



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

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AGENDA

PLANNING COMMISSION AND TRAFFIC COMMISSION REGULAR MEETING

200 West 9th Street
IMPERIAL, CA 92251

WEDNESDAY, MAY 9, 2018
6:30PM

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.

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 February 14, 2018, March 14, 2018, and March 28, 2018.

D. NEW BUSINESS: (DISCUSSION/ACTION – APPROVE/DISAPPROVE)

D-1 Discussion/Action: Similar Land Use Determination for “Hay Tarp” Agricultural Business Operations/Assembly at 2415 Clark Road; Imperial, CA 92251.

1. Staff Report.
2. Commission Discussion.
3. Recommended Action: Approve RESOLUTION NO. PC 2018-06, approving a similar use determination for the use of an assembly, renting and storing of hay tarps in an I-2 (Rail Served Industrial) Zone.

E. REPORTS:

- E-1. COMMISSIONER’S REPORTS**
E-2. STAFF REPORTS

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.



Staff Report

Agenda Item No. D-1

To: City of Imperial Planning Commission
From: Lisa Tylenda, Planner
Date: May 2, 2018
Subject: Similar Land Use Determination for DJ & R Inc.

Background:

- Current Zoning: I-2 (Rail Served Industrial)
- Current Land Use: Existing Unoccupied Building
- Size of Property: 260,038 sqft. /5 acres
- Parcel Location: 2415 Clark Road-APN: 044-200-042
- Site Design: Please see attached Conceptual Site Plans.
- CEQA: CEQA exempt.

Discussion/Analysis

On April 26, 2018 DJ & R Inc. submitted a “Similar Land Use Determination” application for the proposed business use of an assembling, renting and storing of hay tarps in an I-2 (Rail Served Industrial) zone located at 2415 Clark Road in the City of Imperial.

The Zoning Code is written such that, only those uses listed are allowed to be located within the specific zones, but a “Similar Land Use Determination” process would allow the Planning Commission to determine whether or not a proposed use is similar to, or not more detrimental than a use that is already permitted. Below you will find the comparisons of uses.

The proposed use of “assembling, renting, and the storing of hay tarps” is being compared to the following 3 permitted uses found in section 24.07.120 of the “I-2: Rail Served Industrial Zone” ordinance which allow for the following uses” “manufacturing, compounding, assembly or treatment of articles or merchandise” under section 24.07.120 letter “A” , under “Agricultural Uses” section 24.07.120 letter “E” which are all permitted uses, but do not reference agricultural gear and/or “hay tarps” that are used for agricultural purposes and one more permitted use under section 24.07.120 letter “B” “moving and storage firms” which are a permitted use in I-2 zones.

Evaluation:

Upon review, staff has found the proposed business uses and location to be compatible with the uses surrounding the proposed location and current existing uses in surrounding I-1 & I-2 zones.

Staff Recommendation:

If the proposed use is found to be similar, staff recommends measures be taken to screen the areas that will be used for storage of the hay tarps.

Attachments:

- Project Description from Applicant.
- Location map.
- Assessor's Parcel Map.
- Conceptual Site Plan.

PROJECT DESCRIPTION:

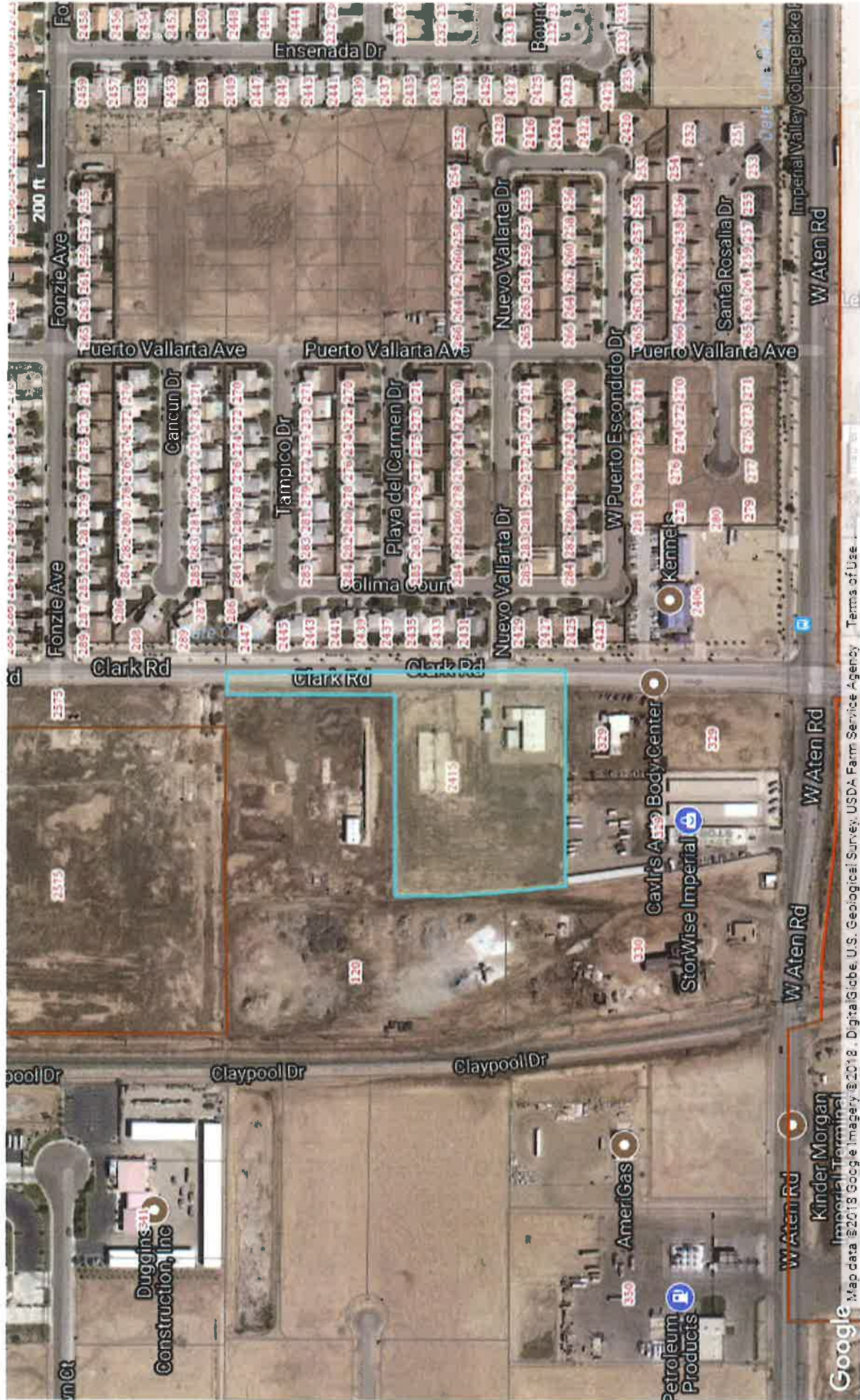
DJ&R INC

DJ&R Inc. has been in business for 25 years. Our company's primary business is in the leasing of hay tarps in the agriculture industry. Our hours of operation for the office are 7am till 4pm Monday thru Friday and on some Saturdays 7am till 12pm. DJ&R outside labor crew hours vary with our seasonal work. Our season runs from June thru November with work being at all time high during this period. We will also have a semi load of tarps delivered during office hours maybe twice a month during season if need arises.

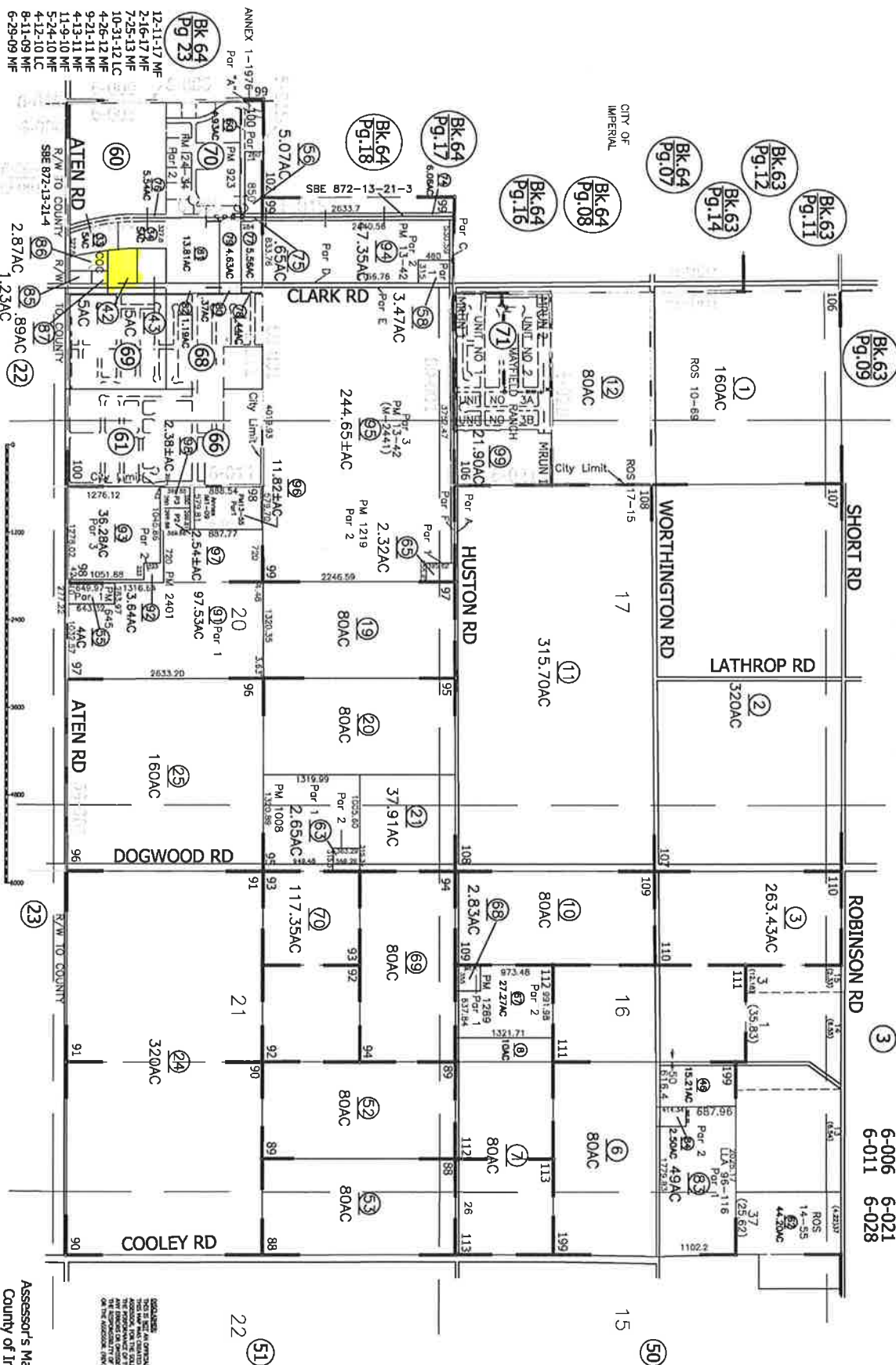
We roughly have 30 employees and we will park our work trucks and trailers on the property at 2415 Clark Rd. We have 12 trucks and 10 flatbed trailers needed to perform our work. Our tarps will be stored outside in the yard on pallets. We will be using the warehouse for a place to do minor repairs of tarps, store our tools and for our employees to take their breaks. Both office buildings will be occupied by our office staff.

We will also be assembling tarps using sewing machines and heat welders.

Similar Land Use Determination (SD18-01)



		05/01/2018	DJ & R Inc.	1" = 376 ft
This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.				





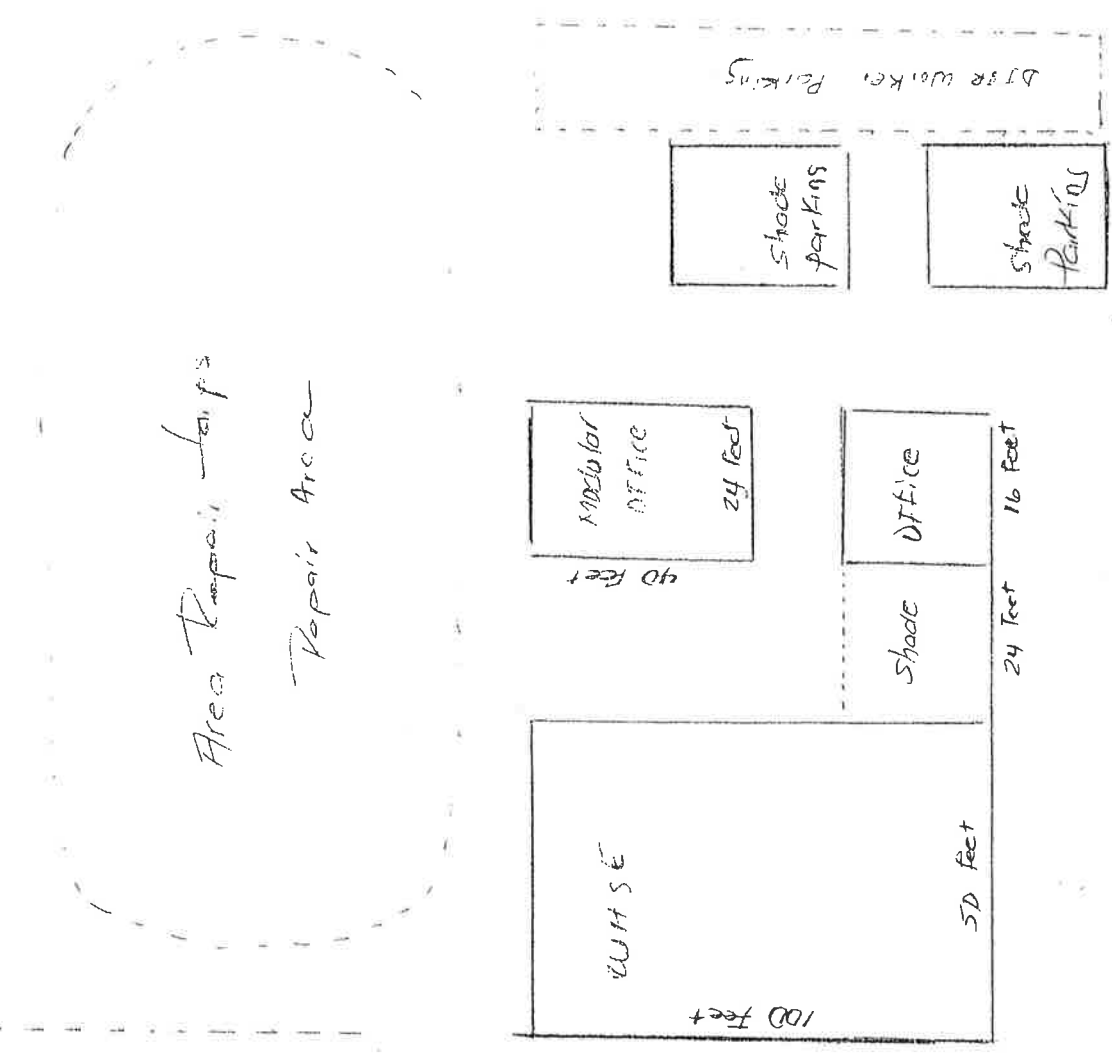
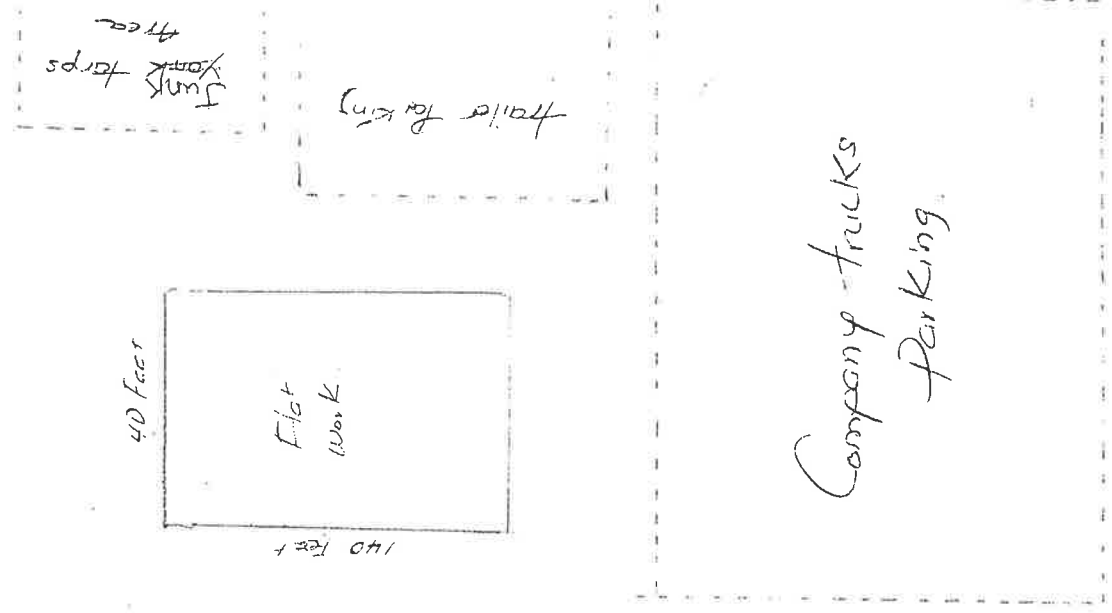
Pile Repair Area

New inventory torps/sides

Old Use Inventory

Area Repair torps

Repair Area



500 Feet →

35 Feet →

Gate

Gate

Clark Rd

RESOLUTION PC2018-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING A SIMILAR USE DETERMINATION FOR THE USE OF AN ASSEMBLY, RENTING AND STORING OF HAY TARPS IN A I-2 (RAIL SERVED INDUSTRIAL) ZONE

WHEREAS, DJ & R submit an application for a Similar Land Use Determination; and

WHEREAS, Said application consists of a similar land use to allow for the use of an assembly, renting and storing of hay tarps, and

WHEREAS, upon considering all testimony and arguments, analyzing the information submitted by staff, the Planning Commission considered all facts relating to the request for a Similar Land Use Determination.

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, the Planning Commission hereby determines that the project is Categorically Exempt under the California Environmental Quality Act; and
- E) That the assembly and storing of hay tarps is consistent with those uses allowed in the I-2 Rail Served Industrial Zone on the following findings:
 - 1. The use furthers the objective of the zone;
 - 2. The subject use and its operations are compatible with the uses permitted in the zone; and
 - 3. Assembly, renting and storing is similar to one or more uses permitted in the zone; and
 - 4. The subject use will not cause substantial injury to the property in the zone within which it is proposed to be located or in any abutting zone
- F) That based on the evidence presented, the Planning Commission hereby **APPROVES** Resolution PC2018-06 for a similar land use to allow for the use of an assembly, renting and storing of hay tarps at in I-2 (Rail Served Industrial) zone,

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this
9th day of May, 2018.

Planning Commission Chairman

ATTEST:

Planning Secretary