

*If you plan on attending the public meeting and need special accommodation because of a sensory or mobility impairment/disability or need an interpreter, please contact Catherine J. Hoff, City Clerk at 760-348-4141 ext. 2; to arrange for accommodations to be made.*

City Hall  
City of Calipatria  
November 7, 2023  
6 PM

REGULAR MEETING OF THE CITY OF CALIPATRIA  
PLANNING COMMISSION

AGENDA

CALL TO ORDER:

PLEDGE OF ALLIEGIANCE

ROLL CALL: Chairman: Emma Orozco, Anna Garcia, Bonnie Zendejas, Earnie Pacheco, William Cooper

PRESENT:

ABSENT:

ALSO PRESENT:

MOTION:                    SECOND:                    VOTE:

ADJOURN TO PUBLIC HEARING: the City of Calipatria is holding a public hearing regarding the following subject: 1) 500 Sorensen Avenue; review and approval for the CUP for a proposed gasoline station with a convenience store and drive through restaurant.

PUBLIC COMMENT:

At this time the Commission will hear comments on any agenda item and on any item not on this agenda. Personal attacks on individuals, slanderous comments or comments that may invade an individual's privacy are prohibited. If you wish to be heard, please stand and address yourself to the Chairman, we request that you limit your remarks to no more than three (3) minutes.

RESOLUTION PC 23-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIPATRIA APPROVING CONDITIONAL USE PERMIT 23-005 FOR THE REHABILITATION OF A GASOLINE STATION AND DRIVE-THROUGH RESTAURANT AT 500 SORENSEN AVENUE (APN 023-070-005 & 023-070-008)

WHEREAS, the property owner of 500 Sorensen Avenue submitted a Conditional Use Permit application with a site plan, environmental information form, and a notarized authorization; and

WHEREAS, the proposed project consists of the rehabilitation and repair of a gasoline station with a convenience store and drive-through restaurant within an approximately 7,583 square-foot building and 6 fuel pumps with dispensers on each side (12 fuel stations) and 4 semitruck diesel pumps; and

WHEREAS, the subject property is located within the Commercial Professional Zone which gasoline stations and drive-through restaurants require a Conditional Use Permit; and

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

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines in Section 15301, Existing Facilities; and

WHEREAS, a duly notified Public Hearing was held on November 7, 2023 by the Calipatria Planning Commission and upon hearing and considering all testimony and arguments, for and against, and analyzing the information submitted by staff and considering any written comments received regarding the proposed project the Planning Commission took action:

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

A) That the foregoing recitations are true and correct; and  
B) That based on the evidence presented, the Planning Commission hereby APPROVES Conditional Use Permit 23-005, authorizing the reconstruction and operation of a gasoline station and drive-through restaurant at 500 Sorensen Avenue, subject to the Conditions of Approval outlined in Exhibit A and based on the following findings:

1. The proposed development is consistent with the General Plan, the Zoning Ordinance, and other City Goals, policies, and standards as applicable. The development of a new drive-thru restaurant at 500 Sorensen Avenue advances Goals LU-1, LU-7, and LU-9 as discussed in the Staff Report. The project will comply with the requirements of the Zoning Ordinance with the implementation of the Conditions of Approval. The project will also comply with all other applicable City standards.
2. The nature, condition and development of adjacent uses, buildings and structures shall be considered. The subject site shall be physically suitable in terms of design, location, operating characteristics, shape, size and topography. The subject site is located within the Commercial Professional Zone. Onsite improvements have been outlined in the Conditions of Approval to support site suitability for a gasoline station and drive-through restaurant. Installation of landscaping throughout the project site will enhance the aesthetics in the area. The site has been previously utilized for the same proposed use. During its previous operation, no impacts have been noted with regards to the design, operating characteristics, and compatibility with surrounding uses.

3. The type, density, and intensity of use being proposed will not constitute a hazard to the public interest, health, safety, or welfare. The gasoline station and drive-through restaurant is a low-intensity use and is not anticipated to be detrimental to the health, safety, and welfare of the public. Conditions have been incorporated to mitigate any potential impacts to the project area.

MOTION:  
ADJOURN:

SECOND:

VOTE: