AGENDA

Regular Meeting of the Calipatria Planning Commission
City Council Chambers
125 North Park Avenue
Calipatria California 92233

Tuesday, February 18, 2025

Open Session at 6:00 pm

Emma Barros Orozco, Chairperson
Anna Garcia, Vice-Chairperson
Grace Castaneda, Commissioner
William Cooper, Commissioner
Elisa Bonnie Zendejas, Commissioner

Laura Gutierrez, City Manager
Gilbert G. Otero, City Attorney
Jane Hurtado, City Clerk

Jesse Llanas, Fire Chief
Cheryl Fowler, Police Chief
Edgar Self, Public Work Director

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE & INVOCATION:

ADJUSTMENTS TO THE AGENDA:

The Planning Commission will discuss the order of the agenda, may amend the order, add urgent items and or remove items from the consent calendar prior to that portion of the agenda. For the purpose of the official city record, the Planning Commission may take care of these issues by entertaining formal motion.

MOTION: SECOND: VOTE:

NOTICE TO THE PUBLIC:

This is a public meeting. Any member of the public is invited to attend. The Calipatria Planning Commission welcomes public input during the **Public Comment** period of the sessions.

PUBLIC COMMENTS:

The Planning Commission welcomes your input. **Please remember to shut off all cell phones**. Now is the time for any member of the public to speak to the Commissioners. If there is an item on the agenda on which you wish to be heard, we ask that you please step to the podium and state your name and address for the record.

The Chairperson reserves the right to place a time limit of three (3) minutes on each person's presentation. It is requested that longer presentations be submitted to the City Clerk in writing 48 hours before the meeting.

PRESENTATIONS:

1. General Plan Annual Progress Report 2024

CONSENT CALENDAR:

1. Approve Planning Commission Meeting Minutes for December 17, 2024

MOTION: SECOND: VOTE:

PUBLIC HEARING (DISCUSSION / ACTION – RECOMMED / DENY):

1. **Subject:** Public Hearing, Discussion/Action: Textual amendment to the City of Calipatria Zoning Ordinance as it relates to the review and installation of art murals. The proposed amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) via Section 15061(b)(3) of the California Code of Regulations.

OPEN PUBLIC HEARING at _____.

Staff Report – The Holt Group, Francisco Barba

Commission Discussion

CLOSE PUBLIC HEARING at _____.

MOTION: SECOND: VOTE:

RECONVENE TO OPEN SESSION

REGULAR BUSINESS:

1. Reorganization of Planning Commission
   a. Appointment of Chairperson for Calendar Year 2025
   b. Appointment of Vice-Chairperson for Calendar Year 2025

MOTION: SECOND: VOTE:

2. RESOLUTION 25-01 PC The Holt Group

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIPATRIA RECOMMENDING THE APPROVAL OF THE DRAFT 2024 GENERAL PLAN ANNUAL PROGRESS REPORT TO THE CITY COUNCIL

MOTION: SECOND: VOTE:

3. RESOLUTION 25-02 PC The Holt Group

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIPATRIA RECOMMENDING THE APPROVAL OF A TEXTUAL AMENDMENT AMENDING CHAPTER 5.10 AND ADDING CHAPTER 3.15 TO THE CITY OF CALIPATRIA ZONING ORDINANCE TO THE CITY COUNCIL TO ALLOW FOR THE INSTALLATION OF NEW ORIGINAL ART MURALS AND PRESERVATION EXISTING ORIGINAL ART MURALS IN THE CITY

MOTION: SECOND: VOTE:

ADJOURNMENT:

The next regular scheduled meeting of the City of Calipatria Planning Commission is Tuesday, ***(to be announced)***, at 6:00 pm

MOTION: SECOND: VOTE:

I, JANE HURTADO, City Clerk of the City of Calipatria, California, DO HEREBY CERTIFY that the agenda was duly posted at Calipatria City Hall, 125 Park Avenue, Calipatria, California and on the City of Calipatria's website not less than 72 hours prior to the meeting per Government Code 54954-2.

Dated: ***February 13, 2025***

General Plan Annual Progress Report 2024

City of Calipatria



What to Expect

01

GENERAL PLAN

What is a General Plan and why is it important?

02

GENERAL PLAN PROGRESS

What progress has the City made towards the General Plan in 2024?

COMMUNITY PROFILE

How has the Calipatria community changed since 2013?

03

HOUSING ELEMENT PROGRESS

Has the City made progress toward its housing goals?

04

01.

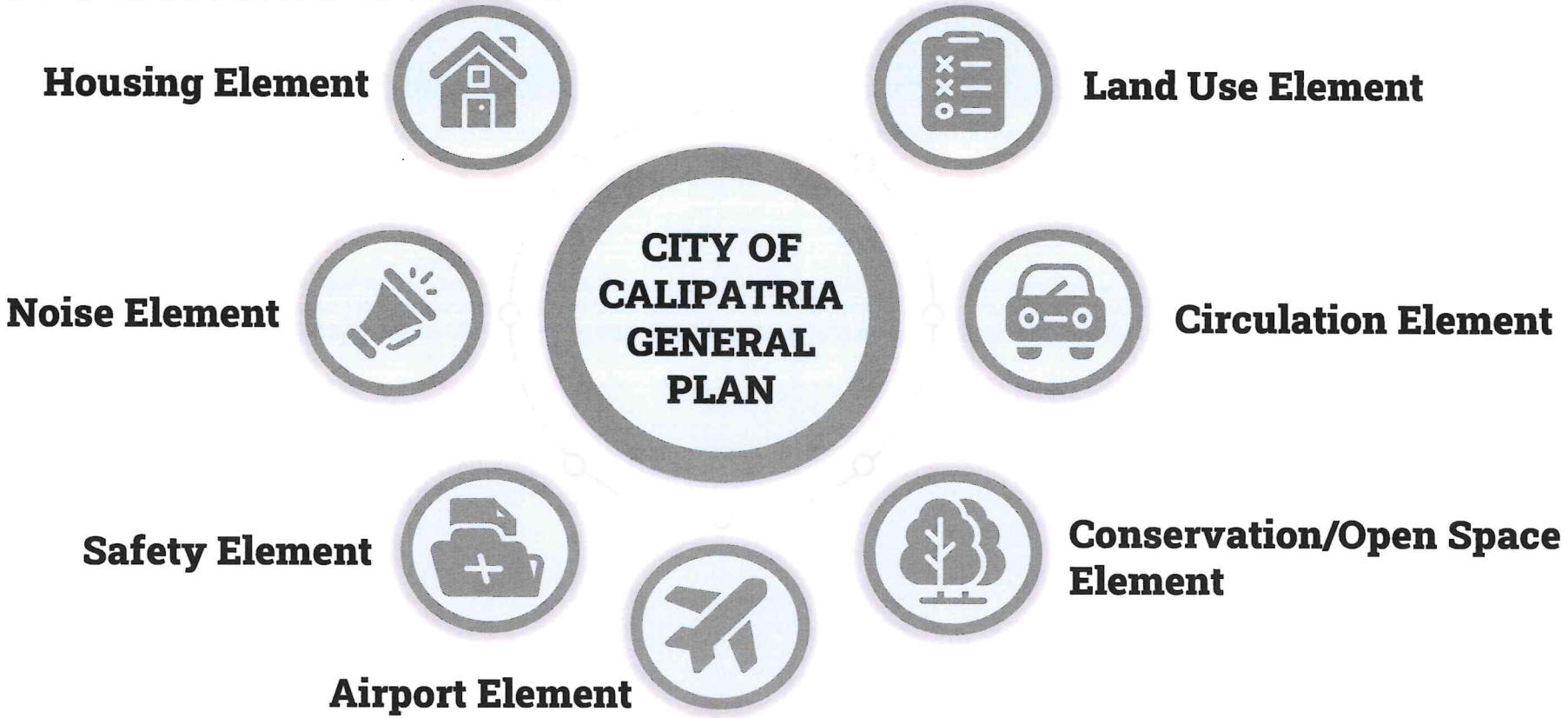
GENERAL PLAN







GENERAL PLAN



GENERAL PLAN

- Serves as a blueprint for the following goals:
  - Revitalizing older areas
  - Assuring public safety
  - Finding new uses for underutilized land
  - Enhancing amenities and cultural resources
- Provides guidance for addressing changing conditions and specific actions to optimize community potential.
- Is an expression of what the community wants to maintain and become over the next 20 years.

02.

GENERAL PLAN PROGRESS



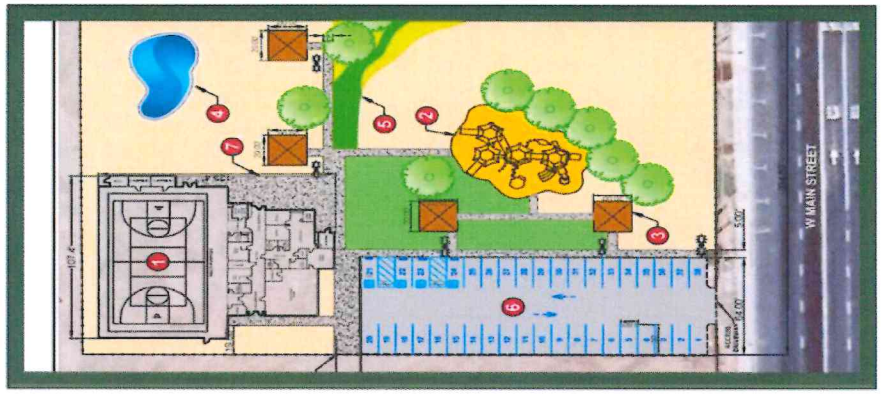




General Plan Progress

- **LU, H** — Initiated textual amendments to the Zoning Ordinance to facilitate affordable housing.
- **COS** — Searched for additional funding to add to the $7 million grant from the Statewide Park Program.
- **COS** — Started construction on the Hernandez Park Irrigation System and the City Facility Improvement project.
- **C** — Completed the design for the South Brown Avenue Roadway Improvement Project.
- **S** — Began the construction of the Eastside Stormwater Improvement Project





03.

COMMUNITY PROFILE

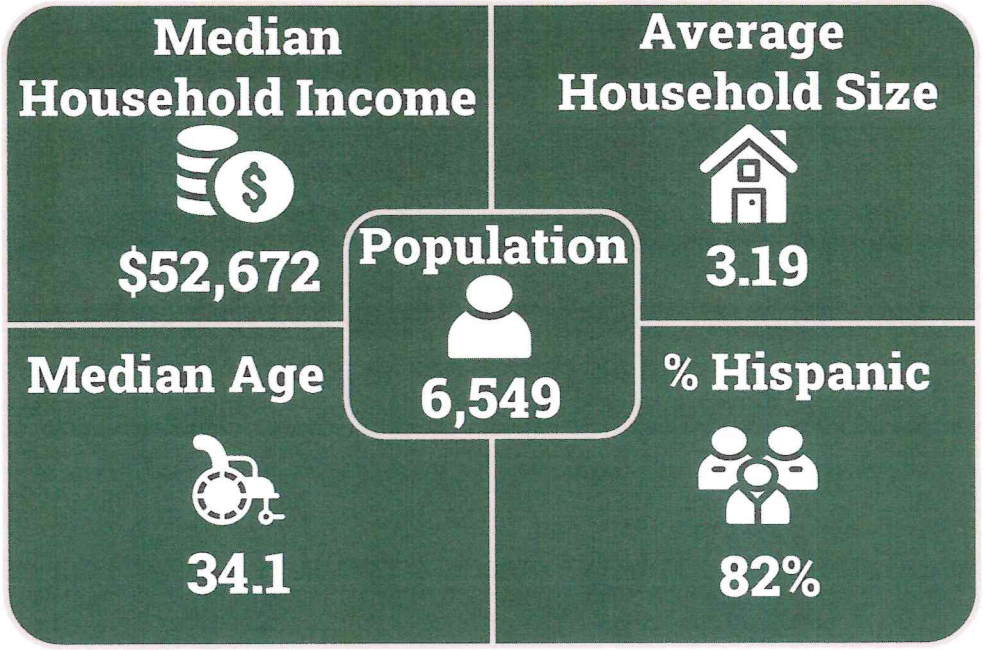




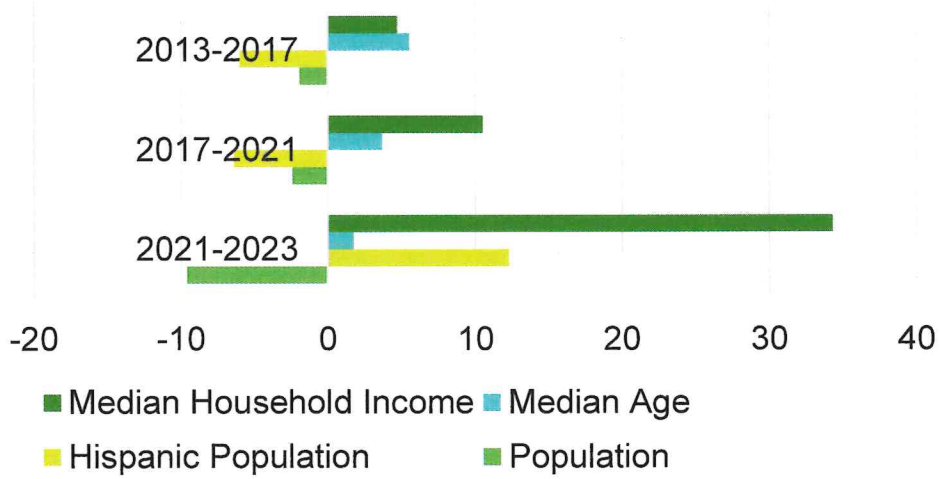


Community Profile

Population & Housing Characteristics 2023

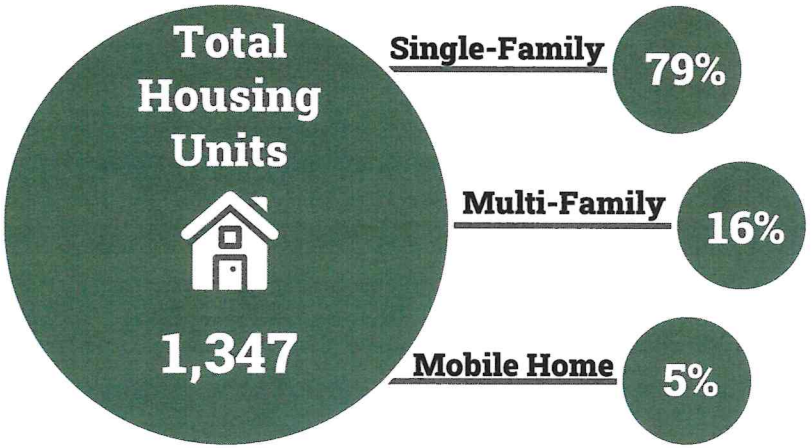


Population & Housing Characteristics Percent Changes 2013-2023



Community Profile

Housing Stock 2023

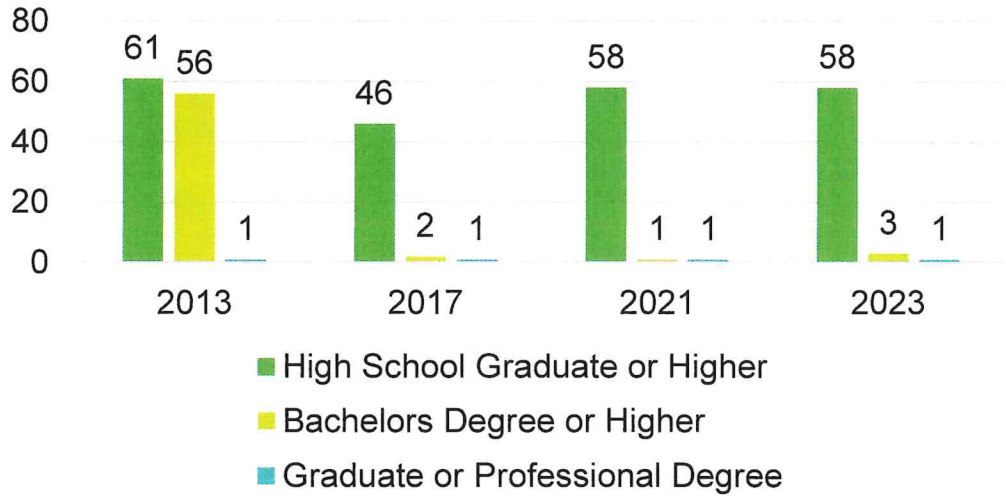


Housing Stock Changes 2013-2023

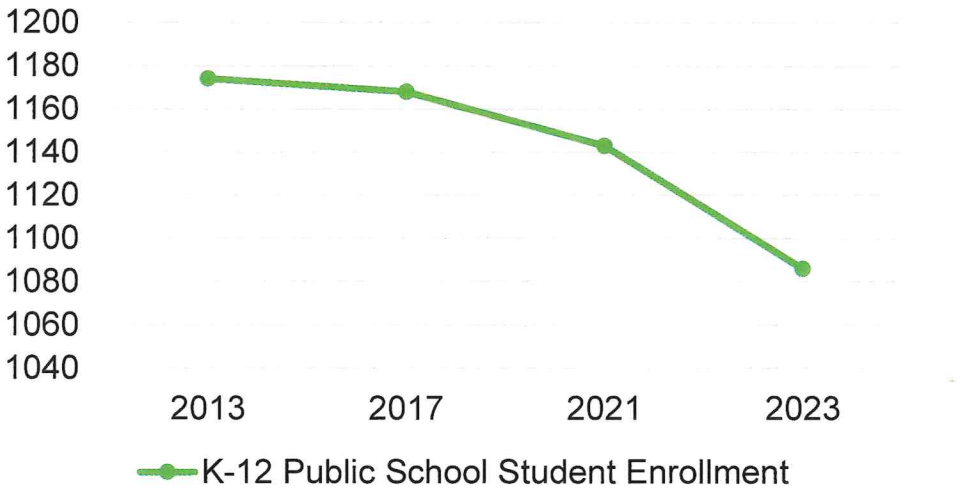
31% Decrease	• Number of Housing Units
103% Increase	• Median Owner-Occupied Home Value
26% Decrease	• Renters Paying 30% or more of gross monthly income
47% Increase	• Homeowners Paying 30% or more of gross monthly income

Community Profile

Educational Attainment by percent 2013-2023

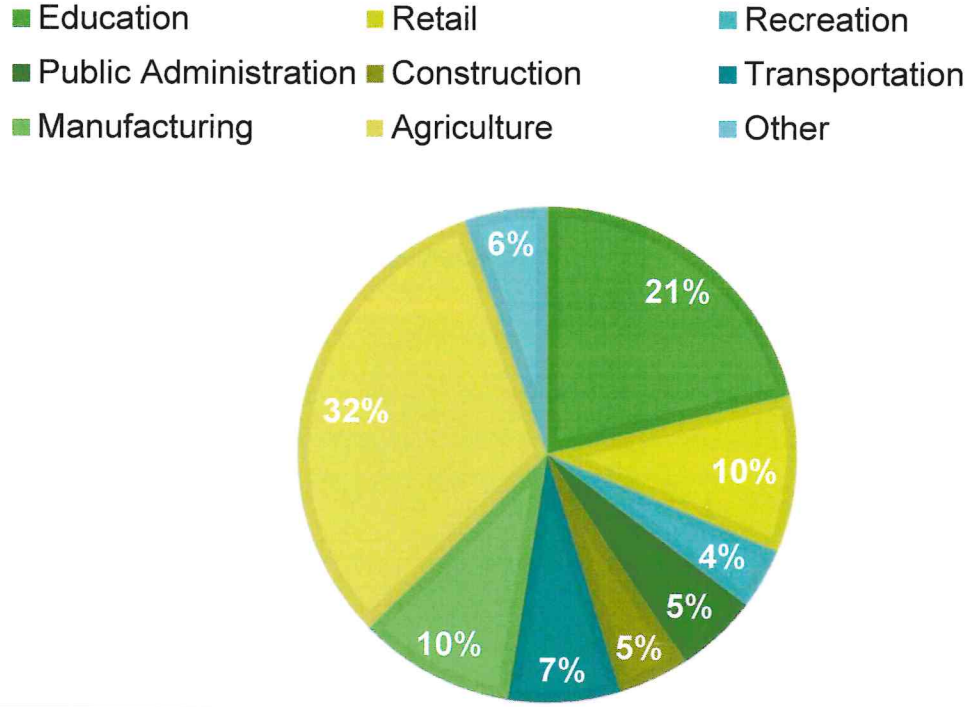


K-12 Public School Student Enrollment 2013-2023



Community Profile

Employment By Sector 2023



Employment Characteristic Changes 2013-2023

38% Decrease
- Employed population 16 and over

30% Increase
- Median yearly earnings

10% Decrease
- Unemployed population

29% Decrease
- Mean travel time to work

04.

HOUSING ELEMENT PROGRESS







CITY OF CALIPATRIA
1919

Housing Element Progress

City of Calipatria Cycle 6 RHNA Progress (Planning Period 10/15/21 to 10/15/2029)													
Income Level		RHNA Allocation	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Remaining RHNA
Very Low	Deed Restricted	36	-	-	-	-						0	-
	Non-Deed Restricted		-	-	-	-							
Low	Deed Restricted	21	-	-	-	-						4	17
	Non-Deed Restricted		-	1	3	-							
Moderate	Deed Restricted	16	-	-	-	-						4	12
	Non-Deed Restricted		-	4	-	-							
Above Moderate		78	-	-	-	4						4	74
Total RHNA		**151**											
Total Units			**0**	**5**	**3**	**4**						**12**	**139**

Housing Element Progress

HE-2 Updated density bonus ordinance was reviewed and approved by the Planning Commission.

HE-7 Textual amendments to facilitate housing development were approved by the Planning Commission.

HE-21 ADU ordinance was reviewed and approved by the Planning Commission.





Thank You!

Questions?

Francisco Barba
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760-337-3883

Jeorge Galvan, AICP
Principal Planner
The Holt Group, Inc.
jgalvan@theholtgroup.net
760-337-3883

TENTATIVE MINUTES

Regular Meeting of the Calipatria Planning Commission
City Council Chambers
125 North Park Avenue
Calipatria California 92233

Tuesday, December 17, 2024

Open Session at 5:30 pm

Emma Orozco, Chariman
Anna Garcia, Co Chair
Ernie Pacheco, Commissioner
Bonnie Zendejas, Commissioner
William Cooper, Commissioner

Laura Gutierrez, City Manager
Gilbert G. Otero, City Attorney
Catherine Hoff, City Clerk

Jesse Llanas, Fire Chief
Cheryl Fowler, Police Chief
Edgar Self, Public Work Director

CALL TO ORDER: *5:30 pm*

ROLL CALL: *ALL PRESENT*

PLEDGE OF ALLEGIANCE & INVOCATION: *Anna Garcia/Ernie Pacheco*

NOTICE TO THE PUBLIC

This is a public meeting. Any member of the public is invited to attend. The Calipatria Planning Commission welcomes public input during the **public comment** period of the sessions.

PUBLIC COMMENTS: The Planning Commission welcomes your input. **Please remember to shut off all cell phones**. Now is the time for any member of the public to speak to the Commissioners. If there is an item on the agenda on which you wish to be heard, we ask that you please step to the podium and state your name and address for the record.

The Chairman reserves the right to place a time limit of three (3) minutes on each person's presentation. It is requested that longer presentations be submitted to the City Clerk in writing 48 hours before the meeting.

NO PUBLIC COMMENT

ADJOURN TO PUBLIC HEARING: notice is hereby given that a public hearing will be held on the 17th of December at 5:30 pm at the City of Calipatria. The purpose of the public hearing is to hear comments from the public regarding the following project: Textual amendment to the City of Calipatria Zoning Ordinance as it relates to density bonus provisions, accessory dwelling units and junior accessory dwelling units and alleviating constraints for the productions of a variety of housing types.

Public Hearing Opened at: *5:35 pm*

Item presented by: *Francisco Barba of The Holt Group*

Cooper: What is density bonus, what is the max number of units, when was last update to (2014), this will just let us get current, does not identify any projects.

Zendejas: Will existing ADU's just become legal?

NO PUBLIC COMMENT

Public Hearing Closed at : *5:46 pm*

MOTION: *Anna Garcia* SECOND: *Bonnie Zendejas* VOTE: *5-0 Motion Carried*

RECONVENE TO OPEN SESSION

REGULAR BUSINESS:

RESOLUTION 24-03 PC The Holt Group

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIPATRIA RECOMMENDING THE APPROVAL OF A TEXTUAL AMENDMENT TO THE CITY OF CALIPATRIA ZONING ORDINANCE TO THE CITY COUNCIL AS IT RELATES TO DENSITY BONUS PROVISIONS, ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS, AND ALLEVIATING CONSTRAINTS FOR THE PRODUCTION OF A VARIETY OF HOUSING TYPES

WHEREAS, the City Council of the City of Calipatria adopted its 2021-2029 Housing Element in compliance with the State Housing Element law (Government Code Sections 65580 through 65589.11); and

WHEREAS, the 2021-2029 Housing Element incorporated policies and respective action programs that necessitate amendments to the City of Calipatria Zoning Ordinance and the establishment of an Accessory Dwelling Unit (ADU) Ordinance for compliance with State Law; and

WHEREAS, a duly noticed public hearing was scheduled and held on December 17, 2024 by the Planning Commission pursuant to Chapter 4.22 of the Zoning Ordinance; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written and oral

comments received, the Planning Commission of the City of Calipatria considered all facts relating to the proposed amendments to the City of Calipatria Zoning Ordinance.

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

A) That the foregoing recitations are true and correct; and

B) That the Planning Commission initiated the proposed Zoning Text Amendments, under Exhibit A - Zoning Text Amendment, pursuant to Chapter 4.22 of the Zoning Ordinance; and

C) That the proposed text amendment is exempt from CEQA via Section 15061 (b)(3) of the CEQA Guidelines for Implementation under the California Code of Regulations; and

D) That the proposed text amendment is consistent with the intent of the City of Calipatria Zoning Ordinance and General Plan; and

E) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends adoption of the Zoning Text Amendment, under Exhibit A - Zoning Text Amendment, to the City Council of the City of Calipatria.

MOTION: *William Cooper* SECOND: *Anna Garcia* VOTE: *5-0 Motion Carried*

ADJOURNMENT: *6:00 pm*

The next regular scheduled meeting of the City of Calipatria Planning Commission is Tuesday, ***(to be announced)***, at 6:00 pm

MOTION: *Anna Garcia* SECOND: *Ernest Pacheco* VOTE: *5-0 Motion Carried*

I, CATHERINE J. HOFF, City Clerk of the City of Calipatria, California, DO HEREBY CERTIFY that the agenda was duly posted at Calipatria City Hall, 125 Park Avenue, Calipatria, California and on the City of Calipatria's website not less than 72 hours prior to the meeting per Government Code 54954-2.

Dated: ***December 13, 2024***

City Manager Laura Gutierrez: thanked Planning Commissioners for their time, notified the Planning Commissioners there would be terms for each Planning Commissioner and the City would post recruitment for Planning Commissioners and all were welcomed to re-submit their Letter's of Interest.

Other Staff present: *Michael Luellen, Mayor Pro-tem*
Javier Amezcua, Councilmember
Edgar Self, Public Works Director

Notice of Public Hearing #1

City of Calipatria

Notice is hereby given that a public hearing will be held by the City of Calipatria 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:	**Location:**
Textual amendment to the City of Calipatria Zoning Ordinance as it relates to the review and installation of art murals.	Citywide

The City of Calipatria has received inquiries in the past relating to the installation of art murals in the city. As currently written, the City of Calipatria Zoning Ordinance does not provide guidance nor any standards and regulations for the installation of art murals in the city. Considering this, it is the intent of the City of Calipatria to amend its Zoning Ordinance to establish standards and regulations for art murals. The overall goal of the textual amendment is to encourage artistic expression, foster community pride, prevent vandalism on existing and proposed murals, and preserve existing murals that are a valued part of the history of Calipatria. The proposed amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) via Section 15061(b)(3) of the California Code of Regulations. The purpose of this public hearing is to present the proposed textual amendment to the Planning Commission where upon reviewing all pertinent information and public comments, a motion to recommend or not recommend approval of the proposed textual amendment to the City Council will be made.

Planning Commission Hearing Date: February 18, 2025
Hearing Time: 5:30 PM
Hearing Location: City Hall
125 North Park Avenue
Calipatria, CA 92233

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, Associate Planner, at (760) 337-3883 or via email at 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 Calipatria City Clerk, 125 North Park Avenue, Calipatria, CA 92233 and be delivered prior to the Public Hearing date. Please reference the project name in all written correspondences.

Posted: Agnes Hurtado Date: 2-5-25

DISSCUSSION / DIRECTION #1

CALIPATRIA PLANNING COMMISSION AGENDA ITEM

Date Submitted: February 12, 2025

Submitted By: Laura Gutierrez, City Manager/CFO

Council Meeting Date: February 18, 2025

Discussion / Action

Subject: Reorganization of Planning Commission

Background:

The City of Calipatria Planning Commission historically has not reorganized the Commissioner seats to allow for the new appointment of a Chairperson and a Vice-Chairperson annually. Each term should end in December, consistent to the reorganization by the City Council.

Currently, the following Commissioners have been appointed:

Anna Garcia	4 YRS	(current Vice-Chairperson)
William Cooper	4 YRS	
Grace Castaneda	2 YRS	
Emma Barros Orozco	2 YRS	(current Chairperson)
Elisa Bonnie Zendejas	2 YRS	

Staff Recommendation:

Consideration and approve new appointments for Chairperson and Vice-Chairperson with a term through December 2025.

DISSCUSSION / DIRECTION #2

RESOLUTION

Planning Commission Staff Report

To: City of Calipatria Planning Commission
Laura Gutierrez, City Manager

From: Jeorge Galvan, AICP, City Planner

Prepared by: Francisco Barba, Associate Planner

Date: February 18, 2025

Project: City of Calipatria Draft 2024 General Plan Annual Progress Report

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Summary:

Subject of Report:	City of Calipatria Draft 2024 General Plan Annual Progress Report
Project Location:	Citywide
Recommended Action:	Review the Draft 2024 General Plan Annual Progress Report and make a motion to recommend approval of the report to the City Council
Zoning:	N/A
General Plan:	N/A
Environmental:	Exempt – 15061(b)(3) Common Sense Exemption

INTRODUCTION AND BACKGROUND

California Government Code Section 65300 requires that all cities and counties adopt a comprehensive, long-term General Plan for the physical development of a city or county. California Government Code Section 65400 further requires that all cities and counties submit an annual progress report on the General Plan and progress on its implementation to the City Council, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD) each year. The City of Calipatria adopted its last comprehensive General Plan update in conformance with Government Code Section 65300 in September of 2013. The Draft 2024 General Plan Annual Progress Report (APR) was prepared to ensure the City of Calipatria remains in compliance with California Government Code Section 65400. To assist in the review of the General Plan APR, the report presents the following information:

- Amendments to the General Plan in 2024.

- Actions carried out by the City that further General Plan goals and policies.

- Demographic and development changes that update the City's community profile.

- Housing Element implementation programs that have been completed, are in-progress, or are an on-going activity of the City.

- Housing Element implementation programs that have not yet been initiated but are recommended for initiation within the 6th Housing Element Cycle, or as resources are available.

The purpose of this item is to provide an overview of the Draft 2024 General Plan APR to the Planning Commission where upon reviewing all comments and documentation for the report, a recommendation to approve or not approve the Draft 2024 General Plan APR will be made to the City Council.

ISSUES FOR DISCUSSION

General Plan Annual Progress Reports. California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) on the General Plan and progress on its implementation to the City Council, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD) each year. The main purpose of the APR is to provide the City with an update of the progress in implementing its General Plan vision. This annual assessment grants the City an opportunity to adjust or modify its policies or approach to implementation to ensure that it meets its stated vision. A secondary purpose of the APR is to fulfill housing element statutory requirements regarding the City's progress in meeting its share of regional housing needs and its efforts to remove governmental constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5).

The Draft 2024 General Plan APR was prepared to ensure the City of Calipatria remains in compliance with California Government Code Section 65400. To effectively conduct an in-depth review of the City of Calipatria General Plan, the 2024 annual progress report consists of the following information:

1. Status of Adopted General Plan Elements. The City of Calipatria General Plan is composed of seven mandatory elements consisting of Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space Elements and an optional Airport Element. While the City is actively pursuing ways to further its General Plan goals and objectives, none of the eight General Plan Elements were amended in 2024.

   While no amendments were completed in 2024, it is important to note that the City began the process to update the Zoning Ordinance which has certain aspects incorporated into the Land Use Element. The proposed updates consist of textual amendments to the Zoning Ordinance to establish an Accessory Dwelling Unit (ADU) ordinance, update the density bonus ordinance, and alleviate constraints for the development of multi-family developments, emergency shelters, permanent supportive housing, residential care homes, farmworker housing, single room occupancies, and low barrier navigation centers in all residential and downtown zones. The textual amendments were reviewed and approved by the Planning Commission in December of

2024 and a final adoption by the City Council took place on January of 2025. The purpose of the textual amendment was to meet the following Housing Element programs:

- Program No. 2 Density Bonus and Incentives Program - The City will update its Zoning Ordinance to include amendments to the Density Bonus Law including but not limited to Assembly Bill (AB) 728.

- Program No. 7 Zoning Ordinance Review and Update - The City will update its Zoning Ordinance to establish an ADU ordinance, update the density bonus ordinance, and alleviate constraints for the production of a variety of housing types which includes emergency shelters, permanent supportive housing, residential care homes of seven or more people, low barrier navigation centers, farmworker housing, and single room occupancies.

- Program No. 21 Accessory Dwelling Units - The City will update its Zoning Ordinance to develop a new program to incentivize and promote ADUs or second dwellings for lower- to moderate-income households.

2. General Plan Policies and Objectives Progress. The City of Calipatria carried out numerous projects furthering the goals of the Land Use, Circulation, Conservation/Open Space and Housing Element. No notable updates, projects, nor actions were taken in 2024 in relation to the Noise and Airport Elements. Please refer to Table 1 for additional information.

Table 1
City of Calipatria General Plan Policies and Objectives Progress

Goal(s) and Objective(s)*	Progress
• LU-1: Facilitate development of vacant and under-utilized land. • LU-2: Provide an adequate mix of low, medium, and high-density residential land uses to house people of all socioeconomic levels. • HE-2: Update the Zoning Ordinance to include amendments to the Density Bonus Law including but not limited to Assembly Bill (AB) 728. • HE-7: Update the Zoning Ordinance to establish an ADU ordinance, update the density bonus ordinance, and alleviate constraints for the production of a variety of housing types. • HE-21: Update the Zoning Ordinance to develop a new program to incentivize and promote ADUs or second dwellings for lower- to moderate-income households.	Initiated textual amendments to the Zoning Ordinance to facilitate affordable housing.

• LU-1: Facilitate development of vacant and under-utilized land. • LU-2: Provide an adequate mix of low, medium, and high-density residential land uses to house people of all socioeconomic levels. • LU-8: Promote manufacturing and industrial development that takes advantage of the railroad through the city. • LU-9: Promote commercial and mixed-use development that takes advantage of the highways passing through the city.	The environmental documentation for the Eastside Specific Plan was updated and is expected to undergo state review in early to mid-2025.
• COS-1: Provide open space that meets the needs of present and future city residents and visitors.	The City of Calipatria currently has $7,000,000 in awarded grant funds from the Statewide Park program with a due date of June 2028 for the Calipatria Community Park Project.
• COS-2: Maintain existing park resources for the enjoyment of all city residents.	Began construction of the Hernandez Park Irrigation System and the City Facility Improvement project.
• C-1: Provide a roadway system that effectively facilitates the transport of goods and the installation of pedestrian facilities for public use.	Began and completed the design for the South Brown Avenue Roadway Improvements between Main Street and Church Street. Construction is expected to begin in 2025.
• C-1: Provide a roadway system that effectively facilitates the transport of goods and the installation of pedestrian facilities for public use.	Submitted an allocation request to the Congestion Mitigation and Air Quality (CMAQ) Program to receive funds for the Bonita Place Improvements between South Brown Avenue and International Boulevard.
• C-1: Provide a roadway system that effectively facilitates the transport of goods and the installation of pedestrian facilities for public use.	In 2024 the City of Calipatria submitted an allocation request to the Coronavirus Response and Relief Supplemental

	Appropriations Act (CRRSAA) and received funds allocated for the purchase of crack seal equipment for future road improvement projects.
• S-2: Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from flooding.	Began the construction of the Eastside Stormwater Improvement Project

*LU = Land Use Element, HE = Housing Element, C = Circulation Element, COS = Conservation/Open Space Element, S = Safety Element

3. Community Profile Update. Calipatria's future is linked to its growth. Long-range planning can ensure continuity between development and the community's vision, goals, and policies. New patterns of development can sustain and enhance Calipatria's economic viability and livability. To assist with the General Plan review and analysis, a record of Calipatria's growth since the adoption of the General Plan in 2013 was prepared. The data in Tables 2 through 5 are taken from the United States Census Bureau American Community Survey (ACS) 5-Year Estimate Data Profiles, Estimates E-5 and E-8 from the California Department of Finance, and the California Department of Education's Data Quest for school enrollment data. The tables provide statistics for Calipatria on population and household characteristics, education and employment characteristics, and job sector characteristics, respectively.

Table 2
City of Calipatria Population and Household Characteristics 2013-2023

Characteristic*	2013	2017	2021	2023
Population	7,574	7,426	7,247	6,549
Incarcerated Population (%)	20	53	57	47
Hispanic (%)	83	78	73	82
Non-Hispanic White (%)	7	5	7	7
Non-Hispanic Asian (%)	0.9	0.7	0.3	0
Non-Hispanic African American (%)	7	14	17	10
Non-Hispanic Other Race (%)	0.1	0.3	0.7	0.2
Median Age	30.6	32.3	33.5	34.1
Household Size	3.71	3.69	3.26	3.19
Median Household Income ($)	33,893	35,486	39,217	52,672
Median Household Income Imperial County ($)	41,807	44,779	49,078	56,393
*ACS 5 Year Estimates 2013, 2017, 2021, & 2023				

Table 3 City of Calipatria Housing Characteristics 2013-2017				
Characteristic	**2013**	**2017**	**2021**	**2023**
Number of Housing Units*	1,960	1,286	1,405	1,347
Owner Occupied (%)*	57	51	68	64
Renter Occupied (%)*	43	49	32	36
Single-Family Units (%)**	78	78	78	79
Multi-Family Units (%)**	17	17	17	16
Mobile Homes (%)**	5	5	5	5
Built After 1960 (%)*	85	85	76	67
Median Owner-Occupied Home Value ($)*	85,000	114,000	148,800	172,900
Renters Paying 30% or more of gross monthly income (%)*	56	50	57	41
Homeowners Paying 30% or more of gross monthly income (%)*	23	32	25	34
*ACS 5 Year Estimates 2013, 2017, 2021, & 2023, **CA Dept. Finance E-5 and E-8 Estimates				

Table 4 City of Calipatria Educational Characteristics 2013-2017				
Characteristic	**2013**	**2017**	**2021**	**2023**
Public School Student Enrollment (K-12)*	1,174	1,168	1,143	1,086
High School Graduate or Higher (%)**	61	46	58	58
Bachelor's Degree or Higher (%)**	56	2	1	3
Graduate or Professional Degree (%)**	1	1	1	1
*Data Quest, **ACS 5 Year Estimates 2013, 2017, 2021, & 2023				

Table 5 City of Calipatria Employment Characteristics 2013-2017				
Sector*	**2013**	**2017**	**2021**	**2023**
Employed Population 16 years and over	1,968	950	1,032	1,208
Education	418	219	199	234
Retail	250	105	90	113
Recreation	0	42	38	44
Public Administration	211	74	34	59
Construction	36	39	48	50
Transportation	233	92	45	81
Manufacturing	141	12	91	112
Finance	70	21	0	0
Professional	101	85	75	102
Wholesale	67	0	34	38
Information	0	12	0	0

Agriculture	397	233	339	353
Other	44	16	39	22
Drove Alone to Work (%)	70	79	88	89
Mean Travel Time to Work (minutes)	21.6	17.7	16.4	15.3
Median Earnings ($)	-	25,897	27,383	33,787
Unemployment (%)	13.9	19.3	15	12.5
*ACS 5 Year Estimates 2013, 2017, 2021, & 2023				

4. Housing Element Progress. State law requires that each jurisdiction in California includes a Housing Element in its General Plan that establishes specific actions, objectives, and timelines for meeting its state mandated Regional Housing Needs Assessment (RHNA) for each income level. The RHNA is provided to jurisdictions in eight-year cycles. The current cycle is Cycle 6, which covers the time period of 2021 through 2029. Every year the City prepares an annual Housing Element Progress Report that it submits to California Housing & Community Development (HCD) and State Office of Planning and Research (OPR).

   Table 6 shows the City's progress in meeting the current RHNA 6th Cycle (October 15, 2021 to October 15, 2029). The 2024 Housing Element Annual Report also includes newly required data on the number of applications submitted to the city, the production of housing units, the number of applications that were approved by the Planning Commission or City Council, and the number of building permits that were issued. The intention is to monitor whether cities are limiting housing production through their approval processes by comparing the number of housing units applied for to the number of housing units that were constructed. Table 7 shows that 4 residential units have been approved for development and are in the near future construction pipeline.

Table 6 City of Calipatria Cycle 6 RHNA Progress (Planning Period 10/15/21 to 10/15/2029)								
Income Level		**RHNA Allocation**	**2021**	**2022**	**2023**	**2024**	**Total Units to Date**	**Total Remaining RHNA**
Very Low	Deed Restricted	36	-	-	-	-	0	36
	Non-Deed Restricted		-	-	-	-		
Low	Deed Restricted	21	-	-	-	-	4	17
	Non-Deed Restricted		-	1	3	-		
Moderate	Deed Restricted	16	-	-	-	-	4	12
	Non-Deed Restricted		-	4	-	-		
Above Moderate		78	-	-	-	4	4	74
Total RHNA		**151**						
Total Units			**0**	**5**	**3**	**4**	**12**	**139**

Table 7 Submitted Housing Entitlement Applications 2024 Summary	
Total Housing Entitlement Applications	4
Number of Proposed Units in All Applications Received	4
Total Housing Units Approved	4
Total Pending Approval	0

ENVIRONMENTAL

The General Plan Annual Progress Report is exempt from the California Environmental Quality Act (CEQA) via Section 15061(b)(3) of the California Code of Regulations. Under this section, projects that can be seen with certainty to have no potential for causing a significant effect on the environment are not subject to CEQA. The report is a summary of the progress the city has made towards achieving its General Plan goals and objectives in the past year. Therefore, the item does not constitute a "project" as defined by the California Code of Regulations and can be seen with certainty to have no potential for causing a significant effect on the environment.

PENDING ACTION

Upon reviewing and considering all pertinent information, the Planning Commission may motion for either of the following actions:

- Adopt Resolution No. 25-01 PC recommending approval of the Draft 2024 General Plan Annual Progress Report to the City Council;

or

- Adopt Resolution No. 25-01 PC recommending approval of the Draft 2024 General Plan Annual Progress Report to the City Council with modifications as deemed necessary by the Planning Commission;

or

- Not Adopt Resolution No. 25-01 PC and not recommend the approval of the Draft 2024 General Plan Annual Progress Report to the City Council.

Attachments: Attachment A – Draft 2024 General Plan Annual Progress Report
Attachment B – Resolution No. 25-01 PC

Attachment A – Draft 2024 General Plan Annual Progress Report

CITY OF CALIPATRIA GENERAL PLAN

DRAFT

GENERAL PLAN
2024 ANNUAL PROGRESS REPORT
FEBRUARY 2025

City of Calipatria
125 North Park Avenue
Calipatria, CA 92233

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SECTION 1 – INTRODUCTION

A. Purpose of a General Plan

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated area and land outside municipal boundaries that bear a relationship to its planning activities. In essence, a city's General Plan serves as the blueprint for future growth and development. The General Plan presents a vision for a city's future, and embodies goals, policies, and strategies to turn that vision into a reality. The City of Calipatria intends for these policies to facilitate better, faster, and cost-effective implementation tools to build a healthier, equitable, resilient, and economically vibrant future for its citizens.

The General Plan includes seven mandatory elements consisting of Land Use, Circulation, Housing, Noise, Conservation, Open Space, and Safety elements. Each of the elements describes its purpose, its issues and opportunities, the background information and context for the various topics in the element, its goals and policies, and the implementation programs needed to achieve those goals. Incorporated within each element is Calipatria's vision for the future to create an economically sound and sustainable community with a diverse economy, expanded economic opportunities, and a balanced approach to business and development while meeting the housing, recreation, and quality of life needs of its residents.

B. Purpose of a General Plan Annual Report

California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) on the General Plan and progress on its implementation to the City Council, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD) each year. This document fulfills that mandate and was reviewed by the Planning Commission at its meeting of February 18, 2025, and approved by the City Council at its meeting of _____, 2025. The previous General Plan Compliance Report submitted to the Governor's Office of Planning and Research (OPR) incorporated data from the period of January 2023 to December 2023. The current report will include a period from January 2024 to December 2024.

The main purpose of the APR is to provide the City with an update of the progress in implementing its General Plan vision. This annual assessment grants the city Council an opportunity to adjust or modify its policies or approach to implementation to ensure that the city meets its stated vision. A secondary purpose of the APR is to fulfill housing element statutory requirements regarding the city's progress in meeting its share of regional housing needs and its efforts to remove governmental constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5). These have

separate reporting requirements and forms, which have been submitted electronically by the city prior to April 1st of each year.

To assist in the review of the General Plan Progress Report, this report presents the following information:

- Amendments to the General Plan adopted by the city in 2024.
- Actions carried out by the city that further General Plan goals and policies.
- Demographic and development changes that update the city's community profile.
- Housing Element implementation programs that have been completed, are in-progress, or are an on-going activity of the city.
- Housing Element implementation programs that have not yet been initiated but are recommended for initiation within the 6th Housing Element Cycle, or as city resources are available.

SECTION 2 – STATUS OF THE ADOPTED ELEMENTS OF THE CITY'S GENERAL PLAN

As previously mentioned, state law requires that the General Plan includes seven elements. These mandatory elements must cover land use, circulation, housing, safety, noise, conservation, and open space. State law allows cities to adopt any additional General Plan Elements that it deems necessary. Additionally, elements may be combined as necessary. The City of Calipatria General Plan combines its Conservation and Open Space elements into a single element while an optional Airport Element was also implemented. None of the city's individual Elements were updated in 2024. The following is a breakdown of the city's General Plan:

Table 1
City of Calipatria 2035 General Plan Elements

General Plan Element	Topics Covered
Land Use Element	The Land Use Element of the General Plan establishes Calipatria's fundamental land use philosophy, which is to enhance the economic health and vitality of the area while improving public health and social equity. Therefore, this Land Use Element focuses on the organization of the community's environment by establishing the type, intensity, location, and character of land uses that will be permitted in the future.
Circulation Element	The Circulation Element addresses broad issues of physical mobility meaning how goods and people move about within the

Table 1 City of Calipatria 2035 General Plan Elements	
General Plan Element	**Topics Covered**
	community. Transportation relates to land use, community design, air quality, energy consumption, and the city's infrastructure.
Conservation/Open Space Element	The purpose of the Conservation and Open Space Element is to guide the comprehensive and long-range preservation and conservation of open space and natural resources within and surrounding Calipatria. The conservation and sustainable stewardship of the city's natural (e.g. resources such as air quality, water, energy, and soil) for the protection of plant and wildlife habitats, and public health. Safety and welfare are key to achieving conservation priorities as Calipatria grows.
Safety Element	The Safety Element is concerned with identifying and, whenever possible, reducing the impact of natural and man-made hazards that may threaten the health, safety, and property of Calipatria residents, business owners, and visitors. In addition, the Element emphasizes the importance of reducing risk and the effects of disaster prevention and/or preparedness. Hazards are an unavoidable aspect of life, and the Safety Element cannot eliminate risk completely. Instead, the Element contains policies to minimize the level of risk.
Noise Element	The Noise Element establishes performance goals, policies, and standards for the range of proposed land uses within Calipatria, including mobile and stationary noise sources. These goals, policies, and standards promote the city's vision for noise. The city's vision for noise is to provide an appropriate pattern of land uses and help to ensure that the various sources of noise in the community do not expose residents, workers, or visitors to unacceptable noise levels.
Airport Element	This Airport Element provides a general discussion of the airport policy framework in Calipatria for the purposes of general land use planning. The city's vision for the Airport is to enhance economic opportunities related to the airport property and the surrounding areas while ensuring the safety of residents, visitors and businesses. This information does not take the place of an Airport Land Use Plan or an Airport Master Plan.
Housing Element	The Housing Element presents Calipatria's commitment to provide housing opportunities to meet the needs of all economic segments of the community.

SECTION 3 – GENERAL PLAN AMENDMENTS

State law allows the General Plan to be amended four times annually. This allows the General Plan to remain responsive to the community's needs. Requests for amendments may be submitted by individuals or initiated by the city. Each General Plan Amendment is evaluated to ensure that they are in the public interest, are not detrimental to the public health, safety and welfare, and are deemed consistent with the overall vision, goals, and objectives contained in the General Plan.

None of the city's individual Elements were updated in 2024; however, the city began the process to update the Zoning Ordinance which has certain aspects incorporated into the Land Use Element. The proposed updates consist of textual amendments to the Zoning Ordinance to establish an Accessory Dwelling Unit (ADU) ordinance, update the density bonus ordinance, and alleviate constraints for the development of multi-family developments, emergency shelters, permanent supportive housing, residential care homes, farmworker housing, single room occupancies, and low barrier navigation centers in all residential and downtown zones. The textual amendments were reviewed and approved by the Planning Commission in December of 2024 and a final adoption by the City Council took place in January of 2025. The purpose of the textual amendment is to meet the following Housing Element programs:

- Program No. 2 Density Bonus and Incentives Program - The city will update its Zoning Ordinance to include amendments to the Density Bonus Law including but not limited to Assembly Bill (AB) 728.
- Program No. 7 Zoning Ordinance Review and Update - The city will update its Zoning Ordinance to establish an ADU ordinance, update the density bonus ordinance, and alleviate constraints for the production of a variety of housing types which includes emergency shelters, permanent supportive housing, residential care homes of seven or more people, low barrier navigation centers, farmworker housing, and single room occupancies.
- Program No. 21 Accessory Dwelling Units - The city will update its Zoning Ordinance to develop a new program to incentivize and promote ADUs or second dwellings for lower- to moderate-income households.

SECTION 4 – GENERAL PLAN POLICIES AND OBJECTIVES PROGRESS

A. Land Use Element

The Land Use Element of the General Plan establishes Calipatria's fundamental land use philosophy, which is to enhance the economic health and vitality of the area while improving public health and social equity. Therefore, the Land Use Element focuses on the organization of the community's environment by establishing the type, intensity, location, and character of land uses that will be permitted in the future. The Element is intended to promote infill, social equity, a jobs/housing balance and economic development by supporting diverse housing options, encouraging "mixed-use" development in the Downtown District, and enhancing industrial and commercial development along transportation corridors.

Calipatria's vision is to promote social equality amongst all residents, infill development, a jobs/housing balance and increased economic development opportunities. Based upon this vision, the following land use goals, policies and implementation measures have been developed and sited into one of three categories: General Land Use, Downtown District, and Economic Development. The following table provides a list of the Land Use Elements goals and policies the city has made progress towards achieving in the past year.

Table 2
City of Calipatria Land Use Element 2024 Progress

Goal No.	Objective	Progress
LU-1	Facilitate development of vacant and under-utilized land.	The City of Calipatria began the process of a textual amendment to facilitate the development of various types of housing across all residential and commercial zones in the city. The amendment was adopted in January of 2025. The City of Calipatria made progress towards the development of the Eastside Specific Plan which will rezone the eastern half of the city across the railroad tracks into multiple mixed-use zones. The plan is intended to facilitate development and encourage developer interest in the underdeveloped east portion of the city. The environmental documentation is being updated and is expected to undergo state review in early to mid-2025.
LU-2	Provide an adequate mix of low, medium, and high-density residential land uses to house people of all	The City of Calipatria began the process of a textual amendment to facilitate the development of various types of housing across all residential and commercial zones in the city. The textual amendment will permit various housing types, sizes, and affordability across all residential and commercial zones in the city. The

Table 2 City of Calipatria Land Use Element 2024 Progress		
Goal No.	**Objective**	**Progress**
	socioeconomic levels.	amendment is expected to finalize and go into effect in early 2025. The City of Calipatria made progress towards the development of the Eastside Specific Plan which will rezone the eastern half of the city across the railroad tracks into multiple mixed-use zones. The plan is intended to facilitate development and encourage developer interest in the underdeveloped east portion of the city. The plan will also allow multiple permitted residential uses of all sizes and affordability levels. The environmental documentation is being updated and is expected to undergo state review in early to mid-2025.
LU-8	Promote manufacturing and industrial development that takes advantage of the railroad through the city.	The City of Calipatria made progress towards the development of the Eastside Specific Plan which will rezone the eastern half of the city across the railroad tracks into multiple mixed-use zones. The plan will maintain the numerous commercial and industrial uses while allowing mixed-use developments to attract developer interest. The environmental documentation is being updated and is expected to undergo state review in early to mid-2025.
LU-9	Promote commercial and mixed-use development that takes advantage of the highways passing through the city.	The City of Calipatria made progress towards the development of the Eastside Specific Plan which will rezone the eastern half of the city across the railroad tracks into multiple mixed-use zones. The plan will maintain the numerous commercial and industrial uses while also permitting mixed-use developments to attract developer interest. The environmental documentation is being updated and is expected to undergo state review in early to mid-2025.

B. Conservation and Open Space Element

The purpose of the Conservation and Open Space Element is to guide the comprehensive and long-range preservation and conservation of open space and natural resources within and surrounding Calipatria. Conservation is defined in the General Plan as the careful preservation, protection, or planned management of a natural resource to prevent its exploitation, destruction, or neglect. The term sustainable has become common parlance

when referring to principles, practices, and application of techniques that conserve energy, water, and other natural resources; manage the use of renewable and non-renewable resources in an efficient and responsible manner with an emphasis on self-sufficiency; preserve and improve the environment, from the local to the global level; reduce pollution and solid waste; improve human health and safety; and strengthen the economy.

Calipatria's vision for open space and conservation includes preservation of agricultural lands and sensitive habitats/species, promotion of renewable energy, and the incorporation of sustainability into city policy. The conservation and sustainable stewardship of the city's natural resources—such as air quality, water, energy, and soil—for the protection of plant and wildlife habitats, and public health, safety and welfare are key to achieving the conservation priorities as Calipatria grows. The following table provides a list of the Conservation and Open Space Elements goals and policies the city has made progress towards achieving in the past year.

Table 3
City of Calipatria Land Use Element 2024 Progress

Goal No.	Objective	Progress
COS-1	Provide open space that meets the needs of present and future city residents and visitors.	The City of Calipatria currently has $7,000,000 in grant funds from the Statewide Park program with a due date of June 2028 for the Calipatria Community Park Project. Throughout 2024, the City of Calipatria has been actively searching for and applying for additional funding opportunities to further fund the development of the community park.
COS-2	Maintain existing park resources for the enjoyment of all city residents.	The City of Calipatria began construction of the Hernandez Park Irrigation System and the City Facility Improvement project. The project consists of extending a new irrigation line from a nearby Imperial Irrigation District (IID) raw water canal for irrigation purposes, and the installation of hands-free washing stations playground equipment, shade structures, fencing, and ADA compliant picnic tables in Hernandez Park and Rademacher Park. Construction is expected to be finalized within the first months of 2025.

C. Circulation Element

The Circulation Element addresses broad issues of physical mobility meaning how goods and people move about within the community. Transportation relates to land use, community design, air quality, energy consumption, and the city's infrastructure. Calipatria's

vision is to provide a multimodal transportation system that effectively facilitates the transport of goods and people throughout the city and to adjacent cities. The Circulation Element presents the physical and operational conditions of the circulation network in Calipatria, including an evaluation of existing conditions for local roadways, traffic safety, parking, public transit, air and freight transit, and bicycle and pedestrian circulation within the city. In addition, the element describes the key terms and methodologies that explain the current conditions and the identified deficiencies in Calipatria's transportation system, along with the regulatory framework affecting transportation in the city. This is the basis for the goals, policies and implementation actions described in this Circulation Element. The following table provides a list of the Circulation Elements goals and policies the city has made progress towards achieving in the past year.

Table 4
City of Calipatria Circulation Element 2024 Progress

Goal No.	Objective	Progress
C-1	Provide a roadway system that effectively facilitates the transport of goods and people throughout the city and adjacent cities.	In 2024 the City of Calipatria began and completed the design for the South Brown Avenue Roadway Improvements between Main Street and Church Street. The project consists of repaving the roadway along with the installation of pedestrian facilities for public use. Construction is expected to begin in 2025. In 2024 the City of Calipatria submitted an allocation request to the Congestion Mitigation and Air Quality (CMAQ) Program to receive funds for the Bonita Place Improvements between South Brown Avenue and International Boulevard. The request is under review and the design phase will proceed after the approval of the allocation request. In 2024 the City of Calipatria submitted an allocation request to the Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) and received funds allocated for the purchase of crack seal equipment for future road improvement projects.

D. Safety Element

The Safety Element is concerned with identifying and, whenever possible, reducing the impact of natural and man-made hazards that may threaten the health, safety, and property of Calipatria residents, business owners, and visitors. In addition, the Element emphasizes the importance of reducing risk and the effects of disaster prevention and/or preparedness.

Hazards are an unavoidable aspect of life, and the Safety Element cannot eliminate risk completely. Instead, the Element contains policies to minimize the level of risk. The Element provides a broad survey of hazards in Calipatria for the purposes of general land use planning. This information does not take the place of site-specific evaluations by qualified professionals. The city will use the goals, policies, and implementation actions to review individual development proposals and site assessments. The city's vision for Safety is to minimize to the extent possible the impact of natural and man-made hazards that may threaten the health, safety, and property of Calipatria residents, business owners, and visitors. The following table provides a list of the Safety Elements goals and policies the city has made progress towards achieving in the past year.

Table 5
City of Calipatria Safety Element 2024 Progress

Goal No.	Objective	Progress
S-2	Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from flooding.	In 2024 the City of Calipatria began the construction of the Eastside Stormwater Improvement Project which will provide flood protection to the east side of the city via the development of a new stormwater retention basin and other stormwater collection facilities. Construction is expected to end early to mid-2025

E. Noise Element

The purpose of the Noise Element is to limit the exposure of the community to excessive noise levels. It is to be used to guide decisions concerning land use and the location of common sources of excessive noise. To that end, the Noise Element identifies and addresses noise sources. The Noise Element also establishes performance goals, policies, and standards for the range of proposed land uses present within Calipatria, including mobile and stationary noise sources. These goals, policies, and standards promote the city's vision for noise. The city's vision for noise is to provide an appropriate pattern of land uses and help to ensure that the various sources of noise in the community do not expose residents, workers, or visitors to unacceptable noise levels. No notable updates, projects, or actions were taken in 2024 in relation to the Noise Element.

F. Airport Element

The purpose of the Airport Element is to outline the ways in which the Cliff Hatfield Memorial Airport interacts with the land uses around it, as well as to guide the role of the airport in the local economy. While there can be a mutually beneficial economic relationship between the

airport and the surrounding community, there are also certain risks associated with airport proximity. The Cliff Hatfield Memorial Airport is in the northwest corner of the city. The airport site encompasses about 200 acres and has two asphalt runways that are each 3,440 feet long and 50 feet wide. Runway 8 has a western approach and Runway 26 has an eastern approach. Air traffic is primarily limited to agricultural aircraft and some chartered flights. There are currently no commercial flights at the airport. No notable updates, projects, or actions were taken in 2024 in relation to the Noise Element.

G. Housing Element

The Housing Element represents Calipatria's commitment to providing housing opportunities to meet the needs of all economic segments of the community. As part of the City of Calipatria 2035 General Plan, the Housing Element was developed to ensure that the city establishes a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all current and future residents of Calipatria. The 6th Cycle Housing Element establishes policies that will guide the city's decision-making process and establishes an implementation program to achieve housing goals through the year 2029. Please refer to Section 6 – Housing Element Progress for additional information on the City of Calipatria 6th Cycle Housing Element.

SECTION 5 – COMMUNITY PROFILE UPDATE

Calipatria's future is linked to its growth. Long-range planning can ensure continuity between development and the community's vision, goals, and policies. New patterns of development can sustain and enhance Calipatria's economic viability and livability. To assist decisionmakers in its General Plan review and analysis, this section presents a record of Calipatria's growth since the adoption of the General Plan in 2013. The data in Tables 6 through 9 are taken from the United States Census Bureau American Community Survey (ACS) 5-Year Estimate Data Profiles, Estimates E-5 and E-8 from the California Department of Finance, and the California Department of Education's Data Quest for school enrollment data. The tables provide statistics on population and household characteristics, education and employment characteristics, and job sector characteristics, respectively.

Table 6
City of Calipatria Population and Household Characteristics 2013-2023

Characteristic*	2013	2017	2021	2023
Population	7,574	7,426	7,247	6,549
Incarcerated Population (%)	20	53	57	47
Hispanic (%)	83	78	73	82
Non-Hispanic White (%)	7	5	7	7
Non-Hispanic Asian (%)	0.9	0.7	0.3	0

Non-Hispanic African American (%)	7	14	17	10
Non-Hispanic Other Race (%)	0.1	0.3	0.7	0.2
Median Age	30.6	32.3	33.5	34.1
Household Size	3.71	3.69	3.26	3.19
Median Household Income ($)	33,893	35,486	39,217	52,672
Median Household Income Imperial County ($)	41,807	44,779	49,078	56,393

*ACS 5 Year Estimates 2013, 2017, 2021, & 2023

Table 7
City of Calipatria Housing Characteristics 2013-2023

Characteristic	2013	2017	2021	2023
Number of Housing Units*	1,960	1,286	1,405	1,347
Owner Occupied (%)*	57	51	68	64
Renter Occupied (%)*	43	49	32	36
Single-Family Units (%)**	78	78	78	79
Multi-Family Units (%)**	17	17	17	16
Mobile Homes (%)**	5	5	5	5
Built After 1960 (%)*	85	85	76	67
Median Owner-Occupied Home Value ($)*	85,000	114,000	148,800	172,900
Renters Paying 30% or more of gross monthly income (%)*	56	50	57	41
Homeowners Paying 30% or more of gross monthly income (%)*	23	32	25	34

*ACS 5 Year Estimates 2013, 2017, 2021, & 2023, **CA Dept. Finance E-5 and E-8 Estimates

Table 8
City of Calipatria Educational Characteristics 2013-2023

Characteristic	2013	2017	2021	2023
Public School Student Enrollment (K-12)*	1,174	1,168	1,143	1,086
High School Graduate or Higher (%)**	61	46	58	58
Bachelor's Degree or Higher (%)**	56	2	1	3
Graduate or Professional Degree (%)**	1	1	1	1

*Data Quest, **ACS 5 Year Estimates 2013, 2017, 2021, & 2023

Table 9
City of Calipatria Employment Characteristics 2013-2023

Sector*	2013	2017	2021	2023
Employed Population 16 years and over	1,968	950	1,032	1,208
Education	418	219	199	234

Retail	250	105	90	113
Recreation	0	42	38	44
Public Administration	211	74	34	59
Construction	36	39	48	50
Transportation	233	92	45	81
Manufacturing	141	12	91	112
Finance	70	21	0	0
Professional	101	85	75	102
Wholesale	67	0	34	38
Information	0	12	0	0
Agriculture	397	233	339	353
Other	44	16	39	22
Drove Alone to Work (%)	70	79	88	89
Mean Travel Time to Work (minutes)	21.6	17.7	16.4	15.3
Median Earnings ($)	-	25,897	27,383	33,787
Unemployment (%)	13.9	19.3	15	12.5

*ACS 5 Year Estimates 2013, 2017, 2021, & 2023

SECTION 6 – HOUSING ELEMENT PROGRESS

State law requires that each jurisdiction in California includes a Housing Element in its General Plan that establishes specific actions, objectives, and timelines for meeting its state mandated Regional Housing Needs Assessment (RHNA) for each income level. The RHNA is provided to jurisdictions in eight-year cycles. The current cycle is Cycle 6, which covers the time period of 2021 through 2029. Every year the city prepares an annual Housing Element Progress Report that it submits to California Housing & Community Development (HCD) and State Office of Planning and Research (OPR).

Table 10 on the following page is the city's progress in meeting the current RHNA 6th Cycle (October 15, 2021, to October 15, 2029). Table 13 reports on the city's progress in implementing its housing related programs, taken from the Summary of the 2024 Housing Element Annual Report. The 2024 Housing Element Annual Report also includes newly required data on the number of applications submitted to the city, production of housing units, the number of applications that were approved by the Planning Commission or City Council, and the number of building permits that were issued. The intention is to monitor whether cities are limiting housing production through their approval processes by comparing the number of housing units applied for to the number of housing units that were constructed. Table 11 shows that 4 residential units have been approved for development in 2024 and are in the near future construction pipeline.

Table 10 City of Calipatria Cycle 6 RHNA Progress (Planning Period 10/15/21 to 10/15/2029)													
Income Level		**RHNA Allocation**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date**	**Total Remaining RHNA**
Very Low	Deed Restricted	36	-	-	-	-						0	36
	Non-Deed Restricted		-	-	-	-							
Low	Deed Restricted	21	-	-	-	-						4	17
	Non-Deed Restricted		-	1	3	-							
Moderate	Deed Restricted	16	-	-	-	-						4	12
	Non-Deed Restricted		-	4	-	-							
Above Moderate		78	-	-	-	4						4	74
Total RHNA		**151**											
Total Units			**0**	**5**	**3**	**4**						**12**	**139**

Table 11 Submitted Housing Entitlement Applications 2024 Summary	
Total Housing Entitlement Applications	4
Number of Proposed Units in All Applications Received	4
Total Housing Units Approved	4
Total Pending Approval	0

Table 12
2024 City of Calipatria Housing Development Applications Submitted

Project Identifier		Proposed Units Affordability by Household Income Level								
APN	Address	Very Low Deed Restricted	Very Low Non-Deed Restricted	Low Deed Restricted	Low Non-Deed Restricted	Moderate Deed Restricted	Moderate Non-Deed Restricted	Above Moderate	Total Proposed Units	Total Approved Units
023-352-015	639 East Bonita Street	-	-	-	-	-	-	1	1	1
023-333-016	254 South Brown Avenue	-	-	-	-	-	-	1	1	1
023-343-014	615 East Alamo Street	-	-	-	-	-	-	1	1	1
023-344-014	589 East Alamo Street	-	-	-	-	-	-	1	1	1

Table 13
City of Calipatria Housing Element Program Implementation

Name of Program	Objective	Status of Program Implementation
First-Time Homebuyer Program	The city will continue to consider and act on making a financial contribution, in accordance with the adopted Annual Budget Plan, towards the established and on-going First-Time Homebuyers Program annually. City staff will also send out informative brochures and use other media tools to increase application submittals in January 2024.	The city is in the process of preparing their annual budget and is also working on preparing the information for public outreach.
Density Bonus and Incentives Program	The city will continue to create a budget amendment to provide incentives such as flexible zoning regulations, increase in lot coverage percentage, waived application fees, expedited	An updated density bonus ordinance was presented and approved by the Planning

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	**Objective**	**Status of Program Implementation**
	permitting process, or other incentives identified that may assist with the development of residential projects, targeting housing affordability to low and very low income households or special needs groups, such as through the provision of on and off-site infrastructure improvements and/or subsidized development fees and/or deviation of certain development standards (i.e. setbacks, parking requirements, lot coverage, etc.). The city anticipates breaking ground on approximately 12 single-family homes, 40 multi-family units, and 4 multi-family units by 2025, all of which are affordable. This data is based on current Building Permits received within the past two years and developer interest in certain vacant. These projected units are or will be located in the southeast quadrant of the city. With this program, the city will facilitate the construction of these units by implementing the Density Bonus incentives previously listed. The city will also update the Zoning Update to include amendments to the Density Bonus laws per Senate Bill 728. The city anticipates completing the Zoning Ordinance update by October 2023. Furthermore, the city will encourage density bonuses for projects that are proposed to be constructed at a lesser density.	Commission on December 17, 2024. The ordinance was approved by the City Council in January of 2025.
Self-Help Housing Program	The city will coordinate with the Coachella Valley Housing Coalition and other agencies outside of the region who participate in self-help projects that may be interested in	The city is in the process of contacting the Coachella

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	**Objective**	**Status of Program Implementation**
	pursuing a local project. The city will hold a workshop at least every two years during the 2021-2029 planning period. Once interested agencies and households are identified, the city will support and assist in the applications for funding. The city will also make efforts to advertise and bring awareness to this housing program using several marketing tools and will prioritize the grant application submittal and will utilize media tools to encourage public participation and promote this program. The city anticipates establishing this program by October 2025.	Valey Housing Coalition for assistance in the program.
Pursue Key Federal Funding Sources for Affordable Housing, Community Revitalization, and Public Infrastructure	On an annual basis, between 2021 and 2029, the city staff will continue to support or pursue additional funding sources for affordable housing development in the City of Calipatria. The city will also make efforts to seek funding opportunities to revitalize the community and improve public infrastructure to attract housing developers and businesses. While working with affordable housing developers, the city will encourage developers to construct housing targeted for special needs groups with the intent of providing more affordable housing options, specifically targeting the northeast quadrant of the city. The city will make efforts to apply for such grants upon funding availability and will make it a goal to apply and secure funds for a minimum of three grants by December 2026.	The city is constantly searching for new funding opportunities to improve public infrastructure and create new affordable housing opportunities. The city applied for and was granted $1.5 million in funding from the SCAG REAP 2.0 Regional Utilities Supporting Housing Program to revitalize the Delta Street pump station. By improving the city's sewage infrastructure, developers will

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	**Objective**	**Status of Program Implementation**
		be encouraged to construct infill developments.
Planned Unit Development Program	In 2013, the city established a Planned Unit Development (PUD) Ordinance to provide flexible development options. Concurrent with Program #7, the city will update the Zoning Ordinance to include specific language that PUD's should target flexible development standards for affordable housing development projects by October 2023.	An ordinance update was presented and approved by the Planning Commission on December 17, 2024. The ordinance was approved by the City Council in January of 2025.
Tax Credit Rental Projects	City staff will continue to support developers in the pursuit of tax credits to fund the construction of multi-family rental units in the city, specifically for targeting construction in the northeast quadrant of the city, identified as a city's action to further fair housing. Developers will be provided with informational brochures regarding tax credits upon their first visit to the City of Calipatria and the city will remain available to assist developers with the tax credit application process. City staff will make it a priority to analyze program effectiveness every 4 years and hopes to assist at a minimum of one housing developer with an application by the end of August 2025.	The city communicates with developers and is determined to assist any who are interested in applying for tax credits.
Zoning Ordinance Review and Update	During the implementation of this program, the city will carefully assess the existing Zoning Ordinance to identify or	An update to the zoning ordinance was presented and

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	**Objective**	**Status of Program Implementation**
	exclude language that creates barriers to fair housing or that may impede the construction of affordable housing options. This objective aligns with the city's action to further fair housing and eliminate fair housing issues. The City of Calipatria City Council will conduct a review of the existing Zoning Ordinance and will amend the Zoning Ordinance by October 2023 to address potential constraints and comply with State law.	approved by the Planning Commission on December 17, 2024. The ordinance was approved by the City Council in January of 2025.
Streamline Permitting Processing	Continue to streamline the permitting process for projects that include affordable housing targeted towards seniors and lower- and moderate-income households. Concurrent with Program #7, city staff will update Zoning Ordinance to include practices and procedures to ensure compliance with SB 35 – Ministerial Streamlined Permitting Process for Affordable Housing Projects. Zoning Update is anticipated to be completed by October 2023.	The city continues to streamline the permit process for affordable housing projects and is in the process of updating its Zoning Ordinance.
Housing Rehabilitation Program	City staff will review and amend the Housing Rehabilitation Program guidelines periodically and target assistance to 15 lower and extremely low-income households, and special priority to persons with disabilities including developmental disabilities. The city will conduct its first review with amendments as necessary and is anticipated to be completed by January 2025. The city will make it a goal to assist approximately 15 extremely low, low- and very low-income	The city is currently reviewing its housing rehabilitation program and will implement changes if needed.

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	**Objective**	**Status of Program Implementation**
	households over the planning period. As needed, the city will apply to the State.	
Weatherization Program	The city will continue to advertise the weatherization program in its housing rehabilitation brochures and will conduct outreach periodically through service bill communication devices. The city will continue to support IID programs to promote energy conservation. The city will also support state energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1980 housing. The city will encourage cost effective energy technologies with both positive economic and environmental impacts, e.g., passive solar space heating and cooling and water conservation. With this program, the city anticipates assisting at a minimum of 20 households and a maximum of 40 homes throughout the community that will essentially improve housing conditions and reduce energy costs for low-income households. Concurrently with Program #22, the city will include this program in the Community Outreach for Housing Assistance and Resources Program by July 2023.	The city continues to refer residents to both the housing rehabilitation and IID weatherization programs and encourages energy conservations.
Section 8 Rental Assistance Certificate/Voucher Program	The Imperial Valley Housing Authority will conserve the 40 existing rent subsidies for very low-income households. The city will continue to support the IVHA's efforts in pursuing additional allocation of Section 8 funds. Additionally, city staff will assist	The city is in the process of contacting the IVHA to conserve all existing rent

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	**Objective**	**Status of Program Implementation**
	IVHA to pursue 20 additional subsidies to provide more housing opportunities, specifically for the southeast quadrant of the city where most of the future housing projects will be located. This program would alleviate overcrowding and increase affordable housing supply. This objective supports the city's action for furthering fair housing and would address housing issues. Support may take the form of providing letters of support to be included in the IVHA's application package to HUD. The city will modify the program goal to assist IVHA with noticing requirements within 3 years, 12 months, and 6 months of the affordability expiration date per Government Codes 65863.10, 65863.11, and 65863.13.	subsidies and assist in noticing requirements.
Preservation of Publicly Assisted Low Income Housing	The city will continue to maintain contact with the owners of Cottonwood Creek, Casa del Sol, and Villa Esperanza Apartments through a written log of phone and in-person conversation conducted at a minimum, every six months, and, if necessary, work with other non-profits in the rare event that one of these Apartment buildings is in danger of converting to all market rate rents. Support IVHA to maintain ownership of their 40 publicly owned and subsidized housing units. The objective of this program would ensure that households, specifically affordable housing units in the southwest and southeast portion of the city, can continue to afford their	The city continues to maintain contact with the owners of the Cottonwood Creek, Casa del Sol, and Villa Esperanza Apartments

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	**Objective**	**Status of Program Implementation**
	housing costs which would ensure fair housing and prevent displacement.	
Land Use Plan Update/Zone Changes	The city will continue to ensure that sites designated for residential development are reserved for residential land uses, and restricted from rezoning to nonresidential uses, to fulfill Calipatria's regional housing needs by income group. The city will discuss possible land use updates and rezoning to facilitate residential development. The rezoning process is expected to be completed by October 2022. The Land Use Plan shall be reviewed within the 2021-2029 planning period to ensure that the designation of residential sites within the incorporated City limits and outside within the Sphere of Influence are adequate to accommodate the allocations by the Regional Housing Needs Assessment and the city's population growth projections. Furthermore, during the implementation of this program, city staff will geographically target the northeast quadrant and analyze vacant parcels in this area and their potential to accommodate affordable housing. This objective will further fair housing as it will remove any land use regulations that may currently impede with the construction of multi-family housing or other affordable housing options. This objective supports the city's action to further fair housing. The rezoning process will also allow the development for housing that includes 20 percent or more of its units affordable to lower-	The city is currently working on zone changes for the east side specific plan and is expected to be completed in 2025.

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	**Objective**	**Status of Program Implementation**
	income households by-right pursuant to Government Code Section 65583.2(i). The rezoning process is expected to be completed by the end of October 2022. Furthermore, the city owned site 5 associated with APN 023-485-006, will comply with the Surplus Land Act (commencing with Government Code Section 54220).	
Development Consistency with Adopted Plans	The city will continue to review all proposed development for consistency with the adopted plans, policies, and regulatory codes to preserve adequate residential sites for the orderly growth and development of the community and to ensure that the housing needs of the community are able to be addressed. The city shall not approve inconsistent rezoning or reclassification of sites designated for residential uses unless an equally comparable site is exchanged.	The city continues to review all proposed developments for consistency with the adopted plans, policies, and regulatory codes.
Housing Condition Survey	The city conducted a housing condition survey on September 2, 2021, and will continue to conduct these surveys at least once during the upcoming Housing Element Plan periods and prioritize the units in need of maintenance/rehabilitation for the City's Housing Rehabilitation Program. This report will be presented to City Council for their review and action as necessary. Concurrently with Program #22, the city will ensure that residents are aware of the resources and programs offered	The city is in the process of preparing resources and programs for applicants.

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	**Objective**	**Status of Program Implementation**
	within the city, including the Housing Rehabilitation Program by July 2023.	
Development Impact Fee/Infrastructure Assessment	The city shall prepare an RFP for the comprehensive infrastructure assessment and update to the city's Development Impact Fee Program by January 2023.	The city is currently reviewing the programs to determine whether an update will be required.
Fair Housing Program	The City Clerk of Calipatria is responsible for referring any fair housing complaints to CRLA or the Civil Rights Division of HUD as appropriate and the city will continue to promote equal housing laws, housing programs and resources through the provision and distribution of educational and marketing material made available at City Hall, the public library, and website.	The city continues to promote fair housing and is working on preparing/distributing educational and marketing material to the public.
Homeless Referral Program	The city will continue to participate in the Imperial Valley Regional Taskforce on Homelessness and refer individuals as necessary.	The city continues to participate in the Imperial Valley Regional Taskforce on Homelessness.
Performance Monitoring Program	The city will monitor adopted Program success and shortfalls on an annual basis starting January 2022. The report findings will be presented to the Calipatria City Council for discussion and action, if necessary.	The city is in the process of analyzing the successes and shortfalls of the adopted programs and objectives.

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	**Objective**	**Status of Program Implementation**
Prioritization of Housing for Special Needs Groups	City staff will also coordinate with developers and stakeholders to encourage the development of such housing type and provide incentives such as density bonuses, such as flexible zoning regulations, increase in lot coverage percentage, waived application fees, expedited permitting process, or other incentive identified that may assist with the development of affordable housing. While determining suitable sites for the construction of housing for special needs groups, the city will prioritize the northeast portion of the city as identified in the city's action to further fair housing. Additionally, with this program, the city anticipates prioritizing the construction of approximately 25 units for special needs housing units. Coordinate with developers to ensure new housing development projects are built at suitable conditions for persons with disabilities. The city anticipates this program established by the end of December 2024.	The city already communicates with developers with regards to incentives for the development of affordable housing units for all special needs groups.
Accessory Dwelling Units (ADU's) or "Second Dwelling Units" Incentives Program	Develop a new program to incentivize and promote ADU's or second dwellings for lower- to moderate-income households. City staff will pursue funding and provide incentives such as waiving or reducing planning fees associated with building permits, homeowner/applicant assistance, or modifying developments standards. This program is anticipated to see the construction of approximately 16 ADU's (two per year)	An ADU ordinance was presented and approved by the Planning Commission on December 17, 2024. The ordinance was approved by the City Council in January of 2025.

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	**Objective**	**Status of Program Implementation**
	throughout the community by the end of the 2021-2029 planning period. Although the City of Calipatria did not receive any permits for ADU's during the previous planning period, this data is assumed by using similar averages for jurisdictions within the County of Imperial that are similar to the City of Calipatria. This program will increase the types of housing options and reduce overcrowding. The program itself is anticipated to be completed and begin by November 2024.	
Community Outreach for Housing Assistance and Resource Program	City staff will develop an outreach method for program implementation, housing needs, and public participation. City staff will also seek public participation by sending out flyers of existing housing programs. City staff will coordinate with staff members and hold public hearings for the community to provide input on new or existing housing programs and effectiveness of said programs. City staff will make it a priority to target advertisement of existing housing programs, specifically in the northeast quadrant of the city, and when announcing any community workshops. Additionally, the city will provide informational brochures (both English and Spanish) of existing housing programs which will be placed at a visible location at City Hall or will be attached to utility bills to ensure all income groups and special needs groups are continuously informed. Furthermore, during the implementation of the new programs, the city will also ensure public engagement by	The city is in the process of preparing a community outreach plan.

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	**Objective**	**Status of Program Implementation**
	providing surveys to the residents either by mail, website posts, or social media posts that will include housing affordability and specific needs questions. City staff will also coordinate with low-income housing developers and stakeholders to develop an action plan for addressing the housing needs of the community, particularly for the lower-income and special needs households. City staff will diligently evaluate these public participation methods during the planning period for effectiveness and will make changes, as needed, to receive the most public participation possible. The city will also update the city website to include access to planning fees, planning documents, city maps, and housing programs available to encourage residents to utilize these resources by July 2023.	

Attachment B – Resolution No. 25-01 PC

RESOLUTION NO. 25-01 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIPATRIA RECOMMENDING THE APPROVAL OF THE DRAFT 2024 GENERAL PLAN ANNUAL PROGRESS REPORT TO THE CITY COUNCIL

WHEREAS, California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) on the General Plan and progress on its implementation to the City Council, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD) each year; and

WHEREAS, the Draft 2024 General Plan Annual Progress Report was prepared to ensure the City of Calipatria remains in compliance with California Government Code Section 65400; and

WHEREAS, the Draft 2024 General Plan Annual Progress Report was reviewed by the Planning Commission during a regularly scheduled meeting held on February 18, 2025; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written and oral comments received, the Planning Commission of the City of Calipatria considered all facts relating to the Draft 2024 General Plan Annual Progress Report.

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

A) That the foregoing recitations are true and correct; and

B) That the Draft 2024 General Plan Annual Progress Report is exempt from CEQA via Section 15061 (b)(3) of the CEQA Guidelines for Implementation under the California Code of Regulations; and

C) That the Draft 2024 General Plan Annual Progress Report is consistent with the intent of the City of Calipatria General Plan; and

D) That based on the evidence presented at the February 18, 2025, Planning Commission meeting, the Planning Commission hereby recommends adoption of the Draft 2024 General Plan Annual Progress Report, to the City Council of the City of Calipatria.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Calipatria at a regularly scheduled meeting held on this 18th day of February 2025, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____, Commission Chairperson

ATTEST:

_____
Jane Hurtado, City Clerk

DISSCUSSION / DIRECTION
RESOLUTION #3

Planning Commission Staff Report

To: City of Calipatria Planning Commission
Laura Gutierrez, City Manager

From: Jeorge Galvan, AICP, City Planner

Prepared by: Francisco Barba, Associate Planner

Date: February 18, 2025

Project: Textual amendments to the City of Calipatria Zoning Ordinance amending Chapter 5.10 and adding Chapter 3.15 to allow for the installation of new original art murals and preservation of existing original art murals in the city.

Summary:

Subject of Report:	Textual amendments to the City of Calipatria Zoning Ordinance amending Chapter 5.10 and adding Chapter 3.15 to allow for the installation of new original art murals and preservation of existing original art murals in the city.
Project Location:	Citywide
Recommended Action:	Adopt Resolution No. 25-02 PC recommending approval of the proposed textual amendment establishing rules and regulations for the installation of art murals in the city to the City Council
Zoning:	R-1 (Low Density Residential), R-2 (Medium Density Multi-Family Residential), R-3 (High Density Multi-Family Residential), MHP (Mobile Home Park), CP (Commercial Professional), CP-T (Commercial Professional Transitional), DC (Downtown Core), M-1 (Light Manufacturing and Industrial), M-2 (Heavy Manufacturing and Industrial), OS-G (Open Space General), PF (Public Facilities), and Airport zones.
General Plan:	LD-R (Low Density Residential), MD-R (Medium Density Residential), HD-R (High Density Residential), GC (General Commercial), DD (Downtown District), OS-R (Open Space/Recreation), OS-A (Open Space/Agriculture) PF (Public Facility), LI (Light Industrial), HI (Heavy Industry), AC (Airport Commercial), AI (Airport Light Industrial
Environmental:	Exempt – 15061(b)(3) Common Sense Exemption

INTRODUCTION AND BACKGROUND

The City of Calipatria has received inquiries in the past relating to the installation of art murals in the city. As currently written, the City of Calipatria Zoning Ordinance does not provide guidance nor any standards and regulations for the installation of art murals in the city thus rendering them unregulated. Considering this, it is the intent of the City of Calipatria to amend its Zoning Ordinance to establish standards and regulations for art murals. The overall goal of the textual amendment is to encourage artistic expression, foster community pride, prevent vandalism on existing and proposed murals, and preserve existing murals that are a valued part of the history of Calipatria. The proposed textual amendments consist of incorporating a new art mural ordinance as Chapter 3.15 and amending Chapter 5.10 to include definitions in relation to the art mural ordinance. The scope of the new mural ordinance will be citywide.

The purpose of this item is to provide an overview of the subject policies and present the textual amendments to the Planning Commission where upon reviewing all comments and documentation for the proposed amendments, a recommendation to approve or deny the amendments will be made to the City Council.

ISSUES FOR DISCUSSION

Art Mural Ordinance. In recent years, the City of Calipatria has experienced a growing interest in the installation of art murals by the community. Understanding the current limitations of the Zoning Ordinance and the importance art murals can play in the community, it is the Citys intent to amend the Zoning Ordinance to permit the installation of art murals in the city in a safe and regulated manner. Art murals serve as an important part of the community because they can revitalize neighborhoods, express a community's history and culture, raise awareness about social issues, promote dialogue around important topics, add vibrancy to public spaces, and generally enhance the aesthetic appeal of a city. Murals also spark a new sense of creativity and community pride among residents. Therefore, the proposed textual amendments will incorporate a new art mural ordinance as Chapter 3.15 and amend Chapter 5.10 to include definitions in relation to the art mural ordinance.

Notable Items of Discussion. The proposed art mural ordinance has the following main requirements for consideration by the Planning Commission:

1. Intent. Section 3.15.10(B) of the proposed textual amendment states that the purpose of the ordinance is to encourage the installation of murals and, at the same time, prevent the proliferation of off-site commercial signs, promote public safety and welfare by regulating such displays, encourage artistic expression, foster a sense of pride, prevent vandalism at mural signs, and preserve existing murals that are a valued part of the history of the City of Calipatria.

   The Planning Commission may review this section and make changes as necessary to ensure conformance with the goals and policies of the City of Calipatria.

2. Electrical and Mechanical Components. Section 3.15.040(D) of the proposed textual amendment restricts the use of electrical or mechanical components or changing images in original art murals. (moving structural elements, flashing or sequential lights, lighting elements, or other automated methods that result in movement, the appearance of movement, or change of mural image or message, not including static illumination turned off and back on not more than once every 24 hours).

The Planning Commission may review this section and make changes as necessary to ensure conformance with the goals and policies of the City of Calipatria.

3. Single-Family Structure Restrictions. Section 3.15.040(F) of the proposed textual amendment restricts the installation or original art murals on a lot that is improved with only one single-family residential structure and accessory structures.

   The Planning Commission may review this section and make changes as necessary to ensure conformance with the goals and policies of the City of Calipatria.

4. First Amendment Right. The First Amendment of the United States Constitution protects freedom of speech, religion, press, assembly, and petition. This same protection also encompasses art murals. The First Amendment states in relevant part, "Congress shall make no law…abridging the freedom of speech." Courts, including the Supreme Court, continue to grapple with the extent to which local governments can restrict signs and murals whether digital, artistic, or traditional signage without violating the free speech protections afforded by the First Amendment. Courts continue to use different analytical approaches and levels of scrutiny, which in turn results in a lack of clarity and predictability with few bright-line rules. When the cases involve murals, these different analytical approaches seem to result in inconsistent outcomes, which are difficult to reconcile.

   Thus, Section 3.15.050 of the proposed textual amendment was included to state that murals may not include Constitutionally unprotected speech which includes any message or image that is outside the protection of the First Amendment of the U.S. Constitution and/or corollary provisions of the California Constitution, such as obscenity, and hate speech or imagery are prohibited.

   The Planning Commission may review this section and make changes as necessary to ensure conformance with the goals and policies of the City of Calipatria.

Art Mural Ordinance Outline. The proposed textual amendments to Chapter 5.10 of the City of Calipatria Zoning Ordinance consist of the following definitions:

1. **Original Art Mural.** A one-of-a-kind, hand-painted, hand-tiled, or digitally printed image on the exterior wall of a building that does not contain any commercial message. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.
2. **Public Art Installation.** A facility, amenity or project that does not contain any commercial message and which is either an approved public arts project. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.

The proposed textual amendments will create Chapter 3.15 which will incorporate standards and regulations for the installation of art murals throughout the city and will consist of the following:

1. **Purpose and Applicability**

   This section describes the intent of the chapter which is to encourage the installation of murals and, at the same time, prevent the proliferation of off-site commercial signs, promote public safety and welfare by regulating such displays, encourage artistic

expression, foster a sense of pride, prevent vandalism at mural signs, and preserve existing murals that are a valued part of the history of the City of Calipatria.

2. **Original Art Mural Registration**

   This section lists the registration requirements for original art murals as follows:

   A. Authority. The Project Review Committee shall have the authority to determine that an application for an original art mural or existing original art mural meets all of the applicable registration requirements as established in Chapter 3.15.

   B. Administrative Rules. The Project Review Committee is authorized and directed to adopt the administrative rules implementing Chapter 3.15.

   C. Neighborhood Involvement Requirement. All applications for an Original Art Mural or existing Art Mural shall include a neighborhood involvement requirement. Specifically, an applicant for mural approval shall send notice of that application to the neighboring properties within a 300-foot radius of where the proposed mural will be installed at least 10 days prior to the Project Review Committees decision. No mural shall be registered until the applicant certifies that the neighborhood involvement requirement has been completed. This is a procedural requirement only, and the Project Review Committee shall at all times retain sole authority to approve or deny an application for a mural based on the criteria in this Chapter. Further, in no event will registration of a mural be granted or denied based solely upon the content of the mural.

3. **Grandfathering of Existing Original Art Murals**

   This section stipulates that any existing original art mural installed prior to the effective date of this chapter, shall have legal nonconforming status and not require registration under Chapter 3.15 of the Zoning Ordinance. However, existing murals with electrical or mechanical components or changing images do not qualify for legal nonconforming status.

4. **Original Art Mural Regulations**

   This sections states that any original art mural that meets the following requirements will be allowed upon satisfaction of the applicable registration procedures:

   A. Any alteration to an approved mural shall require approval by the Project Review Committee. Minor changes to the permitted mural that result from the maintenance or repair of the mural shall not constitute an "alteration".

   B. No part of a mural shall exceed the height of the structure to which it is tiled, painted or affixed.

   C. No part of a mural shall extend more than six (6) inches from the plane of the wall upon which it is tiled, painted or affixed.

   D. No part of a mural shall exceed a height of 100 feet above grade.

   E. No mural may consist of, or contain, electrical or mechanical components, or changing images (moving structural elements, flashing or sequential lights, lighting elements, or other automated methods that result in movement, the appearance of movement, or change of mural image or message, not including static illumination

turned off and back on not more than once every 24 hours).

F. No mural, except for murals consisting completely of paint, shall be placed over the exterior surface of any building opening, including, but not limited to, windows, doors and vents. Notwithstanding the foregoing, a mural consisting of paint or any other material permitted under Chapter 3.15 may be placed on roll down security doors on a commercial or industrial building.

G. No mural shall be placed on a lot that is improved with only one single-family residential structure and accessory structures.

H. No mural shall be arranged and illuminated in a manner that will produce a light intensity of greater than three-foot candles above ambient lighting, as measured at the property line of the nearest residentially zoned property.

I. Digitally printed image murals shall receive approval of the City of Calipatria City Manager, Fire Department, and Planning Department.

5. **Prohibited Art Murals**

   This section states that murals may not include Constitutionally unprotected speech which includes any message or image that is outside the protection of the First Amendment of the United States Constitution and/or corollary provisions of the California Constitution, such as obscenity, and hate speech or imagery are prohibited.

6. **Severability**

   This section stipulates that if any part, sentence, phrase, clause, term, or word of Chapter 3.15 is declared invalid or unconstitutional by a valid court judgment or decree of any court of competent jurisdiction, the declaration of such invalidity or unconstitutionality shall not affect the constitutionality or lawfulness of the remainder of this Administrative Code, the City of Calipatria Zoning Ordinance, or any other City regulation regulating signage, billboards, or Original Art Murals.

ENVIRONMENTAL

The textual amendment is exempt from the California Environmental Quality Act (CEQA). Pursuant to CEQA requirements a Notice of Exemption will be filed with the Office of Planning and Research citing an exemption via Section 15061(b)(3) of the California Code of Regulations. Under this section, projects that can be seen with certainty to have no potential for causing a significant effect on the environment are not subject to CEQA.

PUBLIC NOTICING

Pursuant to Chapter 4.22 of the Zoning Ordinance, the Planning Commission may recommend approval of a textual amendment to the City Council subject to a public hearing. A public hearing notice was sent to a local newspaper for posting on February 4, 2025 and subsequently posted at City Hall. Refer to **Attachment D – Public Hearing Notice** for additional information.

RECOMMENDATION AND PENDING ACTION

Pursuant to Chapter 4.22 of the Zoning Ordinance, the Planning Commission must review all relevant documentation and consider all testimonies for and against the proposed amendment prior to making one of the following actions:

- Adopt Resolution No. 25-02 PC recommending approval of the proposed textual amendment establishing rules and regulations for the installation of art murals in the city to the City Council;

or

- Adopt Resolution No. 25-02 PC recommending approval of the proposed textual amendment establishing rules and regulations for the installation of art murals in the city to the City Council with modifications as deemed necessary by the Planning Commission;

or

- Not Adopt Resolution No. 25-02 PC and not recommend approval of the proposed textual amendment to the City Council.

Attachments: Attachment A – Public Hearing Notice
Attachment B – Resolution No. 25-02 PC
Exhibit A – Textual Amendments

Attachment A – Public Hearing Notice

Notice of Public Hearing

City of Calipatria

Notice is hereby given that a public hearing will be held by the City of Calipatria 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:	**Location:**
Textual amendment to the City of Calipatria Zoning Ordinance as it relates to the review and installation of art murals.	Citywide

The City of Calipatria has received inquiries in the past relating to the installation of art murals in the city. As currently written, the City of Calipatria Zoning Ordinance does not provide guidance nor any standards and regulations for the installation of art murals in the city. Considering this, it is the intent of the City of Calipatria to amend its Zoning Ordinance to establish standards and regulations for art murals. The overall goal of the textual amendment is to encourage artistic expression, foster community pride, prevent vandalism on existing and proposed murals, and preserve existing murals that are a valued part of the history of Calipatria. The proposed amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) via Section 15061(b)(3) of the California Code of Regulations. The purpose of this public hearing is to present the proposed textual amendment to the Planning Commission where upon reviewing all pertinent information and public comments, a motion to recommend or not recommend approval of the proposed textual amendment to the City Council will be made.

Planning Commission Hearing Date: February 18, 2025
Hearing Time: 5:30 PM
Hearing Location: City Hall
125 North Park Avenue
Calipatria, CA 92233

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, Associate Planner, at (760) 337-3883 or via email at 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 Calipatria City Clerk, 125 North Park Avenue, Calipatria, CA 92233 and be delivered prior to the Public Hearing date. Please reference the project name in all written correspondences.

Posted: Yesenia Hurtado Date: 2-5-25

Attachment B – Resolution No. 25-02 PC
Exhibit A – Textual Amendments

RESOLUTION NO. 25-02 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIPATRIA RECOMMENDING THE APPROVAL OF A TEXTUAL AMENDMENT AMENDING CHAPTER 5.10 AND ADDING CHAPTER 3.15 TO THE CITY OF CALIPATRIA ZONING ORDINANCE TO THE CITY COUNCIL TO ALLOW FOR THE INSTALLATION OF NEW ORIGINAL ART MURALS AND PRESERVATION EXISTING ORIGINAL ART MURALS IN THE CITY

WHEREAS, the City of Calipatria has received inquiries in the past relating to the installation of art murals in the city; and

WHEREAS, it is the City of Calipatria's intent to amend its Zoning Ordinance to establish standards and regulations for art murals; and

WHEREAS, the goal of the textual amendment is to encourage artistic expression, foster community pride, prevent vandalism on existing and proposed murals, and preserve existing murals that are a valued part of the history of Calipatria; and

WHEREAS, the proposed textual amendments consist of incorporating a new art mural ordinance as Chapter 3.15 and amending Chapter 5.10 of the Zoning Ordinance to include definitions in relation to the new art mural ordinance; and

WHEREAS, a duly noticed public hearing was scheduled and held on February 18, 2025, by the Planning Commission pursuant to Chapter 4.22 of the Zoning Ordinance; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written and oral comments received, the Planning Commission of the City of Calipatria considered all facts relating to the proposed amendments to the City of Calipatria Zoning Ordinance.

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

A) That the foregoing recitations are true and correct; and

B) That the Planning Commission initiated the proposed Zoning Text Amendments, under **Exhibit A - Zoning Text Amendment**, pursuant to Chapter 4.22 of the Zoning Ordinance; and

C) That the proposed textual amendment is exempt from CEQA via Section 15061 (b)(3) of the CEQA Guidelines for Implementation under the California Code of Regulations; and

D) That the proposed textual amendment is consistent with the intent of the City of Calipatria Zoning Ordinance and General Plan; and

E) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends adoption of the Zoning Text Amendment, under **Exhibit A - Zoning Text Amendment**, to the City Council of the City of Calipatria.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Calipatria at a regularly scheduled meeting held on this 18th day of February 2025, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____, Commission Chairperson

ATTEST:

_____
Jane Hurtado, City Clerk

Exhibit A – Textual Amendments

DRAFT – ZONING TEXT AMENDMENT

CITY OF CALIPATRIA – ZONING ORDINANCE TEXTUAL AMENDMENT FOR ART MURALS

- Underlined is proposed new language
- ~~Strike through is existing language to be deleted~~
- Standard type is existing language to be retained

CHAPTER 3.15 ART MURALS

Sections:

3.15.010 Purpose
3.15.020 Original Art Mural Registration
3.15.030 Grandfathering of Existing Original Art Murals
3.15.040 Original Art Mural Regulations
3.15.050 Prohibited Art Murals
3.15.060 Severability

3.15.010 Purpose

A. These regulations relating to Original Art Murals in the City of Calipatria further the following purposes: (1) encouraging artistic expression; (2) fostering a sense of pride; (3) preventing vandalism at mural sites through the installation of murals that vandals are reluctant to disturb; and (4) preserving existing murals that are a valued part of the history of the City of Calipatria.

B. The City wishes to encourage the installation of murals and, at the same time, prevent the proliferation of off-site commercial signs. Therefore, the City's mural regulations exclude commercial advertising on murals to prevent the installation of the equivalent of an off-site commercial sign on a mural. This restriction on commercial advertising is intended to work in tandem with and help preserve the citywide prohibition of off-site commercial signs, including billboards, as restricted via Section 3.12.030(B)(9) of the City of Calipatria Zoning Ordinance.

C. These mural regulations also promote public safety and welfare by regulating such displays in keeping with the following objectives:

1. That the design, construction, installation, repair and maintenance of such displays will not interfere with traffic safety or otherwise endanger public safety.
2. That the regulations will provide reasonable protection to the visual environment by controlling the size, height, spacing and location of such displays.
3. That the public will enjoy the aesthetic benefits of being able to view such displays in numbers and sizes that are reasonably and appropriately regulated without having to endure visual blight and traffic safety impacts that would be caused by such displays that are not reasonably and appropriately regulated.
4. That consideration will be given to equalizing the opportunity for messages to be displayed.
5. That adequacy of message opportunity will be available to sign users without dominating the visual appearance of the area.
6. That the regulations will conform to judicial decisions, thereby limiting further costly litigation and facilitating enforcement of these regulations.
7. To provide registration requirements and regulations for Original Art Murals as defined in

Chapter 5.10 of the City of Calipatria Zoning Ordinance.

3.15.020 Original Art Mural Registration

A. **Authority.** The Project Review Committee shall have the authority to determine whether an application for an Original Art Mural or Existing Original Art Mural meets all of the applicable registration requirements as established in this Chapter.

B. **Administrative Rules.** The Project Review Committee is authorized and directed to review and enforce the Mural Ordinance Administrative Rules in this Chapter.

C. **Neighborhood Involvement Requirement.** All applications for an Original Art Mural or Existing Art Mural shall include a neighborhood involvement requirement. Specifically, an applicant for mural approval shall send notice of that application to the neighboring properties within a 300-foot radius of where the proposed mural will be installed at least 10 days prior to the Project Review Committee's decision. No mural shall be registered until the applicant certifies that the neighborhood involvement requirement has been completed. This is a procedural requirement only, and the Project Review Committee shall at all times retain sole authority to approve or deny an application for a mural based on the criteria in this Chapter.

3.15.030 Grandfathering of Existing Original Art Murals

Any existing Original Art Mural installed prior to the effective date of this Chapter, shall have legal nonconforming status and, notwithstanding any provision of this Chapter to the contrary, not require registration under this Chapter. But an existing Original Art Mural which has not gained legal nonconforming status through law other than this Chapter cannot qualify for legal nonconforming status under this Chapter if it consists or contains any of the following: electrical or mechanical components, or changing images (moving structural elements, flashing or sequential lights, lighting elements, or other automated methods that result in movement, the appearance of movement, or change of mural image or message, not including static illumination turned off and back on not more than once every 24 hours).

3.15.040 Original Art Mural Regulations

An Original Art Mural that meets all of the following content neutral requirements will be allowed upon satisfaction of the applicable registration procedures:

A. Any alteration to an approved mural shall require approval by the Project Review Committee. "Alterations" include any change to a permitted mural, including, but not limited to, any change to the image(s), materials, colors or size of the permitted mural. "Alteration" does not include naturally occurring changes to the mural caused by exposure to the elements or the passage of time. Minor changes to the permitted mural that result from the maintenance or repair of the mural shall not constitute an "alteration". Such minor changes may include slight and unintended deviations from the original image, colors, or materials that occur when the permitted mural is repaired due to the passage of time or as a result of vandalism.

B. No part of a mural shall exceed the height of the structure to which it is tiled, painted or affixed.

C. No part of a mural shall extend more than six (6) inches from the plane of the wall upon which it is tiled, painted or affixed.

D. No mural may consist of, or contain, electrical or mechanical components, or changing images (moving structural elements, flashing or sequential lights, lighting elements, or other automated methods that result in movement, the appearance of movement, or change of mural image or message, not including static illumination turned off and back on not more than once every 24 hours).

E. No mural, except for murals consisting completely of paint, shall be placed over the exterior surface of any building opening, including, but not limited to, windows, doors and vents. Notwithstanding

the foregoing, a mural consisting of paint or any other material permitted under this Chapter may be placed on roll down security doors on a commercial or industrial building.

F. No mural shall be placed on a lot that is improved with only one single-family residential structure and accessory structures.

G. No mural shall be arranged and illuminated in a manner that will produce a light intensity of greater than three-foot candles above ambient lighting, as measured at the property line of the nearest residentially zoned property.

H. Digitally printed image murals shall receive approval of the City of Calipatria City Manager and Fire Department.

3.15.050 Prohibited Art Murals

Murals may not include Constitutionally unprotected speech which includes any message or image that is outside the protection of the First Amendment of the U.S. Constitution and/or corollary provisions of the California Constitution, such as obscenity, and hate speech or imagery are prohibited.

3.15.060 Severability

If any part, sentence, phrase, clause, term, or word of this Chapter is declared invalid or unconstitutional by a valid court judgment or decree of any court of competent jurisdiction, the declaration of such invalidity or unconstitutionality shall not affect the constitutionality or lawfulness of the remainder of this Administrative Code, the City of Calipatria Zoning Ordinance, or any other City regulation regulating signage, billboards, or Original Art Murals.

CHAPTER 5.10 Definitions

Sections:

5.10.020 Definitions

5.10.020 Definitions

O. Definitions

Original Art Mural. A one-of-a-kind, hand-painted, hand-tiled, or digitally printed image on the exterior wall of a building that does not contain any commercial message. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.

P. Definitions

Public Art Installation. A facility, amenity or project that does not contain any commercial message. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.