

PLANNING COMMISSION

Harold M. Walk – Chairperson
Sergio A. Lopez – Vice-Chairperson
Darian Dax Chell – Commissioner
Cheyenne M. Gaddis – Commissioner
Evelia Jimenez – Commissioner
Ron N. Merideth – Commissioner
Marcela Miranda – Commissioner



CITY ATTORNEY

Kris Becker

COMMISSION SECRETARY

Norma M. Villicaña

<http://www.cityofelcentro.org/>

AGENDA

CITY OF EL CENTRO PLANNING COMMISSION

REGULAR MEETING

EL CENTRO POST OFFICE PAVILLION
230 SOUTH 5TH STREET
EL CENTRO, CA 92243

TUESDAY, SEPTEMBER 9, 2014
5:30PM

NOTICE TO THE PUBLIC

*This is a public meeting. If there is a matter on the agenda on which you wish to be heard, please come forward to the microphone; address yourself to the commission, stating your name and address for the record. **Persons wishing to address the Commission are not required to identify themselves (Gov't Code § 54953.3); however, this information assists the Chairperson by ensuring that all persons wishing to address the Commission are recognized and it assists the Commission's Secretary in preparing meeting minutes.** The Chairperson reserves the right to place a time limit on each person asking to be heard. If you wish to address the Commission concerning any other matter within the Commission's jurisdiction, you may do so during the public comment portion of the agenda.*

Any information provided on the "Speaker Slip" is voluntary and will be public record.

CONSENT AGENDA

Consent agenda items are approved by one motion. Commissioners or members of the public may pull consent items to be considered separately at a time determined by the Chairperson.

1. Approval of Meeting Minutes of June 10, 2014.

PUBLIC HEARINGS

2. **Change of Zone No. 14-02 and General Plan Amendment No. 14-02** – The project proposes a change of zone from R1 (Single-Family Residential) to CH (Heavy Commercial) for the eastern half of a 2.67 acre parcel located at 1203 N. Imperial Avenue. Concurrent with the change of zone, a General Plan Amendment is required to amend the Land Use Map for consistency with the Zoning Map. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act and will be considered by the Planning Commission.

Presentation: Adriana C. Nava, Associate Planner

- Recommendation:
- a) Motion to adopt Planning Commission Resolution No. 14 - ____, finding that Negative Declaration No. 14-02 was considered for the proposal.
 - b) Motion to adopt Planning Commission Resolution No. 14 - ____, recommending approval of Change of Zone 14-02.
 - c) Motion to adopt Planning Commission Resolution No.14 - ____, recommending approval of General Plan Amendment 14-02.

NON-ACTION INFORMATION ITEMS

PUBLIC COMMENTS

ADJOURNMENT

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet will be available for public inspection at the Community Development Department-Planning & Zoning Division located at 1275 W. Main Street, El Centro, California during normal business hours.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department- Planning & Zoning Division at (760) 337-4545. Notification of at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

**CITY OF EL CENTRO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
June 10, 2014**

The El Centro Planning Commission convened in a regular session at the Old Post Office Pavilion, 230 South 5th Street, El Centro, California at 5:30 p.m.

Chairperson Walk presided over the meeting.

PRESENT: Harold M. Walk
Sergio Lopez
Evelia Jimenez
Darian D. Chell
Marcela Miranda
Ron N. Merideth

ABSENT: Cheyenne M. Gaddis

STAFF PRESENT: Norma M. Villicana, Director of Community Development
Kris Becker, City Attorney
Frank Soto, Acting Building Official
Trey Faubion, Battalion Chief
Abraham Campos, Senior Engineer
Adriana Nava, Associate Planner
Michael Coyne, Assistant Planner
Patsy Robinson, Permit Center Technician

CONSENT AGENDA:

1. Approval of minutes of the regular meeting of May 13, 2014.

It was moved by Chell and seconded by Merideth that the minutes be approved as submitted.

ROLL CALL: Ayes: Walk, Chell, Jimenez, Lopez, Miranda, Merideth
Noes: None
Absent: Gaddis
Abstained: None

Motion carried

Commissioner Miranda arrived at 5:34 PM.

PUBLIC HEARING

2. Public Hearing - Tentative Parcel Map No. 14-01 – The project proposes the subdivision of a single parcel of land in order to create three (3) parcels on property located at 491 E. Heil Avenue in the R-1, single family residential zone. The project site consists of a .68+ acre parcel of land containing a single family residence along the western portion of the site. Each of the proposed parcels would have access from E. Heil Avenue. The project site is further identified by APN 053-761-012.

Mr. Coyne described the project site and surrounding uses and indicated the proposed project would create three parcels that would allow for the development of two new single family residences on the new parcels.

The Chairperson opened the public hearing.

Claudia Caldera spoke on behalf of the Applicant and provided the following address, 233 E. 4th Street, Suite J, Calexico, California. She explained she was there to answer any questions on behalf of the property owners.

No other comments were received from the public. The Chairperson closed the public hearing.

It was moved by Merideth and seconded by Chell that the Planning Commission adopt Planning Commission Resolution No. 14-07 approving Tentative Parcel Map No. 14-01.

ROLL CALL:	Ayes:	Walk, Chell, Jimenez, Lopez, Miranda, Merideth
	Noes:	None
	Absent	Gaddis
	Abstained:	None

Motion carried

3. Change of Zone No. 14-01 and General Plan Amendment No. 14-01 – The project proposes a change of zone from CD (Downtown Commercial) to CG (General Commercial) for a 0.32 acre parcel located at 412 W. State Street. Concurrent with the change of zone, a General Plan Amendment is required to amend the Land Use Map for consistency with the Zoning Map. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act and will be considered by the Planning Commission.

Ms. Nava described the project site and surrounding uses and indicated the properties that would be affected by the proposed Change of Zone.

The Chairperson opened the public hearing.

Mr. Tom Topuzes spoke on behalf of the property owner, El Centro Motors and explained that El Centro Motors has a long history of doing business in that location. He also wanted to advise the Commission that this project will offer employment opportunities, enhanced tax revenue for the city, and could stimulate business in that area.

Mr. Robert Valdez, General Manager of El Centro Motors also spoke on behalf of El Centro Motors, and advised the commission that this used car lot will have a permanent building for the office, not the modular building

No other comments were received from the public. The Chairperson closed the public hearing.

It was moved by Chell and seconded by Merideth that the Planning Commission adopt Planning Commission Resolution No. 14-08, finding that Negative Declaration No. 14-01 was considered for the proposal.

ROLL CALL: Ayes: Walk, Chell, Jimenez, Lopez, Miranda, Merideth
 Noes: None
 Absent Gaddis
 Abstained: None

Motion carried

It was moved by Chell and seconded by Merideth that the Planning Commission adopt Planning Commission Resolution No. 14-09, recommending approval of Change of Zone 14-01.

ROLL CALL: Ayes: Walk, Chell, Jimenez, Lopez, Miranda, Merideth
 Noes: None
 Absent Gaddis
 Abstained: None

Motion carried

It was moved by Chell and seconded by Merideth that the Planning Commission adopt Planning Commission Resolution No. 14-10, recommending approval of General Plan Amendment 14-01.

ROLL CALL: Ayes: Walk, Chell, Jimenez, Lopez, Miranda, Merideth
 Noes: None
 Absent Gaddis
 Abstained: None

NON-ACTION INFORMATION ITEMS

None received.

PUBLIC COMMENTS

None received.

ADJOURNMENT

There being no further business to come before the Commission the meeting was adjourned at 6:03 p.m.

Norma M. Villicaña, AICP
Secretary-Director

Patsy Robinson
Recording Clerk

POTTER & ASSOCIATES

PLANNING & ENVIRONMENTAL SERVICES



4975 Milton Street, San Diego, CA 92110-1252
tel: (619) 275-5120 e-mail: davidapott@aol.com

VIA E-MAIL

September 3, 2014

Norm M. Villicaña, AICP
Community Development Director
Community Development Department
City of El Centro
1275 Main Street
El Centro, CA 92243

Subject: Request for Continuance - Change of Zone14-02 & General Plan Amendment 14-02

Dear Ms. Villicaña:

On behalf of Animal Health International, I hereby request a continuance of the item from the Planning Commission hearing of September 9, 2014 to December 9, 2014.

Thank you for your assistance.

Sincerely,

David A. Potter, AICP
Principal

cc: Joel Funk, General Counsel, Animal Health International, Inc.



City of El Centro Planning Commission

Staff Report

September 9, 2014

Project-	Change of Zone 14-02 & General Plan Amendment 14-02
Objective-	Change of Zone from R1 (Single-Family Residential) to CH (Heavy Commercial) and Land Use Re-designation from Low Density Residential to General Commercial
Applicant-	David A. Potter on behalf of Animal Health International
Property Owner-	Animal Health International
Location	1203 N. Imperial Avenue [Northeast corner of Imperial Ave./SR86 and Villa Avenue (extended)]
Legal Description/APN-	APN 044-262-020
Zoning Designation-	Existing- CH (Heavy Commercial) & R1 (Single-Family) Proposed- CH (Heavy Commercial)
Land Use Designation-	Existing- General Commercial & Low Density Residential Proposed- General Commercial

BACKGROUND & PROJECT DESCRIPTION

The proposed project involves property situated at 1203 N. Imperial Avenue/SR86, located at the northeast corner of Imperial Avenue/SR86 and Villa Avenue (extended), and owned by Animal Health International (Refer to Exhibit A- Location Map). The Applicant, Animal Health International has requested that the eastern half of their 2.67-acre property be re-zoned from R-1 (Single-Family Residential) to CH (Heavy Commercial). Concurrent with the re-zone, a general plan amendment is required to amend the Land Use Map for consistency with the Zoning Map (Refer to Exhibits B – E). The Applicant is requesting the re-zoning of their property as the western half of their property which fronts Imperial Avenue/SR86 is zoned CH (Heavy Commercial) while the eastern half of the property is zoned R1 (Single-Family Residential). The two different zones for the parcel pose challenges for development as the uses allowed under each respective zone are very different. The proposed project would re-zone the entire project site to CH (Heavy Commercial) and would make the site marketable for future resale. The Applicant does not propose any construction at this time.

Surrounding Area- The subject property is comprised of a vacant building that was damaged during the 2010 Easter Earthquake (Refer to Exhibit F- Photographs). Surrounding land uses are as follows: to the north, a storage company (U-Mini Storage), to the south, the North Date Canal followed by the Immigration and Customs Enforcement Office, to the east, vacant land followed by single family residential, and to the west, Imperial Avenue/SR86 followed by a car wash.

City Impacts- The subject property lacks curb, gutter and sidewalk and is not connected to the City's water distribution system or sewer collection system. Future construction at the site would require the property to connect to the City's potable water distribution system. Given that the site is not within 200-feet of the sewer system the site could potentially remain on the septic system, provided that the Imperial County Public Health Department finds the septic system adequate for use. The change of zone at this time would not significantly cause a greater demand for City public services as no construction is proposed by the Applicant.

Land Use Compatibility- The project would re-zone the eastern half of a 2.67-acre property to CH (Heavy Commercial) from R1 (Single-Family) for consistency with the western half of the property which is already zoned CH. The site was previously used for an animal feed supply store and is anticipated that future uses would be commercial related land uses. The site currently remains vacant and the Applicant does not propose to open any new type of business at the site at this time. Any future development proposed at the site at minimum would be subject to the site plan review process to ensure consistency with the surrounding land uses. Land uses allowed in the CH Zone are listed in Table 29-61.1 Commercial Zones Use Regulations, incorporated as Exhibit G.

ENVIRONMENTAL COMPLIANCE & NOTICING REQUIREMENTS

The proposed Change of Zone (14-02) and General Plan Amendment (14-02) are subject to the California Environmental Quality Act (CEQA). The Environmental Assessment Committee (EAC) reviewed the Initial Study on July 24, 2014 and determined that a Negative Declaration would be appropriate for compliance with CEQA. (A summary of the Negative Declaration is attached hereto as Exhibit H.) The Negative Declaration was circulated for a period of 20-days, beginning on July 30, 2014 through August 19, 2014. During the public review process, letters were received from the following agencies: Imperial County Air Pollution Control District (APCD), Caltrans, Imperial Irrigation District, and Imperial County Planning & Development Services. Table 1- Commenting Agencies outlines a summary of the comments received. The comments provided will be incorporated as project conditions for any future projects at the site. The public hearing scheduled for September 9, 2014 was duly noticed in the Imperial Valley Press, a newspaper of general circulation on August 29, 2014 and a Notice of Public Hearing was also sent to all property owners within 500-feet of the property.

TABLE 1 – COMMENTING AGENCIES

<u>AGENCY</u>	<u>COMMENTS</u>
Imperial County Air Pollution Control District	▪ Noted any future construction would be subject to Regulation VII and that all proposed projects must be submitted to the Air District for Review
Caltrans	▪ Commented that any future driveways, curb and gutter, and sidewalks would need to be consistent with the City's development standards as well as Caltrans standards under an approved Encroachment Permit
Imperial Irrigation District (IID)	▪ Required that IID Water be consulted prior to the installation or construction of any structures adjacent to IID facilities ▪ Noted that construction or operation on IID property within its existing and proposed right of way or easement would require an encroachment permit from IID
Imperial County Planning & Development Services	▪ Identified the maps in the Negative Declaration were mislabeled.

REQUIRED FINDINGS & ANALYSIS:

1. Proposed zone change is in conformity with the City's General Plan, and other development policies of the City.
The proposed project is in conformity with the City's General Plan specifically, the following goals and policies:
 - ***"Land Use Goal 1- Policy 1.4: Achieve a balance of commercial uses that provides for the retail, business, professional and other service needs of City residents and which will attract customers from the greater Imperial Valley and other areas." The project site would re-zone additional land to CH and provide additional commercial land and address land use incompatibility issues, potentially attracting customer from the greater Imperial Valley and other areas.***
 - ***"Land Use Goal 2- Policy 2.5: Encourage infill development to occur within the urbanized community before expanding new development onto agricultural lands surrounding El Centro." The change of zone will encourage infill development by addressing zoning inconsistencies, thereby, facilitating future development at the project site.***
2. Proposed zone change is appropriate for the affected subject site with consideration given to access, size of parcel, relationship to similar or related land uses, and other considerations deemed relevant.
 - ***The zone change is appropriate for the affected subject site as the western half of the property is already zoned CH (Heavy Commercial) and the re-zoning of the property would address incompatibility issues and improve the commercial viability of the site. The size of the parcel, 2.67 acres is large enough to accommodate land uses allowed in the heavy commercial zone.***
3. Proposed zone change is proper at this time and not likely to be detrimental to the adjacent properties or residents.
 - ***The proposed zone change will not be detrimental to the adjacent properties. Any future land uses that could potentially be detrimental to the surrounding properties would be required to comply with conditions of approval to ensure land use compatibility.***

Options:

1. Motion to recommend approval of the negative declaration, change of zone of the site to CH (Heavy Commercial), and concurrent general plan amendment subject to the adoption of the required findings.
2. Motion to disapprove the negative declaration, change of zone to CH (Heavy Commercial) and general plan amendment with the adoption of the required findings against the proposal.
3. Motion to continue the hearing for further study.

Action Requested:

It is staff recommendation that the Commission open the public hearing and allow input from all proponents and opponents of the proposed project. Because the zone change to CH (Heavy Commercial) is compatible with the General Plan and adjacent uses and zones, it is staff recommendation that the change of zone and general plan amendment be recommended for approval by taking the following action:

1. Motion to adopt Planning Commission Resolution No. 14 - _____, (Exhibit I) finding that Negative Declaration No. 14-02 was considered for the proposal.
2. Motion to adopt Planning Commission Resolution No. 14 - _____ (Exhibit J), recommending approval of Change of Zone 14-02.
3. Motion to adopt Planning Commission Resolution No.14 - _____ (Exhibit K), recommending approval of General Plan Amendment 14-02.

Prepared by: Adriana C. Nava, AICP, Associate Planner


Norma M. Villicaña, AICP
Community Development Director

Attachments

Exhibit A- Location Map
Exhibit B- Existing Zoning Designation
Exhibit C- Proposed Zoning Designation
Exhibit D- Existing Land Use Designation
Exhibit E- Proposed Land Use Designation
Exhibit F- Photographs
Exhibit G- Table 26-61.1 Commercial Zones Use Regulations
Exhibit H- Negative Declaration 14-02 Summary
Exhibit I- Resolution 14-__ Approving Negative Declaration 14-02
Exhibit J- Resolution 14-__ Approving Change of Zone 14-02
Exhibit K- Resolution 14-__ Approving General Plan Amendment 14-02

EXHIBIT A – LOCATION MAP

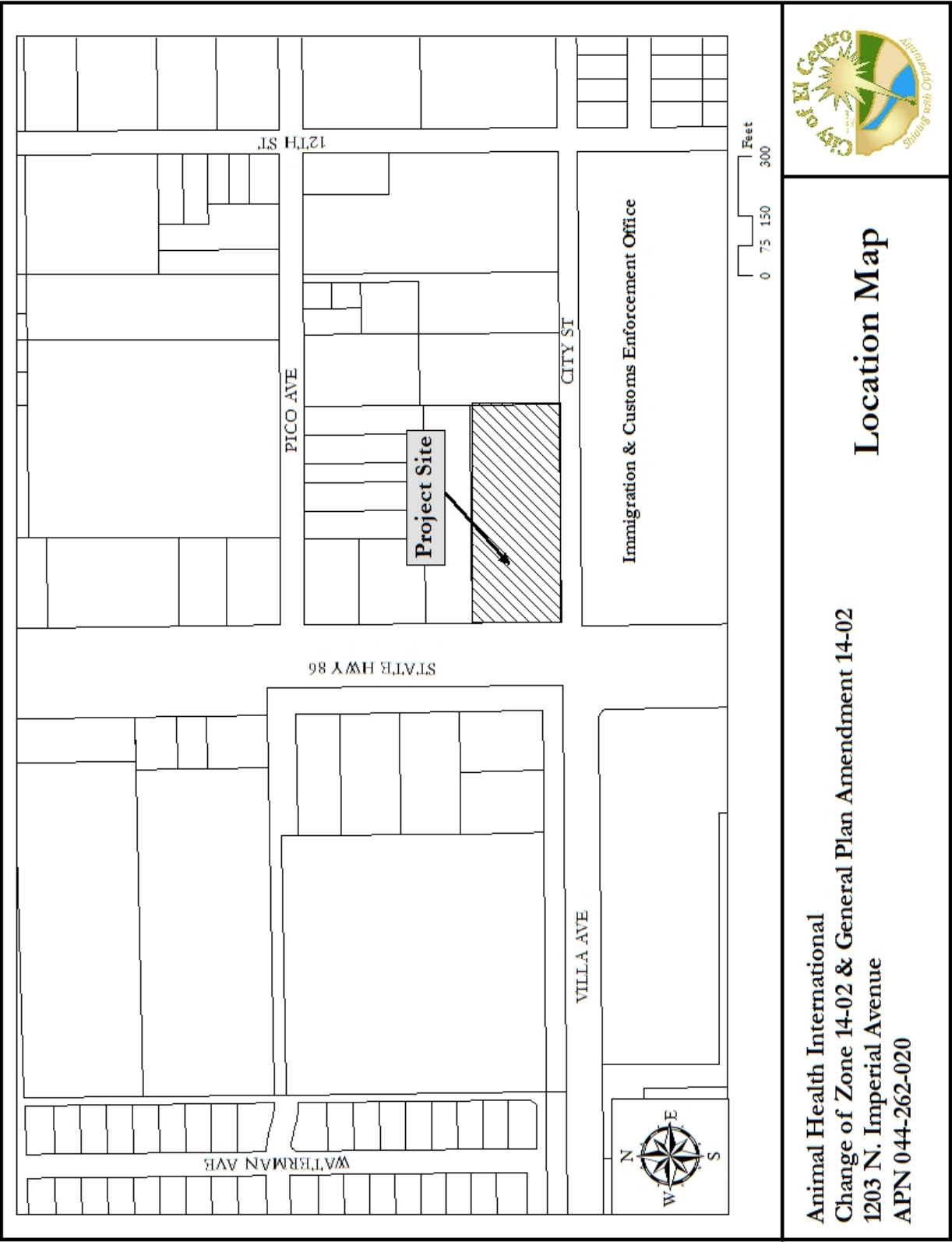


EXHIBIT B – EXISTING ZONING DESIGNATION

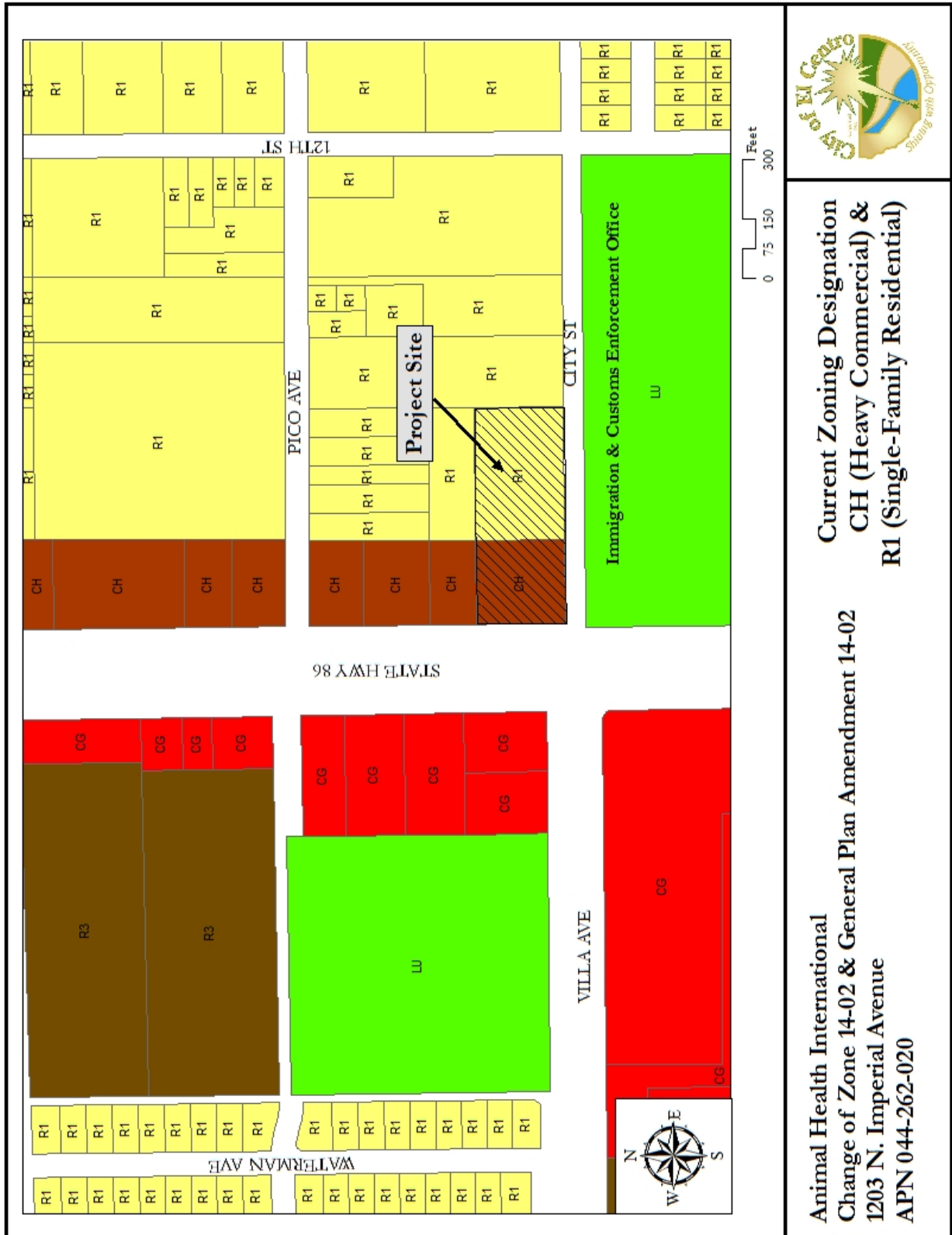


EXHIBIT C – PROPOSED ZONING DESIGNATION



EXHIBIT D – EXISTING LAND USE DESIGNATION

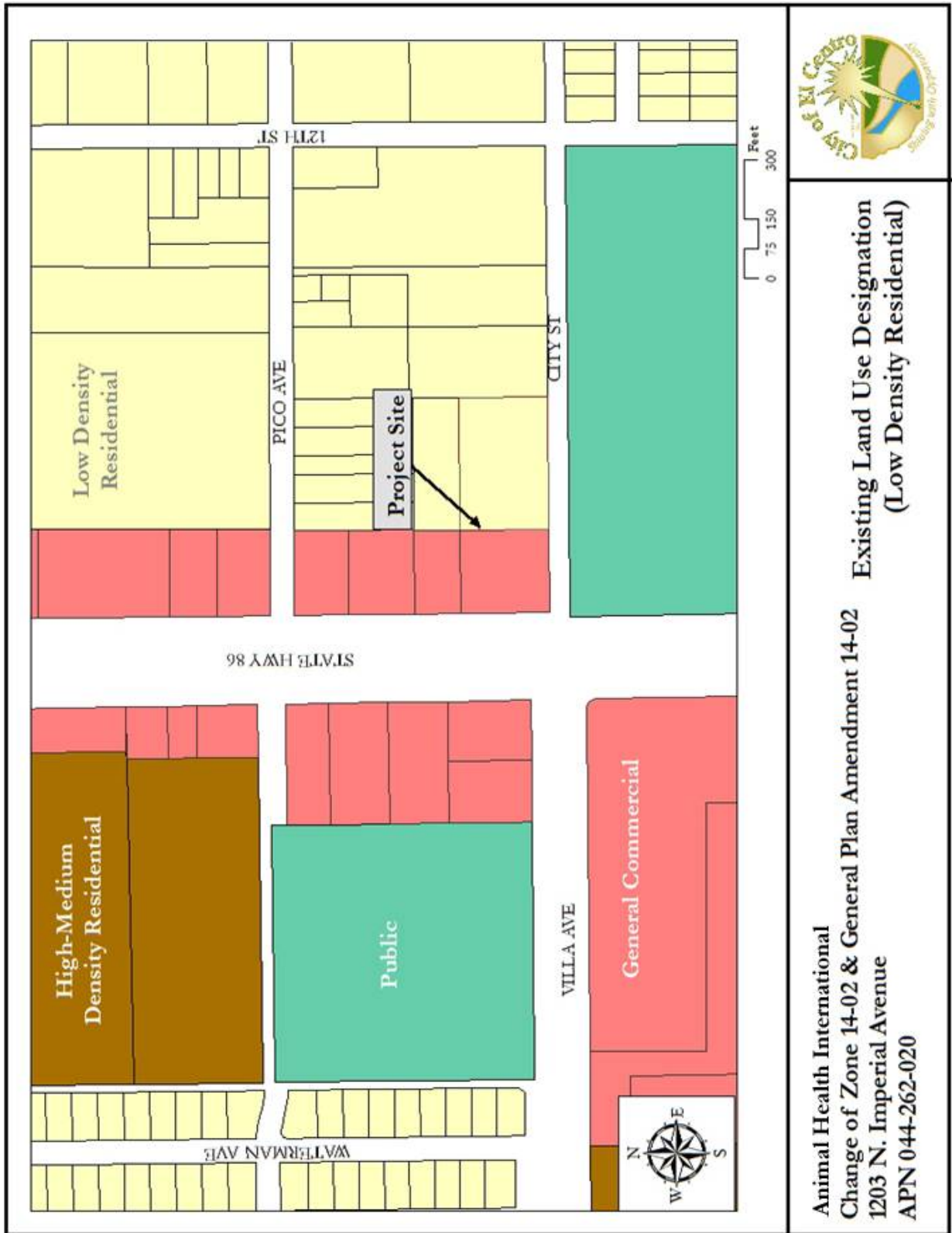


EXHIBIT E – PROPOSED LAND USE DESIGNATION

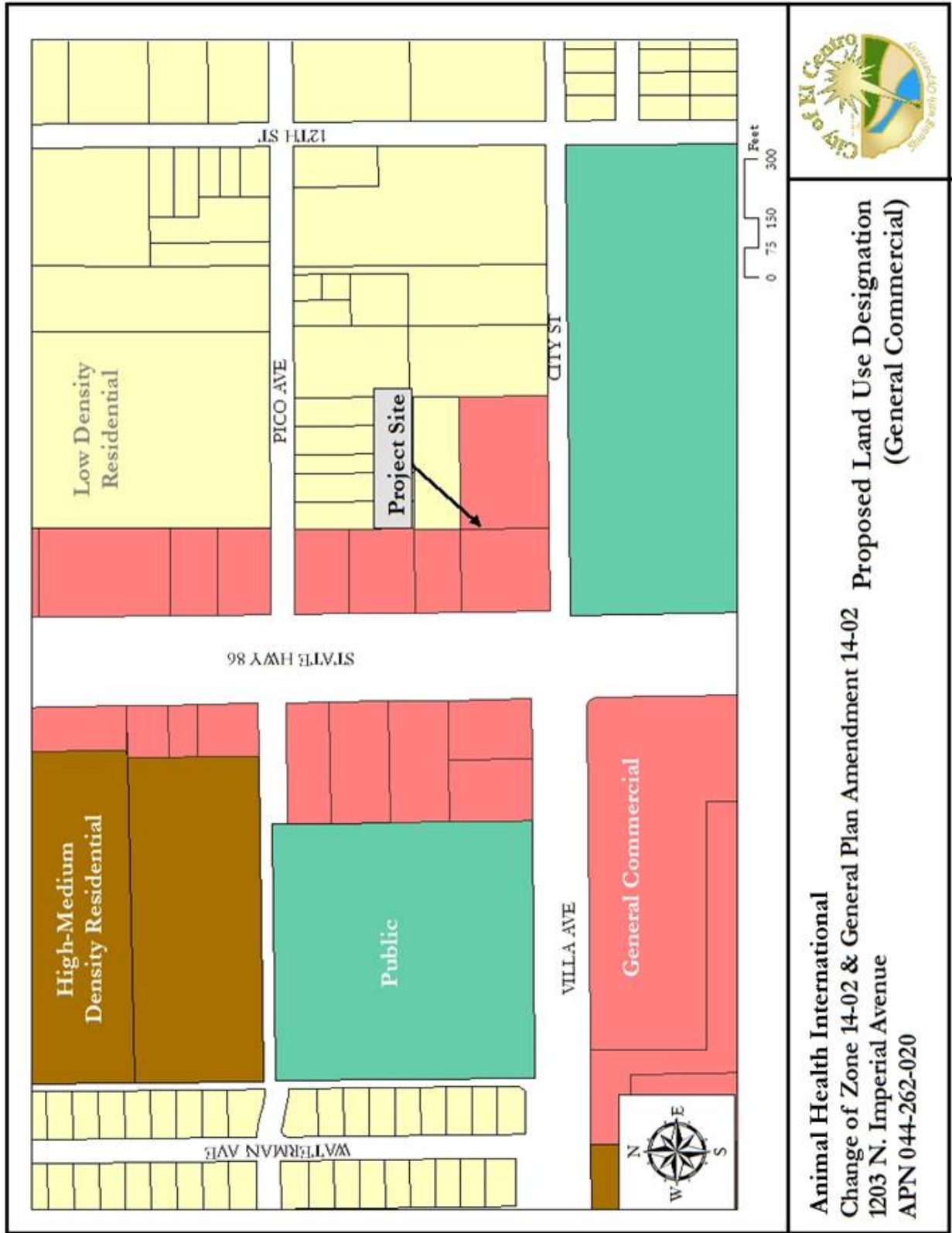


EXHIBIT F – PHOTOGRAPHS



View of the façade of the existing building at the project site.



View of the rear of the existing building at the project site.

EXHIBIT G

Table 29-61.1 Commercial Zones Use Regulations

§ 29-60

EL CENTRO CODE

essary office uses, retail stores, service establishments and tourism facilities are hereby established to achieve the following purposes:

CT tourist commercial zone. This zone is intended to provide for the development of motels, resort hotels, related tourist commercial uses, limited retail and freeway-oriented businesses. Multiple-family residential may also be permitted by conditional use permit, where appropriate. The CT zone is intended to implement the tourist commercial general plan land use designation.

CO office commercial zone. This zone is intended for establishment of professional and administrative offices, medical care centers and ancillary services with appropriate landscaping and development standards which provide relative compatibility for such uses near residential areas. The CO zone is intended to implement the office commercial general plan land use designation.

CN neighborhood commercial zone. This zone is intended for retail uses serving principally the convenience shopping needs of the neighborhood in which it is located. The CN zone is intended to implement the neighborhood commercial general plan land use designation.

CD downtown commercial zone. This zone is intended for retail, office, residential, entertain-

ment, restaurant, and service oriented uses that will help draw visitors and revitalize the downtown area. Developments in this zone are encouraged to be pedestrian oriented and tied together through common architecture and the use of arcades. The CD zone is intended to implement the downtown commercial general plan land use designation.

CG general commercial zone. This zone is intended for general business, light service and retail uses, as well as large-scale planned shopping districts and, where appropriate, hotel and public assembly uses. The CG zone is intended to implement the general commercial general plan land use designation.

CH heavy commercial zone. This zone is intended for general commercial uses, business and consumer services, and light manufacturing. The CH zone is intended to implement the heavy commercial general plan land use designation.

Sec. 29-61. Commercial zones use regulations.

The uses identified in table 29-61.1 shall be permitted uses where the symbol "P" appears. Where the symbol "C" appears, the use requires a conditional use permit pursuant to article V, division 6 of this chapter. The symbol "X" indicates that the use is prohibited.

Table 29-61.1
Commercial Zones Use Regulations

Use	Zoning District Regulations					
	CT	CO	CN	CD	CG	CH
(a) Financial, professional services and office uses:						
(1) Banks and similar financial institutions (drive through requires a CUP)	X	P	P	P	P	P
(2) Business and professional offices including general, non-medical, legal, engineering, architecture, accounting, research and consulting services offices (non-medical)	C	P	P	P	P	P
(3) Currency exchange houses	C	X	X	P	P	P
(4) Check cashing facilities	X	X	X	P	P	P
(5) Medical offices including chiropractic, dentistry, and veterinary	C	P	P	P	P	P
(6) Medical cannabis cooperative or collective dispensaries, includes cultivation, processing and distribution, per areas and regulations defined in Chapter 13, Article VII of the City Code	P	P	P	X	P	P
(b) General commercial uses:						
(1) Advertising structures (billboards), per chapter 22.1 signs	C	X	X	X	P	P
(2) Arcades and electronic games	C	C	P	P	P	P

Use	Zoning District Regulations					
	CT	CO	CN	CD	CG	CH
(3) Art, music and photographic studios	X	P	P	P	P	P
(4) Assaying	C	C	P	P	P	P
(5) Athletic and health club	C	C	P	P	P	P
(6) Auction house, not to include animals	X	X	X	X	X	P
(7) Audio and video broadcasting and recording studios	X	X	X	P	P	P
(8) Barber and beauty shops	P	P	P	P	P	P
(9) Blueprint and photocopy services	X	P	P	P	P	P
(10) Bookbinding	X	X	X	X	X	P
(11) Blacksmith	X	X	X	X	X	P
(12) Breweries, including on-and off-premises consumption with proper ABC license	X	X	X	P	C	C
(13) Cabinet making and carpenter shops, no planing mills	X	X	X	X	P	P
(14) Candy stores and confectionaries	X	X	P	P	P	P
(15) Caretaker's residence	X	X	P	P	P	P
(16) Catering establishments	C	X	P	P	P	P
(17) Child day care center	X	C	C	P	P	P
(18) Cleaners including dry cleaning with or without cleaning machinery on site	C	X	P	P	P	P
(19) Commercial recreation facilities not otherwise listed	C	X	C	C	P	P
(20) Gunsmith	X	X	X	P	P	P
(21) Hatcheries, poultry and fowl	X	X	X	X	X	P
(22) Hotels and motels	P	X	X	P	C	X
(23) Ice cream manufacturing	X	X	X	C	C	P
(24) Ice plant	X	X	X	X	X	P
(25) Interior decorating shops	X	X	P	P	P	P
(26) Janitorial services and supplies	X	X	X	P	P	P
(27) Kennels	C	X	X	X	C	C
(28) Kiosks, including, but not limited to photo sales located in the parking lot	C	X	P	P	P	P
(29) Labor hall	X	X	X	X	P	P
(30) Laboratories, medical and dental	X	C	X	P	P	P
(31) Laboratories, research	X	X	X	P	P	P
(32) Laundromats, coin-operated	C	X	P	C	P	X
(33) Machine shop and tool repair	X	X	X	X	P	P
(34) Mail and shipping services	C	C	P	P	P	P
(35) Mattress manufacturing and renovations	X	X	X	X	X	P
(36) Mortuaries	X	C	X	X	P	P
(37) Neon sign manufacturing and renovations	X	X	X	P	P	P
(38) Parking facilities (commercial) where fees are charged	X	X	X	C	C	C
(39) Pest control services	X	X	X	X	X	P
(40) Pet stores/pet grooming with no overnight boarding or care of animals	X	X	C	P	P	P
(41) Pet stores/pet grooming with overnight boarding or care of animals	X	X	C	C	P	P
(42) Pharmacies	C	P	P	P	P	P
(43) Photocopying services	X	P	P	P	P	P
(44) Places of public assembly, nonreligious	X	C	C	C	P	P
(45) Plumbing, electrical, mechanical shops and services	X	X	X	X	P	P
(46) Printing shops	X	X	X	C	P	P
(47) Public scales	X	X	X	X	X	P
(48) Recreational vehicle park, see article IV, Division 3	C	X	X	X	C	C

Use	Zoning District Regulations					
	CT	CO	CN	CD	CG	CH
(49) Recycling collection center: Mobile collection units and reverse vending machines only	X	X	P	C	P	P
(50) Recycling collection center: All other types	X	X	X	X	C	P
(51) Repair services, consumer; for repair of personal and household items, but excluding automobile repair or items used primarily for business	X	X	P	P	P	P
(52) Repair services, equipment; for items used primarily for business or agriculture	X	X	X	X	P	P
(53) Restaurant/hotel supply and services	X	X	X	X	X	P
(54) Rug cleaning plants	X	X	X	X	X	P
(55) Schools, trade, art, music, or swimming schools	X	X	C	C	P	P
(56) Secondhand merchandise: Sales	X	X	C	C	P	P
(57) Sign painting shops	X	X	X	P	P	P
(58) Silk screening	X	X	X	P	P	P
(59) Stone and monument works	X	X	X	X	X	P
(60) Storage facility (indoor or mini-storage)	X	X	X	C	C	P
(61) Swap meet	X	X	X	X	X	P
(62) Swimming pool supplies	X	X	P	P	P	P
(63) Theaters (motion picture) and playhouses	C	X	X	P	P	P
(64) Travel agencies	C	P	P	P	P	P
(65) Upholstery, re-upholstery	X	X	X	C	P	P
(66) Utility distribution substation	X	X	X	X	X	P
(67) Veterinary services, animal hospitals	X	X	X	C	P	P
(68) Water Dispensing Facilities	C	X	P	P	P	P
(69) Wedding chapels	X	X	X	C	P	P
(c) <i>Eating and drinking establishments:</i>						
(1) Bars, night clubs, cabarets	P	X	C	C	P	P
(2) Cyber/internet cafes, restaurants, coffee shops, delicatessens	P	C	P	P	P	P
(3) Microbreweries with appropriate ABC license	X	X	X	C	P	P
(4) Snack bars, take-out only, refreshment stands contained within a building	P	C	P	P	P	P
(5) Fast-food restaurants with drive-in or drive-through service	P	C	C	C	P	P
(d) <i>Retail sales:</i>						
(1) Limited: Those uses listed under (2), below, which contain not more than three thousand five hundred (3,500) square feet of enclosed floor area within a single establishment	C	C	P	P	P	P
(2) General: The following uses without limitation as to size:						
a. Antique shops	X	X	P	P	P	P
b. Apparel stores and repair	X	X	P	P	P	P
c. Appliance and electronic stores and repair	X	X	P	P	P	P
d. Bakeries, retail only	X	X	P	P	P	P
e. Book, gifts, and stationery stores	C	C	P	P	P	P
f. Craft and handmade specialty items	X	X	P	P	P	P
g. Feed and tack stores	X	X	P	P	P	P
h. Florist shops	C	C	P	P	P	P
i. Food stores and supermarkets, drug stores with or without pharmacies	X	X	P	P	P	P
j. Furniture stores, with or without repair and upholstery	X	X	P	P	P	P
k. Hardware stores	X	X	P	P	P	P
l. Hobby shops	X	X	P	P	P	P
m. Jewelry stores	X	X	P	P	P	P

Use	Zoning District Regulations					
	CT	CO	CN	CD	CG	CH
n. Junior department, department stores, discount department stores and membership stores	X	X	P	P	P	P
o. Liquor stores with appropriate ABC license	X	X	P	P	P	P
p. Nurseries and garden supply stores	X	X	P	P	P	P
q. Office supply stores	X	X	P	P	P	P
r. Retail stores and shops including but not limited to variety, shoe, toys, hardware, food and liquor, furniture, appliances	X	X	P	P	P	P
s. Stamp and coin shops	X	X	P	P	P	P
t. Television, radio sales, and repair	X	X	P	P	P	P
u. Tobacco retail shops	P	X	X	P	P	P
(e) <i>Automotive sales, services, vehicles and equipment</i>						
(1) Automobile, boat, and/or truck services and sales, including, but not limited to general repair, body and painting services, and car washes	X	X	X	X	P	P
(2) Automobile rental agencies	P	X	X	X	P	P
(3) Automobile sales as part of a comprehensively designed marketing complex of two (2) or more dealers featuring primarily new cars	C	X	X	X	P	P
(4) Automotive Services and Sales, excluding body and painting services, including, but not limited to services to recreational vehicles	P	X	X	X	P	P
(5) Bicycle shop, nonmotorized	C	X	P	P	P	P
(6) Boat, camper and mobile home sales and services	X	X	X	X	P	P
(7) Carwash, full service, self service and coin operated	C	X	C	C	P	P
(8) Equipment rental and sales yards including, but not limited to, trucks, trailers, hitches and service thereof	X	X	X	X	C	P
(9) Freeway service facility	P	X	X	X	X	C
(10) Gasoline dispensing and/or automotive service stations	P	X	C	C	C	C
(11) Motorcycle sales and services including motorized bicycles	X	X	X	X	P	P
(12) Tire retreading and recapping, providing that not more than five (5) press-type molds with removable matrices or fifteen (15) band-type electric molds, using nonremovable matrices, are used in the processing of tires	X	X	X	X	X	P
(13) Tire sales and service	X	X	C	C	P	P
(14) Truck and trailer sales, heavy equipment	X	X	X	X	X	P
(15) Vehicle impound and storage yard. The dismantling, burning or other activity normally associated with automobile wrecking yard is prohibited	X	X	X	X	X	C
(f) <i>Wholesaling, storage and distribution uses: Includes the following establishments or places or business primarily engaged in selling merchandise to retailers, to industrial, commercial, institutional, or professional users or to other wholesalers. The function of storage and related uses is also included in this classification.</i>						
(1) Dairy products distribution depots	X	X	X	X	X	P
(2) Furniture warehouse	X	X	X	X	X	P
(3) Parcel delivery terminals	X	X	X	X	X	P
(4) Food lockers	X	X	X	X	X	P
(5) Warehouse storage, all types; except the storage of inflammable materials, chemicals or products	X	X	X	X	X	P
(6) Wholesale brokers, jobbers, dealers, distributors	X	X	X	X	X	P
(7) Wholesale garment sewing	X	X	X	X	X	P
(8) Storage yards, when said yards are entirely enclosed within solid walls not less than six (6) feet in height, said walls to be masonry where adjacent to a residential zone:						

EXHIBIT H

CITY OF EL CENTRO

NEGATIVE DECLARATION NO. 14-02
CHANGE OF ZONE 14-02 & GENERAL PLAN AMENDMENT 14-02

DESCRIPTION OF PROJECT: The proposed project involves property situated at 1203 N. Imperial Avenue/SR86, located at the northeast corner of Imperial Avenue/Highway 86 and Villa Avenue (extended), and owned by Animal Health International. The Applicant, Animal Health International has requested that the eastern half of their 2.67-acre property be re-zoned from R1 (Single-Family Residential) to CH (Heavy Commercial). Concurrent with the re-zone, a General Plan Amendment is required to amend the Land Use Map, to be consistent with the Zoning Map.

DESCRIPTION OF ENVIRONMENTAL SETTING: The subject property is comprised of a vacant building within an urban developed site along Imperial Avenue/SR86, a major transportation corridor. The project site is further surrounded by urban development. Surrounding land uses are as follows to the north, a storage company (U-Mini Storage), to the south, the North Date Canal followed by the Immigration and Customs Enforcement Office, to the east, vacant land followed by single family residential, and to the west, Imperial Avenue/SR86 followed by a car wash. The only roadway abutting the project site is Imperial Avenue/SR86 to the west.

ENVIRONMENTAL IMPACT AND PHYSICAL EFFECT:

1. Proposed project is consistent with environmental plans and goals of the community.
2. Will not have a demonstrable negative aesthetic effect.
3. No rare or endangered species of plant, animal or their habitat is affected.
4. Presents no material interference with movement of resident or migratory fish or wildlife.
5. Presents no breach to any published, state, or local standards relating to solid waste or litter control.
6. Presents no substantial detrimental effect to air, water quality, or materially add to the ambient noise level of adjoining areas.
7. Presents no involvement in the contamination of a public water supply.
8. Presents no cause for substantial flooding or erosion of land.
9. No apparent geological hazard.

The Environmental Assessment Committee met on July 24, 2014 to assess the possible significant impacts that would result from the proposed project. The Committee determined that the project would have no significant deleterious effects on the environment. **NEGATIVE DECLARATION STATUS IS THEREFORE GRANTED FOR THIS PROJECT.**

NORMA M. VILLICAÑA, AICP
Director of Community Development

EXHIBIT I
PLANNING COMMISSION RESOLUTION NO. 14-__
FOR
NEGATIVE DECLARATION NO. 14-02

WHEREAS, the City's Environmental Assessment Committee conducted an initial study for the proposed project on July 24, 2014, pursuant to CEQA and the CEQA Guidelines of 1970, as amended; and

WHEREAS, Negative Declaration No. 14-02 was prepared for Animal Health International Change of Zone 14-02 and General Plan Amendment 14-02; and

WHEREAS, findings of the initial study indicated that the proposed project would not create significant impacts to Aesthetics, Agriculture & Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Land Use/Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Utilities/Services Systems, and Water Quality/Hydrology, and;

WHEREAS, a public hearing notice was sent to property owners within 500-feet of the subject property and was legally and duly noticed on August 29, 2014 in the *Imperial Valley Press*, a newspaper of general circulation; and

WHEREAS, a public hearing was conducted on September 9, 2014 for the proposed project and there were no objections filed with the Commission; and

WHEREAS, the proposed project would not be detrimental to the general health, safety and welfare of the community.

NOW, THEREFORE, be it resolved that the Planning Commission has considered Negative Declaration No. 14-02, attached hereto, and has determined that the project would have no significant deleterious effect on the environment and orders that Negative Declaration No. 14-02 be filed pursuant to CEQA and the CEQA Guidelines of 1970, as amended, for Animal Health International Change of Zone 14-02 and General Plan Amendment 14-02 to allow a change of zone from R1 (Single-Family Residential) to CH (Heavy Commercial).

PASSED AND ADOPTED on September 9, 2014 by the following vote:

ROLL CALL: Ayes:
 Noes:
 Absent:
 Abstaining:

CITY OF EL CENTRO
PLANNING COMMISSION

By _____
Harold M. Walk, Chairperson

ATTEST:

APPROVED AS TO FORM:

By _____
Norma M. Villicaña, AICP
Secretary-Director

By _____
Kris Becker
City Attorney

EXHIBIT J

**PLANNING COMMISSION RESOLUTION NO. 14-__
FOR**

CHANGE OF ZONE 14-02

WHEREAS, Animal Health International has initiated a request for a Change of Zone to address zoning inconsistencies, on parcel identified by APN 044-262-020;

WHEREAS, the western half of the 2.67-acre property is zoned CH (Heavy Commercial) and the eastern half of the property is zoned R1 (Single-Family Residential) and the applicant has petitioned to change the zoning of the eastern half to CH (Heavy Commercial) in order to make the property marketable for resale; and

WHEREAS, a public hearing notice was sent to property owners within 500-feet of the subject property and was legally and duly noticed on August 29, 2014; and

WHEREAS, a public hearing was conducted on September 9, 2014 and the petitioner was present and heard and no one was present to object to the petition nor were any objections filed with the Commission; and

WHEREAS, the proposed change is in conformity with the City's General Plan; and

WHEREAS, the proposed change is appropriate for the affected subject site; and

WHEREAS, the proposed change is proper at this time and is not likely to be detrimental to the adjacent properties or residents; and

WHEREAS, the proposed change will have no significant deleterious effect on the environment; and

WHEREAS, Negative Declaration No. 14-02 was prepared and considered for the proposal pursuant to California Environmental Quality Act (CEQA) and the CEQA Guidelines of 1970, as amended; and

WHEREAS, the proposed change could not adversely affect the general health, safety and welfare of the community.

NOW, THEREFORE, be it resolved that the Planning Commission recommends approval of Change of Zone 14-02, a re-zoning from R1 (Single-Family Residential) to CH (Heavy Commercial) for the eastern half of a 2.67-acre parcel of land located at 1203 N. Imperial Avenue and further identified by APN 044-262-020.

PASSED AND ADOPTED on September 9, 2014 by the following vote:

ROLL CALL: Ayes:
 Noes:
 Absent:

Abstaining:

CITY OF EL CENTRO
PLANNING COMMISSION

By _____
Harold M. Walk, Chairperson

ATTEST:

APPROVED AS TO FORM:

By _____
Norma M. Villicaña, AICP
Secretary-Director

By _____
Kris Becker
City Attorney

EXHIBIT K
PLANNING COMMISSION RESOLUTION NO. 14-__
FOR
GENERAL PLAN AMENDMENT 14-02

WHEREAS, Animal Health International has initiated a request for a General Plan Amendment for property located at 1203 N. Imperial Avenue on parcel identified by APN 044-262-020;

WHEREAS, the proposed amendment would change the adopted Land Use Map and would amend the land use designation for the eastern portion of the property identified by APN 044-262-020 from low density residential to general commercial; and

WHEREAS, the proposed general plan amendment would not have a deleterious effect on the environment and is necessary and proper at this time for consistency with the City's Zoning Map; and

WHEREAS, the proposed amendment would be compatible with the existing and planned land uses of the surrounding areas and would be in the best interest of the general health, safety, and welfare of the community,

WHEREAS, the public hearing was advertised on August 29, 2014 in the *Imperial Valley Press*, a newspaper of general circulation; and

WHEREAS, a public hearing was held on September 9, 2014 and the petitioner was present, and heard, and, no one was present to object to the petition nor were any objections filed with the Commission.

WHEREAS, Negative Declaration 14-02 was prepared and considered for the proposal pursuant to the CEQA Guidelines of 1970, as amended.

NOW, THEREFORE, be it resolved that the Planning Commission recommends approval of General Plan Amendment No. 14-02, a proposed amendment from low density residential to general commercial for the eastern half of a 2.67-acre parcel identified by APN 044-262-020.

PASSED AND ADOPTED on September 9, 2014 by the following vote:

ROLL CALL: Ayes:
 Noes:
 Absent:
 Abstaining:

CITY OF EL CENTRO
PLANNING COMMISSION

By _____
Harold M. Walk, Chairperson

ATTEST:

APPROVED AS TO FORM:

By _____
Norma M. Villicaña, AICP
Secretary-Director

By _____
Kris Becker
City Attorney