

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044
 County Clerk
 County of: Imperial
 940 W Main Street Suite 202
 El Centro, CA 92243-2839

From: (Public Agency): City of Calexico Planning & Building Services Department
608 Heber Avenue, Calexico, CA 92231
 (Address)

Project Title: UA 2021-12 Conditional Use Permit

Project Applicant: Neil Capin Jr./ Palm Express, LLC

Project Location - Specific:
 612 Imperial Avenue (APN: 058-415-014)

Project Location - City: Calexico Project Location - County: Imperial

Description of Nature, Purpose and Beneficiaries of Project:
 Conditional Use Permit for a one-story 3,889 square-foot automated car-wash facility within the Commercial Highway Zone. Beneficiary of the project is Palm Express, LLC.

Name of Public Agency Approving Project: City of Calexico Planning & Building Services Department

Name of Person or Agency Carrying Out Project: Lisa Tylenda, Planning & Building Services Director

- Exempt Status: **(check one):**
- Ministerial (Sec. 21080(b)(1); 15268);
 - Declared Emergency (Sec. 21080(b)(3); 15269(a));
 - Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 - Categorical Exemption. State type and section number: 15303(c)
 - Statutory Exemptions. State code number: _____

Reasons why project is exempt:
 The commercial building does not exceed 10,000 square feet in floor area, the site is zoned for such use, and does not involve the use of significant amounts of hazardous substances.

Lead Agency
 Contact Person: Lisa Tylenda, Director Area Code/Telephone/Extension: (760) 768-2105

- If filed by applicant:**
1. Attach certified document of exemption finding.
 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 2/1/22 Title: Director
 Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



PLANNING COMMISSION AGENDA STAFF REPORT

DATE: September 10, 2021
TO: Planning Commissioners
APPROVED BY: Christopher Velasco, Contract Planner
PREPARED BY: Lisa Tylanda, Planning and Building Services Director
SUBJECT: Conditional Use Permit Request #UA2021-12 to allow the use and operation of a proposed Drive-thru Carwash Operation to be located at 612 Imperial Avenue; Calexico, CA 92231

- (A.) **Location:** The subject property is located at the northeast corner of Imperial Avenue and East Sixth Street; known as 612 N Imperial Avenue; Calexico, CA 92231
Assessor Parcel Number: 058-415-014
- (B.) **Zoning:** Commercial Highway (CH) Zone
- (C.) **General Plan Designation:** 1. The Land Use Element of the Calexico General Plan designates the subject property as Commercial Highway.
2. The Circulation Element of the Calexico General Plan designates Imperial Avenue as a primary north/south arterial and East Sixth Street as a secondary arterial.

Zoning Considerations:

The Municipal Code of the City of Calexico requires that the Planning Commission make the following findings for the granting of a Conditional Use Permit:

Section 17.01.540 – Findings:

The planning commission shall make the following findings before granting a conditional use permit:

- A. That the proposed location size, design, and operating characteristics of the proposed use is in accord with the title and purpose of this zoning title, the purpose of the zone in which the site is located, the Calexico general plan, and the development policies and standards of the city;
- B. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources, with consideration given to:
1. The availability of public facilities, services and utilities,
 2. Harmony in scale, bulk, coverage, and density,

3. The harmful effect, if any, upon desirable neighborhood character,
 4. The generation of traffic and the capacity and physical character of surrounding streets,
 5. The suitability of the site for the type and intensity of use or development which is proposed,
 6. The harmful effect, if any, upon environmental quality and natural resources, and
 7. Any other relevant impact of the proposed use; and
- C. That the proposed location size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity; and
- D. That the proposed conditional use will comply with each of the applicable provisions of this title, except for an approved variance. (1992 zoning ord. (part))

Environmental Assessment:

Pursuant to the California Environmental Quality Act ("CEQA") and the local CEQA Guidelines of the City of Calexico, this project will not have a significant effect on the environment and is listed as a Class 32 Categorical Exemption. Class 32 consists of in-fill development projects on sites no more than 5-acres substantially surrounded by urban areas. A Notice of Categorical Exemption (Class 32) has been prepared for this project.



Discussion & Analysis:

On June 28, 2021, applicants submitted an application for a Conditional Use Permit to allow for the use and operation of a drive-thru carwash facility. The project being proposed is the construction of a new automatic tunnel car wash that will be a free-standing building with an adjoining equipment room, maintenance room, and restroom. The car wash will be a state-of-the-art express tunnel where the vehicles enter and are pushed through on a conveyor belt. There will also be a free-standing vacuum canopy built where patrons will be able to vacuum and dry their vehicles after the wash.

Recommendation:

Upon receiving testimonies for and against the project during the public hearing, Staff recommends that the Planning Commission APPROVE the Conditional Use Permit UA 2021-12:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALEXICO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE USE AND OPERATION OF A AUTOMIC CARWASH FACILITY TO BE LOCATED AT 612 IMPERIAL AVENUE; CALEXICO, CA 92231; MORE SPECIFICALLY KNOWN AS APN: 058-0415-014 AND ADOPTING A NOTICE OF EXEMPTION (CLASS 32) IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT .

Fiscal Impact:

- Potential to increase revenue through fee and tax assessments from this facility.

Coordinated With:

- Project Review Committee

Exhibits:

- A. Resolution PC 2021-09
- B. Signed Conditions of Approval
- C. Project Site Plans

**CITY OF CALEXICO
PLANNING COMMISSION
SPECIAL MEETING**

September 14, 2021
6:30 P.M.

Calexico City Hall
Fernando "Nene" Torres Council Chambers
608 Heber Avenue
Calexico, CA 92231

Planning Commissioners:

Bill Hodge, Chairperson
Daniela Flores, Vice-Chairperson
Jose Alejos, Secretary
Marcos Dylan Castillo, Commissioner
Jose Hinojosa, Commissioner

City Council Members

Javier Moreno, Mayor
Camilo Garcia, Mayor Pro-Tem
Raul Ureña, Council Member
Gloria G. Romo, Council Member
Rosie Arreola-Fernandez, Council Member

City Manager

Miguel Figueroa

Planning Staff

Lisa Tylanda, Development Services Director

AGENDA

CALL TO ORDER

Due to the Declaration of Emergency, this meeting is being held pursuant to authorization from the Governor's Executive Orders some or all of the Planning Commission members may participate in this meeting by teleconference as authorized by Executive Order N-29-20 issued by the Governor of California on March 17, 2020.

Pursuant to guidelines from Imperial County Public Health Director Janette Angulo, Planning Commission meetings are now open for public attendance at 100% of capacity of the council chambers and all persons entering City Hall will be required to wear a facemask.

Members of the public are encouraged to join the meeting via Zoom from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join the meeting:

<https://us06web.zoom.us/j/82617809419?pwd=VDljWUkyVFZTSXN2WE5jZUZWNNGJIQT09>

Meeting ID: 826 1780 9419

Passcode: 136916

Or join by phone: (669) 900 6833 US

Members of the public will be able to make public comments in the following ways:

- 1) Submit public comments via email by 2:00 p.m. on Tuesday, September 14, 2021 to planning@calexico.ca.gov or via fax to (760) 357-7862. These comments will be read aloud during the meeting.
- 2) Make public comments live via Zoom by submitting the request via Zoom Chat. Persons should submit name and section of the agenda they wish to speak on such as "Public Comments" or state the "Agenda Item No."
- 3) In person comments.

ROLL CALL**PLEDGE OF ALLEGIANCE****APPROVAL OF AGENDA****PUBLIC COMMENTS - NON AGENDIZED ITEMS**

NOTE: (Not to Exceed 3 Minutes) This is the time for the public to address the Planning Commission on any item not appearing on the agenda that is within the subject matter jurisdiction of the Planning Commission. During the current State of Emergency public comments will be received in the following ways: 1) In-person comments – The Chairperson will recognize you and when you come to the microphone, please state your name and place of residence for the record. While members of the public are encouraged to participate, it is unlawful to disturb or delay the meeting with personal or slanderous remarks. 2) Submit public comments via email by 2:00 p.m. on Tuesday, September 14, 2021 to planning@calexico.ca.gov or via fax to (760) 357-7862. Any comments received during or after the meeting will be distributed to the commission members and retained for the official record. If the item you wish to comment on is on the public portion of the agenda, we will take your comment when we get to the item on the agenda. The Commission is prohibited by State law from taking action or discussing items not included on the printed agenda.

CONSENT AGENDA

All matters listed under the Consent Agenda are to be considered routine by the Planning Commission and will be enacted by one motion in the form listed. Any item may be removed from the Consent Agenda and considered separately by the Commission.

1. Approval of Planning Commission Meeting Minutes for July 26, 2021.

PUBLIC HEARING

1. Project UA2021-12: Conditional Use Permit request for a proposed carwash at 612 Imperial Avenue; Calexico, CA 92231; more specifically known as APN: 058-415-014.

Presentation: Planning and Building Services Director, Lisa Tylenda

Recommendation: The Planning and Building Services Department, Planning Division recommends the approval of a Conditional Use Permit request to allow for the use of a one story automated carwash operation with a covered vacuum area. The location of the proposed Conditional Use Permit is 612 Imperial Avenue; Calexico, CA 92231; more specifically known as APN: 058-415-014. The proposed project is within the Commercial Highway Zoning District, which requires the proposed project use to obtain a Conditional Use Permit. The proposed project is Categorically Exempt from the California Environmental Quality Act per Section: 15303.

INFORMATIONAL ITEMS

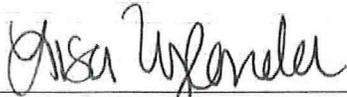
2. Planning Commission Attendance Record.

STAFF COMMENTS**PLANNING COMMISSIONER COMMENTS**

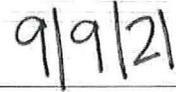
ADJOURNMENT

It is the intention of the City of Calexico to comply with the Americans with Disabilities Act in all respects. If you are a person with a disability who requires a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services please request such modification or accommodation from the City Clerk at (760)768-2102. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Please advise us at the time whether you will require accommodations to participate in meetings on a regular basis. Any person affected by any application on this agenda may submit their concerns in writing prior to the meeting or appear in person and be heard in support or opposition to the proposal at which time the matter is considered on the agenda. The staff reports, applications and environmental documents may be viewed at the office of the City Clerk, 608 Heber Avenue from 8:00 a.m. until 5:00 p.m. Monday through Thursday, except legal holidays. Telephone inquiries may be made at (760) 768-2102. If you challenge any agenda issue in court, you may be limited to raising only those issues that you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the City of Calexico at, or prior to, the public meeting.

This notice of the agenda is hereby certified to have been posted on or before 9:00 p.m. on September 09, 2021



Lisa Tylanda, Planning and Building Services Director



9:00 p.m. on September 09, 2021