of-way portion on Imperial Avenue between 1<sup>st</sup> Street and State Highway 86; and

**WHEREAS**, the Government Code of the State of California §65402, provides in part that a local agency shall not vacate or abandon any streets until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan applicable thereto; and

**WHEREAS**, the vacation of the right-of-way portion of Imperial Avenue between 1<sup>st</sup> Street and State Highway 86 is identified to be in conformance with the Land Use Element in the City of Imperial's General Plan; and

**WHEREAS**, the vacation of the right-of-way portion of Imperial Avenue between 1<sup>st</sup> Street and State Highway 86 is determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5) - Minor Alterations in Land Use Limitations.

**NOW THEREFORE LET IT BE RESOLVED**, that the City of Imperial Planning Commission does hereby find the proposed vacation of the portion of the right-of-way of Imperial Avenue between 1<sup>st</sup> Street and State Highway 86 to be in conformance with the City of Imperial General Plan; and

**BE IT FURTHER RESOLVED** that the City of Imperial Planning Commission hereby determines that the Imperial City Council take the necessary procedures to effect the vacation of the right-of-way portion of Imperial Avenue between 1<sup>st</sup> Street and State Highway 86 and as described in Exhibit A and shown on Exhibit B.

**ADOPTED AND RECOMMENDED FOR APPROVAL** to the City Council by the City of Imperial's Planning Commission, this 11<sup>th</sup> day of March 2026.

\_\_\_\_\_  
Ruben Rivera, Planning Commission

ATTEST:

\_\_\_\_\_  
Kristina Shields, City Clerk

**ATTACHMENT B**

**EXHIBIT "A"**  
**ABANDONMENT**  
**LEGAL DESCRIPTION**

PAGE 1 OF 1

THOSE PORTIONS OF LOTS 1 THROUGH 11 IN BLOCK 16 OF THE SUBDIVISION OF BLOCK 1 SAN DIEGO ADDITION OF THE CITY OF IMPERIAL, ACCORDING TO MAP NO. 89 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP ALSO BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, STATE OF CALIFORNIA, ALSO THAT PORTION RELINQUISHED TO THE CITY OF IMPERIAL BY C.H.C. RESOLUTION DATED JANUARY 27, 1949, RECORDED FEBRUARY 19, 1949 (OR 738:273), IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOW:

**COMMENCING** AT A THE SOUTHWEST CORNER OF BLOCK 148 OF THE TOWNSITE OF IMPERIAL, COUNTY OF IMPERIAL, ACCORDING TO MAP No. 883 (O.M. 1-6) ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP ALSO BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY;

THENCE SOUTH 00°00'29" EAST 80.00 FEET ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 148 TO A POINT ON THE SOUTH LINE OF FIRST STREET, ALSO BEING THE **TRUE POINT OF BEGINNING** (T.P.O.B.);

**THENCE** CONTINUING SOUTH 00°00'29" EAST 257.79 FEET ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 148 TO THE STATE HIGHWAY 86 (BEING RELINQUISHED TO THE CITY OF IMPERIAL PER DOCUMENT No. 2017000521, RECORDED JANUARY 10, 2017, O.R.) RIGHT OF WAY LINE PER RIGHT OF WAY MAP XI-IMP-86-PM10.1 SHEET 3 OF 8, SAID POINT BEING ALSO ON THE SOUTH LINE OF THE RELINQUISHED AREA TO CITY OF IMPERIAL BY C.H.C. RESOLUTION DATED 1-27-1949 RECORDED FEBRUARY 19, 1949, O.R. 738:273;

**THENCE** NORTH 89°59'30" EAST 9.99 FEET ALONG SAID STATE HIGHWAY 86 (BEING RELINQUISHED TO THE CITY OF IMPERIAL PER SAID DOCUMENT) RIGHT OF WAY LINE PER SAID RIGHT OF WAY MAP, ALSO BEING THE SOUTH LINE OF THE RELINQUISHED AREA TO THE CITY OF IMPERIAL PER SAID RESOLUTION TO THE ANGLE POINT OF SAID HIGHWAY 86 (BEING RELINQUISHED TO THE CITY OF IMPERIAL PER SAID DOCUMENT) RIGHT OF WAY LINE PER SAID RIGHT OF WAY MAP, SAID POINT BEING 60.00 FEET FROM THE CENTERLINE OF STATE HIGHWAY 86 (BEING RELINQUISHED TO THE CITY OF IMPERIAL PER SAID DOCUMENT) OF SAID RIGHT OF WAY MAP;

**THENCE** NORTH 08°59'59" EAST 260.99 FEET ALONG SAID STATE HIGHWAY 86 (BEING RELINQUISHED TO THE CITY OF IMPERIAL PER SAID DOCUMENT) RIGHT OF WAY LINE PER SAID RIGHT OF WAY MAP TO A POINT ON THE SOUTH LINE OF FIRST STREET;

**THENCE** LEAVING SAID STATE HIGHWAY 86 (BEING RELINQUISHED TO THE CITY OF IMPERIAL PER SAID DOCUMENT) RIGHT OF WAY LINE NORTH 89°59'30" WEST 50.85 FEET ALONG THE SOUTH LINE OF FIRST STREET TO THE **TRUE POINT OF BEGINNING** (T.P.O.B.);

THE ABOVE-DESCRIBED PARCEL CONTAINS 7,841.30 SQUARE FEET, MORE OR LESS.

SUBJECT TO ALL COVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.

AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION OF LAND WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

**PRELIMINARY**

DAVID BELTRAN, PLS 8482

DATE

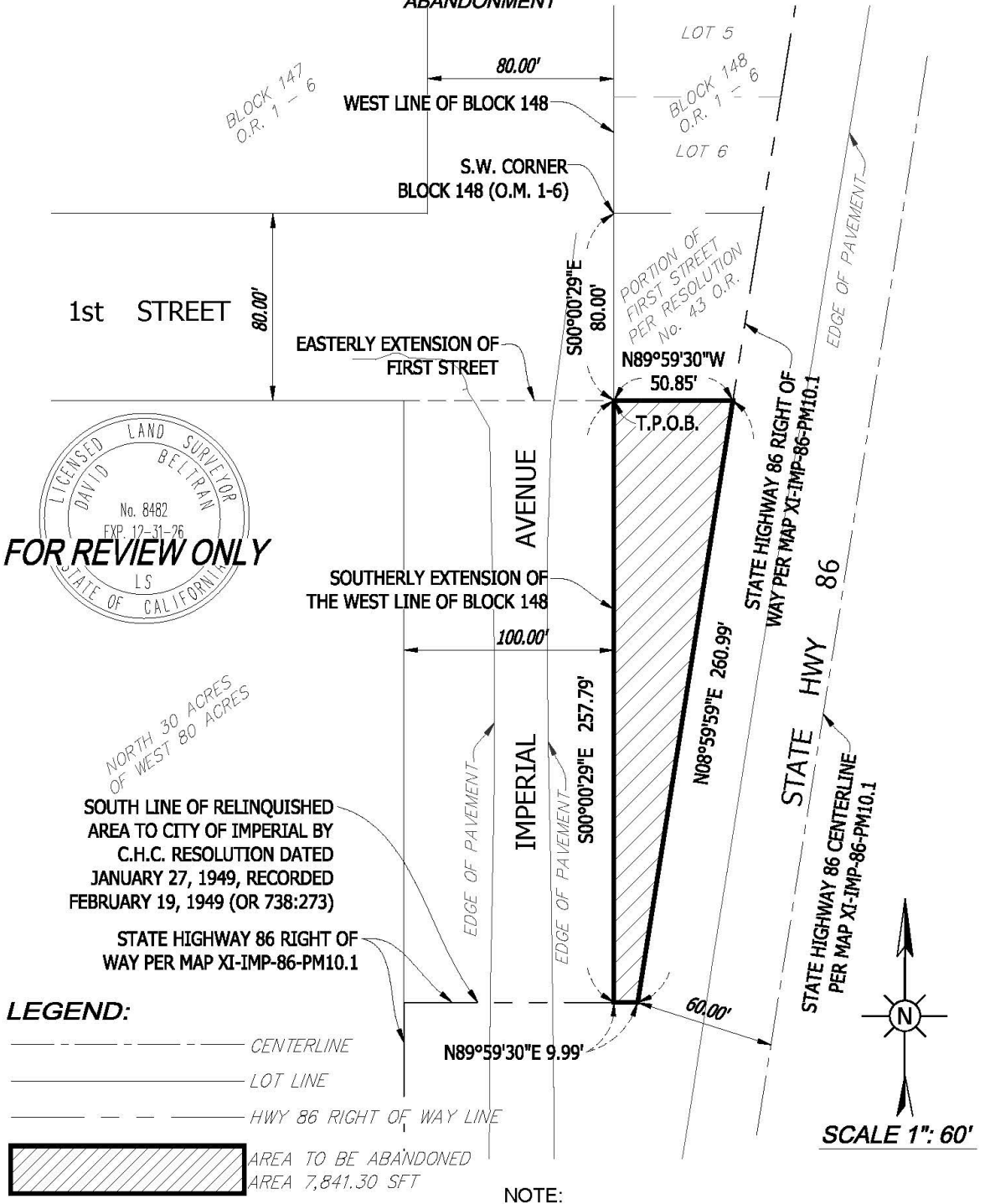


DECEMBER 4, 2025  
DCE PROJECT No. 393125

# ATTACHMENT B

## EXHIBIT "B" ABANDONMENT

PAGE 1 OF 1



**FOR REVIEW ONLY**

NORTH 30 ACRES  
 OF WEST 80 ACRES  
 SOUTH LINE OF RELINQUISHED  
 AREA TO CITY OF IMPERIAL BY  
 C.H.C. RESOLUTION DATED  
 JANUARY 27, 1949, RECORDED  
 FEBRUARY 19, 1949 (OR 738:273)  
 STATE HIGHWAY 86 RIGHT OF  
 WAY PER MAP XI-IMP-86-PM10.1

DECEMBER 4, 2025  
 DCE PROJECT No. 393125