

AGENDA

SPECIAL MEETING OF THE HOLTVILLE PLANNING COMMISSION CIVIC CENTER – 121 WEST FIFTH STREET • HOLTVILLE. CALIFORNIA

Monday, January 6, 2020

OPEN SESSION

6:00 PM

Chairman: Ross Daniels

Vice Chair: Georgina Camacho

Planning Commission Members:

John Britschgi, Charlie Garcia, Bob Fischer

Legal Counsel: Steve Walker

Secretary: Kariza Preciado

City Manager/Executive Officer: Nick Wells

Ex Officio Member: Richard Layton

THIS IS A PUBLIC MEETING

If there is an item on the agenda on which you wish to be heard, please come forward to the microphone at the time that the item is being addressed. State your name and address for the record. All other items can be addressed during the Public Comments portion of the agenda. The Chairman reserves the right to place a time limit on each person asking to be heard.

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

COMMISSION SECRETARY - RE: Verification of Posting of the Agenda

PUBLIC COMMENTS: This is time for the public to address the Planning Commission on any item that does not appear on the agenda for this meeting within the subject matter jurisdiction of the Planning Commission. The Chairman reserves the right to limit the speaker's time. If you wish to speak, the chairman will recognize you. When you come to the microphone, please state your name and address for the record. Speakers are not permitted to make personal attacks on individuals or make comments which are slanderous or which may invade an individual's personal privacy.

CONSENT AGENDA:

The items on the Consent Agenda are to be approved without comment. Should any Commission Member or member of the public wish to discuss any item, they may request that the item be removed from the Consent Agenda and placed on the NEW BUSINESS agenda.

1. Approval of the Minutes from the Regular Meeting of May 20, 2019

REPORTS OF OFFICERS, COMMISSIONS, COMMITTEES AND COMMUNIQUES:

UNFINISHED BUSINESS:

None

2. **PUBLIC HEARING:** Discussion/Related Action to Adopt RESOLUTION PC20-01
Recommending an Approval of a Conditional Use Permit for the AMG &
Associates Senior Apartments

George Galvan, City Planner

INFORMATION ONLY:

3. Reports from City Officers

- a. *City Manager Report - Nick Wells*

- b. *Quarterly Planning Report - Jeorge Galvan*

4. Items for future meetings

ADJOURNMENT:

I, Kariza Preciado, Interim City Clerk of the City of Holtville, California, **DO HEREBY CERTIFY** that the foregoing agenda was duly posted at Holtville City Hall Friday, March 15, 2019

NOTICE: *In compliance with the American Disabilities Act (ADA), the City of Holtville will make reasonable efforts to accommodate persons with qualified disabilities. If you require special assistance, please contact the City Clerk's office at (760) 356-3013 at least 48 hours in advance of the meeting. Any writings or documents provided to a majority of the Holtville Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at City Hall, 121 W Fifth Street, during normal business hours.*

**THE MINUTES OF THE REGULAR MEETING OF THE HOLTVILLE PLANNING
COMMISSION**

Monday, May 20, 2019

The regular meeting of the Holtville Planning Commission was held on Monday, May 20, 2019, at 6:00 p.m. in the Civic Center. Commissioners present were Georgina Camacho, Charlie Garcia and John Britschgi. Commissioner Ross Daniels was absent. Ex Officio Member Richard Layton was also present. Staff members present were City Manager/Executive Officer, Nick Wells, Secretary, Kariza Preciado and City Planner George Galvan. City Attorney Steve Walker was also present.

PLANING COMMISSION OPEN SESSION MEETING CALLED TO ORDER:

Chairwoman, Georgina Camacho called the meeting to order at 6:03 p.m.

PLEDGE OF ALLEGIANCE:

Vice Chair, Georgina Camacho, led the pledge of allegiance.

VERIFICATION OF POSTING AGENDA:

Secretary, Kariza Preciado, verified that the agenda was duly posted on Friday, May 17, 2019.

APPROVAL OF MINUTES:

A motion was made by Mr. Britschgi and seconded by Mr. Garcia to approve the minutes of Regular Meeting held on Monday March 18, 2019. The motion was carried in the form of a roll call vote.

AYES: Garcia, Camacho, Britschgi

NOES: None

ABSENT: Daniels

ABSTATIN: None

PUBLIC COMMENTS: None

REPORTS OF OFFICERS, COMMISSIONS, COMMITTEES, AND COMMUNIQUES:

Mr. Britschgi stated that UPS would like to install a drop box around City Hall to help make UPS pickups easier for the community.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. PUBLIC HEARING: Discussion/Related Action to Adopt RESOLUTION PC 19-04

Recommending a Review and Approval of Design Review for Revised Elevations for the Dollar General Store

George Galvan, City Planner

Ms. Camacho opened Public Hearing Session at 6:10 p.m.

Mr. George Galvan briefly explained to the Planning Commission the revisions from the previous plans to the current plans.

Ms. Camacho adjourned Public Hearing Session at 6:15 p.m.

A motion was made by Mr. Britschgi and seconded by Mr. Garcia to Adopted Resolution 19-04 Recommending a review and Approval of Design Review for Revised Elevations for the Dollar General Store.

AYES: Garcia, Camacho, Britschgi

NOES: None

ABSENT: Daniels

ABSTATIN: None

2. Discussion/Related Action to Review Applications for a Planning Commission Member to Fill the Vacancy Left by Mike Pacheco, Recommending an Appointment by the City Council

Nick Wells, Executive Officer

A motion was made by Mr. Britschgi and seconded by Mr. Garcia to recommend the appointment of Bob Fischer by the City Council.

AYES: Garcia, Camacho, Britschgi

NOES: None

ABSENT: Daniels

ABSTATIN: None

INFORMATION ONLY:

3. Reports from the City Officers

a) Executive Officer Report – Nick Wells

b) Legal Counsel Report – Steve Walker

c) Report on Building Inspections – Javier Ortiz

4. Items for future meetings: *None*

ADJOURNMENT:

Commissioner, Georgina Camacho adjourned the meeting at 6:36 p.m.

Georgina Camacho, Chairwoman

Kariza Preciado, Secretary



planning commission staff report

To: Nicholas D. Wells, City Manager
Holtville Planning Commission

From: Jeorge Galvan, AICP
City Planner

Date: January 6, 2020

Project: **Sunset Rose Senior Apartments Conditional Use Permit**
704 East 3rd Street

Project Summary:

Applicant:	AMG & Associates, LLC
Subject of Report:	Conditional Use Permit
Project Location:	704 East 3 rd Street, Holtville, CA 92250 (APN 045-330-033) (see Attachment A – Project Vicinity Map)
Pending Action:	Approve CUP 20-1 via Resolution 20-1
Zoning:	Current: R-4 Mobile Home Park Proposed: No Change Proposed
General Plan:	Existing: Medium Density Residential Proposed: No Change Proposed
Environmental:	Exempt – 15332 Infill Development

On November 22, 2019, AMG & Associates (“developer”) submitted a Conditional Use Permit Application for the construction of Senior Apartments located at 704 East 3rd Street (**Attachment A – Project Location Map**), in the southeastern portion of the City Limits. AMG & Associates, LLC (“AMG”) is a land development company that specializes in the development of affordable and market rate

housing, with numerous projects throughout California and Imperial County, including the Orchard View Apartments and the recently approved Fern Crossing Apartments in Holtville.

The purpose of this staff report is to present the findings of the proposed project to the Planning Commission for consideration and approval. In approving the Conditional Use Permit, the Planning Commission may include Conditions of Approval that are deemed necessary to protect the public health, safety, and general welfare. Such Conditions may include the regulation of use, requirement for buffer space, requirement for solid fences, regulation of hours for certain activities, and other conditions to ensure orderly development.

ISSUES FOR DISCUSSION AND REVIEW

Proposed Facility

AMG & Associates is in the process of applying for grant funds through the HOME Grant Program. The HOME program is designed to increase homeownership and affordable housing opportunities for low and very low-income families. AMG intends to utilize the funds for the proposed construction of a 32-unit Senior Family Apartment complex on a 5.29-acre parcel (**Attachment B – Existing Photos**). Twenty-six (26) of the proposed units would be one-bedroom units and six (6) units would be two-bedroom units. The multi-family housing project would be developed at the southeastern portion of the City Limits. Currently, the proposed project site is developed with an existing single-family home on the parcel with the remainder of the site being a dirt lot. The project site is bounded to the west by mobile homes directly to the west and single-family residential homes to the northwest and neighboring vicinity. It is being proposed that the building be two (2) stories high and approximately 28 feet in height. Recreational amenities such as a community garden, picnic areas, bocce ball court, and fenced dog park are also proposed for the project site.

The first phase of the project will be constructed on approximately 2 acres of the existing parcel. The remainder will remain vacant and will be developed at a later phase with an additional 32 units (**Attachment C – Site Plan**). The other portion of the parcel will be developed with a retention/detention basin to accommodate stormwater runoff.

Conformance to the General Plan

The proposed development project would be consistent with the following General Plan Goals and or Policies:

- Housing Element Goal #2:** Encourage and promote housing diversity through a variety of housing types, including new and innovative designs, by removing governmental constraints where feasible and while maintaining quality standards, safety and a satisfying living environment for all income levels and segments of the community.
- **Policy 2.5:** Facilitate the development of good quality housing with adequate amenities through planned unit developments.

Housing Element Goal #4: Encourage the proactive and planned growth of the city by designing and preserving suitable sites for residential development in relation to job opportunities and/or access to public infrastructure and facilities.

- **Policy 4.1:** Maximize the use of vacant land in the city and land contiguous to the current city limits for housing to reduce the cost of infrastructure facilities (water, sewer, streets, etc.) while controlling congestion and providing good access.

Land Use Goal #7: Maintain and accommodate for the development of a mix of land uses that meet the diverse needs of residents, businesses, with places to live, work, shop, be culturally enriched, and engage in healthy lifestyles.

- **Policy 7.2:** Allocate sufficient land use densities to support the development of businesses offering jobs matched to the education and skills of the city's residents and housing affordability to employees of local businesses, thereby reducing commutes to and from outside of the city.

Land Use & Zoning

The project site is designated as Medium Density Residential (MDR) under the current adopted Holtville General Plan with a maximum allowable density of 6.1 to 12.0 dwelling units per acre. A maximum total of 63 units would be allowed in the 5.29-acre parcel. Both phases of the project are consistent with the maximum density requirements of the General Plan. It should be noted that zoning districts where apartments are allowed have a maximum density of up to 20 units per acre which is more than what the General Plan allows. In those cases, the Planning Commission has determined that 20 units per acre is consistent with the MDR designation.

The proposed project is zoned R-4 Mobile Home Park. Under the City of Holtville's Zoning Ordinance, apartments are not allowed by right within the R-4 zone and a Conditional Use Permit would be necessary per section 17.30.030 of the Holtville Zoning Code. A Conditional Use Permit (CUP) is required for apartments at the same density and standards as permitted in the R-4 Mobile Home Park Zone but limited to 15 feet or one story. The CUP process allows for minor deviation in standards so long as it is consistent with the intent of the underlying zoning. The R-4 zone is intended for mobile home as a way of providing another form of housing option in the City in a way that is affordable to a variety of people. The proposed senior housing project does provide that affordable housing option. Although single-story residences are predominant in the area, two-story development is typically acceptable in residential zones, so the proposed two-story project would be consistent and compatible with surrounding land uses.

Although the R-4 zoning limits apartment buildings to a maximum height of 15 feet or one (1) story, the proposed project would aid the implementation of new housing opportunities, currently deficient in the City, by maximizing the use of vacant land for residential homes. The project is proposed to target

families between 30% - 50% of the area median income (AMI) for the Imperial County. The project will provide 39 parking stalls, including two ADA spaces. The units will include standard features such as refrigerators, exhaust fans, dishwashers, disposals and ranges with ovens.

Transportation and Circulation

Third Street is a short street which only runs for a quarter of a mile, connecting residences to Walnut Avenue/Bonds Corner Road. The Circulation Element of the General Plan calls for the extension of Grape Avenue along the eastern boundary of the project site. Grape Avenue currently terminates one block north (678') of the project site. Grape Avenue is intended to connect to 2nd Street which currently exists as a dirt road. The Planning Commission can require the dedication of a portion of the eastern part of the parcel to accommodate the eventual extension of Grape Avenue. The current network of paved roadway system can handle the increase in traffic for both phases of the development.

Third Street was recently resurfaced during the 2019 city-wide pavement project. The current width of Third Street directly in front of the project site is 33' from the back of the curb and gutter to the existing edge of pavement. The rest of Third Street is 40 ' from back of curb to back of curb as called out in the City's standard specifications.

Due to the traffic volume generated by the proposed project, it is recommended that Third Street Improvements along the north side of the project (south side of Third Street) include the installation of 6 inch pcc curb and gutter and sidewalk along the full project length on the south side of Third Street. The improvements would include existing curb and gutter repair and replacing existing depressed curb and gutter areas. Also included would be the installation of pcc driveway entrances. It is recommended that the full street width along Third Street east of Maple Avenue be continued easterly along Third Street to Grape Avenue in conformance with the City of Holtville Local Street Standard S101 or S102 (as applicable per the existing Third Street face of curb to face of curb width) except that a 2 inch x 6 inch board shall be placed along the north pavement edge of the street section. The installation of the curb and gutter and sidewalk along the north side of Third Street shall be required when the properties adjoining the north street section develop.

Water, Sewer, and Stormwater Drainage

Domestic Water: The proposed Senior Apartments project site is located at the southeast termination point of the Holtville Water Distribution System. A 6-inch ACP line is located along Third Street and terminates near Grape Avenue. It is recommended that a fire flow of 1,500 gallons per minute at 20 psi residual pressure for a period of 2 hours be provided to the project site. The developer's engineer shall prepare a hydraulic study during the project design and complete required improvements to the Holtville Water Distribution System to provide the required fire flow demand to the project site.

Sanitary Sewer: The depth from the Third Street A.C. pavement to the 6-inch sanitary sewer pipeline at the manhole near the northwest corner of the project site is 4.28 feet. The distance from the A.C. pavement to the top of pipe would be 6 inches less than 4.28 feet or 3.78 feet. As three (3) foot of cover is required for the sanitary sewer pipeline the 6-inch pipeline could only be extended approximately 156 feet at the minimum slope for a 6-inch diameter pipeline before there would be less than 3 foot of cover

over the pipeline. To develop this site, it will be necessary to either import earth to the site to elevate the site to allow the sanitary sewer system to function by gravity or to construct a sanitary sewer pump station at the site.

In addition, the existing City of Holtville 6-inch diameter gravity sanitary sewer pipeline to serve the Senior Apartments Site along Third Street and the alley downstream of Third Street (extending to Fourth Street) is relatively small. The developer's engineer will be required to submit a sanitary sewer study to demonstrate that the existing 6-inch diameter gravity sanitary sewer pipeline has the capacity to serve the proposed site and the existing residential areas connected to the 6-inch gravity pipeline. If the 6-inch pipeline is not large enough to serve the proposed Senior Apartments Site, it will be necessary to replace the existing 6-inch sanitary sewer pipeline gravity section with a larger diameter gravity pipeline.

Storm Water: The development will be required to store the volume from a 25 Year, 24 Hour Storm (2.54 inches over the 24-Hour Period) on-site per City of Holtville Standard Details and Specifications requirements. The retention basin area illustrated on the schematic plans prepared by Pacific West Architects dated December 6th, 2019 appears to have an insufficient storm water volume. A larger retention basin will be required to be located within the project site area to store the required storm water volume.

A Hydrology Report to improve the existing storm water infrastructure in the area roughly bounded by Second Street and Third Street on the south and north and Grape and Walnut Avenues on the east and west was prepared for the City of Holtville by Waddell Engineering and dated December 14th, 2000. The objectives of the report were to determine the finish floor elevations of buildings to be developed within the study area and to recommend improvements to the existing storm drain facilities to accept and convey storm water by gravity from the study area.

The Hydrology Report recommended the finish floor elevations in the study area be constructed 2 feet above the top of curb (top of curb and gutter of adjoining streets). It is recommended that the Hydrology Report recommendations requiring the building finish floor elevations to be constructed 2 feet above the top of adjoining curb be required. The study also recommended storm water improvements to the existing storm water system (which included a 15 percent construction contingency and Engineering Design, Inspection, Testing and Administration) in the amount of \$320,000 based upon pricing in the year 2000. It should be noted that the costs did not include extending the existing Third Street storm water system to the project site (proposed Senior Apartments Site) from a point east of Maple Avenue nor the on-site gravity storm water system costs.

If the developer elects to construct a retention basin and the retention basin water is directed to the Third Street Storm Water System, the developer will be required to improve the failed portions of the existing storm water system along Third Street and Walnut Avenue; however the developer will not be required to construct the entire gravity storm water conveyance system recommended by the 2000 Hydrology Report.

ENVIRONMENTAL REVIEW

Initial Study and Consultation

The project is categorically exempt per Section 15332 of the California Environmental Quality Act (CEQA) as an infill development project. Per section 17.12.010 of the Holtville Zoning Ordinance the project has been reviewed in compliance with CEQA.

PUBLIC REVIEW

Chapter 17.60 outlines the manner by which CUP's are processed. In considering the granting of a CUP, the Planning Commission must find that the project site is adequate in size and topography to accommodate the proposed use; that the abutting street and street system is adequate to carry the quantity and type of traffic generated by the proposed use; that the proposed use is compatible with the abutting property; and that any Conditions of Approval attached to the CUP are necessary for the protection of public health, safety, and general welfare.

The Planning Commission may approve the Conditional Use Permit after a Public Hearing is held and all of the required findings have been made pursuant to Government Code Section 65906. A Public Hearing Notice (**Attachment D – Public Hearing Notice**) was posted on December 18, 2019 for Conditional Use Permit consideration.

RECOMMENDED ACTIONS

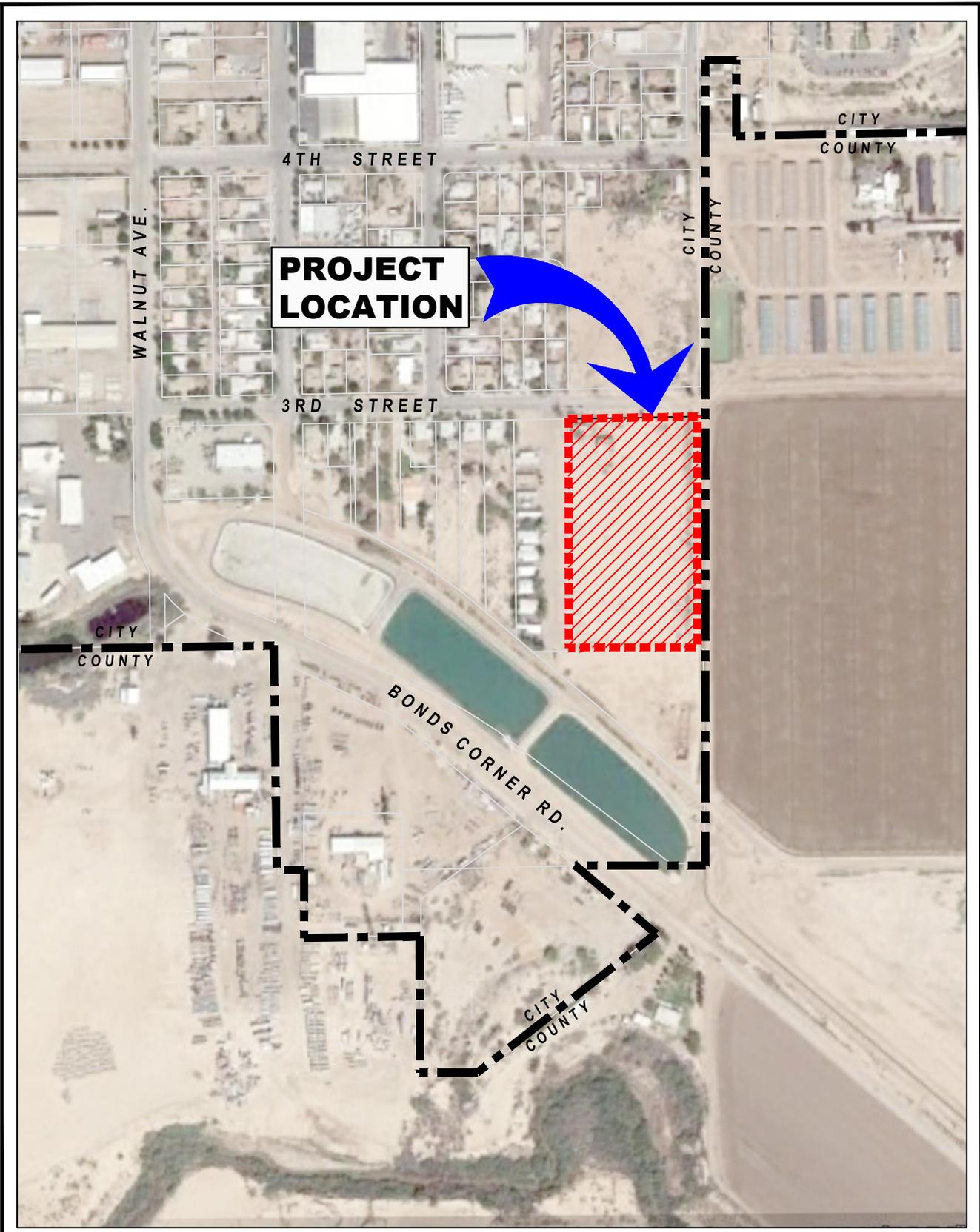
Staff recommends that the Planning Commission conduct the public hearing for the proposed Conditional Use Permit as required by Section 17.30.030 of the Zoning Ordinance. Upon listening to testimonies for and against and reviewing the applicant's request, and attached support documentation, the Commission may wish to discuss and consider additional Conditions of Approval to ensure the safety and welfare of the community. Staff recommends the following actions:

1. Adopt Resolution 20-1 (**Attachment E – Resolution 20-1 & Conditions of Approval**) granting CUP 20-1 based on the above referenced findings with modifications and/or additional conditions as deemed appropriate by the Planning Commission.

Attachments: Attachment A – Project Location Map
Attachment B – Existing Photos
Attachment C – Site Plan
Attachment D – Public Hearing Notice
Attachment E – Resolution 20-01
Exhibit A – Conditions of Approval

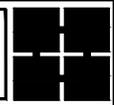
cc: Cameron Johnson, AMG & Associates, LLC
116.491

ATTACHMENT A – PROJECT LOCATION MAP



The Holt Group, Inc.
ENGINEERING • PLANNING • SURVEYING

1601 N. Imperial Ave. El Centro, California 92243 (760)337-3883



SUNSET ROSE SENIOR APARTMENTS
Holtville, CA 92250

EXHIBIT A
Project No. 116.491
Date: January 2020

ATTACHMENT B – EXISTING PHOTOS

Attachment B - Existing Photos



Project Location Facing South



Project Location Facing South

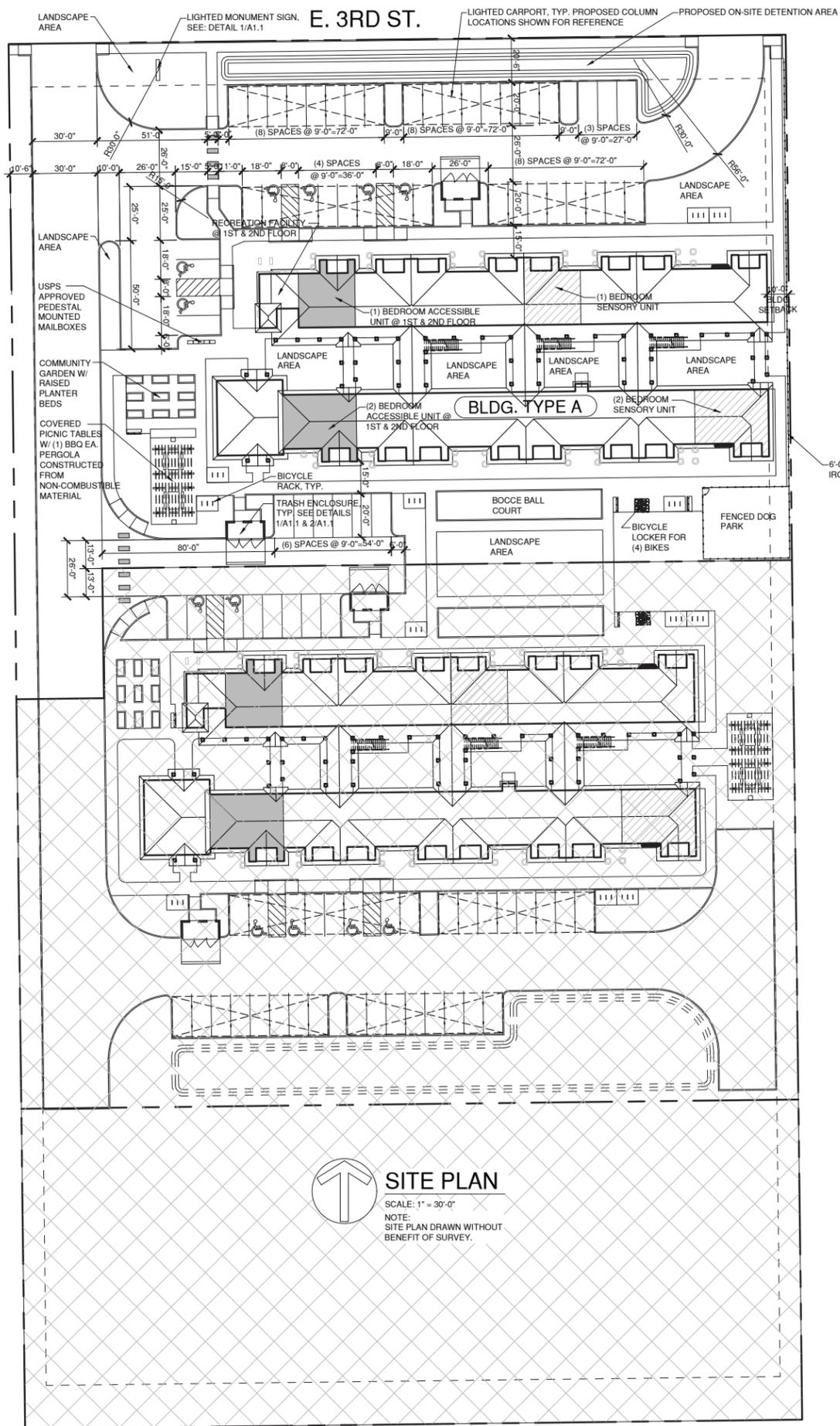


Project Location Facing East

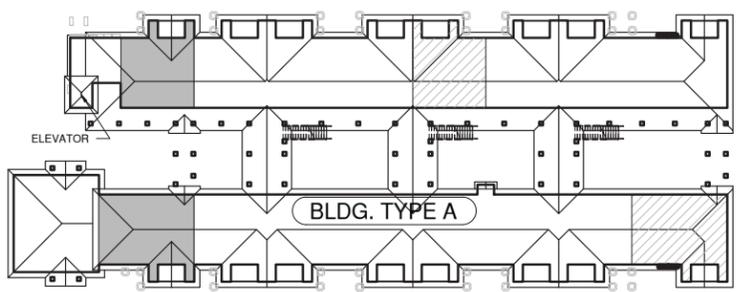


Existing Street Conditions Facing West

ATTACHMENT C – SITE PLAN



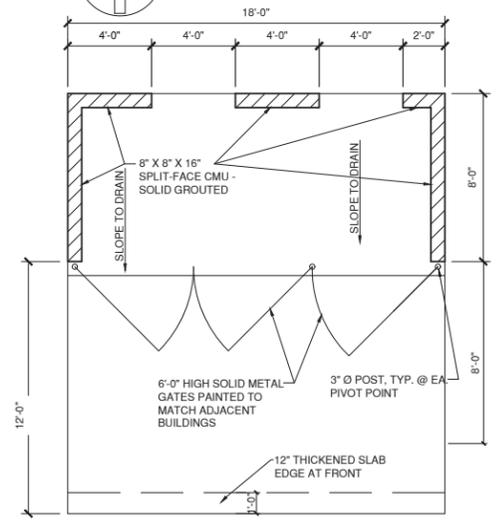
SITE PLAN
SCALE: 1" = 30'-0"
NOTE:
SITE PLAN DRAWN WITHOUT
BENEFIT OF SURVEY.



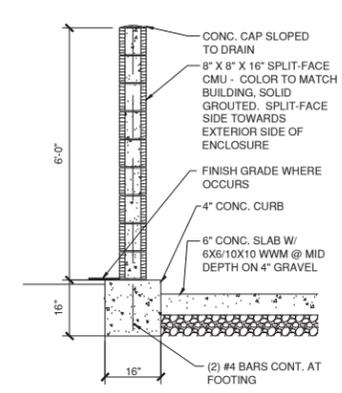
BLDG. TYPE A
BUILDING TYPE A
(1) BLDG. TOTAL
FOOTPRINT - 13,110 S.F.
MAXIMUM HEIGHT - 28'-0" (2) STORY
OCCUPANCY - APARTMENTS = R2 & COMM. AREA = B
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VB



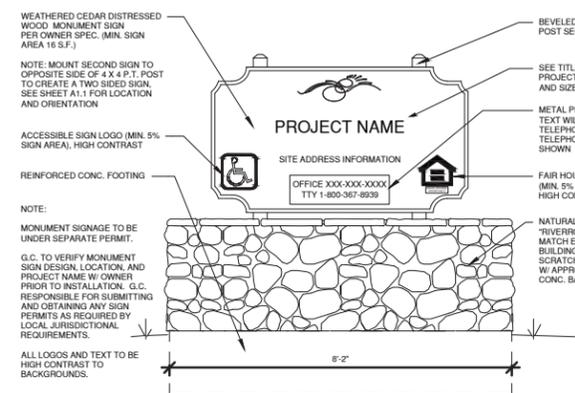
VICINITY MAP
N.T.S.



1 TRASH ENCLOSURE
1/4" = 1'-0"



2 TRASH ENCLOSURE SECTION A-A
1/2" = 1'-0"



3 MONUMENT SIGN
1/2" = 1'-0"

APPLICANT
THE PACIFIC COMPANIES
430 E. STATE ST. STE. #100
EAGLE, ID 83616
(208) 461-0022

ACCESSIBILITY

	# OF UNITS	PERCENTAGE
GROUND FLOOR UNITS	32	
ADAPTABLE UNITS (ALL GROUND FLOOR UNITS REQ.)	28	
ACCESSIBLE UNITS (10% TOTAL)	4	12.5 %
SENSORY IMPAIRED UNITS (4% TOTAL)	2	6.25 %

UNIT MIX SUMMARY

	CONDITIONED SQ. FOOTAGES
(26) 1-BEDROOM UNITS	(26) X 613 S.F. = 15,938 S.F.
(6) 2-BEDROOM UNITS	(6) X 805 S.F. = 4,830 S.F.
(32) UNITS TOTAL	15,938 S.F. + 4,830 S.F. = 20,768 S.F.
COMMUNITY AREA	1,000 S.F.
RECREATION FACILITY	300 S.F.
TOTAL	22,068 S.F.

PARKING SUMMARY

PROVIDED - 32 COVERED SPACES (INCLUDING 4 ADA) + 5 STANDARD SPACES + 2 ADA SPACES

TOTAL PARKING SPACES PROVIDED= 39 SPACES

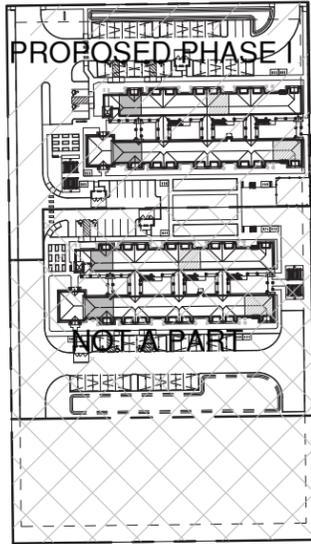
SITE AREA:

89,831.25 S.F. ± (2.06 AC ±)

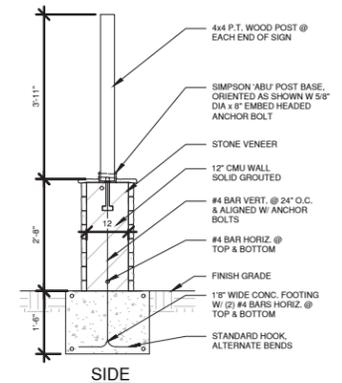
32 UNITS / 2.06 AC = 15.53 UNITS / PER ACRE

PLAN PREPARED BY:
DOUGLAS GIBSON - C29792
430 E. STATE ST. STE. #100
EAGLE, ID 83616
(208) 461-0022 EXT.302

OF UNITS PERCENTAGE



PHASING PLAN
SCALE: 1" = 100'-0"
NOTE:
SITE PLAN DRAWN WITHOUT
BENEFIT OF SURVEY.



SIDE

REVISIONS

COPYRIGHT DATE
12/6/19

DRAWN BY
DE

PROJECT #
AMG19-36

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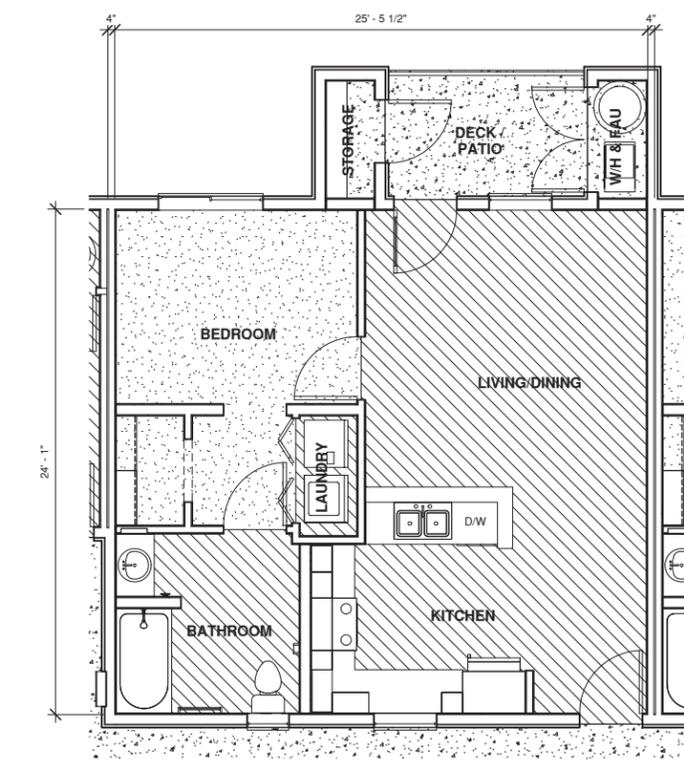
PROJECT

SUNSET ROSE SENIOR APARTMENTS

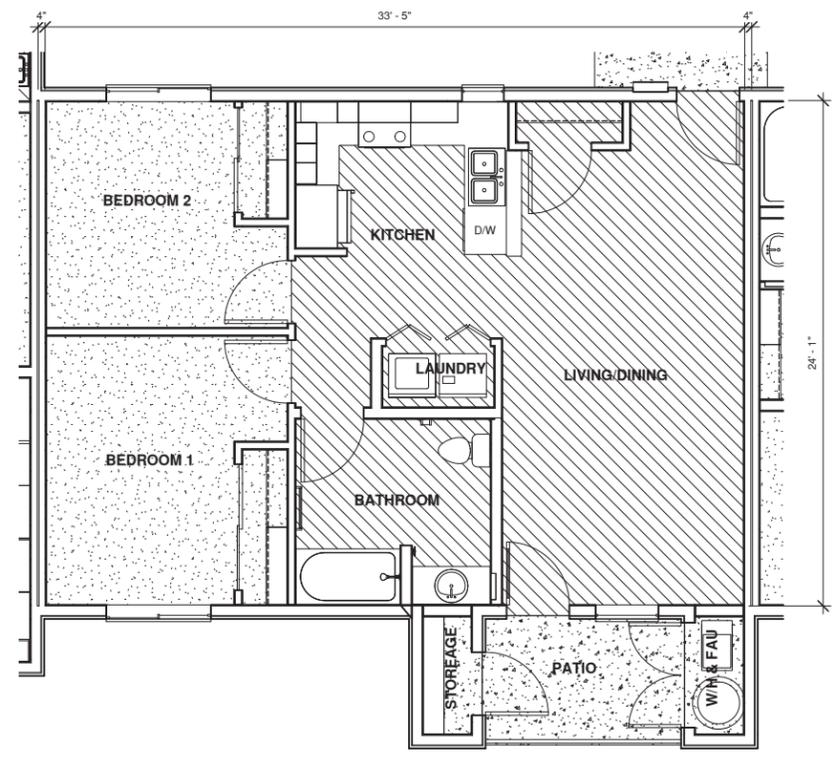
HOLTVILLE, CA
704 E. 3RD ST.

-A1.1

SCHEMATIC SET / NOT FOR CONSTRUCTION



① 1-BEDROOM UNIT PLAN - 613 S.F.
1/4" = 1'-0"



② 2-BEDROOM UNIT PLAN - 805 S.F.
1/4" = 1'-0"

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12/6/19
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PROJECT #
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Pacific West Architecture

430 E. STATE STREET, SUITE 100
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fax (208) 461-3267

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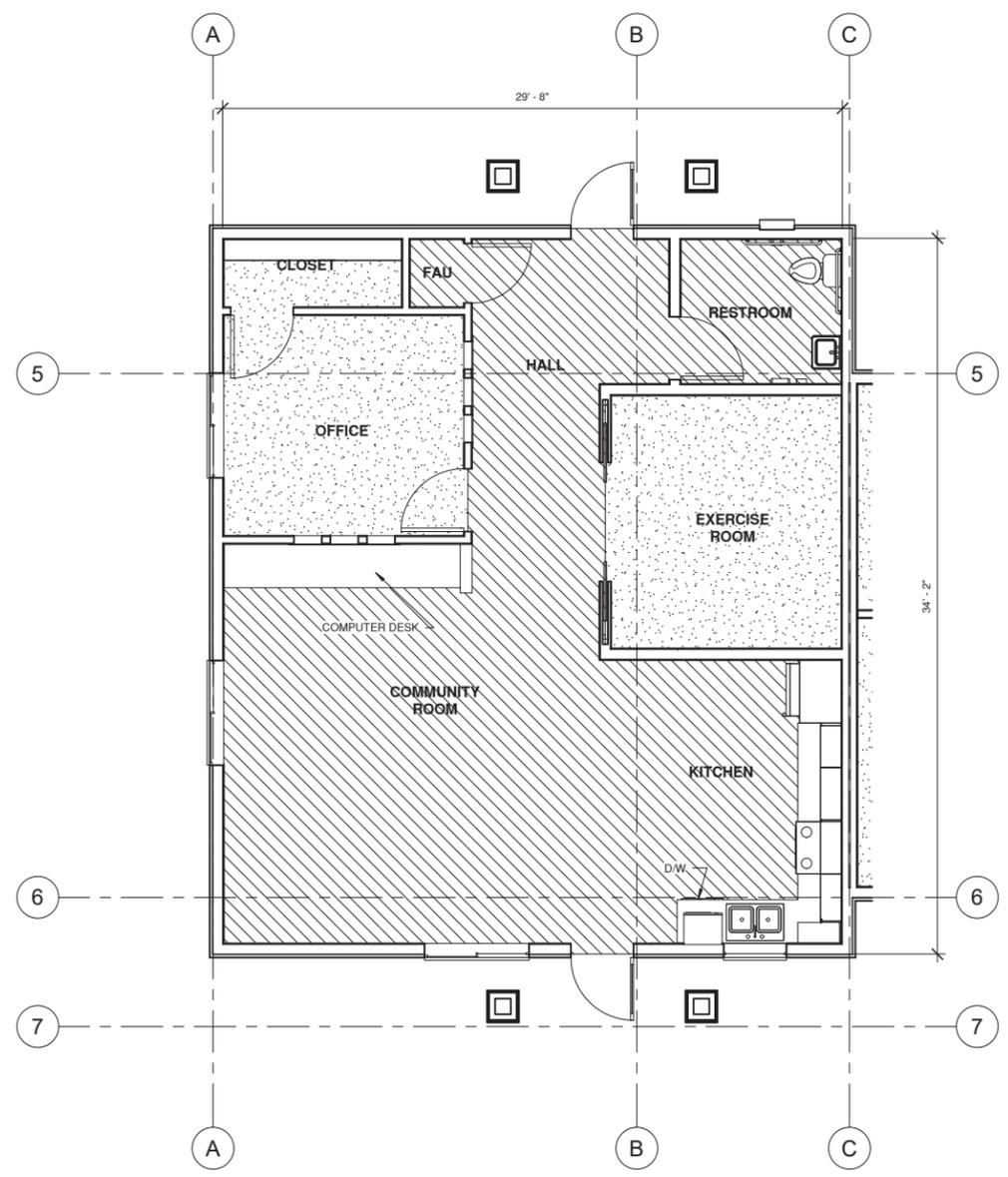
PROJECT
**SUNSET ROSE
SENIOR APARTMENTS**
704 E. 3RD ST.
HOLTVILLE, CA

A2.1

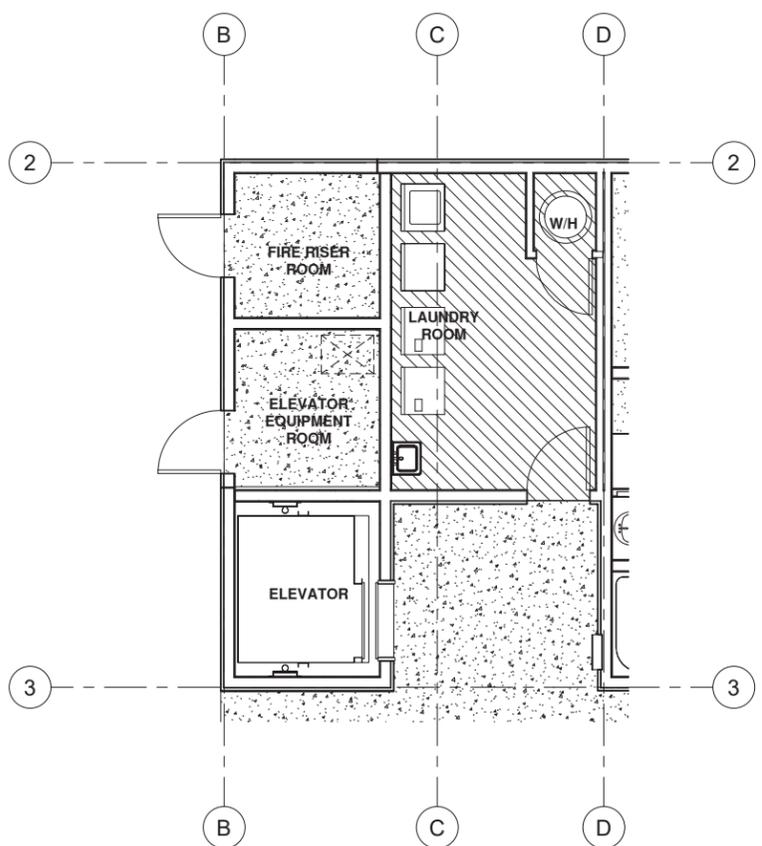
SCHEMATIC SET / NOT FOR CONSTRUCTION

REVISIONS

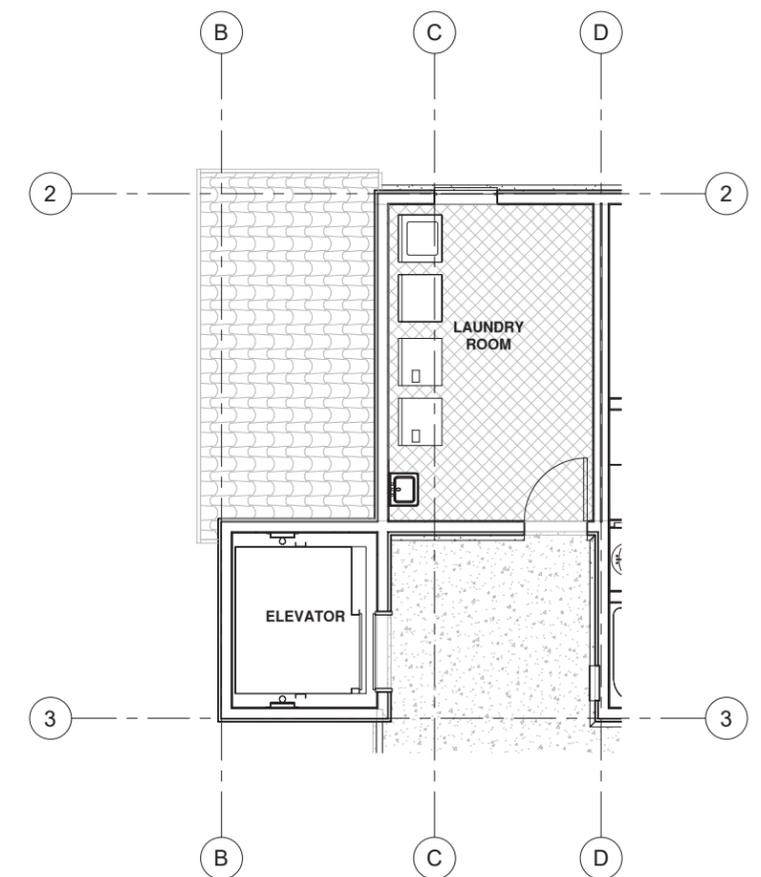
COPYRIGHT DATE
12/6/19
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PROJECT #
AMG19-36



1 COMMUNITY CENTER FLOOR PLAN - 1,000S.F.
1/4" = 1'-0"



2 LAUNDRY ROOM / ELEVATOR - 1ST FLOOR PLAN
1/4" = 1'-0"



3 LAUNDRY ROOM / ELEVATOR - 2ND FLOOR PLAN
1/4" = 1'-0"

Pacific West Architecture

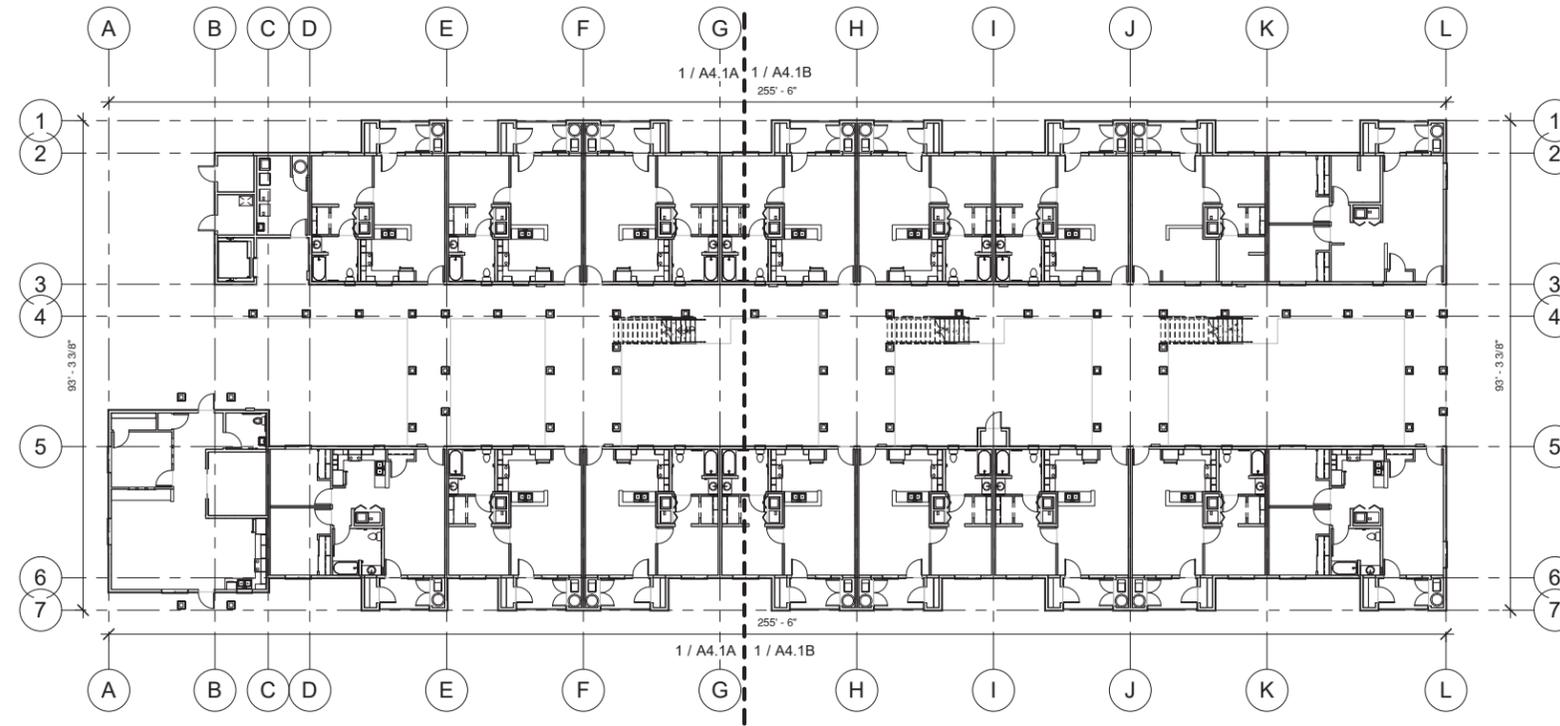
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(208) 461-0022
fax (208) 461-3267

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LOUISIANA - MONTANA - NEW MEXICO - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

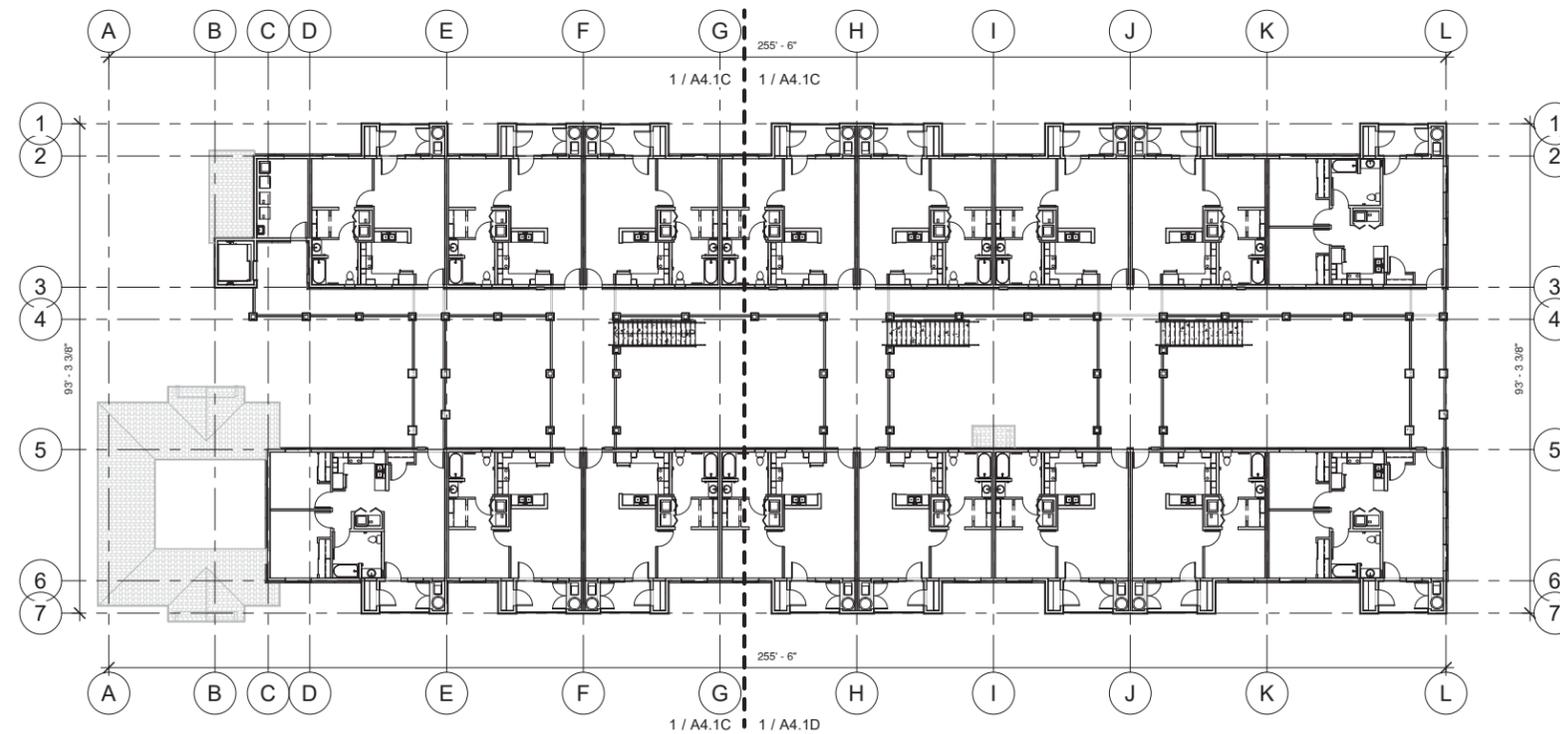
PROJECT
**SUNSET ROSE
SENIOR APARTMENTS**
704 E. 3RD ST.
HOLTVILLE, CA

A3.0

SCHEMATIC SET / NOT FOR CONSTRUCTION



① OVERALL 1ST FLOOR PLAN
1/16" = 1'-0"



② OVERALL 2ND FLOOR PLAN
1/16" = 1'-0"

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PROJECT #

AMG19-36



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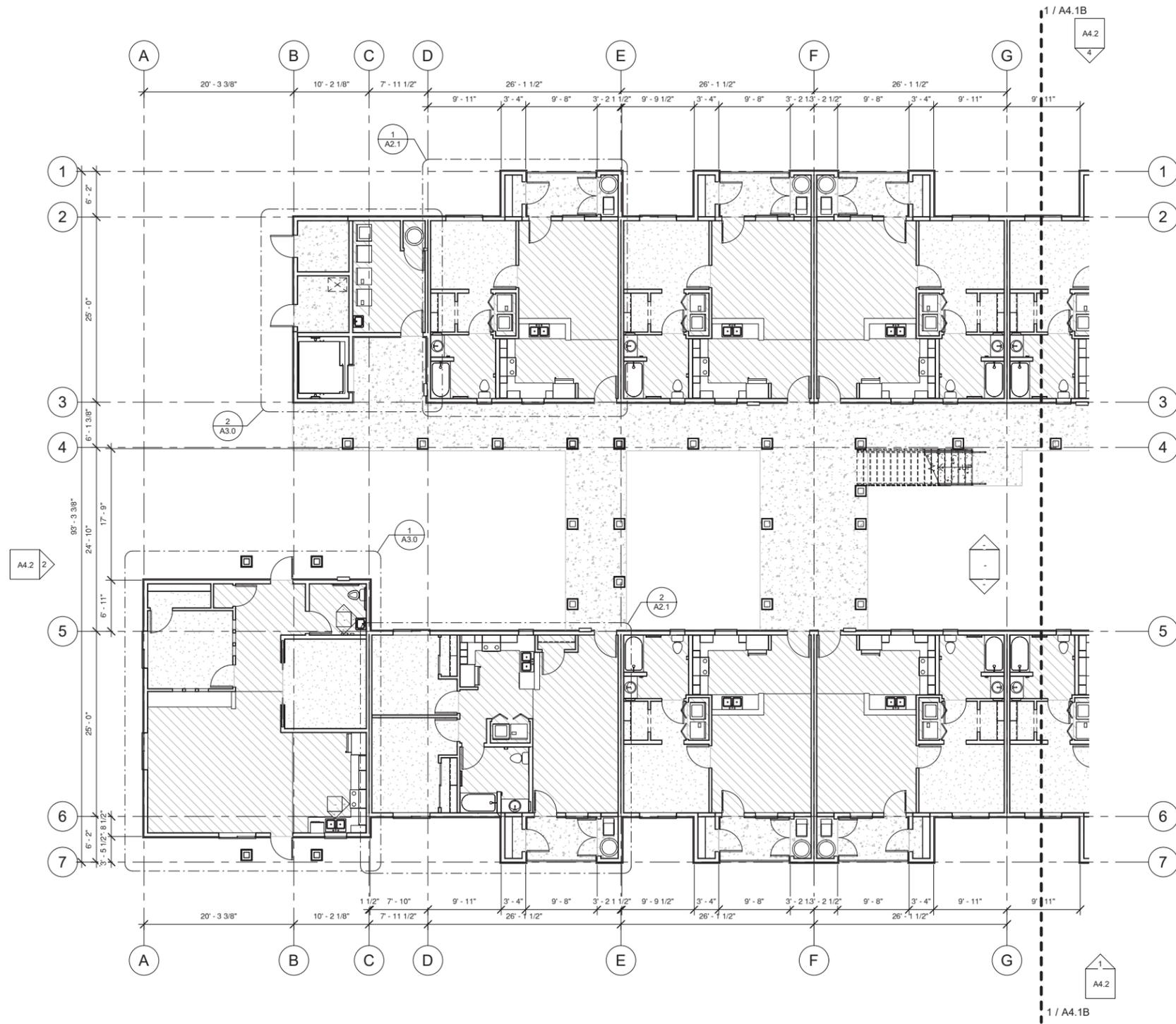
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PROJECT
**SUNSET ROSE
SENIOR APARTMENTS**
704 E. 3RD ST.
HOLTVILLE, CA

A4.0

SCHEMATIC SET / NOT FOR CONSTRUCTION



1 1ST FLOOR PLAN - A
1/8" = 1'-0"

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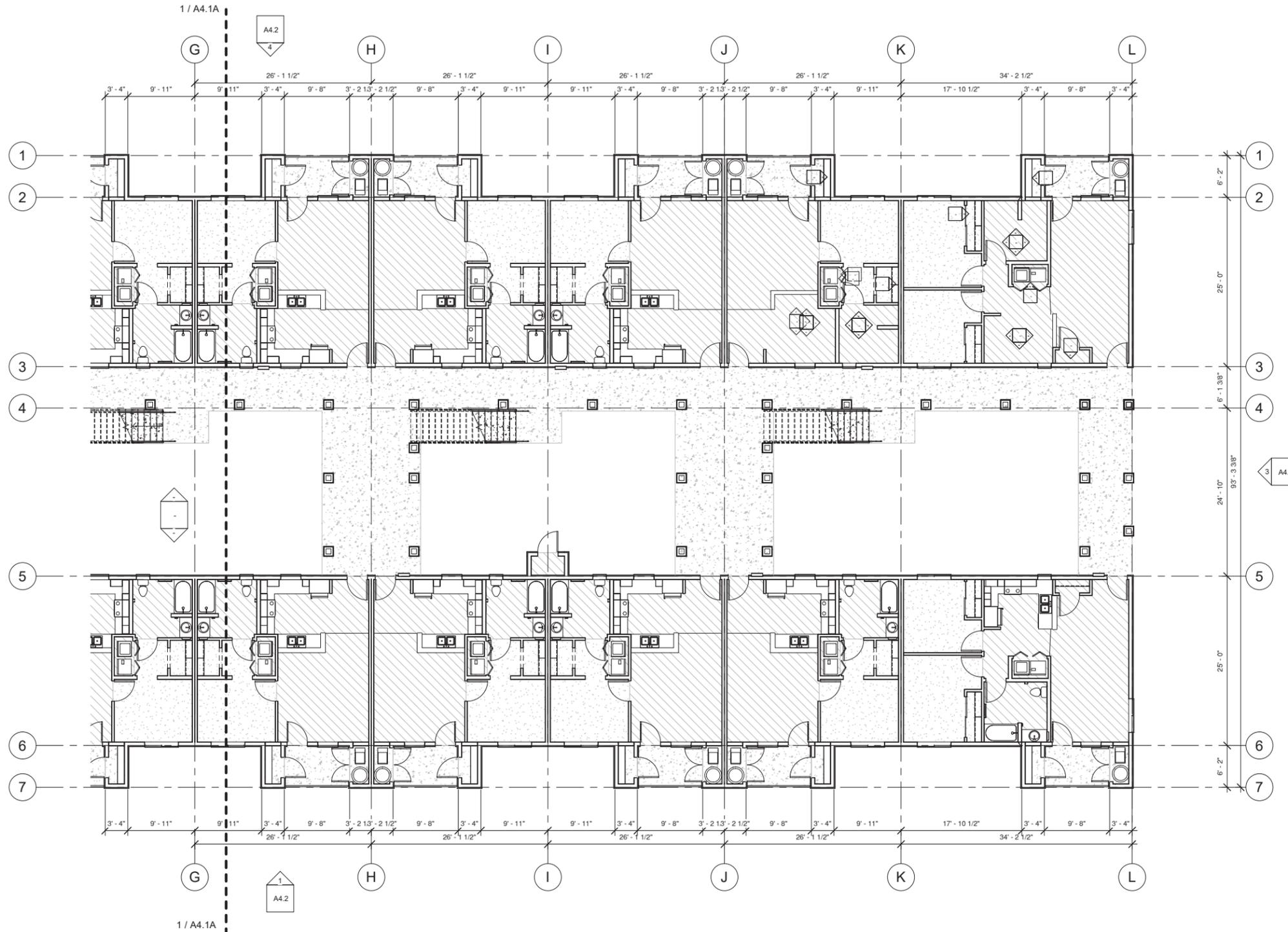
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PROJECT
SUNSET ROSE SENIOR APARTMENTS
 704 E. 3RD ST. HOLTVILLE, CA

A4.1A

SCHEMATIC SET / NOT FOR CONSTRUCTION

1 1ST FLOOR PLAN - B
1/8" = 1'-0"



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PROJECT
**SUNSET ROSE
SENIOR APARTMENTS**
704 E. 3RD ST.
HOLTVILLE, CA

A4.1B

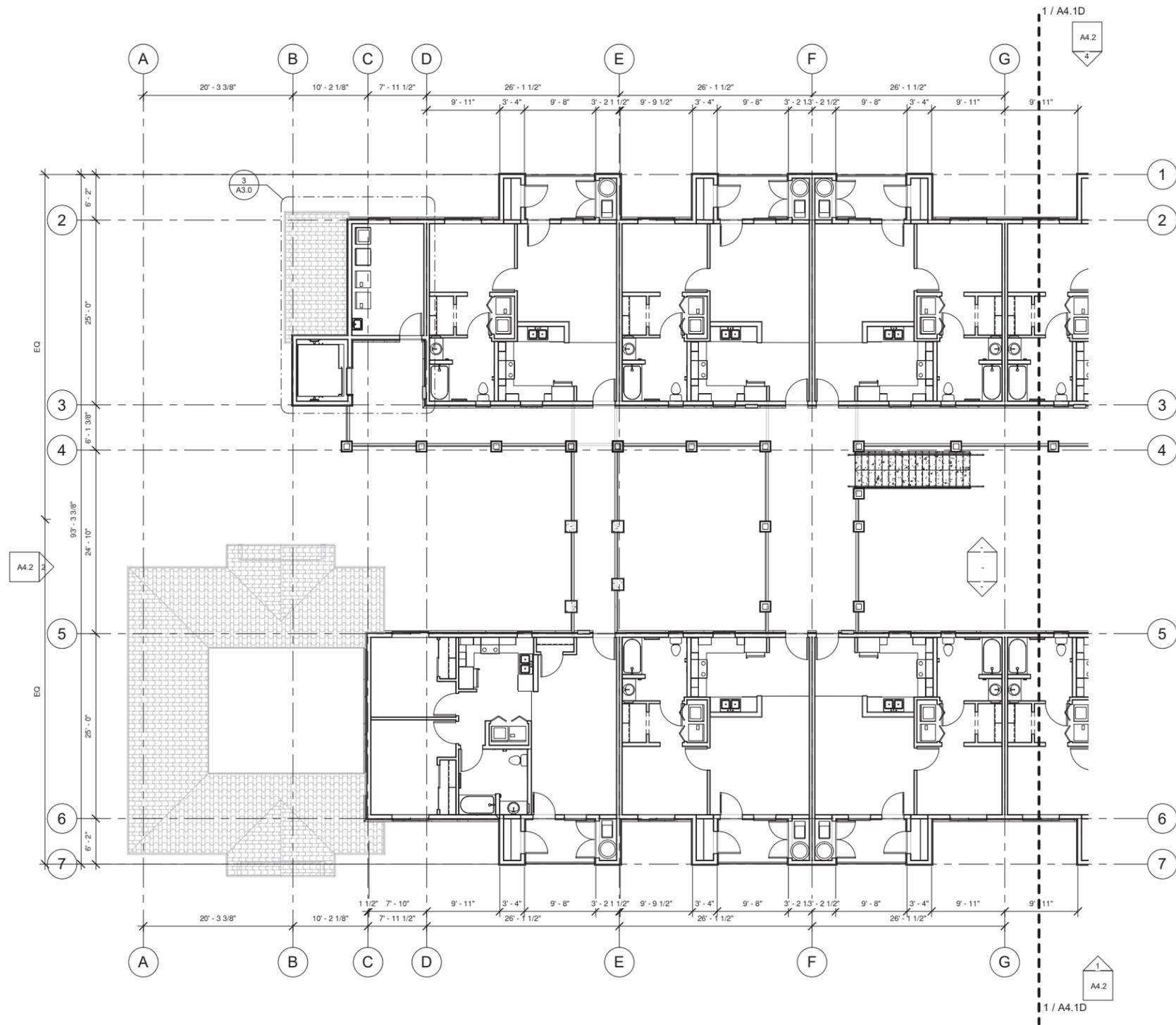
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1 2ND FLOOR PLAN - A
1/8" = 1'-0"



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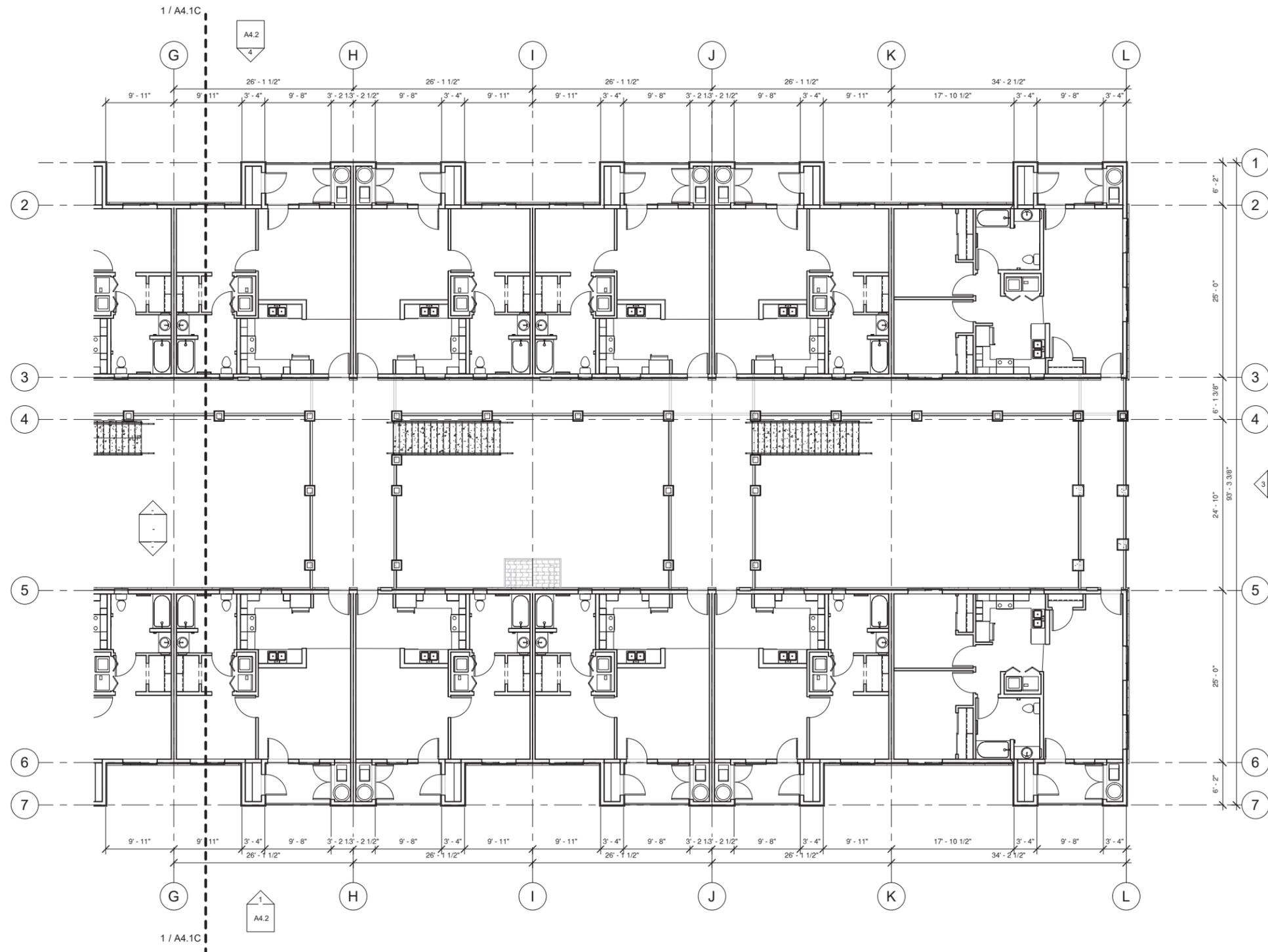
PROJECT

**SUNSET ROSE
SENIOR APARTMENTS**

704 E. 3RD ST.
HOLTVILLE, CA

A4.1C

SCHEMATIC SET / NOT FOR CONSTRUCTION



1 2ND FLOOR PLAN - B
1/8" = 1'-0"

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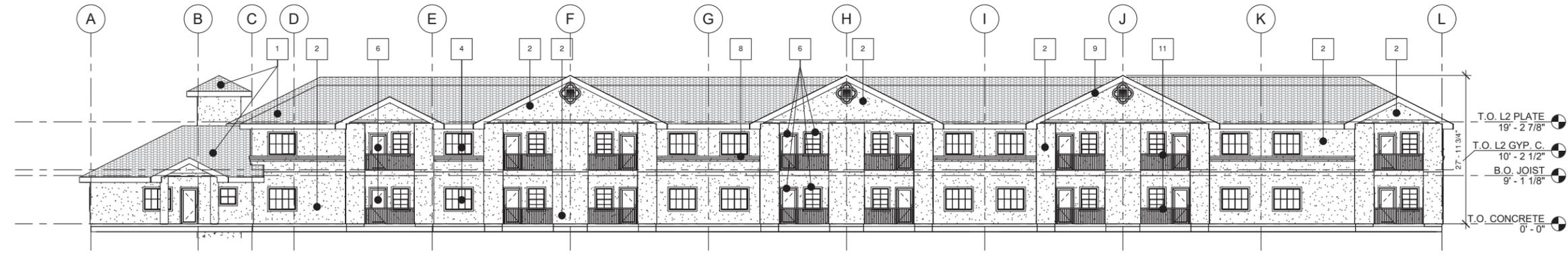
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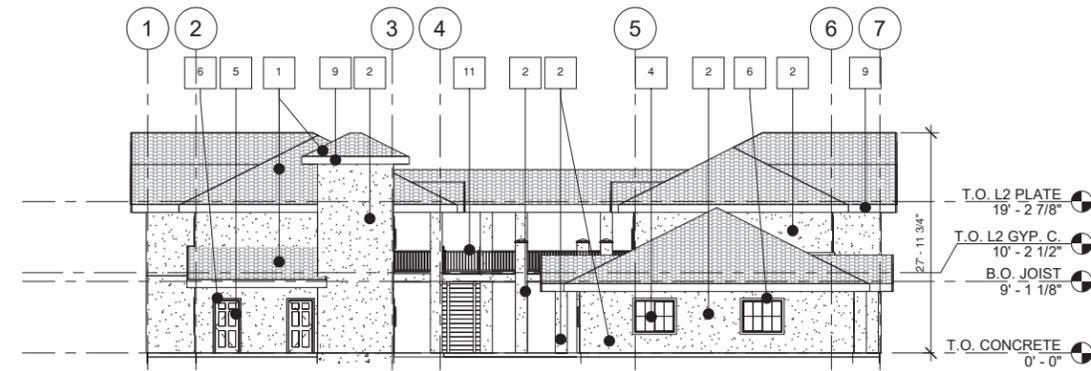
PROJECT
SUNSET ROSE SENIOR APARTMENTS
 704 E. 3RD ST.
 HOLTVILLE, CA

A4.1D

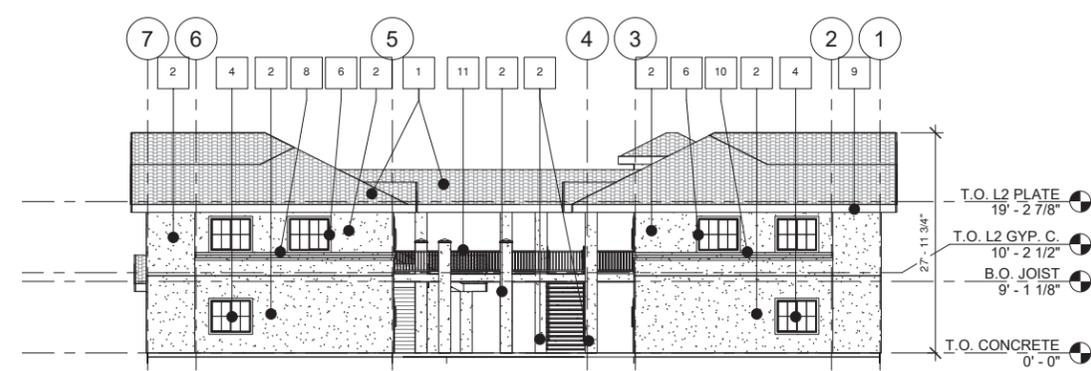
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1 SOUTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



4 NORTH ELEVATION
3/32" = 1'-0"

KEY NOTES	
1. CONCRETE ROOFING TILE.	9. METAL WRAP AT 1x FINISH FASCIA
2. CEMENT STUCCO SYSTEM. TEXTURE HEAVY SAND.	10. ARCHITECTURAL GABLE END VENT. PAINT AS NOTED.
3. AL SIDE PRODIGY SHINGLE/ SHAKE STYLE VINYL SIDING OR APPROVED EQUAL.	11. PAINTED METAL HANDRAIL / GUARDRAIL.
4. WHITE VINYL WINDOWS.	12. ELECTRICAL METER BANK.
5. EXTERIOR DOOR. PAINT AS NOTED.	13. GAS METER BANK.
6. DOOR/WINDOW TRIM. PAINT AS NOTED.	14. CONDENSOR UNIT.
7. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED. DOWNSPOUT TO MATCH.	
8. RAISED STUCCO TRIM BAND.	

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PROJECT

SUNSET ROSE
SENIOR APARTMENTS

704 E. 3RD ST.
HOLTVILLE, CA

A4.2

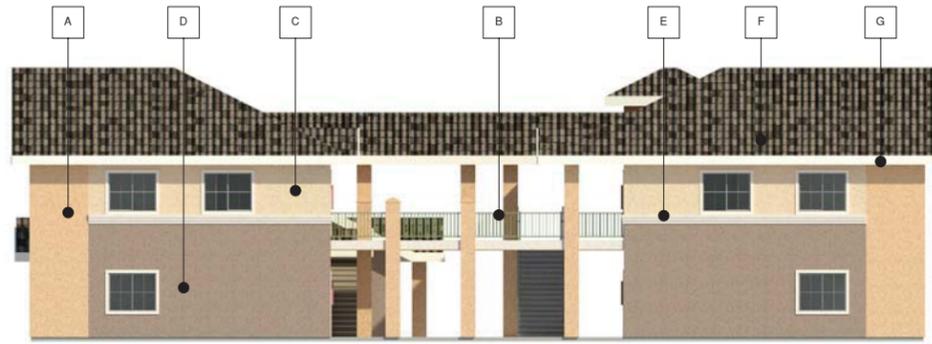
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① SOUTH ELEVATION OLD
12" = 1'-0"



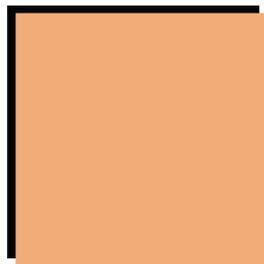
② WEST ELEVATION OLD
12" = 1'-0"



③ EAST ELEVATION OLD
12" = 1'-0"



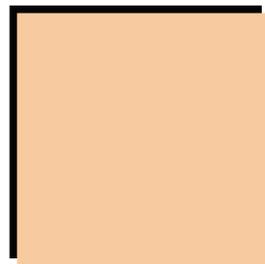
④ NORTH ELEVATION OLD
12" = 1'-0"



[A] STUCCO
COLOR TO MATCH "TANGERINE"
SHERWIN WILLIAMS SW 6640
OR EQUAL



[B] METAL RAILING
COLOR TO MATCH "DILL"
SHERWIN WILLIAMS SW 6438
OR EQUAL



[C] STUCCO
COLOR TO MATCH "AVID APRICOT"
SHERWIN WILLIAMS SW 6639
OR EQUAL



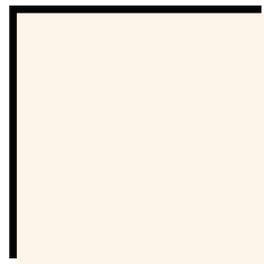
[D] STUCCO
COLOR TO MATCH "MOROCCAN BROWN"
SHERWIN WILLIAMS SW 6060
OR EQUAL



[E] STUCCO, TRIM, & DOORS
COLOR TO MATCH "TEASING PEACH"
SHERWIN WILLIAMS SW 6623
OR EQUAL



[F] STUCCO
"WEATHERED TERRACOTTA RANGE"
EAGLE ROOFING CAPISTRANO
OR EQUAL



[G] FASCIA, GUTTERS, & DOWNSPOUTS
COLOR TO MATCH "ANTIQUE PARCHMENT"
COLOR TO MATCH ALSIDE
OR EQUAL

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PROJECT
**SUNSET ROSE
SENIOR APARTMENTS**

704 E. 3RD ST.
HOLTVILLE, CA

A4.3

SCHEMATIC SET / NOT FOR CONSTRUCTION

ATTACHMENT D – PUBLIC HEARING NOTICE

PUBLIC NOTICE



Notice of Public Hearing

City of Holtville

Notice is hereby given that a public hearing will be held by the City of Holtville Planning Commission at the date, time, and place indicated below. The purpose of the public hearing will be to hear comments from the public regarding the following subject:

Project: AMG & Associates Senior Apartments Conditional Use Permit	Location: 704 East 3 rd Street (APN 045-330-033) (refer to Exhibit A – Project Location Map)
---	--

AMG & Associates submitted a Conditional Use Permit Application for a new housing development located on a two (2) acre site. The proposed project consists of the construction of a 32-unit Senior Apartment complex located on the northern portion of Assessor's Parcel Number 045-330-033 (see Exhibit A – Project Location Map). The proposed project is intended to provide affordable housing opportunities for low income families under the area median income (AMI) of Imperial County. The proposed project is located within the R-4 Mobile Home Park zone where apartments require a Conditional Use Permit. The proposed apartment units would be two (2) stories high and each unit would be equipped with standard features including refrigerators, dishwasher, disposals, and ranges with oven. The apartments will have one (1) to two (2) bedroom units available. Amenities would include a community area with a dog park, community garden, and picnic area. An onsite laundry facility would also be available to all tenants. The Planning Commission will consider approval of the proposed project at the Public Hearing.

The proposed project is exempt from CEQA review per section 15332, Infill Development Projects.

Planning Commission Hearing Date: January 6, 2020

Hearing Time: 6:00 PM

Hearing Location: Holtville City Hall
121 W. 5th Street

Copies of pertinent information are available for review at the City Hall during regular business hours. If you would like to know more about the proposed project prior to the public hearing, please contact George Galvan, City Planner, at (760) 337-3883 or galvan@theholtgroup.net

Any person desiring to comment on the above project may do so in writing or may appear in person at the public hearing. Written comments should be directed to the Holtville City Clerk, 121 West 5th Street, Holtville, CA 92250 and be delivered prior to the Public Hearing date. Please reference the project name in all written correspondence.

Legal 8929

Publish: December 26, 2019

ATTACHMENT E – RESOLUTION 20-01

- EXHIBIT A – CONDITIONS OF APPROVAL

RESOLUTION NO. PC 20-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLTVILLE
APPROVING A CONDITIONAL USE PERMIT FOR SUNSET ROSE SENIOR APARTMENTS
AT 704 EAST 3RD STREET (APN 045-273-013)**

WHEREAS, AMG & Associates submitted a Conditional Use Permit application for the proposed construction of a 44,136 S.F. 64-unit apartment complex located at 704 East 3rd Street (APN 045-330-033) to be built in two phases; and

WHEREAS, the subject property is located within the R-4 Mobile Home Park zone and requires a Conditional Use Permit; and

WHEREAS, a duly notified Public Hearing was held on January 6, 2020 by the Holtville Planning Commission and upon hearing and considering all public comments for the proposed project, the Planning Commission considered all facts related to the proposed Conditional Use Permit 20-01; and

WHEREAS, conditions of approval have been drafted to protect the public health, safety, and general welfare, (incorporated as **Exhibit A**), so that the project does not result in effects to properties or improvements in the vicinity; and

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

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Holtville for implementation of the California Environmental Quality Act.
- C) The Planning Commission hereby approves Conditional Use Permit 20-01 for the proposed construction of

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Holtville, this 6th day of January 2020.

Ross Daniels,
Planning Commission Chairperson

AYES:

NOES:

ABSTAIN:

ABSENT:

I, Kariza Preciado, Commission Secretary the City of Holtville Planning Commission, DO HEREBY CERTIFY that the foregoing resolution was duly passed, approved, and adopted by the Planning Commission of said City of Holtville at a meeting thereof held on the 6th day of January 2020, and that the same was approved by the Chairperson of the City of Holtville on said date, and that the same was adopted by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Commission Secretary

RESOLUTION 20-01

January 06, 2019

EXHIBIT A

CONDITIONS OF APPROVAL

**SUNSET ROSE APARTMENTS
704 East 3rd Street (045-330-033)**

LAND USE AND PLANNING

1. The project is approved as shown on the Schematic Site Plan dated December 6, 2019, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the City Planner if found to be in substantial conformance to these Conditions of Approval and the City of Holtville Municipal Code.

REQUIRED PERMITS AND AUTHORIZATIONS

2. **Building Permit** – The applicant shall secure a building permit with the City of Holtville and pay all applicable Development Impact Fees. A building permit shall be obtained for all building construction and on-site improvements including permanent and temporary signs. Inspections for compliance shall be obtained prior to issuance of a Certificate of Occupancy and opening the business operation.
3. **Air Pollution Control District Permit** – Any person or organization proposing to construct, modify, or operate a facility or equipment that may emit pollutants from stationary source into the atmosphere.

OFFSITE IMPROVEMENTS

4. **Streets, Curb and Gutter, and Sidewalk**
 - a. The applicant shall improve the north side of Third Street along the frontage of the project site. Improvements shall be consistent with the pavement width shown in S101 of the City of Holtville City Standard Details, except that a 2-inch x 6-inch board shall be placed along the north pavement edge of the street section.
 - b. The existing curb and gutter along the south side of Third Street along the project frontage shall be replaced as necessary where existing improvements are deteriorated. Existing depressed curbs shall be replaced as necessary.

- c. A sidewalk shall be installed on Third Street along the northern frontage of the project site in accordance with City standards.
 - d. The Developer shall install an End-of-Road barricade at the terminus of Third Street.
 - e. Two street lights shall be installed on Third Street along the frontage of the project site. Street lights shall be installed in accordance with City of Holtville standards.
5. **Domestic Water:** The Developer's engineer shall prepare a hydraulic study during the project design and complete required improvements to the Holtville Water Distribution System to provide the required fire flow demand to the project site.
6. **Sanitary Sewer:**
- a. Prior to the issuance of a building permit, the Developer shall submit a sewer plan consistent with the approved site plan and conditions of approval. The sewer plan shall be based on an approved Sanitary Sewer Study. If the existing sewer line within the vicinity of the project site is deemed insufficient, the Developer is responsible for the construction of the larger diameter pipeline.
 - b. All sewer lines must maintain the minimum slope requirements and must be buried a minimum of three feet underground in accordance with City of Holtville standards and specifications.
7. **Stormwater**
- a. The development will be required to store the volume from a 25 Year, 24 Hour Storm (2.54 inches over the 24-Hour Period) on-site per City of Holtville Standard Details and Specifications requirements. The retention basin shown on the plans may need to be resized to accommodate the required stormwater volume.
 - b. The developer shall improve the failed portions of the existing storm water system along Third Street and Walnut Avenue which may include, but not limited to, the 105-foot section of existing galvanized pipe on Walnut Avenue connecting the stormwater basins; and stormwater manholes.
 - c. A stormwater pump station shall be installed at the retention basin to transport stormwater from the retention basin to the City's existing stormwater system.

ACCESS/ROADWAYS/CIRCULATION

8. **Traffic Control Plan** – All driveway and City roadway improvements shall require a traffic control plan and be consistent with Holtville's Standards Details and Specification. An encroachment permit shall be obtained prior to commencement of work and issuance of a building permit.

PARKING/PARKING LOTS/ON SITE LIGHTING

- 9. Residential Use Parking Required** – The residential development requires 1.5 standard parking spaces per unit and at least five (5) of the parking spaces must be ADA accessible parking spaces. All ADA requirements shall meet Caltrans Standard Plan A88A, A90A and the California Building Code. The minimum slopes acceptable shall be designed per Caltrans Standards (i.e. cross slopes, 1.5 percent, 7.5 percent on ramps, and 4.5 percent on path of travel). The required parking spaces are determined in accordance to City Ordinance Standards as follows:

Residential Units = 32 units, Requiring 1.5 space/unit = 48 spaces.

- 10. Parking Lot** – The parking facilities shall be paved with a durable dust-free surface pursuant to section 17.52.100 of the Zoning Ordinance.
- 11. Parking Lot Lighting** – The parking lot lighting (pole lighting) shall be shielded and directed so as to minimize significant off-site glare or adverse light intrusion into neighboring properties. The building and public walkways must be well lit. Illuminators shall be integrated with the architecture of the building and shall conform to adopted City standards of the Downtown Code for a historic style and shall be depicted in the lighting plan and be consistent in style to the wall lighting.
- 12. Parking Lot Screening** – Per Section 17.52.120 of the Zoning Code, each parking facility containing four or more spaces abutting a City street shall be separated from such street by a decorative wall, view obscuring fence, permanently maintained, compact hedge, berm or combination thereof not less than 30-inches and not more than 42-inches. Expect that the following area shall be left clear of planting and improvements from a point of thirty inches above the ground: at the intersection of each driveway with a street, a triangular area where corners are defined by two point on the right of way line, fifteen feet on each side of the centerline of the driveway or alley and a point on said centerline ten feet outside of the right of way (Section 17.10.090).

ON-SITE BUILDING(S) AND STRUCTURES

- 13. Finished Floor Elevation** – In accordance with the Third Street Hydrology Report, the finished floor elevation of all structures shall be constructed 2 feet above the top of curb (top of curb and gutter of adjoining streets).
- 14. Equipment Screening** – All mechanical equipment such as HVAC equipment shall be screened for visual and noise attenuation.
- 15. Trash Enclosure** – All trash and garbage bins shall be stored in an approved enclosure. Refuse containers and service facilities shall be screened from view by solid masonry walls with wood or

metal doors. Chain Link fencing with slating is generally discouraged and prohibited if viewed from a public roadway.

- 16. Signage** – A maximum of one sign is permitted for the entire project site. The sign shall not exceed 15 square feet or six feet in height (17.56.260). All sign designs shall be constructed in conformance with Section 17.56 of the Holtville Municipal Code. The proposed sign shall be submitted to the City of Holtville to be reviewed for consistency applicable codes.
- 17. ADA Compliance** – Entrances to buildings, main facility, and/or any other entrance, and restroom facilities shall comply with current ADA requirements.
- 18. Colors and Materials** – The proposed colors of “tangerine”, “Moroccan brown”, “dill”, “teasing peach”, and “antique parchment” or equal are acceptable. The stucco finish and roof are acceptable.

UTILITY & SERVICE SYSTEMS

- 19. Utility Service** – The applicant shall obtain, pay for and comply with all utility service requirements from the Imperial Irrigation District for power.

GENERAL REQUIREMENTS AND PROVISIONS AND TIME LIMITS

- 20. Completion of Conditions** – All Conditions of Approval shall be completed prior to occupation of the thirty-two (32) unit multi-family housing apartment complex.
- 21. Compliance** – Applicant must comply with all State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. These conditions of approval shall not constitute the waiver of any requirement of the City’s Ordinances or regulations, except where a condition set forth herein specifically provides for an exemption or variance.
- 22. Impact Fees** – Applicant must pay all applicable City of Holtville Connection Fees, Development Impact Fees and School Impact Fees prior to issuance of a building permit.
- 23.** All conditions of approval for this project shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. These conditions of approval shall be on all grading, landscaping, and construction plans kept on the project site. It is the responsibility of the Developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. It is the responsibility of the Developer to ensure that the project landscape contractor is aware of, and adheres to, the approved landscape and irrigation plans. Prior approval from the Planning Department must be received before any changes are constituted in site design, grading, building design, building colors or materials, landscape material, etc.

- 24.** The provisions of the permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project.
- 25.** If the City finds and determines that the Permittee or successor-in-interest has not complied or cannot comply with the terms and conditions of the CUP, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Permittee fails to comply, and/or (2) Permittee cannot comply with the conditions set forth in the CUP, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.
- 26.** As between the City and the Permittee, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
- 27.** Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the project.

RESOLUTION NO. PC 20-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLTVILLE
APPROVING A CONDITIONAL USE PERMIT FOR SUNSET ROSE SENIOR APARTMENTS
AT 704 EAST 3RD STREET (APN 045-273-013)**

WHEREAS, AMG & Associates submitted a Conditional Use Permit application for the proposed construction of a 44,136 S.F. 64-unit apartment complex located at 704 East 3rd Street (APN 045-330-033) to be built in two phases; and

WHEREAS, the subject property is located within the R-4 Mobile Home Park zone and requires a Conditional Use Permit; and

WHEREAS, a duly notified Public Hearing was held on January 6, 2020 by the Holtville Planning Commission and upon hearing and considering all public comments for the proposed project, the Planning Commission considered all facts related to the proposed Conditional Use Permit 20-01; and

WHEREAS, conditions of approval have been drafted to protect the public health, safety, and general welfare, (incorporated as **Exhibit A**), so that the project does not result in effects to properties or improvements in the vicinity; and

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

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Holtville for implementation of the California Environmental Quality Act.
- C) The Planning Commission hereby approves Conditional Use Permit 20-01 for the proposed construction of

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Holtville, this 6th day of January 2020.

Ross Daniels,
Planning Commission Chairperson

AYES:

NOES:

ABSTAIN:

ABSENT:

I, Kariza Preciado, Commission Secretary the City of Holtville Planning Commission, DO HEREBY CERTIFY that the foregoing resolution was duly passed, approved, and adopted by the Planning Commission of said City of Holtville at a meeting thereof held on the 6th day of January 2020, and that the same was approved by the Chairperson of the City of Holtville on said date, and that the same was adopted by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Commission Secretary

RESOLUTION 20-01

January 06, 2019

EXHIBIT A

CONDITIONS OF APPROVAL

**SUNSET ROSE APARTMENTS
704 East 3rd Street (045-330-033)**

LAND USE AND PLANNING

1. The project is approved as shown on the Schematic Site Plan dated December 6, 2019, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the City Planner if found to be in substantial conformance to these Conditions of Approval and the City of Holtville Municipal Code.

REQUIRED PERMITS AND AUTHORIZATIONS

2. **Building Permit** – The applicant shall secure a building permit with the City of Holtville and pay all applicable Development Impact Fees. A building permit shall be obtained for all building construction and on-site improvements including permanent and temporary signs. Inspections for compliance shall be obtained prior to issuance of a Certificate of Occupancy and opening the business operation.
3. **Air Pollution Control District Permit** – Any person or organization proposing to construct, modify, or operate a facility or equipment that may emit pollutants from stationary source into the atmosphere.

OFFSITE IMPROVEMENTS

4. **Streets, Curb and Gutter, and Sidewalk**
 - a. The applicant shall improve the north side of Third Street along the frontage of the project site. Improvements shall be consistent with the pavement width shown in S101 of the City of Holtville City Standard Details, except that a 2-inch x 6-inch board shall be placed along the north pavement edge of the street section.
 - b. The existing curb and gutter along the south side of Third Street along the project frontage shall be replaced as necessary where existing improvements are deteriorated. Existing depressed curbs shall be replaced as necessary.

- c. A sidewalk shall be installed on Third Street along the northern frontage of the project site in accordance with City standards.
 - d. The Developer shall install an End-of-Road barricade at the terminus of Third Street.
 - e. Two street lights shall be installed on Third Street along the frontage of the project site. Street lights shall be installed in accordance with City of Holtville standards.
5. **Domestic Water:** The Developer's engineer shall prepare a hydraulic study during the project design and complete required improvements to the Holtville Water Distribution System to provide the required fire flow demand to the project site.
6. **Sanitary Sewer:**
- a. Prior to the issuance of a building permit, the Developer shall submit a sewer plan consistent with the approved site plan and conditions of approval. The sewer plan shall be based on an approved Sanitary Sewer Study. If the existing sewer line within the vicinity of the project site is deemed insufficient, the Developer is responsible for the construction of the larger diameter pipeline.
 - b. All sewer lines must maintain the minimum slope requirements and must be buried a minimum of three feet underground in accordance with City of Holtville standards and specifications.
7. **Stormwater**
- a. The development will be required to store the volume from a 25 Year, 24 Hour Storm (2.54 inches over the 24-Hour Period) on-site per City of Holtville Standard Details and Specifications requirements. The retention basin shown on the plans may need to be resized to accommodate the required stormwater volume.
 - b. The developer shall improve the failed portions of the existing storm water system along Third Street and Walnut Avenue which may include, but not limited to, the 105-foot section of existing galvanized pipe on Walnut Avenue connecting the stormwater basins; and stormwater manholes.
 - c. A stormwater pump station shall be installed at the retention basin to transport stormwater from the retention basin to the City's existing stormwater system.

ACCESS/ROADWAYS/CIRCULATION

8. **Traffic Control Plan** – All driveway and City roadway improvements shall require a traffic control plan and be consistent with Holtville's Standards Details and Specification. An encroachment permit shall be obtained prior to commencement of work and issuance of a building permit.

PARKING/PARKING LOTS/ON SITE LIGHTING

- 9. Residential Use Parking Required** – The residential development requires 1.5 standard parking spaces per unit and at least five (5) of the parking spaces must be ADA accessible parking spaces. All ADA requirements shall meet Caltrans Standard Plan A88A, A90A and the California Building Code. The minimum slopes acceptable shall be designed per Caltrans Standards (i.e. cross slopes, 1.5 percent, 7.5 percent on ramps, and 4.5 percent on path of travel). The required parking spaces are determined in accordance to City Ordinance Standards as follows:

Residential Units = 32 units, Requiring 1.5 space/unit = 48 spaces.

- 10. Parking Lot** – The parking facilities shall be paved with a durable dust-free surface pursuant to section 17.52.100 of the Zoning Ordinance.
- 11. Parking Lot Lighting** – The parking lot lighting (pole lighting) shall be shielded and directed so as to minimize significant off-site glare or adverse light intrusion into neighboring properties. The building and public walkways must be well lit. Illuminators shall be integrated with the architecture of the building and shall conform to adopted City standards of the Downtown Code for a historic style and shall be depicted in the lighting plan and be consistent in style to the wall lighting.
- 12. Parking Lot Screening** – Per Section 17.52.120 of the Zoning Code, each parking facility containing four or more spaces abutting a City street shall be separated from such street by a decorative wall, view obscuring fence, permanently maintained, compact hedge, berm or combination thereof not less than 30-inches and not more than 42-inches. Expect that the following area shall be left clear of planting and improvements from a point of thirty inches above the ground: at the intersection of each driveway with a street, a triangular area where corners are defined by two point on the right of way line, fifteen feet on each side of the centerline of the driveway or alley and a point on said centerline ten feet outside of the right of way (Section 17.10.090).

ON-SITE BUILDING(S) AND STRUCTURES

- 13. Finished Floor Elevation** – In accordance with the Third Street Hydrology Report, the finished floor elevation of all structures shall be constructed 2 feet above the top of curb (top of curb and gutter of adjoining streets).
- 14. Equipment Screening** – All mechanical equipment such as HVAC equipment shall be screened for visual and noise attenuation.
- 15. Trash Enclosure** – All trash and garbage bins shall be stored in an approved enclosure. Refuse containers and service facilities shall be screened from view by solid masonry walls with wood or

metal doors. Chain Link fencing with slating is generally discouraged and prohibited if viewed from a public roadway.

- 16. Signage** – A maximum of one sign is permitted for the entire project site. The sign shall not exceed 15 square feet or six feet in height (17.56.260). All sign designs shall be constructed in conformance with Section 17.56 of the Holtville Municipal Code. The proposed sign shall be submitted to the City of Holtville to be reviewed for consistency applicable codes.
- 17. ADA Compliance** – Entrances to buildings, main facility, and/or any other entrance, and restroom facilities shall comply with current ADA requirements.
- 18. Colors and Materials** – The proposed colors of “tangerine”, “Moroccan brown”, “dill”, “teasing peach”, and “antique parchment” or equal are acceptable. The stucco finish and roof are acceptable.

UTILITY & SERVICE SYSTEMS

- 19. Utility Service** – The applicant shall obtain, pay for and comply with all utility service requirements from the Imperial Irrigation District for power.

GENERAL REQUIREMENTS AND PROVISIONS AND TIME LIMITS

- 20. Completion of Conditions** – All Conditions of Approval shall be completed prior to occupation of the thirty-two (32) unit multi-family housing apartment complex.
- 21. Compliance** – Applicant must comply with all State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. These conditions of approval shall not constitute the waiver of any requirement of the City’s Ordinances or regulations, except where a condition set forth herein specifically provides for an exemption or variance.
- 22. Impact Fees** – Applicant must pay all applicable City of Holtville Connection Fees, Development Impact Fees and School Impact Fees prior to issuance of a building permit.
- 23.** All conditions of approval for this project shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. These conditions of approval shall be on all grading, landscaping, and construction plans kept on the project site. It is the responsibility of the Developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. It is the responsibility of the Developer to ensure that the project landscape contractor is aware of, and adheres to, the approved landscape and irrigation plans. Prior approval from the Planning Department must be received before any changes are constituted in site design, grading, building design, building colors or materials, landscape material, etc.

- 24.** The provisions of the permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project.
- 25.** If the City finds and determines that the Permittee or successor-in-interest has not complied or cannot comply with the terms and conditions of the CUP, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Permittee fails to comply, and/or (2) Permittee cannot comply with the conditions set forth in the CUP, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.
- 26.** As between the City and the Permittee, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
- 27.** Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the project.