

AGENDA

REGULAR MEETING OF THE HOLTVILLE PLANNING COMMISSION CIVIC CENTER – 121 WEST FIFTH STREET • HOLTVILLE, CALIFORNIA

Monday, June 15, 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

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, 06/15/2020

Zoom Conference:

822 5478 1580(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 Special Meeting of May 4, 2020.

REPORTS OF OFFICERS, COMMISSIONS, COMMITTEES AND COMMUNIQUES:

UNFINISHED BUSINESS: None

NEW BUSINESS:

- 2. PUBLIC HEARING:** **Discussion/Related Action to Adopt Resolution 20-05** Approving
The Design for the Proposed Mixed Use Residential/Commerial Project at the Frontage of 4th Street
Between Holt and Pine Avenue (APN 045-284-013) *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 on Friday June 12, 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**

Monday, May 04, 2020

The special meeting of the Holtville Planning Commission was held on Monday, May 04, 2020, at 6:00 p.m. in the Civic Center. Commissioners Charlie Garcia and John Britschgi were present. Commissioner Bob Fischer was present via Zoom. Chairman Ross Daniels and Vice Chairwoman Georgina Camacho were 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 Jeorge Galvan. City Attorney Steve Walker was also present.

PLANING COMMISSION OPEN SESSION MEETING CALLED TO ORDER:

Commissioner Charlie Garcia called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

Commissioner, John Britschgi led the pledge of allegiance.

VERIFICATION OF POSTING AGENDA:

Secretary Kariza Sambrano, verified that the agenda was duly posted on Friday, May 1, 2020.

APPROVAL OF MINUTES:

A motion was made by Mr. Britschgi and seconded by Mr. Garcia to approve the minutes of Regular Meeting held on Tuesday, February 18, 2020. The motion was carried in the form of a roll call vote.

AYES: Fischer, Garcia, Britschgi

NOES: None

ABSENT: Daniels, Camacho

ABSTATIN: None

PUBLIC COMMENTS: None.

REPORTS OF OFFICERS, COMMISSIONS, COMMITTEES, AND COMMUNIQUES:

None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. PUBLIC HEARING: Discussion/Related Action to Adopt RESOLUTION PC 20-04
Approving Construction of Las Palmitas Restaurant at 128 E Fifth Street (APN 045-291-001)
George Galvan, City Planner

Mr. George Galvan briefly explained to the Planning Commission the Downtown A Zone, the Submitted Site Plan and went over the specs of the construction and building.

Mr. Garcia opened the Public Hearing at 6:14 p.m.

There were no public comments.

Mr. Garcia adjourned Public Hearing Session at 6:15 p.m.

A motion was made by Mr. Garcia and seconded by Mr. Britschgi to Adopted Resolution 20-04 Approving Construction of Las Palmitas Restaurant.

AYES: Fischer, Garcia, Britschgi

NOES: None

ABSENT: Daniels, Camacho

ABSTAIN: None

INFORMATION ONLY:

2. Reports from the City Officers

a) Executive Officer Report – Nick Wells

Nick Wells stated that Dollar General received their permit Friday, May 1, 2020. They are now waiting on CalTrans for their encroachment permit. He also stated the new Cuchi's building is moving along well.

b) Quarterly Planning Report – George Galvan

3. Items for future meetings: None

ADJOURNMENT:

Commissioner, Charlie Garcia adjourned the meeting at 6:21 p.m.

Charlie Garcia, Commissioner

Kariza Preciado, Secretary



City of Holtville Report to Planning Commission

Meeting Date:	June 15, 2020
Item Number:	_____
Approvals	City Manager _____
	Finance Manager _____
	City Attorney _____

To: Nicholas D. Wells, City Manager

Holtville Planning Commission

From: George Galvan, City Planner

Prepared By: Francisco Barba, Assistant Planner

Date: June 15, 2020

Project: AMG Housing Development/Mixed Use – Pine Crossing Apartments Design Review

Summary:

Applicant:	AMG & Associates, LLC/Authorized Agent
Project Owner:	JRM Development, LLC
Project Location:	Frontage on Fourth Street, Between Holt Avenue and Pine Avenue, APN 045-284-013, (Refer to Attachment A – Project Location Map)
Pending Action:	Review and Approval of Design Review via Adoption of PC Resolution 20-05
Zoning:	(D-A) Downtown-A Zone
General Plan:	(RC) Residential Mixed Use
Environmental:	Exempt – 15332 Infill Development

INTRODUCTION & BACKGROUND

Jacob Soroudi, an authorized agent, submitted a Design Review Application on behalf of AMG & Associates, LLC. (“AMG”). 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 upcoming Fern Crossing Apartments. The proposed project consists of a mixed use development with multi-family residential, a limited commercial space, and a ground floor community room. Within the units, tenants will enjoy standard features such as

refrigerators, exhaust fans, dishwashers, disposals and ranges with ovens. Each unit features an outdoor patio/balcony and storage space. The project is to be located on the south half of Block 36 between Pine and Holt Avenues associated with APN 045-284-013. The project is proposed within the D-A Zone and subject to the adopted standards of the Downtown Code. The subject site is currently an undeveloped lot.

A Site Plan Review has not been finalized for this project as the site plan received does not contain all the required information to address drainage, retention areas and grade. The purpose of this staff report is to only present the proposed conceptual site plan and design specifications submitted by the design group to the Planning Commission for compliance with the Downtown Code for the purpose of establishing Design Review findings and conditions of approval.

The purpose of the Design Review is to ensure compliance with the adopted process under which the City can promote orderly and harmonious growth of the downtown and central business district within the desired character, and to ensure physical and functional compatibility between land uses consistent with the adopted standards.

ISSUES FOR DISCUSSION AND REVIEW

Existing Site Conditions – The site is currently comprised of an undeveloped 2.07 acre site (See **Attachment B – Concept Site Plan**). The adjacent property on the northwest side of the project is used by Desert Towing while the northeast property is currently used for storage. The property's adjacent fence encroaches onto the project site occupying a total of 1,875 square feet. Current site plans demonstrate landscape strips directly on the 1,875 square feet of encroached land. Directly west of the project site across Pine Avenue is a vacant lot. South of the project site across 4th Street is a skate park. East of the project location is a vacant lot where the Fern Crossing Apartments are planned for future construction. All properties surrounding the project location are in Downtown Zone A with the exception of the skate park directly south classified as Community Facilities (CF).

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. Downtown Zone A offers a variety of mixed commercial, retail, and residential uses, oriented around the heart of downtown and as such, the proposed Residential Mixed Use apartment complex is permitted by right.

Proposed Improvements – The proposed project will include the construction of a 44 Unit Apartment Complex divided into 27 two-bedroom units and 17 three-bedroom units. Additional components include 1,430 square feet of commercial space along, Management Office, and a 2,025 square foot Community Room throughout the three (3) building complex. The development will be improved with paved parking and landscaped areas accessed from two (2) new commercial driveways along Holt Avenue and Pine Avenue. The current site plan indicates the northwest parking lot to be used as retention area while the southern end will contain a larger retention area landscaped with river washed cobble.

Architectural and Design Review Findings - The conceptual drawings provided include one concept Site Plan as previously introduced and Site Elevations with material preferences, and Landscape Plan, attached hereto as **Attachment C - Material and Landscape Plans**. Considerations to site layout, orientation, location of buildings, signs, other structures, open spaces, landscaping, lighting and other architectural features were preliminarily assessed by staff. The findings presented below are based on the project information submitted and consistent with Chapter 17.41 of the Holtville Municipal Code which establishes development standards in an effort to preserve and protect the existing, historic, and unique character of a pedestrian friendly Downtown:

- **Site Layout and Orientation** - The proposed layout is consistent with the Downtown Code recommended Half Block Liner. The Downtown Code currently requires that corner buildings have a strong tie to the front setback lines. In the D-A Zone, the maximum front yard allowed is 0-feet for commercial and up to 30 feet for residential assuming it provides some consistency with adjacent uses (Table 17.41.060).

The Development Standards set forth on section 17.41.060 requires that buildings within the Downtown A Zone be placed at a 0 foot setback. The Zoning Code also states that Residential buildings may be constructed with a build-to line between 10 feet and 30 feet, provided all residential buildings are sited in a manner consistent with the setbacks of adjacent properties. The appropriate setback shall be determined through design review to achieve a balance between the existing character of neighborhoods and the desired level of change. The proposed buildings will be generally built to the property with some deviation to allow for articulation of building façade. Landscaping will be placed on the 10 foot space between the building and sidewalk in order to break up blank walls, shade pedestrians, accent entries, and soften the connection of paving for vehicles to buildings.

- **Building Height** - The maximum height for buildings within the downtown zone is listed in section 17.41.060 of the Zoning Code. The maximum height allowed within Downtown Zone A is 35 feet. There is insufficient information to accurately assess the exact building height so requirements have been included within the conditions of approval.
- **Architectural Style & Colors** - New development should enhance the existing character of Downtown Holtville by complementing the historical elements with façades that define the building and earth tone desert color schemes (17.41.100 C. 7. I). The proposed building scale is not necessarily consistent with a small, rural town but it does incorporate features that will link it to and blend with the downtown area and a desert rural character. Proposed colors are “arctic white” “summer white”, “stone lion”, “emberglow”, “eco green”, and “saddle up” or equal are acceptable with a limited assortment of materials and textures. The proposed buildings include clay tile roofing which is a preferred feature in the downtown area and will have a cornice molding along the roofline. Residential unit patios will be screened with the same stucco siding for increased privacy and aesthetic.

Building facades that front public streets should have a variety of architectural features, including arcades, canopies, display windows, entries, or awnings, unless the structural integrity of the building is at stake (Refer to 17.41.100). Building entrances should be designed as prominent and easily identifiable while creating a transition between the exterior and interior. There is insufficient information to effectively review both the façade and entry designs so requirements have been implemented in the conditions of approval.

- **Sound Reduction** – Chapter 17.41.100 of the Zoning Ordinance states that mixed use commercial developments that contain residential units on the upper levels shall utilize materials with known vibration and sound-reduction qualities in order to minimize noise impacts. Current plans do not include sound reduction materials so they have been incorporated as conditions of approval.
- **Signs and Lighting** - A maximum of two signs are allowed per the adopted standards. The Downtown Code restricts signage so that it does not exceed by more than 100 square feet each (17.41.080, B, 2). Current site plans show a façade mounted sign at the northeast building entrance. The applicant is required to submit a sign review application with all the required

information for current and future signs planned for the project. Conformance to the Downtown Zone sign requirements have been incorporated as a condition of approval.

Lighting in the Downtown Zone shall provide security and visual interest (17.41.100 e.). Lighting fixtures should complement the architecture of the project and improve the visual identification of residences and businesses to create an inviting atmosphere. Current site plans are lacking information related to lighting on the inside and the perimeter of the proposed project. As such, Lighting requirements have been incorporated within the conditions of approval.

- **Refuse, Storage, and Fencing** - Refuse containers and service facilities shall be screened from view by solid masonry walls with wood or metals doors (17.41.100 B. 3.). There is insufficient information to assess the adequacy of the trash enclosure. Information about the design of the trash enclosure is missing such as the height of walls, and materials proposed as such, conformance of trash enclosure requirements have been incorporated as a condition of approval.
- **Wall/Fencing** – The use of chain link, fabric, or concrete is generally prohibited, except that concrete block walls may be used to enclose trash containers. The design and materials used for the wall should be consistent with the design and materials used in the main building, shall be treated with an anti-graffiti coating, and shall incorporate landscaping. New wrought iron fencing will be placed at the southern portion of the project to limit civilian access to the proposed retention basin, around the proposed swimming pool, and on the northern end separating the adjacent properties from the project site. The adjacent property’s iron fencing is found to be encroaching into the project site and current site plans propose the termination of the existing fencing and replacing it with a new wrought iron fence at the property line. The new fencing will have a 6 foot wrought iron gate directly north of the project site as an easement gate access. Due to the issue being a civil matter, it is ultimately up to the property owners to come to an agreement.
- **Swimming Pools** – The proposed apartment complex includes a swimming pool that is 20 feet wide and 48’-3.5” wide. Section 17.44.010 of the Zoning Code requires that every swimming pool shall be enclosed by a natural baffle, retaining wall, fence or other structure having a minimum of 5 feet and a maximum of 6 feet. The proposed swimming pool will have a wrought iron fence surrounding the pool area. There is no additional information regarding the installation and safety of the pool so they have been placed within the conditions of approval.

- **Parking and Landscaping** – The project will include a surface parking lot divided into a series of connected lots with the majority located behind and next to the three (3) buildings as preferred and encouraged by the Zoning Code (Section 17.41.090). Parking ratios for residential uses should be 1.5 space per unit in the D-A Zone and commercial uses should be 1 space per 400 square feet in (Section 17.41.100-1) totaling 70 required parking stalls. The project will consist of 66 parking stalls for the 44 residential units, and 4 stalls for the 1,620 square feet of commercial space all totaling 70 parking stalls. The stalls will be divided into 59 surface stalls, 4 EV station stalls, and 7 ADA stalls. Each parking stall will conform to the 20 feet long and 9 feet wide requirements listed on section 17.52.070 of the Zoning Code. Both east and west entrances/exits as well as the southern portion of the parking lot will be 26 feet wide while the northeastern portion of the parking lot will be 22 feet wide. Both parking portions and entrances/exits will facilitate two way traffic.

Surface parking lots shall include trees at a ratio of one tree per three parking spaces for the perimeter of the parking lot, and one tree per six spaces for the interior of the parking lot (Section 17.41.100). Parking lots adjacent to a public roadway must also be screened. The parking lots be separated from such a street by a permanently maintained compact hedge, not less than 30 inches and not more than 42 inches in height (17.52.120, B). The site plan identifies the 30” landscape screening with shrubs such as “banana yucca”, “red yucca”, “common buckwheat” along with “green gem ficus” trees and “blue flame agave” succulents (Refer to **Attachment C – Material and Landscape Plan**).

A total of 29 shade trees will be placed along the perimeter of the parking lot while only 23 trees are required. Section 17.41.100.D.1 of the Downtown Code requires plant selection to be from the suggested planting list but can be modified through design review. Approved shade trees include Modesto Ash, Drake Elm and Chilean Mesquite while approved trees for parking areas include Argentine Mesquite, Tipu Tree, and Ironwood. While the proposed tree palette does not match the suggested planting list, the proposed trees require low water, and provide a variety of leaf colors during various seasons. Shade structures are permitted as an alternative on section 117.41.100 of the Zoning Code. The project also proposes solar ready car ports providing shade to 77% (54) of parking stalls.

Downtown Code requires all street trees be 30’-50’ on center within the required landscape area and along public streets. The site plan lacks the spacing information and as such,

conformance with landscaping requirements has been included as conditions of approval. “Green gem ficus”, “desert museum palo verde”, and “chaste tree” will be planted as street trees along with various types of shrubs, succulents, and ground covers in front of the proposed commercial buildings on Holt Avenue, Pine Avenue, and 4th Street. The proposed landscaping will not impede access to the existing storm manholes, and water vault located on the south end of the project site but instead will screen them from public view.

- **Traffic & Safety** –The project is bound by three roadways: 4th Street to the south (fair to good condition with a Class I bike lane), Holt Avenue to the east (in good condition) and Pine Avenue to the west (in good condition). Visibility would not be limited by the proposed development. The circulation and access to and from the property is unrestricted as there are no curbs and sidewalks along Holt Avenue and Pine Avenue. The curb, gutter, and sidewalk along 4th Street will prevent any conflict with the Class I Bicycle Lane along 4th Street.

Two speed humps will be placed at the center of the parking lot to limit vehicle speeds and volume in the parking area. Four (4) crosswalks will be placed throughout the parking lot connecting the three (3) buildings and providing safe guidance to residents wishing to cross the parking areas. Sidewalks will also be provided within the parking lot to provide safe passage for residents entering/exiting the building. Sidewalks within the parking area will range from 5 feet to 6 feet.

Currently, Pine Avenue and Holt Avenue both lack adequate curbs, gutters, and sidewalks. Chapter 12.04.010 of the Holtville Municipal Code states that the existence of unimproved curbs, gutters, sidewalks and streets adjoining dwellings and buildings within the city is found to be prejudicial to public health, safety, and welfare ultimately being declared a nuisance. Any person who constructs or causes to be constructed any building or dwelling in the city shall construct curbs, gutters, sidewalks and streets in accordance with city specifications along all street frontage adjoining the property unless adequate curbs, gutters, sidewalks and streets already exist (Chapter 12.04.050 Holtville Municipal Code). The proposed site plans include an 11'-10.5" wide sidewalk including a curb and gutter beginning at the existing sidewalks on 4th Street, and matching the one north of the project site on Holt Avenue however, the west side of the project area has a sidewalk, and curb planned for two thirds of the section leaving the northern portion with no sidewalk and being replaced with landscaping instead. Current site plans do not have curbs, gutters, and sidewalks planned throughout the entire street frontage

adjoining the property so requirements have been incorporated as a condition of approval. Additionally, an encroachment permit will be required to construct the curbs, gutters, and sidewalks.

- **Vision Clearance** - The project will include the construction of two driveways on Pine Avenue and Holt Avenue to serve as an entrance/exit to the parking lot. In order to protect the welfare and safety of pedestrians, bicyclists, and motorcyclists using the sidewalks and streets within the city, the Zoning Code requires a vision triangle at the intersection of each driveway or alley with a street (Section 17.10.090). Areas within the vision triangles shall be left clear of planting and improvements from a point 30 inches above the ground. The corners are defined by two points on the right-of-way line, 15 feet on each side of the centerline of the driveway or alley and a point on said centerline 10 feet outside the right-of-way. Current site plans include a vision triangle on both driveway entrances/exits but information regarding the vision triangles dimensions are missing and as such, a requirement has been incorporated as a condition of approval.
- **Consistency with General Plan and Downtown Code** - The proposed project is generally consistent with the Downtown Code. As it relates to the General Plan, the new proposed development is consistent: per Land Use Goal 3 of the General Plan to support and enable downtown-mixed use developments that compliment economic, housing, and General Plan Goals. Policy 3.1 further states to “encourage land uses that support and generate retail sales in the downtown.” The project also relates to Goal 2 of the City of Holtville Housing Element to encourage and promote housing diversity through a variety of housing types. It is anticipated that the proposed project will help support some of the downtown businesses and also offer lease space for new commercial opportunities.

DESIGN REVIEW FINDINGS

All staff recommendations regarding the proposed project have been included as project conditions of approval and are incorporated as **Attachment E – Resolution (Exhibit A)**. The following findings must further be made by the Planning Commission in accordance with adopted procedures of the Downtown Code per Section 17.63.070:

- **The proposed project is consistent with the City’s adopted standards and regulations unless otherwise exempted.**

The proposed project is consistent with the objectives of the General Plan, specifically, Policy 3.1: Encourage land uses that support and generate retail sales in the downtown. It is anticipated that the proposed project will help support some of the downtown businesses and also offer lease space for new commercial opportunities. Should the draft Conditions of Approval be instituted, the proposed project will comply with the requirements of the Zoning Code as it relates to setbacks, signs, building form and mass, lighting, landscaping and other adopted standards.

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

With the inclusion Conditions of Approval, the project will not conflict with the various modes of transportation. Two proposed driveways along Pine Avenue and Holt Avenue will minimize conflicts with the existing Class I bicycle lane on 4th Street.

- **The site layout, as well as landscaping, lighting, and other development features are generally compatible with and complement the existing surrounding environment and ultimate character of the General Plan and where there are deficiencies conditions of approval have been incorporated.**

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 is generally compatible with the surrounding neighborhood and promotes the desired character outlined in the goals, objectives, and policies of the General Plan. Ample landscaping within the interior of the project and visible to the street is consistent with the ultimate character specified in the Downtown Plan and the General Plan. The placement of building towards the Holt Avenue frontage encourages a walkable downtown while promoting the goals of the General Plan and contribute to economic vitality.

- **The proposed development generally complies with the regulations of the Downtown Code, promotes the spirit of the City's downtown by integrating public and private built environment and compliments the architectural quality of the downtown.**

The development as proposed and conditioned will comply with the regulations of the Downtown Code. The project will promote the spirit of the mixed use concept and by integrating public and private built environment along two key transportation corridors that are intended to encourage pedestrian and bicycle use.

PUBLIC REVIEW

A Public Hearing Notice for the proposed project was posted on June 5th (Refer to **Attachment D – Public Hearing Notice**), 2020 and all residents within 300-feet of the proposed project site were mailed said Notice on June 4th, 20120. The Public Hearing is to be open by the Planning Commission on June 15, 2020.

PLANNING COMMISSION PENDING ACTION

The Planning Commission should open the hearing for public comment. Upon receiving testimonies for and against the project during the public hearing, and unless there is significant testimony to the contrary, Staff recommends that the Planning Commission consider action via **Attachment E – Resolution 20-05** as follows:

Recommended

1. Adopt Resolution 20-05 subject to the aforementioned findings and attached conditions of approval for the Pine Avenue Apartments Mixed Use Development

Alternative

2. Adopt Resolution 20-05 subject to the aforementioned findings and attached conditions of approval for Pine Avenue Apartments Mixed Use Development with modifications as deemed appropriate by the Planning Commission.
3. Provide Alternative Directive to Staff.

Attachments: Attachment A – Project Location Map
Attachment B – Site Plan
Attachment C – Material, and Landscape Plan
Attachment D – Public Hearing Notice
Attachment E – Resolution 20-05

- Exhibit A –Conditions of Approval

cc: Holtville City Council
Jacob Soroudi, AMG
116.499

ATTACHMENT 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: 045-281-013
CITY OF HOLTVILLE

EXHIBIT A

Project No. 116.499

Date: June 2020

ATTACHMENT B – CONCEPT SITE PLAN

APPLICANT

AMG & ASSOCIATES, LLC
16633 VENTURA BLVD, ST 1014
ENCINO, CA 91436
(818) 307-2398

PLAN PREPARED BY:

DOUGLAS GIBSON - C29792
430 E. STATE ST. #100
EAGLE, ID 83616
(208)461-0022 EXT.3021

ZONING:

DOWNTOWN - DA
APN: 045-291-003

UNIT MIX SUMMARY

	CONDITIONED SQ. FOOTAGES
(27) 2-BEDROOM UNITS	(27) X 827 S.F. = 22,329 S.F.
(17) 3-BEDROOM UNITS	(17) X 1,179 S.F. = 20,043 S.F.
(44) UNITS TOTAL	

COMMUNITY ROOM	2,025 SF
COMMERCIAL	1,430 SF
TOTAL	45,827 S.F.

NOTE: SQUARE FOOTAGE SHOWN ABOVE IS CONDITIONED AREA

PARKING SUMMARY

REQUIRED
(1.5) STALLS PER UNIT
1 STALL PER 400 SF COMMERCIAL

TOTAL REQUIRED:
(44) * (1.5) = (66) STALLS
1,620 / 400 = (4) STALLS
TOTAL REQUIRED = (70) STALLS

TOTAL PROVIDED:
(59) SURFACE STALLS
(4) EV STATION STALLS
(7) ADA STALLS
TOTAL PROVIDED = (70) STALLS

BUILDING HEIGHT
(3) STORIES W/ TWO STORY ABOVE COMMERCIAL

NOTE:
THE PROPOSED WATER AND SEWER LINE CONNECTIONS ARE A PRELIMINARY DESIGN AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER DURING REVIEW OF THE SITE CIVIL PLANS FOR IMPROVEMENTS AND MAY BE SUBJECT TO RE-LOCATION AND / OR MODIFICATION BASED ON THE CITY ENGINEER'S REVIEW COMMENTS.

REVISIONS

DATE	DESCRIPTION
05/18/20	

COPYRIGHT © 2020 BY PACIFIC WEST ARCHITECTURE

PACIFIC WEST ARCHITECTURE

ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF PACIFIC WEST ARCHITECTURE. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF PACIFIC WEST ARCHITECTURE.

Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3287

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - IOWA - KANSAS - LOUISIANA - MONTANA - NEVADA - NEW MEXICO - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT

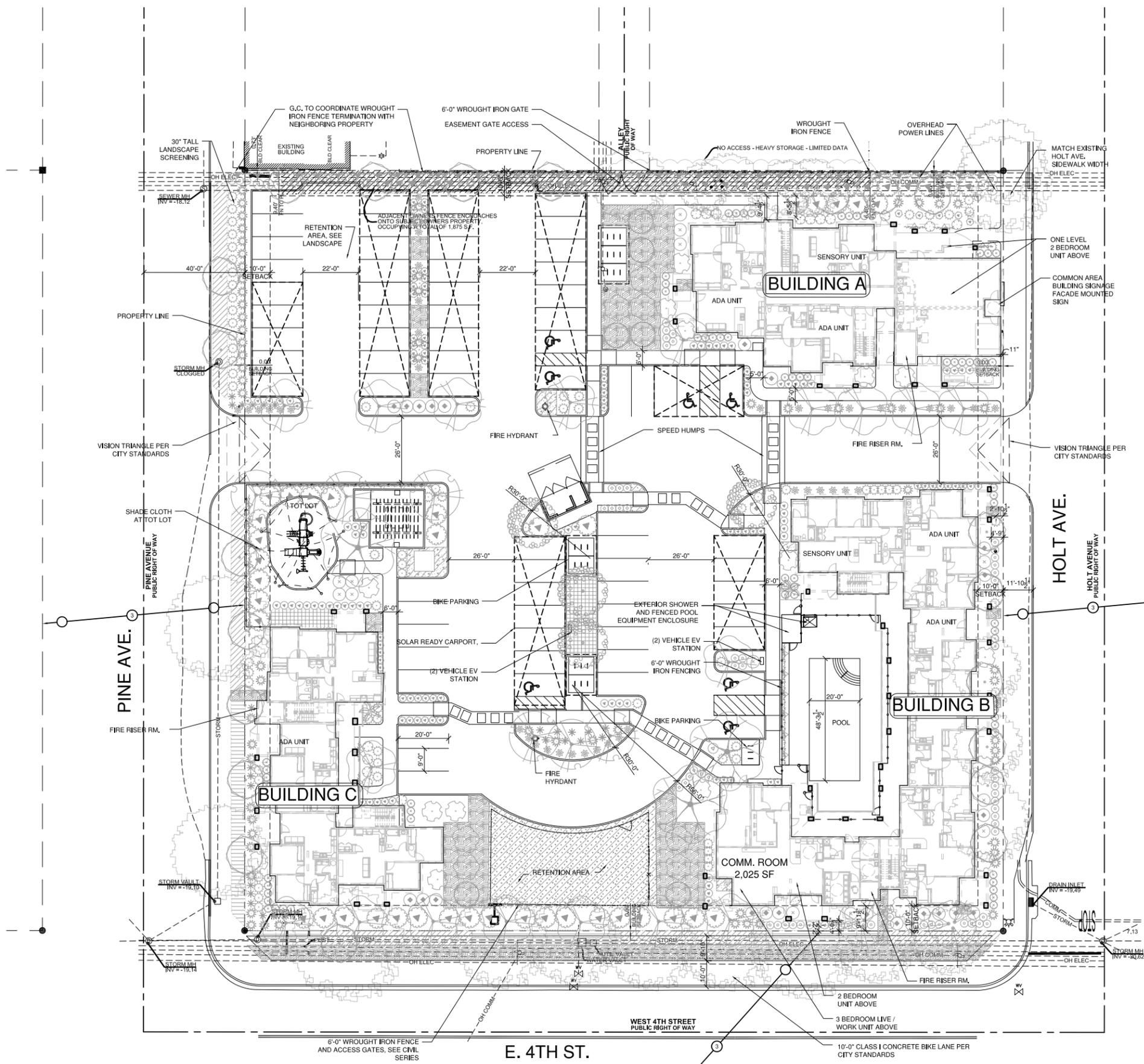
**HOLTVILLE II
PINE AVE. APARTMENTS**

HOLTVILLE, CA
PINE AVE. & 4TH STREET

A1.1

SITE PLAN

ENTITLEMENT APPLICATION



SITE PLAN
SCALE: 1" = 20'

VICINITY MAP
SCALE: N.T.S.

PROJECT LOCATION

E. 4TH ST.

HOLT AVE.

PINE AVE.

WEST 4TH STREET
PUBLIC RIGHT OF WAY

HOLT AVENUE
PUBLIC RIGHT OF WAY

PROJECT

SITE PLAN

ENTITLEMENT APPLICATION

ATTACHMENT C – MATERIAL AND LANDSCAPE PLAN



① WEST ELEVATION - COLOR BOARD
N.T.S.

<p>D STUCCO SIDING COLOR TO MATCH SHERWIN WILLIAMS "EMBERGLOW" SW 6627 OR EQUAL</p>	<p>A WINDOW & DOOR TRIM, BELLY BANDS. COLOR TO MATCH SHERWIN WILLIAMS "ARCTIC WHITE" OR EQUAL</p>	<p>B STUCCO SIDING COLOR TO MATCH SHERWIN WILLIAMS "SUMMER WHITE" SW 7557 OR EQUAL</p>	<p>C STUCCO SIDING COLOR TO MATCH SHERWIN WILLIAMS "STONE LION" SW 7507 OR EQUAL</p>
<p>E METAL RAILING COLOR TO MATCH SHERWIN WILLIAMS "ECO GREEN" SW 6739 OR EQUAL</p>	<p>F DOOR PANEL COLOR TO MATCH SHERWIN WILLIAMS "SADDLE UP" SW99099 OR EQUAL</p>	<p>G CLAY TILE ROOFING COLOR TO MATCH BORAL AMERICA ROOFING 2-PIECE MISSION TILE "PALERMO BLEND" OR EQUAL</p>	

Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEW MEXICO - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT

**HOLTVILLE II
PINE AVE.
APARTMENTS**

PINE AVE. & 4TH STREET
HOLTVILLE, CA

EX-5

COLOR BOARD - ENTITLEMENT

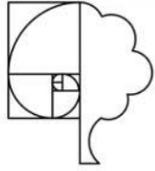
ENTITLEMENT APPLICATION



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	CITRUS RETICULATA 'CLEMANTINE'	CLEMANTINE MANDARIN ORANGE	15 GAL	3	
	CITRUS X AURANTIFOLIA 'BEARSS SEEDLESS'	BEARSS SEEDLESS LIME	15 GAL	6	
	CITRUS X LIMON 'IMPROVED MEYER'	MEYER LEMON	15 GAL	4	
	EUCALYPTUS POLYANTHEMOS	REDBOX	15 GAL	4	
	FICUS NTIDA 'GREEN GEM'	GREEN GEM FIGUS	15 GAL	21	
	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15 GAL	18	
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	3	
	VITEX AGNUS-CASTUS	CHASTE TREE	15 GAL	2	
	X CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	15 GAL	6	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROU	1 GAL	13	
	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	39	
	BOUGAINVILLEA X 'DOUBLE RED'	DOUBLE RED BOUGAINVILLEA	5 GAL	21	
	CAESALPINA GILLIESI	YELLOW BIRD OF PARADISE	15 GAL	21	
	CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	5 GAL	24	
	ERIOGONUM FASCICULATUM	COMMON BUCKWHEAT	5 GAL	7	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	25	
	LEUCOPHYLLUM LANGMANAE 'LYNN'S LEGACY'	BAROMETERBUSH	5 GAL	15	
	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GAL	38	
	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE FRUITLESS OLIVE	5 GAL	61	
	RUELLIA CALIFORNICA	WILD PETUNIA	5 GAL	65	
	SALVIA CLEVELANDI 'ALLEN CHICKERING'	CLEVELAND SAGE	5 GAL	14	
	YUCCA BACCATA	BANANA YUCCA	5 GAL	70	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	PENSTEMON EATONI	FIRECRACKER PENSTEMON	5 GAL	66	
	SANTOLINA CHAMAECYPARISSUS 'NANA'	LAVENDER COTTON	1 GAL	81	
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	1 GAL	73	
	EUPHORBIA ANTISYPHILITICA	CANDELLA EUPHORBIA	5 GAL	53	
	HESPERALOE NOCTURNA		15 GAL	2	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	3/4 CRUSHED ROCK SONOMA GOLD OR EQUAL	2" DEPTH OVER LANDSCAPE FABRIC	---		362 SF
	ACACIA REDOLENS 'DESERT CARPET' TM	BANK CATCLAW	1 GAL	36" O.C.	63
	BACCHARIS X 'CENTENNIAL'	CENTENNIAL COYOTE BRUSH	1 GAL	36" O.C.	145
	COBBLE 4'-6"	RIVER WASHED COBBLE	---		2,358 SF
	DECOMPOSED GRANITE	4" DEPTH	---		4,892 SF
	LANTANA MONTEVIDENSIS 'SPREADING SUNSET'	YELLOW TRAILING LANTANA	1 GAL	36" O.C.	214

"I have complied with the criteria of the Model Water Efficient Landscape Ordinance (MWELO) and applied them for the efficient use of water in the landscape design plan"



THOMAS H. PHELPS
 LANDSCAPE ARCHITECTURE
 THPLA, Inc.
 California Landscape Architect #4122
 P.O. BOX 8328
 Chico, CA 95927-8328
 (530)892-8897 (530)892-9588 fax
 thphelps@sbcglobal.net

Note: *Contractor to verify all quantities from plan. Plant legend is for reference only.
 Note: **NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE LAND. ARCH.
 Note: *** PF: MUCOLS IV Species Evaluation List, v.2014 MUCOLS REGION 6 Low Desert. Sunset Zone 15

REVISIONS

NO.	DATE	DESCRIPTION

CONSTRUCTION SET

CONSTRUCTION SET	05/13/2020
DESIGNER	THP
PROJECT #	

PACIFIC WEST ARCHITECTURE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPERTY OF PACIFIC WEST ARCHITECTURE. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PACIFIC WEST ARCHITECTURE. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST ARCHITECTURE



Pacific West Architecture
 405 E STATE STREET, SUITE 100
 HOUSTON, TEXAS 77002
 (281) 461-0022
 fax (281) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - ILLINOIS - IOWA - KANSAS - MICHIGAN - MINNESOTA - MONTANA - NEBRASKA - NEVADA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

HOLTVILLE PINE AVE APARTMENTS

PROJECT

FOURTH ST. & HOLT AVE. HOLTVILLE, CA

PLANTING PLAN

CONSTRUCTION SET

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: Site Plan & Design Review for Pine Crossing Apartments	Location: Frontage on 4 th Street, Between Holt Avenue and Pine Avenue (APN 045-284-013)
--	--

AMG & Associates, LLC submitted a Site Plan and Design Review application for the development of a 44-unit mixed-use apartment project within an approximate 2.07 acre site. The proposed project includes 27 two-bedroom units and 17 three-bedroom units spread amongst three buildings. The structures proposed are up to three stories high. The project will also include a pergola and BBQ area with picnic tables, bicycle parking, a tot lot playground area, a swimming pool, solar ready car ports, four electric vehicle charging stations, a 2,025 square foot community room, and 1,430 square feet of commercial space. The project will improve the sidewalks along Pine Avenue and Holt Avenue connecting the existing sidewalks on 4th Street to the existing sidewalks north of the project site. The project is located within the D-A Zone and subject to the adopted architectural and development standards of the Downtown Code. The Planning Commission will hold a Public Hearing prior to project consideration. The proposed project is exempt from CEQA review per section 15332, Infill Development Projects.

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

Planning Commission Hearing Date: June 15, 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 Francisco Barba, Assistant Planner at the Holt Group, at (760) 337-3883 or fbarba@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 W. 5th Street, Holtville, CA 92250 and be delivered prior to the Public Hearing date. Please reference the project name in all written correspondence.

ATTACHMENT E – RESOLUTION NO. PC 20-05

EXHIBIT A – CONDITIONS OF APPROVAL

RESOLUTION NO. PC 20-05

**A RESOLUTION OF THE HOLTVILLE PLANNING COMMISSION APPROVING
THE DESIGN FOR THE PROPOSED MIXED USE RESIDENTIAL/COMMERCIAL
PROJECT AT THE FRONTAGE OF 4TH STREET BETWEEN
HOLT AND PINE AVENUE (APN 045-284-013)**

WHEREAS, Jacob Soroudi, an authorized agent for JRM Development LLC, has duly initiated a request for a Site Plan and Design Review of a new mixed-used multi-family residential apartment project with limited commercial space to be located at the frontage of 4th Street between Holt and Pine Avenue in the City of Holtville within the Downtown - A Zone; and

WHEREAS, all new development within the Downtown - A Zone is subject to design review by the Holtville Planning Commission pursuant to Chapter 17.41 of the Holtville Municipal Code; and

WHEREAS, the Holtville Planning Staff has reviewed a proposed Conceptual Site Plan, Proposed Material & Color, and Landscape Plan, as submitted by the Agent; and

WHEREAS, the Planning Commission has reviewed the submittals and taken into consideration recommendations provided by staff and found the proposed improvements to be in conformance with the adopted Downtown Code standards subject to conditions of approval as referenced in **Exhibit A**; and

WHEREAS, the project is exempt from CEQA per CEQA Guidelines in Section 15332, infill development; and

WHEREAS, a Public Hearing for the proposed project was posted on June 5, 2020 and all residents within 300-feet of the proposed project site were mailed said Notice on June 4, 2020; and

WHEREAS, the Public Hearing was held on June 15, 2020 by the Holtville Planning Commission and upon hearing and considering all testimony and arguments, for and against, and analyzing the information submitted by staff and considering any written comments received regarding the proposed project the Planning Commission took action:

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; and
- C) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** the proposed design of the Pine Crossing, to be located at the frontage of 4th Street between Holt and Pine Avenue, subject to conditions incorporated herein as **Exhibit A** and based on the following findings:

1. The proposed project is consistent with the City's adopted standards and regulations unless otherwise exempted.

The proposed project is consistent with the objectives of the General Plan, specifically, Policy 3.1: Encourage land uses that support and generate retail sales in the downtown. It is anticipated that the proposed project will help support some of the downtown businesses and also offer lease space for new commercial opportunities. The proposed project complies with the requirements of the Zoning Code as it relates to setbacks, signs, building form and mass, lighting, landscaping and other adopted standards.

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

With the inclusion Conditions of Approval, the project will not conflict with the various modes of transportation. Two proposed driveways along Pine Avenue and Holt Avenue will minimize conflicts with the Class I bicycle lane on 4th Street.

3. The site layout, as well as landscaping, lighting, and other development features are generally compatible with and complement the existing surrounding environment and ultimate character of the General Plan and where there are deficiencies conditions of approval have been incorporated.

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 is generally compatible with the surrounding neighborhood and promotes the desired character outlined in the goals, objectives, and policies of the General Plan. Ample landscaping within the interior of the project and visible to the street is consistent with the ultimate character specified in the Downtown Plan

and the General Plan. The placement of buildings towards the Holt Avenue frontage encourages a walkable downtown while promoting the goals of the General Plan and contributing to economic vitality.

- 4. The proposed development generally complies with the regulations of the Downtown Code, promotes the spirit of the City’s downtown by integrating public and private built environment and compliments the architectural quality of the downtown.**

The development as proposed and conditioned will comply with the regulations of the Downtown Code. The project will promote the spirit of the mixed use concept and by integrating public and private built environment along two key transportation corridors that are intended to encourage pedestrian and bicycle use.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Holtville, this 15th of June 2020.

Ross Daniels, Commission Chairperson

I, Kariza Sambrano, Commission Secretary of the City of Holtville, DO HEREBY CERTIFY that the foregoing resolution was duly passed, approved, and adopted by the Planning Commission of said City of Holtville at a regular meeting thereof held on the 15th of June 2020 and that the same was adopted by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

ATTEST:

Kariza Sambrano, Commission Secretary

EXHIBIT A

RESOLUTION PC 20-05

JUNE 15, 2020

CONDITIONS OF APPROVAL

**DESIGN REVIEW FOR PINE CROSSING
APARTMENTS AND COMMERCIAL DEVELOPMENT**

**NW Corner of Holt Avenue and 4th Street
(APN 045-284-013)**

The City of Holtville has reviewed the Pine Crossing Apartments and Commercial Development proposed to be located at the northwest corner of Holt Avenue and 4th Street (APN 045-284-013). The project consists of three multi-family residential buildings with a 1,430 square foot ground-floor commercial lease space, a 2,025 square foot community center for use by apartment residents and a property manager's office. Amenities such as a barbeque area, swimming pool, and tot-lot are also proposed. There are a total of 44 apartment units divided into 27 two-bedroom units and 17 three-bedroom units. The following is a list of the design review conditions of approval approved by the Planning Commission under the Design Review. Additional Conditions may be imposed once a Final Site Plan, Drainage Plans are received.

1. **Design Review Conditions** - Applicant/Developer shall submit modified plans per approved conditions. Per Planning Commission Resolution 20-05 and consistent with Downtown Code, the following shall apply:
 - a) **Architectural Style** - The project shall incorporate a traditional architectural style consistent with that shown in the Exterior Elevation Plan and Color Board submitted to the City dated May 18, 2020.
 - b) **Height** – Building height shall follow the maximum 35 foot requirement within the Development Standards listed on section 17.41.060 of the Zoning Ordinance.
 - c) **Facades and Entrances** – All building façades and entrances in the project shall be designed to create a statement and unify the building design while creating a visual interest, and enhance the public realm as well as the pedestrian experience.
 - d) **Colors & Material** – No color other than the proposed colors of “summer white”, “stone lion”, “emberglow”, “eco green”, and “saddle up” or equal will be allowed. The stucco finish and clay tile roof are acceptable.

- e) **Sound Reduction** – The project shall utilize materials with known vibration and sound-reduction qualities in order to minimize noise impacts as required for mixed use commercial developments that contain residential units on the upper levels in Chapter 17.41.100 of the Zoning Code.
- f) **Lighting** - All exterior wall mounted lighting shall be a more traditional/historic style such as the carriage-style (Sternberg S40 Seville) lighting. Parking Lot Lighting shall be consistent with the Downtown Code and consistent with the wall lighting style. Pathway lighting shall be installed along the Class I bike path on 4th Street. A final lighting plan must be prepared and submitted for review and approval.
- g) **Walls and Fences** - All walls and fencing within the project shall be consistent with the main building to prevent a fragmented design that may result from the use of too many materials and textures. Chain link fencing is strictly prohibited. Graffiti resistant coating shall be applied to all masonry walls.
- h) **Landscape** - Landscaping improvements shall be consistent with the adopted standards and Downtown Code. All landscaping shall comply with the following:
 - i. In conformance with the adopted Code, Per Section 17.41.100, trees shall be installed at a ratio of one tree per three parking spaces for the perimeter of the parking lot, thus a minimum of 23 trees shall be installed as shown on the Landscape Plan. The Code also requires trees be installed within the interior of the parking lot at a ratio of one tree for every six parking spaces, thus a minimum of 12 trees be installed as show in the Landscape Plan. Parking facilities shall attain a minimum of 35 percent tree canopy coverage within 15 years of completion of construction to provide shade and minimize visual and environmental impacts. The landscape palette shall be consistent with the planting list outlined in the Downtown Code.
 - ii. Proposed shrubbery shall be a minimum of 5 gallon size.
 - iii. Street trees along all street frontages shall be installed per the Downtown Code of one every 30 to 50 feet on center.
 - iv. Shade structures may be used to provide shade in parking lots but requires landscaping at their base. Shade structure design shall compliment the main building to prevent a fragmented design.
- i) **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 visible from a public roadway.

- j) **Signage** - A maximum of two wall signs are allowed per the adopted standards. The Downtown Code restricts signage so that it does not exceed by more than 100 square feet each (17.41.080, B, 2). All sign designs shall be constructed in conformance with Section 17.41.080 of the Downtown Code. All proposed signs shall be submitted to the City of Holtville to be reviewed for consistency with the Downtown Code. The following conditions shall apply:
- i. Free Standing Signs are expressly prohibited in the Downtown A Zone pursuant to Section 17.40.080.
 - ii. A sign permit and building permit shall be obtained prior to construction.
 - iii. Any approved signage shall be constructed of durable materials and colors and shall be compatible with the building colors proposed.
- k) **Pedestrian Facilities** - In order to offset the scale of the three story structures and to create a stronger tie to the Downtown and the connection to the Alamo River Trail, curbs, gutters, and sidewalks shall be constructed along all street all street frontage adjoining the property upon which such building or dwelling is constructed, unless curbs, gutters, sidewalks or streets already exist. No curb, gutter, sidewalk and street improvements shall begin without an encroachment permit.
- l) **Swimming Pool** – Swimming pools shall be enclosed by a natural buffer, retaining wall, fence, or other structure having the minimum height of five (5) feet and a maximum height of six (6) feet. All gates must be self-latching and be placed at least four (4) feet above the underlying ground in order to be securely closed. Fences, gates, and other protective devices, as required by section 17.44.030 of the Zoning Code, shall be installed in such a manner as to comply with the fire exit requirements as contained in this code and state law.
- m) **Vision Clearance** – In order to protect the welfare and safety of pedestrians, bicyclists, and motorists using the sidewalks and streets of both Holt and Pine Avenues, driveway or alley entrances shall have a triangular area where corners are defined by two points on the right-of-way line, 15 feet on each side of the center line, and a point on said centerline 10 feet outside the right-of-way as stated on section 17.10.090 of the Zoning Ordinance. The previously mentioned areas shall be left clear of planting and improvements from a point 30 inches above the ground.

RESOLUTION NO. PC 20-05

**A RESOLUTION OF THE HOLTVILLE PLANNING COMMISSION APPROVING
THE DESIGN FOR THE PROPOSED MIXED US RESIDENTIAL/COMMERCIAL
PROJECT AT THE FRONTAGE OF 4TH STREET BETWEEN
HOLT AND PINE AVENUE (APN 045-284-013)**

WHEREAS, Jacob Soroudi, an authorized agent for JRM Development LLC, has duly initiated a request for a Site Plan and Design Review of a new mixed-used multi-family residential apartment project with limited commercial space to be located at the frontage of 4th Street between Holt and Pine Avenue in the City of Holtville within the Downtown - A Zone; and

WHEREAS, all new development within the Downtown - A Zone is subject to design review by the Holtville Planning Commission pursuant to Chapter 17.41 of the Holtville Municipal Code; and

WHEREAS, the Holtville Planning Staff has reviewed a proposed Conceptual Site Plan, Proposed Material & Color, and Landscape Plan, as submitted by the Agent; and

WHEREAS, the Planning Commission has reviewed the submittals and taken into consideration recommendations provided by staff and found the proposed improvements to be in conformance with the adopted Downtown Code standards subject to conditions of approval as referenced in **Exhibit A**; and

WHEREAS, the project is exempt from CEQA per CEQA Guidelines in Section 15332, infill development; and

WHEREAS, a Public Hearing for the proposed project was posted on June 5, 2020 and all residents within 300-feet of the proposed project site were mailed said Notice on June 4, 2020; and

WHEREAS, the Public Hearing was held on June 15, 2020 by the Holtville Planning Commission and upon hearing and considering all testimony and arguments, for and against, and analyzing the information submitted by staff and considering any written comments received regarding the proposed project the Planning Commission took action:

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; and
- C) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** the proposed design of the Pine Crossing, to be located at the frontage of 4th Street between Holt and Pine Avenue, subject to conditions incorporated herein as **Exhibit A** and based on the following findings:

1. The proposed project is consistent with the City's adopted standards and regulations unless otherwise exempted.

The proposed project is consistent with the objectives of the General Plan, specifically, Policy 3.1: Encourage land uses that support and generate retail sales in the downtown. It is anticipated that the proposed project will help support some of the downtown businesses and also offer lease space for new commercial opportunities. The proposed project complies with the requirements of the Zoning Code as it relates to setbacks, signs, building form and mass, lighting, landscaping and other adopted standards.

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

With the inclusion Conditions of Approval, the project will not conflict with the various modes of transportation. Two proposed driveways along Pine Avenue and Holt Avenue will minimize conflicts with the Class I bicycle lane on 4th Street.

3. The site layout, as well as landscaping, lighting, and other development features are generally compatible with and complement the existing surrounding environment and ultimate character of the General Plan and where there are deficiencies conditions of approval have been incorporated.

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 is generally compatible with the surrounding neighborhood and promotes the desired character outlined in the goals, objectives, and policies of the General Plan. Ample landscaping within the interior of the project and visible to the street is consistent with the ultimate character specified in the Downtown Plan

and the General Plan. The placement of buildings towards the Holt Avenue frontage encourages a walkable downtown while promoting the goals of the General Plan and contributing to economic vitality.

- 4. The proposed development generally complies with the regulations of the Downtown Code, promotes the spirit of the City's downtown by integrating public and private built environment and compliments the architectural quality of the downtown.**

The development as proposed and conditioned will comply with the regulations of the Downtown Code. The project will promote the spirit of the mixed use concept and by integrating public and private built environment along two key transportation corridors that are intended to encourage pedestrian and bicycle use.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Holtville, this 15th of June 2020.

Ross Daniels, Commission Chairperson

I, Kariza Sambrano, Commission Secretary of the City of Holtville, DO HEREBY CERTIFY that the foregoing resolution was duly passed, approved, and adopted by the Planning Commission of said City of Holtville at a regular meeting thereof held on the 15th of June 2020 and that the same was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Kariza Sambrano, Commission Secretary

EXHIBIT A

RESOLUTION PC 20-05

JUNE 15, 2020

CONDITIONS OF APPROVAL

**DESIGN REVIEW FOR PINE CROSSING
APARTMENTS AND COMMERCIAL DEVELOPMENT**

**NW Corner of Holt Avenue and 4th Street
(APN 045-284-013)**

The City of Holtville has reviewed the Pine Crossing Apartments and Commercial Development proposed to be located at the northwest corner of Holt Avenue and 4th Street (APN 045-284-013). The project consists of three multi-family residential buildings with a 1,430 square foot ground-floor commercial lease space, a 2,025 square foot community center for use by apartment residents and a property manager's office. Amenities such as a barbeque area, swimming pool, and tot-lot are also proposed. There are a total of 44 apartment units divided into 27 two-bedroom units and 17 three-bedroom units. The following is a list of the design review conditions of approval approved by the Planning Commission under the Design Review. Additional Conditions may be imposed once a Final Site Plan, Drainage Plans are received.

1. **Design Review Conditions** - Applicant/Developer shall submit modified plans per approved conditions. Per Planning Commission Resolution 20-05 and consistent with Downtown Code, the following shall apply:
 - a) **Architectural Style** - The project shall incorporate a traditional architectural style consistent with that shown in the Exterior Elevation Plan and Color Board submitted to the City dated May 18, 2020.
 - b) **Height** – Building height shall follow the maximum 35 foot requirement within the Development Standards listed on section 17.41.060 of the Zoning Ordinance.
 - c) **Facades and Entrances** – All building façades and entrances in the project shall be designed to create a statement and unify the building design while creating a visual interest, and enhance the public realm as well as the pedestrian experience.
 - d) **Colors & Material** – No color other than the proposed colors of “summer white”, “stone lion”, “emberglow”, “eco green”, and “saddle up” or equal will be allowed. The stucco finish and clay tile roof are acceptable.

- e) **Sound Reduction** – The project shall utilize materials with known vibration and sound-reduction qualities in order to minimize noise impacts as required for mixed use commercial developments that contain residential units on the upper levels in Chapter 17.41.100 of the Zoning Code.
- f) **Lighting** - All exterior wall mounted lighting shall be a more traditional/historic style such as the carriage-style (Sternberg S40 Seville) lighting. Parking Lot Lighting shall be consistent with the Downtown Code and consistent with the wall lighting style. Pathway lighting shall be installed along the Class I bike path on 4th Street. A final lighting plan must be prepared and submitted for review and approval.
- g) **Walls and Fences** - All walls and fencing within the project shall be consistent with the main building to prevent a fragmented design that may result from the use of too many materials and textures. Chain link fencing is strictly prohibited. Graffiti resistant coating shall be applied to all masonry walls.
- h) **Landscape** - Landscaping improvements shall be consistent with the adopted standards and Downtown Code. All landscaping shall comply with the following:
 - i. In conformance with the adopted Code, Per Section 17.41.100, trees shall be installed at a ratio of one tree per three parking spaces for the perimeter of the parking lot, thus a minimum of 23 trees shall be installed as shown on the Landscape Plan. The Code also requires trees be installed within the interior of the parking lot at a ratio of one tree for every six parking spaces, thus a minimum of 12 trees be installed as show in the Landscape Plan. Parking facilities shall attain a minimum of 35 percent tree canopy coverage within 15 years of completion of construction to provide shade and minimize visual and environmental impacts. The landscape palette shall be consistent with the planting list outlined in the Downtown Code.
 - ii. Proposed shrubbery shall be a minimum of 5 gallon size.
 - iii. Street trees along all street frontages shall be installed per the Downtown Code of one every 30 to 50 feet on center.
 - iv. Shade structures may be used to provide shade in parking lots but requires landscaping at their base. Shade structure design shall compliment the main building to prevent a fragmented design.
- i) **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 visible from a public roadway.

- j) **Signage** - A maximum of two wall signs are allowed per the adopted standards. The Downtown Code restricts signage so that it does not exceed by more than 100 square feet each (17.41.080, B, 2). All sign designs shall be constructed in conformance with Section 17.41.080 of the Downtown Code. All proposed signs shall be submitted to the City of Holtville to be reviewed for consistency with the Downtown Code. The following conditions shall apply:
- i. Free Standing Signs are expressly prohibited in the Downtown A Zone pursuant to Section 17.40.080.
 - ii. A sign permit and building permit shall be obtained prior to construction.
 - iii. Any approved signage shall be constructed of durable materials and colors and shall be compatible with the building colors proposed.
- k) **Pedestrian Facilities** - In order to offset the scale of the three story structures and to create a stronger tie to the Downtown and the connection to the Alamo River Trail, curbs, gutters, and sidewalks shall be constructed along all street all street frontage adjoining the property upon which such building or dwelling is constructed, unless curbs, gutters, sidewalks or streets already exist. No curb, gutter, sidewalk and street improvements shall begin without an encroachment permit.
- l) **Swimming Pool** – Swimming pools shall be enclosed by a natural buffer, retaining wall, fence, or other structure having the minimum height of five (5) feet and a maximum height of six (6) feet. All gates must be self-latching and be placed at least four (4) feet above the underlying ground in order to be securely closed. Fences, gates, and other protective devices, as required by section 17.44.030 of the Zoning Code, shall be installed in such a manner as to comply with the fire exit requirements as contained in this code and state law.
- m) **Vision Clearance** – In order to protect the welfare and safety of pedestrians, bicyclists, and motorists using the sidewalks and streets of both Holt and Pine Avenues, driveway or alley entrances shall have a triangular area where corners are defined by two points on the right-of-way line, 15 feet on each side of the center line, and a point on said centerline 10 feet outside the right-of-way as stated on section 17.10.090 of the Zoning Ordinance. The previously mentioned areas shall be left clear of planting and improvements from a point 30 inches above the ground.