



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
Phone (760)355-4371 || **Fax** (760)355-4718 || **web:** <http://www.cityofimperial.org>

AGENDA

PLANNING COMMISSION REGULAR MEETING

200 West 9th Street
IMPERIAL, CA 92251

WEDNESDAY, JUNE 27, 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:

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 –RECOMMEND/DENY)

D-1 Public Hearing, Discussion/Action: Review proposed Variance, Zone Change and General Plan Amendment from R-1 to RA.

1. Open Public Hearing.
2. Staff Report.
3. Public Testimony.
4. Close Public Hearing.
5. Commission Discussion.
6. Recommended Action: **Approve RESO No. PC 2018-11** a Resolution of the Planning Commission of the City of Imperial Planning Commission granting a Zone Change and General Plan Amendment from R-1 (Residential Single Family) to RA (Residential Apartment) at the following APN#: 064-103-012.

E. E-1. Commissioners Report
E-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.



Staff Report

Agenda Item No.

D-1

To: City of Imperial Planning Commission

From: Lisa Tylanda, Planner

Date: June 21, 2018

Subject: Proposed Zone Change from R-1 (Residential Single Family) to R-A (Residential Apartment) and Variance to allow potential future multifamily developments.

Background:

- Current Zoning: R-1
- Current Land Use: Vacant Parcel
- Size of Property: 6,846 sqft. / .16 acres
- Parcel Legal Description: PAR 2 COC 72-96 OF POR E 85FT OF N 145FT BLK 96 TSTE IMPERIAL
- Site Design: There are no specific designs proposed with this application. Any future development will be reviewed prior to construction.
- Environmental Clearance: Please see attached CEQA review documents.

The City of Imperial recently has been tending to the City Apartments located at 101 W 6th Street which are adjacent parcel # 064-103-012; the parcel in question. When analyzing the vacant parcel and the current location and surrounding area, City Staff determined that the best physical use of the land would be for Residential Apartment use due to the adjacent parcels (which both consist of apartment complexes) and neighboring area which is predominantly used for multifamily housing. City Staff decided to initiate a zone change and general plan amendment for this parcel.

Staff has determined that the proposed zone change from R-1 to an R-A designation would be consistent with the location of the parcel the surrounding environment, developments and the future growth planned for that area.

The parcel is a “flag lot” (A flag lot is a real estate term that describes a land parcel that lies at the end of a long driveway. A flag lot may lie behind residences, buildings, or open land, and it is usually not visible

from a road.) Due to the location and topography of the parcel a variance is required in order to allow the deviation from the required minimum lot square-footage for a parcel in an R-A (Residential Apartment) zone which is 7,500 square feet.

Grounds for a Variance:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, including, but not limited to, size, shape, topography or surroundings, that do not apply generally to other property or uses in the same zone and vicinity.

The parcel in question is a flag lot and located in the middle of 2 (two) existing apartment complexes.

2. That the strict application of the zoning provisions of this Chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent thereof (the costs of providing required improvements or of correcting violations shall not constitute such hardship).

Due to the required minimum square-footage per the City of Imperials Residential Development standards- this parcel could be negatively impacted because it is a flag lot and in the middle of 2 (two) existing apartment complexes. The best use for this parcel would be one for multifamily residences.

3. That the granting of such variance will not be materially detrimental to the public health, welfare or safety or injurious to the property or improvements in such zone and vicinity in which the property of the applicant is located.

The granting of this variance would be within the best interest of the City and neighboring and adjacent parcels to the property in question. It would allow future multifamily projects and continue the essence of consistence within that area.

4. That the granting of such variance will not conflict with the provisions of the comprehensive general plan.

The granting of the variance will not conflict with the provisions of the general plan.

General Plan Compliance and Policies Related to this Application:

Land Use Element:

The City of Imperial is home to numerous established neighborhoods which foster a strong sense of community and the build-out of this vacant parcel which lies in an "Established Neighborhood"- is encouraged by the land use element and the rezone of this parcel is in efforts to make the location more appealing for developers to build in.

Circulation Element:

This Zone Change will not affect the circulation of the existing traffic in the area. As the vacant parcel is developed, there may be an increase in the traffic volume in the immediate area surrounding these sites.

Public Improvements/City Services: No public improvements are required with the approval of this Zone Change. However, when the vacant parcels are developed, all missing public improvements shall be constructed

Neighborhood Impact/Interface: There is no neighborhood impact/interface anticipated as a result of this Zone Change. At the time of development, consideration will be given to the impacts any future project might have on the surrounding area.

Staff Recommendation:

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

Attachments:

- Location map.
- CEQA review documents.
- Assessor Parcel Map.
- Location Map.

Notice of Exemption

To: ☐ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

From: City of Imperial
420 South Imperial Avenue
Imperial, CA 92251

☒ County Clerk
County of Imperial
940 Main Street, Suite 202
El Centro, CA 92243

Project Title: City of Imperial Initiated Zone Change and General Plan Amendment for APN#: 064-103-012

Project Location – Specific: APN #: 064-103-012

Project Location – City: Imperial, CA 92251

Project Location – County: Imperial

Description of Nature, Purpose, and Beneficiaries of Project:

City initiated zone change and general plan amendment. The proposed zone change and general plan amendment are consistent with the City of Imperials general plan and the current neighboring area for the parcel in question. Staff has determined that a zone change from R-1 (Residential Single Family) to R-A (Residential Apartment) is appropriate and would be the best fit for this vacant parcel due to the location, topography of the parcel and the surrounding land uses.

Name of Public Agency Approving Project:

City of Imperial
Community Development Department

Name of Person of Agency Carrying Out Project: City of Imperial

Exempt Status: (check one)

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number:

Section 21083.3

☐ Statutory Exemptions. State code number: _____

Lead Agency Contact Person:

Lisa Tylenda

Area Code/Telephone/Extension:

(760)355-3326

If filed by applicant:

1. Attach certified documentation of exemption of filing.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature:



Date: 6/21/2018

Title:

Othon Mora Community
Development Director

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

This is an aerial map from Google Maps showing a commercial area in San Diego, California. A large green lot is highlighted with a red rectangular outline. The lot is situated between W 7th St and W 8th St, and between SH St and Imperial Ave. The lot is surrounded by various commercial buildings, including El Zarape Restaurant, Mortgage Loans, and St. Anthony Of Padua Parish Office. A scale bar indicates 50 ft.



This map may represents 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.

RESOLUTION NO. PC 2018-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL, CALIFORNIA, RECOMMENDING APPROVAL OF THE ZONE CHANGE, GENERAL PLAN AMENDMENT AND VARIANCE FOR THE FOLLOWING ASSESSOR PARCEL NUMBER: 064-103-012 TO ALLOW FOR THE REZONING DESIGNATION FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-A (RESIDENTIAL APARTMENT) AND THE VARIANCE TO ALLOW THE DEVIATION FROM LOT MINIMUM SQUARE-FOOTAGE STANDARDS.

WHEREAS, City of Imperial initiated an application for a Variance, General Plan Amendment and Zone Change for certain real property described as follows:

ASSESSOR PARCEL NUMBER: 064-103-012

WHEREAS, a duly notified public hearing was held by the Planning Commission on June 27, 2018; and

WHEREAS, upon hearing and considering all testimony and arguments, examining the CEQA-Categorical Exemption document, analyzing the information submitted by staff and considering any written and oral comments received, the Planning Commission considered all facts relating to the Variance, General Plan Amendment and Zone Change.

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 finds as follows:
 - 1. The proposed zone change and general plan amendment are consistent with the goals, objectives and policies of the General Plan;
 - 2. The proposed zone change, general plan amendment, and proposed multifamily housing is compatible with the surrounding environment;
 - 3. Public facilities and services can be provided to the proposed multifamily development without placing undue additional burden on existing residents and businesses; and
- C) That on the findings made above, the Planning Commission recommends **APPROVAL** of the variance, zone change and general plan amendment; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends **APPROVAL** of the variance for the deviation of zoning development standards in regards to minimum lot square-footage requirements, zone change and general plan amendment from R-1 (Residential Single family) to RA-Residential Apartments and;

- E) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends **APPROVAL** of a Categorical Exemption; and
- F) All recommendations made by the Planning Commission are 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 project is in compliance with the California Environmental Quality Act, Section 2100 through 21176 of the Public Resources Code.
 3. The initial environmental assessment shows that there is no substantial evidence that the variance, zone change and general plan amendment may have a significant impact on the environment.
 4. 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.
 5. The proposed Variance, Zone Change and General Plan Amendment are consistent with the intent of the Imperial General Plan to maintain land use designation consistency within the incorporated area of a City's and its sphere of influence.
 6. The proposed Variance, Zone Change and General Plan Amendment are consistent with the policies and the land uses of the existing City of Imperial General Plan.
 7. The proposed Variance, General Plan Amendment and Zone Change are consistent with the objective of the City of Imperial Zoning Ordinance.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 27th day of June 2018.

Planning Commission Chairman

ATTEST:

City Clerk