



PLANNING COMMISSION

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

CITY HALL 420 South Imperial Avenue, Imperial, California 92251
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AGENDA

PLANNING COMMISSION AND TRAFFIC COMMISSION REGULAR MEETING

200 West 9th Street
IMPERIAL, CA 92251

Members of the audience are invited to speak on any item on or off the agenda. If the item is an agenda item, you will be permitted the opportunity to address the Planning Commission when the matter is considered. If you wish to speak on a matter which is not on the agenda, you will be given the opportunity to do so at the Public Comment section. When wishing to address the Planning Commission, please rise and state your name and address for the record. The Chairman reserves the right to place a time limit on each person's presentation of five (5) minutes.

**WEDNESDAY, SEPTEMBER 26, 2018
6:30PM**

A. PLANNING COMMISSION CALL TO ORDER:

**6:30 PM
ROLL CALL
PLEDGE OF ALLEGIANCE**

B. PUBLIC APPEARANCES

C. CONSENT CALENDAR

- a. Approve Planning Commission Meeting Minutes for July 11, 2018, August 8, 2018 and August 22, 2018.

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

D-1. Discussion/Action: Similar Land Use Determination of a Kiosk/Food Trailer Kiosk and Conditional Use Permit (CUP18-06) to allow the Operation of a Food Trailer Kiosk/Mobile Food Facility at 228 S Imperial Avenue; Imperial, CA 92251.

1. Staff Report.
2. Commission Discussion.
3. Recommended Action: **Approve RESO No. PC 2018-12** a Resolution of the Planning Commission of the City of Imperial granting a Similar Land Use Determination , Conditional Use Permit and Conditions of Approval Outlined in Resolution No. PC 2018-12 for the proposed Food Trailer Kiosk Operation located at 228 S Imperial Avenue; Imperial, CA 92251 more formally known as APN: 064-105-003.

E. TRAFFIC COMMISSION: NEW BUSINESS: (DISCUSSION/ACTION-RECOMMEND/DENY)

E-1. Discussion/Action: Placement of new Stop Signs at East and West intersections of Cedro & Bernardi Streets.

1. Staff Report.
2. Commission Discussion.
3. Recommended Action: **Approve/Deny RESO No. PC 2018-13:** a Resolution of the Traffic Commission of the City of Imperial Approving the addition of two new “Stop Signs” at the East & West intersections of Cedro and Bernardi Street.

E-2. Discussion/Action: Recommend/Deny Placement of new Stop Signs at North and South intersections of 5th & G Street.

1. Staff Report.
2. Commission Discussion.
3. Recommended Action: **Approve/Deny RESO No. PC 2018-14:** a Resolution of the Traffic Commission of the City of Imperial Approving the addition of two new “Stop Signs” at the North & South intersections of 5th & G Street.

E-3. Discussion/Action: Recommend/Deny Increase in “time” allotted for the crosswalk at the intersection of HWY 86 & 15th Street.

1. Staff Report.
2. Commission Discussion.
3. Recommended Action: **Approve/Deny RESO No. PC 2018-15:** a Resolution of the Traffic Commission of the City of Imperial Approving the increase of allotted time for the crosswalk “timer” located at the intersection of HWY 86 & 15th Street.

F. REPORTS:

- F-1. Commissioners Report
F-2. Staff Report

ADJOURN PLANNING COMMISSION MEETING UNTIL NEXT REGULARLY SCHEDULED MEETING.

NOTE: Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 South Imperial Avenue, during normal business hours.

**MINUTES
CITY OF IMPERIAL
PLANNING COMMISSION
And
TRAFFIC COMMISSION
JULY 11, 2018**

**A.
ROLL CALL**

**COMMISSIONERS PRESENT: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND
 LUCAS**

COMMISSIONERS ABSENT: NONE

**OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA,
 CITY PLANNER TYLEND, AND CITY CLERK
 JACKSON**

CHAIRMAN LUCAS called the meeting to order at 6:30 PM and led those present in the Pledge of Allegiance.

**B.
PUBLIC APPEARANCES:**

None

**C.
TRAFFIC COMMISSION**

C-1. SUBJECT: REDUCE SPEED LIMIT ON HWY 86 TO 45 MPH.

PLANNER TYLEND reported to the commission that the city now has control of Hwy 86 that runs within the city limits. This is the main artery running through the city and is heavily used. The City Council directed staff to begin the process to reduce the speed from 55 MPH to 45 MPH due to safety concerns. Staff has obtained and reviewed traffic incident reports generated by the Imperial Police Department. The report reflects calls along the stretch of Hwy 86 that is within city limits and have occurred within the last five years.

Lowering the speed through the city would meet the vision of safety and could potentially meet and influence some of the goals within the city's land use and circulation element for the following goals:

#1: Circulation and Land Use; plan land uses in conjunction with the circulation system to encourage future growth in areas of higher density on transportation nodes, which will better allocate city resources and limit vehicle miles traveled.

#2: Safe and Complete Streets; develop a multi-modal network and balanced transportation system that safely accommodates all modes of travel.

#3: Circulation Efficiency; provide for the safe and efficient movement of goods throughout the city.

#4: System Sustainability; attain a sustainable transportation system that can be built, operated, and maintained, within the city's existing and future resources.

#5: Accessible Transit; develop a widely accessible transit system available to all segments of the community.

#8: Bicycle Trail Network; create and build upon a pedestrian, bicycle and multi-use trail network that facilitates commuting traveling to work or school and recreation.
Suggested locations for signage to warn motorists of reduced speeds were provided to the commission.

COMMUNITY DEVELOPMENT DIRECTOR MORA informed the commission that a traffic study will need to be obtained.

Motion by HAUGH, seconded by GUILLEN to recommend to the City Council that the speed on Highway 86 be reduced from 55 MPH to 45 MPH.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

D. REPORTS:

D-1 CHAIRMAN AND COMMISSIONERS' REPORTS

HAUGH reported that he will be in Philadelphia the following week as he is beginning research for his doctoral degree.

D-2. DIRECTOR'S REPORT

MORA reported that the CDBG sidewalk project is nearing completion and that bids have been received for the Transit Park project.

Planning Commission meeting adjourned at 6:49 P.M. until the next regular meeting.

**MINUTES
CITY OF IMPERIAL
PLANNING COMMISSION
AUGUST 8, 2018**

**A.
ROLL CALL**

COMMISSIONERS PRESENT: GUILLEN, HAUGH, AND LUCAS

COMMISSIONERS ABSENT: HOLBROOK AND MCDADE

**OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA,
CITY PLANNER TYLENDIA, CITY CLERK JACKSON,
AND FIRE CHIEF ESTRADA**

CHAIRMAN LUCAS called the meeting to order at 6:30 PM and led those present in the Pledge of Allegiance.

**B.
PUBLIC APPEARANCES:**

None

**C.
CONSENT CALENDAR:**

- a. Approve Planning Commission Meeting Minutes for March 14, 2018 and May 9, 2018.

Motion by HAUGH, seconded by GUILLEN to approve the Consent Calendar as presented.

AYES: GUILLEN, HAUGH, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: HOLBROOK AND MCDADE

MOTION CARRIED 3-0

NEW BUSINESS:

**D-1. SUBJECT: PUBLIC HEARING: SIMILAR LAND USE DETERMINATION OF A
FOOD TRUCK AND CONDITIONAL USE PERMIT (CUP18-06) TO
ALLOW THE OPERATION OF A FOOD TRUCK/KIOSK AT 228 S.
IMPERIAL AVENUE, IMPERIAL.**

CONSIDERATION: Approve Resolution No. PC 2018-12, a Resolution of the Planning Commission of the City of Imperial Granting a Similar Land use Determination and Conditional Use Permit and Conditions of Approval for the Proposed Food Truck/Kiosk Operation Located at 228 S. Imperial Avenue, Imperial, More Formally Known as APN: 064-105-003.

The public hearing was opened at 6:37 PM

Staff report provided by CITY PLANNER TYLENDIA. She informed the Commission that the food truck has been operating from the Raspalandia business parking lot for almost two years. The food truck

was moved to an adjacent parcel behind the Raspalandia business. At that time the owners of the food truck and leasers of the land were informed that the operation of a food truck was not a permitted use at that location. The current zoning ordinance does not reference "Food Trucks" in the village commercial zone, however there is an allowance for food kiosks provided a Conditional Use Permit is granted. Staff is requesting the commission to make a determination if a food truck is similar to a food kiosk. The applicant has provided plans to "beautify" the location where the truck/kiosk will be operating if approved. The applicant is also requesting a Conditional Use Permit to operate the business at this proposed location and to have onsite consumption and sales of beer and wine (in the future) along with live entertainment. The Village Commercial zone requires a CUP for live entertainment and the sale/consumption of alcoholic beverages. The applicant is aware that for each event for that they host they will need to obtain a "Special Event" permit from the Community Services Department.

A review of the Conditions of Approval was held.

Commission discussion was held with concerns and questions regarding definition of kiosks and that the location of the truck appears to be a more permanent setting with the proposed "beautification plans" presented. Consensus is that food trucks are meant to be moved from one location to another. Commissioners do not want to set precedence for this type of operation with the proposal presented.

MR. DON EUHUS, Property manager spoke on behalf of the applicant and their restrictions with being to operate inside the Raspalandia business as there is not a full kitchen in that business. The food truck allows for preparation of food.

Commissioners would like to see mobility of the truck addressed, along with hours of operation and time for movement of truck, pavement of lot for parking the truck on.

It was determined to continue the public hearing to August 22, 2018 in order to research and bring back additional information.

D. REPORTS:

D-1 CHAIRMAN AND COMMISSIONERS' REPORTS

None

D-2. DIRECTOR'S REPORT

Reported that the Ground breaking ceremony for the Transit Park will be on Thursday, August 9, 2018 at 8:00 am

Planning Commission meeting adjourned at 7:05 P.M. until the next regular meeting.

**MINUTES
CITY OF IMPERIAL
PLANNING COMMISSION
AUGUST 22, 2018**

**A.
ROLL CALL**

**COMMISSIONERS PRESENT: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND
 LUCAS**

COMMISSIONERS ABSENT: NONE

**OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA,
 PLANNER TYLENDIA, AND CITY CLERK JACKSON**

CHAIRMAN LUCAS called the meeting to order at 6:30 PM and led those present in the Pledge of Allegiance.

**B.
PUBLIC APPEARANCES:**

None

**C.
CONSENT CALENDAR:**

- a. Approve Planning Commission Meeting Minutes for June 13, 2018 and June 27, 2018

Motion by HAUGH, seconded by GUILLEN to approve the Consent Calendar as presented.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

NEW BUSINESS:

**D-1. SUBJECT: PUBLIC HEARING: SIMILAR LAND USE DETERMINATION OF A
 FOOD TRUCK AND CONDITIONAL USE PERMIT (CUP18-06) TO
 ALLOW THE OPERATION OF A FOOD TRUCK/KIOSK AT 228 S.
 IMPERIAL AVENUE, IMPERIAL.**

Staff requested the item be continued to September 12, 2018.

**D-2. SUBJECT: PUBLIC HEARING: VARIANCE APPLICATION (VAR18-02) TO
 ALLOW THE DEVIATION FROM THE ORDAINED RESIDENTIAL 5
 FOOT “REAR-YARD” SETBACK REQUIREMENT TO A 3 FOOT
 “REAR-YARD” SETBACK IN ORDER TO CONSTRUCT A SWIMMING
 POOL AT 913 FIELDBROOK COURT, IMPERIAL, CA.**

The Public Hearing was opened at 6:36 PM

CITY PLANNER TYLENDIA provided the staff report. Mr. Alex King has applied for a Variance to allow for a rear-yard setback less than what is required per zoning code. The applicant wishes to construct a swimming pool in the backyard. Mr. King is asking for a reduced set back from 5 feet to 3 feet due to the positioning and size of the single story home. There is currently a home down the street from the applicant that was allowed to construct a pool and allowed the reduced set back.

Mr. King was present to answer questions from the commission.

There were no comments written or verbal in opposition to the request.

The Public Hearing was closed at 6:41 PM.

1. Approve Resolution PC 2018-13, a Resolution of the Planning Commission of the City of Imperial, Granting Variance and Conditions of Approval for the deviation of the ordained "5 foot rear-yard setback to a 3 foot rear-yard setback at the north-east portion of 913 Fieldbrook Ct, Imperial, more formally known as APN 044-714-011.

Motion by HAUGH, seconded by MCDADE to approve Resolution PC 2018-13.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

D. REPORTS:

D-1 CHAIRMAN AND COMMISSIONERS' REPORTS

HAUGH will be attending training for PIO officers at the end of the week.

D-2. DIRECTOR'S REPORT

None

Planning Commission meeting adjourned at 6:42 P.M. until the next regular meeting.



staff report

Agenda Item No.

To: City of Imperial Planning Commission

From: Lisa Tylanda, Planner

Date: September 26, 2018

Subject: Raspalandia/La Careta- Maria & Laura Cortez & Don Euhus
Similar Land Use Determination: Food Trailer Kiosk/Mobile Food Facility ≈ Outdoor Food Kiosk
Conditional Use Permit Request CUP (18-06)
228 South Imperial Ave; Imperial, CA 92251

Title:	CONTINUED PUBLIC HEARING – CONDITIONAL USE PERMIT AND SIMILAR LAND USE DETERMINATION TO FIND A FOOD TRAILER KIOSK/MOBILE FOOD FACILITY SIMILAR TO AN OUTDOOR FOOD KIOSK LOCATED 228 S IMPERIAL AVENUE.
Case File No.:	CUP (18-06)
Location:	228 S IMPERIAL AVENUE
Assessor’s Parcel Nos.:	064-105-004
Applicant:	LARRY & PATRICIA ROSE/ MARY & LAURA CORTEZ
Zoning designation:	VILLAGE COMMERCIAL (V-C)
Adjacent land use / zoning:	
North:	VILLAGE COMMERCIAL (V-C)
East:	COMMERCIAL NEIGHBORHOOD (C-1)
South:	COMMERCIAL NEIGHBORHOOD (C-1)
West:	VILLAGE COMMERCIAL (V-C)
Environmental Review:	EXEMPT AS PER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
Staff recommendation:	ATTACHED.

Application History:

Conditional Use Permit (CUP 18-06) was brought to the Planning Commission on August 8, 2018 for the first time, during which a Public Hearing was conducted. During the Public Hearing portion of the item, there were not any comments made by the public verbally or written against the project. The item was tabled during this meeting pending further information requested by Planning Commission members, which consisted of the following questions:

- Options for mobility and/or movability for the business (dates & times).

Applicant purposes moving the Food Facility every three (3) months for the duration of two (2) days during a weekend (Saturday & Sunday) and also purposes to move food facility during the “Market Day” Events.

Business hours shall be limited from 5:00AM to 12:00 PM & 5:00PM to 10:00 PM, Monday through Sunday.

- Parking Requirements for the Village Commercial Zoning District.

Per City Ordinance, Businesses within the Village Commercial Zoning District, only have to meet 50% of parking requirement standards per City ordinance section (24.13- Off-Street Parking) and both “On-Street and Off-Street” parking may be counted towards parking requirements. “La Careta” would only have to provide 2.5 parking spots. “La Careta” does meet the parking requirement.

- Special Event details/schedule.

The applicants no longer plan on holding special events at location. “La Careta” will only participate at the City of Imperial scheduled “Market Days” Events.

The item was also tabled the following dates after the initial hearing (8/8/2018): 8/22/2018 and 9/12/2018.

Background:

The “La Careta” mobile food facility has been operating from the “Raspalandia” Businesses parking lot approximately the last two years. During May 2018, the “La Careta” mobile food facility was moved behind the “Raspalandia” business. Movement of the business triggered City enforcement regarding City Development and Use standards. The owners of the food truck and the property owners were informed that the operation of a mobile food facility was not a permitted use at the location. The City of Imperial’s General Plan has not been updated since 1992 and does not address nor set regulation standards or uses regarding “Mobile Food Facilities” and the zoning ordinance for the City of Imperial’s Village Commercial District does not make reference to “Mobile Food Facilities” in that zoning district. However, the Village Commercial zoning district does allow for outdoor kiosks with issuance of a Conditional Use Permit. Community Development Staff is asking the Planning Commission to make the determination if a “Food Trailer Kiosk/Mobile Food Facility” is similar to an “Outdoor Food Kiosk”.

Similarities between the uses/operations:

- Both are small in size.
- Both are transportable.
- Both uses promote pedestrian traffic and activity.
- Both are small businesses.

Definition of a Kiosk:

- Any kind of an open booth that distributes information or sells something.

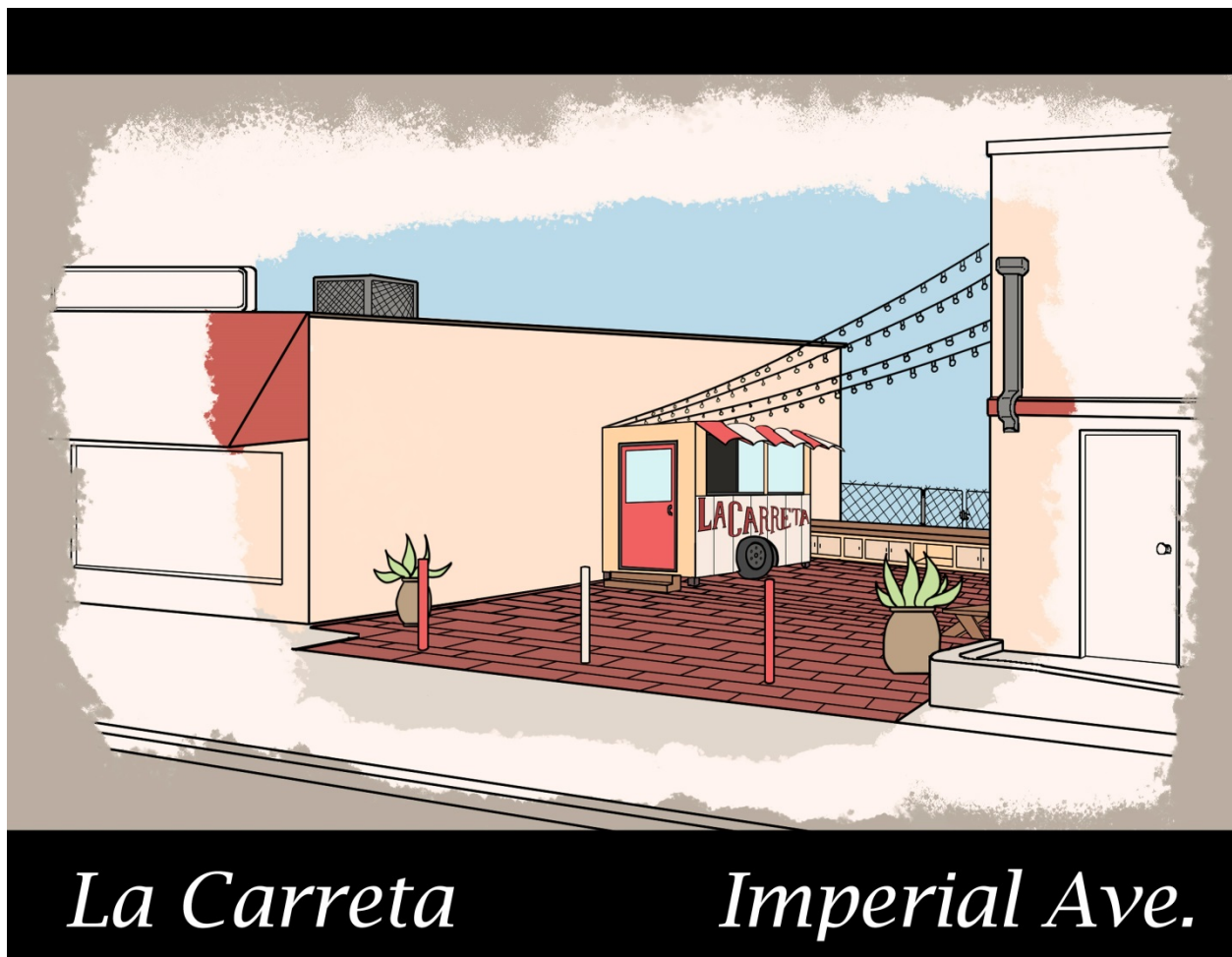
California State Legislature

California Assembly Bill No. 626 defines “Mobile Food Facilities” as “Retail Food Facility”.

California Fire Code 2016:

Categorizes and Defines Mobile Food Facilities as follows: Food processing establishments and commercial kitchens not associated with restaurants, cafeterias, and similar dining facilities not more than 2500 square-feet as part of the Business Group B.

This is the beautification plan for the Food Trailer Kiosk/Mobile Food Facility business “La Careta” location. The applicants will have 6 months to beautify the location where the Food Kiosk/Mobile Food Facility location and the applicants will be bound by the conditions of approval set forth by the Planning Commission.



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 CUP.

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 proposed project site is located within the V-C Village Commercial zone which, amongst other things, is intended as the social heart of the City. Land uses within this zone are intended to be less intensive than those in other commercial zones.

2. 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.

The “La Careta” Mobile Food Facility has been operating in the front parking of “Raspalandia” for approximately the last two years, which is located in the Village Commercial Zone and has been in operation for past 4 years. Through mitigation measures and conditions of approval for the outdoor food kiosk/mobile food facility the use/operations shall not be detrimental to the surrounding community or businesses.

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

The proposed facility shall comply with all provisions of the Zoning Ordinance.

4. The proposed project is compatible with the City of Imperials General Plan “Land Use Element” and “Downtown Imperial Redevelopment Master Plan”:

Land Use Element-Central Downtown Character Area:

As the Downtown Imperial Master Plan is implemented, the Downtown is becoming the civic, social and commercial center of the City. The pedestrian-friendly Downtown will offer a mix of locally-owned retail and restaurants, provide unique cultural experiences, and support higher density mixed use developments. The vision for the Downtown Character Area is intended to follow the vision set forth in the Imperial Downtown Plan as follows:

- Create strong sense of place and provide unique cultural experiences.
- Support higher density mixed use development.
- Include a multi-use trail along Hwy 86 and enhanced pedestrian crossing at Barioni Boulevard.
- Provide a mixture of housing options and shopping opportunities.

Downtown Imperial Redevelopment Master Plan:

- **Developing a Pedestrian-Friendly Downtown:**
Downtown Imperial is designed as a pedestrian-friendly village. Creating a comfortable environment through the use of key design elements such as, landscaping, street furniture, and lighting is what makes Downtown a great place to be.
- **Spurring Economic Development:**
Retaining and attracting businesses is a priority. Integrating restaurants, cafes, coffee shops, retail, offices, and services allows for a diverse, vibrant atmosphere.
- **Maintaining a Small Town Atmosphere:**
Downtown Imperial continues the history of Imperial as a small town. Residential, retail, service, and dining are integrated to make Downtown Imperial a truly walkable place where community members regularly socialize.
- **Creating a Center for Activity:**
Downtown Imperial is the heart of the City. Events, festivals, concerts, parades, and other family-oriented activities are held in Downtown Imperial and key civic buildings are a source of community pride.
- **Ensuring a Comfortable and Attractive Environment:**
Downtown architecture draws upon the past for inspiration, while still reflecting a contemporary, up-to-date style. Aesthetics and comfort for the pedestrian are key attributes of what makes Downtown unique.
- **Promote Shared Parking:**
To maximize the efficiency of Downtown's parking resources and to limit the number of curb cuts, encourage formalized shared parking among uses with alternate hours of operation. Additionally, property owners and merchants are encouraged to consolidate parking lots and share egress and ingress.
- **Encourage Infill of Vacant Lots with Mixed-Use:**
In addition to the old Worthington Building site, there are a number of vacant parcels within Downtown with the potential for new infill development (Exhibit II-12). Incentives to encourage public art, plazas and paseos, and other amenities should be developed to enhance the contribution of new projects to Downtown.

Environmental Compliance:

- Does not trigger CEQA review.

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 approval of **Resolution PC2018-10** approving the Similar Land Use Determination to find that a Mobile Food Facility is Similar to an Outdoor Food Kiosk and to approve the Conditional Use Permit (CUP 18-06) to allow the mobile food facility/food kiosk to operate at the said location: 228 S Imperial Avenue; Imperial, CA 92251 which are subject to Conditions of Approval outline in **Resolution PC2018-10**.

- Location Map:



- Project Timeline:

Phases:

Initial Phase involves initial meeting to obtain guidelines for project. Submit appropriate paperwork.

Phase two get estimates for the three proposed projects. Process will take about a month.

Phase three implementation of approved project estimated time is six to eight months.

Timeline:

June 2018 meeting to obtain guidelines for beautification project

July 2018 obtain the budget and expenses for the project

August 2018 obtain materials for project

September 2018 implement approved project until completion process may take several months.

Project speculated to be finalized January 2019

Attachments:

- Project Plan
- Resolution PC 2018-08
- Conditions of Approval

Raspalandia
260 S. Imperial Ave
Imperial Ca 92251

September 6, 2018

City Development Commission
Concerns Addressed
Imperial

Imperial Ca 92251

Dear City Development Commission:

Concerns regarding the approval of the food unit for the beautification project were addressed. Among were the concerns that were addressed were that if approved more trucks and units would just pop up without consent or proper permits. Raspalandia opened the mobile unit without following guidelines.

In response to question one: In order for Raspalandia to continue to function approval needs to take place for beautification project. For approval an application for conditional use permit was submitted and it is placed within the grounds of the business. It is not on the street and it would stay in a designated area and designated times. If approved the precedent that it sets is that food units need to be in a preapproved lot, have a beautification plan and acquire the approval of the development commission and city standards. Along with the standards set in the Health Department. Which the unit Raspalandia has is preapproved to function in Imperial County.

In response to question two: Raspalandia acquired the food unit through a grant from IID and purchased with the knowledge and consent of City Officials at the time of inauguration dated back to three years past. Verbal agreement to place in parking lot was arranged. Raspalandia was not aware that privileges and rights through said agreement would be lost upon moving the unit to a different parcel of same owner. Upon knowledge of said stipulations Raspalandia has had meeting and counseling to follow guidelines.

Sincerely,

Raspalandia

ENCLOSURE

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Raspalandia Beautification Project

Business and Business Venue:

As a food unit facility business can offer two forms of service through the mobile food kitchen. It has been originally included to expand the services provided to clients. It has been proposed for it to be viewed as an extension to the "brick and mortar" building that currently operates Monday through Sunday from 10am to 9pm.

Projected it would be able to function from 5am to 12pm as breakfast and lunch stop. With potential to offer night life with a second shift from 5pm to 11pm. During which time would be utilized for dinner and appetizers. Thursday to Saturday reason being to cater to citizens and night life that may stem from the local breweries.

Venue for which night life has potential for community events. Projected properly serves great opportunity for mini markets among other community events that attract customers from surrounding cities.

Business History:

In 2010 Raspalandia was purchased under the Cuchis Franchise. The venture was sought out more to provide bread and butter than to pursue a dream. Due to an unforeseen illness in the family the only way to provide bread and butter was to create income.

During the following years it was made clear that in order to keep providing quality service menu options needed to expand.

A petition for a grant to purchase a mobile food truck was authorized. This allowed for a more economic expansion for the business. Originally the grant was

petitioned for \$80,000 in order to install an indoor kitchen that met with all the health department standards. Out of pocket the owners made arrangements to leave two installations for two medium size ovens to get the ball rolling. However when funds were released only \$35,000 were released. This left two options either start the phase and be unable to terminate or seek another form of investment. The option to purchase a mobile food unit was brought up and there was one on the market for exactly \$35,000 ready for use and in compliance with the health code standards. Before purchasing the business spoke with the city to acquire permission to operate mobile food unit within the boundaries of the establishment. George Galvan gave verbal agreement of approval for the operation of the mobile food unit at Raspalandia location.

Since it was first inaugurated the city has shown support to build a business relationship with Raspalandia and "La Carreta" hiring it for two catered events one at the city's parking lot as a gratitude for city employees and the second at a park inauguration.

Since then the mobile food unit has been in operation and it has provided income to two other families in the community and sustenance to members in the community that seek high quality food at a convenient price range.

Due to unknown and unclarified regulations the business was not aware that upon moving the food unit was to relinquish verbal agreement. In order to comply with regulations the business has made arrangements to comply. Meetings and paperwork have been submitted as requested and a willingness to make changes has been put into effect.

The business has established roots not only with the city but with the community by opening its doors to serve the community in a way they can. The business has served the community by providing social services to students with disabilities, providing them with a place and opportunity to practice their social and coping skills.

The business has also aided in providing "bread and butter" for other families in the community as well and with the potential the food truck facility offers much more room for job opportunities in the future. Opportunities that are not limited to serving only at the establishment but in catered events, market days, and night life.

Culture Impact:

When Considering a trip or an outing usually the first thing is to Google the destination and popular attractions. In example a trip to San Diego would involve a stop at Inko-Pak if you are into nature hikes and history. A stop at Acorns if you seek the adrenaline of the slots. If you are a foodie a stop at Descanso Junction Restaurant for fresh baked Julian apple pies or Pine Valley for a take you back to childhood ice cream.

If the memories created around those events are great you keep coming back for more.

The cultural impact of mobile food units is pretty strong and growing. The charm is that it's a quick stop on your way to work or school. Food is made in advance to keep the line moving and you keep going. It's a quick meeting place where the attendant knows you and what you like and almost reads your mind. It's a little piece of home away from home. It's a unique flavor since it provides an extension to your own back yard or kitchen.

Hot dogs remind you of the last 4th of July you spent at the park with your family. The cubano reminds you of the home you left to pursue your dreams. The burritos remind you of your mom hustling in the kitchen getting dad's lunch ready for work along with yours for school.

Food Cart and Pop Culture:

Food booths have provided convenience to consumers since early of times and the trend has rapidly been growing to what we now know as convenience food facilities, more commonly known as food trucks.

Food trucks have become one of the most popular pop culture trends in this generation. Movies have added to the increasing demand of creating memories around getting local cuisine while walking on a first date. Or the sense of feeling

that you are in a community that everybody knows your name. The feeling of stopping everyday on your way to work or school at the exact same time and your potato and egg with a large iced tea is ready for you.

Food trucks provide more than a variety of food at moderate prices. They provide memories and topics of conversation. They provide sustenance to families both physically and economically. Due to the recession in 2007 cities saw a boom in food trucks to provide for families both for consumers and providers. In addition the National Restaurant Association estimated that by 2017 food trucks would provide 2.7 billion in revenue.

In addition the project meets village commercial vision. The heart of downtown is beaming with potential to create accessibility and walkability. The vision calls for walk trails and outdoor cafe type restaurants. It calls out for a community time capsule through a contemporary museum. It is open to the idea and vision of food units to create charms and charisma. All outlined items in village commercial, II character zones.

Beautification Project:

The proposed project is to work alongside the city development commission to bring the vision of downtown to life.

The vision is to integrate the mobile food unit. The advantages of placing the food unit in the north portion of the parcel is due to the attraction the walking trail brings.

The space offers ample opportunities to place patio furniture or tables and an information booth to supply the needs of a growing city.



The vision the city proposes is to bring nostalgia with a modern twist. The history of Imperial started in the early 1900's so now just imagine bringing the city the ability to step into a small time machine for a brief moment in time. Inspired in the vision the business has come up with a beautification project that meets with the vision the developing commission has for the village commercial district.

Vision:

Third option is to move the food unit to the side parallel to the beauty salon wall on the south wall. A 25 sq foot perimeter is to be leveled and cemented and gated. The gate is to provide privacy during use and opened for removal of food unit. The north wall of Rasपालandia will provide a museum wall. Community events are opportunities to build relationships and community togetherness. Pictures of said events will be printed on sepia toned canvases in 8x10 pictures to create a community museum. Along the structure of the back fence rustic removable benches will be placed to create a patio environment for customers that await or wish to rest. The entrance will have medium sized pots with succulents to create a welcoming environment. The food unit will be painted in dessert color schemes. The color scheme is tan and brick. The unit will be painted in tan with the sign "La Carreta" in brick western writing directly on the trailer. A barbershop canopy in brick and tan will provide shade and decoration to the front façade of the food unit. A 3ft rustic table will be placed at the entrance, along with a chalkboard sign with "La Carreta" on it. The ambience will be created with removable furniture to able to keep the unit movable but with an attractive patio for when not in use.

Phases:

Initial Phase involves initial meeting to obtain guidelines for project. Submit appropriate paperwork.

Phase two get estimates for the three proposed projects. Process will take about a month.

Phase three implementation of approved project estimated time is six to eight months.

Timeline:

June 2018 meeting to obtain guidelines for beautification project

July 2018 obtain the budget and expenses for the project

August 2018 obtain materials for project

September 2018 implement approved project until completion process may take several months.

Project speculated to be finalized January 2019

Maintenance Plan

Raspalandia has made arrangements for a maintenance plan in preparation of approval of beautification project.

Arrangements for patio to be kept in shape are to sweep out thoroughly patio every day after closing to leave it ready for following business day. Freshen up and scent throw pillows on benches to keep them crisp and clean. Pledge out furniture.

Once a month take down pictures and lights to give them maintenance. Clean out canvas and replace string of Christmas lights if need be.

Food unit will be removed once a week to keep it maintenance, and deep cleaning. Once a month the exterior will be washed.

Daily maintenance includes placing trash bins at entrance and next to mobile food unit. Decorative trash receptacles will be used. As customary trash is removed upon full container and at closing bags renewed for following business day.

Succulents were chosen since they require the least maintenance. Every week the status of the plants will be checked and replaced those that need to be. Proper watering care will be provided following the guidelines for said plants.

N

Beach Salon

Side Walk

16'

19.5'

4.5'

8.5'

12'

E

Rampaludia

ODD
&
End

S



Staff Report

Agenda Item No. E-2

To: City of Imperial Traffic Commission

From: Lisa Tylenda, Planner

Date: September 26, 2018

Subject: Proposed placement of new East & West Stop Signs @ intersection of Cedro Ave. & Bernardi St.

Background

During the September 5th, 2018 City Council meeting, council directed staff to begin the process to place two (2) new stop signs at the east and west intersections of Cedro Avenue and Bernardi Street. The item has been reviewed by the Development Review Committee.

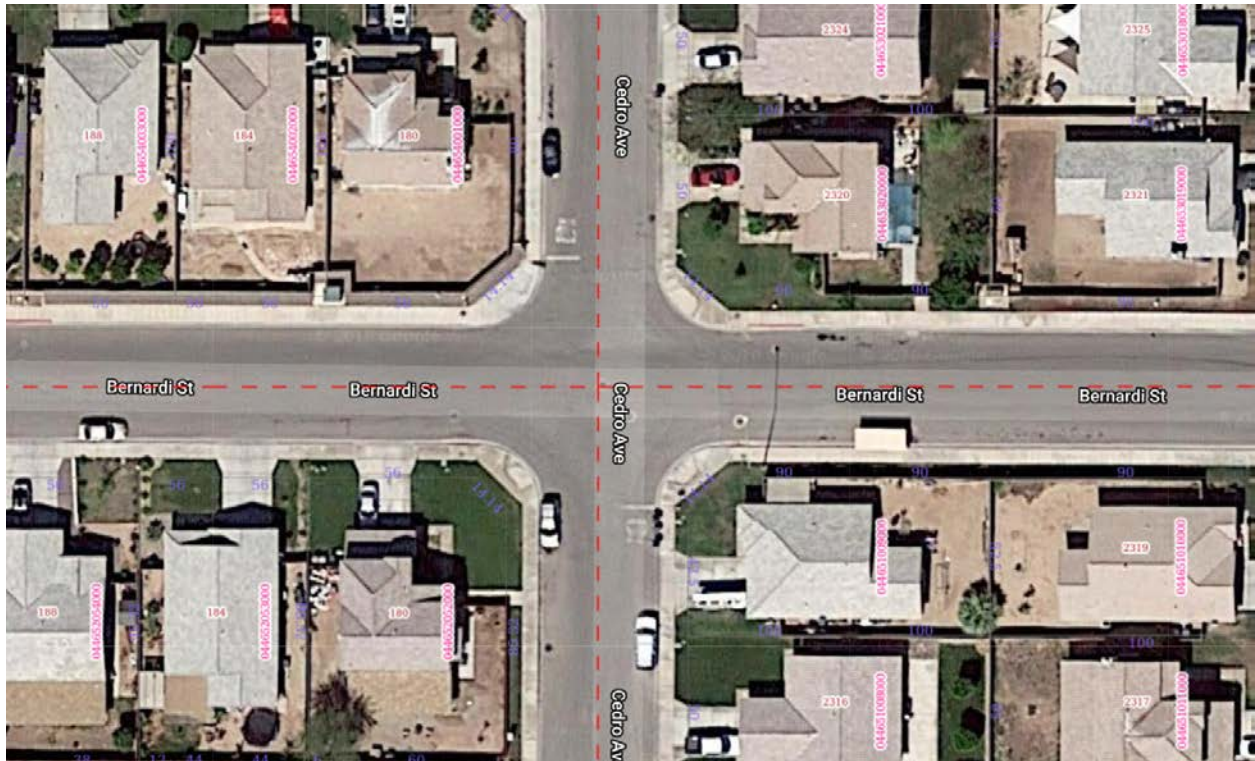
Placing new stops signs at the east and west intersection of Cedro and Bernardi Street not only would meet the vision of safety on the council's behalf, but could potentially meet and influence some of the goals within our Land Use and Circulation Element:

- **Circulation Element Goal #1 Circulation & Land Use :** Plan land uses in conjunction with the circulation system to encourage future growth in areas of higher density on transportation nodes, which will better allocate City resources and limit vehicle miles traveled.
- **Circulation Element Goal #2 Safe & Complete Streets :** Develop a multi-modal network and balanced transportation system that safely accommodates all modes of travel.
- **Circulation Element Goal #3 Circulation Efficiency:** Provide for safe and efficient movement for all modes of transportation throughout the City.
- **Circulation Element Goal #4 System Sustainability:** Attain a sustainable transportation system that can be built, operated, and maintained, within the City's existing and future resources.

Staff Recommendation:

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

Location Map:





Staff Report

Agenda Item No. E-2

To: City of Imperial Traffic Commission

From: Lisa Tylanda, Planner

Date: September 26, 2018

Subject: Proposed placement of new North & South Stop Signs @ intersection of 5th St. & G St.

Background

During the September 5th, 2018 City Council meeting, council directed staff to begin the process to place two (2) new stop signs at the North and South intersections of 5th and G Street. The item has been reviewed by the Development Review Committee.

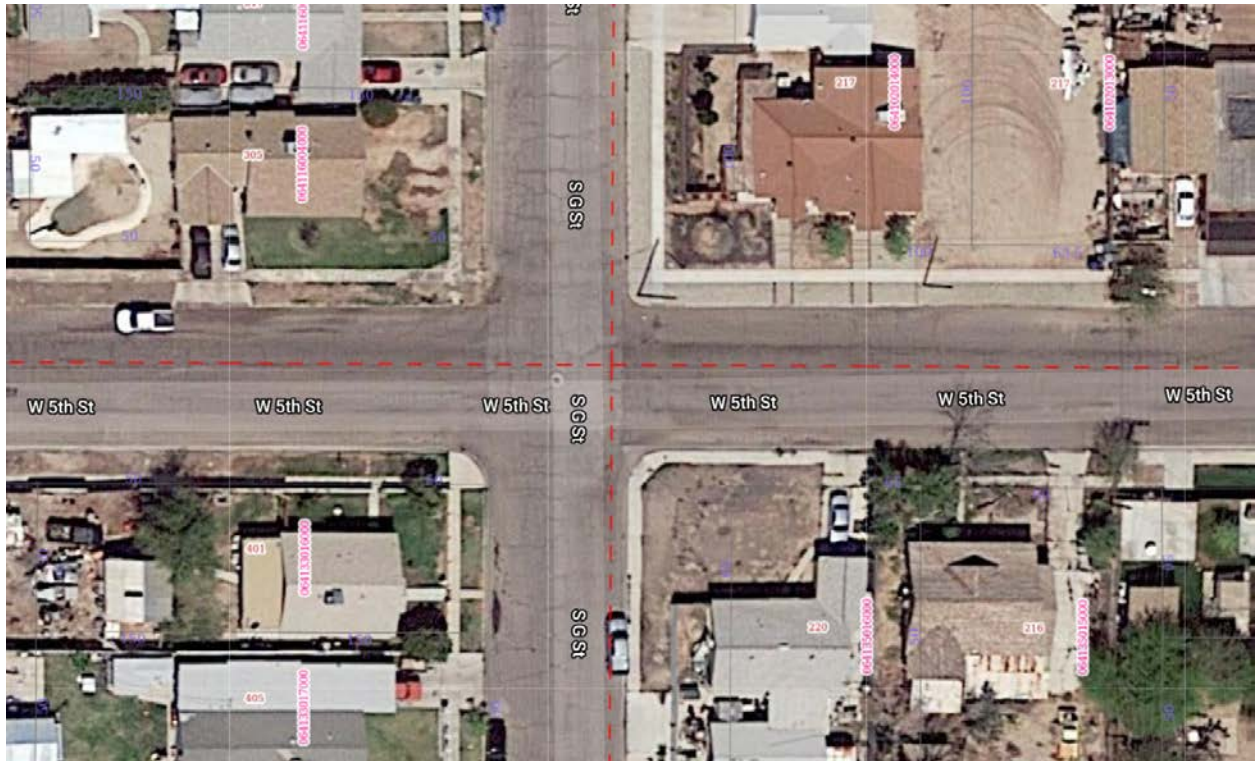
Placing new stops signs at the North and South intersection of 5th and G Street not only would meet the vision of safety on the council's behalf, but could potentially meet and influence some of the goals within our Land Use and Circulation Element:

- **Circulation Element Goal #1 Circulation & Land Use :** Plan land uses in conjunction with the circulation system to encourage future growth in areas of higher density on transportation nodes, which will better allocate City resources and limit vehicle miles traveled.
- **Circulation Element Goal #2 Safe & Complete Streets :** Develop a multi-modal network and balanced transportation system that safely accommodates all modes of travel.
- **Circulation Element Goal #3 Circulation Efficiency:** Provide for safe and efficient movement for all modes of transportation throughout the City.
- **Circulation Element Goal #4 System Sustainability:** Attain a sustainable transportation system that can be built, operated, and maintained, within the City's existing and future resources.

Staff Recommendation:

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

Location Map:





Staff Report

Agenda Item No. E-3

To: City of Imperial Traffic Commission

From: Lisa Tylanda, Planner

Date: September 26, 2018

Subject: Proposed “time” increase for pedestrians at the crosswalk located at the intersection of HWY 86 and 15th Street.

Background

During the September 5th, 2018 City Council meeting, council directed staff to begin the process of increasing the allotted crossing “time” at the crosswalk located at the North intersection of HWY 86 and 15th Street. The item has been reviewed by the Development Review Committee. The current time to cross is 49 seconds in approximately 140 feet

The current Practice as per MUTCD (Manual of Uniform Traffic Control Devices) specifies use of a walking speed of 3.5 feet/ second to calculate pedestrian crossing time. The MUTCD also states that a slower walking speed can be used if people who walk more slowly or use wheelchairs “routinely use the crosswalk”. Current research suggests that if there are more than 20% elderly people in the pedestrian stream, a slower walking speed of 3.0 feet/second should be used to calculate pedestrian crossing time.

Increasing the crosswalk timer at HWY 86 and 15th Street new stops signs at the east and west intersection would meet the vision of safety on the City Council’s behalf, but could potentially meet and influence some of the goals within our Land Use and Circulation Element:

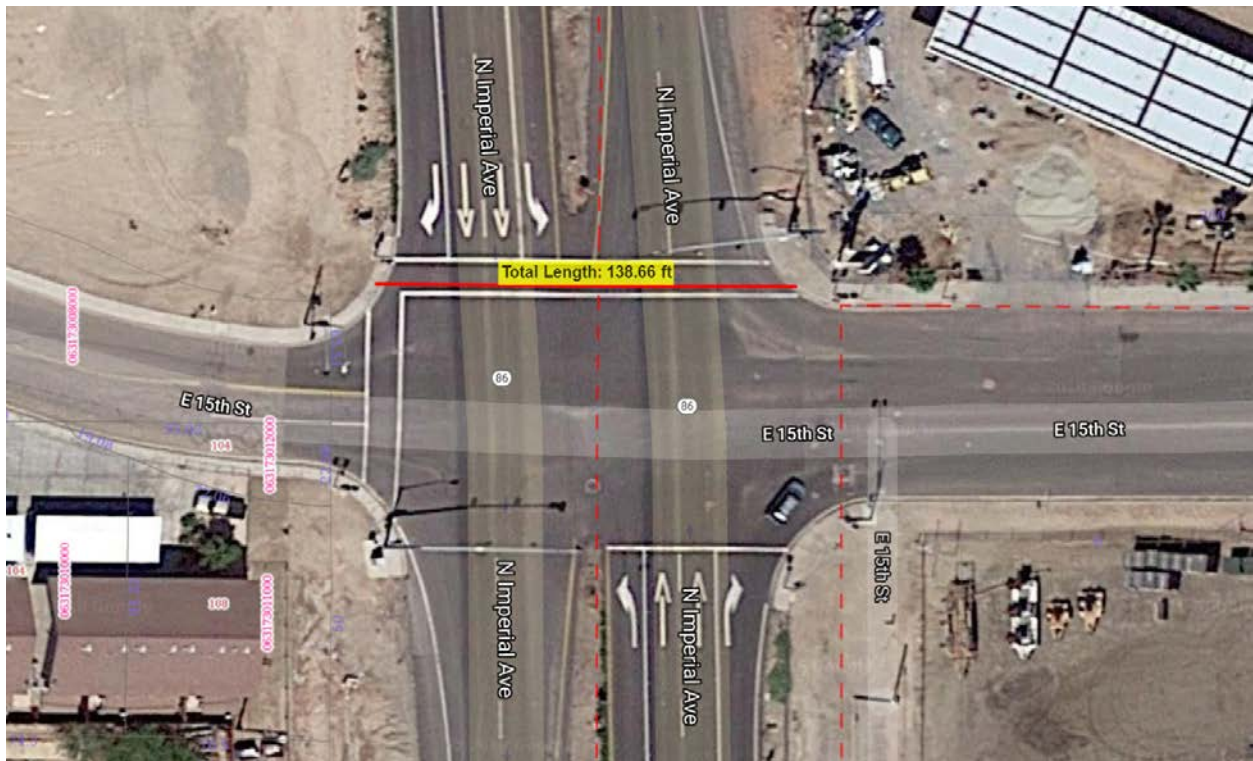
- **Circulation Element Goal #1 Circulation & Land Use:** Plan land uses in conjunction with the circulation system to encourage future growth in areas of higher density on transportation nodes, which will better allocate City resources and limit vehicle miles traveled.
- **Circulation Element Goal #2 Safe & Complete Streets:** Develop a multi-modal network and balanced transportation system that safely accommodates all modes of travel.

- **Circulation Element Goal #3 Circulation Efficiency:** Provide for safe and efficient movement for all modes of transportation throughout the City.
- **Circulation Element Goal #4 System Sustainability:** Attain a sustainable transportation system that can be built, operated, and maintained, within the City's existing and future resources.

Staff Recommendation:

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

Location Map:



RESOLUTION PC2018-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING A SIMILAR LAND USE DETERMINATION TO FIND A FOOD TRUCK SIMILAR TO A FOOD KIOSK AND FOR A CONDITIONAL USE PERMIT (18-06) TO ALLOW THE OPERATION OF A FOOD TRUCK/FOOD KIOSK, TO ALLOW FOR OUTDOOR LIVE-ENTERTAINMENT AND ONSITE CONSUMPTION OF ALCOHOLIC BEVERAGES AT 228 SOUTH IMPERIAL AVENUE; IMPERIAL CA 92251

WHEREAS, Maria & Laura Cortez and Don Euhus submitted a Conditional Use Permit and Similar Land Use Determination application to operate a food truck/ food kiosk and have outdoor live entertainment and alcohol consumption at 228 South Imperial Avenue; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on August 8, 2018; 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 a Similar Land Use Determination and Conditional Use Permit.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15303 of the California Environmental Quality Act; and
- E) That the food truck/ food kiosk, onsite outdoor alcohol consumption and outdoor live entertainment, is consistent with those uses allowed in the V-C Village Commercial Zone.

- F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** a Similar Land Use Determination and Conditional Use Permit #CUP18-06 (La Careta) for the operation of a food truck/food kiosk, outdoor onsite alcohol consumption and outdoor live entertainment at 228 South Imperial Avenue, subject to 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 standard of the City.
 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.
 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.
 4. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for an approved Variance.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 8th day of August 2018.

Planning Commission Chairman

ATTEST:

Planning Secretary

**EXHIBIT A
RESOLUTION PC2018-12**

CONDITIONS OF APPROVAL

For

Conditional Use Permit (18-06)

**Raspalandia/La Careta Business
228 South Imperial Avenue
Imperial, CA 92251**

1. These conditions of approval refelect that a food truck has been found similar to a food kiosk through the process of a Similar Land Use Determination process.
2. The business has six (6) months to complete their beautification plan. Every phase is to be completed by the timeline provided.
3. Every phase of the beautification plan must be reviewed by the Community Development Department prior to integration for approval.
4. This Conditional Use Permit is granted for food truck/food kiosk, outdoor live-entertainment and outdoor onsite alcohol consumption at 228 South Imperial Avenue, Imperial, CA 92251. This Conditional Use Permit shall only be valid so long as a Type 41 ABC License is obtained and valid.
5. Business hours shall be limited from 5:00 AM to 12:00 PM & 5:00PM to 10PM Mondays through Sundays.
6. Live-Onsite entertainment is bound by the noise element standards and any future noise ordinances.
7. Live-Onsite entertainment days and hours are as follows: Fridays & Saturdays from 8:00PM-11:00PM and are bound by the City of Imperial's Noise Element Standards.
8. Before any outdoor "live-entertainment" events of special events, the applicants/owners must obtain a "Special Events" permit from the Community Services Department and notify parcels within 300 feet of said special event at least two weeks prior to the event.
9. No sales or service to intoxicated patrons.

10. No alcoholic beverages shall be consumed outside of the designated patio/parcel. The City, at its sole discretion, may issue a Temporary Use Permit to allow for special events where alcoholic beverages may be consumed outdoors.
11. 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. This Conditional Use Permit is only valid for 228 S Imperial Avenue.
12. A copy of these Conditions of Approval and the California Department of Alcoholic Beverage Control (ABC) license are required to be kept on the premises and presented to any law enforcement officer or authorized City official upon request.
13. The proprietor/owner shall be responsible for the removal of all graffiti from the walls, fences, pavement, or buildings within 72 hours of its appearance on the property.
14. The proprietor/owner shall be responsible for maintaining the parking lot and adjacent areas free of litter at all times.
15. 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.
16. The conditional approval of 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.
17. Applicant must implement sound maintenance and housekeeping procedures.
18. Dispose of process solid wastes.
19. The Applicant shall pay all impact and capacity fees as required by the city.
20. All applicable Conditions of Approval shall be completed prior to opening for business.
21. 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 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 CUP, then the matter shall be referred to the Planning Commission for permit

modification, suspension, or termination, or to the appropriate enforcement authority.

22. 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.
23. 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 approved project.