



# Notice of Public Hearing

City of Holtville

**Notice is hereby** given that public hearings will be held by the City of Holtville Planning Commission at the dates, times, and place indicated below. The purpose of the public hearings will be to hear comments from the public regarding the following subjects:

<b>Project:</b> Downtown Zoning Code Amendment – Setback and Signage	<b>Location:</b> Downtown Zone (refer to <b>Exhibit A – Zoning Map</b> )
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The City of Holtville has received various comments and concerns about the downtown signage and setback requirements established in the Zoning Code. The proposed amendment is intended to reduce signage restrictions and revise setback requirements in Downtown Zones A and B. The proposed amendment is exempt from further environmental review as it is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA). The Planning Commission will consider approval of the proposed amendments upon reviewing all findings and public comments.

<b>Project:</b> Melon Apartments Annexation, Pre- Zone, General Plan Amendment, and Site Plan Review	<b>Location:</b> Northeast Corner of East Alamo Road (9 <sup>th</sup> Street) and Melon Road (APN's 045-390-006, 045-390-044, 045-390-065, 045-390-066, 045-390-067) (refer to <b>Exhibit B – Project Location Map</b> )
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Melon Properties LLC submitted an application for the development of a new 152-unit apartment complex on an 8.19 acre site adjacent to the northern city limits of the City of Holtville. Approximately 7.75 acres of the project site is outside of the current incorporated city limits and require annexation into the City. The five parcels comprising the Project site currently have a land use designation of Low Density Residential (LDR). This designation does not allow for multi-family development. Therefore, a General Plan Amendment from LDR to High Density Residential (HDR) is required. Likewise, a Pre-Zone from the County zone R-1-U (Single-Family Urban) and R-1 (Single-Family Residential) to City zone R-3 Multi-Family is also necessary. A Draft Mitigated Negative Declaration has been prepared for the project to examine to potential environmental impacts of the project.

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

**Planning Commission Hearing Date:** October 19, 2020  
**Hearing Time:** 6:00 PM  
**Hearing Location:** Holtville City Hall  
121 W. 5<sup>th</sup> Street

Copies of pertinent information are available for review at the City Hall during regular business hours. If you would like to know more about the proposed project prior to the public hearing, please contact Francisco Barba, Assistant Planner, at (760) 337-3883 or [fbarba@theholtgroup.net](mailto: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 West 5<sup>th</sup> Street, Holtville, CA 92250 and be delivered prior to the Public Hearing date. Please reference the project name in all written correspondence.

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