

PLANNING COMMISSION

Harold M. Walk – Chairperson
Darian Dax Chell – Vice-Chairperson
Cheyenne M. Gaddis – Commissioner
Evelia Jimenez – Commissioner
Marcela Miranda – Commissioner
Jack R. Dunnam – Commissioner
Sergio A. Lopez – Commissioner



CITY ATTORNEY

Kris Becker

COMMISSION SECRETARY

Norma M. Villicaña

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

AGENDA CITY OF EL CENTRO PLANNING COMMISSION

REGULAR MEETING

**CITY HALL
COUNCIL CHAMBERS
1275 MAIN STREET
EL CENTRO, CA 92243**

**Tuesday, April, 14, 2015
5:30 PM**

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.

CALL TO ORDER

ROLL CALL

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. **Planning Commission - Regular Meeting - Feb 10, 2015**
2. **Planning Commission - Regular Meeting - Mar 10, 2015**
3. **Request of Finding of Public Convenience and Necessity**

Request for finding of Public Convenience and Necessity to allow the issuance of an alcohol beverage license to allow the on-sale of beer and wine (Type 42 License) for Strangers Music & Arts Venue located at 115 North 5th Street.

PUBLIC HEARINGS

4. **Conditional Use Permit 14-07**

The project proposes the phased development of a church and ancillary buildings on 4.08 acres of vacant property located at 1099 Pico Avenue in the R1 (Single Family) Zone. Pursuant to Section 15301 of the California Environmental Quality Act Guidelines it has been determined this project is exempt for formal environmental review.

PRESENTATION: Angel Hernandez, Assistant Planner

RECOMMENDATION:

Adopt the applicable findings and conditions under Planning Commission Resolution No. 15- ____, approving Conditional Use Permit 14-07

5. **Conditional Use Permit 15-01**

The project proposes the establishment of an upholstery shop at 771 Broadway within the CD (Downtown Commercial) Zone. Pursuant to Section 15303 of the California Environmental Quality Act Guidelines this project is exempt from formal environmental review.

PRESENTATION: Angel Hernandez, Assistant Planner

RECOMMENDATION:

Adopt the applicable findings and conditions under Planning Commission Resolution No. 15- ____, approving Conditional Use Permit 15-01

6. **Edwards Change of Zone 14-04 and General Plan Amendment 14-04**

The project proposes a change of zone from R1 (Single-Family Residential) to CN (Neighborhood Commercial) for a 4.32-acre property situated at the southwest corner of La Brucherie Avenue and W. Main Street. Concurrent with the re-zone, a General Plan Amendment is required to amend the Land Use Map to change the land use designation from Low Density Residential to General Commercial for consistency with the Zoning Map.

PRESENTATION: Adriana Nava, Associate Planner

RECOMMENDATION:

6a. Motion to adopt Planning Commission Resolution No. 15- __, recommending the approval of Negative Declaration 14-04 to City Council.

6b. Motion to adopt Planning Commission Resolution No. 15- __, recommending the approval of Change of Zone 14-04.

6c. Motion to adopt Planning Commission Resolution No. 15- __, recommending approval of General Plan Amendment 14-04.

NEW BUSINESS

7. Appointment of one (1) Commissioner to the Vision 2050 Committee

PRESENTATION: Norma Villicana, Community Development Director

RECOMMENDATION:

Motion to appoint a member of the Planning Commission to the Vision 2050 Committee.

NON-ACTION INFORMATION ITEMS**PUBLIC COMMENTS**

Any member of the public wishing to address this body concerning matters within its jurisdiction may do so at this time. The Chairperson reserves the right to place a time limit on each presentation.

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
FEBRUARY 10, 2015**

The El Centro Planning Commission convened in a regular session at City Hall Council Chambers, 1275 W. Main Street, El Centro, California at 5:30 PM.

Vice-Chairperson Darian Dax Chell presided over the meeting.

CALL TO ORDER

Attendee Name	Title	Status
Harold Walk	Chairperson	Absent
Darian Dax Chell	Vice-Chairperson	Present
Sergio A. Lopez	Commissioner	Present
Cheyenne M. Gaddis	Commissioner	Present
Evelia Jimenez	Commissioner	Present
Marcela Miranda	Commissioner	Present
Jack Dunnam	Commissioner	Present

STAFF PRESENT

Norma M. Villicana, Director of Community Development
Kris Becker, City Attorney
Adriana Nava, Associate Planner
Angel Hernandez, Assistant Planner
Abraham Campos, Associate Engineer
Yvonne Cordero, Staff Assistant

CONSENT AGENDA

Meetings minutes for October 2014 and December 2014 were approved under one motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marcela Miranda, Commissioner
SECONDER:	Jack Dunnam, Commissioner
AYES:	Lopez, Chell, Gaddis, Jimenez, Miranda, Dunnam
ABSENT:	Walk

1. **Planning Commission - Regular Meeting - Oct 14, 2014**
2. **Planning Commission - Regular Meeting - Dec 9, 2014**

Minutes Acceptance: Minutes of Feb 10, 2015 5:30 PM (CONSENT AGENDA)

PUBLIC HEARING**1. Change of Zone 14-05 Affecting Property at 1285 Poplar Drive (APN 053-501-025)**

The project proposes a Change of Zone from the existing zoning designation of R1 (Single Family Residential) be changed to LU (Limited Use) for the .32 acre property located at 1285 Poplar Drive. Concurrent with the Change of Zone, a General Plan Amendment is required to amend the Land Use Map for consistency with the Zoning Map. Pursuant to Section 15301 of the California Environmental Quality Act Guidelines, it has been determined that this project is exempt from formal environmental review.

Angel Hernandez, Assistant Planner elaborated on the project with a presentation.

Vice-Chairperson Chell opened the public hearing portion of the meeting.

Ryan Kelley, Director of Facility Services for El Centro Regional Medical Center, explained the project's purpose.

During the project presentation by Angel Hernandez, it was recommended that parking permits be issued to residents living along Poplar Drive to restrict others from parking along the street. Commissioner Miranda had questions regarding the number of parking permits and the hours of operation. Angel Hernandez, Assistant Planner, explained residents receive two permits annually and additional permits, if requested. Ryan Kelley explained that hours are 8am-5pm.

Vice-Chairperson Chell questioned Mr. Kelley on staff's after hours accessibility and if the hospital's shuttle drives through the area. Mr. Kelley answered that when residents call the hospital, they are transferred directly to Mr. Kelley and the hospital is no longer operating the shuttle. As such no shuttle will be driving through Poplar Drive. Commissioner Miranda also inquired if there are hospital owned vehicles parked in the area to which Mr. Kelley responded hospital vehicles do not park on Poplar Drive. Vice-Chairperson Chell requested information regarding permits that were issued in 2004 to which Mr. Hernandez directed the question to Abraham Campos, Senior Engineer. Mr. Campos explained the permitting procedure to the Commission and assured them that the process has worked since 2004. The only issue they have experienced is that residents request additional permits.

Vice-Chairperson Chell closed the public hearing portion as there were no additional comments.

Planning Commission Resolution No. 15-01, for Change of Zone 14-05 approved unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sergio A. Lopez, Commissioner
SECONDER:	Marcela Miranda, Commissioner
AYES:	Lopez, Chell, Gaddis, Jimenez, Miranda, Dunnam
ABSENT:	Walk

2. General Plan Amendment 14-05 Affecting Property at 1285 Poplar Drive (APN 053-501-025)

The project proposes a General Plan Amendment, concurrent with a Change of Zone for property located at 1285 Poplar Drive (APN 053-501-025) to amend the Land Use Map for consistency with the Zoning Map. The project consists of changing the existing land use designation of Low Density Residential to Public. Pursuant to Section 15301 of the California Environmental Quality Act Guidelines, it has been determined that this project is exempt from formal environmental review.

Planning Commission Resolution No. 15-02, for General Plan Amendment 14-05 was approved unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sergio A. Lopez, Commissioner
SECONDER:	Jack Dunnam, Commissioner
AYES:	Lopez, Chell, Gaddis, Jimenez, Miranda, Dunnam
ABSENT:	Walk

3. Zoning Ordinance Text Amendment 15-01 - Establishing a Reasonable Accommodation Procedure

The project proposes the adoption of Zoning Ordinance Text Amendment (ZOTA) 15-01 that proposes to amend the existing Reasonable Accommodation procedures to conform to the 2013-2021 Housing Element. Pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines, it has been determined that this project is exempt from formal environmental review.

Angel Hernandez, Assistant Planner, gave a presentation to the Commission explaining the ordinance amendment.

Commissioner Dunnam suggested that there be a mechanism to make the \$498 application fee more affordable for disabled persons or seniors with limited income. Angel Hernandez explained that the application fee was compared with other cities and Norma M. Villicaña, Community Development Director confirmed to the Commission that the fee is for administrative and publication costs. Furthermore, any change in fees should be brought before the City Council if the Commission were to recommend any change in the Reasonable Accommodation fee.

Vice-Chairperson Chell requested a history of previous Reasonable Accommodation projects. Angel Hernandez and Norma Villicaña gave a history of two Reasonable Accommodation requests made thus far.

Discussion was held regarding the State of California ADA building requirements for rental units and single/multi-family residential homes. Norma Villicaña reminded Commissioners that the motion on the agenda is for an amendment to an ordinance geared towards property owners, not commercial or multi-family residential development.

Commissioner Dunnam recommended that the City look into a mechanism that would make the application fee more affordable for special circumstances or people with limited income. The resolution was approved as amended on the condition that it include a mechanism to make the fee more affordable as suggested.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jack Dunnam, Commissioner
SECONDER:	Evelia Jimenez, Commissioner
AYES:	Lopez, Chell, Gaddis, Jimenez, Miranda, Dunnam
ABSENT:	Walk

PUBLIC COMMENTS

Any member of the public wishing to address this body concerning matters within its jurisdiction may do so at this time. The Chairperson reserves the right to place a time limit on each presentation.

No public comments received.

ADJOURNMENT

Meeting adjourned at 6:14 p.m.

**CITY OF EL CENTRO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
MARCH 10, 2015**

The El Centro Planning Commission convened in a regular session at City Hall Council Chambers, 1275 W. Main Street, El Centro, California at 5:30 PM.

Chairperson Harold Walk presided over the meeting.

CALL TO ORDER

ROLL CALL

Attendee Name	Title	Status
Harold Walk	Chairperson	Present
Darian Dax Chell	Vice-Chairperson	Present
Sergio A. Lopez	Commissioner	Present
Cheyenne M. Gaddis	Commissioner	Present
Evelia Jimenez	Commissioner	Present
Marcela Miranda	Commissioner	Present
Jack Dunnam	Commissioner	Present

STAFF PRESENT

Norma M. Villicana, Director of Community Development
 Frank Soto, Assistant Director of Community Development
 Michael Rood, County Counsel
 Adriana Nava, Associate Planner
 Angel Hernandez, Assistant Planner
 Terry Hagen, Director of Public Works
 Abraham Campos, Senior Engineer
 Randy Hines, Wastewater Treatment Plant Supervisor

MINUTES ACCEPTANCE

2. **Approval of February 10, 2015 meeting minutes postponed to April 14, 2015.**

PUBLIC HEARINGS

3. **Mitigated Negative Declaration 11-08 - Southern Sewer Pump Station**
The proposed project involves property situated at 102 E. Danenberg Avenue. The project proposes the construction of a new sewer pump station. The new sewer pump station and associated sewer line would collect and pump sewage to the wastewater treatment plant for processing.

Adriana Nava, Associate Planner, elaborated on the project with a presentation and stated that the Mitigated Negative Declaration must be adopted to proceed with land acquisition.

Vice-Chair Darian Dax Chell brought up a concern regarding offensive odors in the vicinity of the pump station, specifically in the Desert Trails and IV Mall area. Terry Hagen, Director of Public Works, reported that pump station units are sealed, therefore no vapors are emitting from the structure except during annual maintenance.

Charles Butcher, representing Wilbur-Ellis, had questions regarding the sewer lines in regards to gravity feeds and pressure feeds. Mr. Butcher asked if the 12-inch gravity line would be extended from the railroad approximately 500 feet to the east to benefit the adjoining property owners, including Wilbur-Ellis.

Ralph Menvielle stated as to the benefits of expanding the gravity sewer line to Dogwood Avenue.

Randy Hines, Wastewater Treatment Plant Supervisor, provided clarification on the design of the project. The Southern Pump Station will consolidate three existing pump stations into one pump station. A 14-inch force main sewer line will be installed from Farnsworth to Dogwood Avenue. In addition, a 12-inch gravity sewer line will be installed and will end just east of the railroad on Danenberg. The project will allow future developments to extend the gravity line and connect to the city's sewer system. Developers are typically responsible for the costs of extending water and sewer lines that serve their property.

Ralph Menvielle requested that the City meet with the property owners to discuss the project prior to finalizing the design of the scope of work. Chairperson Harold Walk agreed that all interested parties need to meet and discuss the project.

Bertha Camarena Tamayo, resident at 1587 Farnsworth Lane, explained that her property is not serviced by the City, but would like the opportunity to connect to sewer pipeline. Chairperson Harold Walk instructed the resident that her property must be adjacent to the City to be annexed and that once the property has been annexed, connection would be possible.

Ms. Camarena Tamayo further asked if there was a need to acquire property for the construction of the sewer lines. Chairperson Walk informed Ms. Camarena that property acquisition would be required for the pump station only and the location of the pipelines would require easements. Mr. Walk thanked staff for designing a project that would allow easier access for future developments to extend the sewer line.

Vice-Chair Chell requested further information be provided to the City Council as to what the additional costs would be if the 12-inch gravity sewer line was to be extended from the railroad tracks on Danenberg to Dogwood Avenue.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Darian Dax Chell, Vice-Chairperson
SECONDER:	Marcela Miranda, Commissioner
AYES:	Walk, Chell, Lopez, Gaddis, Jimenez, Miranda, Dunnam

4. Mitigated Negative Declaration 14-07 - Sewer Pump Station No. 2

The proposed project involves property situated at the northwest corner of La Brucherie Avenue and Wake Avenue (extended). The project proposes the construction of a new sewer pump station. The new sewer pump station and associated sewer lines would collect and pump sewage to the wastewater treatment plant for processing.

Adriana Nava, Associate Planner, elaborated on the project with a presentation and informed the Commission that due to the future extension of the Imperial Avenue over pass, the existing sewer pump station must be relocated to the northeast corner of La Brucherie Avenue and Wake Avenue (extended).

Lourdes Singh, 1502 Wake Avenue, asked if the location of the pipeline would impact her property. Adriana Nava assured the property owner that this project would not impact her property.

Carlos Lara, 1810 Wake Avenue, had concerns as to why this site was chosen and the possible foul smell from the pump station. Commissioner Walk stated that the pump station units are sealed and no vapors or odors are emitted.

Commissioner Jimenez asked why this location was chosen and if there were other options for the pump station. Terry Hagen, Public Works Director, explained that this site was chosen because of future developments that are planned going west and south to McCabe.

Vice-Chairman Chell questioned if the proposed site is on city or county property and if the County of Imperial would allow to subdivide the entire parcel for this small site. Mr. Hagen replied that initially the property would be on county jurisdiction, but would later be annexed into the city. Mr. Hagen further stated that under the Subdivision Map Act, the city would be allowed to carve the parcel.

Commissioner Dunnam asked if the existing property owner had any concerns in regards to the design and location of the pump station. Mr. Gary McPhetridge replied that he is working with City staff and has no concerns about the project.

Steve Hawk, representing property owner Virginia Waterman, asked if her property was going to be impacted by the project. Mr. Hagen assured that the project would not have any impacts on private properties.

There being no further comments, Chairperson Walk closed the public hearing.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Darian Dax Chell, Vice-Chairperson
SECONDER:	Sergio A. Lopez, Commissioner
AYES:	Walk, Chell, Lopez, Gaddis, Jimenez, Miranda, Dunnam

NON-ACTION INFORMATIONAL ITEMS**PUBLIC COMMENTS**

No public comments received.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 6:49 p.m.



PLANNING COMMISSION

City Hall
1275 Main Street
El Centro, CA 92243

Scheduled

Meeting: 04/14/15 05:30 PM
Department: Community Development
Category: Alcoholic Beverage License
Prepared By: Angel Hernandez

PLANNING COMMISSION ACTION ITEM (1353)

FINDING OF PUBLIC CONVENIENCE AND NECESSITY FOR A TYPE 42-BEER & WINE LICENSE FOR STRANGERS MUSIC & ARTS VENUE LOCATED AT 115 NORTH 5TH STREET

Project-	Finding of Public Convenience and Necessity for Strangers Music & Arts Venue
Objective-	Request for finding of Public Convenience and Necessity to allow the issuance of an alcohol beverage license to allow the on-sale of beer and wine (Type 42 License) for Strangers Music & Arts Venue located at 115 North 5th Street.
Applicant-	Ernesto Quintero for Strangers Arts and Music Venue
Property Owner-	Allyson Taylor
Location-	115 N. 5 th Street
Legal Description/APN-	APN 053-113-032
Zoning Designation-	CD (Downtown Commercial) Zone
Land Use Designation-	Downtown Commercial

BACKGROUND & PROJECT DESCRIPTION

Attached under Exhibit A please find correspondence from the applicant, Ernesto Quintero, regarding his application to the State Department of Alcohol Beverage Control for a Type 42 License. The Type 42 License application is for the on-site sale and consumption of beer and wine at the existing “Strangers Music & Arts Venue” (Strangers Bar) located at 115 N. 5th Street in downtown El Centro. Mr. Quintero obtained a Type 40 License in 2012 for the sale of beer only at Strangers Bar and is now requesting a Type 42 License that will allow the sale of wine in addition to beer. The Business and Professions Code relating to alcohol beverage licensing requires the submittal of a letter from the City determining that the public convenience and necessity would be served with the issuance of the Type 42 license.

The subject site consists of a 4,577 sq. ft. parcel of land that is fully developed with a one-story building that is partitioned into several suites. The bar is located in a suite approximately 700 sq. ft in size. The bar directly fronts 5th Street with its doorway clearly visible from the street. The sale of beer and wine will occur in conjunction with art exhibits and live music performances held frequently on weekday evenings and weekends.

The subject site is in the CD, downtown commercial zone. The existing zoning is in conformity with the City’s General Plan. The proposed use is in conformity with the CD zone. The site is surrounded by commercial development including a beauty salon and optometrist to the south, an embroidery shop to the north, a barber shop and tattoo shop to the west, and a martial arts facility to the east. The site is surrounded by the CD, downtown commercial zone. The site is not

located near sensitive uses such as residential development or a school and is buffered on all sides by commercial development, streets and parking areas.

Staff has reviewed the request and the Police Department has indicated that they do not have any issues with the request for the sale of beer and wine at this site.

It is staff recommendation that the Planning Commission direct that a letter be submitted to the Department of Alcohol Beverage Control finding that the public convenience and necessity would be served by the issuance of the license.

ATTACHMENTS:

- Exhibit A -Applicant Letter (PDF)

STRANGERS

Music & Arts Venue

115 N 5th Street, El Centro, California 92243
(760) 791-1495

March 19, 2015

City of El Centro
Planning Commission
1275 Main Street
El Centro, California 92243

Re: Letter of Public Convenience and Necessity for a Type 42 Beer & Wine license located at 115 N. 5th Street, El Centro, California 92243

Attention Planning Commission:

Pursuant to the Public Convenience and Necessity Law effective January 1, 1995, the Department of Alcoholic Beverage Control requires that an applicant obtain a letter from the local governing body approving the sale of alcoholic beverages for on-site consumption.

I am requesting the Planning Commission's approval for a Type 42, On-Sale Beer & Wine license for the above location.

Please see the attached letter of justification for additional information. If you have any questions, feel free to contact me at anytime. Thank you for your consideration.

Sincerely,



Ernie Quintero
Phone: (760) 791-1495
E-mail: booking@strangersbar.com

Attachment: Exhibit A -Applicant Letter (1353 : Request of Finding of Public Convenience and Necessity)

STRANGERS

Music & Arts Venue

115 N 5th Street, El Centro, California
(760) 791-1495

March 19, 2015

Re: Justification for Public Convenience and Necessity

Dear Planning Commission,

Please consider this justification for Strangers Music & Arts Venue located at 115 N 5th Street, El Centro, California 92243. A promise was made to the City of El Centro when we wrote our first letter to the Planning Commission during the application of our original beer license. The promise was to provide a safe environment for local and touring musicians and artists to showcase their work. Since the grand opening of Strangers, we have delivered on our promise and exceeded our own expectations.

Strangers has hosted touring bands from all over the United States, Canada, Mexico, and Europe. Local bands have opened up for touring bands, we have hosted art shows and community events that have benefited local charities and non-profits. Strangers has received nothing but positive press in the local papers and we were also voted Best Bar and Best Beer Selection in the 2014 Imperial Valley Press Readers' Choice Awards.

The venue has maintained the safest environment possible with limited hours of operation, its relatively small size at 700 square feet and the absence of liquor sales. Events take place evenings and weekends in order to avoid disturbing neighboring businesses with normal operating hours. There has never been a single fight at Strangers and not once have the police been called.

In conclusion, Strangers' climate has added to the culture and preservation of downtown El Centro.

Sincerely,



Ernie Quintero
Owner

Attachment: Exhibit A -Applicant Letter (1353 : Request of Finding of Public Convenience and Necessity)



PLANNING COMMISSION

City Hall
1275 Main Street
El Centro, CA 92243

Scheduled

Meeting: 04/14/15 05:30 PM
Department: Community Development
Category: Public Hearing
Prepared By: Angel Hernandez

PLANNING COMMISSION ACTION ITEM (1323)

CONDITIONAL USE PERMIT 14-07 - BETHEL ASSEMBLY CHURCH, 1099 W. PICO AVENUE

Project-	Conditional Use Permit 14-07
Objective-	Conditional Use Permit for the development of a church facility
Applicant-	John Quiroz for Bethel Assembly
Property Owner-	El Centro Bethel Asamblea de Dios (Bethel Assembly)
Location-	1099 Pico Avenue
Legal Description-	Lots 8 and 9 of Block 8 of El Dorado Subdivision
Zoning Designation-	R1 (Single-Family)
Land Use Designation-	Low Density Residential

BACKGROUND & PROJECT DESCRIPTION

Bethel Assembly is requesting a Conditional Use Permit for the phased development of a church facility at the southeast corner of Pico Avenue and 12th Street (extended) (Refer to Exhibit A-Project Location Map). The church facility will be developed in four phases that will ultimately consist of four (4) buildings encompassing 22,550 square feet, a 159 space parking lot and a recreation area (Refer to Exhibit B-Ultimate Site Plan). Primary access to the property will be via Pico Avenue with a secondary access from 12th Street once improved.

Proposed Facilities – As mentioned above, the project is proposed in four phases. Preliminary floor plans and elevations for buildings are attached as Exhibit C. The Applicant is proposing that development will be phased as follows:

Phase I - 7,000 SF multipurpose building, 55 space parking area and site drainage

Phase II - 2,450 SF preschool building and 17,700 SF recreation area

Phase III - 3,500 SF classroom building with four classrooms

Phase IV - 9,600 SF sanctuary building and increase parking area by 104 spaces

Project Site – The project site consists of mostly vacant land (Refer to Exhibit D – Site Photographs), exclusive of a residence and an irrigation canal which are to remain. The residence is located at the northwestern 0.26 acres of the project site and consists of a single family home, detached garage and storage building. The proposed project does not call for any modification or demolition of the single family residence or its accessory structures. The Date Canal is an open canal and runs west to east along the southern property line within a fifty (50) wide easement.

Lot Line Adjustment 14-02- The project site consists of 4.08 acres of vacant land spanning two parcels totaling 4.34 acres. A lot line adjustment map has been approved by the City and is

pending to be recorded. Recordation of the map will result in a 4.08 acre parcel that will serve as the church site and a separate 0.26 acre parcel for the existing single family residence and its accessory structures.

Surrounding Area- The subject property is mostly comprised of vacant land (Refer to Exhibit D Site Photographs). Surrounding land uses are as follows: to the north across Pico Avenue, single family residences, to the south, the Date Canal followed by single family residences, to the east, animal pasture and a single family home, and to the west across 12th Street, pasture and livestock keeping pens. The Low Density Residential land use designation surrounds the project site in all directions. The proposed church facility use would be consistent with the surrounding land use. As the site abuts residential uses, it is being required that a six-foot masonry wall be constructed, during Phase I, along the eastern property line and northwestern property lines to lessen noise and light from generated at the site from impacting those residential properties. Also a 10 foot wide landscape buffer is also being required to be constructed abutting the masonry wall.

City Impacts- The project site is within the El Dorado Colonia area, where the City has constructed infrastructure improvements along Pico Avenue, El Dorado Avenue, and segments of 12th Street. Water and sewer improvements on Pico Avenue and 12th Street are readily available to the project site and will not require extension to serve the development.

Pico Avenue was fully improved during the El Dorado Colonia project; however 12th Street south of Pico Avenue remains unapproved (Refer to Exhibit D). Staff is recommending that the applicant install street improvements along 12th Street from Pico Avenue south to the Date Canal. Improvements consisting of curbs, gutters, sidewalks, driveways, street lights, and roadway pavement will be required. To assist the applicant, it is recommended that improvements be phased. The draft conditions require that driveways, sidewalks, curbs and gutters be installed prior to the issuance of the building permit for Phase I. Roadway improvements to accommodate two vehicle lanes and parking lanes and street lights are to be constructed before building permits are issued for Phase II.

The applicant is proposing vehicular access to the church site via one (1) driveway on Pico Avenue and one (1) driveway on 12th Street. Because of the surge of traffic generated by churches immediately before and after services, it is recommended that a second driveway entrance on 12th Street be made a condition of approval to reduce congestion on Pico Avenue and the parking area. A second driveway can be constructed as the site plan submitted by the applicant has been designed to accommodate a second driveway, on 12th Street via a small parking area between the classroom and pre-school buildings.

Parking – The project site is currently vacant and there are no parking improvements. El Centro Municipal Code Section 29-128 requires that churches provide one (1) parking space for every four (4) seats. Phase I parking improvements consist of fifty-five (55) parking spaces for the multipurpose room which will serve as the assembly room for the congregation services. Parking will not be increased until Phase IV, when the sanctuary building is constructed and will require an additional 104 parking spaces for a total of 159 parking spaces at ultimate build out.

Landscaping – Preliminary landscaping plans submitted by the applicant depict 23,821 square feet of landscaping. The 17,700 square foot recreation area proposed in Phase II will be landscaped, increasing the proposed landscape area to approximately 41,500 square feet. Landscaping consisting of trees and groundcover will also be required to be provided in the

parking area. As proposed by the applicant, landscaping will exceed the minimum fifteen (15) percent area landscaping requirement included in the draft conditions of approval.

The applicant will be required to provide phased landscaping plans, prepared by a licensed landscaped architect prior to the issuance of the Phase I building permit. At a minimum, the Pico Avenue twenty (20) foot front yard area, landscaped buffers along the property lines shared with residential properties, and the parking area shall be landscaped prior the issuance of the certificate of occupancy during Phase I. The plans shall ultimately depict enough landscaping to meet the minimum fifteen 15 minimum landscaping area requirement.

Land Use Compatibility- The project is located in the R1 (Single Family) Zone which allows church facilities with a conditional use permit. The existing zoning conforms to the Low Density Residential land use designation and surrounding land uses.

ENVIRONMENTAL COMPLIANCE & NOTICING REQUIREMENTS

The proposed project is categorically exempt per Article 19, Section 15332, Class 32 of the California Environmental Quality Act (CEQA), as amended, pertaining to in-fill development projects. The proposed project qualifies for this exemption as the development is consistent with all applicable general plan and zoning rules; occurs on a site of five or fewer acres substantially surrounded by urban uses; lacks habitat value for special status species; can be adequately served by all required utilities and public services; and will not result in any traffic, noise, air quality or water quality impact.

The public hearing scheduled for April 14, 2015 was duly noticed in the Imperial Valley Press, a newspaper of general circulation on April 3, 2015 and a Notice of Public Hearing was also sent to all property owners within 300-feet of the property.

REQUIRED FINDINGS & ANALYSIS:

1. Proposed use is permitted pursuant to Section 29-54(b)(3) of the City Code.

The proposed church facilities and parking lot are permitted pursuant to Section 29-54(b)(3) of the City Code.

2. Proposed use is necessary or desirable for the development of the community, is consistent with the City's General Plan and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located.

The proposed church facility would not be detrimental to the existing uses or the uses permitted in the R1 (Single-Family Residential) zone. Walls and landscaped buffers shall be incorporated to reduce potential noise and light generated at the church site from affecting the neighboring residential uses. The Land Use Plan designates the project site as Low Density Residential, and the existing land is consistent with the designation. The proposed church is necessary and proper at this time to accommodate the patrons of the church. Given the nature of church activities, they will not be detrimental to the surrounding City facilities or surrounding residences.

3. Proposed site is adequate in size and shape to accommodate said use.

The site is adequate to serve the proposed church facilities. Conditions of approval have been incorporated to ensure the proposed church improvements are consistent with the yards, setbacks, walls, fences, landscaping, buffers and other features to complement the neighborhood in which it is situated.

4. Site for the proposed use relates properly to streets, which are designated to carry the type and quantity of traffic to be generated by the proposed use.

Roadways abutting the church facilities are Pico Avenue to the north and 12th Street to the west. Pico Avenue and 12th Street are both designated as 2-lane collectors. Access to the project site will be via two (2) driveways to be constructed on 12th Street and one (1) driveway on Pico Avenue. Pico Avenue is fully improved and the applicant will be required to install roadway and pedestrian improvements on 12th Street from Pico Avenue to the Date Canal in order to adequately serve the traffic generated at the project site.

5. Conditions as stipulated by the City are necessary to protect the public health, safety, and welfare of the community.

Project conditions are attached hereto as Exhibit E and are necessary to protect the public health, safety, and welfare of the community.

SUMMARY AND RECOMMENDATION

Overall, the project as proposed is in compliance with the City's development standards and General Plan. The City's requirements are also consistent with similar projects proposed in the past. Options available to the Commission regarding the conditional use permit include:

1. Motion to approve the Conditional Use Permit No. 14-07 as submitted with the adoption of the required findings and conditions.
2. Motion to approve the Conditional Use Permit No. 14-07 with modifications and with the adoption of the required findings and conditions.
3. Motion to deny the Conditional Use Permit No. 14-07 with the adoption of the appropriate findings against the proposal.
4. Motion to continue the hearing for further study.

ACTION REQUESTED

Staff recommends that the Commission open the public meeting and allow input from all proponents and opponents of the proposed project. Because the use would be compatible with the surrounding uses of the area, staff would have no objections to the proposed project. Therefore, it is staff recommendation that the conditional use permit be approved by taking the following action:

1. Motion to adopt the applicable findings and conditions under Planning Commission Resolution No. 15-____ (Exhibit E), approving Conditional Use Permit No. 14-07.

Prepared by: Angel Hernandez, Assistant Planner

Norma M. Villicaña, AICP
Community Development Director

ATTACHMENTS:

- Exhibit A - Location Map (PNG)
- Exhibit B - Ultimate Site Plan (PDF)
- Exhibit C - Floorplans (PDF)
- Exhibit D - Site Photographs (PDF)
- Exhibit E - Resolution (PDF)



Attachment: Exhibit A - Location Map (1323 : Conditional Use Permit 14-07)

Conditional Use Permit 14-07
Bethel Assembly Church
1099 Pico Road
APN 044-264-016 & 044-264-017

Project Location Map



DRAIAGE

Q= CIA

Q= (1)0.25'x4.34 ACRES

Q= 1.085 AC FT

STORAGE

VOL= 1.085 AC.FT. x 43,560

VOL= 47,250 CU.FT. REQUIRED

AREA @ 3 FEET DEEP

A= 47,250 CF/3 FT = 15,750 S. F. MIN.

OWNER & APPLICANT

BETHEL ASSEMBLY

871 PARK AVE.

EL CENTRO, CA 92243

HOURS OF OPERATION

• SANCTUARY & SUNDAY SCHOOL ANNEX

SUNDAYS 9:00AM-12:00PM

MORNING

6:00PM-8:00PM

EVENINGS

WEDNESDAY 7:00PM-9:00PM

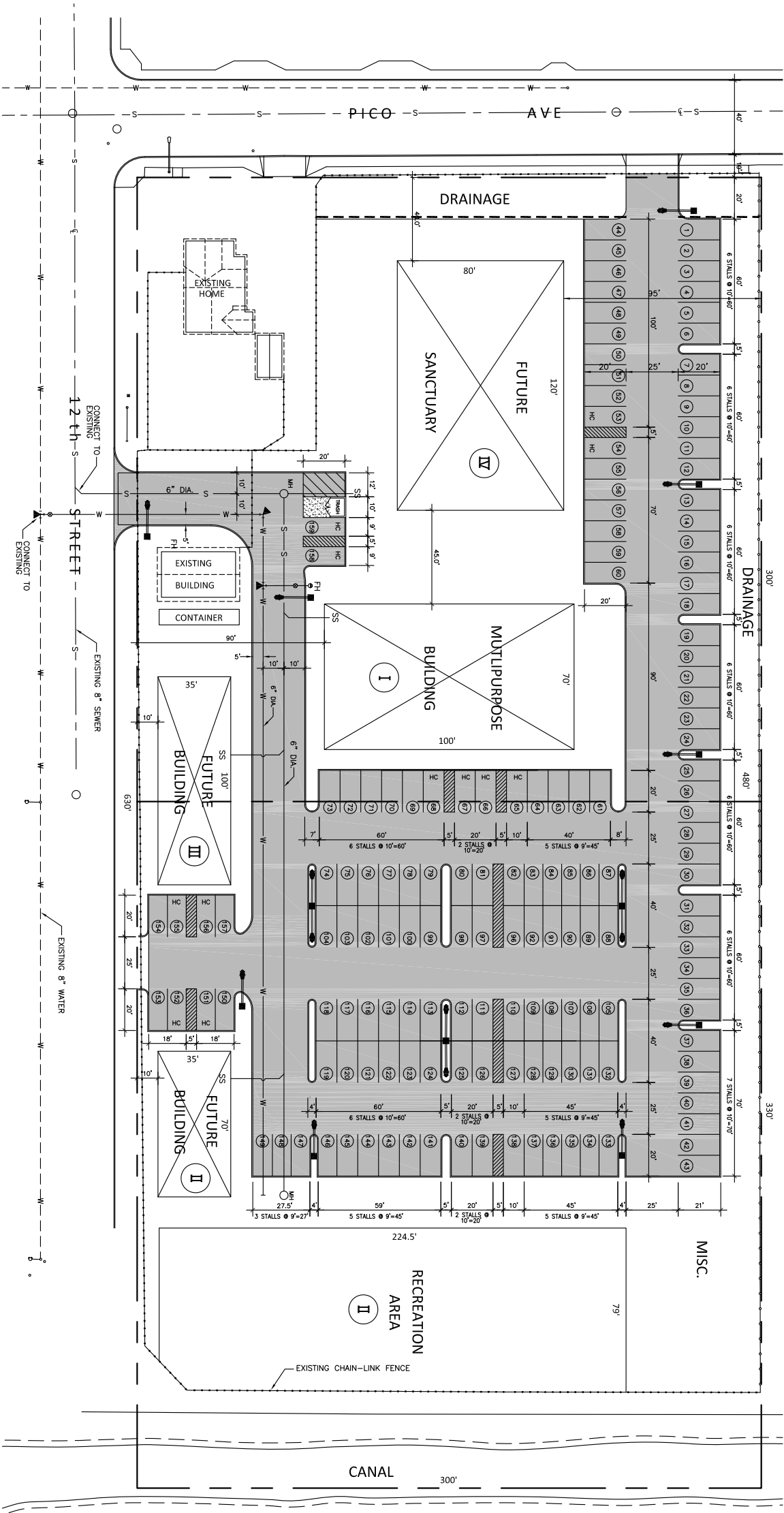
• OFFICES MON-FRI 8AM-5PM

2-6 EMPLOYEES

• SPECIAL OCCASIONS

WEDDINGS AND FUNERALS

- LEGEND
- DOUBLE LIGHT STANDARD
 - SINGLE LIGHT STANDARD
 - EXISTING 6' CHAIN-LINK FENCE
 - NEW ORNAMENTAL FENCE



SCHEDULE

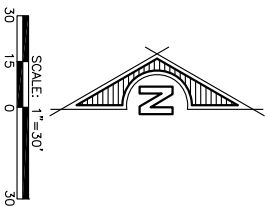
PHASE I	SPRING 2014 TO SUMMER 2015	MULTIPURPOSE, PARKING AND DRAINAGE
PHASE II	WINTER 2016 TO SUMMER 2016	PRE-SCHOOL & RECREATION AREA
PHASE III	FALL 2018 TO SUMMER 2019	CLASSROOMS
PHASE IV	SPRING 2023 TO FALL 2024	SANCTUARY, ADDITIONAL PARKING AND FULL PROJECT

PARKING CHURCH 1 PER 4 SEATS

9'x20' STALLS = 159

ULTIMATE

SITE PLAN



REV. No.

REVISION

DATE

APPROVED BY CITY

FOR REVIEW ONLY

DATE

ENGINEER OF WORK:

TIMOTHY B. JONES, R.C.E. 36,667

AND L.S. 5926

DATE

REGISTERED PROFESSIONAL ENGINEER

EL CENTRO, CALIFORNIA

EL CENTRO, CALIFORNIA

TELEPHONE (760) 352-2705

BETHEL ASSEMBLY

SHEET TITLE: SITE PLAN - ULTIMATE

LOCATION: PORTION TRACT 157, T13S - R14E, S8W

CLIENT: BETHEL ASSEMBLY

SHEET No.

S-2

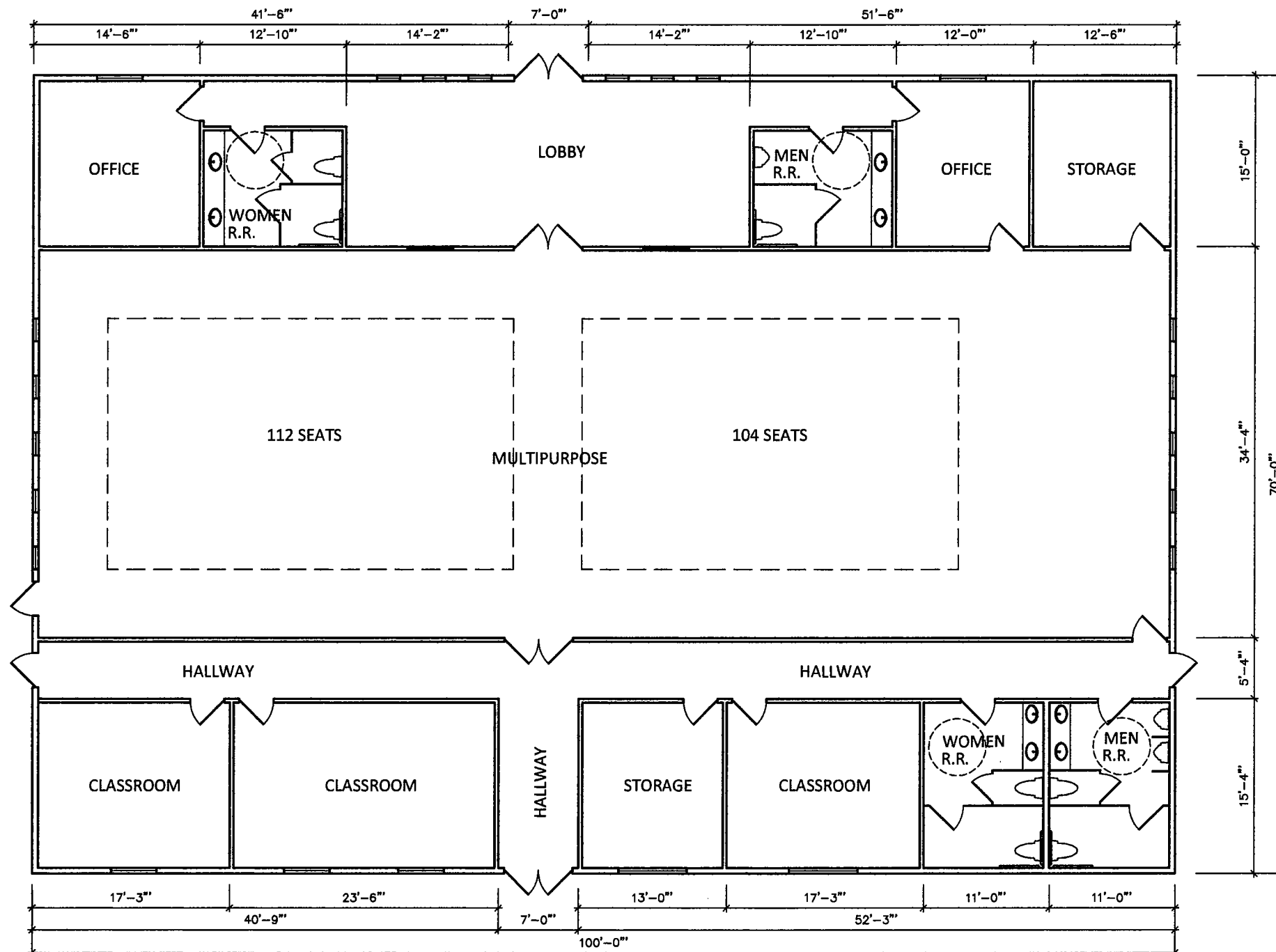
OF 3 SHEETS

DRAWN BY: GAG

DATE: 1/30/14

REVISED:

JOB No. J13066

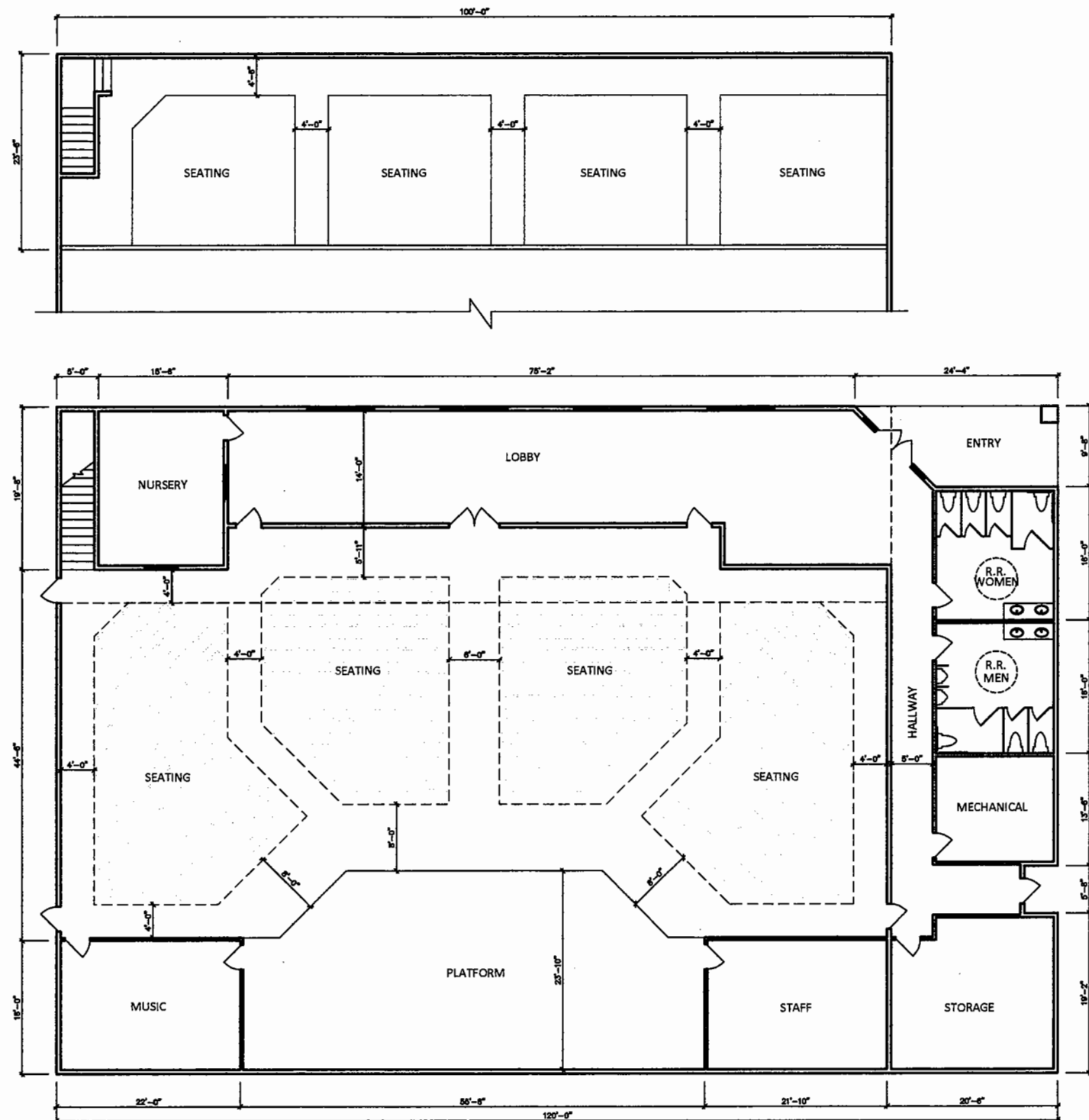


MULTI-PURPOSE FLOOR PLAN 7000 S.F.
SCALE: 3/16"=1'-0"

NOTE: THIS FLOOR PLAN BY OTHERS



PRINTED: 12/3/14	REV No.	REVISION	DATE	FOR REVIEW ONLY			BETHEL ASSEMBLY SHEET TITLE: MULTI-PURPOSE FLOOR PLAN LOCATION: PORTION TRACT 157, T13S - R14E, S8M CLIENT: BETHEL ASSEMBLY	SHEET No. A-1
								OF 6 SHEETS
								DRAWN BY: CMG
								DATE: 6/3/2014
								REVISED: JOB No. J13056



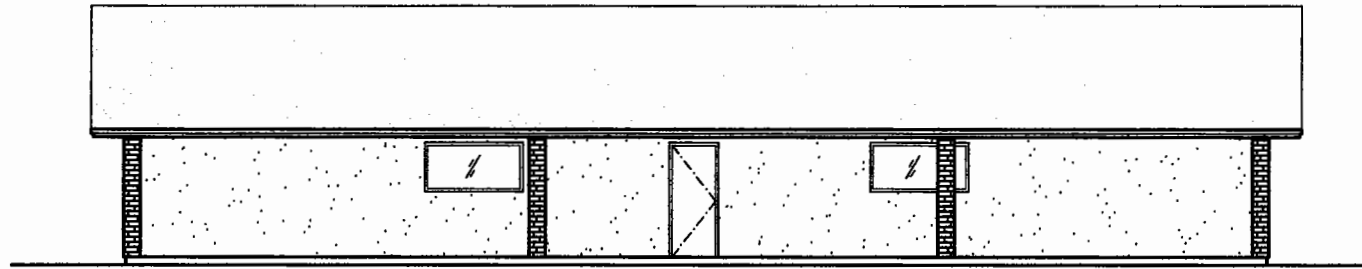
SANCTUARY BUILDING FLOOR PLAN 9600 S.F.
SCALE: 1/8"=1'-0"

NOTE: THIS FLOOR PLAN BY OTHERS



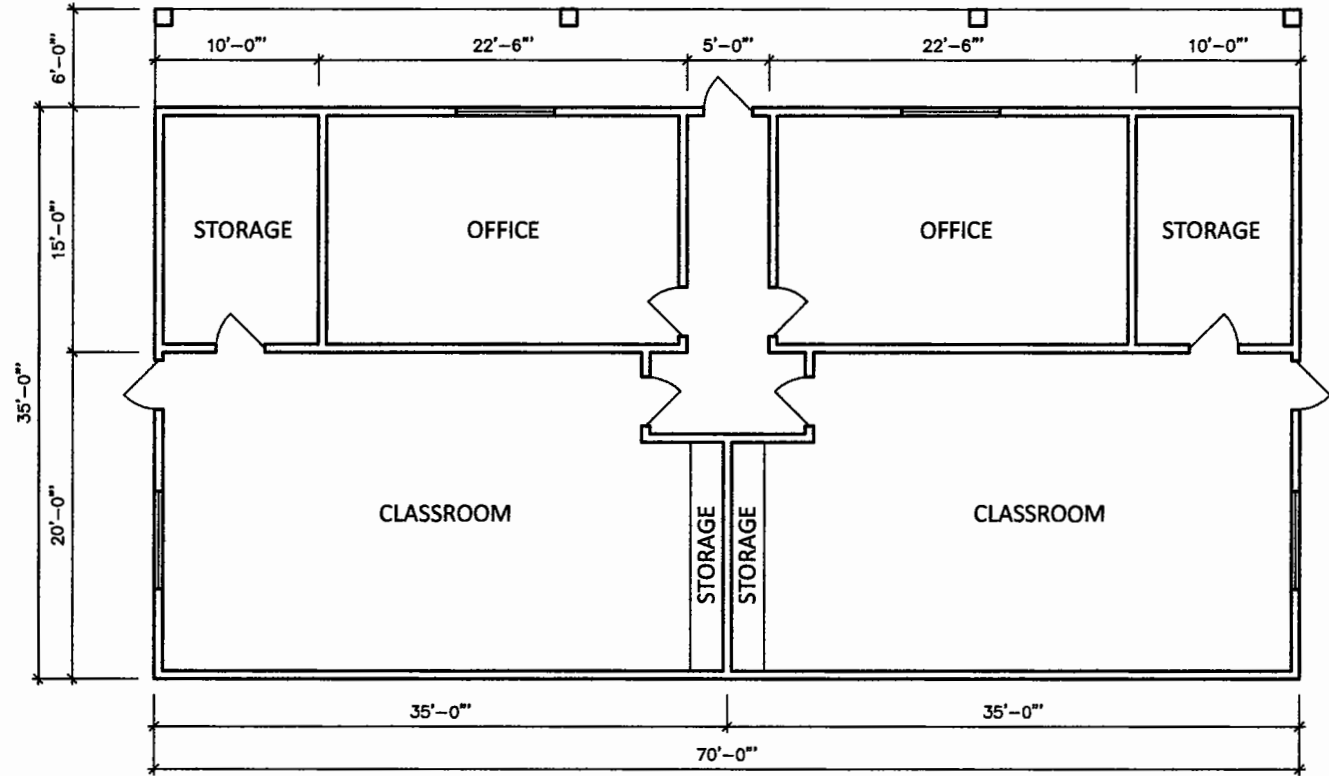
PRINTED: 12/3/14

REV No.	REVISION	DATE	FOR REVIEW ONLY			BETHEL ASSEMBLY	SHEET No. A-2 OF 6 SHEETS
SHEET TITLE: SANCTUARY FLOOR PLAN							
LOCATION: PORTION TRACT 157, T13S - R14E, SBM							
CLIENT: BETHEL ASSEMBLY							
							DATE: 6/3/2014
							REVISED:
							JOB No. J13056



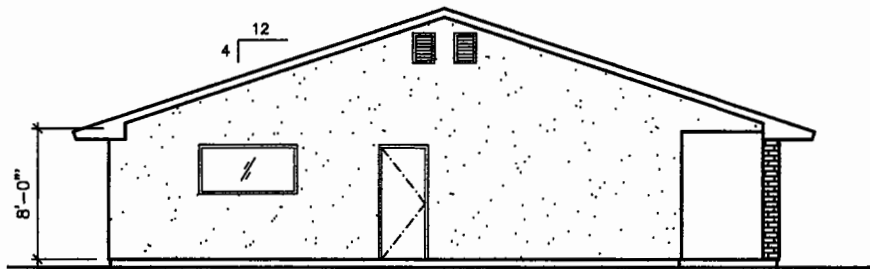
EAST ELEVATION

SCALE: 3/16"=1'-0"



PRE-SCHOOL BUILDING

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"

NOTE: THIS FLOOR PLAN BY OTHERS



SCALE: 3/16"=1'-0"

PRINTED: 12/3/14

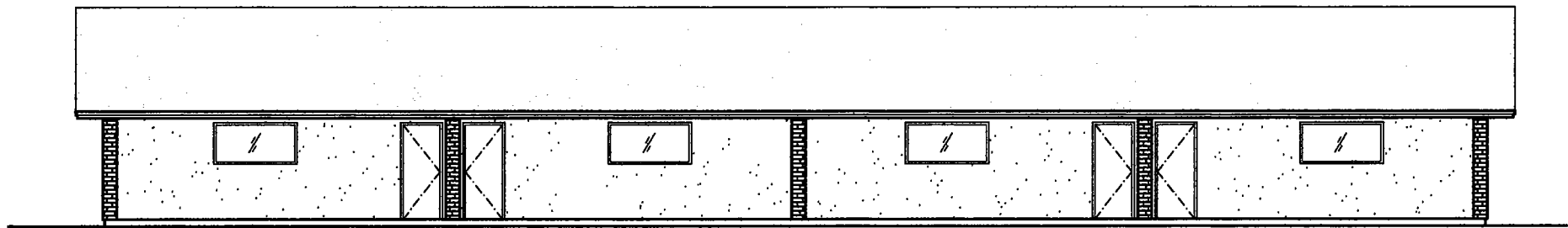
REV No.	REVISION	DATE

FOR REVIEW ONLY

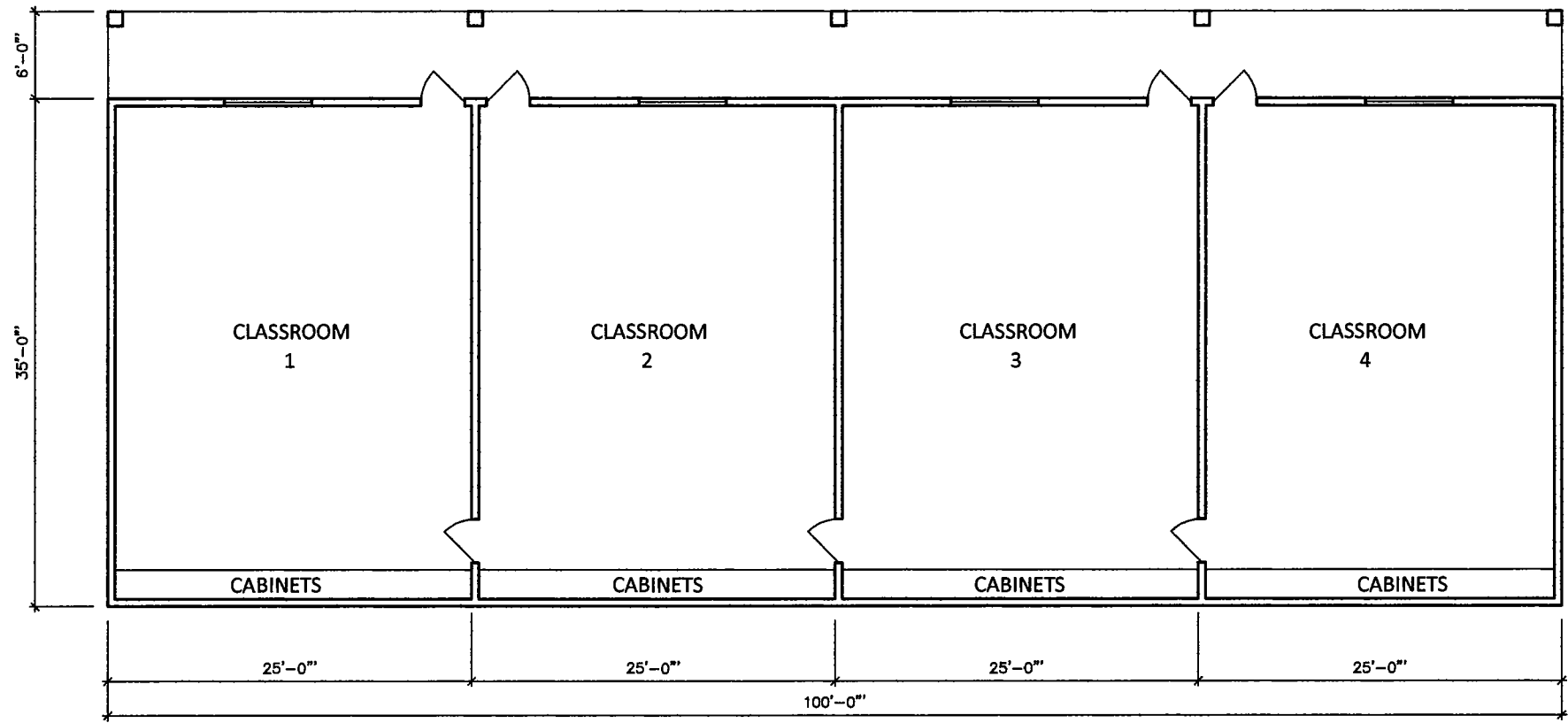
BETHEL ASSEMBLY

SHEET TITLE: PRE-SCHOOL BUILDING
LOCATION: PORTION TRACT 157, T13S - R14E, SBM
CLIENT: BETHEL ASSEMBLY

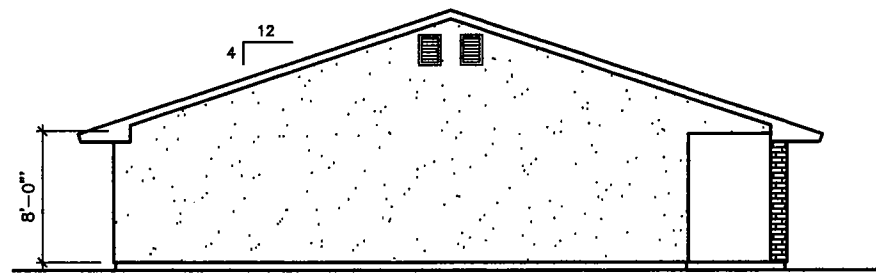
SHEET No.
A-3
OF 6 SHEETS
DRAWN BY: GMD
DATE: 6/3/2014
REVISED:
JOB No. J13056



EAST ELEVATION
SCALE: 3/16"=1'-0"



CLASSROOM BUILDING
SCALE: 3/16"=1'-0"

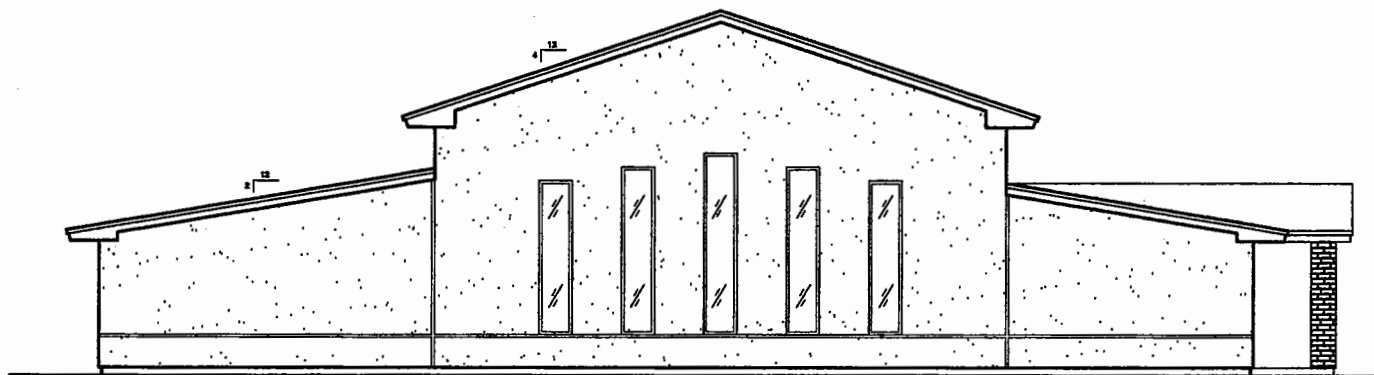


SOUTH ELEVATION
SCALE: 3/16"=1'-0"

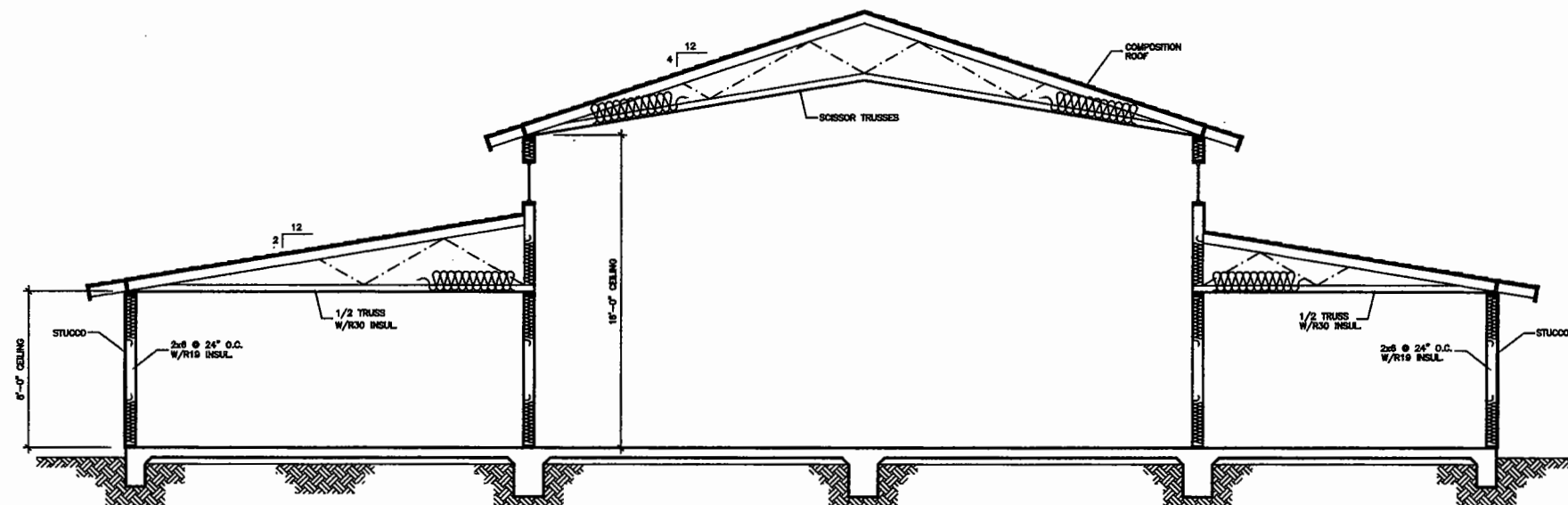


NOTE: THIS FLOOR PLAN BY OTHERS

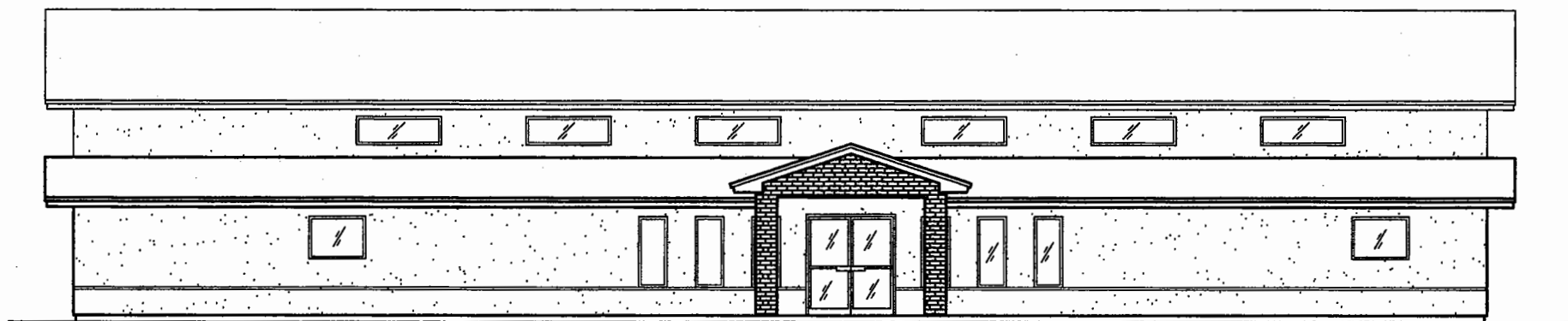
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SHEET TITLE: CLASSROOM BUILDING								JOB No. J13056
LOCATION: PORTON TRACT 157, T13S - R14E, S8M								
DATE: 6/3/2014								
REVISED:								



EAST ELEVATION
SCALE: 3/16"=1'-0"



SECTION A-A
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 3/16"=1'-0"

NOTE: THIS ELEVATIONS PLAN BY OTHERS

PRINTED: 12/3/14

REV No.	REVISION	DATE

FOR REVIEW ONLY

BETHEL ASSEMBLY

SHEET TITLE: MULTI-PURPOSE ELEVATIONS AND SECTION

LOCATION: PORTION TRACT 157, T13S - R14E, S8M

CLIENT: BETHEL ASSEMBLY

SHEET No. A-5

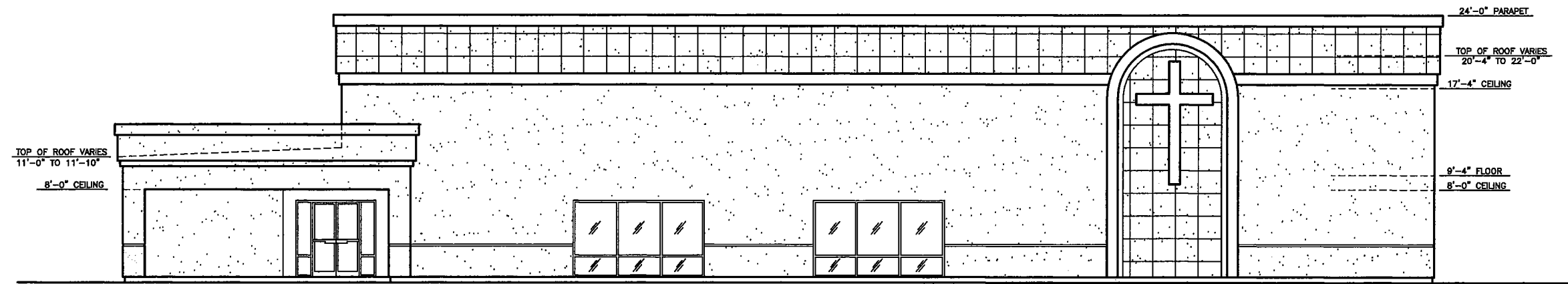
OF 6 SHEETS

DRAWN BY: GMD

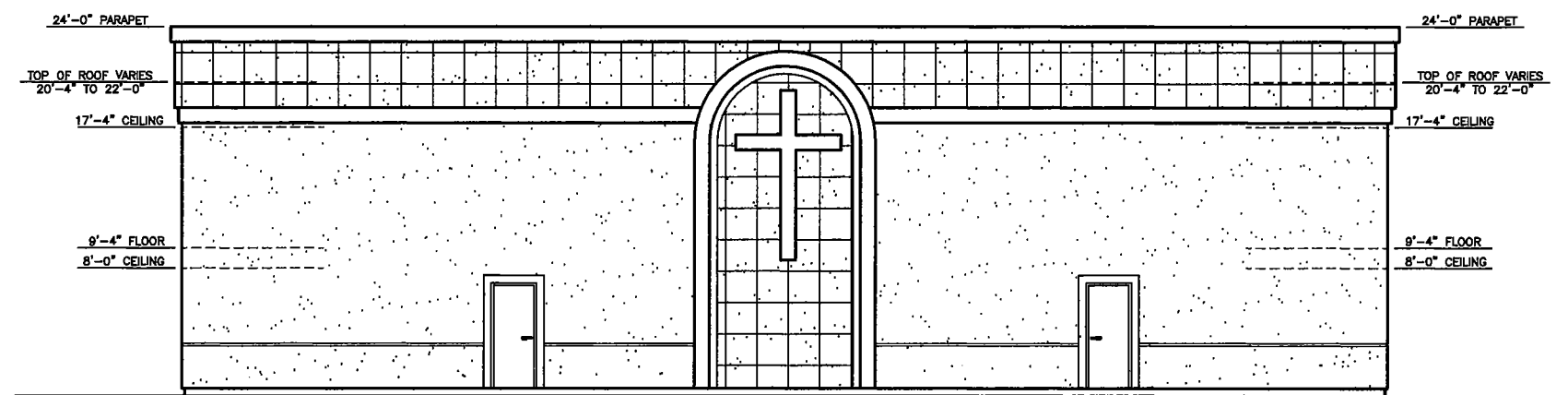
DATE: 6/3/2014

REVISED:

JOB No. J13056



EAST ELEVATION
SCALE: 3/16"=1'-0"



NORTH ELEVATION
SCALE: 3/16"=1'-0"

NOTE: THIS PLAN BY OTHERS

PRINTED: 12/3/14	REV No.	REVISION	DATE	FOR REVIEW ONLY			BETHEL ASSEMBLY	SHEET TITLE: SANCTUARY ELEVATION LOCATION: PORTION TRACT 157, T13S - R14E, S8M CLIENT: BETHEL ASSEMBLY	SHEET No. A-6 OF 6 SHEETS DRAWN BY: GMG DATE: 6/3/2014 REVISED: JOB No. J13056

12th Street south of Pico Avenue



Project Site south of Date Canal



Attachment: Exhibit D - Site Photographs (1323 : Conditional Use Permit 14-07)

Pico Avenue fronting Project Site



Single Family Home abutting the Project Site



Attachment: Exhibit D - Site Photographs (1323 : Conditional Use Permit 14-07)

PLANNING COMMISSION RESOLUTION NO. 15-__
FOR CONDITIONAL USE PERMIT NO. 14-07

WHEREAS, a public hearing was held on the petition for Conditional Use Permit No. 14-07 at a regular Planning Commission Meeting held on April 14, 2015 in City Council Chambers at 1275 W. Main Street, El Centro, California; and

WHEREAS, the public hearing was advertised according to law; and

WHEREAS, the applicant was present and heard; and

WHEREAS, no one was present to object to the petition nor were any objections filed with the Commission; and

WHEREAS, the proposed use is permitted subject to a conditional use permit pursuant to Section 29-54(b)(3) of the City Code; and

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and

WHEREAS, the proposed site is adequate in size and shape to accommodate said use; and

WHEREAS, the proposal is categorically exempt from formal environmental review pursuant to Article 19, Section 15332, Class 32 of the California Environmental Quality Act of 1970, as amended, pertaining infill development projects; and

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

WHEREAS, the conditions as stipulated by the City are necessary to protect the public health, safety, and welfare of the community.

NOW, THEREFORE, be it resolved that the Planning Commission grants approval of Conditional Use Permit No. 14-07, for the phased development of a church facility (project) consisting of four (4) buildings, a 159 space parking lot and a recreation area on vacant land on property located at 1099 Pico Avenue, further identified as Lots 8 and 9, Block 8, El Dorado Acres Subdivision, subject to the following conditions:

GENERAL CONDITIONS

1. The project shall consist of four phases of development as follows:
 - A. Phase I shall consist of the construction of a 7,000 square foot multipurpose building with a maximum seating capacity of 220 seats, a fifty-five (55) space parking area, and landscaping. Further improvements include the construction of driveways, sidewalks, curbs and gutters along the eastern side of 12th Street from Pico Avenue to the Date Canal and adequate site drainage improvements to serve the project at ultimate build out.
 - B. Phase II shall consist of the construction of a 2,450 square foot pre-school building and a 17,700 square foot recreation area. Access from 12th street to the parking area by way of two (2) driveways shall also be constructed. Offsite improvements will include the construction of roadway improvements of a width to accommodate two (2) vehicle travel lanes, one (1) parking lane, and streetlights on 12th Street from Pico Avenue to the Date Canal.
 - C. Phase III shall consist of the construction of a 3,500 square foot classroom.
 - D. Phase IV shall consist of the construction of a 9,600 square foot sanctuary building and enlarging the parking area by 104 parking spaces.
2. The applicant shall submit an application for a Site Plan Review for each phase of the project to ensure compliance with all applicable conditions of this Conditional Use Permit. A Site Plan, approved by the City shall be required prior to the issuance of a building permit.
3. Phase I shall commence 180 days from the Planning Commission approval date.
4. The project shall provide the following minimum building setbacks: front yard facing Pico Avenue – twenty (20) feet, exterior side yard facing 12th Street - fifteen (15) feet, interior side yards abutting the residential properties to the east and northwest of the project site – ten (10) feet, and rear yard abutting the Date Canal – five (5) feet.
5. Prior to the issuance of a building permit for each phase of development, the applicant shall provide architecture elevations, exterior building colors and materials to the City for review and approval. Building façade materials and colors shall consist of stucco construction, earth tones or soft muted colors, and other City approved materials.
6. Prior to the issuance of the Certificate of Occupancy for Phase I, a map shall be recorded for Lot Line Adjustment 14-02 that will result in the abandonment of the existing lot line between lots 7 & 8 of Block 8 of El Dorado Subdivision and the establishment a new lot line separating the 0.26 acre residential property in the northwest corner.
7. Development Impact Fees for Police, General Government, Fire, and Street services shall be paid for each phase of the project prior to a building permit being issued. Impact fees shall be assessed based on the square footage of new building improvements and use.

8. Water and sewer capacity fees will be assessed prior to the building permit being issued based on increase use and/or intensity from historical conditions. Final determination will be made during the building permit submittal.
9. Building permits shall not be issued for any construction related to the project until verification is received from the elementary and high school districts certifying that all fees have been paid as authorized by law.
10. Access to the site shall consist of one (1) driveway on Pico Avenue and two (2) driveways on 12th Street. Access from the Pico Avenue entrance to the site shall be constructed prior to the issuance of the Certificate of Occupancy for Phase I. Access from the two (2) driveways on 12th Street shall be constructed prior to the issuance of the Certificate of Occupancy for Phase II.
11. All parking areas shall be paved and shall conform to the requirements stipulated in Division 5 – Parking and Loading Regulations of Article III-Property Development Standards of the Zoning Code and the Americans with Disabilities Act (ADA).
12. A minimum of fifty-five (55) parking spaces including three (3) ADA accessible spaces shall be provided before the issuance of the Certificate of Occupancy for the Multipurpose Room for a maximum occupancy of two-hundred twenty (220) persons in Phase I. Before the Certificate of Occupancy is issued for the 9,600 square foot sanctuary building the parking lot shall be expanded by one-hundred-four (104) parking spaces including five (5) ADA accessible spaces for a total of 159 spaces at ultimate build out for a total maximum occupancy of 636 persons.
13. Parking spaces shall have minimum dimensions of nine (9) feet in width and twenty (20) feet in depth and vehicle driveways and access aisles shall be twenty-four (24) feet in width. A maximum of twenty (20) percent of non-ADA accessible parking spaces may be designed as compact spaces with minimum dimensions of eight and a half feet (8 ½) in width and seventeen (17) feet in depth.
14. Parking requirements will be assessed during the Site Plan Review application and additional parking above the aforementioned quantities may be required if buildings are enlarged or new uses are proposed.
15. The project shall comply with all applicable provisions of the California Code of Regulations Title 24 (ADA) and Section 29-129 of the El Centro Municipal Code. In addition, one (1) van accessible space shall be provided for every eight (8) regular ADA accessible space. All ADA accessible spaces shall be located as near as practical to a primary entrances. A minimum five (5) foot wide access aisle shall be provided adjacent to each ADA accessible space with a clear route to the building or facility entrance. Each accessible space shall have proper signed and identified as detailed in Section 29-129(6) El Centro Municipal Code.

16. Prior to the issuance of a Certificate of Occupancy for Phase I, the project shall provide and maintain a minimum of 15% (26,658 square feet) of the project site with landscaping as depicted in landscaping plans prepared by a licensed landscape architect. A minimum of 23,000 square feet of landscaping shall consist of non-recreation landscaped area. No more than 3,658 square feet of the proposed recreational area shall count towards the minimum site landscaping.
17. Landscaping and irrigation plans prepared by a licensed landscape architect shall be submitted to the City for review and approval prior to the issuance of building permits. The applicant may phase landscaping improvements. At a minimum, the Pico Avenue twenty (20) foot front yard area, landscaped buffers along the property lines shared with residential properties, and the parking area shall be landscaped prior the issuance of the certificate of occupancy during Phase I. All landscaping materials shall be provided in accordance with the State's Model Water Efficient Landscape Ordinance and Section 29-142 of the City Code and consist primarily of live vegetation. Gravel within the project site shall not be used in lieu of vegetative ground cover.
18. Trees shall be planted at a minimum ratio of 1 tree per two hundred (200) square feet of the required landscaping area or one (1) tree per every five parking spaces, whichever is more. The required trees shall be a minimum size of twenty-four (24) inch box in size when planted.
19. In accordance with El Centro Municipal Code Section 29-142, the parking lot area shall contain a minimum interior landscaped area of ten (10) percent of the total parking area, exclusive of landscaping with a front or side yard setback. Landscaping installed within the parking lot area shall count toward meeting the minimum site landscaping requirement. The required landscaping shall be evenly distributed in throughout the parking lot area and not simply at the ends of the parking aisles. A minimum of one (1) tree per 200 square feet of landscaping or one (1) tree for every five (5) parking stalls, whichever is more shall be provided in the parking area. Parking lot islands at the end of parking aisles shall be a minimum of five (5) feet in with curbs and irrigated understory. All trees shall be located in curbed and irrigated planters.
20. Lighting shall be provided throughout all parking areas. All outdoor lights within parking areas shall be hooded and arranged to reflect light away from adjacent properties and streets per El Centro Municipal Code Section 29-134(c)(3).
21. A minimum of eighty (80) percent of the required landscaping shall be installed within the frontage areas along Pico Avenue and 12th Street.
22. A minimum ten (10) foot wide landscaping strip shall be installed along all property lines abutting the residential zoned properties to the east and northwest of the project site. Trees shall be planted on the landscaping strip at a maximum distance of 20 (twenty) feet on center or equivalent approved spacing.

23. A six (6) foot decorative masonry wall shall be constructed along the eastern property line and the northwestern property lines abutting the 0.26 acre site of the single family residence to the northwest of the project site.
24. The chain link fencing along the northern property line abutting Pico Avenue shall be removed, as fencing exceeding forty-eight (48) inches is prohibited within the twenty (20) foot front yard setback is prohibited. Any new fencing shall conform to the requirements stipulated in Section 29-144 –Permitted fences, walls and hedges. Acceptable fencing to be located along the Pico Avenue frontage may consist of a thirty-six (36) inch solid fence or a forty-eight (48) inch open fence. Chain link fencing is not permitted.
25. A solid six (6) foot high masonry wall shall be constructed along the project site abutting the Date Canal as required by El Centro Municipal Code Section 29-143(8)(a).
26. An outside refuse collection area shall be provided at the site prior to the issuance of the certificate of occupancy. The outside refuse collection area shall be screened by a six-foot (6') high decorative wall that matches the color of the proposed buildings. In addition, a minimum six-inch (6") thick concrete pad shall be provided in front of the trash enclosure, in accordance with City standards. The trash bin shall be maintained within the trash enclosure at all times. Please contact the sanitation company (CR&R) for further information on the size, location and number of the refuse/recycling container(s) required for the proposed project at (760) 482-5655.
27. Project construction operations must adhere to the measures found in the Imperial County Air Pollution Control District (ICAPCD) Regulation-Fugitive Dust Rules as well as ICAPCD CEQA Handbook Measure for construction equipment and fugitive PM10 control that assist in reducing short-term air pollutant emissions (ICAPCD 2006). The ICAPCD Rules and Regulations can be found <http://co.imperial.ca.us/AirPollution/Default.htm>. In addition, the owner/developer of the new development shall comply with Rule 310 of the ICAPCD.
28. Building permits shall not be issued for any new construction related to the project until the appropriate water and sewer capacity fees have been paid to the City.
29. The project shall be developed in accordance with the site plan date stamped received January 5, 2015, with all amendments and modifications as required for compliance with all conditions of approval included hereto.
30. The project shall comply with all applicable Federal, State and local codes, ordinances and resolutions.

BUILDING & SAFETY CONDITIONS

31. It is recommended that the designer of construction plans refer to Chapters 5 through 6 of the 2013 California Building Code for the proposed construction in order to minimize delays during the plan check process.
32. A building permit shall be required for the proposed construction.
33. Four (4) sets of professionally designed plans shall be submitted with the building permit application. Plans shall include structure calculations, energy calculations, soils report, truss calculations and any other necessary specific plans.
34. A construction waste management plan shall be required and submitted with the building permit application.
35. Plans shall include detailed accessibility features for persons with disabilities in compliance with Title 24 of the California Code of Regulations.
36. School district and Air Pollution Control District fees shall be paid prior to the issuance of a building permit.
37. Building construction plans submitted to the City will be reviewed by EsGil Corporation.

ENGINEERING DEPARTMENT CONDITIONS

38. Irrigation, building and fire backflow preventers shall be required. A plan depicting their location shall be submitted for review and approval by the City Water Department.
39. Any onsite water, sewer, and stormdrain systems shall be maintained by the development and not by the City. Any future tie-ins to the onsite system shall require a building permit for proper inspections. Any future work or maintenance of the onsite utilities shall be performed by contractors properly licensed to conduct such work.
40. An encroachment permit application shall be submitted for all improvements within the City's right of way. All improvements on the right of way shall be designed and built according to City standards and specifications and submitted for review with an encroachment permit application.
41. A grading permit shall be required for the proposed project. A grading and drainage plan shall be prepared by a licensed civil engineer in the State of California depicting finish floor elevations, elevations and slopes for all new site work. Plans shall ensure compliance with the Americans with Disability Act (ADA) and proper drainage. The grading permit and plans shall be submitted for review and approval prior to the issuance of a building permit.

42. A Storm Water Pollution Prevention Plan in compliance with the State Water Resources Control Board is required as the project exceeds one (1) acre. A copy of the approved Notice of Intent as submitted to the SMARTS online system shall be included with the grading permit application.
43. An Erosion Control Plan shall be submitted for review and approval with the grading permit application.
44. The retention basins shall comply with City retention basin standards. Retention basins must drain within three (3) days and must be equipped with systems to re-route nuisance water if a connection point is available.
45. A hydrology study and report shall be submitted for review and approval with the grading permit application. The report shall be prepared by a licensed civil engineer and identify mitigation measures so that runoff to streets at ultimate build out does not exceed runoff under existing conditions.
46. Stabilized entrances/exits, as approved by the City, shall be provided in accordance with best management practice to prevent tracking of mud and dirt on City streets.
47. All sidewalks and ADA ramps provided must comply with ADA access standards and City standards.
48. The project shall provide ADA access from the nearest public street to the facility's main access point.
49. The project shall provide Improvement Plans for all off-site work. The Improvements Plans shall be prepared by a licensed Civil Engineer in the State of California. Plans shall clearly identify all right of way lines, proposed improvements, elevations, benchmarks, dimensions, and material/workmanship specifications, as may be required.
50. The project shall provide sidewalk, curb and gutter along the eastern side of 12th street between Pico Avenue and the Date Canal prior to the issuance of the building permit for Phase I. The project shall provide any required right-of-way dedications for street and pedestrian improvements for this segment of 12th street.
51. The project shall improve 12th Street from Pico Avenue to the Date Canal. Improvements shall include street lighting and roadway improvements to accommodate two (2) travel lanes and one (1) parking lane prior to the issuance of the building permit for Phase II. The project shall provide any required right-of-way dedications for street and pedestrian improvements for this segment of 12th street.

FIRE DEPARTMENT CONDITIONS

52. The proposed project will require the building to comply with current building and fire codes. This may require the installation of automatic fire sprinklers, fire rated separation

walls, and fire alarm systems. Additional comments regarding these requirements will be made upon receipt of construction plans.

53. Any gates proposed must comply with access requirements including having a KNOX switch or lock installed.

PASSED AND ADOPTED on April 14, 2015 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



PLANNING COMMISSION

City Hall
1275 Main Street
El Centro, CA 92243

Scheduled

Meeting: 04/14/15 05:30 PM
Department: Community Development
Category: Public Hearing
Prepared By: Angel Hernandez

PLANNING COMMISSION ACTION ITEM (1298)

CONDITIONAL USE PERMIT 15-01 FOR MEMO'S UPHOLSTERY

Project-	Conditional Use Permit 15-01
Objective-	Request is to allow the operation of an Upholstery Shop at in existing building and site located at 771 Broadway in the CD (Downtown Commercial) Zone
Applicant-	Guillermo Lazos for Memo's Upholstery
Property Owner-	Frank Grima
Location-	771 Broadway
Legal Description/APN-	APN 053-101-003
Zoning Designation-	CD (Downtown Commercial) Zone
Land Use Designation-	Downtown Commercial

BACKGROUND & PROJECT DESCRIPTION

Guillermo Lazos, the applicant, is requesting the issuance of a Conditional Use Permit to allow the operation of an upholstery shop doing businesses as Memo's Upholstery on property at 771 Broadway in the CD Zone (Refer to Exhibit A – Project Location Map). The shop will perform upholstery services on home furniture, automobiles and conduct minor furniture repair incidental to upholstery services. Upholstery shops require a conditional use permit to operate within the CD Zone, per El Centro Municipal Code Section 29-61 - Commercial zones use regulations (Refer to Exhibit B).

Project Site - 771 Broadway, further identified as APN 053-101-003, encompasses 8,415 square feet containing a 1,700 square foot corrugated metal building, a 544 square foot wood frame building, and 575 square foot metal shed abutting the alleyway. Two tenant businesses currently occupy the site. A beauty salon is located within a portion of the corrugated metal building facing Broadway and an automobile tinting detail shop operates from the metal shed abutting the alleyway. Access to the site is via a driveway way six (6) foot chain link fence and gate. The applicant's site plan shows that the proposed upholstery shop will occupy the majority of the property including the wood frame building, the remaining portion of the corrugated metal building and an outdoor area within the property, previously used as an automobile repair shop (refer to Exhibit C).

An inspection of the site by staff was conducted on March 23, 2015. The exterior walls of the wood frame building are painted a bright yellow while the metal building colors alternate from

yellow to white (Exhibit D - Site Photographs). It is being recommended that the conditions of approval require the applicant have the building painted with complimentary colors consisting earth tones or soft muted colors to match the surrounding buildings and in compliance with El Centro Municipal Code Section 29-63(g)(1).

It is also being recommended that screening be installed along the Broadway frontage of the property to block the view of outdoor vehicle storage areas and garage roll up doors from public view, consistent with Section 26-63(m) of the El Centro Municipal Code. Staff is recommending allowing the applicant to install wood or metal slatting to the existing chain link fencing fronting the property. Slatting shall also to be an earth-tone or soft muted color.

Surrounding Area- The site is located in Downtown El Centro and in the vicinity by professional offices and personal service establishments common for the area. Surrounding land uses are as follows: to the north, the Imperial Valley Press offices, to the south and east professional offices and local offices of the American Red Cross abut the site to the east. The site is surrounded by CD Zoned properties.

Access and City Services - The property fronts Broadway which is fully improved roadway with two vehicle lanes going either direction. Sidewalks front the site, however are in poor condition with cracks and buckled sections. The driveway access to the property from Broadway, is also in poor condition. A condition is being recommended that sidewalks and driveways be replaced and constructed to City requirements. An alleyway is along the rear of the property, however the applicant will not be using this alleyway as an access/egress point. Concerning water and sewer, the site is connected to the City's water distribution system and sewer collection system. The applicant is not proposing a significant increase in the intensity of use of the property that will significantly impact City services.

Land Use and Zoning Compatibility- A conditional use permit is required by the zoning code for uses in specific zones that require special consideration due to their potential impacts to surrounding properties, businesses or residents. Impacts incidental to the operation of the upholstery shop may include increased noise and traffic during regular business hours. Tools and machinery to be used at the shop are at the shop include a sewing machine, 5 gallon glue pot, air compressor, staple gun, and small hand tools. No sanding or painting will be done at the shop and the upholstery glue does not produce noxious odor or fumes. The noise resulting from the use of these tools will not result an increase in noise in the area above existing noise from vehicles traveling on Broadway or the automobile tint and detailing shop on the property. As the site is partially vacant, traffic flow will likely increase, but not to a level that will be noticeable or impact the surrounding businesses.

ENVIRONMENTAL COMPLIANCE & NOTICING REQUIREMENTS

The proposed project is categorically exempt per Article 19, Section 15303 of the California Environmental Quality Act (CEQA). Class 3 Exemptions consist of new construction or the conversion of use of small structures. The public hearing scheduled for April 14, 2015 was duly noticed in the Imperial Valley Press, a newspaper of general circulation on April 3, 2015 and a Notice of Public Hearing was also sent to all property owners within 300-feet of the property.

REQUIRED FINDINGS & ANALYSIS:

1. Proposed use is permitted pursuant to Section 29-61(b)(65) of the City Code.

The proposed upholstery shop is permitted pursuant to Section 29-61(b)(65) of the City Code.

2. Proposed use is necessary or desirable for the development of the community, is consistent with the City's General Plan and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located.

The proposed upholstery shop would not be detrimental to the existing uses or the uses permitted in the CD (Downtown Commercial) zone. The Land Use Plan designates the project site as Downtown Commercial, and the existing land is consistent with the designation. The proposed upholstery shop is necessary and proper to ensure a diversity commercial uses within downtown El Centro. Improvements consisting painting the exterior walls earth-tone and soft muted colors and screening of the site will be required in the conditions of approval to improve the aesthetics in the site and surrounding area. Given that sound and traffic generated by the proposed upholstery shop will significantly increase from existing conditions, it will not be detrimental to the surrounding City facilities or surrounding businesses.

3. Proposed site is adequate in size and shape to accommodate said use.

The site is adequate to serve the proposed upholstery shop. The site was previously used as an automobile repair shop with ample space for the safe and convenient storage and operation of the upholstery shop.

4. Site for proposed use relates properly to streets, which are designated to carry the type and quantity of traffic to be generated by the proposed use.

Broadway abuts the project site to the north and is adequate to handle the increase of vehicle trips generated by the proposed upholstery shop. Broadway is designated in the Circulation Element of the General Plan as collector roadway and is fully improved with two travel lanes for each direction. Sidewalks and driveways fronting the project site are damaged and will be required to be replaced to meet City standard specifications and American's with Disabilities Act requirements.

5. Conditions as stipulated by the City are necessary to protect the public health, safety, and welfare of the community.

Project conditions are attached hereto as Exhibit E and are necessary to protect the public health, safety, and welfare of the community.

SUMMARY AND RECOMMENDATION

Overall, the project as proposed is in compliance with the City's development standards and General Plan. Options available to the Commission regarding the conditional use permit include:

1. Motion to approve the permit as submitted with the adoption of the required findings and conditions.

2. Motion to approve the permit with modifications and with the adoption of the required findings and conditions.
3. Motion to deny the permit with the adoption of the appropriate findings against the proposal.
4. Motion to continue the hearing for further study.

ACTION REQUESTED

Staff recommends that the Commission open the public meeting and allow input from all proponents and opponents of the proposed project. Because the use would be compatible with the surrounding uses of the area, staff would have no objections to the proposed project. Therefore, it is staff recommendation that the conditional use permit be approved by taking the following action:

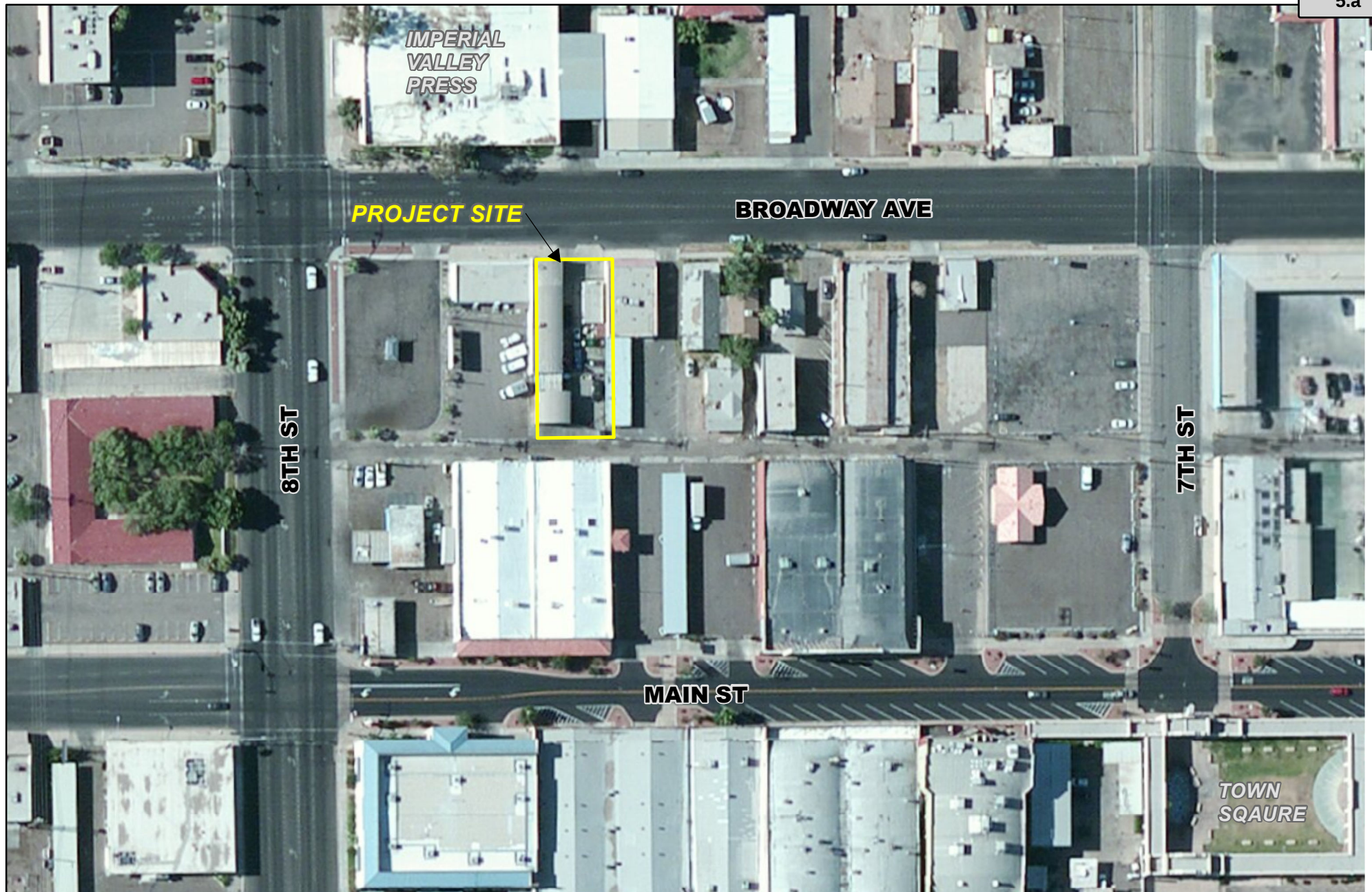
1. Motion to adopt the applicable findings and conditions under Planning Commission Resolution No. 15-____ (Exhibit E), approving Conditional Use Permit No. 15-01.

Prepared by: Angel Hernandez, Assistant Planner

Norma M. Villicaña, AICP
Community Development Director

ATTACHMENTS:

- Exhibit A - Project Location Map (PDF)
- Exhibit B - Commercial Zone Use Regulations (PDF)
- Exhibit C - Site Plan (PDF)
- Exhibit D - Site Photographs (PDF)
- Exhibit E - Resolution (PDF)



Attachment: Exhibit A - Project Location Map (1298 : Conditional Use Permit 15-01)

Conditional Use Permit 15-01
771 Broadway
APN 053-101-003

Project Location Map



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) <i>Financial, professional services and office uses:</i>						
(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) <i>General commercial uses:</i>						
(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

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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

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Attachment: Exhibit B - Commercial Zone Use Regulations (1298 : Conditional Use Permit 15-01)

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

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Attachment: Exhibit B - Commercial Zone Use Regulations (1298 : Conditional Use Permit 15-01)

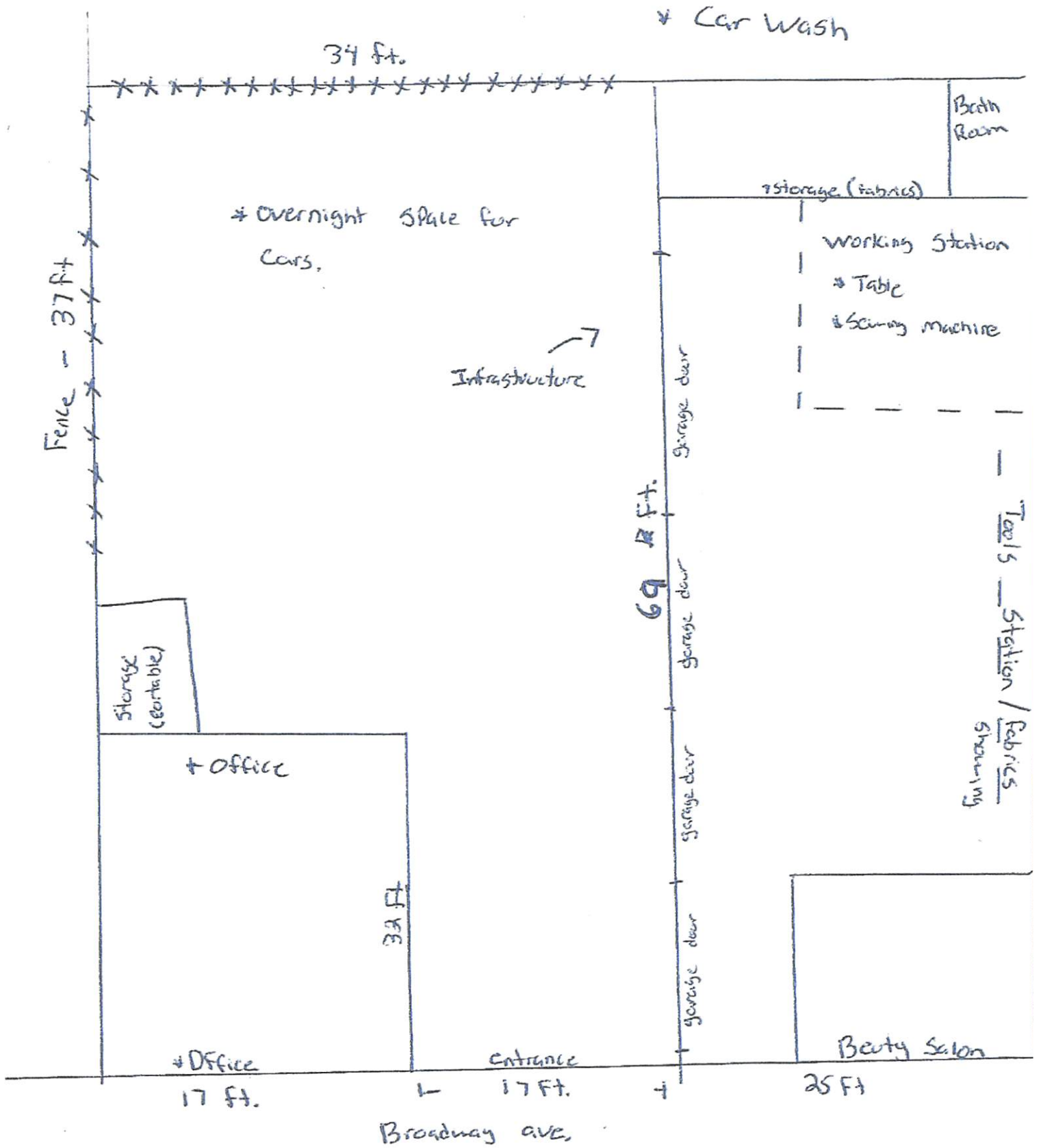
Use	Zoning District Regulations					
	CT	CO	CN	CD	CG	CH
n. Junior department, department stores, discount department stores and membership stores	X	X	P	P	P	P
o. Liquor stores with appropriate ABC license	X	X	P	P	P	P
p. Nurseries and garden supply stores	X	X	P	P	P	P
q. Office supply stores	X	X	P	P	P	P
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:</i> 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.						
(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:						

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Use	Zoning District Regulations					
	CT	CO	CN	CD	CG	CH
a. Contractors storage yards	X	X	X	X	X	P
b. Building materials	X	X	X	X	X	P
c. Feed mills	X	X	X	X	X	P
d. Fleet storage	X	X	X	X	X	P
e. Lumber yards (no milling)	X	X	X	X	X	P
f. Draying and freight yards	X	X	X	X	X	P
g. Machinery rental	X	X	X	X	X	P
h. Trucking yards and terminals	X	X	X	X	X	P
i. Transit storage	X	X	X	X	X	P
j. Road equipment yards	X	X	X	X	X	P
k. Recreational vehicles and boat storage	X	X	X	X	C	P
(g) Other uses:						
(1) Clubs and lodges including YMCA/YWCA and similar youth group uses (in which no alcoholic beverages shall be served or sold except for special events)	X	C	C	C	P	P
(2) Colleges, public or private	X	C	X	C	P	P
(3) Communication facilities, see requirements in Article IV, Division 8 of this Chapter, including exemptions in section 29-258 and excluding collocation facilities discussed in section 29-259	C	C	C	X	C	C
(4) Collocation facilities in compliance with section 29-259	C	C	C	C	C	C
(5) Convalescent homes and convalescent hospitals	X	C	X	X	C	C
(6) Churches and parochial schools	X	C	C	C	P	P
(7) Group care facilities and residential retirement hotels	C	C	X	C	C	X
(8) Multi-family residential or residential units on the second floor and above first floor commercial uses, including residential care facilities, transitional housing, and supportive housing	C	X	X	P	X	X
(9) Museums and cultural centers	C	C	C	C	C	C
(10) Municipal solid waste transfer stations and material recovery facilities	X	X	X	X	X	C
(11) Post office branch	X	X	C	C	P	P
(12) Private schools	X	C	C	C	P	P
(13) Public parks, playgrounds, schools, satellite educational facilities, libraries, fire and police stations, and other public offices	C	C	C	C	C	C
(14) Homeless shelters, emergency shelters	X	X	X	X	P	P
(15) Single room occupancy building	C	X	X	C	X	X
(h) Accessory structures and uses. (See also section 29-163 for permitted single accessory dwelling units and mixed use developments.)						
(1) Signs (in compliance with chapter 22.1 of the Code, and incidental to a permitted use)	P	P	P	P	P	P
(2) Other structures accessory and incidental to permitted uses, subject to applicable development standards	P	P	P	P	P	P
(3) Outdoor seating within city right-of-way accessory to: Cyber/internet cafes, night clubs, cabarets, restaurants, coffee shops, delicatessens and other commercial uses	C	C	C	C	C	C

(Ord. No. 10-14, § 1, 10-19-10; Ord. No. 11-01, § 1, 5-4-11; Ord. No. 11-02, § 3, 4-19-11; Ord. No. 11-07, § 2, 6-21-11; Ord. No. 11-16, § 2, 11-15-11; Ord. No. 13-18, § 4, 5-7-13; Ord. No. 13-19, § 2, 5-21-13; Ord. No. 13-20, § 3, 4-2-13; Ord. No. 13-22, § 1)



Project Site and abutting properties the north side of Broadway



Project Site from the north side of Broadway



Attachment: Exhibit D - Site Photographs (1298 : Conditional Use Permit 15-01)

PLANNING COMMISSION RESOLUTION NO. 15-__
FOR CONDITIONAL USE PERMIT NO. 15-01

WHEREAS, a public hearing was held on the petition for Conditional Use Permit No. 15-01 at a regular Planning Commission Meeting held on April 14, 2015 in City Council Chambers at 1275 W. Main Street, El Centro, California; and

WHEREAS, the public hearing was advertised according to law; and

WHEREAS, the applicant was present and heard; and

WHEREAS, no one was present to object to the petition nor were any objections filed with the Commission; and

WHEREAS, the proposed use is permitted subject to a conditional use permit pursuant to Section 29-61(b)(65) of the City Code; and

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and

WHEREAS, the proposed site is adequate in size and shape to accommodate said use; and

WHEREAS, the proposal is categorically exempt from formal environmental review pursuant to Article 19, Section 15332, Class 3 of the California Environmental Quality Act of 1970, as amended, pertaining new construction and the conversion of use of small structures; and

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

WHEREAS, the conditions as stipulated by the City are necessary to protect the public health, safety, and welfare of the community.

NOW, THEREFORE, be it resolved that the Planning Commission grants approval of Conditional Use Permit No. 15-01, to allow the operation of a upholstery shop on property located at 771 Broadway, further identified as APN 053-101-003.

GENERAL CONDITIONS

1. The project shall consist of the operation of an upholstery shop within the existing 1,700 square foot corrugated metal building, a 544 square foot wood frame building at 771 Broadway Avenue.

2. The project site shall be maintained in a good, clean, orderly manner, free of any debris or junk materials.
3. All outdoor storage shall be screened or enclosed so that such items are not visible from any public street. Screening shall be provided along the Broadway frontage and may consist of chain link fencing with wood or metal slatting. Screening shall be maintained in good condition and colors shall consist of earth tones or soft muted colors.
4. Buildings shall be painted in earth tones or soft muted colors.
5. Prior to issuance of the business license a site inspection shall be conducted to verify compliance with the conditions of approval. All conditions included hereto shall be satisfactory met prior to an issuance of a business license for the upholstery shop to operate at the subject location.
6. Building permits shall not be issued for any construction at the project site until all conditions hereto included are satisfactory met.
7. The project shall comply with all applicable Federal, State and local codes, ordinances and resolutions.

BUILDING & SAFETY CONDITIONS

8. No additions or alterations to structures, plumbing, mechanical, or electrical systems shall be done without first submitting construction documents for plan review and obtaining all required permits.
9. All restrooms shall be accessible to persons with disabilities and compliant with ADA requirements. Rehabilitation to the restroom shall be required to be compliant with ADA 24 Requirement if needed.
10. A site inspection shall be conducted prior to the issuance of the business license. Additional improvements for compliance with the Building Code may be required.

ENGINEERING DEPARTMENT CONDITIONS

11. The existing driveway onto the property from Broadway shall be removed and replaced per City standards and ADA requirements.
12. All sidewalk segments fronting the property that are broken, buckled or do not comply with ADA requirements shall be removed and replaced per City Standards and ADA requirements.
13. An encroachment permit application shall be submitted for all improvements within the City's right of way. All improvements on the right of way shall be designed and built

according to City standards and specifications and submitted for review with an encroachment permit application.

PASSED AND ADOPTED on April 14, 2015 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

Attachment: Exhibit E - Resolution (1298 : Conditional Use Permit 15-01)



PLANNING COMMISSION

City Hall
1275 Main Street
El Centro, CA 92243

Scheduled

Meeting: 04/14/15 05:30 PM
Department: Community Development
Category: Public Hearing
Prepared By: Adriana Nava

PLANNING COMMISSION ACTION ITEM (1324)

EDWARDS CHANGE OF ZONE 14-04 AND GENERAL PLAN AMENDMENT 14-04

Project-	Change of Zone 14-04 & General Plan Amendment 14-04
Objective-	Change of Zone from R1 (Single-Family Residential) to CN (Neighborhood Commercial) and Land Use Re-designation from Low Density Residential to General Commercial
Applicant-	Randy Varley on behalf of the Property Owners
Property Owners-	Deven Edwards and Julie J. Edwards
Location-	Southwest corner of La Brucherie Avenue and West Main Street
Legal Description/APN-	APN 052-792-011
Zoning Designation-	Existing- R1 (Single-Family Residential) Proposed- CN (Neighborhood Commercial)
Land Use Designation-	Existing- Low Density Residential Proposed- General Commercial

BACKGROUND & PROJECT DESCRIPTION

The proposed project involves property situated at the southwest corner of La Brucherie Avenue and W. Main Street, and owned by Deven Edwards and Julie J. Edwards (Refer to Exhibit A- Location Map). The property owners have requested that their property be re-zoned from R1 (Single-Family Residential) to CN (Neighborhood 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 property owners are requesting the re-zoning of their property make the property more marketable for future resale. The owners do not propose any construction at this time.

Surrounding Area- The project site consists of a corner lot and abuts La Brucherie to the east and Main Street to the north, two major thoroughfares in the City. Surrounding land uses are as follows: to the north, Main Street, followed by a single family residence, to the east, La Brucherie Avenue, followed by a single family residence, to the and west, additional single family residences.

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 and

wastewater collection system. The project site abuts two major roadways in the City of El Centro, La Brucherie Avenue and Main Street, which are identified as 4-lane arterials under the City's Circulation Element. The change of zone to CN (Neighborhood Commercial) would allow land uses such as banks, fast food restaurants, and similar land uses for which the abutting roadways are not suitable. A right of way dedication for the abutting roadways would be required to lessen impacts to the City's circulation system.

Land Use Compatibility- The project would re-zone an approximate 4.32-acre site for neighborhood commercial uses, such as banks, fast food restaurants, and offices. Given the large size of the site and the amount of traffic at the site, a zone change to CN (Neighborhood Commercial) was deemed appropriate. The future commercial land use could serve as a buffer for the surrounding neighborhood. The site currently includes three (3) dwelling units. However, the property is being marketed for sale. 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 CN Zone are listed in Table 29-61.1 Commercial Zones Use Regulations, incorporated as Exhibit F.

ENVIRONMENTAL COMPLIANCE & NOTICING REQUIREMENTS

The proposed Change of Zone (14-04) and General Plan Amendment (14-04) are subject to the California Environmental Quality Act (CEQA). The Environmental Assessment Committee (EAC) reviewed the Initial Study on January 22, 2015 and determined that a Mitigated Negative Declaration would be appropriate for compliance with CEQA. (A summary of the Mitigated Negative Declaration is attached hereto as Exhibit G.) The Mitigated Negative Declaration was circulated for a period of 30-days, beginning on January 29, 2015 through March 2, 2015. During the public review process, letters were not received from outside agencies and only City Departments commented on the project. The Engineering Department commented that a right of way dedication shall be required for La Brucherie Avenue and Main Street, in accordance with the City's adopted Circulation Element. The public hearing scheduled for April 14, 2015 was duly noticed in the Imperial Valley Press, a newspaper of general circulation on April 3, 2015 and a Notice of Public Hearing was also sent to all property owners within 300-feet of the property.

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- Police 1.4: Achieve and balance of commercial uses that provides for 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 CN and provide additional commercial land and address land use compatibility issues,*

potentially attracting customers from the greater Imperial Valley and other areas.

- ***“Circulation Goal 1- Policy 1.2: “Improve El Centro circulation system roadways in concert with land development to ensure sufficient levels of service.” The change of zone to CN (Neighborhood Commercial) will allow land uses that currently cannot be accommodated by the roadways abutting the site. Mitigation measures are in place in the form of right of way dedication for both Main Street and La Brucherie Avenue to ensure that the roadways are in concert with future land development.***
2. Proposed zone change is appropriate for the affected project 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 site will serve as a transition buffer for single family residential.***
 3. Proposed zone change is proper at this time and not likely 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 CN (Neighborhood Commercial), and concurrent general plan amendment subject to the adoption of required findings.
2. Motion to disapprove the negative declaration, change of zone to CN (Neighborhood 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 CN (Neighborhood Commercial) is compatible with the General Plan, provided that mitigation

measures listed in the environmental document are followed, it is staff recommendation that the change of zone and general plan amendment be recommended for approval by taking the following action:

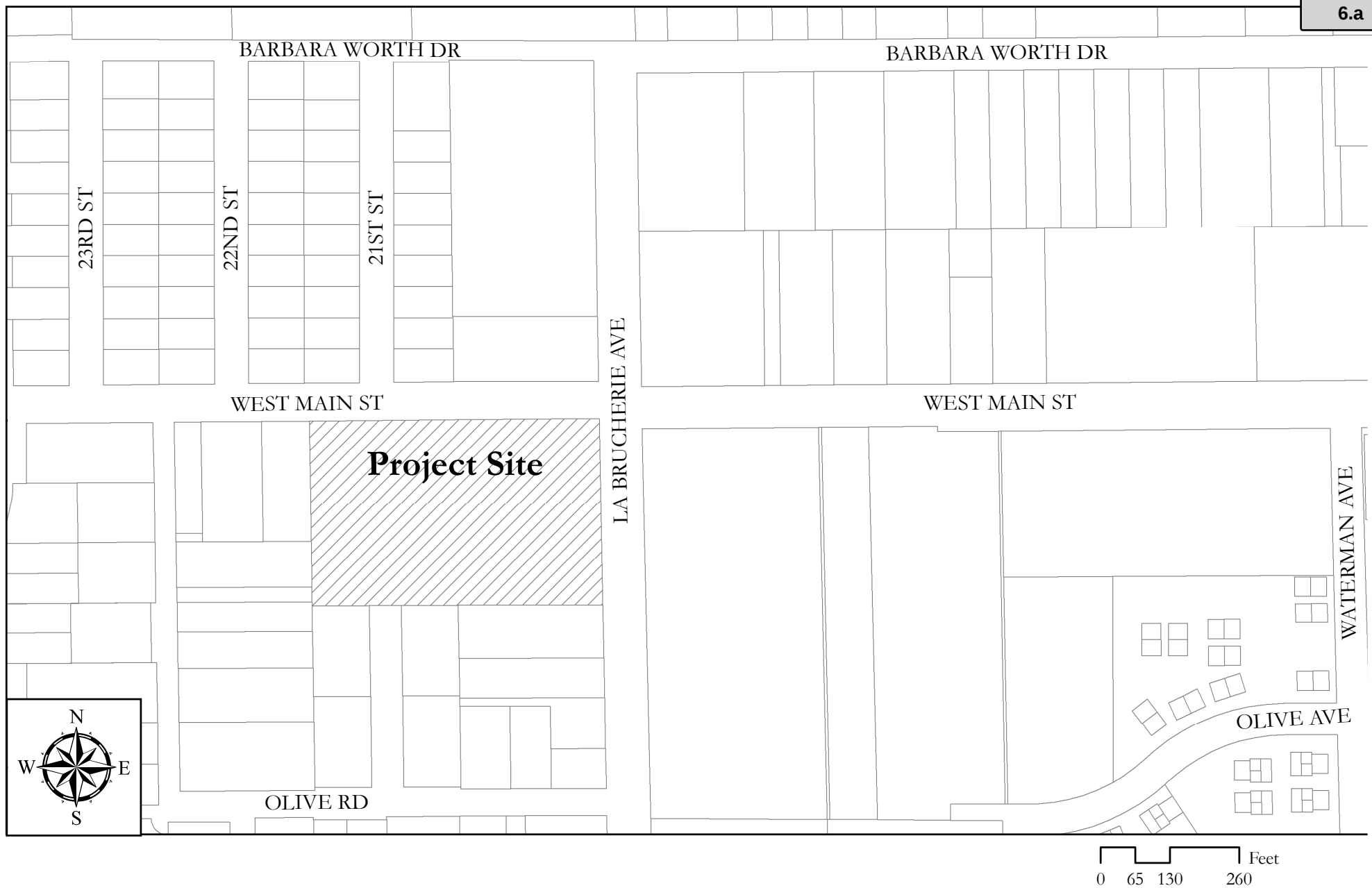
1. Motion to adopt Planning Commission Resolution No. 15-___ (Exhibit H) recommending the approval Mitigated Negative Declaration No. 14-05 to City Council.
2. Motion to adopt Planning Commission Resolution No. 15-___ (Exhibit I), recommending approval of Change of Zone 14-04.
3. Motion to adopt Planning Commission Resolution No. 15-___ (Exhibit J), recommending approval of General Plan Amendment 14-04.

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

Norma M. Villicaña, AICP
Community Development Director

ATTACHMENTS:

- Exhibit A- Location Map (PDF)
- Exhibit B- Existing Land Use Map (PDF)
- Exhibit C- Proposed Land Use Map(PDF)
- Exhibit D- Existing Zoning Map (PDF)
- Exhibit E- Proposed Zoning Map (PDF)
- Exhibit F- Commercial Zone Standards (PDF)
- Exhibit G- Mitigated Negative Declaration 14-05 Summary (PDF)
- Exhibit H- Resolution for MND 14-05 (PDF)
- Exhibit I- Resolution for Change of Zone 14-04 (PDF)
- Exhibit J- Resolution for General Plan Amendment 14-04 (PDF)

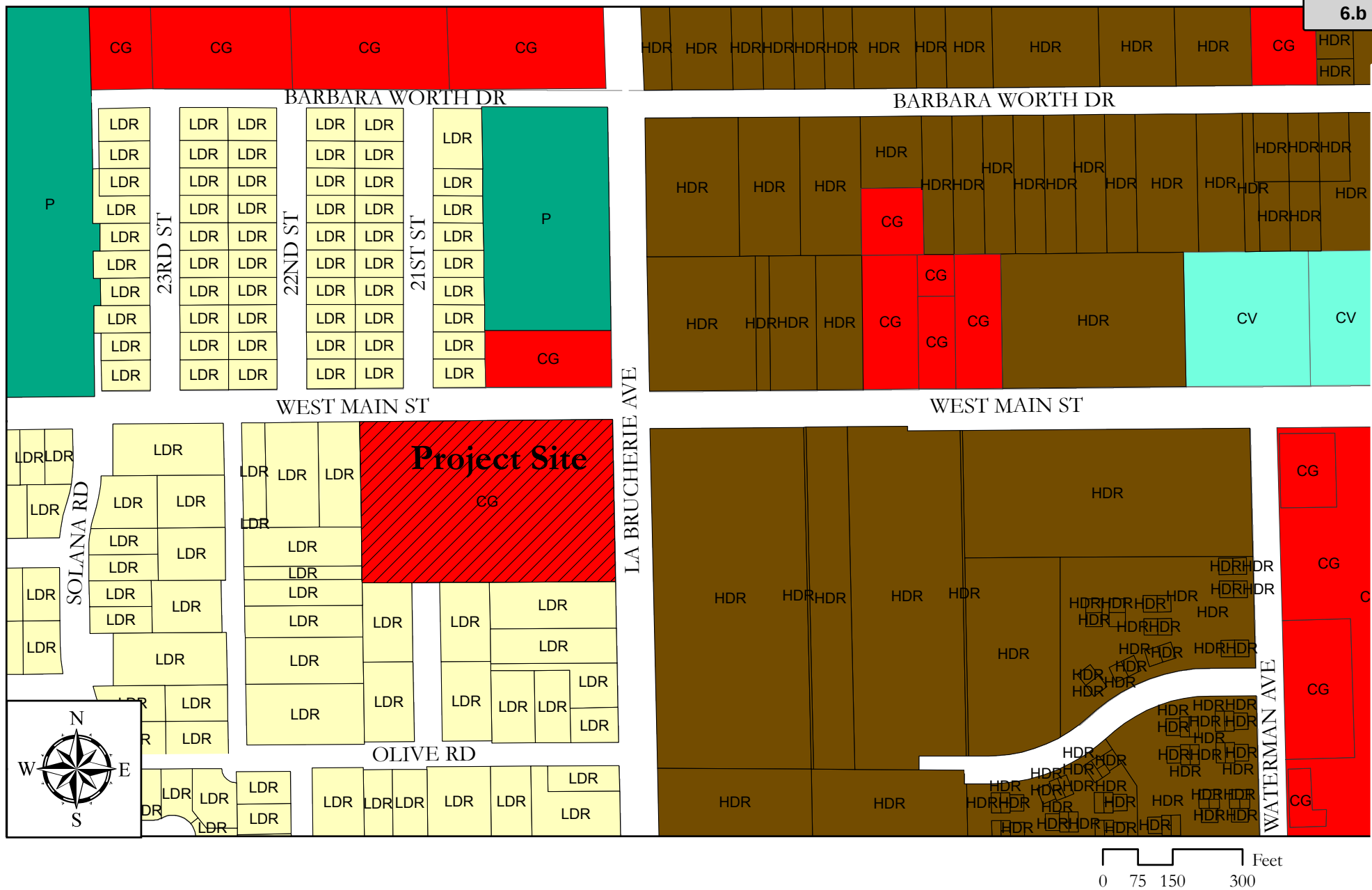


Attachment: Exhibit A- Location Map (1324 : Edwards Change of Zone 14-04 and General Plan

EXHIBIT A - Location Map

Change of Zone 14-04 & General Plan Amendment 14-04
 Southwest Corner of La Brucherie Road and W. Main Street
 APN 052-792-011





6.b

EXHIBIT C- Proposed Land Use Map

Change of Zone 14-04 & General Plan Amendment 14-04

SW Corner of La Brucherie Ave. and W. Main St.

APN 052-792-011



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Attachment: Exhibit C- Proposed Land Use Map (1324 : Edwards Change of Zone 14-04 and General Plan

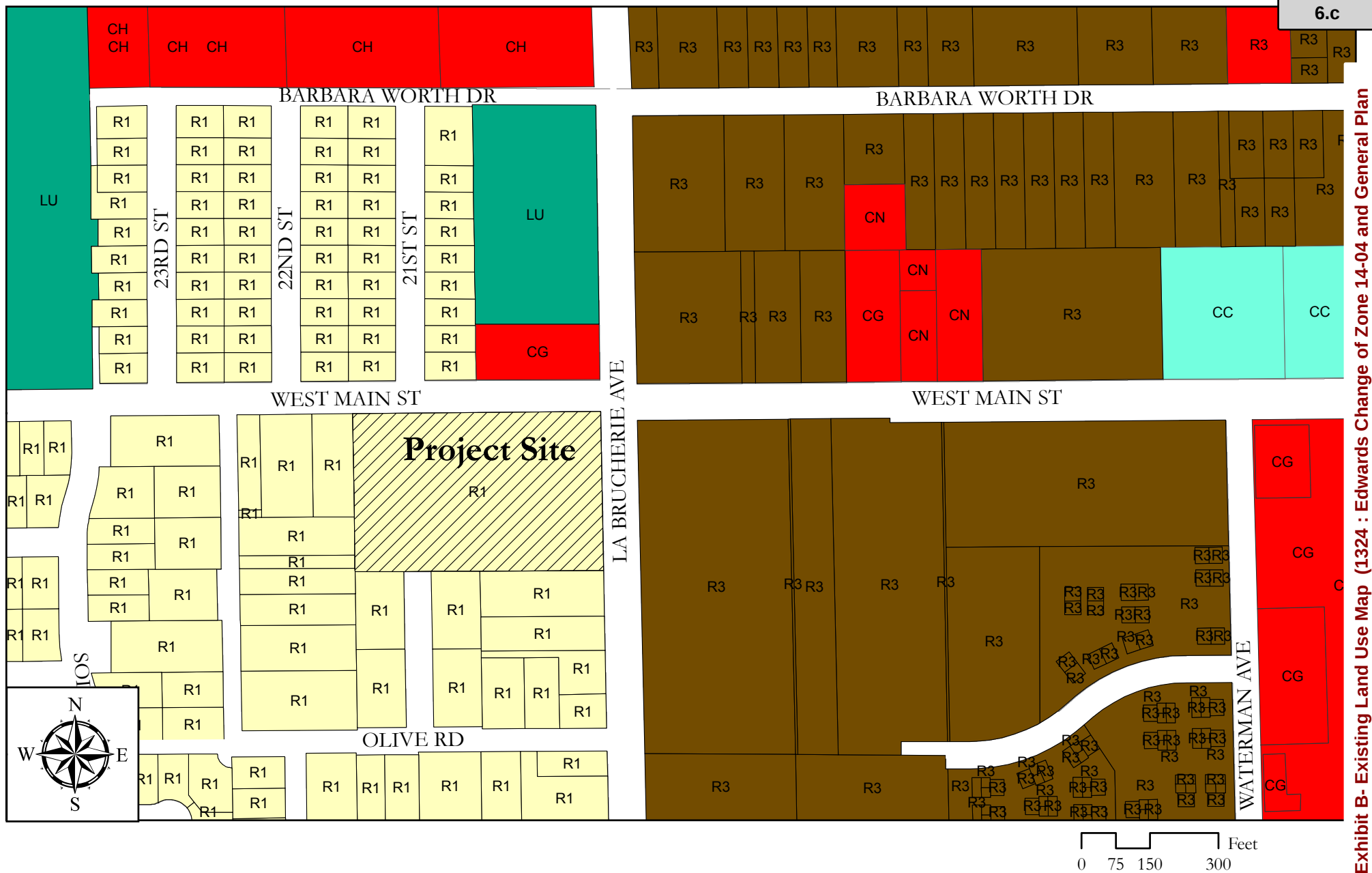


EXHIBIT B - Existing Land Use Map

Change of Zone 14-04 & General Plan Amendment 14-04

SW Corner of La Brucherie Ave. and W. Main St.

APN 052-792-011



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Attachment: Exhibit B- Existing Land Use Map (1324 : Edwards Change of Zone 14-04 and General Plan

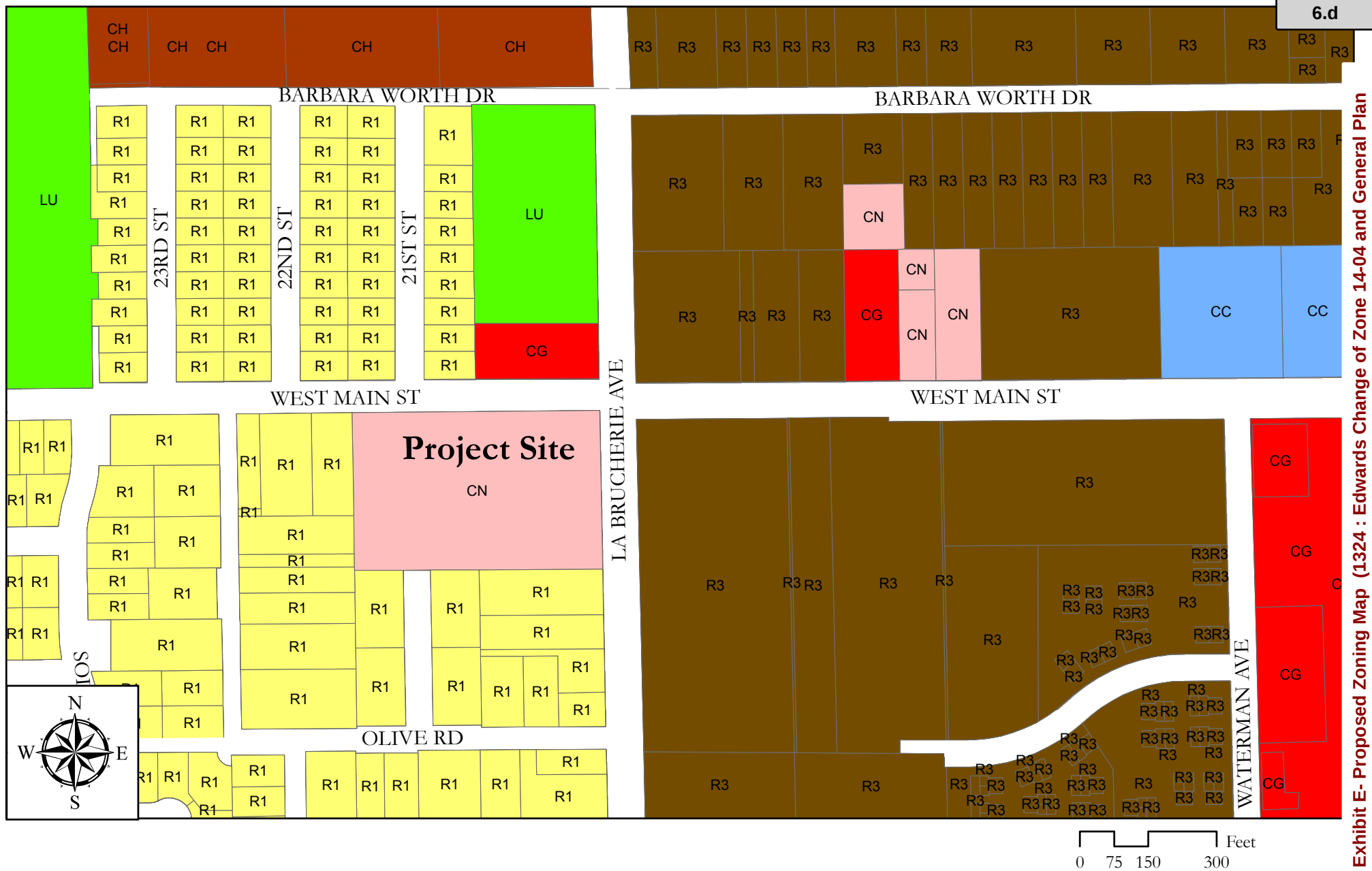


EXHIBIT E - Proposed Zoning Map

Change of Zone 14-04 & General Plan Amendment 14-04
 Southwest Corner of La Brucherie Road and W. Main Street
 APN 052-792-011



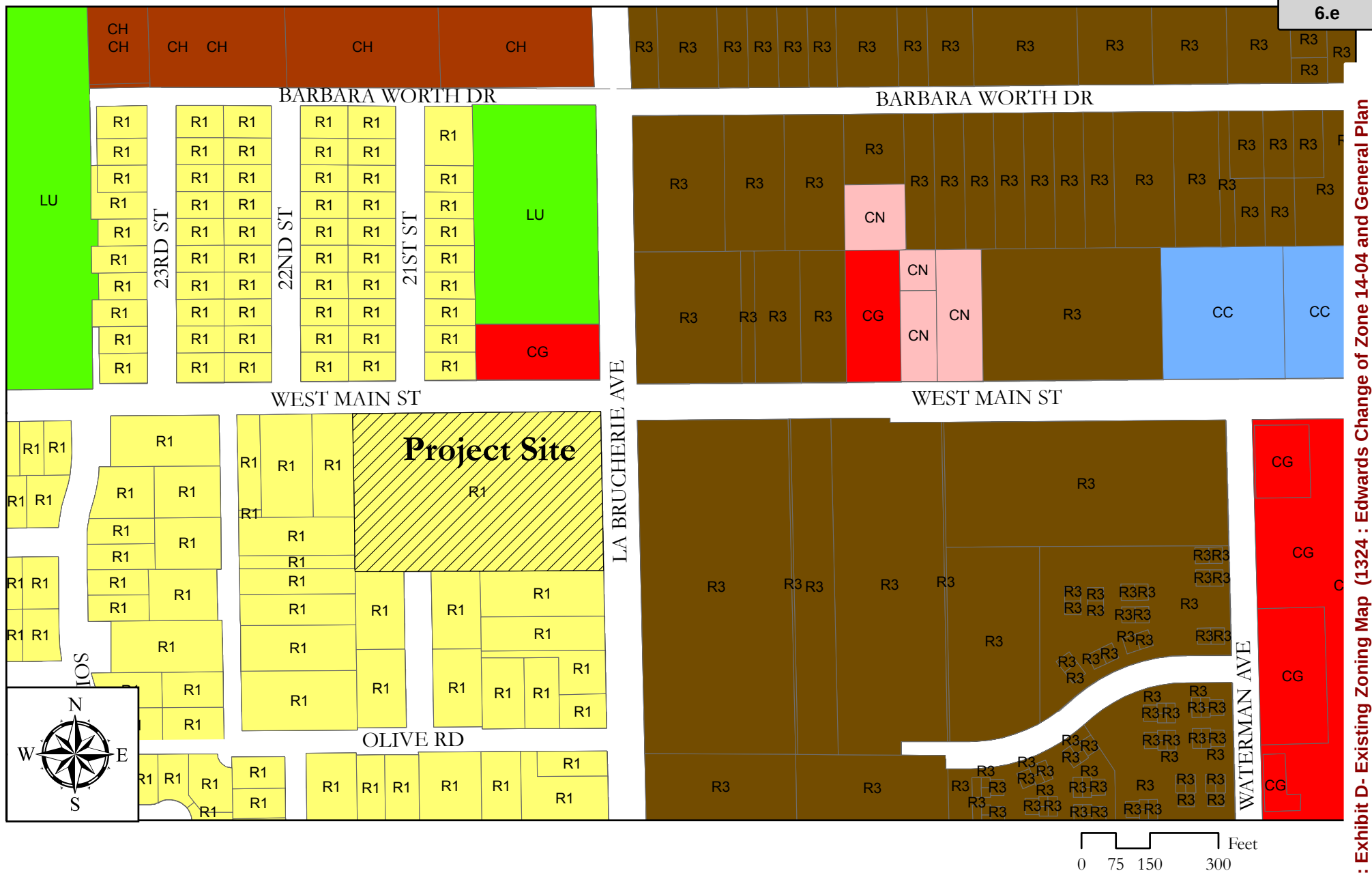


EXHIBIT D - Existing Zoning Map

Change of Zone 14-04 & General Plan Amendment 14-04
 Southwest Corner of La Brucherie Road and W. Main Street
 APN 052-792-011

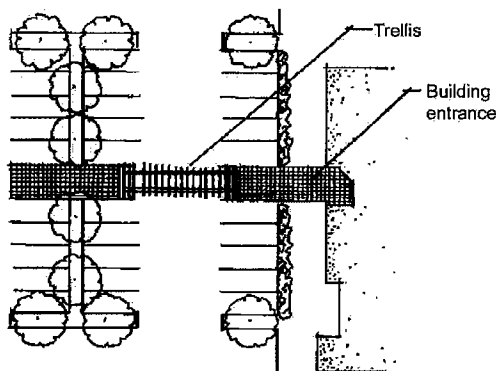
EXHIBIT F- COMMERCIAL ZONE STANDARDS

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- (6) Parking courts shall be separated from each other by dwelling units or by a landscaped buffer not less than thirty (30) feet wide.
- (7) Landscape bulbs shall, wherever possible, align with major building entrances to provide pedestrian access to the building entrance from a parking court or drive. Bulbs that align with entrances shall include a pathway as well as a vertical landscape or architectural element such as a trellis or a tree.

(z) *Multi-family development landscaping.* All areas not covered by structures, drives, parking or hardscape shall be appropriately landscaped and maintained. Landscaping is used to frame, soften and embellish the quality of the environment, to buffer units from undesirable views and to break up large expanses of parking. To accomplish these design objectives, landscape elements need vertical dimension. Trees and tall shrubs are needed in addition to grass, small shrubs and groundcover. Trees can also be used to provide shading and climatic cooling of nearby units and moderate prevailing winds.

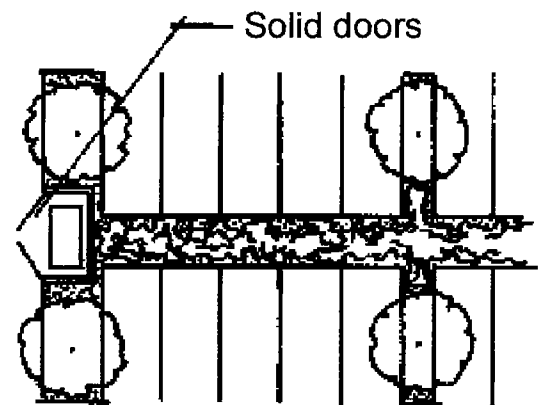


Link parking areas to major building entrances when possible using textured paving and trellises.

Multifamily Development Landscaping

(aa) *Multi-family development recycling and solid waste disposal.* Recycling and solid waste disposal areas must be fully enclosed by masonry walls and solid gates, and such facilities shall meet the service needs of the city's solid waste

operator. These enclosures shall be softened with landscaping on their most visible sides when practical. Recommended locations include inside parking courts or at the end of parking bays. Locations shall be conveniently accessible for trash collection, maintenance and pedestrians (a separate walk-in access shall be provided), shall minimize solid waste vehicle driveway length into the property, and shall not block access drives during loading operations.



Trash enclosure at end of parking row.

(bb) *Multi-family exterior stairs.* When provided, simple, clean, bold projections of stairways are required to complement the architectural massing and form of the multi-family structure. Stairways shall be of smooth stucco, plaster, or wood, with accent trim of complementary colors and railings appropriate to the architectural style of the residential structure. Thin-looking, open metal, prefabricated stairs are not allowed unless appropriate to the architectural design of the building.

Secs. 29-56—29-59. Reserved.

DIVISION 3. COMMERCIAL ZONES

Sec. 29-60. Purpose and intent.

Commercial zones providing appropriate located areas and development standards for nec-

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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) <i>Financial, professional services and office uses:</i>						
(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) <i>General commercial uses:</i>						
(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

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Attachment: Exhibit F- Commercial Zone Standards (1324 : Edwards Change of Zone 14-04 and General Plan Amendment 14-04)

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

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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

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Attachment: Exhibit F- Commercial Zone Standards (1324 : Edwards Change of Zone 14-04 and General Plan Amendment 14-04)

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:</i> 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.						
(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:						

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Use	Zoning District Regulations					
	CT	CO	CN	CD	CG	CH
a. Contractors storage yards	X	X	X	X	X	P
b. Building materials	X	X	X	X	X	P
c. Feed mills	X	X	X	X	X	P
d. Fleet storage	X	X	X	X	X	P
e. Lumber yards (no milling)	X	X	X	X	X	P
f. Draying and freight yards	X	X	X	X	X	P
g. Machinery rental	X	X	X	X	X	P
h. Trucking yards and terminals	X	X	X	X	X	P
i. Transit storage	X	X	X	X	X	P
j. Road equipment yards	X	X	X	X	X	P
k. Recreational vehicles and boat storage	X	X	X	X	C	P
(g) Other uses:						
(1) Clubs and lodges including YMCA/YWCA and similar youth group uses (in which no alcoholic beverages shall be served or sold except for special events)	X	C	C	C	P	P
(2) Colleges, public or private	X	C	X	C	P	P
(3) Communication facilities, see requirements in Article IV, Division 8 of this Chapter, including exemptions in section 29-258 and excluding collocation facilities discussed in section 29-259	C	C	C	X	C	C
(4) Collocation facilities in compliance with section 29-259	C	C	C	C	C	C
(5) Convalescent homes and convalescent hospitals	X	C	X	X	C	C
(6) Churches and parochial schools	X	C	C	C	P	P
(7) Group care facilities and residential retirement hotels	C	C	X	C	C	X
(8) Multi-family residential or residential units on the second floor and above first floor commercial uses, including residential care facilities, transitional housing, and supportive housing	C	X	X	P	X	X
(9) Museums and cultural centers	C	C	C	C	C	C
(10) Municipal solid waste transfer stations and material recovery facilities	X	X	X	X	X	C
(11) Post office branch	X	X	C	C	P	P
(12) Private schools	X	C	C	C	P	P
(13) Public parks, playgrounds, schools, satellite educational facilities, libraries, fire and police stations, and other public offices	C	C	C	C	C	C
(14) Homeless shelters, emergency shelters	X	X	X	X	P	P
(15) Single room occupancy building	C	X	X	C	X	X
(h) Accessory structures and uses. (See also section 29-163 for permitted single accessory dwelling units and mixed use developments.)						
(1) Signs (in compliance with chapter 22.1 of the Code, and incidental to a permitted use)	P	P	P	P	P	P
(2) Other structures accessory and incidental to permitted uses, subject to applicable development standards	P	P	P	P	P	P
(3) Outdoor seating within city right-of-way accessory to: Cyber/internet cafes, night clubs, cabarets, restaurants, coffee shops, delicatessens and other commercial uses	C	C	C	C	C	C

(Ord. No. 10-14, § 1, 10-19-10; Ord. No. 11-01, § 1, 5-4-11; Ord. No. 11-02, § 3, 4-19-11; Ord. No. 11-07, § 2, 6-21-11; Ord. No. 11-16, § 2, 11-15-11; Ord. No. 13-18, § 4, 5-7-13; Ord. No. 13-19, § 2, 5-21-13; Ord. No. 13-20, § 3, 4-2-13; Ord. No. 13-22, § 1)

Sec. 29-62. Commercial zones development standards.

The following minimum property development standards identified in table 29-62.1 shall apply to all land and buildings in the commercial zones, except that any lot shown on an official subdivision map duly approved and recorded, or any lot for which a bona fide deed had been duly recorded prior to the effective date of this chapter may be

used as a building site. See also article III of this chapter for exceptions to, or clarification of, these regulations.

Additionally, before any building, structure, or use of land outside of a building or structure, is established in a commercial zone, a site plan shall be submitted to and approved by the community development director, pursuant to article V, division 3 of this chapter. If specified by this chapter, such site plan review shall be conducted by the planning commission and/or city council.

Table 29-62.1
Commercial Zones Development Standards

Development Standard		Zoning District Regulations					
		CT	CO	CN	CD	CG	CH
(a)	Minimum net lot area, in square feet	7,200	6,000	No requirement			
(b)	Minimum lot width, in feet						
	(1) Interior lot	60	60	No requirement			
	(2) Corner lot	65	65	No requirement			
(c)	Minimum lot depth, in feet						
	(1) Regular lot	100	100	No requirement			
	(2) Abutting a freeway	150	135	No requirement			
(d)	Minimum building setbacks, in feet						
	(1) Front	20	20	20	0	0	0
	(2) Rear						
	a. Abutting a nonresidential zone	5	5	0	0	0	0
	b. Abutting a freeway	25	25	25	N/A	25	25
	c. Abutting a residential zone	20	20	20	20	20	20
	(3) Side						
	a. Interior side	5	5	0	0	0	0
	b. Exterior side	15	15	15	0	0	0
	c. Abutting a residential zone	10	10	10	10	10	10
	(4) Between main buildings	10	10	No requirement			
	(5) Abutting interior driveways and open parking	5	5	No requirement			
(e)	Maximum lot coverage, percent	60	40	No requirement			
(f)	Maximum building height, in feet	65	65	45	65	65	45
(g)	Maximum floor area ratio	1.0:1	0.40:1	0.25:1	3.0:1	0.50:1	0.50:1
(h)	Parking and loading	See article III, division 5					
(i)	Trash enclosure	All areas set aside for storage and pickup of trash or items for recycling or reconditioning shall be screened from view from any street or public place (excepting an alley serving only commercial or industrial zones), or from any property in a residential zone, by a solid six-foot wall or fence, or by any other methods, acceptable to the community development director. All such storage shall be maintained below said wall or fence.					

Development Standard	Zoning District Regulations					
	CT	CO	CN	CD	CG	CH
(j) Outdoor storage	Except as hereinafter provided, all outdoor storage or display of new, used or cast-off merchandise, equipment or supplies in any commercial zone shall comply with the following provisions: (1) Materials or merchandise stored outside of a building shall be located and/or enclosed so that such items are not visible from any public street, highway or residential zone. (2) The required enclosure for outdoor storage shall comply with front yard and, corner cutback requirements established by the zone in which the use is located. (3) Excluded from these provisions are automotive, boat, truck, trailer, camper, motorhome, mobile home, motorcycle and bicycle sales and rental; and automobile service stations, newsstands, recycling centers, and sales of nursery stock.					
(k) Vehicular access	See section 29-137					
(l) Required landscaping, screening and fencing	See article III, Division 6 of this Chapter					
(m) Performance standards	See article III, division 8 of this chapter					
(n) Accessory uses	See article III, division 9 of this chapter					
(o) Temporary uses	See article IV, division 5 of this chapter					
(p) Nonconforming uses and lots	See article IV, division 6 of this chapter					
(q) Signs	See chapter 22.1 of the City Code					

(Ord. No. 13-16, § 8, 4-2-13; Ord. No. 13-18, § 5, 5-7-13)

Sec. 29-63. Commercial zones design standards.

(a) *Purpose.* These design standards are intended to assist the project applicant in understanding the city's requirements for high quality commercial development. These mandatory standards complement the development regulations contained in this division by providing good examples of potential design solutions and by providing design interpretations of the various mandatory regulations. These standards ensure the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.

(b) *Site planning.*

- (1) Placement of structures shall consider the existing built context of the commercial area, the location of incompatible land uses, the location of major traffic generators as well as an analysis of a site's characteristics and particular influences.
- (2) Locate and orient structures in a manner that will complement adjacent structures.
- (3) Plan and develop the whole project site in a coordinated manner to provide order, compatibility and diversity.

- (4) Structures and other improvements shall be sited in a manner that maximizes visibility of public areas (e.g., parking lots, plazas), and streets and alleys to create opportunities for people engaged in their normal behavior to observe the space around them.
- (5) When appropriate, new structures shall be clustered. This creates plazas or pedestrian malls and prevents long "barracks-like" rows of structures. When clustering is impractical, a visual link between separate structures shall be established. This link can be accomplished through the use of an arcade system, trellis or other open structure. This linkage is required in the CD zone.
- (6) Locate structures and on-site circulation systems to minimize pedestrian/vehicle conflicts where possible. Link structures to the public sidewalk where possible with ADA/Title 24 of the California Code of Regulations compliant textured paving, landscaping and trellises.
- (7) Recognize the importance of spaces between structures as outdoor rooms on the site. Outdoor spaces shall have clear, recognizable shapes that reflect careful planning and are not simply left over areas

between structures. Such spaces shall provide pedestrian amenities such as shade, benches, fountains, etc.

- (8) Loading facilities shall not be located at the front of structures where it is difficult to adequately screen them from view. Such facilities are more appropriate at the rear of the site. Such facilities shall be screened.
- (9) Where feasible, open space areas shall be clustered into larger, landscaped areas rather than equally distributing them into areas of low impact such as at building peripheries, behind a structure or in other areas of little impact to the public view.

(c) *Natural surveillance.* Whenever possible, design and placement of buildings and other physical features shall maximize visibility and encourage natural surveillance. This includes building orientation, placement of windows, doors and balconies, building and site entrances and exit locations, placement of parking, lighting and refuse containers, placement and type of landscape materials, plazas and other open space areas, location of walkways, types of walls and fences (including the use of picket and wrought-iron and similar materials to promote visibility) and other physical obstructions in a manner that discourages the potential for criminal activity.

(d) *Architecture.* A diversity of architectural styles shall be used except in large-scale developments where a harmonious or unified architectural style is generally desirable.

(e) *Facade articulation.* To ensure large buildings are not monotonous boxlike structures, the developer shall:

- (1) Vary the planes of the exterior walls in depth and/or direction. Wall planes shall not run in a continuous direction for more than fifty (50) feet without an offset proportional to the building size or an architectural feature such as a column to provide visual interest.
- (2) Vary the height of the buildings so that it appears to be divided into distinct massing elements.

- (3) Articulate the different parts of a building's facade by use of color, arrangement of facade elements or a change in materials.
- (4) Use landscaping and architectural detailing at the ground floor level to lessen the impact of an otherwise bulky building.
- (5) Avoid blank walls at the ground floor levels. Utilize windows, trellises, wall articulation, arcades, change in materials or other features.

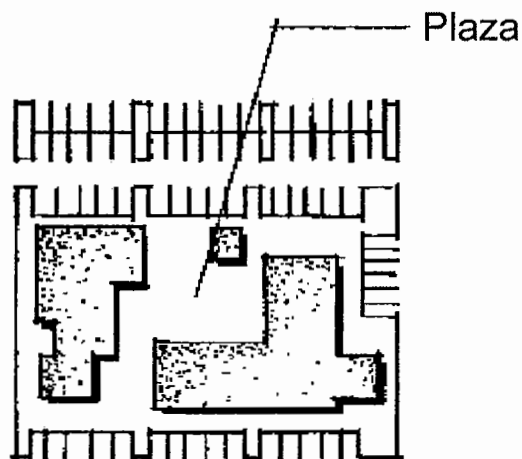
- (6) Set back buildings from property lines to avoid the use of parapet walls unless abutting existing buildings. Parapet walls can abruptly change the continuity of a building's architecture by creating a cut-off effect and result in large blank walls.
- (7) Architecturally treat all building facades visible from public streets and public areas (such as parking areas).

(f) *Mass and scale.* Developers shall use the following techniques to reduce the appearance of large scale and bulky structures:

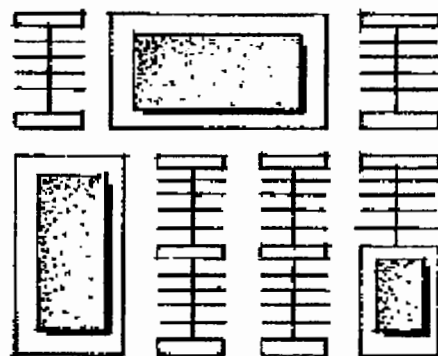
- (1) Reduce building scale through the proper use of window patterns, structural bays,

roof overhangs, siding, awnings, moldings, fixtures and other details that promote a "human" scale.

- (2) The scale of buildings shall be related to adjacent pedestrian areas (e.g. courtyards) and other such structures, where provided.



Cluster buildings on the site to create pedestrian areas



Do not separate buildings with parking lots

- (3) Large dominating structures shall be broken up by:
 - a. Creating horizontal emphasis through the use of trim;
 - b. Adding three (3) dimensional architectural elements;
 - c. Use of combinations of complementary colors; and
 - d. Landscape materials.

(g) *Colors.*

- (1) Exterior building and roofing colors shall be appropriate to and enhance the architectural style and materials of the structure. Intense primary colors shall generally be avoided as the dominant overall color for a structure. The use of earth tones and soft muted colors is encouraged.
- (2) The color palette chosen for new structures shall generally be compatible with

the colors of adjacent structures. An exception is where the colors of adjacent structures strongly diverge from these design standards.

- (3) Generally, primary or bold colors shall only be used to accent elements, such as door and window frames and architectural details.
- (4) Roof flashing, rain gutters, and downspouts, vents and other roof protrusions shall be finished to complement the adjacent materials and/or colors.

(h) *Wall treatments.*

- (1) *Base and top treatments.* All building facades shall have a recognizable base, middle, and top. The base shall include elements such as richly textured materials, darker color materials, mullions, and/or panels and similar features or enhanced landscaping of mature and specimen shrubs and trees with a minimum planter depth of five (5) feet exclusive of curbs. A top shall include elements such as cornice treatments, roof overhangs, stepped parapets, and richly textured materials such as tile or masonry treatments or similar features.
- (2) *Materials.* Materials shall be consistently applied on all facades and be chosen to work harmoniously with adjacent materials. Piecemeal embellishment and frequent changes in materials shall generally be avoided. Materials tend to appear substantial and integral when material changes occur at changes in plane. Material or color changes at the outside corners of structures give an impression of thinness and artificiality, which shall be avoided. Material changes shall not occur at external corners, but may occur at reverse or interior corners or if located at least four (4) feet from the edge of external corners. Material changes not accompanied by changes in plane give materials an insubstantial or applied quality.

(3) *Awnings and canopies.* Awnings and canopies shall be subject to the following:

- a. Awnings/canopies shall not be located so as to obscure transom windows, piers, pilasters and other architectural building features and shall generally be designed to project over individual doors and window openings where feasible. Awnings/canopies that are a continuous feature extending over several windows, doors and over architectural features are generally discouraged.
- b. The size of the awning/canopy shall be proportional in scale with the building to which it is attached.
- c. No portion of an awning/canopy shall be less than eight (8) feet above the surface above which it projects (fourteen (14) feet above a roadway surface) or shall project more than five (5) feet into a public right-of-way. An encroachment permit is required for any awning/ canopy located within the public right-of-way.
- d. The style of the awning/ canopy shall complement the architectural style of the building to which it is attached. Awnings should generally have a simple horizontal valance if located over rectangular or square window/door openings. Domed or barrel-shaped awnings are appropriate for buildings with arched window/ door openings.
- e. The color of the awning/ canopy shall be compatible with and complement the exterior color(s) of the building. Awning/canopy colors that call more attention to the awning/canopy than the building are inappropriate. Awnings/canopies with highly contrasting corporate/franchise identity colors are not allowed. An awning/ canopy with a single, solid color is preferred.
- f. Awnings/canopies shall be regularly cleaned and kept free of visible defects and wear.

- g. Awnings/canopies with signs shall require the issuance of a sign permit in accordance with chapter 22.1 of the City Code.

(i) *Roof treatments.*

- (1) The roofline at the top of the structure shall not run in a continuous plane for more than fifty (50) feet without offsetting or jogging the roof plane.
- (2) All roof top equipment shall be screened from public view by screening materials of the same nature as the structure's basic materials. Mechanical equipment shall be located below the highest vertical element of the building. Plain equipment boxes are not acceptable.
- (3) The following roof materials shall not be used:
 - a. Corrugated metal (standing rib metal roofs are permitted);
 - b. Highly reflective surfaces (copper roofs may be considered); and
 - c. Illuminated roofing.

(j) *Parking and circulation.* Parking lot design can be a critical factor in the success or failure of a commercial use. In considering the possibilities for developing a new parking area, the developer shall analyze the following factors: ingress and egress with consideration to possible conflicts with street traffic; pedestrian and vehicular conflicts; on-site circulation and service vehicle zones; and the overall configuration and appearance of the parking area.

- (1) Separate vehicular and pedestrian circulation systems shall be provided to the extent feasible. Pedestrian linkages between uses in commercial developments shall be emphasized, including distinct pedestrian access from parking areas in large commercial developments, such as shopping centers. Arcades to connect areas are recommended in all commercial zones, and are required in the CD zone.
- (2) Common driveways that provide vehicular access to more than one development are encouraged.

- (3) Parking areas shall be landscaped, receiving interior as well as perimeter treatment.
- (4) Parking areas shall be separated from structures by either a raised concrete walkway or landscaped strip, preferably both. Situations where parking spaces directly abut structures shall be avoided whenever possible.
- (5) Enhanced paving (colored, textured paving) shall be provided at a minimum depth of ten (10) feet at all primary vehicular driveway entrances (immediately behind the street right-of-way line) to the development.
- (6) Where parking areas are connected, interior circulation shall allow for a similar direction of travel and parking bays in all areas to reduce conflict at points of connection.
- (7) Whenever possible, locate site entries on side streets in order to minimize pedestrian/vehicular conflicts. When this is not possible, design the front site entry with appropriately patterned concrete or pavers to differentiate it from the sidewalks.
- (8) Parking access points shall be located as far as possible from street intersections so that adequate stacking room is provided. The number of access points shall be limited to the minimum amount necessary to provide adequate circulation. The first parking stall which is perpendicular to a driveway or first aisle juncture, shall be set back a sufficient distance from the curb to avoid traffic obstruction based on the number of parking spaces and traffic conditions at the driveway intersection. With larger centers, significantly more setback to the first parking stall will likely be required to ensure adequate stacking room.
- (9) Design parking areas so that pedestrians walk parallel to moving cars. Minimize the need for the pedestrian to cross parking aisles and landscape areas to access structures. When such design is not fea-

sible, pedestrian walkways shall be provided which connect the parking areas and the structures. Such walkways shall be clearly demarked from the parking areas and drive aisles through the use of colored, textured paving, landscaping, shade structures, or similar treatment.

(10) Parking areas that accommodate a significant number of vehicles shall be divided into a series of connected smaller lots divided by landscaping and/or buildings.

(11) For climatic reasons, the use of shade structures or other mechanisms within commercial parking areas to shade parked vehicles from the sun is strongly encouraged.

(k) *Landscaping.*

(1) Landscaping for commercial uses shall be used to define specific areas by helping to focus on entrances to buildings and parking lots, define the edges of various land uses, provide transition between neighboring properties (buffering), and provide screening for loading and equipment areas.

(2) Landscaping shall be in scale with adjacent structures and be of appropriate size at maturity to provide substantial shading.

(3) Landscaping around the entire base of structures is recommended to soften the edge between the parking lot and the structure. This shall be accented at entrances to provide focus.

(4) Trees shall be located throughout the parking lot and not simply at the ends of parking aisles. In order to be considered within the parking lot, trees shall be located in curbed and irrigated planters.

(5) Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks or the use of concrete curbs.

(6) Vines and climbing plants integrated upon buildings, trellises and walls shall be used when complementary to the project design.

(7) When provided, potted plants shall be in clay or decorative concrete containers, especially for enhancement of sidewalk shops, plazas and courtyards and to soften the hardscape.

(l) *Fences and walls.*

(1) If not required for a specific screening or security purpose, walls shall generally not be used within commercial areas. When used, the walls shall be as low as possible while performing their screening and security functions.

(2) Where walls are used along property frontages, or screen walls are used to conceal storage and equipment areas, they shall be designed to blend with the site's architecture. Both sides of all perimeter walls or fences should be architecturally treated when visible from public or private streets and public areas such as parking lots and plazas. Landscaping shall be used in combination with such walls whenever possible.

(3) Long expanses of fence or wall surfaces shall be offset or architecturally designed to prevent monotony. Landscape pockets or vines shall be provided whenever possible.

(4) When security fencing is used, a combination of solid walls with pillars and decorative view ports, or short solid wall segments and wrought iron grill work shall be used.

(5) Barbed or razor wire and similar fencing is prohibited in commercial districts.

(m) *Screening.*

(1) Any outdoor equipment, whether on a roof, side of a structure or on the ground, shall be appropriately screened from view. The method of screening shall be architecturally integrated with the adjacent structure in terms of materials, color, shape

and size. Where individual equipment is provided, a continuous screen is desirable.

- (2) Screening for outdoor storage (including cart storage) shall be determined by the height of the material or equipment being screened. When allowed, exterior storage shall be confined to portions of the site least visible to public view. Where screening is required, a combination of elements shall be used including solid masonry walls, berms and landscaping. Chain link fencing with wood or metal slatting is only permitted when not visible from a public or private street or public areas such as parking lots and plazas.
- (3) Roll-up doors, vehicle bays, drive-through aisles, car wash entrances/exits, wash stalls and similar features shall be screened from view of adjacent streets by building orientation and/or the provision of landscaping, trellises, berms, or low walls that are consistent with the architecture and exterior materials of the building.
- (n) *Lighting.*
 - (1) Lighting shall be used to provide illumination for the security and safety of on-site areas such as parking, loading, shipping and receiving, walkways and working areas.
 - (2) The design of light fixtures and their structural support shall be architecturally compatible with the main structures on-site. Illuminators shall be integrated within the architectural design of the structures.
 - (3) As a security device, lighting shall be adequate but not overly bright. All building entrances shall be appropriately lighted.
 - (4) All lighting fixtures shall be shielded to confine light spread within the site boundaries.

(o) *Kiosks.* Where kiosks are allowed, kiosk design and exterior color(s) shall be compatible with the architectural style and exterior color(s) of surrounding buildings.

(p) *Drive-thru business lane standards.* All drive-thru restaurants shall provide a drive-thru lane with a minimum length of one hundred twenty (120) feet and a minimum width of ten (10) feet. All other drive-thru businesses shall include a drive-thru lane with minimum dimensions of thirty-six (36) feet in length and ten (10) feet in width.

(q) *Downtown design standards.* To assure an attractive, pedestrian-friendly environment, all development occurring within the CD, downtown commercial zone upon the effective date of this section, unless otherwise exempted by this chapter, shall comply with the Project SHAPE Downtown El Centro Design Standards which are adopted by reference herein and which shall be available upon request from the community development department. If said design standards appear to conflict with another provision of this chapter, the design standards shall prevail. All other commercial zone design standards shall apply.
(Ord. No. 13-18, § 1, 5-7-13)

Secs. 29-64—29-67. Reserved.

DIVISION 4. MANUFACTURING ZONES

Sec. 29-68. Purpose and intent.

Manufacturing zones providing employment opportunities in manufacturing, service, research and development, engineering, and wholesale trade are hereby established to achieve the following purposes:

ML light manufacturing zone. This zone is intended to provide for the development of industrial uses that include fabrication, manufacturing, assembly or processing of materials that are in refined form and that do not in their transformation create smoke, gas, odor, dust, noise, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line of subject property. Most operations within this zone are to be conducted within enclosed buildings.

EXHIBIT G**CITY OF EL CENTRO****MITIGATED NEGATIVE DECLARATION NO. 14-05
FOR GENERAL PLAN AMENDMENT NO. 14-04
AND CHANGE OF ZONE NO. 14-04**

DESCRIPTION OF PROJECT: The proposed project involves a change of zone and general plan amendment for a property consisting of ~4.32 acres of land, located at the southwest corner of La Brucherie Avenue and W. Main Street, and owned by Deven & Julie Edwards. The site consists of three (3) dwelling units that are currently being rented by the property owner.

The applicant is requesting the change of zone and general plan amendment for the project site to develop the site for commercial purposes in the future. The site is currently zoned R1 (Single Family Residential) and it is being proposed by the Applicant to change the zone to CN (Neighborhood Commercial). The project would change the land use designation for the project area from Low Density Residential to General Commercial.

The project site abuts two major roadways in the City of El Centro, La Brucherie Avenue and Main Street, which are identified as 4-lane arterials under the City's Circulation Element. The change of zone to CN (Neighborhood Commercial) would allow land uses such as banks, fast food restaurants, and similar land uses for which the roadways are not suitable. A right of way dedication for the abutting roadways would be required to lessen impacts to the City's circulation system.

DESCRIPTION OF ENVIRONMENTAL SETTING: The project site consists of a corner lot located at the southwest corner of La Brucherie Avenue and West Main Street, two major thoroughfares in the City of El Centro. Surrounding land uses are as follows: to the north, Main Street followed by a single family residence, to the east, La Brucherie Avenue, followed by a single family residence, to the south and west, single family residences. The zones immediately surrounding the subject site consist of low density residential zones.

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.

POTENTIALLY SIGNIFICANT IMPACTS WITH MITIGATION INCORPORATION:

The proposed project may lead to significant negative traffic issues at the subject site and immediately surrounding area upon onsite development. Future development of the site will significantly contribute to traffic and circulation. Therefore, development of the subject site must

mitigate for this potentially significant impact. The following mitigation measure would reduce this potential impact to a level that is less than significant:

Mitigation Measure TRA-1: In order to offset impacts to the circulation system and to the adopted circulation standards resulting from the change of zone to CN (Neighborhood Commercial), the applicant shall dedicate right of way along Main Street and La Brucherie Avenue for the future improvements of these roadways to their function classification of 4-lane arterials.

The Environmental Assessment Committee met at the offices of the Economic Development Department on January 22, 2015, to assess the possible significant impacts that would result from the proposed project. Findings of the initial study indicated that the proposed project could create impacts to Transportation/Traffic. After additional Staff analysis of traffic issues at the site the foregoing mitigation measure was incorporated into the project to reduce Transportation/Traffic impacts from the project to a level that is less than significant. **MITIGATED NEGATIVE DECLARATION STATUS IS THEREFORE GRANTED FOR THIS PROJECT.**

NORMA M. VILLICAÑA, AICP
Community Development Director



Environmental Checklist - Initial Study

MITIGATED NEGATIVE DECLARATION No. 14-05

**CHANGE OF ZONE 14-04 &
GENERAL PLAN AMENDMENT 14-04**
SOUTHWEST CORNER OF
LA BRUCHERIE AVE. & W. MAIN ST.
APN 052-792-011

Prepared By:

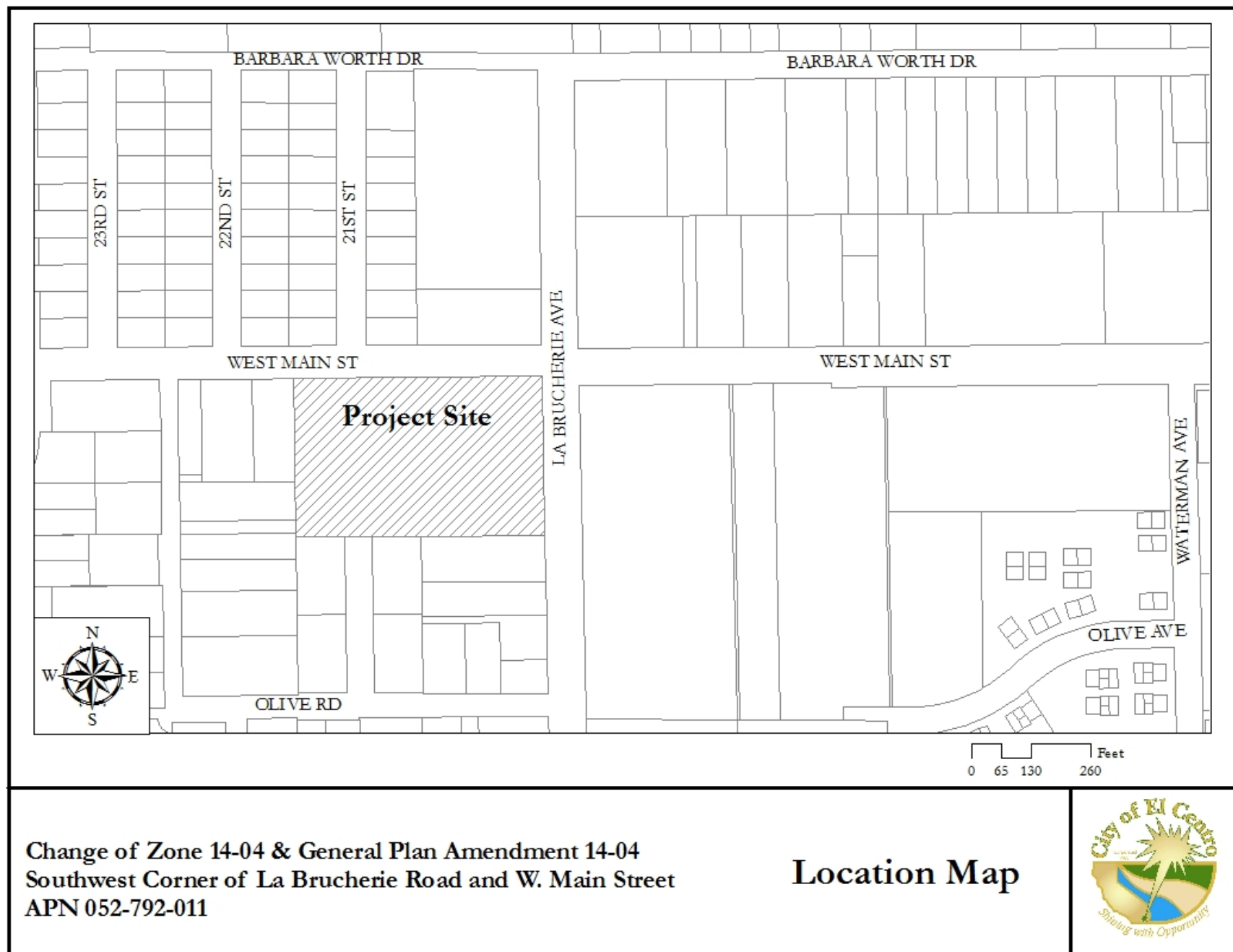
Adriana C. Nava, AICP, Associate Planner
City of El Centro
Community Development Department
Planning & Zoning Division
1275 W. Main Street
El Centro, CA 92243

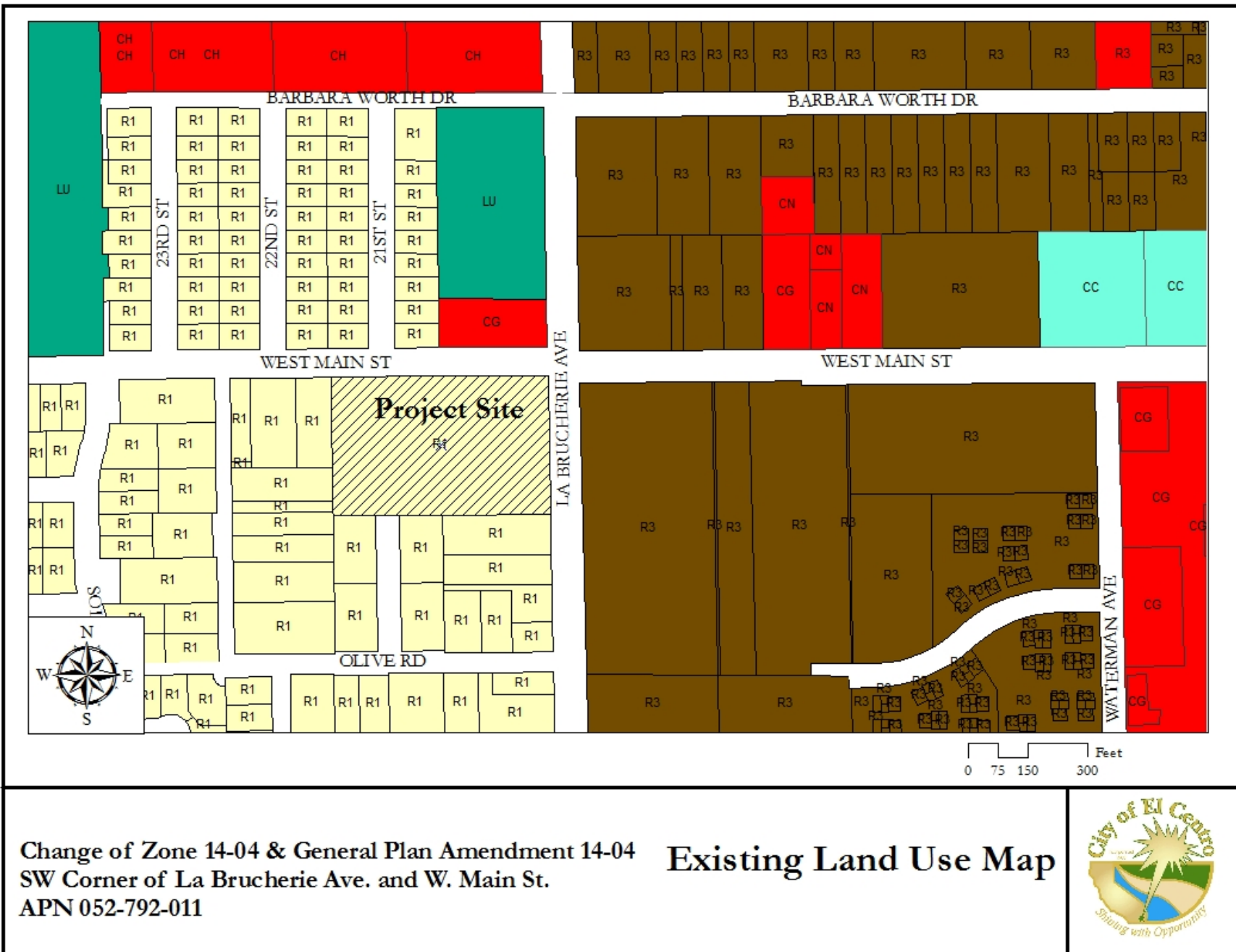
ENVIRONMENTAL CHECKLIST/INITIAL STUDY

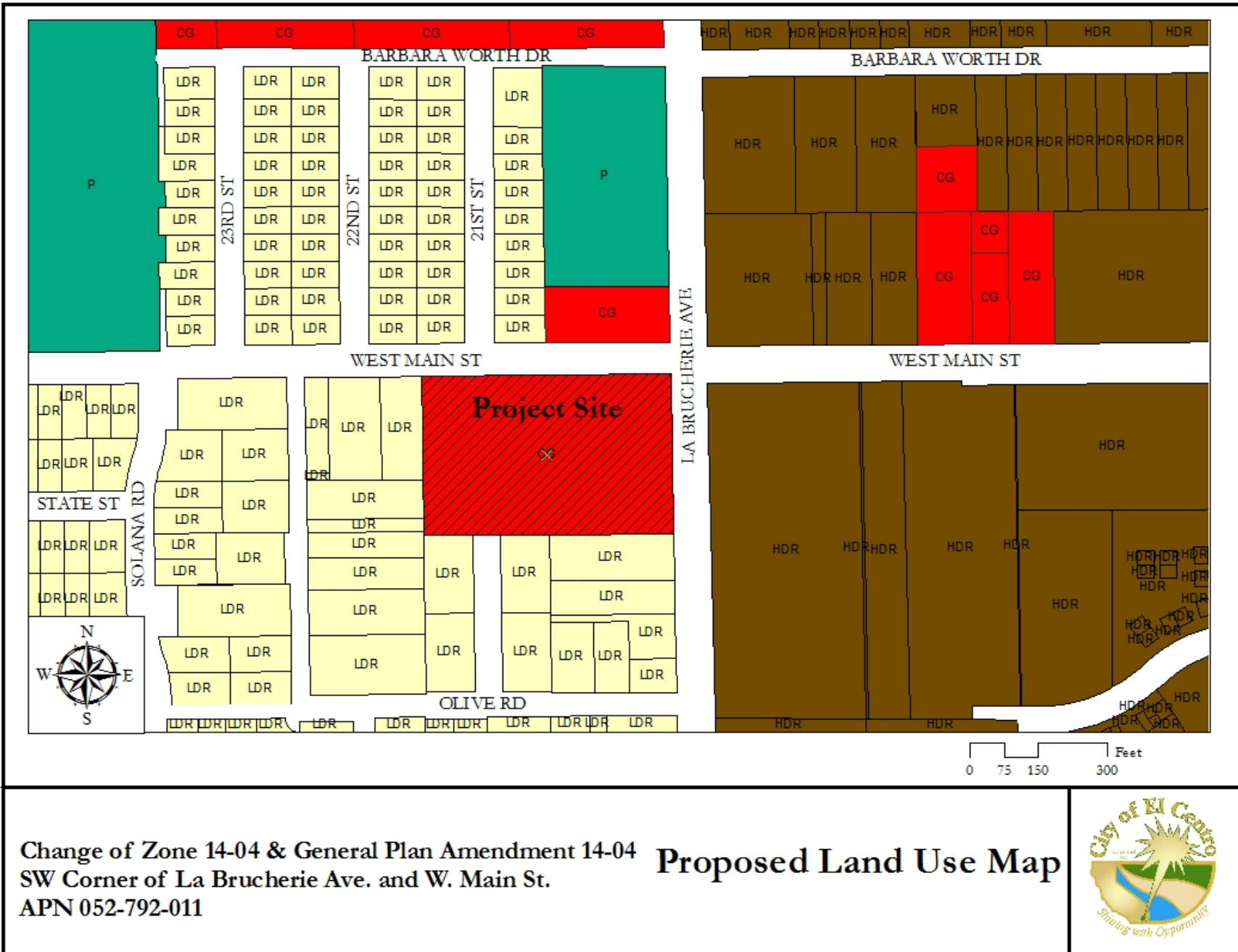
1. **Project title:** Change of Zone 14-04 & General Plan Amendment 14-04
2. **Lead agency name and address:**
City of El Centro
1275 W. Main Street
El Centro, CA 92243
3. **Contact person and phone number:**
Norma M. Villicaña, Director of Community Development (760) 337-4545
4. **Project location:**
The project involves the southwest corner of the La Brucherie Avenue and West Main Street (Refer to Location Map).
Assessor's Parcel Number(s): 052-792-011
5. **Project sponsor's name and address:**
Deven Edwards
122 Conejo Drive
Palm Desert, CA 92260
6. **General plan designation:**
Current- Low Density Residential
Proposed- General Commercial
7. **Zoning:**
Current- R1 (Single Family)
Proposed- CN (Neighborhood Commercial)
8. **Description of project:** The proposed project involves a change of zone and general plan amendment for a property consisting of ~4.32 acres of land, located at the southwest corner of La Brucherie Avenue and W. Main Street, and owned by Deven & Julie Edwards. The site consists of three (3) dwelling units that are currently being rented by the property owner.

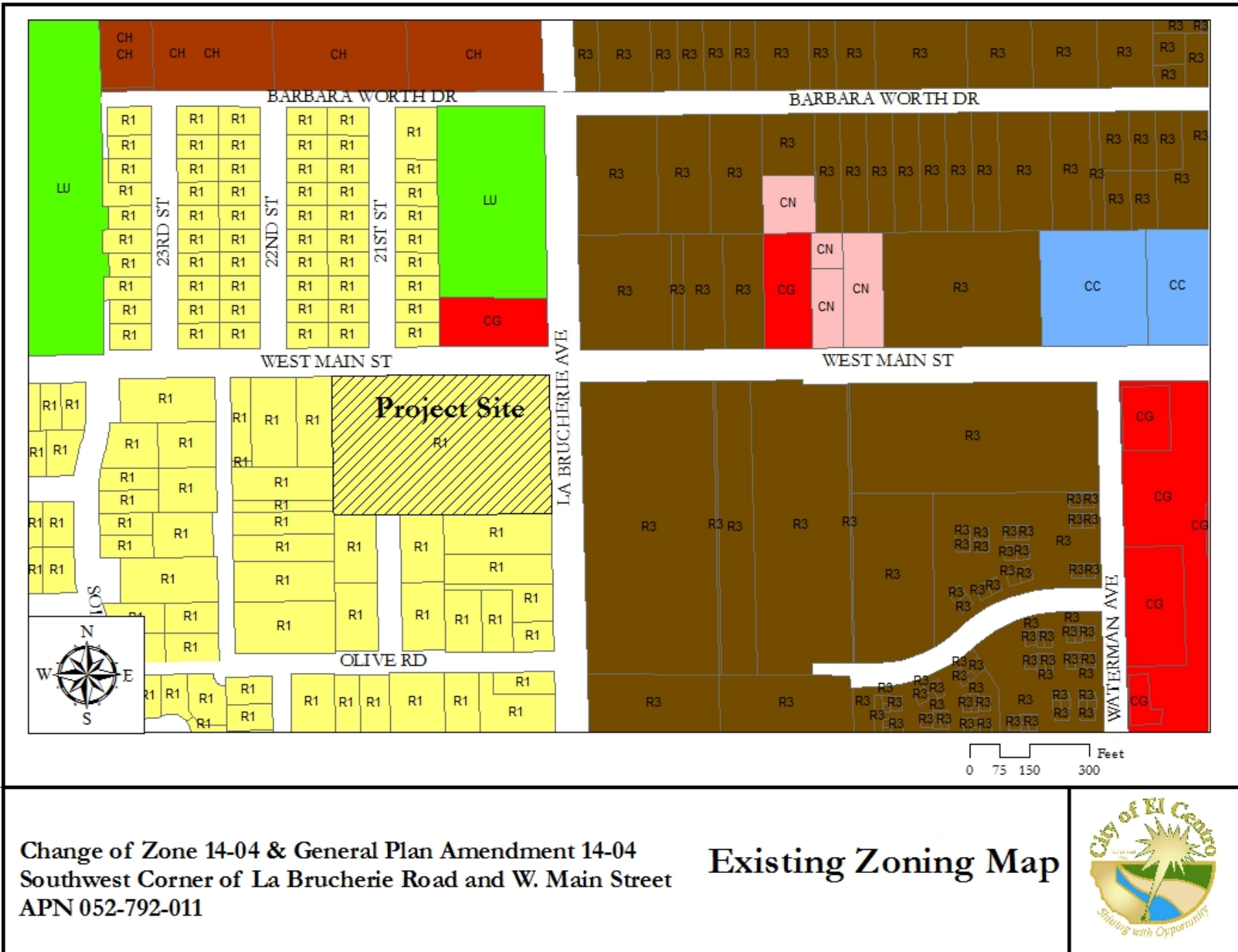
The applicant is requesting the change of zone and general plan amendment for the project site to develop the site for commercial purposes in the future. The site is currently zoned R1 (Single Family Residential) and it is being proposed by the Applicant to change the zone to CN (Neighborhood Commercial). The project would change the land use designation for the project area from Low Density Residential to General Commercial.

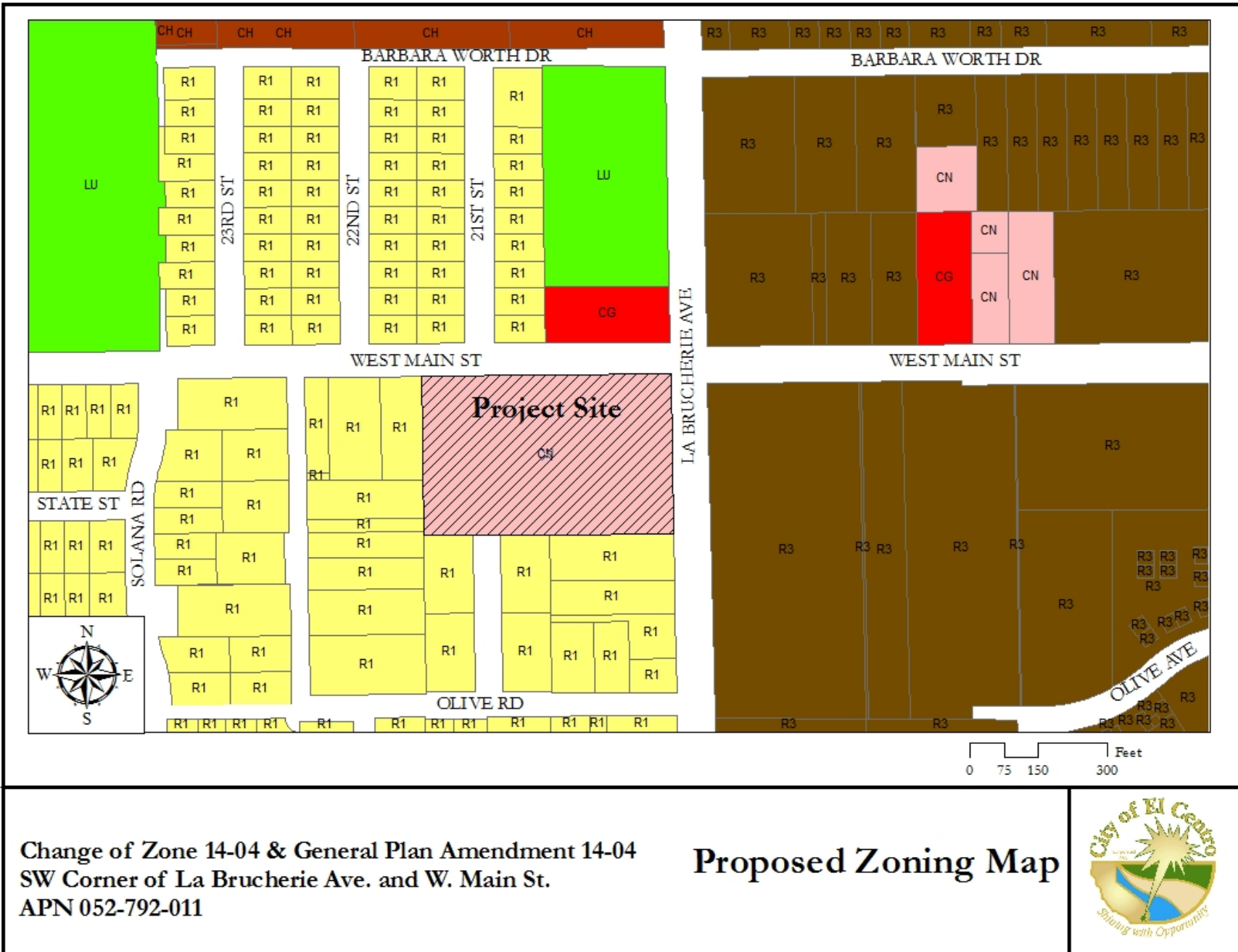
The project site abuts two major roadways in the City of El Centro, La Brucherie Avenue and Main Street, which are identified as 4-lane arterials under the City's Circulation Element. The change of zone to CN (Neighborhood Commercial) would allow land uses such as banks, fast food restaurants, and similar land uses for which the roadways are not suitable. A right of way dedication for the abutting roadways would be required to lessen impacts to the City's circulation system.
9. **Surrounding land uses and setting:** The project site consists of a corner lot located at the southwest corner of La Brucherie Avenue and West Main Street, two major thoroughfares in the City of El Centro. Surrounding land uses are as follows: to the north, Main Street followed by a single family, to the east, La Brucherie Avenue, followed by a single family residence, to the south and west, single family residences. The Applicant is not proposing construction at this time, however, the change of zone would make the property more marketable for future sale.
10. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.)











PROJECT SITE PHOTOGRAPHS



View of the project area's frontage along La Brucherie Avenue facing northwest.



View of existing mobilehome facing west.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture & Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Geology & Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology & Water Quality
	Land Use & Planning		Mineral Resources		Noise
	Population & Housing		Public Services		Recreation
X	Transportation & Traffic		Utilities and Service Systems		Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document in accordance with applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Norma M. Villicaña, AICP, Director of Community Development

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained when it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Include references to information sources for potential impacts. Reference to a previously-prepared or outside document should, where appropriate, include a reference to the page.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	
Explanation: (a-c) The proposed change of zone and general plan amendment would not obstruct any scenic vista, damage scenic resources, including but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway, or substantially degrade the visual character or quality of the site or its surroundings. (d) The proposed project does not consist of new development and will not be a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Any future development at the site would require compliance with the City's lighting standards. Specifically, lighting would be required to comply with Section 29-149 of the Zoning Ordinance, which requires that light fixtures be designed and adjusted to reflect light away from any road, adjoining residential use, or land zoned for other than business or industrial uses. With this development standard, any future development at the site would not create a significant new source of substantial light or glare that would adversely affect day or nighttime views in the area.				
II. AGRICULTURE & FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding state's inventory of forest land, including the Forest and Range Assessment project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause, rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined, by the Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Governmental Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
Explanation: (a-b) The project site is designated as Urban and Built Up Land under the 2010 Farmland Mapping and Monitoring Program of the California Resources Agency. Urban and Built-Up Land is defined as built-up land occupied by structures with a building density of at least 1 unit to 1.5 acres. As such, the proposed project site will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Given that the proposed project site is not zoned for agricultural use, the project will not conflict with any Williamson Act contract. (c) Currently, the land is zoned for single family residential development. As such, the project will not conflict with existing zoning for, or cause, rezoning of, forest land, timberland, or timberland zoned Timberland Production. (d) The project will not result in the loss of forest land or conversion of forest land to non-forest use as the site is zoned for downtown commercial land uses and does not consist of forest land. (e) The proposed project will not involve other changes in the existing environment which could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. Pursuant to the Farmland Mapping and Monitoring Program land to the north, east, south and west is designated Urban and Built-Up land. There is no forest land near the project area or within the project area; thus, there will be no impact to forest lands.				
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Explanation: (a-c) The subject request, if approved, would rezone a ~4.32-acre parcel to CN (Neighborhood Commercial). The site is currently R1 (Single-Family Residential). The land uses allowed under the neighborhood commercial zone would not have a potentially significant impact on the environment or negatively impact air quality. The Applicant does not propose any construction at this time. However, in the event of construction, the Applicant would be required to adhere to the Imperial County Air Pollution Control District Rules and Regulations. (d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contamination. Sensitive receptor land uses include, schools, child-care centers, playgrounds, hospitals, retirement homes, and single/multi-family residential. The project will not expose sensitive receptors to substantial pollutant concentrations, as the project does not propose any new construction. (e) The proposed project would rezone a parcel from R1 (Single Family Residential) to CN (Neighborhood Commercial). The proposed project does not propose new construction and land uses allowed under the CN would be required to adhere to the City's performance standards for the CN which require that facilities do not emit noxious odors or fumes.				
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Explanation: (a-f) The project site consists of a vacant site within an area that consists of disturbed, urban built-up land, and is located at the southwest corner of two major transportation corridors in the City of El Centro, La Brucherie Avenue and Main Street. There is no wildlife presence on or within the vicinity of the site. Thus, the proposed project will not have a substantial adverse effect on any riparian habitat, or a substantially adverse effect on federally protected wetlands, or interfere with the movement of any native resident or migratory fish or wildlife species. The proposed project consists of highly disturbed land that has been fragmented by development; therefore, no impacts to biological resources would result from the proposed project.				
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
Explanation: (a-d) The project will not involve new construction. Additionally, the project site has been previously disturbed and there is no evidence of any unique paleontologic or geologic features on-site.				
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of			X	

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
Explanation: (a-e) There are two historically active earthquake epicenters located within a 4-mile radius of the City. Within a 20-mile radius of the City, there are approximately 45 epicenters all with recorded earthquake magnitudes ranging between 4.0 and 5.9 on the Richter Scale. Soils in the area also have high shrink-swell potential and the potential for liquefaction due to earthquakes. Any future construction will require implementation of project design measures and adherence to the California Building Code at the building permit stage. Future construction will also require a grading plan with an accompanying soils geotechnical report to determine construction measures necessary to mitigate for expansive soils. Implementation of these design and building techniques would reduce impacts to a less than significant level. The project site is not connected to the City's potable water distribution system or sewer collection system. In the event of construction in the future, the Applicant would be required to abandon the septic system per Imperial County Public Health standards and connect to the City's sewer system.				
VII. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	
(a,b) The proposed change of zone and general plan amendment do not involve new construction. The proposed project does not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Given that no construction is involved, the project will not have a significant impact on greenhouse gas emissions. In the event of future construction, the project proponent would be required to adhere to the rules and regulations of the Imperial County Air Pollution Control District.				
VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Explanation: (a-d) The project does not present a significant risk related to hazardous materials or emissions as the site is currently consists of sparse residential development. The project does not propose construction at this time and land uses in the CN Zone. Any future development at the site will be analyzed for potential hazards it may generate. Additionally, after reviewing the State's Geotracker website and EnviroStor, it was determined there are no documented hazardous materials sites located on or nearby the project site. (e) The project site is not located within two miles of a public airport or public use airport. As such, the project will not result in a safety hazard for people working within the project area. (f) The project site is not located within the vicinity of a private airstrip and by extension will not result in a safety hazard for people working near the project area. (g) The project does not involve a land use or activity that could interfere with emergency-evacuation plans for the area. (h) The project site is located within an urbanized area, far removed from wildland areas.				

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Explanation: (a, b) The proposed Change of Zone and concurrent General Plan Amendment do not involve new construction. If the site is developed in the future, the applicant will be required to adhere to all applicable regulations regarding water discharge and water quality. The project would be required to utilize City potable water services and would therefore not result in a net deficit of aquifer volume or a lowering of the water table. (c) The proposed project does not involve new construction, therefore, there will be no intensification of land uses. The existing drainage pattern at the project site will remain unchanged. The project will not lead to substantial erosion on or offsite. If a project does develop in the future, the applicant will be required to comply with project conditions to ensure that the project does not lead to soil erosion at the site. (d) The proposed project will not significantly alter the drainage pattern as the site as no new impervious surfaces are proposed at this time. No new impervious surfaces are proposed that will increase runoff at the site that will lead to flooding. If the site is developed in the future, the applicant would be required to comply with drainage conditions to ensure runoff does not pose flooding issues. (e) The project site will not create or contribute runoff water which would exceed the capacity of stormwater facilities. Future development at the site will require a grading and drainage plan to control runoff and handle storm water drainage by onsite retention. The project will not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff as construction is not proposed at this time. Thus, impacts are less than significant. (f) Future development at the site will require a grading and drainage plan to control runoff and handle storm water drainage by onsite retention. With these measures in place, any storm water runoff generated at the subject site would be less than significant. (g, h) The project is not located within a 100-year flood hazard area as identified by FEMA Maps. As such the project will not lead to flooding of structures or redirect flood flows. (i, j) The project is not located near a dam, levee or within an area susceptible to seichis, tsunamis or mudflows.				
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		X		
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Explanation: (a) The proposed project will not divide the community as no new construction is being proposed by the Applicant. The proposed project involves a change of zone from R1 (Single Family Residential) to CN (Neighborhood Commercial) for a ~4.32-acre site. The project site is located at the southwest corner of La Brucherie Road and Main Street, two roadways classified as 4-lane arterials. The Applicant has requested the change of zone to make the property marketable for future re-sale. The CN Zone would be consistent with the existing surrounding land uses and would be more suitable for commercial use due to the amount of traffic generated by the abutting roadways. The CN Zone would serve as a buffer between the main arterial roadways and low density residential development. The current land uses are as follows: to the north, Main Street followed by a single family, to the east, La Brucherie Avenue, followed by a single family residence, to the south and west, single family residences. (b) The proposed change of zone and general plan amendment will conflict with the City's policy regarding nonconforming land uses. The site is currently zoned for single family residential land uses (R1) and there are existing residences on the project site. If the site is re-zoned to CN (Neighborhood Commercial), the existing land uses would become nonconforming land uses. Mitigation measures will be required to lessen impacts to a less than significant level. (c) There are no habitat conservation or natural community conservation plans that are applicable to the site.				
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Explanation: (a,b) The project site is within an urban area and is not identified in the General Plan as having any known mineral resource value or as being located within any mineral resource recovery site.				
XI. NOISE Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
Explanation: (a-d) The proposed project will not involve construction, as such, noise will not be impacting nearby businesses or residences. Given that no new construction is proposed, there will be no substantial groundborne vibration or groundborne noise levels. In the event construction is proposed in the future, the applicant will be required to adhere to City's adopted noise performance standards. (e) The project site is not located within an airport land use plan and as such exposure to workers at the project site from aircraft noise will be less than significant. (f) The project is located outside the influence area of a private airstrip.				
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	
Explanation: (a-c) The proposed project does not propose new construction that would substantially increase the demand for jobs that would induce substantial population growth. The proposed change of zone will not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. There are three (3) dwelling units that could be potentially affected the by change of zone. However, the property owner will be responsible for compliance with State Housing Relocation Laws, as applicable.				
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Explanation: (a) The City of El Centro Fire Department (ECFD) provides service within the City Limits. Additionally, ECFD responds to mutual aids throughout the Imperial Valley and the State when requested through mutual aid agreements with Imperial Valley Fire Departments and the State of California. The ECFD has three (3) stations staffed on a 24-hour basis to serve the public as follows: Station #1 is located at 775 State Street, Station #2 is located at 900 S. Dogwood Avenue, and Station #3 is located at 1910 N. Waterman Avenue. The Fire Department logged an average response time of approximately 4 to 6 minutes for emergency calls and 10 to 15 minutes for non-emergency calls. It is not anticipated that the change of zone will generate a substantial fire demand, and as such will not significantly increase fire demand services. The City of El Centro Police Department (ECPD) is the primary law enforcement agency that serves the citizens of the City and land within the City boundaries. The Police Department has a main police station, located at 150 N. 11th Street. The City of El Centro has a total of 50 sworn officers, employs 24 non-sworn personnel and has an average emergency response time of 7-10 minutes. The change of zone to CN would modify the zoning for a ~4.32-acre site. The land uses allowed in the CN Zone will not significantly increase the demand of police protection and will not require the construction of new police facilities. There will be no additional demand to schools, parks or other public facilities given that the proposed project does not involve construction or expansion of existing facilities that would substantially increase the demand of public facilities.				
XIV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X
Explanation: (a, b) The project will not increase the use of existing neighborhood and regional parks or other recreational facilities that would lead to substantial physical deterioration of recreational facilities as the proposed project will not induce population growth. The proposed project will not induce population growth which would require the expansion of recreational facilities that would have an adverse effect on the environment.				
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		X		
b) Conflict with an applicable congestion management program, including, but not limited to		X		

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	
Explanation: (a) The proposed project involves the rezoning of ~4.32 acres of land to CN (Neighborhood Commercial) from R1 (Single-Family Residential) to make the property more marketable for future re-sale. Although the project does not propose construction, the existing surrounding roadways do not meet the City's circulation system standards and would be inadequate to support the traffic generated by the land uses allowed in the CN (Neighborhood Commercial) Zone. Allowed land uses in the CN Zone generally consist of banks and retail related uses. Given the condition of La Brucherie Avenue and Main Street, the existing roadways would be inadequate to serve the uses in the CN Zone. Both La Brucherie Avenue and Main Street are identified as 4-lane arterials in the Circulation Element of the General Plan. In order to offset impacts to a less than significant level, mitigation measures will be required. (b) Uses allowed in the CN Zone generally consist of bank and retail related uses which generate significant traffic that would not be able to be supported by the existing condition of the roadways fronting the site, La Brucherie Avenue to the east and Main Street to the north. The existing levels of service at the intersection on which the project site is situated are inadequate to serve additional traffic that would be generated by future development. As such, mitigation measures will be required to decrease impacts to a less than significant level. (c) The project will not affect air traffic patterns. (d, e) The proposed project will not increase hazards due to a design feature as the proposed project does not involve construction that would increase hazards. In the event the site is developed, emergency access would be required to be provided via La Brucherie Avenue or Main Street. f) The proposed project would conflict with adopted policies related to traffic, circulation, and pedestrian facilities. The change of zone to CN would allow future neighborhood commercial land uses and there are no sidewalks adjacent to the project site to serve pedestrians. Mitigation measures will be required to offset this impact. The project however, will not conflict with plans, or programs regarding public transit, bicycle, or otherwise decrease the performance of such facilities. <u>Mitigation Measure</u> TRA-1: In order to offset impacts to the circulation system and to the adopted circulation standards resulting from the change of zone to CN (Neighborhood Commercial), the applicant shall dedicate right of way along Main Street and La Brucherie Avenue for the future improvements of these roadways to their function classification of 4-lane arterials.				

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Explanation: (a) The El Centro Wastewater Treatment Plant (WWTP) has the capacity to accommodate 8.0 million gallons of wastewater per day. The treatment plant would be able to treat additionally wastewater as it has sufficient capacity. The project site is not connected to the City's sewer collection system and if future development is proposed, the applicant would be required to connect to the City's sewer system. Before connecting, the applicant would be required to pay sewer capacity fees to offset the impact to the City's sewer system. (b) The proposed project will not require or result in the construction of water or wastewater treatment facilities. As such, there will no environmental impacts due to the construction of water and wastewater treatment facilities. Both, water and wastewater treatment facilities have the capacity to serve the project. (c) Future development at the site may require the construction of new storm water drainage facilities or expansion of existing facilities. The Applicant would be required to obtain a discharge permit for any new drainage facilities. (d) The project site is not connected to the City's potable water system, however, if development is proposed in the future the site would be required to connect to the City's water system. Before connecting, the applicant would be required to pay applicable water capacity fees. The City of El Centro Water Treatment Plant (WTP) is permitted through the State Department of Public Health and has a capacity of 14 million gallons per day and has the available capacity to serve the project site. The City of El Centro receives raw water from the Imperial Irrigation District and treats the raw water for consumption for use by its customers. The City of El Centro has sufficient water supplies available to serve the project from existing entitlements and resources and no new or expanded entitlements are needed to serve the site. (e) As stated, the City of El Centro WWTP would have the capacity to serve the project. The project site would be able to connect to one of two sewer pipeline located adjacent to the site, a 12-inch sewer line or a 27-inch sewer lines. The applicant would be allowed to connect upon payment of sewer capacity fees. (f, g) The current solid waste service provider is CR&R Waste Services, who has sufficient landfill capacity to serve the project site. The City of El Centro has renewed its contract with CR&R through 2027. Any future development at the site must comply with all applicable federal, state and local statutes and regulations pertaining to solid waste.				
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Explanation:

(a-c) The proposed project involves a change of zone and general plan amendment that would redesignate the entire site, consisting of ~4.32 acres to CN (Neighborhood Commercial) and General Commercial, respectively. The change of zone would be consistent with the surrounding uses and serve as a buffer between main arterial roadways, La Brucherie Avenue and Main Street and low density residential development. The project will not involve new construction or expansion of the existing building facilities at this time. Any future project would be subject to conditions of approval and mitigation measures identified herein. The cumulative impact of the project on the traffic conditions near surrounding intersections and roadways will have a less than significant impact after mitigation is incorporated. Overall, the proposal will not have a significant impact on the environment the site is a disturbed site abutting main arterial roadways.

FINDINGS

The environmental analysis of this Initial Study indicates that the proposed project would not have the potential for significant adverse environmental impacts. The following findings can be made regarding the mandatory findings of significance set forth in Section 15065 of the CEQA Guidelines, as based on the results of this environmental assessment:

The proposed project would not have the potential to degrade the quality of the environment and would not reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

- The proposed project would not have the potential to achieve short-term goals at the expense of long-term environmental goals.
- The proposed project would not have immitigable environmental impacts, which are individually limited but cumulatively considerable, when considering planned or proposed development in the immediate vicinity of the site. The proposed project would not cumulatively lead to significant adverse impacts that cannot be mitigated to a level of less than significance, when added to proposed, planned, or anticipated development in the area.
- The proposed project would not have environmental impacts, which may have adverse effects on humans, either directly or indirectly.
- The City of El Centro has determined that the proposed project would not have significant adverse impacts on the environment and no additional environmental analysis. The City of El Centro intends to adopt a Mitigated Negative Declaration for proposed Change of Zone 14-04 & General Plan Amendment 14-04, consisting of approximately 4.32 acres of land.

SOURCE REFERENCES

The following is a list of references used in the preparation of this environmental document. Unless attached herein, copies of all referenced reports, memorandums and letters are on file with the City of El Centro Community Development Department – Planning & Zoning Division. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

- 1) California Building Code, based on 2013 IBC
- 2) City of El Centro General Plan, adopted February 2004.
- 3) City of El Centro Traffic Impact Analysis, adopted December 2008.
- 4) City of El Centro Zoning Code, adopted December 2007.
- 5) County of Imperial. *GIS Map Data*. Retrieved from <<http://www.geoviewer8.com>> on December 16, 2014.
- 6) Imperial County Air Pollution Control District Rules and Regulations, revised October 20, 2012.
- 7) Natural Resources Conservation Service, United States Department of Agriculture. *Soil Survey of Imperial County, California: Imperial Valley Area* .1981.
- 8) City of El Centro Housing Element, adopted September 2013.

EXHIBIT H

PLANNING COMMISSION RESOLUTION NO. 15-____
FOR
MITIGATED NEGATIVE DECLARATION NO. 14-05
(SCH #2015021019)

WHEREAS, the City's Environmental Assessment Committee conducted an initial study for the proposed project on January 22, 2015, pursuant to CEQA and the CEQA Guidelines of 1970, as amended; and

WHEREAS, Mitigated Negative Declaration No. 14-05 was prepared for Edwards Change of Zone 14-04 and General Plan Amendment 14-04; and

WHEREAS, findings of the initial study indicated that the proposed project could create impacts to Transportation/Traffic; and

WHEREAS, incorporating mitigation in the form of right of way dedication along Main Street and La Brucherie Avenue would lessen impacts to a less than significant level; 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, Utilities/Services Systems, and Water Quality/Hydrology, and;

WHEREAS, a public hearing notice was sent to property owners within 300-feet of the subject property and was legally and duly noticed on April 3, 2015 in the *Imperial Valley Press*, a newspaper of general circulation; and

WHEREAS, a public hearing was conducted on April 14, 2015 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 Mitigated Negative Declaration No. 14-05, attached hereto, and has determined that the project would have no significant deleterious effect on the environment and orders that Mitigated Negative Declaration No. 14-05 be filed pursuant to CEQA and the CEQA Guidelines of 1970, as amended, for Edwards Change of Zone 14-04 and General Plan Amendment 14-04 to allow a change of zone from R1 (Single-Family Residential) to CN (Neighborhood Commercial).

PASSED AND ADOPTED on April 14, 2015 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 I
PLANNING COMMISSION RESOLUTION NO. 15-___
FOR
CHANGE OF ZONE 14-04

WHEREAS, Julie and Deven Edwards have initiated a request for a Change of Zone to allow for commercial land uses on parcel identified by APN 052-792-011;

WHEREAS, the property, consisting of approximately 4.32 acres is currently zoned R1 (Single-Family Residential) and the applicant has petitioned to change the zoning of the property to CN (Neighborhood Commercial); and

WHEREAS, a public hearing notice was sent to property owners within 300-feet of the subject property and was legally and duly noticed on April 3, 2015; and

WHEREAS, a public hearing was conducted on April 14, 2015 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, provided that mitigation measure identified in the Transportation/Traffic Section is followed ; 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, Mitigated Negative Declaration No. 14-05 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 14-04, a re-zoning from R1 (Single-Family Residential) to CN (Neighborhood Commercial) for a 4.32-acre parcel of land located at the southwest corner of La Brucherie Avenue and West Main Street and further identified by APN 052-792-011.

PASSED AND ADOPTED on April 14, 2015 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. 15- ____

FOR

GENERAL PLAN AMENDMENT 14-04

WHEREAS, Julie and Deven Edwards have initiated a request for a General Plan Amendment to allow for commercial land uses on parcel identified by APN 052-792-011;

WHEREAS, the proposed amendment would change the adopted Land Use Map and would amend the land use designation for the property, located at the southwest corner of La Brucherie Avenue and West Main Street identified by APN 052-792-011 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 April 3, 2015 in the *Imperial Valley Press*, a newspaper of general circulation; and

WHEREAS, a public hearing was held on April 14, 2015 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, Mitigated Negative Declaration 14-05 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. 14-04, a proposed amendment from low density residential to general commercial for an approximate 4.32-acre parcel, located at the southwest corner of La Brucherie Avenue and West Main Street, and further identified by APN 052-792-011.

PASSED AND ADOPTED on April 14, 2015 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



PLANNING COMMISSION

City Hall
1275 Main Street
El Centro, CA 92243

Scheduled

Meeting: 04/14/15 05:30 PM
Department: Community Development
Category: Appointment
Prepared By: Norma Villicana

PLANNING COMMISSION ACTION ITEM (1356)

APPOINTMENT TO VISION 2050 COMMITTEE

BACKGROUND

At the El Centro State of the City held in January 2015, Mayor Silva informed the public of various initiatives he was proposing during his tenure as Mayor. One of the initiatives was Vision 2050, which would create a blueprint vision for El Centro for the year 2050. The Vision 2050 Project will be led by a City Committee comprised of one representative from each of the City's commissions and boards, one from the Real Estate Association, two from the Chamber of Commerce and two Council appointments. The Community Development Department is spearheading this initiative and respectfully requests the Planning Commission to select a member of the Commission to represent the Planning Commission's point of view in the committee.

ACTION REQUESTED:

1. Motion to appoint a member of the Planning Commission to the Vision 2050 Committee.

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

Norma M. Villicaña, AICP
Community Development Director