



PLANNING AND TRAFFIC COMMISSION
Lisa Winkler – Chairperson
Francisco Curiel – Vice-Chairperson
Alice Abatti – Commissioner
Viridiana Rosales-Trujillo – Commissioner
Alejandro Duarte – Commissioner

AGENDA

PLANNING COMMISSION
TRAFFIC COMMISSION

220 West 9th Street
IMPERIAL, CA 92251

WEDNESDAY, MAY 27, 2026
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@imperial.ca.gov
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 AND TRAFFIC COMMISSION CONVENES TO OPEN SESSION AT 6:30 PM:

ROLL CALL
PLEDGE OF ALLEGIANCE
ADJUSTMENTS TO THE AGENDA

B. PUBLIC APPEARANCES

B-1: Matters not appearing on the agenda.

If you wish to address the Planning Commission concerning any item not appearing on the agenda and within the Commission's jurisdiction, please raise your hand and be acknowledged by the Chairperson, and at that time state your name and address for the record. The Chairperson reserves the right to place a time limit on each person's presentation of three (3) minutes. It is requested that longer presentations be submitted to the Commission in writing.

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

- C-1 Subject: Public Hearing, Discussion/Action: Variance 26-01 for Hemendra Goyal, requesting a variance from the Commercial Zone's Property Development Standards regarding lot coverage at 117 N. Imperial Avenue (APN 064-000-000). The project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301-Existing Facilities.**

1. **Public Hearing**
2. **Staff Report – Public Comment**
3. **Commission Discussion**
4. **Close Public Hearing**
5. **Recommended Action:** Approve/Deny Resolution No. PC2026-05: A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, APPROVING/DENYING VARIANCE 26-01 TO ALLOW THE DEVIATION OF THE COMMERCIAL ZONE PROPERTY DEVELOPMENT STANDARDS REGARDING LOT COVERAGE REQUIREMENTS AT 117 N. IMPERIAL AVENUE (APN 064-053-003)

D. REPORTS

D-1 Commissioners' Reports

D-2 Staff Reports

E. ADJOURNMENT

- E-1: Subject: Adjourn the Planning Commission meeting until the next regularly scheduled meeting on June 10, 2026, at 6:30 pm.**

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



Staff Report

Agenda Item No. C-1

To: City of Imperial Planning Commission

From: Yvonne Cordero, Associate Planner

Date: May 21, 2026

Item: Variance 26-01 Deviation from the Commercial Zone's Property Development Standards for Lot Coverage

Applicant:	Paloma Francis on behalf of Hemendra Goyal
Project Location:	117 N. Imperial Avenue
Zoning:	VC – Village Commercial
Environmental:	Categorically Exempt from CEQA per Section 15301 - Minor alteration of existing facility
Recommendation:	Staff does not recommend Planning Commission approval of Variance 26-01

Background

Applicant and Project Representative Paloma Francis is requesting a variance approval on behalf of the property owner, Hemendra Goyal, to deviate from the lot coverage regulations set forth by the City's Commercial Property Development Standards. The subject site, identified as APN 064-053-003, is situated within the Village Commercial (VC) Zone in the Downtown Core, encompassing approximately 7,350 square feet as per Imperial County Assessor's records.

The applicable Property Development Standards for the VC Zone specify a maximum lot coverage of 40%. The parcel currently contains an existing structure, Key's Bargains and a vacant space, measuring approximately 6,229 square feet, resulting in an existing lot coverage of approximately 84.7%, thereby substantially exceeding the permitted threshold.

The proposed development includes a 160-square-foot rear addition designated for office use, which would raise the lot coverage to approximately 90%, thereby necessitating an approved variance to accommodate the addition. The proposed project's site plan is included in Attachment C.

The existing structure is deemed non-conforming with respect to lot coverage. Pursuant to Section 24.17 of our Municipal Code for Non-Conforming Uses and Structures, the ordinance's objective is to restrict the expansion of non-conforming structures by prohibiting their enlargement and modifications. Any addition of square footage to a non-conforming structure that results in exceeding the required lot coverage constitutes an expansion of its non-conformity and is therefore prohibited.

The applicant's request for a building permit was denied because the existing structure exceeds the allowable lot coverage. Subsequently, the applicant and property owner have jointly filed a variance application to permit the expansion of the non-conforming structure. The applicant's responses to the required Variance Findings are included in Attachment A.

Project Location

The project site consists of an approximately 7,350-square-foot property at 117 N. Imperial Avenue, within the Village Commercial (VC) Zone. The surrounding area's zoning and land uses are as follows:

DIRECTION	ZONING	LAND USE
North	VC- Village Commercial	Commercial/Laundromat
East	VC- Village Commercial	Commercial/Old Post Office
South	VC- Village Commercial	Commercial/The Sushi Spot
West	VC- Village Commercial	Mixed Use Multi-Family/Worthington Square

The Village Commercial Zone is intended as the social and civic heart of the City of Imperial, with attractive housing, small retail shops, outdoor dining, parks, and civic facilities in a vibrant, pedestrian-friendly, and family-oriented atmosphere.

Project Location Photos



Proposed Office Addition Location



Required Findings for Variance 26-01:

In order to approve Variance 26-01, 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 consider that the findings are or are not met in this case. These findings are:

- 1. There are special circumstances, such as size, shape, topography, location or surroundings applicable to the property or the intended use of the property, and because of this, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity under identical zoning classification.**

The subject site is located within the city's downtown core and is designated as a Village Commercial Zone. According to Imperial County records, the parcel encompasses approximately 7,350 square feet, with no exceptional conditions related to its size, shape, topography, location, its surroundings or the intended use. The application of Zoning laws will not deprive the property of expansion privileges already executed at this property. rience by other properties.

- 2. 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.**

The property owner's right to extend the existing structure by adding square footage has been exercised by previous property owners who expanded the square footage beyond this property's allowable limits. The granting of this

variance is not necessary for the preservation and enjoyment of a building expansion right possessed by the owners of neighboring properties.

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

The approval of the variance does not appear to pose a material risk to public health, safety, or result in harm to property within the affected zone. The Imperial Police Department reviewed the project and if approved, placed conditions to maintain adequate lighting at the rear and secured fencing which have been incorporated in the Conditions of Approval.

4. The Variance will not constitute a privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

Variance approval will result in a privilege inconsistent with the Property Development Standards limitation upon other properties in the vicinity. Making such exceptions inconsistent with the characteristics of the properties in the area, encouraging others to seek similar exceptions, which may ultimately undermine established standards and planning regulations.

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.

Approval of this variance permits an existing non-conforming structure to expand beyond its non-conforming status in accordance with planning standards, despite not complying with the city's zoning regulations outlined in the Commercial Zone Development Standards.

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

Granting Variance 26-01 would be inconsistent with the City of Imperial's General Plan Land Use Element. The effectiveness of the Land Use Element depends in part on the consistent application of the Commercial Zone Ordinance and on translating long-term planning objectives and policies into operative decisions through compliance with Property Development Standards.

CEQA Analysis:

1. No significant environmental impact-The existing structure will not result in significant environmental effects. No sensitive environmental resources, such as wetlands or endangered species habitats, are present at or near the location. The project will not significantly impact air quality, noise levels, or traffic generation.

2. Land Use Consistency-The existing building housing Key's Bargains is located within the (VC) Village Commercial Zone, where retail is a permitted land use. The addition of the proposed office space for the retail store is an accessory use, which is a permitted land use.

3. Adequate Infrastructure-The project will not result in an increase in population or demand for public services that would exceed the capacity of public utilities.

4. Traffic and Parking Considerations-The addition of the 160 sf office space does not present a significant impact on traffic generation. Any potential traffic generation or parking concerns are to be addressed through compliance with local traffic ordinances and regulations.

Environmental Compliance & Noticing Requirements:

The project qualifies for an exemption under CEQA Guidelines Section 15301, Class 1, which consists of a minor alteration of existing public or private structures, involving negligible or no expansion of existing or former use. Examples include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The public hearing scheduled for May 27, 2026, was duly noticed in the Imperial Valley Weekly, a newspaper of general circulation, on May 14, 2026. A Notice of Public Hearing was sent to all property owners within 300 feet of the property. No comments or inquiries were received as of the completion of this report.


Staff Recommendation:

Staff recommends that the Planning Commission conduct a public hearing to receive comments for and against the project. Unless sufficient evidence to the contrary is presented at the public hearing, staff recommends that the Planning Commission **DENY** Variance 26-01, requesting the approval for the deviation of the required lot coverage requirement of forty percent defined in the City of Imperial's Property Development Standards for the Commercial Village Zone.

Attachments

- Attachment A – Applicant's Variance Findings
- Attachment B – DRAFT Resolution PC2026-05
- Attachment C – Site Plan

Respectfully submitted,



Othon Mora, MCM, CBO
Community Development Director

ATTACHMENT A
APPLICANT'S RESPONSES TO VARIANCE FINDINGS

Finding 1 – Special Circumstances Applicable to the Property

Pursuant to California Government Code §65906 and the variance provisions of the City of Imperial Municipal Code, special circumstances exist that apply to the subject property, including the configuration of the parcel, the placement of the existing commercial structure, and the high level of existing lot coverage, which collectively limit the ability of the property to accommodate building modifications while remaining in strict compliance with applicable development standards.

The property located at 117 N Imperial Avenue is substantially developed, with the existing commercial structure occupying approximately 84.7 percent lot coverage of the parcel. Due to the existing building footprint and the configuration of the lot, the remaining developable area of the site is limited and irregular in shape.

The property underwent a permitted remodel during the previous year, improving the existing commercial tenant space within the building. The proposed 160-square-foot addition is located behind the remodeled space along the northwest portion of the existing commercial building, which represents the only feasible location where the addition can be integrated into the structure without interfering with building circulation, tenant access, or the operational layout of the site.

The property is located along Imperial Avenue, an established commercial corridor within the City of Imperial that is served by paved streets, sidewalks, municipal utilities, and transit infrastructure. A public bus stop is located directly in front of the property along Imperial Avenue, reinforcing the urbanized commercial character of the corridor.

Because of the existing lot coverage, the configuration of the parcel, and the placement of the existing structure, strict application of the development standards would deprive the property of the reasonable building functionality and site utilization enjoyed by other properties within the same Commercial Village zoning district that are not subject to the same physical constraints. Variance Findings

Finding 2 – The Variance Will Not Be Detrimental to Public Health, Safety, or Welfare

The requested variance is consistent with the intent of the development regulations governing the Commercial Village zoning district under the City of Imperial Municipal Code and will not be materially detrimental to the public health, safety, or general welfare.

The project consists of a 160-square-foot addition located along the northwest portion of the existing commercial building and integrated into the existing structure.

The site is located within an established commercial corridor along Imperial Avenue, which is served by paved streets, sidewalks, municipal utilities, and public transit infrastructure. A bus stop is located directly in front of the property along Imperial Avenue, providing transit accessibility within the immediate vicinity of the site.

The property is already served by existing parking facilities that accommodate the commercial uses operating within the building, and the limited scale of the addition will not create additional parking demand or materially increase vehicular traffic within the surrounding area.

Given the minimal scale of the proposed addition and the fully urbanized context of the site, the requested variance will not adversely affect nearby properties, businesses, or residential areas, nor will it negatively impact the surrounding commercial corridor.

Finding 3 – The Variance Does Not Constitute a Grant of Special Privilege

Granting the requested variance would not constitute a grant of special privilege inconsistent with the limitations placed upon other properties in the vicinity and within the same zoning district, as required under the variance provisions of the City of Imperial Municipal Code and California Government Code §65906.

The requested variance is based upon site-specific physical constraints affecting the parcel, including the high level of existing lot coverage and the placement of the existing commercial structure, which significantly limit the remaining portion of the site where building area can reasonably be accommodated.

The variance therefore addresses a physical development constraint unique to the subject property, rather than providing the property owner with any development entitlement or advantage beyond what may be available to other properties facing similar physical limitations.

The City has previously recognized that certain properties within this commercial area possess physical development constraints that warrant limited relief from standard development requirements. For example, a setback variance was approved in 2024 for a property located along Barioni Boulevard.

This prior approval demonstrates that the City has granted similar variances within the surrounding commercial district when justified by site-specific physical circumstances affecting the development potential of a parcel. Accordingly, approval of the requested variance would be consistent with prior land-use determinations in the area and would not establish a special privilege beyond that enjoyed by other similarly constrained properties.

Finding 4 – Consistency With Zoning Regulations and Limitations of the Zone

The granting of the requested variance will not permit development that is inconsistent with the limitations placed upon properties within the Commercial Village zoning district established under the City of Imperial Municipal Code.

The applicant acknowledges and understands the development standards governing the property, including regulations related to building placement, development standards, and parking requirements applicable to commercial properties within the Commercial Village zoning district.

The requested variance is limited solely to the relief necessary to accommodate the 160-square-foot addition within the constrained northwest portion of the existing building footprint. Aside from the specific relief requested, the project will remain in compliance with all other applicable zoning regulations, development standards, and building code requirements governing the property.

The project maintains the existing commercial use of the property and does not introduce any activity inconsistent with the zoning designation.

Finding 5 – The Variance Does Not Authorize a Prohibited Use

The requested variance does not authorize any use or activity that is not otherwise expressly permitted by the zoning regulations governing the parcel.

The property will continue to operate as a commercial building containing permitted uses within the Commercial Village zoning district, and the proposed addition does not alter the permitted land-use classification of the site.

Accordingly, the project remains fully consistent with the use regulations established under the City of Imperial Municipal Code for properties located within the Commercial Village zoning district.

Finding 6 – Consistency With the City of Imperial General Plan

The requested variance is consistent with the goals and policies of the City of Imperial General Plan, which support the continued utilization and reinvestment of existing commercial properties located within established commercial corridors.

The project represents a minor modification to an existing commercial structure located along Imperial Avenue, a developed commercial corridor within the City. The property is located within an urbanized area served by public infrastructure including streets, sidewalks, utilities, and transit access.

Because the project occurs within a fully developed commercial corridor and maintains the existing commercial character of the property, it is consistent with the General Plan’s objectives of supporting efficient land use and the continued viability of established commercial districts within the City of Imperial.

ATTACHMENT B
DRAFT RESOLUTION NO. PC2026-05

**A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL,
DENYING VARIANCE 26-01 TO ALLOW THE DEVIATION OF THE COMMERCIAL
ZONE PROPERTY DEVELOPMENT STANDARDS FOR LOT COVERAGE
REQUIREMENTS AT 117 N. IMPERIAL AVENUE (APN 064-053-003)**

WHEREAS, Hemendra Goyal submitted a variance approval request to allow for the deviation of the Village Commercial Zone’s Property Development standards for lot coverage at 117 N. Imperial Avenue; and

WHEREAS, the subject site’s existing lot coverage deviates from the required forty percent lot coverage required in the Commercial Zone’s Property Development Standards; and

WHEREAS, the applicant’s request to add square footage for an office space to the existing non-conforming structure will further expand on its non-conformance by exceeding the required lot coverage requirements in the Commercial Zone’s Property Development Standard to approximately ninety percent; and

WHEREAS, a duly notified public hearing was held by the Planning Commission during a meeting on May 27, 2026; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff, and considering any written comments received, the Planning Commission considered all facts relating to the request for Variance 26-01; and

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) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15303, Class 3(e), New Construction or Conversion of Small Structures; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby **DENIES Variance 26-01** for Hemendra Goyal to allow for the deviation of the Commercial Zone’s Property Development Standards for lot coverage requirements, based on the following findings:

- E) **There are special circumstances, such as size, shape, topography, location or surroundings applicable to the property or the intended use of the property, and because of this, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity under identical zoning classification.**

The subject site is located within the city's downtown core and is designated as a Village Commercial Zone. According to Imperial County records, the parcel encompasses approximately 7,350 square feet, with no exceptional conditions related to its size, shape, topography, location, its surroundings or the intended use. The application of Zoning laws will not deprive the property of expansion privileges already executed at this property. rience by other properties.

2. **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.**

The property owner's right to extend the existing structure by adding square footage has been exercised by previous property owners who expanded the square footage beyond this property's allowable limits. The granting of this variance is not necessary for the preservation and enjoyment of a building expansion right possessed by the owners of neighboring properties.

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

The approval of the variance does not appear to pose a material risk to public health, safety, or result in harm to property within the affected zone. The Imperial Police Department reviewed the project and if approved, placed conditions to maintain adequate lighting at the rear and secured fencing which have been incorporated in the Conditions of Approval.

4. **The Variance will not constitute a privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.**

Variance approval will result in a privilege inconsistent with the Property Development Standards limitation upon other properties in the vicinity. Making such exceptions inconsistent with the characteristics of the properties in the area, encouraging others to seek similar exceptions, which may ultimately undermine established standards and planning regulations.

- 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.**

Approval of this variance permits an existing non-conforming structure to expand beyond its non-conforming status in accordance with planning standards, despite not complying with the city's zoning regulations outlined in the Commercial Zone Development Standards.

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

Granting Variance 26-01 would be inconsistent with the City of Imperial's General Plan Land Use Element. The effectiveness of the Land Use Element depends in part on the consistent application of the Commercial Zone Ordinance and on translating long-term planning objectives and policies into operative decisions through compliance with Property Development Standards.

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

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 27th day of May 2026.

Lisa Winkler
Planning Commission Chairperson

ATTEST:

Kristina Shields
City Clerk

NEW OFFICE

117 N IMPERIAL AVE, IMPERIAL CA 92251



SHEET INDEX

TS	COVER SHEET, SITE PLAN
GN	GENERAL NOTES
CBS1	CALIFORNIA GREEN BUILDING STANDARDS CODE
CBS2	CALIFORNIA GREEN BUILDING STANDARDS CODE
CBS3	CALIFORNIA GREEN BUILDING STANDARDS CODE
A01	EXISTING FLOOR PLAN, PROPOSED FLOOR PLAN
A02	ELEVATIONS
E01	ELECTRICAL NOTES
E02	ELECTRICAL CALCULATION
E03	LIGHTING & POWER FLOOR PLAN
P01	PLUMBING SITE PLAN
P02	PLUMBING DETAIL
P03	WATER SUPPLY, PROPOSED SANITARY FLOOR PLAN
S01	FOUNDATION FLOOR PLAN
T24	TITLE 24
T24.2	TITLE 24

PROJECT INFORMATION

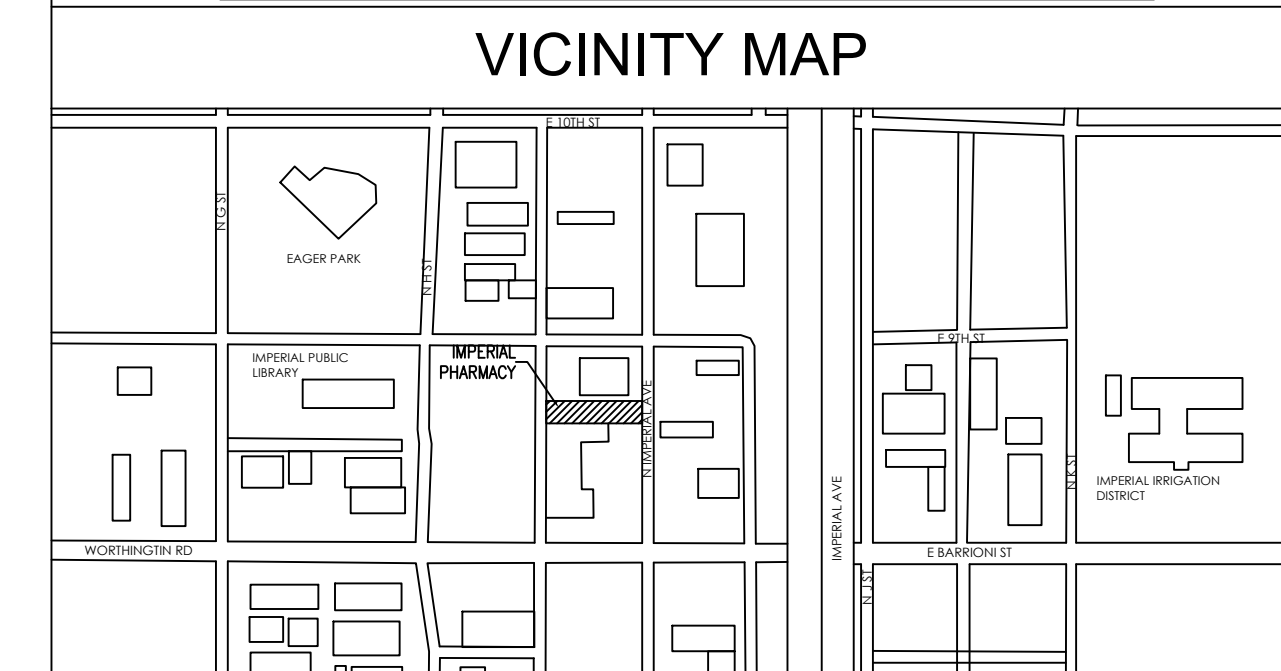
PROJECT ADDRESS: 117 N IMPERIAL AVE, IMPERIAL, CA 92251, EE. UU.

BUILD DATA
APN: 064-053-003
USE TYPE: RETAIL SALES
ZONING: COMMERCIAL VILLAGE
LEGAL DESCRIPTION: LOT 14 & 15 S 2 IN LOT 13 BLK 74 RESUB OF BLKS 67 TO 88 INCL 6,229.23 SQFT

BLDG/LIV AREA: -
UNBUILT AREA: -
YEAR: -

SITE PLAN LEGEND

SYMBOLS	DESCRIPTION:
	EXISTING CONCRETE
	LANDSCAPE GRASS
	PROPERTY LINE APPROXIMATE
	EXISTING FENCE
	PROPOSAL WATER LINE
	PROPOSAL ELECTRICAL LINE
	EXISTING TREE
	EXISTING SEWER
	EXISTING GAS LINE



- ### GENERAL NOTES
- 1- THERE SHALL BE ON THE JOB SITE AT ALL TIMES, AN APPROVED STAMPED SET OF PLANS AND A BUILDING PERMIT CARD FROM THE BUILDING DEPT. THE PLANS AND PERMIT CARD SHALL REMAIN ON THE JOB SITE UNTIL A FINAL OCCUPANCY CERTIFICATE HAS BEEN OBTAINED. THE APPROVED SET OF PLANS AS WELL AS THE PERMIT CARD SHALL BE RETURNED TO THE OFFICE OF THE ARCHITECT ATTACHE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - 2- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS SHOWN IN THESE PLANS. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGHLY READING EACH SHEET OF THESE PLANS AND SPECIFICATIONS, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT BEFORE CONTINUING WITH WORK.
 - 3- IT IS THE INTENT OF THESE DRAWINGS TO CONFORM IN EVERY RESPECT TO THE APPROPRIATE BLDG. CODES. WHERE QUESTIONS AND/OR INCONSISTENCIES ARISE, THE BUILDING CODES SHALL BE CONSULTED AND ADHERED TO.
 - 4- THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS WITHOUT A WRITTEN CHANGE ORDER, SIGNED BY THE PROJECT ARCHITECT AND THE OWNER. WITHOUT SUCH CHANGE ORDERS, THE CONTRACTOR MAY BE REQUIRED TO REMOVE ALL NON-CONFORMING WORK WITHOUT COMPENSATION FOR SAID WORK.
 - 5- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING W/ WORK.
 - 6- ALL DOORS SHALL HAVE CLOSERS. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 lbs. FOR EXTERIOR DOORS & 5 lbs. FOR INTERIOR DOORS (CONFORM TO CBC CH. 11).
 - 7- PROVIDE ROOF PENETRATIONS AS REQUIRED FOR NEW WATER HEATER FLUE, PLUMBING VENTS, ETC. MAKE WATERTIGHT. USE ORIGINAL MALL ROOFER TO MAINTAIN ROOF WARRANTY.
 - 8- PROVIDE DEMOLITION AS FOLLOWS (SEE SHEET A-1)
 A. SAWCUT CONCRETE AS REQUIRED FOR NEW PLUMBING
 B. ALL OTHER DEMOLITION AS REQUIRED
 C. REMOVE EXISTING PARTITIONS AS INDICATED
 D. PROPERLY DISPOSE OF DEBRIS (OFF SITE)
 - 9- SIGNAGE TO BE UNDER SEPARATE PERMIT (BY OWNER)
 - 10- EQUIPMENT ITEMS TO BE PURCHASED & INSTALLED BY OWNER - G.C. TO COORDINATE W/ SUPPLIERS
 - 11- THIS PROJECT SHALL COMPLY WITH CA. TITLE 24, O.S.H.A & THE LATEST ADOPTED EDITIONS OF THE ALL LOCAL CBC, CMC, CPC AND CEC & ALL LOCAL AMENDMENTS TO THE BUILDING CODES.
 - 12- ALL ELECTRICAL SWITCHES & OTHER CONTROLS SHALL BE INSTALLED @ A HEIGHT OF 36"-48" ABOVE FINISHED FLOOR. OUTLETS FOR POWER, PHONE OR DATA SHALL BE INSTALLED A MINIMUM OF 18" ABOVE FINISHED.
 - 13- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS & THE PUBLIC CONFORM TO ALL REQUIREMENTS OF O.S.H.A & LOCAL SAFETY CODES.
 - 14- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING OF THE FLOOR SLAB FOR WATER & PH. REPORT FINDINGS TO OWNER PRIOR TO START OF CONSTRUCTION. TEST THE EXISTING BUILDING FOR ASBESTOS & REPORT FINDINGS TO OWNER PRIOR TO START OF CONSTRUCTION.
 - 15- PROVIDE HANDICAP SIGNAGE AS PER C.B.C CHAPTER 11 & CBC REQUIREMENTS

SCOPE OF WORK

NEW OFFICE 160 SQFT

NOTES
GOVERNING CODES

THIS PROJECT SHALL COMPLY WITH 2022 CBC WHICH ADOPTS
 2021 IBC AND 2022 CRC
 THE 2022 CEC WHICH ADOPTS 2020 NEC
 THE 2022 CMC WHICH ADOPTS 2021 UMC
 THE 2022 CPC WHICH ADOPTS 2021 UPC
 THE 2022 CFC WHICH ADOPTS 2021 IFC
 THE 2022 GREEN BUILDING STANDARDS CODES
 THE 2022 EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STRD.
 THE 2022 CALIFORNIA GREEN BUILDING RESIDENTIAL MANDATORY REQUIREMENTS (CH.4)

PROJECT TEAM

DESIGNER: TELLEZ SERVICES
 LIC # 00835
 PHONE: (760) 455-1669

SCOPE OF WORK: NEW OFFICE

REVISION TABLE:

TELLEZ SERVICES LIC: #00835

DRAWINGS PROVIDED BY:

PROJECT ADDRESS & OWNER:
 NEW OFFICE
 117 N IMPERIAL AVE., IMPERIAL, CA 92251
 EE.UU.

SHEET:
TS