



*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, SEPTEMBER 10, 2025  
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](mailto: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](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 CALENDAR**

**C-1: Approve Planning Commission Meeting Minutes for July 23, 2025.**

**C-2: Approve Planning Commission Meeting Minutes for August 27, 2025.**

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

**D-1: Subject: Public Hearing, Discussion/Action: O Street Vacation Between 1<sup>st</sup> Street and 2<sup>nd</sup> Street. The project is categorically exempt from the California Environmental Quality Act (CEQA) under 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 Actions:**

Approve/Deny Resolution No. PC2025-12: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, FINDING CONFORMANCE WITH THE GENERAL PLAN FOR THE RIGHT-OF-WAY VACATION OF A PORTION OF O STREET BETWEEN 1<sup>ST</sup> AND 2<sup>ND</sup> STREET.

**D-2: Subject: Public Hearing, Discussion/Action: CUP 25-05 DEEN Enterprises to allow for a PET/CT Mobile Imaging System proposed to be located at 435 W. Aten Road (APN 064-351-0276). The project is categorically exempt from the requirements of the California Environmental Quality Act under Section 15311-Class 11, Accessory Structures.**

- 1. Public Hearing**
- 2. Staff Report – Public Comment**
- 3. Commission Discussion**
- 4. Close Public Hearing**
- 5. Recommended Actions:**

Approve/Deny Resolution No. PC2025-13: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, APPROVING CONDITIONAL USE PERMIT 25-05 FOR THE INSTALLATION OF A PET/CT MOBILE IMAGING SYSTEM FOR DEEN ENTERPRISES AT 435 W. ATEN ROAD (APN 064-351-027).

**E. REPORTS**

**E-1: Commissioners' Reports**

**E-2: Staff Reports**

**F. ADJOURNMENT**

**F-1: Subject: Adjourn the Planning Commission meeting until the next regularly scheduled meeting on September 24, 2025 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  
Vacant-Commissioner

# MINUTES

## PLANNING COMMISSION

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

WEDNESDAY, JULY 23, 2025  
6:30 P.M.

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

**CALL TO ORDER:** Chairperson Rivera called the meeting to order at 6:31 p.m.

**ROLL CALL:** Commissioner Curiel, Vice Chairperson Winkler, and Chairperson Rivera

**ABSENT:** Commissioner Abatti

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Lisa Winkler.

**ADJUSTMENTS TO THE AGENDA:** None

B. **PUBLIC APPEARANCES:** None

C. **PLANNING COMMISSION NEW BUSINESS: (DISCUSSION/ACTION – RECOMMEND/DENY)**

- C-1 **Subject: Discussion/Action: Discussion and necessary action of the City of Imperial Service Area Plan. The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15306, Class 6, which consists of basic data collection, research, experimental management, and resource evaluation activities, which do not result in serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted or funded.**

City Planner, Yvonne Cordero, presented a slide show for the City of Imperial’s 2025 service area plan.

Approve/Deny Resolution No. PC2025-10: A RESOLUTION OF THE CITY OF IMPERIAL PLANNING COMMISSION RECOMMENDING ADOPTION OF THE 2025 SERVICE AREA PLAN PREPARED FOR THE CITY OF IMPERIAL.

**Moved by Winkler, seconded by Curiel**, to approve Resolution No. PC2025-10 and recommend that the City Council approve based on recommendations from LAFCO.

**AYES:** Curiel, Winkler, and Rivera

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Abatti

**MOTION CARRIES: 3-0**

**D. REPORTS:**

**D-1.** Commissioners reported on their activities and concerns since the last Planning Commission meeting.

**D-2.** Staff reported on their upcoming activities since the last Planning Commission meeting.

**ADJOURNMENT**

Chairperson Rivera adjourned the meeting at 6:56 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 13th day of August 2025.

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



*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, AUGUST 27, 2025  
6:30 P.M.

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

**ROLL CALL**

**\*Due to a lack of quorum, the meeting was continued to September 10, 2025.**

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

**C-1: Subject: Public Hearing, Discussion/Action: O Street Vacation Between 1<sup>st</sup> Street and 2<sup>nd</sup> Street. The project is categorically exempt from the California Environmental Quality Act (CEQA) under 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 Actions:**

Approve/Deny Resolution No. PC2025-12: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, FINDING CONFORMANCE WITH THE GENERAL PLAN FOR THE RIGHT-OF-WAY VACATION OF A PORTION OF O STREET BETWEEN 1<sup>ST</sup> AND 2<sup>ND</sup> STREET.

**D. REPORTS**

**D-1: Commissioners' Reports**

**D-2: Staff Reports**

**ADJOURNMENT:**

The meeting was adjourned at 6:30 p.m.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this 10th day of September 2025.

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KRISTINA SHIELDS  
City Clerk





# Staff Report

Agenda Item No. D-1

**To:** City of Imperial Planning Commission

**From:** Yvonne Cordero

**Date:** August 20, 2025

**Subject:** O Street Abandonment between 1<sup>st</sup> Street and 2<sup>nd</sup> Street

## Summary:

<b>Applicant:</b>	Raul Parra
<b>Project Description:</b>	Abandonment of O Street between 1 <sup>st</sup> Street and 2 <sup>nd</sup> Street
<b>Zoning:</b>	Rail Served Industrial (I-2)
<b>General Plan:</b>	Industrial Zone
<b>Environmental:</b>	Categorically Exempt – 15305 Minor Alterations in Land Use Limitations Facilities
<b>Recommendation:</b>	Approve, subject to conditions.

## **Background**

Raul Parra, owner of Imperial Truss & Lumber, is requesting the abandonment of the portion of O Street between 1st Street and 2nd Street to support the expansion of his operations. Mr. Parra recently completed a lot merger, combining four parcels into one to accommodate the construction of twelve new office suites. The street abandonment is a key component of the project, as the additional area will provide the necessary space for on-site parking to serve the planned development.

Mr. Parra owns eight parcels in the surrounding area, and this investment is part of a broader effort to revitalize and modernize the Rail-Served Industrial Zone. The project reflects the City's goals of encouraging economic growth, attracting new professional services, and improving the district's overall functionality and appearance.

The proposed abandonment has also been reviewed in the context of the City's General Plan Circulation Element. O Street is classified as a local street and is not designated as a major or secondary arterial. Its removal will not negatively impact traffic circulation, as P

Street, located immediately east and classified as a secondary arterial, provides sufficient capacity to handle existing and future traffic demands.

Overall, the project supports the City's objectives for the Rail-Served Industrial Zone by fostering business development, improving site efficiency, and contributing to the area's long-term economic vitality.

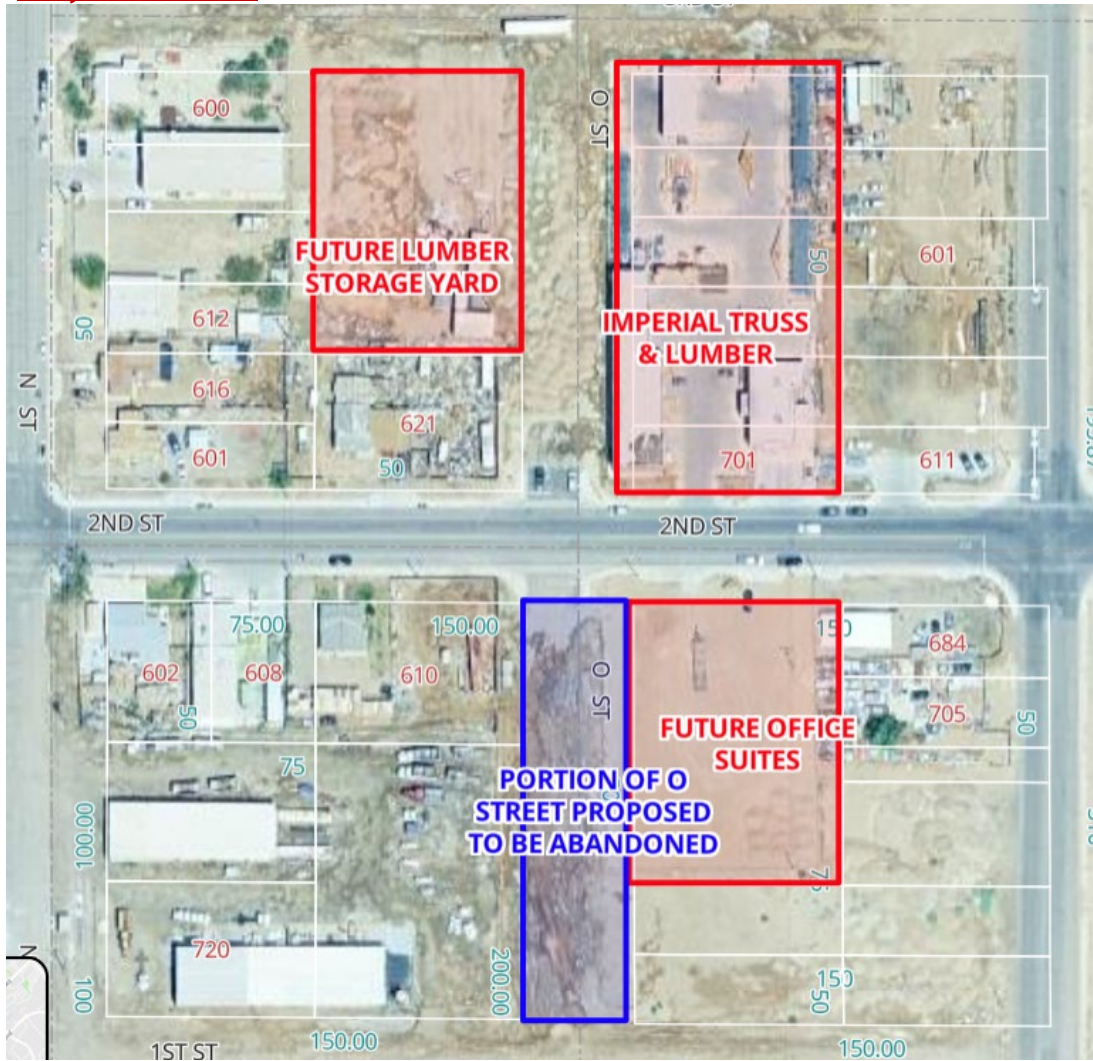
**Future Office Suites**



**Aerial View of Proposed Street Abandonment**



### Project Location



### **Discussion/Analysis**

California Government Code 65402 stipulates that the City of Imperial cannot vacate or abandon streets unless such actions align with the General Plan. The abandonment of O Street between 1st and 2nd Street has been confirmed to comply with the Land Use and Circulation Elements of the General Plan. According to the City of Imperial General Plan Circulation Element, streets are classified based on the traffic levels they are designed to serve. O Street as a whole is not designated as a Major or Secondary Arterial and has not been built to its full capacity. All parts of O Street are classified as local streets, meaning they are not crucial for traffic flow. P Street, to the East of O Street, is classified as a secondary arterial and has enough capacity to handle any increased traffic resulting from the abandonment of any portion of O Street and will not disrupt local circulation.

The project aligns with the General Plan's Land Use Element by promoting economic growth and development within the Rail-Served Industrial Zone. The abandonment of the proposed portion of O Street ensures adequate parking spaces for the planned office suites. Once the project is finalized, it will help attract a more diverse business community, encourage redevelopment and revitalization, and foster economic prosperity while also enhancing the area's aesthetics.

### **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 August 27, 2025 was duly noticed in the Holtville Tribune and Calexico Chronicle, newspapers of general circulation on August 14, 2025. Due to a lack of a quorum at the August 27, 2025 Planning Commission meeting, the public hearing was continued to September 10, 2025. A Notice of Public Hearing was sent to all property owners within 300-feet of the properties.

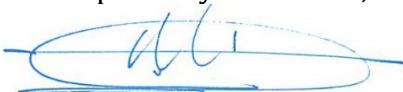
### **Recommendation**

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 street abandonment is in conformity with the General Plan, adopt Resolution PC2025-12, and forward their recommendation for approval to the City Council.

### **Attachment**

- Draft Resolution PC2025-12 with Conditions of Approval

Respectfully submitted,



Othon Mora, MCM, CBO  
Community Development Director

***DRAFT* RESOLUTION PC2025-12**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF IMPERIAL FINDING CONFORMANCE WITH THE GENERAL  
PLAN FOR THE RIGHT-OF-WAY VACATION OF O STREET  
BETWEEN 1<sup>ST</sup> STREET AND 2<sup>ND</sup> STREET**

**WHEREAS**, the City of Imperial proposes to vacate a portion of the right-of-way of O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street, and

**WHEREAS**, the Government Code of the State of California, Section 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 right-of-way portion of O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street is not identified in the Circulation Element of the General Plan as a major or secondary arterial roadway circulation system, nor will it restrict access to private property; and

**WHEREAS**, the right-of-way portion of O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street 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 O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street 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 a portion of the right-of-way of O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street 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 10<sup>th</sup> day of September 2025.

\_\_\_\_\_  
Planning Commission Chairman

ATTEST:

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

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**FOR O STREET ABANDONMENT**  
**1<sup>ST</sup> STREET TO 2<sup>ND</sup> STREET**

1. The Developer/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 Developer/Applicant shall pay all applicable impact and capacity fees.
3. The Right of Way Abandonment does 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 Right of Way Abandonment. 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 Right of Way Abandonment, 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 Right of Way Abandonment 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 Community Development 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 the time that the business is not open for business. There shall be no outdoor storage of materials.
7. If the Community Development Department finds and determines that the Applicant or successor-in-interest has not complied or cannot comply with the terms and conditions of approval, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide the Applicant with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) the Applicant fails to comply, and/or (2) the Applicant cannot comply with the conditions of approval, then the matter shall be referred to the Planning Commission for modification, suspension, or termination, or to the appropriate enforcement authority.

8. Department Comments

**Public Services**

- a) Right of Way Abandonment of O Street between 1<sup>st</sup> and 2<sup>nd</sup> Street and between 2<sup>nd</sup> and 3<sup>rd</sup> Street is recommended at the requester's expense.

**Community Development**

- b) Prior to recordation of the street abandonment, any parcel(s) that would become landlocked or otherwise lose legal access as a result of the abandonment shall be legally merged with an adjoining parcel under the same ownership, or otherwise provided legal access, to the satisfaction of the City. Proof of the recorded merger or access instrument shall be submitted to the City prior to the recordation of the abandonment.
- c) The abandoned right-of-way reverting to an adjacent property owner shall be legally merged with that owner's adjoining parcel prior to the recording of the street abandonment. Proof of all required mergers or legal access instruments shall be submitted to the City prior to recordation.

**Imperial County Fire Department**

- d) Abandonment of any public street presents concerns to the ICFD. Any time a right-of-way is abandoned, it leads to operational challenges in emergency situations and could cause unforeseen issues in the future. The abandonment of portions of O Street between 1<sup>st</sup> and 2<sup>nd</sup> Street and between 2<sup>nd</sup> and 3<sup>rd</sup> Streets does not currently present an issue since it will be used for private enterprise.

9. As between the City and the Applicant, 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.

10. The Applicant 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 business.



## Staff Report

Agenda Item No. D-2

**To:** City of Imperial Planning Commission

**From:** Yvonne Cordero, Planner

**Date:** September 3, 2025

<b>Applicant:</b>	Deen Enterprises / Sohaib Tariq, MD
<b>Project Location:</b>	435 W. Aten Road
<b>Project Description:</b>	Conditional Use Permit 25-05 to allow a PET/CT fixed position mobile imaging system
<b>Zoning:</b>	Neighborhood Commercial (C-1)
<b>Environmental:</b>	Categorically Exempt
<b>Recommendation:</b>	Approve, subject to Conditions of Approval

### **Background**

Applicant, Dr. Sohaib Tariq, has been practicing medicine for over sixteen years and has established himself as a respected Cardiovascular Disease Specialist. He relocated his medical practice to Imperial's Lisa Tucker Center in November 2024. To enhance his cardiac-specialized practice, he is proposing the installation of a PET/CT imaging system housed in a mobile unit/trailer. The imaging system will serve as a vital healthcare access point for patients in the City of Imperial and surrounding areas who need advanced diagnostic imaging for cardiovascular disease. PET/CT imaging is considered the gold standard in nuclear cardiology and supports early diagnosis and intervention, leading to improved clinical outcomes, fewer emergency room visits, and lower healthcare costs for our community. This project demonstrates a commitment to equitable, high-quality care and strengthens the healthcare infrastructure for our underserved region.

The unit will be professionally manufactured, fully self-contained, and installed on a stabilized pad with utility hookups for electrical service, internet connectivity, and climate controls. The facility will be staffed by licensed technologists and operate under the oversight of board-certified physicians, with the applicant, Dr. Tariq, responsible for its maintenance and operation. Due to the nature of the facility, this conditional use permit will expire five years from the date of approval, and any modifications or extensions during this five-year period will have to be approved by the Community Development Department.

Understanding the City of Imperial’s priority on maintaining visual appeal and consistency in architectural aesthetics, Dr. Tariq is ensuring the facility installation is well integrated into the surrounding environment by installing a custom vinyl wrap with visual design elements aligned with the colors and tones of the neighboring buildings, incorporating a decorative privacy fence, and considering additional landscaping elements such as greenery or planters. These efforts aim to enhance the overall aesthetic harmony and create a welcoming atmosphere.

**Project Location**



**Proposed Mobile Imaging System**



### **Discussion/CEQA Analysis**

**Land Use** - The subject site is located within the Neighborhood Commercial (C-1) Zone, designated for professional and administrative offices, restaurants, theatres, health clubs, and neighborhood shopping centers that offer limited retail services and office spaces for residents' convenience. These shopping centers are designed to be compatible with the residential environment and are situated in locations specified on the General Plan. The mobile imaging system facility's location, size, design, and operating features comply with the purpose and development policies outlined in the Commercial Zone's Ordinance. The surrounding designated land uses are as follows:

Direction	Land Use	Zoning
North	Brickhouse Coffee Shop	Neighborhood Commercial (C-1)
South	Imperial Gardens Senior Apartments	Residential Apartment (RA)
West	Lisa Tucker Center	Neighborhood Commercial (C-1)
East	Kameleon Monkey Collision	General Commercial (C-2)

The relationship between land use and zoning compatibility within the Imperial General Plan is important for orderly development. Land uses must be arranged for compatibility with abutting land uses, and properties should be consistent with the land use policy map. Using the General Plan's Land Use Compatibility Matrix, the adjacent land uses for the Neighborhood Commercial (C-1) Zone indicate that all commercial uses and high residential land uses are compatible land uses.

**Traffic and Circulation** - The project site is located on the southeast corner of the parcel, south of the existing shopping center. The proposed PET/CT mobile imaging system's patient volume is expected to be thirty to thirty-five patients per week, resulting in a minimal impact on parking or traffic. Property owner Jerry Tucker has executed a reciprocal parking agreement to provide more than enough parking spaces for all existing structures on the property. The project site has two entrances off Aten Road, allowing good circulation for ingress and egress. Aten Road is a major arterial with four lanes, serving as a key connection to SR-86, and is designed to handle high traffic volumes, pedestrian, and bicycle traffic. The addition of the PET/CT mobile imaging system as part of Dr. Tariq's medical services does not present a significant traffic or circulation issue.

**Vehicle Miles Traveled (VMT) Analysis** - The project was reviewed for the VMT Requirement. However, because its gross floor area is less than six hundred feet, no VMT Analysis is required.

**CEQA/Environmental Compliance** - The proposed mobile imaging system facility qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) per Section 15311, Class 11-Accessory Structures. Projects that qualify for this exemption under Class 11 consist of the construction of minor structures accessory to existing commercial, industrial, or institutional facilities. Including placement of temporary use items, such as this mobile imaging system, in generally the same location.

### **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 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 Neighborhood Commercial (C-1) Zone, designated for professional and administrative offices, restaurants, theatres, health clubs, and neighborhood shopping centers that offer limited retail services and office spaces for residents' convenience. These shopping centers are designed to be compatible with the residential environment and are situated in locations specified on the General Plan. The mobile imaging system facility's location, size, design, and operating features comply with the purpose and development policies outlined in the Commercial Zone's Ordinance.

- 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 location, size, design, and operating characteristics have been deemed compatible and will not adversely affect or be detrimental to adjacent uses, residents, buildings, or natural resources. Its use aligns with the General Plan and provides a service that complements the applicant's medical practice.

- 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 Conditions of Approval, the proposed project will not negatively impact public health, safety, or welfare, or be materially injurious to properties in the vicinity.

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

No variances are requested or required for this project, and all zoning regulations and requirements will be strictly followed. Adhering to these conditions guarantees the project's compliance with the City's zoning standards and regulations.

### **Public Notification**

The public hearing scheduled for September 10, 2025, was duly noticed in the Holtville Tribune and Calexico Chronicle, newspapers of general circulation, on August 28, 2025. A Notice of Public Hearing was mailed to all property owners within 300 feet of the property. The City of Imperial has not received any public comments for or against this project as of the date of this report's publication.


**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 approve Conditional Use Permit 25-05 to allow the installation of a PET/CT Mobile Imaging System at 435 W. Aten Road.

**Attachments**

- Attachment A – Draft Resolution PC2025-13 with Conditions of Approval
- Attachment B – Site Plan

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 NO. PC2025-13**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL,  
APPROVING CONDITIONAL USE PERMIT 25-05 FOR THE INSTALLATION OF A  
PET/CT MOBILE IMAGING SYSTEM FOR DEEN ENTERPRISES  
AT 435 W. ATEN ROAD (APN 064-351-027)**

**WHEREAS**, Dr. Sohaib Tariq, President of Deen Enterprises, submitted an application to install a PET/CT Mobile Imaging System at 435 W. Aten Road; and

**WHEREAS**, the subject site is located within the Neighborhood Commercial (C-1) Zone, where, after staff review, it was determined that the installation of a PET/CT Mobile Imaging System would require a conditional use permit to be allowed within the Neighborhood Commercial (C-1) Zone; and

**WHEREAS**, a duly notified public hearing was published on August 28, 2025, in a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning Conditional Use Permit 25-05, and said notice was mailed to each property owner within a 300-foot radius of the project site; and

**WHEREAS**, a duly notified public hearing was held by the Planning Commission on September 10, 2025, to hear testimony for and against the proposed Conditional Use Permit;

**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 request for a Conditional Use Permit; 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) 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 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 15311-Class 11, Accessory Structures, of the California Environmental Quality Act and is exempt from further environmental review requirements; and

- E) That allowing the installation of a PET/CT Mobile Imaging System is consistent with the land uses allowed within the Neighborhood Commercial (C-1) Zone; and
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES Conditional Use Permit 25-05**, subject to the requirements per section 24.19.340 of the Imperial Zoning Ordinance, 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 standards of the City.**

The subject site is located within the Neighborhood Commercial (C-1) Zone, designated for professional and administrative offices, restaurants, theatres, health clubs, and neighborhood shopping centers that offer limited retail services and office spaces for residents' convenience. These shopping centers are designed to be compatible with the residential environment and are situated in locations specified on the General Plan. The mobile imaging system facility's location, size, design, and operating features comply with the purpose and development policies outlined in the Commercial Zone's Ordinance.

- 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 location, size, design, and operating characteristics have been deemed compatible and will not adversely affect or be detrimental to adjacent uses, residents, buildings, or natural resources. Its use aligns with the General Plan and provides a service that complements the applicant's medical practice.

- 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 Conditions of Approval, the proposed project will not negatively impact public health, safety, or welfare, or be materially injurious to properties in the vicinity.

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

No variances are requested or required for this project, and all zoning regulations and requirements will be strictly followed. Adhering to these conditions guarantees the project's compliance with the City's zoning standards and regulations.

- G) The City Attorney is authorized to make minor typographical changes to this Resolution that do not change the substance of this Resolution;

**PASSED, ADOPTED AND APPROVED** by the Planning Commission of the City of Imperial, this 10<sup>th</sup> day of September, 2025.

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Ruben Rivera  
Planning Commission Chairperson

ATTEST:

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Kristina Shields  
City Clerk

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**CUP 25-05 DEEN ENTERPRISES/SOHAIB TARIQ, MD (APN 064-351-027)**

1. The Developer/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 Developer/Applicant shall pay all applicable impact and capacity fees.
3. The Conditional Use Permit (CUP) 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 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. There shall be no outdoor storage of materials. Any outdoor storage areas shall be screened from public view.
7. Department Comments
  - Police Department:
    - a) Security precautions such as sufficient lighting, security cameras, or other crime prevention measures shall be required around the property's perimeter.
  - Fire Department:
    - b) Fire suppression systems shall be installed and maintained according to the California Fire code and NFPA standards that apply.
    - c) Gates shall be in accordance with the California Fire Code, and the facility will maintain a Knox Box/lock for access on site.
    - d) NFPA 704 placards shall be installed as required.
    - e) Compliance with all required sections of the fire code.

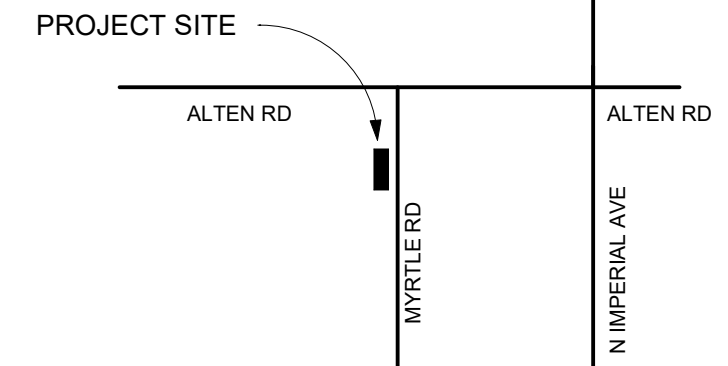
### Community Development

- f) The Applicant shall be responsible for the continuous upkeep of the aesthetic appearance of the mobile trailer, sidewalk, fencing, and ADA ramp of the PET/CT Trailer.
  - g) This Conditional Use Permit shall expire five years from the date of approval. All requests for modifications or extensions must be directed to the Community Development Department.
  - h) If the business vacates, relocates, or ceases operations during the term of this Conditional Use Permit, the Applicant is responsible for removing the PET/CT Trailer.
8. The provisions of this 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.
  9. 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 the Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) the Permittee fails to comply, and/or (2) the Permittee cannot comply with the conditions outlined 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.
  10. 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.
  11. 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.



**NEW PET TRAILER  
PRELIMINARY LAYOUT  
REVISED 09/04/25**

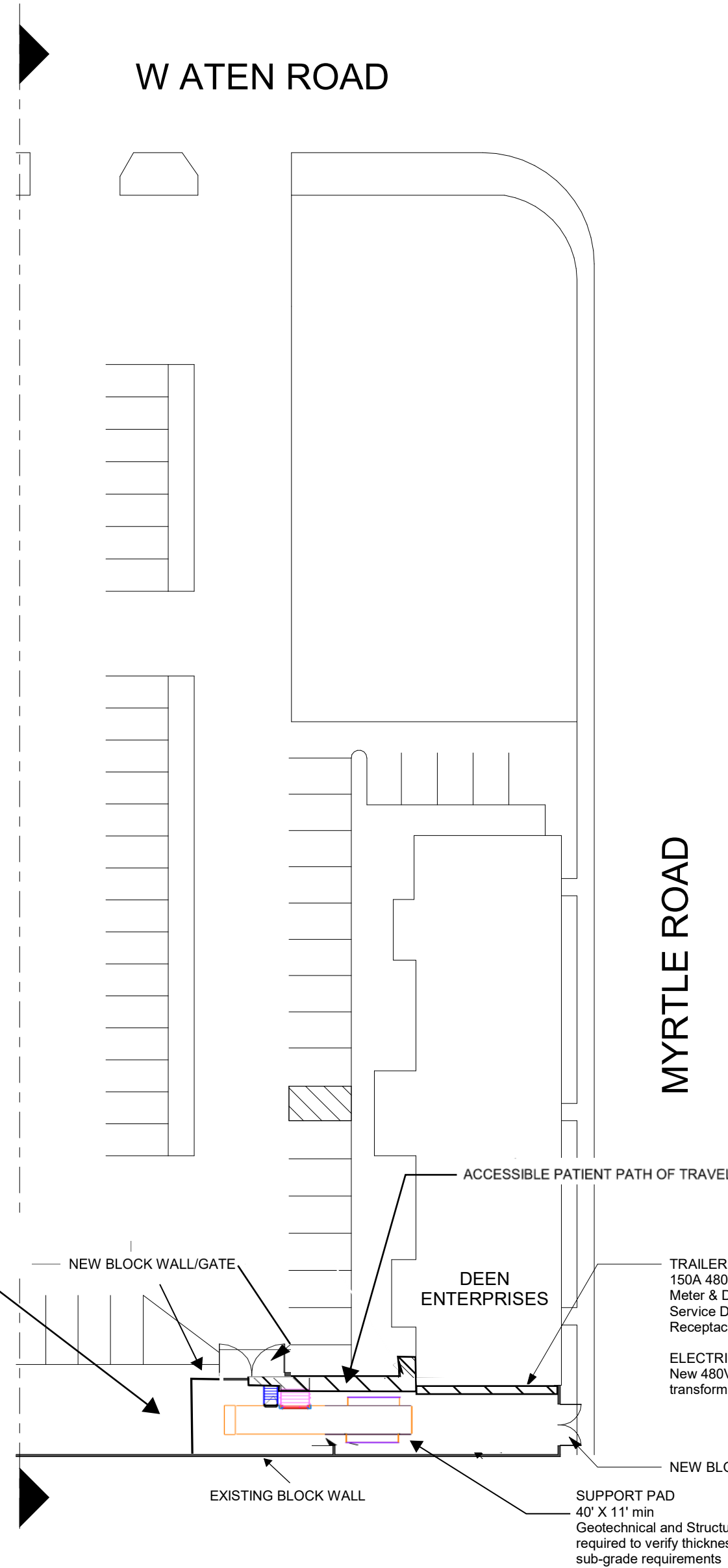
Deen Enterprises  
435 W Aten Road, Suite 2  
Imperial, CA 92251



THIS REVISED PRELIM SITE PLAN OUTLINES THE SHIFTING OF THE PROPOSED LOCATION FOR THE MOBILE IMAGING TRAILER TO CLEAR OVERHEAD POWER LINES AND MEET IID OFF-SET REQUIREMENTS. THIS SHIFT ALSO ALLOWS FOR THE MOBILE IMAGING TRAILER TO NOT BE DIRECTLY ADJACENT TO THE BUILDING PROVIDING ADDITIONAL CLEARANCE AROUND TRAILER. THE EXISTING RETENTION BASIN WILL REQUIRE CIVIL REDESIGN AND REWORK TO PROVIDE MINOR IN-FILL TO ACCOMMODATE NEW CONCRETE SLAB.



① AERIAL VIEW  
1" = 30'-0"



② SITE PLAN  
1" = 30'-0"

**OVERALL SITE PLAN**

Scale 1" = 30'-0"

