



PLANNING COMMISSION
Mark Hammerness – Chairperson
Veronica Harvey – Vice Chairperson
Alice Abatti – Commissioner
Ruben Rivera – Commissioner
Rebecca Terrazas-Baxter – Commissioner

AGENDA

**PLANNING COMMISSION
TRAFFIC COMMISSION**

**220 West 9th Street
IMPERIAL, CA 92251**

**WEDNESDAY, SEPTEMBER 13, 2023
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
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 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 COVENES 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

All items appearing under "Consent Agenda" will be acted upon by the Planning Commission in one motion without discussion. Should any Commissioner or other person request that any item be considered separately, that item will then be taken up at the time as determined by the Chairperson.

- C-1.** Approve Planning Commission Meeting Minutes for June 14, 2023.

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

D-1: Subject: Public Hearing, Discussion/Action: Recommend approval of Conditional Use Permit 23-05 for Kevin Williams, for the installation of a sixteen-foot, two-inch pre-manufactured storage shed within a Residential Zone located at 542 Buffalo Grass Court (APN 064-374-011).

- 1. Public Hearing**
- 2. Staff Report – Public Comment**
- 3. Commission Discussion**
- 4. Close Public Hearing**
- 5. Recommended Action:** Approve/Deny Resolution No. PC2023-07: A Resolution of the Planning Commission of the City of Imperial, approving a Conditional Use Permit for a sixteen-foot, two-inch (16’2”) accessory structure within a Residential Zone located at 542 Buffalo Grass Court (APN 064-374-011).

D-2: Subject: Public Hearing, Discussion/Action: Recommend approval of Variance 23-02 for Tim Gaddis, for the deviation of the City of Imperial’s Industrial Zone Property Development Standards for a 1-acre minimum lot area located at 280 South N Street (APN 064-082-049).

- 1. Public Hearing**
- 2. Staff Report – Public Comment**
- 3. Commission Discussion**
- 4. Close Public Hearing**
- 5. Recommended Action:** Approve/Deny Resolution No. PC2023-06: A Resolution of the Planning Commission of the City of Imperial, approving Variance 23-02 for Tim Gaddis to allow the deviation of the Industrial Zone’s Property Development Standards for a minimum 1-acre lot area located at 280 South N Street (APN 064-082-049).

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

E-1: Reorganization of Planning Commission, Discussion/Action.

F. REPORTS:

F-1: Commissioners’ Reports

F-2: Staff Reports

G. ADJOURNMENT

G-1. Subject: Adjourn the Planning Commission meeting until the next regularly scheduled meeting September 27, 2023, at 6:30pm.

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: Othon Mora, Community Development Director

Date: September 7, 2023

Subject: Conditional Use Permit 23-05
Kevin Williams
542 Buffalo Grass Ct.
Imperial, CA. 92251

Applicant:	Kevin Williams
Project Location:	542 Buffalo Grass Ct. Imperial, CA
Project Description:	Conditional Use Permit 23-05 to allow a 16'2" accessory structure
Zoning:	RA Residential Apartment
General Plan:	Residential High Density
Environmental:	Categorically Exempt
Recommendation:	Approve, Subject to Conditions

Background

Applicant and property owner, Kevin Williams, is proposing to install a sixteen-foot, two-inch pre-manufactured storage shed within his property located at 542 Buffalo Grass Court. The submitted plans detail a sixteen-foot, two-foot structure that is intended to be used for automobile storage. The sixteen-foot, two-inch structure's height deviates from the twelve foot maximum allowable height within a Residential Zone. A Conditional Use Permit may be issued for accessory structures higher than twelve feet within Residential Zones. Other than the accessory structure's height, the proposed accessory structure's site plan meets all of the property development standards outlined in Imperial's Zoning Ordinance. The Development Review Committee discussed the project, submitted comments and determined there were no issues with the construction of the accessory structure.

Proposed Project Site



Discussion/Analysis

The subject site is zoned within a Residential Apartments (RA) Zone, however there are no apartment complexes in the vicinity, only single-family residences making it a non-conforming use. The surrounding land uses and zoning of the project site are General Industrial (I-1) to the North, and Residential Single-Family Zones to the East, South and West.

Environmental Compliance

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the Guidelines.

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 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 Residential Apartment Zone, which is intended as an area for the development of residential apartments with provisions for adequate light, air, open space and landscape areas at a maximum

density of 30 units per net acre. Additional uses are permitted that are complementary to, and can exist in harmony with a residential apartment development.

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 applicant's property is located on a parcel with sufficient space for the installation of the 1,200 square foot pre-manufacture accessory structure. The structure will not be a detriment nor adversely affects his residence, nor adjacent uses. The applicant has agreed to make the structure compatible with the neighborhood's architecture by painting the structure in the same color scheme as his and the neighboring homes

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 Conditions of Approval put in place, the proposed project will not be detrimental to the public health, safety or welfare of those within the vicinity of the project site. The applicant has submitted his structural plans to the City of Imperial's Building Division to ensure his project is structurally safe and abides by the California Building Codes adopted by the City

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 structure complies with all provisions of the Zoning Ordinance.

Public Notification

The public hearing scheduled for September 13, 2023 was duly noticed in the Holtville Tribune and Calexico Chronicle, newspapers of general circulation, on August 30, 2023. A Notice of Public Hearing was mailed to all property owners within 300-feet of the property. No concerns or objections were received.

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 that the Planning Commission approve Conditional Use Permit 23-05 to allow for the installation of an sixteen-foot, two inch pre-manufactured accessory structure at 542 Buffalo Grass Court.

Attachments

- Attachment A - Resolution No. 2023-07 with Conditions of Approval
- Attachment B - Site Plans

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Othon Mora', is written over a horizontal line. The signature is stylized with a large 'O' and a long horizontal stroke.

Othon Mora, MCM, CBO
Community Development Director

ATTACHMENT A
RESOLUTION NO. PC2023-07

**A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL,
APPROVING CONDITIONAL USE PERMIT 23-05 FOR A SIXTEEN-FOOT,
TWO-INCH (16' 2") ACCESSORY STRUCTURE WITHIN A RESIDENTIAL ZONE
LOCATED AT 542 BUFFALO GRASS COURT (APN 064-374-011), SUBJECT TO THE
ATTACHED CONDITIONS**

WHEREAS, Kevin Williams submitted an application for a 1,200 square foot, 40' wide x 30' long x 16'.2" tall metal storage accessory structure within a Residential Zone, located at 542 Buffalo Grass Court.

WHEREAS, the subject site is located within an R-A Residential Apartment Zone and accessory structures over twelve feet in height are conditionally allowed uses within that zone; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on September 13, 2023, 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 project; 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) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES Conditional Use Permit 23-05** subject to the conditions of approval outlined in Exhibit A and 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 initial environmental assessment shows that there is no substantial evidence that the proposed land use will have a significant impact on the environment.
 - 3. The project meets all the requirements per section 24.19.340 of the Imperial Zoning Ordinance for granting said conditional use permit as follows:

- a) **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 Residential Apartment (RA) Zone which is intended as an area for the development of residential apartments with provisions for adequate light, air, open space and landscape areas at a maximum density of 30 units per net acre. Additional uses are permitted that are complementary to, and can exist in harmony with a residential apartment development.

- b) **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 applicant's property is located on a parcel with sufficient space for the accessory structure to be constructed. The structure will not be a detriment nor adversely affect his residence. The applicant has agreed to make the structure compatible with the neighborhood's architecture by painting the structure in the same color scheme as his and the neighboring homes.

- c) **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 Conditions of Approval put in place, the proposed project will not be detrimental to the public health, safety or welfare of those within the vicinity of the project site. The applicant has submitted his structural plans to the City of Imperial's Building Division to ensure his project is structurally safe and abides by the California Building Codes adopted by the City.

- d) **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 complies with all provisions of the Zoning Ordinance.

- C) The City Attorney is authorized to make minor typographical changes to this Resolution that does not change the substance of this Resolution.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 13th day of September, 2023.

Planning Commission Chairman

ATTEST:

City Clerk

EXHIBIT “A”

CONDITIONS OF APPROVAL

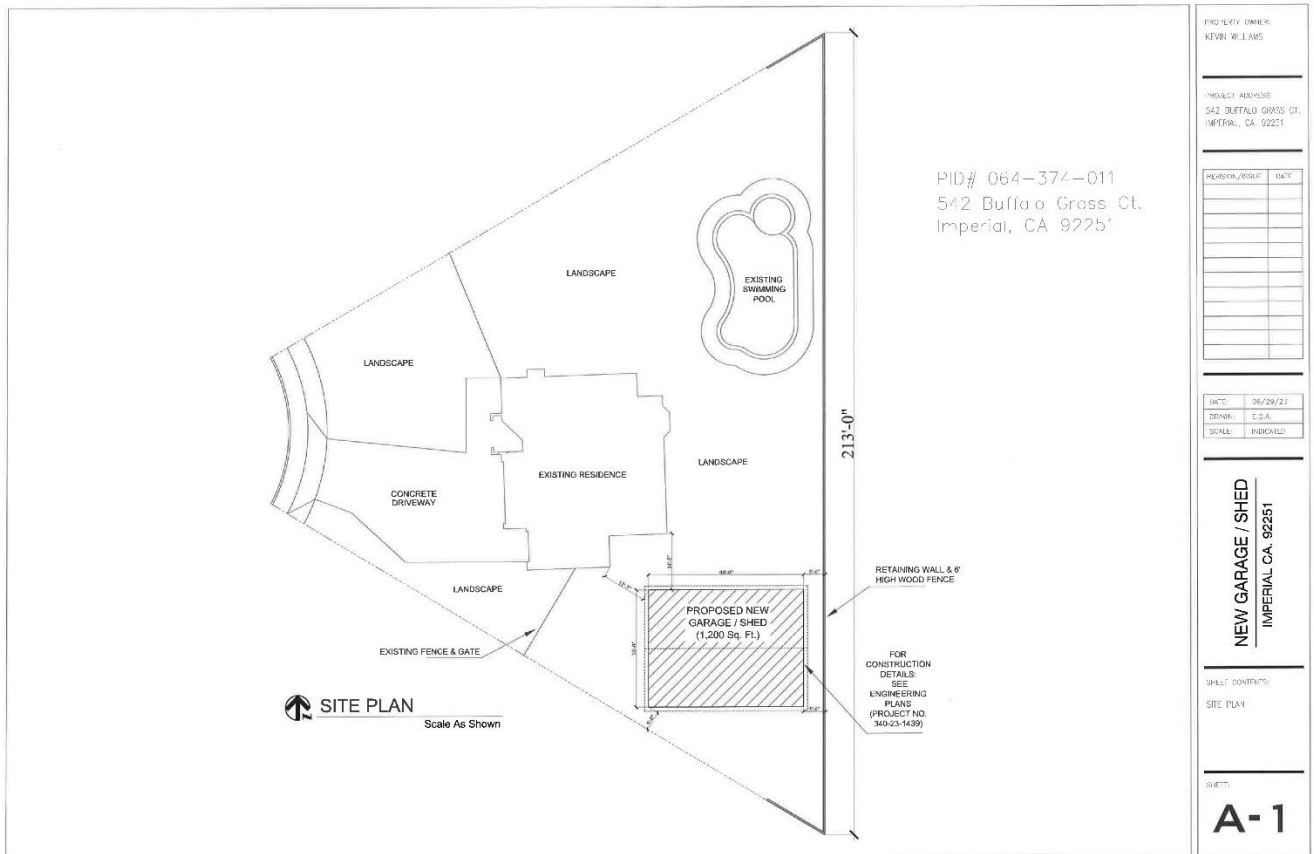
CONDITIONAL USE PERMIT 23-05 KEVIN WILLIAMS FOR THE ALLOWANCE OF AN 16’ 2” ACCESSORY STRUCTURE LOCATED AT 542 BUFFALO GRASS COURT; IMPERIAL, CA 92251 (APN 064-374-011)

1. The 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 Applicant shall pay all applicable permit fees.
3. 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.
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’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 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. All storage of materials waiting or to be worked on shall be stored within the building during. There shall be no outdoor storage of materials.
7. Accessory structure shall comply with all Residential Zone setback requirements and shall be located no closer than three (3) feet to an interior side or rear lot line and is at least ten (10) feet from the main structure.

8. Accessory structure's paint colors shall be consistent with the residential structure's paint colors.
9. The provisions of the 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.
10. 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 conditional use permit, 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 conditional use permit, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.
11. 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.
12. 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.

ATTACHMENT B

SITE PLAN





Staff Report

Agenda Item No. D-2

To: City of Imperial Planning Commission

From: Othon Mora, Community Development Director

Date: September 7, 2023

Item: Variance 23-02
Deviation of the ordained Property Development Standards
Requirement for a minimum lot area of 1-acre

Applicant:	Tim Gaddis
Project Location:	280 S N Street
Zoning:	I-2: Rail Served Industrial
Recommendation:	Staff <u>does not</u> recommend Planning Commission approval of Variance 23-02

Background

Applicant, Tim Gaddis, submitted a Variance application for a deviation of the City of Imperial's Industrial Zone's Property Development Standards to allow for the creation of a .38-acre lot. Mr. Gaddis initially applied for a Lot Line Adjustment on APN 064-082-049. Upon Engineering Department's review, the Lot Line Adjustment determined the parcel does not meet the City's Property Development Standards lot area of 1-acre. If Variance 23-02 is approved, the Lot Line Adjustment would adjust the existing 2.6-acre parcel into two parcels. One parcel would measure .038 acre and the second parcel would measure 2.22-acres. Mr. Gaddis has constructed a seed warehouse on the proposed 0.38 parcel and intends to develop an incubator site on the larger 2.22-acre parcel. The Development Review Committee reviewed the project on 280 South N Street and determined the project does not meet the City's Property Development Standards.

Project Location



Required Findings:

In order to approve Variance 23-02, the Planning Commission is required to review six findings per Section 24.19.400 of the City of Imperial's Zoning Ordinance. The findings are listed below, along with the reasons why staff considers that the findings are or are not met in this case. These findings are:

- 1. Special circumstances apply to the property. These can be its size, shape, topography, location, or surrounding structures. You must explain how these circumstances deprive your property of the privileges enjoyed by other property in the neighborhood which is zoned the same, and;**

Upon staff review, there are no special circumstances that apply to this property regarding its size, shape, topography, location or surrounding structures that deprive the property of the privileges enjoyed by other properties within the Industrial Zone.

- 2. The Variance will meet the intent of the zoning on the parcel, and will not be detrimental to public health, safety, and welfare, and not be detrimental to other property in the neighborhood; and,**

Variance approval will not meet the intent of Industrial Zone's Property Development Standards as it will create a lot area less than the required one-acre parcel. A smaller parcel will present a possibility to be detrimental to public's health, safety or welfare, by creating a non-conforming parcel that is not congruent with the intended Industrial Zones' purpose of providing quality working

environments that achieve a harmonious mixture of uses which otherwise may be considered incompatible when located in close proximity. Industrial Zones are to provide sufficient open space around industrial structures to protect them from hazard and to minimize the impact of industrial operations on nearby zones.

3. **The granting of the Variance or its modification is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone and denied to the property for which the Variance is sought; and**

The parcel to the East of the project site, owned by Mr. Gaddis, is approximately equal in lot area in its current state. The parcel to the North, also owned by Mr. Gaddis, is much larger in size (5.69-acres) and has not been subdivided into smaller parcels. The parcels to the South, however, have been subdivided into smaller parcels with various sizes and owners approximately equal in size as what Mr. Gaddis is proposing. Granting the Variance will allow the same property right possessed by other properties in the vicinity and zone.

4. **The granting of the Variance or its modifications will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and**

Although the properties to the South have been inconsistently subdivided into smaller parcels, the Industrial Zone's Development Standards for lot area are specified to be a minimum of 1-acre, therefore the approval will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity.

5. **The granting of this Variance does not allow a use or activity which is not otherwise expressly authorized by the zoning regulation governing the parcel of property.**

The City of Imperial reviewed the project on 280 S N Street and determined the project does not meet the City's Property Development Standards, hence Variance approval will expressly authorize the activity of subdividing the parcel into a 0.38-acre lot to be a non-conforming lot.

6. **That granting the Variance or its modification will not be incompatible with the City of Imperial General Plan.**

Granting the Variance will be incompatible with The City of Imperial's General Plan's Conservation Element which addresses the conservation and development within the City.

Environmental:

This item is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301-Existing Facilities and Section 15303-New Construction or Conversion of Small Structures.

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 that the Planning Commission **deny** Variance 23-02.

Attachments

- Attachment A - Resolution PC2023-06 with Conditions of Approval
- Attachment B - Site Plan
- Attachment C - BJ Engineering Documents for Lot Line Adjustment
- Attachment D – Applicant’s Findings Response

ATTACHMENT A

RESOLUTION NO. PC2023-06

**A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL,
APPROVING VARIANCE 23-02 FOR TIM GADDIS TO ALLOW THE DEVIATION OF
THE INDUSTRIAL ZONE PROPERTY DEVELOPMENT STANDARDS FOR A
1-ACRE MINIMUM LOT AREA LOCATED AT 280 SOUTH N STREET
(APN 064-082-049)**

WHEREAS, Tim Gaddis submitted a variance request for the deviation of the Industrial Zone's Property Development standards for a minimum lot area of 1-acre to execute a lot line adjustment to create a .38-acre parcel within the City's Industrial Zone; and

WHEREAS, a duly notified public hearing was held by the Planning Commission during a meeting on September 13, 2023; 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 Variance 23-02.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial grants 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) Installation and alteration of the property and deviation from the Industrial Zone's Property Development Standards are ministerial and therefore categorically exempt from the California Environmental Quality Act per Section 15301.
- D) 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
- E) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorical Exempt under Section 15301 of the California Environmental Quality Act; and
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES Variance 23-02** for Tim Gaddis to allow for the deviation of the Industrial Zone's Property Development Standards of 1-acre lot area and create a 0.38 acre lot, subject to the Conditions of Approval outlined in Exhibit A and based on the following findings:

- 1. Special circumstances apply to the property. These can be its size, shape, topography, location, or surrounding structures. You must explain how these circumstances deprive your property of the privileges enjoyed by other property in the neighborhood which is zoned the same, and;**

Upon staff review, there are no special circumstances that apply to this property regarding its size, shape, topography, location or surrounding structures that deprive the property of the privileges enjoyed by other properties within the Industrial Zone.

- 2. The variance will meet the intent of the zoning on the parcel, and will not be detrimental to public health, safety, and welfare, and not be detrimental to other property in the neighborhood; and,**

Variance approval will not meet the intent of Industrial Zone's Property Development Standards as it will create a lot area less than the required one-acre parcel. A smaller parcel will present a possibility to be detrimental to public's health, safety or welfare, by creating a non-conforming parcel that is not congruent with the intended Industrial Zones' purpose of providing quality working environments that achieve a harmonious mixture of uses which otherwise may be considered incompatible when located in close proximity. Industrial Zones are to provide sufficient open space around industrial structures to protect them from hazard and to minimize the impact of industrial operations on nearby zones.

- 3. The granting of the Variance or its modification is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone and denied to the property for which the Variance is sought; and**

The parcel to the East of the project site, owned by Mr. Gaddis, is approximately equal in lot area in its current state. The parcel to the North, also owned by Mr. Gaddis, is much larger in size (5.69-acres) and has not been subdivided into smaller parcels. The parcels to the South, however, have been subdivided into smaller parcels with various sizes and owners approximately equal in size as what Mr. Gaddis is proposing. Granting the Variance will allow the same property right possessed by other properties in the vicinity and zone.

- 4. The variance will not be a grant of special privilege in the neighborhood, and will not allow you to build in a way that would not be allowed for someone else.**

The variance will not be granting a special privilege in the neighborhood. The surrounding parcel to the East, owned by Mr. Gaddis is approximately

equal in lot area in its current state. The parcel to the North, also owned by Mr. Gaddis, is much larger in size (5.69-acres) and has not been subdivided into smaller parcels. The parcels to the South, however, have been subdivided into smaller parcels with various sizes and owners. Approving this variance will not be granting a special privilege as the parcels to the South will be approximately equal in size as what Mr. Gaddis is proposing.

5. **The granting of the Variance or its modifications will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.**

Although the properties to the South have been inconsistently subdivided into smaller parcels, the Industrial Zone's Development Standards for lot area are specified to be a minimum of 1-acre, therefore the approval will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity.

6. **The granting of this Variance does not allow a use or activity which is not otherwise expressly authorized by the zoning regulation governing the parcel of property.**

The City of Imperial reviewed the project on 280 S N Street and determined the project does not meet the City's Property Development Standards, hence Variance approval will expressly authorize the activity of subdividing the parcel into a 0.38-acre lot to be a non-conforming lot.

7. **That granting the Variance or its modification will not be incompatible with the City of Imperial General Plan.**

Granting the Variance will be incompatible with The City of Imperial's General Plan's Conservation Element which addresses the conservation and development within the City.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 13th day of September, 2023.

Planning Commission Chairman

ATTEST:

City Clerk

EXHIBIT A

CONDITIONS OF APPROVAL

VARIANCE 23-02

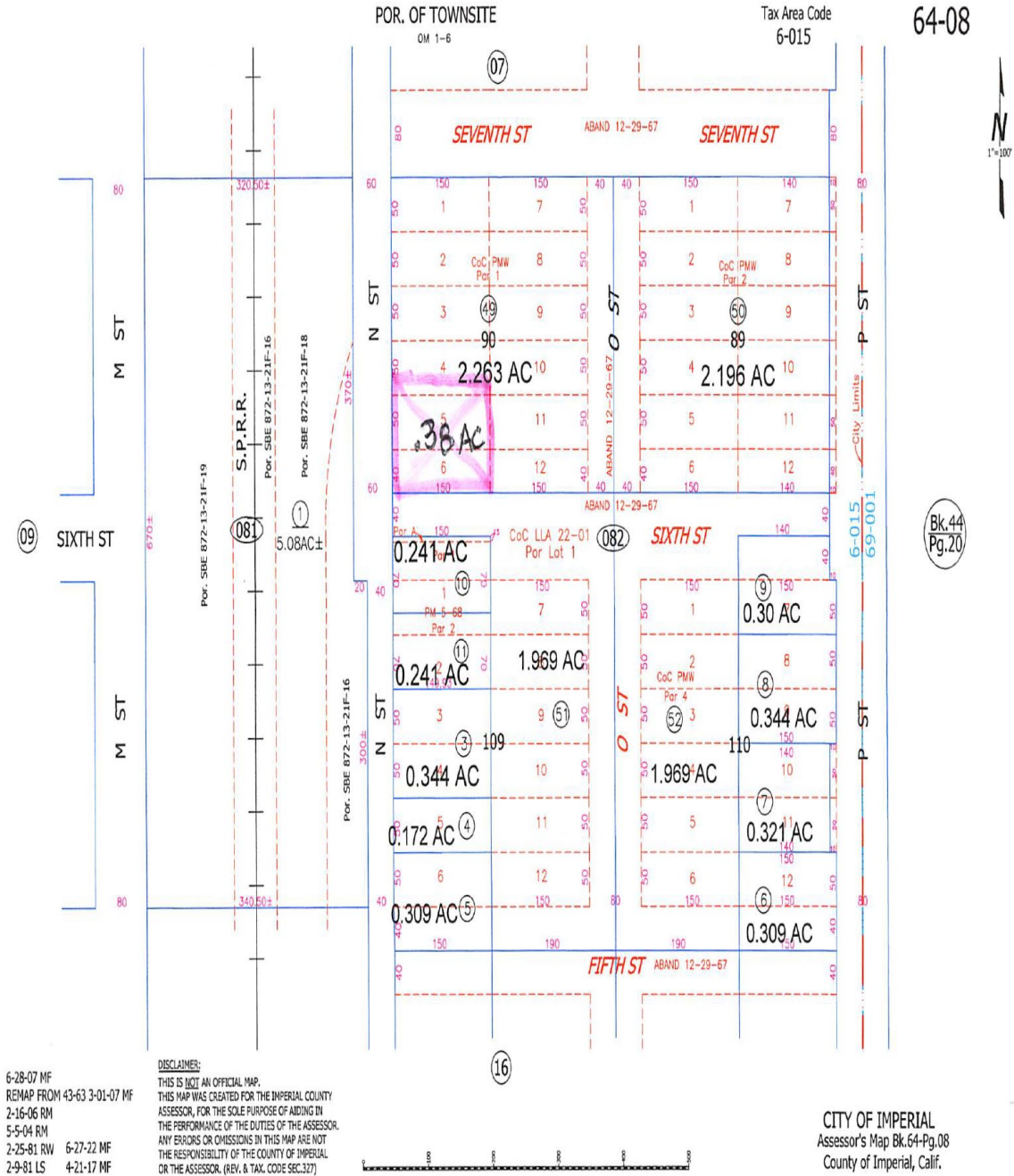
Tim Gaddis

280 S N. Street

APN 064-082-049-00

1. Applicant shall not hold the City of Imperial or any of its employees responsible for any incidents regarding Variance 23-02.
2. The provisions of Variance 23-02 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.
3. The Applicant shall be responsible for the removal of all graffiti from the property within seventy-two (72) hours of its appearance on the property.
4. The Applicant shall be responsible for maintaining the property free of litter at all times.
5. 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.
6. The approval of Variance 23-02 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.
7. The Applicant shall pay all applicable fees as required by the city.
8. 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 Variance 23-02, or the Planning/Building Division 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) Applicant fails to comply, and/or (2) Applicant cannot comply with the conditions set forth in the Variance, then the matter shall be referred to the Planning Commission, or to the appropriate enforcement authority, for modification, suspension, or termination.
9. As between the City and the Applicant, any violation of Variance 23-02 approval may be a "nuisance per se". The City may enforce the terms and conditions of Variance 23-02 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. 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 approved project.

ATTACHMENT B **Submitted Site Plan**



ATTACHMENT C

Lot Line Adjustment Documents from BJ Engineering

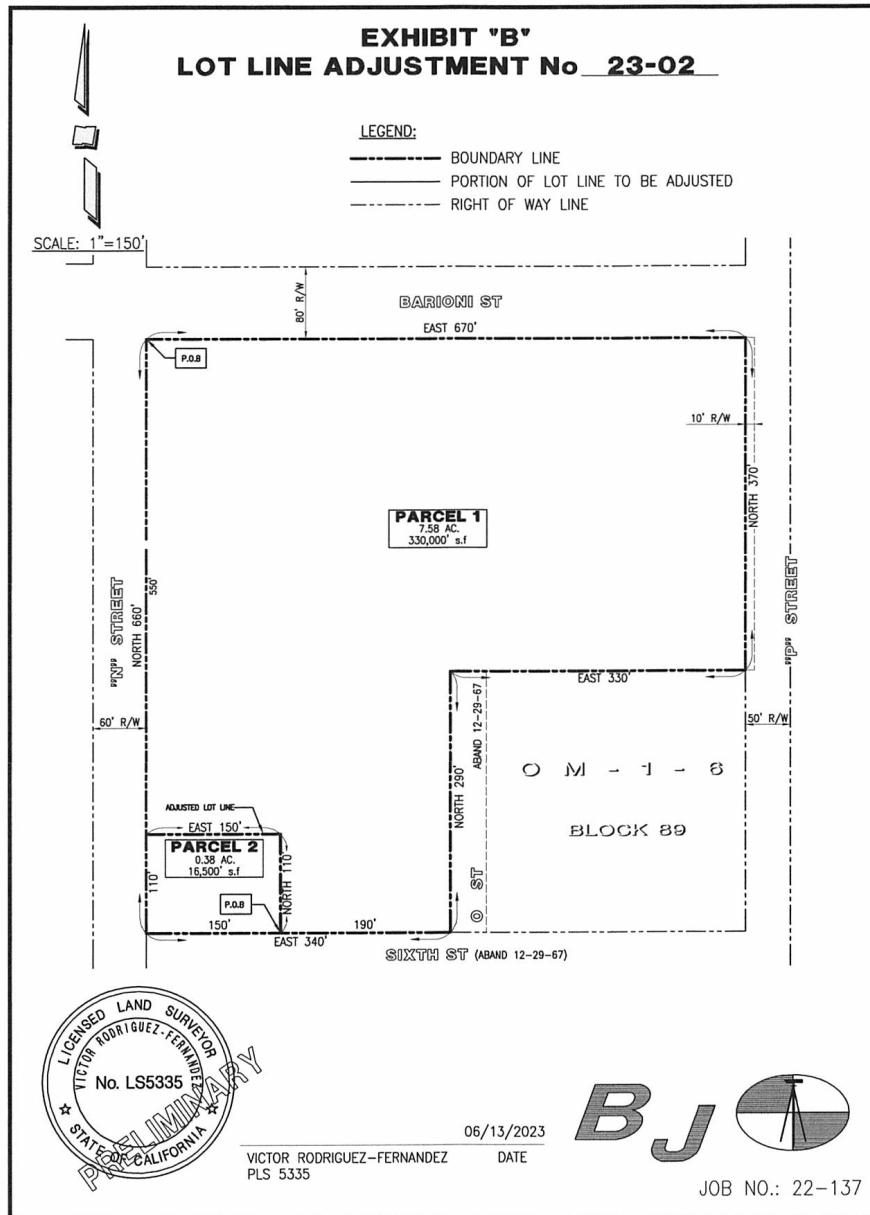


EXHIBIT "A"

LOT LINE ADJUSTMENT No 23-02
LEGAL DESCRIPTION

PARCEL 1

BEING LOTS 1 TO 12, INCLUSIVE, BLOCK 87, AND LOTS 1 TO 12, INCLUSIVE, BLOCK 88, RESUBDIVISION OF BLOCKS 67 TO 88, INCLUSIVE, OF THE TOWNSITE OF IMPERIAL, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP No.885 ON FILE IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY;

TOGETHER WITH LOTS 1,2,3 A PORTION OF LOT 4, LOTS 7 TO 12 INCLUSIVE OF BLOCK 90, ACCORDING TO MAP No. 883 IN BOOK 1, PAGE 6 OF OFFICIAL MAPS IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

TOGETHER WITH THAT PORTION OF "O" STREET LAYING BETWEEN BLOCKS 87 AND 88, AND THAT PORTION OF SEVENTH STREET, LAYING ADJACENT TO SAID BLOCKS 87 AND 90, AND ALSO TOGETHER WITH THAT PORTION OF SEVENTH STREET, LAYING BETWEEN THE EAST LINE OF BLOCKS 87 AND 90 TO THE WEST LINE OF THE EASTERLY 10 FEET OF BLOCKS 88 AND 89 NOW VACATED.

EXCEPTING THEREFROM THE EAST 10 FEET OF SAID BLOCK 88 AS CONVEYED TO THE CITY OF IMPERIAL BY DEED RECORDED MAY 18, 1965 IN BOOK 1208, PAGE 22 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 87;

THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 87 AND IT'S EASTERLY EXTENSION, AND THE NORTH LINE OF BLOCK 88 A DISTANCE OF 670 FEET TO THE NORTHWEST CORNER OF RIGHT OF WAY DEED BOOK 1208, PAGE 22 OF OFFICIAL RECORDS;

THENCE SOUTH ALONG THE WEST LINE OF SAID RIGHT OF WAY DEED ON BLOCK 88 A DISTANCE OF 370 FEET TO A POINT 10 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID BLOCK 89;

THENCE WEST A DISTANCE OF 330 FEET TO THE CENTER LINE OF THE ABANDONED RIGHT OF WAY OF "O" STREET PER DEED ON BOOK 1255, PAGE 1037, 1040 AND 1041 DATED DECEMBER 29 OF 1967 OF OFFICIAL RECORDS;

THENCE SOUTH ALONG THE CENTER LINE OF SAID ABANDONED "O" STREET A DISTANCE OF 290 FEET TO THE NORTH LINE OF ABANDONED SIXTH STREET;

THENCE WEST, ALONG SAID NORTH LINE OF SIXTH STREET A DISTANCE OF 190 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6 OF BLOCK 90;

THENCE NORTH, ALONG THE EAST LINE OF SAID LOTS 6, 5 AND 4 OF BLOCK 90 A DISTANCE OF 110 FEET TO A POINT;

THENCE LEAVING SAID EAST LINE OF LOT 4, WEST A DISTANCE OF 150 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 90;

THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 90 AND IT'S NORTHEASTLY EXTENSION, AND THE WEST LINE OF BLOCK 87 A DISTANCE OF 550 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 7.58 ACRES MORE, OR LESS.

SUBJECT TO ALL COVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.

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

VICTOR RODRIGUEZ-FERNANDEZ
PLS 533

06/13/2023

DATE



PARCEL 2

BEING PORTION OF LOT 4, LOTS 5 AND 6 OF BLOCK 90, TOWNSITE OF IMPERIAL, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP No. 883 IN BOOK 1, PAGE 6, OF OFFICIAL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 6, 5 AND 4 A DISTANCE OF 110 FEET TO A POINT;

THENCE WEST A DISTANCE OF 150 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 90, ALSO BEING THE EAST LINE OF "N STREET" RIGHT OF WAY;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH A DISTANCE OF 110 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 90;

THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 90, ALSO BEING THE NORTH LINE OF ABANDONED "SIXTH STREET", A DISTANCE OF 150 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PROPERTY CONTAINS 0.38 ACRES MORE, OR LESS.

SUBJECT TO ALL COVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.

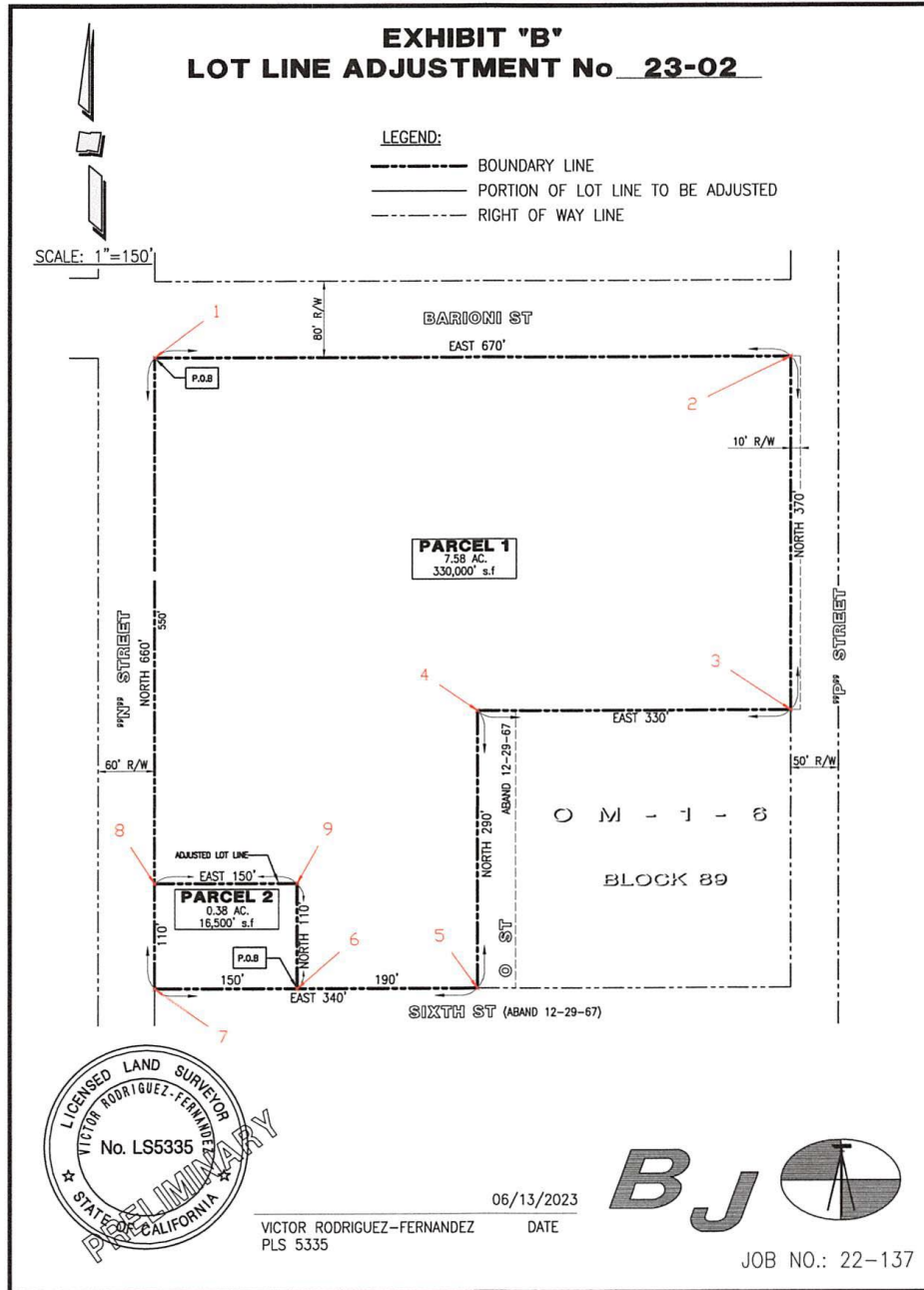
SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

06/13/2023
VICTOR RODRIGUEZ-FERNANDEZ DATE
PLS 533



PRELIMINARY

POINT SHEET



ATTACHMENT D
APPLICANT'S FINDINGS SUBMITTAL

FINDINGS

DATE

July 11, 2023

RAMITA PROPERTIES LLC/

TIM GADDIS

722 E. Barioni Blvd.

Imperial, CA 92251

PROJECT: 280 N Street,

Imperial, CA 92251

APN: 064-082-049

The property size will be 0.38 acres, (16,500 s.f.) after the Lot Line Adjustment as we submitted.

The Properties Surrounding our Property are as follows:

Lot 10 is 0.241 acre (10,500 s.f.)

Lot 11 is 0.241 acre (10,500 s.f.)

Lot 3 is 0.344 acre (15,000 s.f.)

Lot 4 is 0.172 acre (7,500 s.f.)

Lot 5 is 0.309 acre (13,500 s.f.) to Fifth Street

Properties to the East (backing our property) are as follows:

Lot 50 is 2.19 acre (95,700 s.f.)

Lot 52 is 1.969 acre (85,800 s.f.)

Lot 9 is 0.30 acre (5,600 s.f.)

Lot 8 is 0.344 acre (15,000 s.f.)

Lot 7 is 0.321 acre (14,000 s.f.)

Lot 6 is 0.309 acre (13,500 s.f.)

Between Seventh St. & Fifth St. / N Street & P Street there are only 3 Acre + Lots. Attached is a Map 64-08. This Property will be Consistant with the Surrounding properties in Size and Use.

On Plat Map 64-07 between Ninth St & Seventh St / N Street & P Street there are 2 of the 8 lots that are over an Acre and 6 that are all under an Acre.

Granting this Variance will not be incompatible with the City of Imperial General Plan.

64-07

Tax Area Code
6-015

RESUB. BLOCKS 67,68,87,88 & POR. OF TOWNSITE
OM 1-7

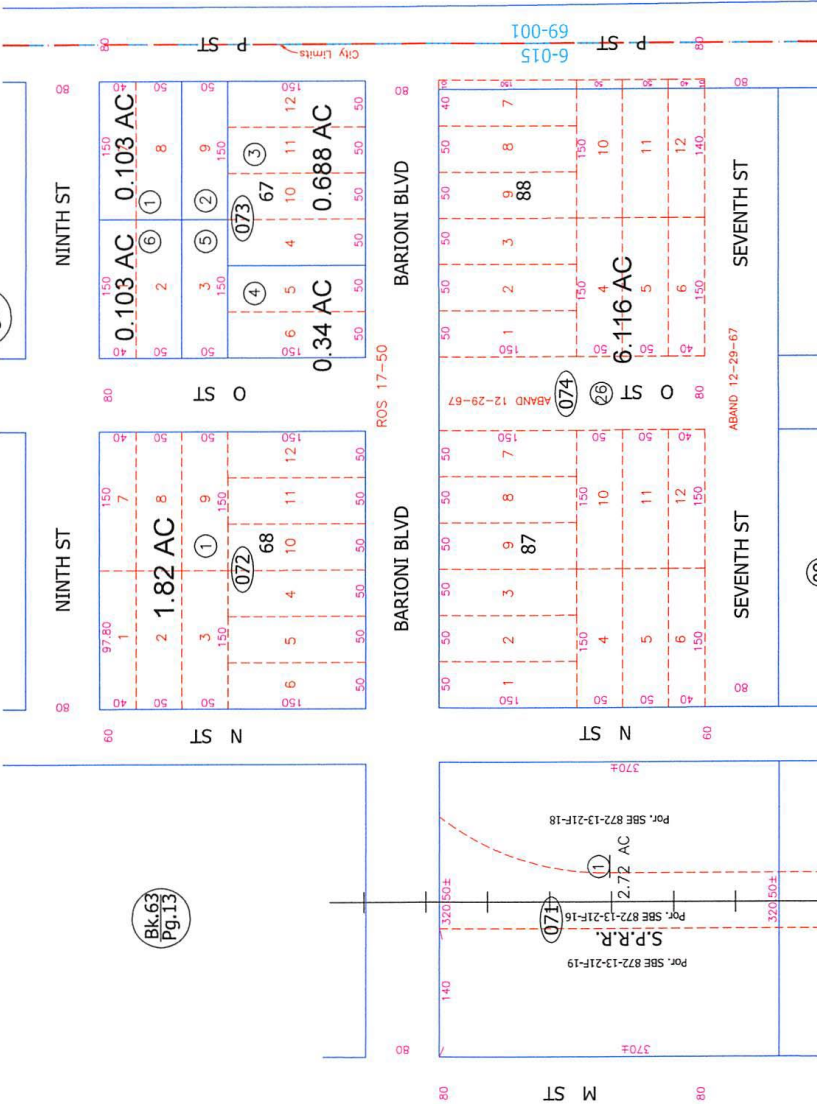
OM 1-6

OM 1-7

Bk.63
Pg.14

Bk.63
Pg.13

5-26-10 MF
06-25-07 MF
03-08-07 MF
REMAP FROM
5-5-04 RM
4-4-96 RM
3-29-96 RM
7-25-94 DP
5-12-77 DM



DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
THE RECORDING OF INTERESTS IN REAL PROPERTY.
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

CITY OF IMPERIAL
Assessor's Map Bk.64-Pg.07
County of Imperial, Calif.

64-08

Tax Area Code
6-015

POR. OF TOWNSITE
OM 1-6



Bk. 44
Pg. 20

DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR'S OFFICE AND IS FOR INFORMATIONAL PURPOSES ONLY.
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR,
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
OR THE ASSESSOR. (REV. & TAX CODE SEC.327)

6-28-07 MF
REMAP FROM 43-63 3-01-07 MF
2-16-06 RW
2-5-04 RW
2-9-81 RW
4-21-17 MF

CITY OF IMPERIAL
Assessor's Map Bk. 64-Pg. 08
County of Imperial, Calif.

ABBREVIATIONS

1. WALL	2. ROOF	3. FLOOR	4. CEILING	5. DOOR	6. WINDOW	7. PORCH	8. PATIO	9. DRIVEWAY	10. STAIR	11. RAMP	12. ELEVATION	13. SECTION	14. DETAIL	15. FINISH	16. MATERIAL	17. DIMENSION	18. AREA	19. VOLUME	20. WEIGHT	21. COST	22. QUANTITY	23. UNIT	24. SCALE	25. DATE	26. DRAWN	27. CHECKED	28. APPROVED	29. REVISION	30. CANCEL	31. ERASE	32. COPY	33. PASTE	34. PRINT	35. SAVE	36. OPEN	37. CLOSE	38. EXIT	39. HELP	40. ABOUT	41. SETTINGS	42. OPTIONS	43. TOOLS	44. LAYERS	45. STYLES	46. TEXT	47. DIMS	48. ANNOTATE	49. TABLE	50. INDEX	51. SHEET	52. PLOT	53. PREPARE	54. PUBLISH	55. SHARE	56. PRINT	57. SAVE	58. OPEN	59. CLOSE	60. EXIT	61. HELP	62. ABOUT	63. SETTINGS	64. OPTIONS	65. TOOLS	66. LAYERS	67. STYLES	68. TEXT	69. DIMS	70. ANNOTATE	71. TABLE	72. INDEX	73. SHEET	74. PLOT	75. PREPARE	76. PUBLISH	77. SHARE	78. PRINT	79. SAVE	80. OPEN	81. CLOSE	82. EXIT	83. HELP	84. ABOUT	85. SETTINGS	86. OPTIONS	87. TOOLS	88. LAYERS	89. STYLES	90. TEXT	91. DIMS	92. ANNOTATE	93. TABLE	94. INDEX	95. SHEET	96. PLOT	97. PREPARE	98. PUBLISH	99. SHARE	100. PRINT	101. SAVE	102. OPEN	103. CLOSE	104. EXIT	105. HELP	106. ABOUT	107. SETTINGS	108. OPTIONS	109. TOOLS	110. LAYERS	111. STYLES	112. TEXT	113. DIMS	114. ANNOTATE	115. TABLE	116. INDEX	117. SHEET	118. PLOT	119. PREPARE	120. PUBLISH	121. SHARE	122. PRINT	123. SAVE	124. OPEN	125. CLOSE	126. EXIT	127. HELP	128. ABOUT	129. SETTINGS	130. OPTIONS	131. TOOLS	132. LAYERS	133. STYLES	134. TEXT	135. DIMS	136. ANNOTATE	137. TABLE	138. INDEX	139. SHEET	140. PLOT	141. PREPARE	142. PUBLISH	143. SHARE	144. PRINT	145. SAVE	146. OPEN	147. CLOSE	148. EXIT	149. HELP	150. ABOUT	151. SETTINGS	152. OPTIONS	153. TOOLS	154. LAYERS	155. STYLES	156. TEXT	157. DIMS	158. ANNOTATE	159. TABLE	160. INDEX	161. SHEET	162. PLOT	163. PREPARE	164. PUBLISH	165. SHARE	166. PRINT	167. SAVE	168. OPEN	169. CLOSE	170. EXIT	171. HELP	172. ABOUT	173. SETTINGS	174. OPTIONS	175. TOOLS	176. LAYERS	177. STYLES	178. TEXT	179. DIMS	180. ANNOTATE	181. TABLE	182. INDEX	183. SHEET	184. PLOT	185. PREPARE	186. PUBLISH	187. SHARE	188. PRINT	189. SAVE	190. OPEN	191. CLOSE	192. EXIT	193. HELP	194. ABOUT	195. SETTINGS	196. OPTIONS	197. TOOLS	198. LAYERS	199. STYLES	200. TEXT	201. DIMS	202. ANNOTATE	203. TABLE	204. INDEX	205. SHEET	206. PLOT	207. PREPARE	208. PUBLISH	209. SHARE	210. PRINT	211. SAVE	212. OPEN	213. CLOSE	214. EXIT	215. HELP	216. ABOUT	217. SETTINGS	218. OPTIONS	219. TOOLS	220. LAYERS	221. STYLES	222. TEXT	223. DIMS	224. ANNOTATE	225. TABLE	226. INDEX	227. SHEET	228. PLOT	229. PREPARE	230. PUBLISH	231. SHARE	232. PRINT	233. SAVE	234. OPEN	235. CLOSE	236. EXIT	237. HELP	238. ABOUT	239. SETTINGS	240. OPTIONS	241. TOOLS	242. LAYERS	243. STYLES	244. TEXT	245. DIMS	246. ANNOTATE	247. TABLE	248. INDEX	249. SHEET	250. PLOT	251. PREPARE	252. PUBLISH	253. SHARE	254. PRINT	255. SAVE	256. OPEN	257. CLOSE	258. EXIT	259. HELP	260. ABOUT	261. SETTINGS	262. OPTIONS	263. TOOLS	264. LAYERS	265. STYLES	266. TEXT	267. DIMS	268. ANNOTATE	269. TABLE	270. INDEX	271. SHEET	272. PLOT	273. 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PREPARE	714. PUBLISH	715. SHARE	716. PRINT	717. SAVE	718. OPEN	719. CLOSE	720. EXIT	721. HELP	722. ABOUT	723. SETTINGS	724. OPTIONS	725. TOOLS	726. LAYERS	727. STYLES	728. TEXT	729. DIMS	730. ANNOTATE	731. TABLE	732. INDEX	733. SHEET	734. PLOT	735. PREPARE	736. PUBLISH	737. SHARE	738. PRINT	739. SAVE	740. OPEN	741. CLOSE	742. EXIT	743. HELP	744. ABOUT	745. SETTINGS	746. OPTIONS	747. TOOLS	748. LAYERS	749. STYLES	750. TEXT	751. DIMS	752. ANNOTATE	753. TABLE	754. INDEX	755. SHEET	756. PLOT	757. PREPARE	758. PUBLISH	759. SHARE	760. PRINT	761. SAVE	762. OPEN	763. CLOSE	764. EXIT	765. HELP	766. ABOUT	767. SETTINGS	768. OPTIONS	769. TOOLS	770. LAYERS	771. STYLES	772. TEXT	773. DIMS	774. ANNOTATE	775. TABLE	776. INDEX	777. SHEET	778. PLOT	779. PREPARE	780. PUBLISH	781. SHARE	782. PRINT	783. SAVE	784. OPEN	785. CLOSE	786. EXIT	787. HELP	788. ABOUT	789. SETTINGS	790. OPTIONS	791. TOOLS	792. LAYERS	793. STYLES	794. TEXT	795. DIMS	796. ANNOTATE	797. TABLE	798. INDEX	799. SHEET	800. PLOT	801. PREPARE	802. PUBLISH	803. SHARE	804. PRINT	805. SAVE	806. OPEN	807. CLOSE	808. EXIT	809. HELP	810. ABOUT	811. SETTINGS	812. OPTIONS	813. TOOLS	814. LAYERS	815. STYLES	816. TEXT	817. DIMS	818. ANNOTATE	819. TABLE	820. INDEX	821. SHEET	822. PLOT	823. PREPARE	824. PUBLISH	825. SHARE	826. PRINT	827. SAVE	828. OPEN	829. CLOSE	830. EXIT	831. HELP	832. ABOUT	833. SETTINGS	834. OPTIONS	835. TOOLS	836. LAYERS	837. STYLES	838. TEXT	839. DIMS	840. ANNOTATE	841. TABLE	842. INDEX	843. SHEET	844. PLOT	845. PREPARE	846. PUBLISH	847. SHARE	848. PRINT	849. SAVE	850. OPEN	851. CLOSE	852. EXIT	853. HELP	854. ABOUT	855. SETTINGS	856. OPTIONS	857. TOOLS	858. LAYERS	859. STYLES	860. TEXT	861. DIMS	862. ANNOTATE	863. TABLE	864. INDEX	865. SHEET	866. PLOT	867. PREPARE	868. PUBLISH	869. SHARE	870. PRINT	871. SAVE	872. OPEN	873. CLOSE	874. EXIT	875. HELP	876. ABOUT	877. SETTINGS	878. OPTIONS	879. TOOLS	880. LAYERS	881. STYLES	882. TEXT	883. DIMS	884. ANNOTATE	885. TABLE	886. INDEX	887. SHEET	888. PLOT	889. PREPARE	890. PUBLISH	891. SHARE	892. PRINT	893. SAVE	894. OPEN	895. CLOSE	896. EXIT	897. HELP	898. ABOUT	899. SETTINGS	900. OPTIONS	901. TOOLS	902. LAYERS	903. STYLES	904. TEXT	905. DIMS	906. ANNOTATE	907. TABLE	908. INDEX	909. SHEET	910. PLOT	911. PREPARE	912. PUBLISH	913. SHARE	914. PRINT	915. SAVE	916. OPEN	917. CLOSE	918. EXIT	919. HELP	920. ABOUT	921. SETTINGS	922. OPTIONS	923. TOOLS	924. LAYERS	925. STYLES	926. TEXT	927. DIMS	928. ANNOTATE	929. TABLE	930. INDEX	931. SHEET	932. PLOT	933. PREPARE	934. PUBLISH	935. SHARE	936. PRINT	937. SAVE	938. OPEN	939. CLOSE	940. EXIT	941. HELP	942. ABOUT	943. SETTINGS	944. OPTIONS	945. TOOLS	946. LAYERS	947. STYLES	948. TEXT	949. DIMS	950. ANNOTATE	951. TABLE	952. INDEX	953. SHEET	954. PLOT	955. PREPARE	956. PUBLISH	957. SHARE	958. PRINT	959. SAVE	960. OPEN	961. CLOSE	962. EXIT	963. HELP	964. ABOUT	965. SETTINGS	966. OPTIONS	967. TOOLS	968. LAYERS	969. STYLES	970. TEXT	971. DIMS	972. ANNOTATE	973. TABLE	974. INDEX	975. SHEET	976. PLOT	977. PREPARE	978. PUBLISH	979. SHARE	980. PRINT	981. SAVE	982. OPEN	983. CLOSE	984. EXIT	985. HELP	986. ABOUT	987. SETTINGS	988. OPTIONS	989. TOOLS	990. LAYERS	991. STYLES	992. TEXT	993. DIMS	994. ANNOTATE	995. TABLE	996. INDEX	997. SHEET	998. PLOT	999. PREPARE	1000. PUBLISH	1001. SHARE	1002. PRINT	1003. SAVE	1004. OPEN	1005. CLOSE	1006. EXIT	1007. HELP	1008. ABOUT	1009. SETTINGS	1010. OPTIONS	1011. TOOLS	1012. LAYERS	1013. STYLES	1014. TEXT	1015. DIMS	1016. ANNOTATE	1017. TABLE	1018. INDEX	1019. SHEET	1020. PLOT	1021. PREPARE	1022. PUBLISH	1023. SHARE	1024. PRINT	1025. SAVE	1026. OPEN	1027. CLOSE	1028. EXIT	1029. HELP	1030. ABOUT	1031. SETTINGS	1032. OPTIONS	1033. TOOLS	1034. LAYERS	1035. STYLES	1036. TEXT	1037. DIMS	1038. ANNOTATE	1039. TABLE	1040. INDEX	1041. SHEET	1042. PLOT	1043. PREPARE	1044. PUBLISH	1045. SHARE	1046. PRINT	1047. SAVE	1048. OPEN	1049. CLOSE	1050. EXIT	1051. HELP	1052. ABOUT	1053. SETTINGS	1054. OPTIONS	1055. TOOLS	1056. LAYERS	1057. STYLES	1058. TEXT	1059. DIMS	1060. ANNOTATE	1061. TABLE	1062. INDEX	1063. SHEET	1064. PLOT	1065. PREPARE	1066. PUBLISH	1067. SHARE	1068. PRINT	1069. SAVE	1070. OPEN	1071. CLOSE	1072. EXIT	1073. HELP	1074. ABOUT	1075. SETTINGS	1076. OPTIONS	1077. TOOLS	1078. LAYERS	1079. STYLES	1080. TEXT	1081. DIMS	1082. ANNOTATE	1083. TABLE	1084. INDEX	1085. SHEET	1086. PLOT	1087. PREPARE	1088. PUBLISH	1089. SHARE	1090. PRINT	1091. SAVE	1092. OPEN	1093. CLOSE	1094. EXIT	1095. HELP	1096. ABOUT	1097. SETTINGS	1098. OPTIONS	1099. TOOLS	1100. LAYERS	1101. STYLES	1102. TEXT	1103. DIMS	1104. ANNOTATE	1105. TABLE	1106. INDEX	1107. SHEET	1108. PLOT	1109. PREPARE	1110. PUBLISH	1111. SHARE	1112. PRINT	1113. SAVE	1114. OPEN	1115. CLOSE	1116. EXIT	1117. HELP	1118. ABOUT	1119. SETTINGS	1120. OPTIONS	1121. TOOLS	1122. LAYERS	1123. STYLES	1124. TEXT	1125. DIMS	1126. ANNOTATE	1127. TABLE	1128. INDEX	1129. SHEET	1130. PLOT	1131. PREPARE	1132. PUBLISH	1133. SHARE	1134. PRINT	1135. SAVE	1136. OPEN	1137. CLOSE	1138. EXIT	1139. HELP	1140. ABOUT	1141. SETTINGS	1142. OPTIONS	1143. TOOLS	1144. LAYERS	1145. STYLES	1146. TEXT	1147. DIMS	1148. ANNOTATE	1149. TABLE	1150. INDEX	1151. SHEET	1152. PLOT	1153. PREPARE	1154. PUBLISH	1155. SHARE	1156. PRINT	1157. SAVE	1158. OPEN	1159. CLOSE	1160. EXIT	1161. HELP	1162.
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