

AGENDA

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

Monday, May 04, 2020

OPEN SESSION

6:00 PM

Ross Daniels, Chairman

Charlie Garcia, Commissioner

Steve Walker, Legal Counsel

Georgina Camacho, Vice Chair

Bob Fischer, Commissioner

Kariza Preciado, Secretary

John Britschgi, Commissioner

Richard Layton, Ex Officio Member

Nick Wells, City Manager /
Executive Officer

PLEASE TAKE NOTE that on Monday, May 04, 2020, at 5:30 PM, the Holtville Planning Commission will hold a special meeting. Public comments will be accepted for items on Agenda items and matters of general concern within the purview of the Planning Commission. To maintain social distancing, however, physical presence is strongly discouraged. Alternative methods for public participation have been provided and are encouraged.

Written Comments:

KPreciado@Holtville.ca.gov

Deadline to Submit: 4:00 PM, 05/04/2020

Zoom Conference:

720-8647-2085 (Access provided upon request)

Telephone Conference Call:

(605) 475-3220

Access Code 649637#

This notice and the Agenda for this meeting are available for public inspection at 121 W Fifth Street in Holtville, California, and on the www.Holtville.ca.gov website.

THIS IS A PUBLIC MEETING

The City of Holtville values public input on issues concerning the Planning Commission. If there is an issue on which you wish to be heard, for both items listed on the agenda and for items of general concern, comments will be accepted. The Chairman reserves the right to place a limit on each person's comments. Any public comments must include the individual's name and address for the record. Personal attacks on individuals and/or comments which are slanderous or which may invade an individual's personal privacy are not permitted.

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 February 18, 2020.

REPORTS OF OFFICERS, COMMISSIONS, COMMITTEES AND COMMUNIQUES:

UNFINISHED BUSINESS: None

NEW BUSINESS:

2. **PUBLIC HEARING:** **Discussion/Related Action to Adopt Resolution 20-04** Approving Construction of Las Palmitas Restaurant at 128 E Fifth Street (APN 045-291-001)

George Galvan, City Planner

INFORMATION ONLY:

3. **Reports from City Officers**

- a. City Manager Report - *Nick Wells*
- b. Legal Counsel Report - *Steve Walker*
- c. Planning Report - *George Galvan*

4. **Items for future meetings**

ADJOURNMENT:

I, Kariza Preciado, City Clerk of the City of Holtville, California, **DO HEREBY CERTIFY** that the foregoing agenda was duly posted at Holtville City Hall c Friday, May 01, 2020

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**

Tuesday February 18, 2020

The regular meeting of the Holtville Planning Commission was held on Tuesday February 18, 2020, at 6:00 p.m. in the Civic Center. Vice Chairwoman Georgina Camacho was present along with commissioners, Charlie Garcia, Bob Fischer and John Britschgi. Chairman Ross Daniels was absent. Ex Officio Member Richard Layton was also present. Staff members present were City Manager/Executive Officer, Nick Wells, Secretary, Kariza Sambrano and City Planner George Galvan. City Attorney Steve Walker was also present.

PLANING COMMISSION OPEN SESSION MEETING CALLED TO ORDER:

Vice Chair, Georgina Camacho called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

Commissioner, Charlie Garcia led the pledge of allegiance.

VERIFICATION OF POSTING AGENDA:

Secretary, Kariza Sambrano, verified that the agenda was duly posted on Friday, February 14, 2020.

APPROVAL OF MINUTES:

A motion was made by Mr. Fischer and seconded by Mr. Garcia to approve the minutes of Regular Meeting held on Monday January 6, 2020. The motion was carried in the form of a roll call vote.

AYES: Fischer, Garcia, Camacho, Britschgi

NOES: None

ABSENT: Daniels

ABSTAIN: None

PUBLIC COMMENTS: None.

REPORTS OF OFFICERS, COMMISSIONS, COMMITTEES, AND COMMUNIQUES:

Commissioner John Britschgi stated there is chain linked fence around a fire hydrant at 418 W. 9th Street. He was advised that the City will look into it.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. PUBLIC HEARING: Discussion/Related Action to Adopt RESOLUTION PC 20-02

Recommending an Approval of a Relief from the Minimum Side Yard Property Line Requirements for the Proposed Torres Mixed-Use Complex to be Located at 574 Holt Avenue (APN 045-261-021)

George Galvan, City Planner

Mr. George Galvan briefly explained to the Planning Commission the aspects of the conditional use permit for the upcoming project.

Ms. Camacho opened the Public Hearing at 6:17 P.M. There were two letters received by the City that commented on the above project. Jeff and Lyn Croak requested that the property conform to the historic value of the Holtville City Square and have a western style storefront. Jatinder Dhar of 570 Holt Avenue stated that they would like a separation between the two buildings of at least 5 feet.

Ms. Camacho adjourned Public Hearing Session at 6:25 p.m.

A motion was made by Mr. Fischer and seconded by Mr. Garcia to Adopted Resolution 20-02 Recommending an Approval of a Relief from the Minimum Side Yard Property Line Reuirements for the Proposed Torres Mixed-Use Complex to be Located at 574 Holt Avenue.

AYES: Fischer, Garcia, Camacho, Britschgi
NOES: None
ABSENT: Daniels
ABSTATIN: None

INFORMATION ONLY:

2. Reports from the City Officers

- a) Executive Officer Report – Nick Wells*
- b) Quarterly Planning Report – George Galvan*

3. Items for future meetings: None

ADJOURNMENT:

Commissioner, Georgina Camacho adjourned the meeting at 6:37 p.m.

Georgina Camacho, Vice Chairwoman

Kariza Preciado, Secretary



City of Holtville Report to Planning Commission

Meeting Date:	May 4, 2020
Item Number:	_____
Approvals	City Manager _____
	Finance Manager _____
	City Attorney _____

To: Nicholas D. Wells, City Manager
Planning Commission

From: George Galvan, City Planner

Date: May 4, 2020

Project: Las Palmitas Restaurant – Design Review Consideration

Summary:

Applicant:	Samuel Vega
Property Owner:	Samuel Vega
Project Location:	128 East 5 th Street APN 045-291-001 (Exhibit A-Project Location Map)
Pending Action:	Hold Public Hearing: Review and Approve Design via PC Resolution 20-04
Zoning:	(D-A) Downtown-A Zone
General Plan:	(RC) Residential Commercial Mixed-Use
Environmental:	Exempt – 15332 In-Fill Development Project

INTRODUCTION & BACKGROUND

On March 30, 2020, Mr. Samuel Vega submitted a Design Review application for the construction of a new 1,729 square foot fabricated steel restaurant building at 128 East 5th Street (APN 045-291-001) on the corner of 5th and Fern Street. The building will be the new location of the existing Las Palmitas Restaurant and will include a drive-through option. A sit-down dining area will also be included in the building. The building and paved areas will occupy a significant portion of the currently vacant parcel with a small portion reserved for future development.

The subject site is located within the Downtown A Zone with a design objective to promote orderly and harmonious growth of the downtown and central business district with in the desired character. As such, the Zoning Code requires that the Planning Commission conduct a Design Review and Site Plan Review.

ISSUES FOR DISCUSSION AND REVIEW

Existing Site Conditions – The subject site is an existing undeveloped parcel at the north east corner of 5th Street and Fern Avenue as depicted in **Exhibit B – Las Palmitas Site Plan and Elevations**. The lot size is 114.44' wide and 146.97' deep. The project site is surrounded by various businesses with the Imperial Do It Center (Downtown A zone) being located across 5th Street directly north of the project site and the local Mechanics Bank (Downtown – A zone) located northwest of the project site. West of the project site across an adjacent alley is a vacant lot (Downtown – A zone) and southwest of the site are multiple buildings with various commercial businesses (Downtown – A zone). South of the site is Klassy Karrot Cottages (Downtown – A zone) containing multiple residential cottages, and southeast, across Fern Street, are two small homes (Downtown – B zone). Directly east of the site is a warehouse (Downtown – B zone) occupied by the Imperial Valley Milling Co. and northeast across both 5th and Fern Street is a Donut Avenue (Downtown – B zone).

Land Use & Zoning – The subject site is located within the Downtown A zone which is governed by the Downtown Code. The Downtown zoning is intended to preserve, and protect the existing, historic, and unique character of the downtown area by requiring new construction, remodels, and existing construction to complement the existing built environment. Current development standards require that all buildings within the D-A zone have a build to front development standard meaning the minimum building setback is 0'. The proposed building is unable to abide by the built-to-front standards described the zoning ordinance due to the inclusion of a 10' drive-through extending around the east and north sides of the building.

Parking requirements have been implemented to the zoning ordinance in order to encourage pedestrian activity and economic growth in the downtown area. Commercial businesses are required to have one parking space per 400 square feet. The proposed 1,729 square foot building will have a total of six surface parking spaces beside the building, two more than the required amount. As described in chapter 17.41.100 of the Holtville Zoning Ordinance, all garbage bins shall be stored in an easily accessible enclosure away from residential properties and screened from public view. The projects garbage bin will be located on the northwest side of the property with an enclosure providing access through the adjacent alley while also screening it from public view.

Site Layout – The proposed restaurant with drive-through will be located on the northeast corner of the lot. The development standards found on chapter 17.41.060 of the Zoning Code require that all buildings within the Downtown – A zone be built with a minimum setback of 0'. The project will include a continuous landscaped strip no less than 3' in width on the property line keeping vehicles in the drive-through away from the pedestrian right-of-way. The building will require a setback no less than 13' in order to accommodate the drive-through and facilitate traffic flow within the paved areas. The reserved portion of the lot will allow a building to be placed at the 0' setback described on the Zoning Code without disrupting the flow of traffic on the southeast side of the lot.

Driveway entrances will be on both the southeast (from Fern Street) and northwest corners through the adjacent alley. Six vehicle parking spaces will be included at the center of the lot connected to the buildings main entrance. The northwest corner alley exit/entrance will facilitate two-way traffic and a large portion of the southwest corner of the lot will be set aside for future use. Landscape strips will be present throughout the drive-through area and on the southwest side of the lot keeping vehicles off of the side intended for future use. The trash bin will be just below the alley exit/entrance and will be enclosed/screened from public view.

Architectural & Elevation – Section 17.41.100 of the Zoning Code outlines architectural and design standards which are intended to encourage high quality design and development,

creativity, and innovation in Downtown Holtville. Facades that front on public streets should have a variety of architectural features such as arcades, canopies, display windows, entries or awnings, unless the structural integrity of the building is at stake. The building will be made of prefabricated steel and a faux wood paneling will cover the northern half while a faux brick paneling will cover the southern half making the building consistent with the small desert town look in the downtown area. The façade will maintain the small desert town visuals explained in the Zoning Codes architectural and design standards.

Corner Buildings are required have a scale compatible with the adjoining developments, a building mass parallel or on the axis of adjacent streets, and should enhance the existing character of Downtown Holtville. The project is compatible with the neighboring residential cottages by sharing similar visual appeal and will facilitate vehicle access with the adjacent alley. The building entrances will be designed to protect patrons and employees from elements as required by the Zoning Code. Elements of architecture such as doors and windows will be designed to add variety and interest to the project and will be clearly designated and oriented to the pedestrian. The project will utilize a flat roof which is designated as appropriate in section 17.41.100 of the Zoning Code.

As per the architectural and design standards listed in the Zoning Code, lighting fixtures in downtown Holtville should be attractively designed and compliment the architecture of the project and surrounding developments. The current site plans do not include any information of lighting so lighting requirements are listed as part of the conditions of approval (**Exhibit E – Conditions of Approval**).

Building heights in Downtown Holtville are regulated to ensure a pedestrian-friendly scale. Elevation requirements for buildings in the downtown area are set at a maximum height of 35' by chapter 17.41.060 of the Holtville Zoning Ordinance. The northern portion of the proposed building will have an elevation of 22' while the southern portion will have an elevation of 20' making at least 13' below the maximum 35'.

Landscaping – The landscaping standards described in chapter 17.41.100 require all landscaping within the downtown zone to be pedestrian-oriented, drought resistant, and reflect/enhance the areas small town charm. Landscape areas are called out in the Site Plan but the type of landscaping is not identified. The landscaping should complement the architecture, minimize the impact of incompatible land uses, and establish a transition between adjacent properties. A combination of groundcover, shrubs and trees should be installed on the project site to create a balance between the hardscape and softscape. Street trees should also be planted along the sidewalks to provide shade for pedestrians. All landscaping for the proposed project shall be from the suggested planting list on table 17.41.100-1 of the Zoning Ordinance.

Circulation – Vehicular access to the project site will be via a new driveway on Fern Street and through the existing alley on 5th Street. The drive-through access is adjacent to Fern Street, separated by a landscape strip before curving to the west where the drive-through aisle is adjacent to the sidewalk on 5th Street. Only a raised curb separates drive-through traffic with pedestrian traffic. It is recommended that a minimum three-foot landscape strip be installed as a safety measure.

The downtown zone is a traffic heavy area with hundreds of vehicles traveling through 5th Street during peak hours. The drive-through included in the project will receive a large influx of vehicles during peak hours and the adjacent 15' alley will face large amounts of traffic. In addition, a new Sun Community Bank with a drive-through is being proposed for the vacant lot across the alley directly west of the project site (**Exhibit F – Surrounding Projects Map**). Sun Community will utilize the same alley as an exit for the drive-through teller. Both drive-through exits may conflict at the 15' alley exit which may conflict and impede traffic flow

during peak hours. The alley will be unable to efficiently accommodate both the increased vehicle traffic and waste collection vehicles creating circulation issues. The southern end of the alley will be blocked off due to the construction of the new Fern Apartments converting it to a blind alley. Modifications will need to be made to the site plans in order to correct the circulation issues previously mentioned.

PLANNING COMMISSION PENDING ACTION

The Planning Commission must open the hearing for public comment. The Planning Commission must take into consideration the information provided in this Staff Report and public testimonies for and against the project received during the public hearing process. In approving or not approving the project, the Planning Commission must adopt the following findings outline in Section 1763.070.

- A. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, the downtown vision plan, improvements standards, and other applicable standards and regulations adopted by the city.**

As submitted, several items are not consistent with the applicable regulations. Conditions of Approval (see Exhibit E) are included to ensure that the project is consistent with the Holtville General Plan, Downtown Code, and other related standards. Conditions of Approval include specific requirements for building colors, placement of additional landscape strip, type and minimum number of landscape materials, additional architectural design requirements, and other project-specific requirements.

- B. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.**

As a restaurant building, the project will receive higher amounts of traffic than traditional commercial and residential developments. The future development of new Sun Community Bank on the adjacent lot may disrupt the flow of vehicular traffic in the adjacent alley. Conditions of Approval include requirements to facilitate the flow of vehicular traffic in the adjacent alley.

- C. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features are compatible with and complement the existing surrounding environment and ultimate character of the area under the general plan.**

The building style, landscaping, lighting, and other architectural features, as modified by the Conditions of Approval, are consistent with the Downtown Code. The design of the proposed project promotes small-town character outlined in the goals, objectives, and policies of the General Plan.

- D. The proposed development complies with the regulations of the downtown code, promotes the spirit of downtown by integrating the fabric of its public and private built environment and complementing the architectural quality of the downtown.**

The colors, building mass, landscaping, and other architectural components, as modified by the Conditions of Approval, general comply with the regulations outlined in the Downtown Code. The height of the project, installation of landscaping, and other various design elements promotes a pedestrian scale and improves the walkability in the area. Any lighting additions will be outlined in the Conditions of Approval in order to further enhance the connection between the built environments.

Unless public testimony is received to the contrary, Staff recommends that the Planning Commission adopt Resolution PC 20-03 subject to the referenced Design Review Conditions of Approval for Las Palmitas Restaurant at 128 East 5th Street.

Attachments: Exhibit A – Project Location Map
Exhibit B – Las Palmitas Site Plan & Elevations
Exhibit C – Public Hearing Notice
Exhibit D – Resolution PC 20-03
Exhibit E – Conditions of Approval
Exhibit F – Surrounding Projects Map

cc: Holtville City Council
Samuel Vega, Owner
David Monigold, D&N Designs
116.495

EXHIBIT A – PROJECT LOCATION MAP



**PROJECT
LOCATION**

The Holt Group, Inc.
ENGINEERING • PLANNING • SURVEYING



1601 N. Imperial Ave. El Centro, California 92243

(760)337-3883

NOT TO SCALE

APN: 045-291-001
138 E 5th Street
CITY OF HOLTVILLE

EXHIBIT A

Project No. 116.495

Date: April 2020

EXHIBIT B – LAS PALMITAS SITE PLAN

SHEET INDEX

1 SITE PLAN, SHEET INDEX, NOTES, CODE COMPLIANCE, VICINITY MAP, SCOPE OF WORK, PROJECT DATA, BUILDING INFORMATION

NOTES

1. All or "equal" substitutions must be submitted to, and approved by the Building Official prior to installation of the item.
2. The developer / contractor / owner is responsible for the verification of existing curb (or edge of street paving if no curbs exist) location property line(s) with the Public Works Department.
3. Driveway approach requires a separate permit and inspection from City of Holtville Public Works Department.
4. County of Imperial requires that all new construction, including additions to existing structures be "pre-treated" for termite control. Proof of pre-treatment shall be provided prior to framing inspection.

CODE COMPLIANCE

CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, BUILDING CODE, FIRE CODE, EXISTING BUILDING CODE, GREEN BUILDING REFERENCE STANDARDS CODE AND COUNTY OF IMPERIAL ORDINANCES.

BUILDING USE: RESTAURANT AND DRIVE THRU

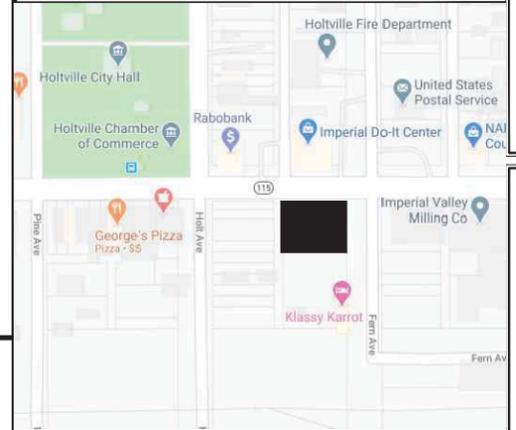
CONSTRUCTION TYPE: VB

ELECTRICAL: YES

CONDITIONED: YES

SPRINKLERS: YES

VICINITY MAP



FIFTH STREET

SCOPE OF WORK

1 CONSTRUCT 1,729 S.F. STAND ALONE RESTAURANT AND ONSITE IMPROVEMENTS.

DRAWN BY: DAVID MONIGOLD
P.O. BOX 1576
EL CENTRO, CA 92244
(909)663-7164

PROJECT DATA

OWNER
SAMUEL VEGA
128 E. FIFTH STREET
HOLTVILLE, CA 92250

PROJECT ADDRESS:
128 E. FIFTH STREET
HOLTVILLE, CA 92250

LEGAL INFORMATION
A.P.N. 045-291-002-000

LOT INFORMATION
LOT SIZE 20,250.00 S.F.
BUILDINGS AREA 1,729.00 S.F.
LOT COVERAGE 8.53%

PROPOSED RESTAURANT FOR:
SAMUEL VEGA
128 E. FIFTH STREET
HOLTVILLE, CA 92250

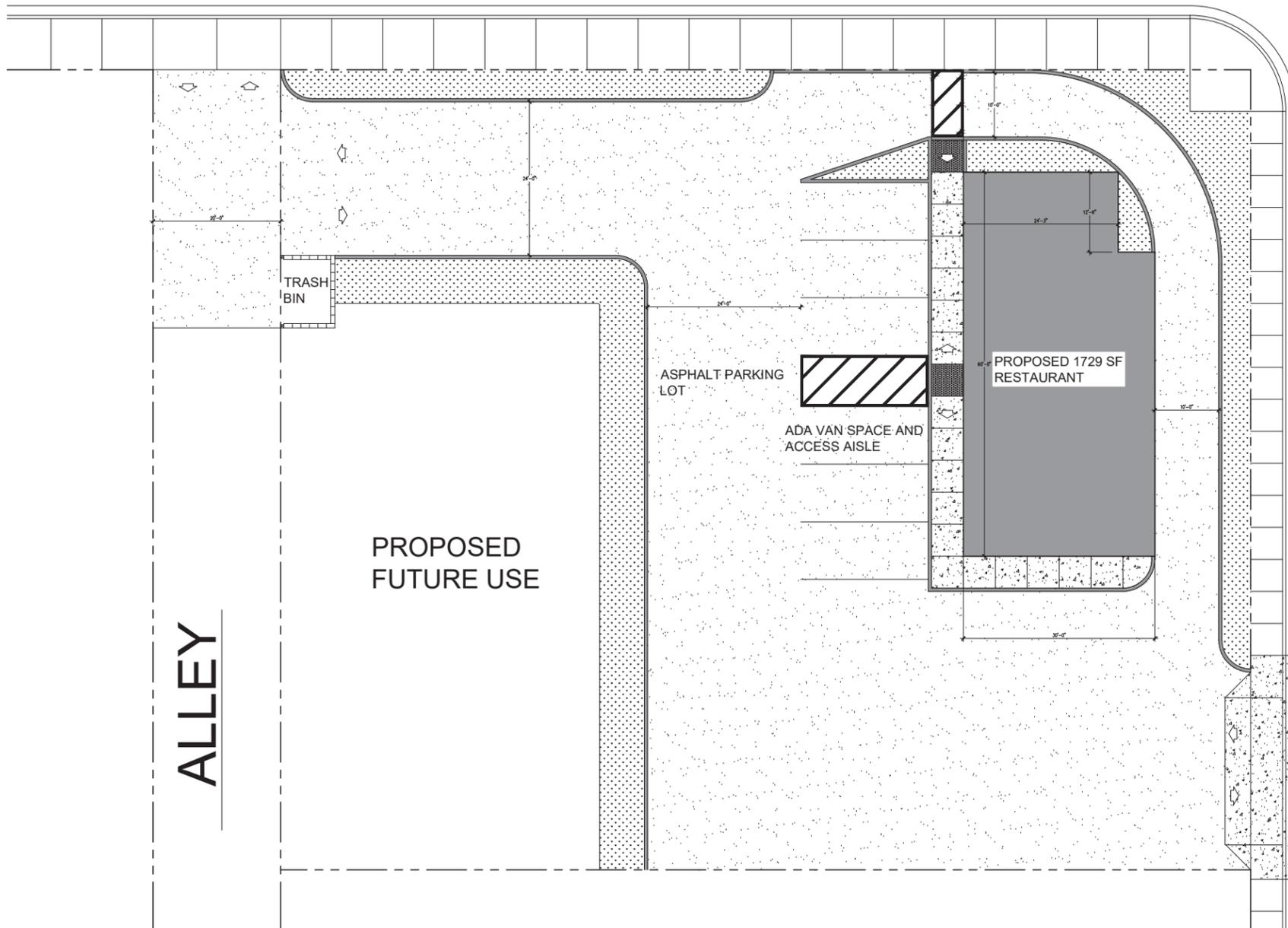
BUILDING INFORMATION

(P) RESTAURANT 1,729.00 S.F.

ZONING: DOWNTOWN "A"
STORIES: 1 STORY

TYPE OF CONSTRUCTION: V-B

1



FERN AVENUE

SITE PLAN
SCALE 1" = 10'-0"

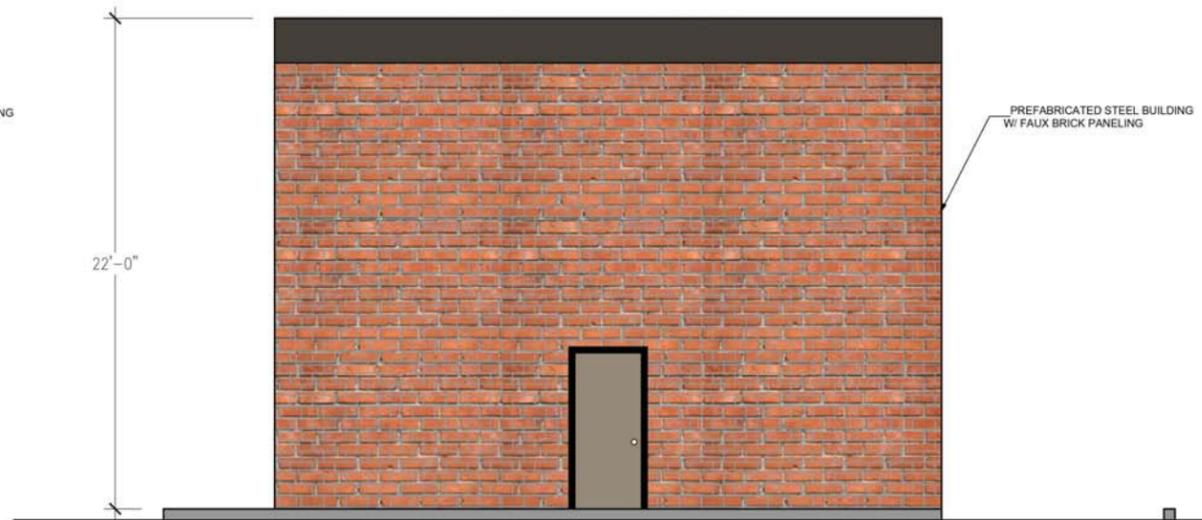




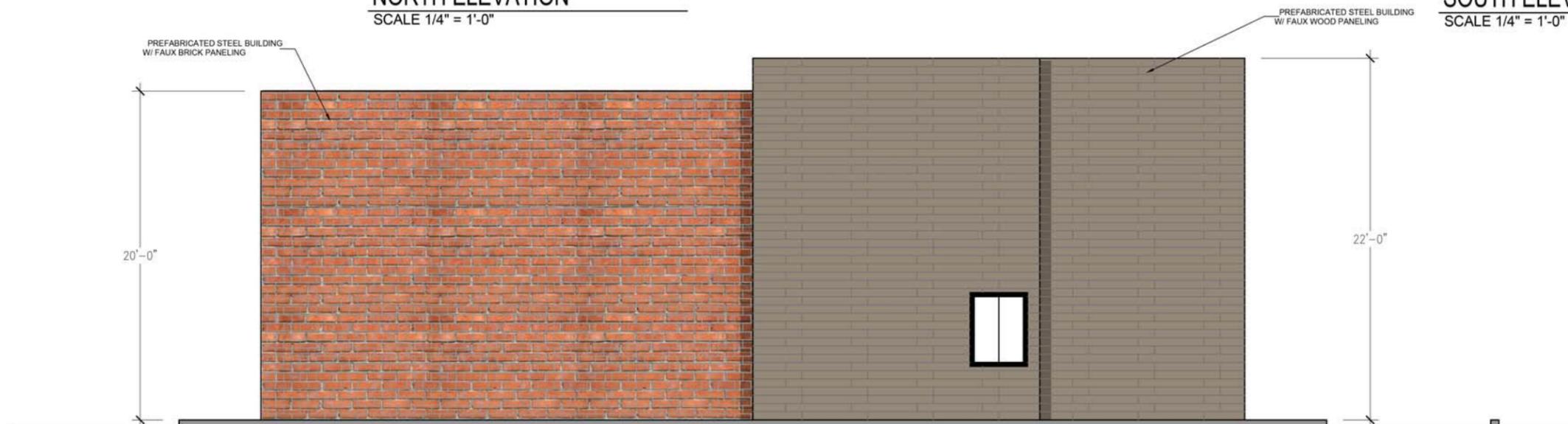
WEST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"

DRAWN BY: DAVID MONIGOLD
P.O. BOX 1576
EL CENTRO, CA 92244
(909)663-7164

PROPOSED RESTAURANT FOR:
SAMUEL VEGA
128 E. 5TH STREET
HOLTVILLE, CA 92250

EXHIBIT C – PUBLIC HEARING 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: Las Palmitas Restaurant Building Design Review	Location: 138 East 5 th Street (APN 045-291-001)
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Mr. Samuel Vega submitted a site plan for the construction of a new restaurant at 138 East 5th Street. The project will consist of a 1729 square foot building with a drive-through. Vehicular access will be through a driveway on Fern Avenue and exit through the existing alley at 5th street. The project is located within the D-A Zone and is subject to a Design Review and Development Standards to ensure compliance with the Downtown Code. The purpose of the public hearing is to review design standards and ensure consistency with the desired character of the downtown and central business district. The proposed project is exempt from CEQA review per section 15332 – In-Fill Development Projects.

Social Distancing practices will be followed. Parameters will be determined, posted and published prior to the meeting.

Planning Commission Hearing Date: May 4, 2020
Hearing Time: 6:00 PM
Hearing Location: Holtville City Hall
121 W. 5th Street

Copies of the design review application and other 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 jgalvan@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 Kariza Sambrano, City Clerk, 121 W. 5th Street, Holtville, CA 92250 and be delivered prior to the Public Hearing date. Please reference the project name in all written correspondence

Posted:

Kariza Sambrano
04/21/2020

EXHIBIT D – RESOLUTION PC 20-03

RESOLUTION NO. PC 20-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLTVILLE APPROVING THE CONSTRUCTION OF FOR A LAS PALMITAS RESTAURANT TO BE LOCATED AT 128 EAST 5TH STREET (APN 045-291-001)

WHEREAS, the proposed project includes the construction of a new building, drive-through facility, landscaping, parking, and other ancillary features; and

WHEREAS, a portion of the project site will remain vacant, reserved for future development; and

WHEREAS, the project site is located within the Downtown A zone which requires certain development and design standards outlined in Chapter 17.41 of the Holtville Municipal Code to preserve and protect the unique character of Downtown Holtville; and

WHEREAS, the Holtville Municipal Code requires that the Planning Commission conduct a public hearing to review compliance with the Holtville Zoning Code; and.

WHEREAS, a duly notified public hearing was conducted by the City of Holtville Planning Commission on Monday May 4, 2020.

NOW THEREFORE BE IT RESOLVED by the Planning Commission of the City of Holtville that the layout and architectural design of the proposed Las Palmitas Restaurant building is consistent with the requirements set forth in the Holtville Zoning Code. The layout and architectural design is hereby approved based on the following findings:

1. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, the downtown vision plan, improvements standards, and other applicable standards and regulations adopted by the city.
2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features are compatible with and complement the existing surrounding environment and ultimate character of the area under the general plan.
4. The proposed development complies with the regulations of the downtown code, promotes the spirit of downtown by integrating the fabric of its public and private built environment and complementing the architectural quality of the downtown.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Holtville, this 4th day of May 2020.

Ross Daniels,
Planning Commission Chairman

I, Kariza Sambrano, 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 4th day of May 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:

Kariza Sambrano, Commission Secretary

EXHIBIT E – CONDITIONS OF APPROVAL

**DESIGN REVIEW
CONDITIONS OF APPROVAL
LAS PALMITAS RESTAURANT
128 East 5th Street (APN 045-291-001)**

The City of Holtville has approved the site plan and architectural elevations for the proposed Las Palmitas Restaurant to be located at 128 East 5th Street (APN 045-291-001). The following is a list of the conditions of approval.

Land Use and Planning:

1. The project shall be constructed as shown on the Site Plan and Elevations dated 03/30/2020 unless modified by these Conditions of Approval. Minor changes to the site plan shall be allowed subject to the approval of the City Planner.

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.

On Site Lighting:

3. Exterior lighting shall be shielded and directed away from areas not intended to be lighted. Parking lot lighting fixtures should be designed with concrete raised bases to protect them from vehicle damage and should be evenly distributed to provide both pedestrians and drivers with adequate visibility and safety at night. All lighting fixtures shall be consistent with the historic small town character of Holtville.

Landscaping:

4. **Landscape Strip** - A landscape strip, no less than 3' in width, shall be added to the northern end of the drive-through to provide safe separation between drive-through traffic on city sidewalk.
5. **Landscaping Standards** - Street trees shall be provided every 30 to 50 feet on center within the required landscaped area and along public streets. Additional landscaping such as accent plants, shall also be provided within dedicated landscaped areas. Plant selection for the landscaped area shall be from the suggested landscaping list on table 17.41.100-1 on section 17.41.100 of the Zoning Code.

On Site Building(s) and structures

6. **Trash Enclosures** - 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 prohibited.
7. **ADA Compliance** – Entrances to building and restroom facilities shall comply with current ADA requirements.
8. **Colors** – Colors should be consistent with a historic, small, rural, desert town including, but not limited to, warm and natural desert colors and earth tones: shades of brown and sand beige, reds, oranges, ochres, and mauve.
9. **Building Materials** – The proposed brick façade and wood paneling shown on the Elevation Plan (Exhibit B – Las Palmitas Site Plan & Elevations) is approved. No other building materials shall be used for the exterior of the building.
10. **Architectural Features** - A dark colored contrasting trim shall be utilized along the roofline of the north, west, and south elevations.
11. **Signage** – No more than two wall signs not exceeding 100 square feet are permitted per establishment. Window signs shall be subject to the same area rules as wall signs and shall count towards the overall total area. One electronic sign no more than 20 square feet is allowed per establishment. 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.
12. All changes made to the Site Plans and Elevations in response to these Conditions of Approval shall comply with all requirements outlined by the Holtville Zoning Ordinance.
13. The City Manager shall have the authority to approve minor deviations from the approved Site Plan so long as those deviations are consistent with the intents and goals of the Downtown Code, Zoning Code, General Plan, and other applicable regulations.

EXHIBIT F – SURROUNDING PROJECTS MAP

5th Street

Holt Ave.

FERN AVENUE

SITE PLAN
SCALE: 1"=20'

Fern Ave

Holt Rd

Holt Ave

Fern Crossing
Apartments
(under construction)

NEW OFFICES
1,800 S.F.

PROPOSED
FUTURE USE

ALLEY ALLEY

ASPHALT PARKING LOT
ADA VAN SPACE AND
ACCESSIBLE

BUILDING C

BUILDING B

BUILDING A

BUILDING B

BUILDING A

BUILDING C

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