



AGENDA

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

Tuesday, July 15, 2025

Open Session at 6:00 pm

Anna Garcia, Chairperson
Grace Castaneda, Vice-Chairperson
William Cooper, Commissioner
Emma Barros Orozco, 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.

CONSENT AGENDA:

1. Approve Planning Commission Meeting Minutes for May 20, 2025.

MOTION:

SECOND:

VOTE:

PUBLIC HEARING:

1. Public Hearing – Discussion/Action: Conditional Use Permit application for amendments to Conditional Use Permit No. 21-03 to approve changes to the drive-through design for the development of a new drive-through Donut Shop at 201 South Sorenson Avenue (APN 023-313-001).

OPEN PUBLIC HEARING at _____.

Staff Report – The Holt Group, Francisco Barba

Public Comment

Planning Commission Discussion

CLOSE PUBLIC HEARING at _____.

MOTION:

SECOND:

VOTE:

ACTION ITEMS REGULAR BUSINESS (DISCUSSION/ACTION):

1. Approve/Disapprove: RESOLUTION NO. 25-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIPATRIA AMENDING CONDITIONAL USE PERMIT NO. 21-03 AND APPROVING CHANGES TO THE DRIVE-THROUGH DESIGN FOR THE DEVELOPMENT OF A NEW DRIVE-THROUGH DONUT SHOP AT 201 SORENSON AVENUE WITH ASSESSORS PARCEL NUMBER 023-313-001

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: *July 10, 2025*



TENTATIVE MINUTES

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

Tuesday, May 20, 2025

Open Session at 6:00 pm

Anna Garcia, Chairperson
Grace Castaneda, Vice-Chairperson
William Cooper, Commissioner
Emma Barros Orozco, 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: 6:00 PM

ROLL CALL: *Anna Garcia, Grace Castaneda, William Cooper & Elisa B. Zendejas.*
Absent: Emma Barros Orozco

PLEDGE OF ALLEGIANCE & INVOCATION: *William Cooper/Elisa B. Zendejas*

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.

No Adjustments

MOTION:
VOTE:

SECOND:

NOTICE TO THE PUBLIC:

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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.

Beneranda Cooper, 210 California St.: The Airport Park in front of school, when is the breaking. Dust is from all around, maybe you can water it.

Laura Gutierrez: Ground breaking will be next year in March (2026) and we're looking for a water truck to assist with dust mitigation on the property.

William Cooper: Hydro mulch is cheaper than gravel

Laura Gutierrez: we are looking at various mitigation efforts for the property.

Beneranda Cooper: What are they doing with the bar, ----

Laura Gutierrez: someone purchased it, we don't know what they are going to do with it.

CONSENT AGENDA:

1. Approve Planning Commission Meeting Minutes for February 18, 2025

MOTION: *Elisa B. Zendejas*

SECOND: *William Cooper*

VOTE: *AG-Y, GC-Y, WC-Y, EBZ-Y 4-0*

PUBLIC HEARING:

1. Public Hearing – Discussion/Action: Revised Initial Study/Mitigated Negative Declaration for the Eastside Specific Plan.

OPEN PUBLIC HEARING at 6:18 PM.

Staff Report – The Holt Group, Francisco Barba

The City of Calipatria Housing Element identifies the need for residential development at various densities and at different affordability levels. According to the Cycle 6 City of Calipatria Housing Element, housing development within the city has remained stagnant since 2011 with only two housing units being developed in that time period. Update the draft, gather comments, then back to PC to review, then to City Council, We send letters to all home owners, after it's done and they want to build a small workshop, they can do that. A Recycle location, They cannot,

Public Comment

Matt Flounoy: How long before the plan can be adopted, somewhere between September – October underneath on the type of comments we receive, you have been working on this for a couple of years, We own the parts store, not the fuel sight, our family wants to sell to investors to clean up the fuel site, there are fuel tanks underneath.

Planning Commission Discussion

CLOSE PUBLIC HEARING at 6:25 PM.

MOTION: *Grace Castaneda*

SECOND: *Anna Garcia*

VOTE: *AG-Y, GC-Y, WC-Y, EBZ-Y 4-0*

ACTION ITEMS REGULAR BUSINESS (DISCUSSION/ACTION):

1. Approve/Disapprove: Revised Initial Study/Mitigated Negative Declaration for the Eastside Specific Plan.

MOTION: *William Cooper*

SECOND: *Bonnie Zendejas*

VOTE: *AG-Y, GC-Y, WC-Y, EBZ-Y 4-0*

ADJOURNMENT:

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

MOTION: *William Cooper*

SECOND: *Anna Garcia*

VOTE: *AG-Y, GC-Y, WC-Y, EBZ-Y 4-0*

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: ***May 15, 2025***



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 subjects:

Project: Amendment to Conditional Use Permit No. 21-03 for the establishment of a new Donut Shop with a drive-through	Location: 201 Sorenson Avenue (APN 023-313-001)
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On January 18, 2022, the City of Calipatria Planning Commission approved Conditional Use Permit (CUP) No. 21-03 which approved the development of a new donut shop with a drive-through subject to conditions of approval. Specifically, condition no. 24 requires the drive-through design to provide a minimum of 60 feet of stacking space to accommodate three cars ahead of the ordering speaker while ensuring that no part of the stacking space interferes with or blocks any parking spaces or driveways. To comply with condition no. 24, the developer has proposed an update to the previously approved plans to include a new entrance from the adjacent alley for increased stacking space to the drive-through without interfering or blocking any parking spaces or driveways. Section 4.16.070 of the City of Calipatria Zoning Ordinance permits changes to a previously approved development subject to a review by the applicable authority and a public hearing if the original approval required one. Thus, the purpose of this item is to present the proposed amendments to CUP No. 21-03 to both the public and Planning Commission for comments and potential action.

The item is categorically exempt from further California Environmental Quality Act (CEQA) review via Categorical Exemption No. 15332 – In-fill Development Projects.

Planning Commission Hearing Date: July 15, 2025

Hearing Time: 6:00 PM

Hearing Location: Calipatria City Hall
125 N. Park Avenue

Copies of pertinent information are available for review at 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 the Holt Group, at (760) 337-3883 or fbarba@theholtgroup.net.

Any person desiring to comment on the above project may do so in writing or may appear in person at the public hearing. Written comments should be directed to the Calipatria City Clerk, 125 N. Park Avenue, Calipatria, CA 92233 and be delivered prior to the Public Hearing date. Please reference the project name in all written correspondence.

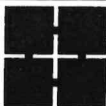
Posted: _____

Date: _____



The Holt Group, Inc.
ENGINEERING PLANNING SURVEYING

1601 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243



(760) 337-3883



NOT TO SCALE

201 SORENSON AVENUE
DRIVE-THROUGH DONUT SHOP
CALIPATRIA, CA

PROJECT LOCATION
MAP

PROJECT No.: THG 142.320

DATE: 7/1/2025



Planning Commission Staff Report

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

From: George Galvan, AICP, City Planner

Prepared by: Francisco Barba, Associate Planner

Date: July 15, 2025

Project: Conditional Use Permit application for amendments to Conditional Use Permit No. 21-03 to approve changes to the drive-through design for the development of a new drive-through donut shop at 201 Sorenson Avenue (APN 023-313-001)

Summary:

Subject of Report:	Conditional Use Permit application for amendments to Conditional Use Permit No. 21-03 to approve changes to the drive-through design for the development of a new drive-through donut shop at 201 Sorenson Avenue (APN 023-313-001)
Project Location:	201 Sorenson Avenue, APN 023-313-001 (See Attachment A – Project Location Map)
Recommended Action:	Adopt Resolution No. 25-25 amending Conditional Use Permit No. 22-01 and approving changes to the drive-through design for the development of a new donut shop with drive-through at 201 Sorenson Avenue (APN 023-313-001)
Zoning:	CP (Commercial Professional)
General Plan:	GC (General Commercial)
Environmental:	Categorically Exempt – 15332 In-Fill Development Projects

INTRODUCTION AND BACKGROUND

On November 16, 2021, the City of Calipatria received a Conditional Use Permit (CUP) application for the proposed development of a new donut shop with a drive-through. The proposed project will consist of a 3,150 square-foot donut shop, sixteen parking stalls, and a drive-through along the eastern half of the site. Upon reviewing the CUP application, the Planning Commission of the City of Calipatria adopted Resolution No. 22-01 which approved

the proposed project under CUP No. 21-03 with conditions of approval (See **Attachment C – Adopted Resolution No. 22-01** for additional information).

After the approval of CUP No. 21-03 by the Planning Commission, the applicant proceeded with a building permit application which was approved by the City on March of 2025. As the project is undergoing construction, a CUP application was submitted to propose changes to the design of the drive-through. Section 4.16.070 of the City of Calipatria Zoning Ordinance allows changes to be made to previously approved developments subject to a review by the applicable review authority and a public hearing if one was required for the initial approval. Thus, a CUP application was submitted for review and approval.

The purpose of this item is to present the CUP application to the City Council where upon reviewing all comments and documentation, the City Council will motion to approve, conditionally approve, or reject the proposed changes to the drive-through design for the development of a new drive-through donut shop at 201 Sorenson Avenue (APN 023-313-001)

ISSUES FOR DISCUSSION

Existing Site Conditions. The subject site is a 0.4-acre (19,500 square feet) parcel (APN 023-313-001) zoned for CP (Commercial Professional) uses. The site is surrounded by a DC (Downtown Core) zone while the properties to the east, south, and west are zoned CP. Access to the site is through two existing driveways along Sorenson Avenue and a third along Alamo Street. As previously discussed in this report, the city approved a building permit application for the project in March of 2025 and construction is currently underway.

Proposed Changes. The initial design of the project included a 154-foot-long drive-through along the eastern half of the project site. This provided an estimated queue capacity of 6 vehicles from the pick-up window to the drive-through entrance. After reviewing the submitted plans, the Planning Commission conditionally approved CUP No. 21-03. Among the listed conditions of approval, condition No. 24 states that no part of the drive-through stacking space shall interfere or block parking spaces and driveways.

While developing the project, the applicant determined that the original drive-through design will result in parking spaces being blocked by vehicles queueing for the drive-through. To resolve this issue and comply with condition No. 24, the applicant is proposing opening an entrance into the adjacent alley, east of the project site, for queueing vehicles to access the drive-through without interfering or blocking access to the parking spaces or driveway along Sorenson Avenue. The new design will create a new opening, with signage, along the southeast boundary of the project for vehicle access to and from the alley. The applicant is also proposing to pave the entire alley along the east property boundary and install a new three-foot-wide gutter along the centerline for drainage. It is important to note that the submitted plans only illustrate paving the alley east of the project site while the other adjacent alley along the south property boundary will remain unpaved.

Proposed Conditions of Approval. Should the Planning Commission motion to adopt Resolution 25-25, city staff recommends that the previously approved conditions of approval for CUP No. 21-03 be amended to include the following:

1. Both alleys adjacent to the east and south property lines shall be paved in accordance with the City of Calipatria Standard Details and Specifications.
2. No work on the adjacent alleys or any other city right-of-way shall commence without

the approval of an encroachment permit application from the City of Calipatria.

PLANNING COMMISSION FINDINGS

Pursuant to Section 4.14.040(F) of the City of Calipatria Zoning Ordinance, the Planning Commission may approve a CUP application only after making all of the following findings:

1. The proposed development is consistent with the General Plan, this Zoning Ordinance, and other City goals, policies, and standards, as applicable.

The proposed development complies with the intended use of the CP (Commercial Professional) zone of the Zoning Ordinance which is designed to support uses that can conveniently serve the public, protect adjacent zones, promote orderly development, and avoid the creation of traffic congestion within the neighborhood. The goal of the proposed design change is to provide additional stacking space to the drive-through and facilitate the continuous circulation of the adjacent parking stalls. Furthermore, the overall project advances the following goals listed in the City of Calipatria Land Use Element of the General Plan:

- LU-1 – Facilitate the development of vacant and under-utilized land.
- LU-7 – Strengthen the community's economy and provide employment opportunities for Calipatria residents.
- LU-9 – Promote commercial and mixed-use development that takes advantage of the highways passing through the city.

2. The nature, condition and development of adjacent uses 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 development is located within and surrounded by a CP (Commercial Professional) zone to the west, south, and east. To the north lies a vacant commercial building within a DC (Downtown Core) zone. Thus, the proposed project will not only comply with the existing and adjacent zoning designations but also complement the adjacent commercial zones and developments. Furthermore, both on and off-site improvements outlined in the Conditions of Approval will ensure site suitability for a drive-through, require the placement of landscaping, and mitigate negative effects on traffic volume and congestion along Sorenson Avenue. The proposed changes will not only pave the existing alley but also provide new drainage to divert stormwater from adjacent properties into the city's stormwater system.

3. The type, density, and intensity of use being proposed will not constitute a hazard to the public interest, health, safety, or welfare.

The overall development of a donut shop with a drive-through is considered a low-intensity use for the area and is not anticipated to be detrimental to the health, safety, and welfare of the public. On the contrary, the proposed changes to the project design will not only prevent vehicle congestion on the development and along Sorenson Avenue, but also greatly improve stormwater protection via the paving of the adjacent alleys. Conditions of Approval have also been incorporated to further mitigate potential negative impacts to the project area.

ENVIRONMENTAL

The proposed project is categorically exempt from further review via Section 15332 – Infill Development Projects under the California Environmental Quality Act (CEQA). Under this section, projects that meet the following conditions are exempt from further CEQA review:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
3. The project site has no value, as a habitat for endangered, rare or threatened species.
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
5. The site can be adequately served by all required utilities and public services.

PUBLIC NOTICING

Pursuant to the requirements of Section 4.14.040(E) of the Zoning Ordinance, a notice of public hearing was posted at City Hall, mailed to residents within a 500 foot radius of the project site, and sent to a local newspaper for posting on July 2, 2025. Refer to **Attachment D – Public Hearing Notice** for additional information.

RECOMMENDATION AND PENDING ACTION

After reviewing all pertinent documentation and considering all testimonies for and against the proposed CUP application, the Planning Commission may motion for one of the following actions:

- Adopt Resolution No. 25-25 amending Conditional Use Permit No. 21-03 to approve changes to the drive-through design for the development of a new drive-through donut shop at 201 Sorenson Avenue (APN 023-313-001) with conditions as deemed necessary by the Planning Commission.

or

- Adopt Resolution No. 25-25 amending Conditional Use Permit No. 21-03 to approve changes to the drive-through design for the development of a new drive-through donut shop at 201 Sorenson Avenue (APN 023-313-001).

or

- Not adopt Resolution No. 25-25 and denying amendments to Conditional Use Permit No. 21-03 to change the drive-through design for the development of a new drive-through donut shop at 201 Sorenson Avenue (APN 023-313-001).

Attachments: Attachment A – Project Location Map
 Attachment B – Updated Site Plan
 Attachment C – Adopted Resolution No. 22-01
 Attachment D – Public Hearing Notice
 Attachment F – Resolution No. 25-25
 Exhibit A – Amended Conditions of Approval