AGENDA
ITEM

4

AGENDA STAFF REPORT

DATE: July 27, 2020

TO: Mayor and City Council

APPROVED BY: Miguel Figueroa, Assistant City Manager

PREPARED BY: Christopher Velasco, Contract Planner

SUBJECT: Resolution of the City Council of the City of Calexico Approving a Conditional Use Permit for Uniform Application No. 2020-07 for a proposed conversion of 43 Hotel Rooms at the Hollies Hotel at 801 Imperial Avenue (APN: 058- 346-001) and the existing 16 Unit-Apartment Complex at 18 Lincoln Street (APN: 058-346-007) into a 59-Unit Professionally Managed, Deed Restricted Affordable Senior & Vulnerable Population Living Facility, Including the Retention of Existing Commercial Space

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Recommendation:

The Planning division recommends that the Planning Commission approve the following:

Resolution of the of Calexico City Council Approving a Conditional Use Permit, Uniform Application No. 2020-07 for a proposed conversion of 43 Hotel Rooms at the Hollies Hotel at 801 Imperial Avenue (APN: 058- 346-001) and the existing 16 Unit-Apartment Complex at 18 Lincoln Street (APN: 058-346-007) into a 59-Unit, Professionally Managed, Deed Restricted Affordable Senior & Vulnerable Population Living Facility, Including the Retention of Existing Commercial Space.

Background:

On June 2, 2020, the Applicant, Dean Hotel Management inquired about the possibility of transforming the Hollies Hotel and the adjacent 18 Lincoln Street into an affordable senior living facility. On June 18th, 2020 the applicant submitted a Uniform Application No 2020-07 which included a site plan. The application was deemed complete and placed on the agenda for the Project Review Committee (PRC).

The PRC met on July 1, 2020 to discuss the item and department heads or their representatives gave comments which were then placed into a PRC Comment Letter ('Exhibit C")

The applicant was then sent the letter and correspondence via email.

On July 12th, 2020, the Planning Division received a letter from the Director of the Imperial County Behavioral Health Services Department, Andrea Kuhlen expressing her support for the project. All Commissioners were sent electronic copies of the letter,

AGENDA ITEM 4

Commissioners Zamarripa and Cota were given a hard copy as well per their requests. Letter is listed as Exhibit B.

The item was presented to the Planning Commission on July 13th, 2020 for a vote and failed by the following vote:

YAY:	Zamarripa, Salazar
NAY:	Cota
ABSENT:	Zarate

The motion **failed** to secure enough votes to be approved.

On June 14, 2020 the applicant requested an appeal of the Planning Commission's decision via electronic mail correspondence. The Planning Division consulted with the City's Executive Team and City Clerk to propose a Special City Council meeting as this matter warrants such action.

Discussion & Analysis:

The Hollies Hotel located at 801 Imperial Avenue currently houses 43 hotel rooms, while the adjacent property, 18 Lincoln Street currently has 16 apartment units. They are both owned by Dean Hotel Management Inc. Both buildings are in need of repairs and are in a state of decline.

The proposed Conditional Use Permit would allow for the applicant to complete a major tenant improvement to create 59 affordable units as a Senior and Vulnerable Population Living Facility that would be deed restricted as affordable pursuant to the rules set forth by the California Tax Allocation Committee. The City of Calexico maintains a deficit of affordable housing for all lower incomes according of the 2019 Annual Progress Report submitted to the Department of Housing and Community Development. The facades of the buildings would be upgraded to reflect a modern architectural standards. The applicant is also proposing a major tenant improvement, which would bring both buildings into compliance with the 2019 CA Building Standards and the 2019 CA Fire Code.

The Planning Division has determined that there is sufficient parking spaces to accommodate the new use and there will be no need for an increase in parking spaces pursuant to the Off-street Parking section of the Calexico Municipal Code. The Project qualifies for a Class 1, Existing Facilities exemptions under section 15301 of the California Environmental Quality Act.

The Imperial Avenue corridor is in need of new investment and this project would be the first major development project in the area in many decades.

Fiscal Impact:

Net Positive: Research indicates that individuals in permanent supportive housing use fewer emergency services and resources for high cost systems such as emergency medical treatment and Police responses to calls pertaining to such individuals.

Coordinated With:

Assistant City Manager's Office.

Attachment(s):

1. Resolution Approving UA 2020-07.
2. Letter of Support from the Imperial Co. Behavioral Services Director.
3. Letter of Support from the CEO of the Calexico Wellness Center.
4. Project Review Committee Comment Letter.
5. Project Renderings.

RESOLUTION NO. _____

RESOLUTION OF THE OF CITY COUNCIL OF THE CITY OF CALEXICO APPROVING A CONDITIONAL USE PERMIT, UNIFORM APPLICATION NO. 2020-07 FOR A PROPOSED CONVERSION OF 43 HOTEL ROOMS AT THE HOLLIES HOTEL AT 801 IMPERIAL AVENUE (APN: 058- 346-001) AND THE EXISTING 16 UNIT-APARTMENT COMPLEX AT 18 LINCOLN STREET (APN: 058-346-007) INTO A 59-UNIT PROFESSIONALLY MANAGED, DEED RESTRICTED AFFORDABLE SENIOR AND VULNERABLE POPULATION LIVING FACILITY, INCLUDING THE RETENTION OF EXISTING COMMERCIAL SPACE

WHEREAS, the Planning Commission of the City of Calexico ("City Council") did on the 13th day of July, 2020 hold a duly noticed public hearing to consider the request by the applicant for a Conditional Use Permit, Uniform Application No. 2020-07 allowing for a proposed conversion of 43 Hollies Hotel located at 801 Imperial Avenue (APN: 058- 346-001) and the existing 16 unit-apartment complex at 18 Lincoln Street (APN: 058-346-007) into a 59-unit, professionally managed, deed restricted affordable senior and vulnerable population living facility, including the retention of existing commercial space ("CUP"), and

WHEREAS, the Planning Commission failed to pass said resolution by the following vote: AYES – 2 NOES – 1 ABSENT – 1

WHEREAS, the applicant has provided a letter appealing the decision of the Planning Commission to the City Council of the City of Calexico for a final decision in accordance with section 17.01.240 of the Calexico Municipal Code, and

WHEREAS, the City Council of the City of Calexico held a duly noticed public hearing on July 27, 2020, to receive public testimony concerning the Project, and after conducting the public hearing, unanimously voted to approve the resolution by a majority vote to wit; and

WHEREAS, the City Council of the City of Calexico realizes that the City is in need of affordable housing units, especially for the City's most vulnerable populations evidenced by the deficit for housing in all lower income levels indicated in the City's "2020 Annual Progress Report" submitted to the Department of Housing and Community Development; and

WHEREAS, the proposed project conforms to, and is consistent with, the City of Calexico General Plan, and Zoning Ordinance the use is conditionally permitted in the Commercial Highway, CH Zone and meets those policies and regulations as set forth in the General Plan and Zoning Ordinance, and appropriate conditions have been made part of the approval (Conditions of Approval"); and

WHEREAS, the proposed use will not constitute a nuisance or be detrimental to the public welfare of the community, in that the intensity of the use is modest, and the use would be consistent with existing and permitted uses in the area; all conditions and requirements deemed

necessary and in the public interest have been or will be met as they have been imposed on the application approval to reduce the impact of the use on adjacent properties and vicinity; and there are no significant privacy, noise, traffic, parking concerns raised by the use; and

WHEREAS, the nature, intensity, and condition of the proposed use is compatible with existing and adjacent uses and structures and appropriate for the site, in that the project is for a 59-unit, professionally managed senior and vulnerable population living facility located along the Imperial Avenue corridor as the proposed project proposes a major tenant improvement, but no newly constructed buildings; the project meets all applicable development standards; and appropriate conditions have been made part of the approval; and

WHEREAS, the proposed project substantially satisfies the design requirements and intent of the Community Design Standards for the development in the City of Calexico; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed use is categorically exempt from further environmental review pursuant to CEQA Section 15301 which exempts existing facilities, including part (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances involving negligible or no expansion of existing or former use; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Calexico, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings and determinations with respect to the proposed Conditional Use Permit and Uniform Application 2020-07

1) The City Council of the City of Calexico hereby makes the following findings:

   a) The proposed Conditional Use Permit and Uniform Application 2020-07, 07 allowing for a proposed conversion of 43 hotel rooms at the Hollies Hotel located at 801 Imperial Avenue (APN: 058- 346-001) and the existing 16 unit-apartment complex at 18 Lincoln Street (APN: 058-346-007) into a 59-unit professionally managed, deed restricted affordable senior living facility, including the retention of existing commercial space conforms to the City of Calexico General Plan, applicable provisions of the Zoning Ordinance, in that the use shall be conditionally permitted in Commercial Highway, or CH zone, and appropriate conditions have been made part of the approval.

   b) Pursuant to the California Environmental Quality Act ("CEQA"), the proposed use is categorically exempt from further environmental review pursuant to CEQA Section 15301 which exempts existing facilities, including part (a) Interior or exterior alterations

involving such things as interior partitions, plumbing, and electrical conveyances involving negligible or no expansion of existing or former use.

c) The traffic trip generation was determined by the City's engineer to be under the threshold requiring a traffic study, and an evaluation of traffic and circulation found no potentially significant impacts.

d) The project will not substantially conflict with the region's Air Quality Management Plan as it is consistent with the City's General Plan, will not result in an increase in population, and VMT traveled would be negligible; project will incorporate best management practices during and after construction to reduce construction related dust and erosion and maintain ambient air quality standards and greenhouse gas reductions.

e) The project complies with City storm water requirements and includes "low impact" design measures and will not result in significant water quality impacts.

f) The project is adequately served by all required utilities and public services.

g) The site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the Zoning Ordinance and satisfies all minimum physical standards required under the City's Zoning Ordinance for similar type uses.

2) The City Council of the City of Calexico hereby approves the following:

Conditional Use Permit, Uniform Application No. 2020-07 allowing for a proposed conversion of 43 hotel rooms at the Hollies Hotel located at 801 Imperial Avenue (APN: 058- 346-001) and the existing 16 unit-apartment complex at 18 Lincoln Street (APN: 058-346-007) into a 59-unit, professionally managed, deed restricted affordable senior and vulnerable population living facility, including the retention of existing commercial space.

PASSED AND ADOPTED by the City Council of the City of Calexico at a special meeting on the 27th day of July, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Rosie Arreola-Fernandez, Mayor

ATTEST:

_____

Gabriela T. Garcia, City Clerk

CONDITIONS OF APPROVAL

DEVELOPMENT SERVICES DEPARTMENT

Planning Division

1. The Project shall include the development of a conversion of 43 hotel rooms at the Hollies Hotel located at 801 Imperial Avenue (APN: 058- 346-001) and the existing 16 unit-apartment complex at 18 Lincoln Street (APN: 058-346-007) into a 59-unit, professionally managed, deed restricted affordable senior living facility, including the retention of existing commercial space.
    a. Affordable Housing Deed Restriction shall be in compliance with rules set forth by the California Tax Allocation Committee for a period of time determined by said rules.
2. The Project's development shall conform substantially with exhibits on file with the City's Development Services Department, as modified by the conditions, below.
3. Site Plan must conform to the 2019 California Green Building Standards, Chapter 5: Non-Residential Mandatory Measures Division 5.1 – Planning and Design (land is designated Commercial in the General Plan)
4. The properties 801 Imperial Avenue and 18 Lincoln Street shall be 100% deed restricted as affordable housing pursuant to rules set forth by the California Tax Allocation Committee.

Building Division

5. The Project shall comply with the latest adopted edition of the following codes:
    a. 2019 California Building Code and its appendices and standards.
    b. 2019 California Plumbing Code and its appendices and standards.
    c. 2019 California Mechanical Code and its appendices and standards.
    d. 2019 California Electrical Code.
    e. 2019 California Energy Code.
    f. 2019 California Green Building Standards Code.
    g. 2019 California Administrative Code.
    h. 2019 California Fire Code and its appendices and standards.
6. All site improvements approved with this request shall be constructed as indicated on the approved site plan. Revisions to approved site plans shall be subject to the review of the Development Services Department. All plans submitted for Building Division Plan

Check shall conform to the submitted plans as modified by Conditions of Approval, or the Planning Commission through subsequent action.

7. Applicant shall comply with the requirements of the Imperial Irrigation District ("IID") for any work proposed within the IID's jurisdiction. Proof of compliance shall be submitted to the Development Services Department prior to issuance of building permits and final approval.

Engineering Division

General

8. Utilities shall be provided in accordance with the City's Master Water/Sewer Plan.

Street Improvements and Traffic Circulation

9. The Applicant shall be repave the alley directly west of 801 Imperial Avenue pursuant to the standards set forth by the Design Procedures and Improvement Standards adopted by the City of Calexico.

FIRE DEPARTMENT

10. Vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

    Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with section 906 of the California Fire Code and sized for not less than ordinary hazard as follows:

    a. At each stairway on all floor levels where combustible materials have accumulated.

    b. In every storage and construction shed.

    c. Additional portable fire extinguishers shall be provided where special hazards exits including, but not limited to, the storage and use of flammable and combustible liquids

11. Completion before occupancy. In buildings where an automatic sprinkler system is required by the California Fire Code or the California Building Code, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved.

PUBLIC WORKS DEPARTMENT

12. Replaced existing 4" 50 years old cast iron water main with 8" C900 water main underneath the alley directly to the west of 801 Imperial Avenue

13. Install USC approved Lead-Free Backflow precentor at every water service connection. (domestic, irrigation and fire)

POLICE DEPARTMENT

14. Placement of security arms on the northern and southern entrances of the parking lot adjacent to Imperial Avenue with a coded entry system.

15. Placement of security arms on the eastern and western entrances of the parking lot adjacent to Lincoln with a coded entry system

PASSED, APPROVED, and ADOPTED by the City Council of the City of Calexico at a special meeting on the 27th day of July, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Rosie Arreola-Fernandez, Mayor

ATTEST:

_____
Gabriela T. Garcia Clerk

ANDREA KUHLEN, MPA
DIRECTOR OF
BEHAVIORAL HEALTH SERVICES
ALCOHOL & DRUG PROGRAM
ADMINISTRATOR

LETICIA PLANCARTE- GARCIA, MPA, MSW
ASSISTANT DIRECTOR OF
BEHAVIORAL HEALTH SERVICES

202 N. Eighth Street, El Centro, CA 92243 Tel: (442) 265-1525 / Fax: (442) 265-1637

Administration
Nancy Del Real,
Deputy Director
202 N. 8th Street
EL Centro, CA 92243
Tel. (442) 265-1585
Fax: (442) 265-1668

Adult Services
Gabriela Jimenez
Deputy Director
2695 S. 4th Street
El Centro, CA 92243
Tel. (760) 482-2134
Fax: (760) 482-2135

Children & Adolescent Services
120 N. 8th Street
El Centro, CA 92243
Tel. (442) 265-1694
Fax: (442) 265-1701

Substance Use Disorder Services
Gabriela Jimenez
Deputy Director
2695 S. 4th Street
El Centro, CA 92243
Tel. (760) 482-2134
Fax: (760) 482-2135

Mental Health Triage & Engagement Services
Maria Ruiz,
Deputy Director
202 N. 8th Street
El Centro, CA 92243
Tel. (442) 265-1526
Fax: (442) 265-1544

Youth & Young Adult Services
Brenda Sanchez
Deputy Director
1295 State Street
El Centro, CA 92243
Tel. (442) 265-1941
Fax: (760) 337-6895

July 10, 2020

To Whom It May Concern:

I am writing to you to express my support for the Hollis Hotel project proposed by VII Foundation located at 801 Imperial Avenue in Calexico.

VII Foundation is a non-profit organization dedicated to building a vibrant community for homeless and low-income individuals. This project is consistent with their mission of community revitalization by providing clean, safe, and affordable housing; managing public spaces; and administering needed supportive services.

Housing with supportive services is a proven intervention for assisting households with histories of homelessness and barriers to accessing and maintaining housing. Supportive housing improves housing stability, employment, health and many other quality of life factors. Research demonstrates that individuals in supportive housing use fewer emergency services and fewer resources in high cost systems such as emergency medical treatment, inpatient psychiatric care, detox, jail and shelter.

I believe this project, which will provide for a 59 unit affordable senior living facility, will contribute to the quality and health of our community.

Sincerely,

Andrea Kuhlen

Andrea Kuhlen, Director
Imperial County Behavioral Health Services

Rev. 6/2020

AN EQUAL OPPORTUNITY /AFFIRMATIVE ACTION EMPLOYER

Calexico
Wellness Center

July 10, 2020

Blanca E. Morales, CEO
Calexico Wellness Center
420 Heffernan Ave., Suite D
Calexico, CA 92231

Mr. Christopher Velasco, Contract Planner
City of Calexico
608 Heber Ave.
Calexico, CA 92231

Dear Mr. Velasco,

Year after year, affordable housing in our city remains stagnant. From teachers to caregivers and seniors to firemen, we are all affected by the availability of housing. Repeatedly, affordable housing is an important issue facing Calexico – but a roof is just the beginning.

We are a non-profit organization founded on a mission that health and home environment are the cornerstone to sustainable living. We play a leadership role in our community's support efforts, advocating for senior citizens and the homeless.

Hearing Calexico's housing concerns, Roy Roben Sr., owner/broker of Roben Real Estate, has vowed to develop greater economic opportunities and improve the quality of life for Calexico citizens. Mr. Roben's exemplifies as our region's finest affordable housing developer, having built numerous housing projects throughout the Imperial Valley.

Understanding the housing needs, Mr. Roben determined the Hollies Hotel & Suites, 801 Imperial Avenue is the best location for affordable housing construction. It is an exciting opportunity for us to support Mr. Roben to provide our community with affordable housing and healthy neighborhoods. Mr. Roben's housing project is indeed a true testament to his commitment to provide more opportunities for a better life.

Sincerely,
Blanca E. Morales
Blanca E. Morales, CEO
Calexico Wellness Center

OFFICERS

President
Javier Moreno

Vice President
Unfilled

Secretary
Karla Flores

Treasurer
German Carrasco

Chief Executive Officer
Blanca Morales

BOARD MEMBERS

Martha Cruz

Marty Livanos

Jose Hinojosa

Hilda Mendoza

Lyudmila Garcia

"Your Health is Our Top Priority."

420 Heffernan Ave., Ste. D, Calexico, CA 92231
(760) 270-9126 Fax: (760) 890-0005 or www.cwchealth.org

City of Calexico

Development Services Department – Planning Division

Important Notice 07/03/2020

Phone: 760.768.2105 Fax 760.357.7862 Email: planning@calexico.ca.gov

www.calexico.ca.gov

Ray Roben Real Estate
Attention: Ray Roben
115 N. Imperial Ave. Suite D, Imperial, CA 92251

CC: Miguel Figueroa

Re: Proposed Hotel Renovation at 801Imperial Avenue and 18 Lincoln Street, Calexico, CA 92231

Dear Mr. Roben,

The Project Review Committee met on July 1, 2020 to discuss in detail the proposed Hotel Renovation and Conditional Use Permit Application (UA 2020-07).

Each Department submitted the following comments:

Fire Department:

1. Structure requires Fire Sprinklers and Fire Alarm Panel. (Plans need to be submitted)
2. Structure on Lincoln Fire sprinklers need to be incorporated to the main structure.
3. Structures need to follow all California Fire Codes for the intended use. (number of exits, exit signs, properly size fire rated corridors with lighting, elevators, Stairways, fire extinguishers, etc.)
4. Parking enclosures require appropriate Fire Department access.
5. Fire lanes need to be properly marked with approved all weather roads.

Public Works Department:

1. Replaced existing 4" 50 years old cast iron water main with 8" C900 water main
2. Install USC approved Lead-Free Backflow preventer at every water service connection. (domestic, irrigation and fire)

Building Department:

1. Building Plans must conform to the 2019 California Building Standards

Planning Department:

1. Site Plan must conform to the 2019 California Green Building Standards, Chapter 5: Non-Residential Mandatory Measures Division 5.1 – Planning and Design (land is designated Commercial in the General Plan)

   E.g.. 50% Shade Coverage within 15 years and EV Parking Spaces

Link: https://codes.iccsafe.org/content/CAGBSC2019/chapter-5-nonresidential-mandatory-measures

Police Department:

1. Placement of security arms on the northern and southern entrances of the parking lot adjacent to Imperial Avenue with a coded entry system.
2. Placement of security arms on the eastern and western entrances of the parking lot adjacent to Lincoln with a coded entry system.

*Please note that I will forward you the comments from the Engineering Division by no later than Wednesday. July 8th.

Please feel free to contact me at your convenience if you have any questions or concerns. We are here to assist.

Sincerely,

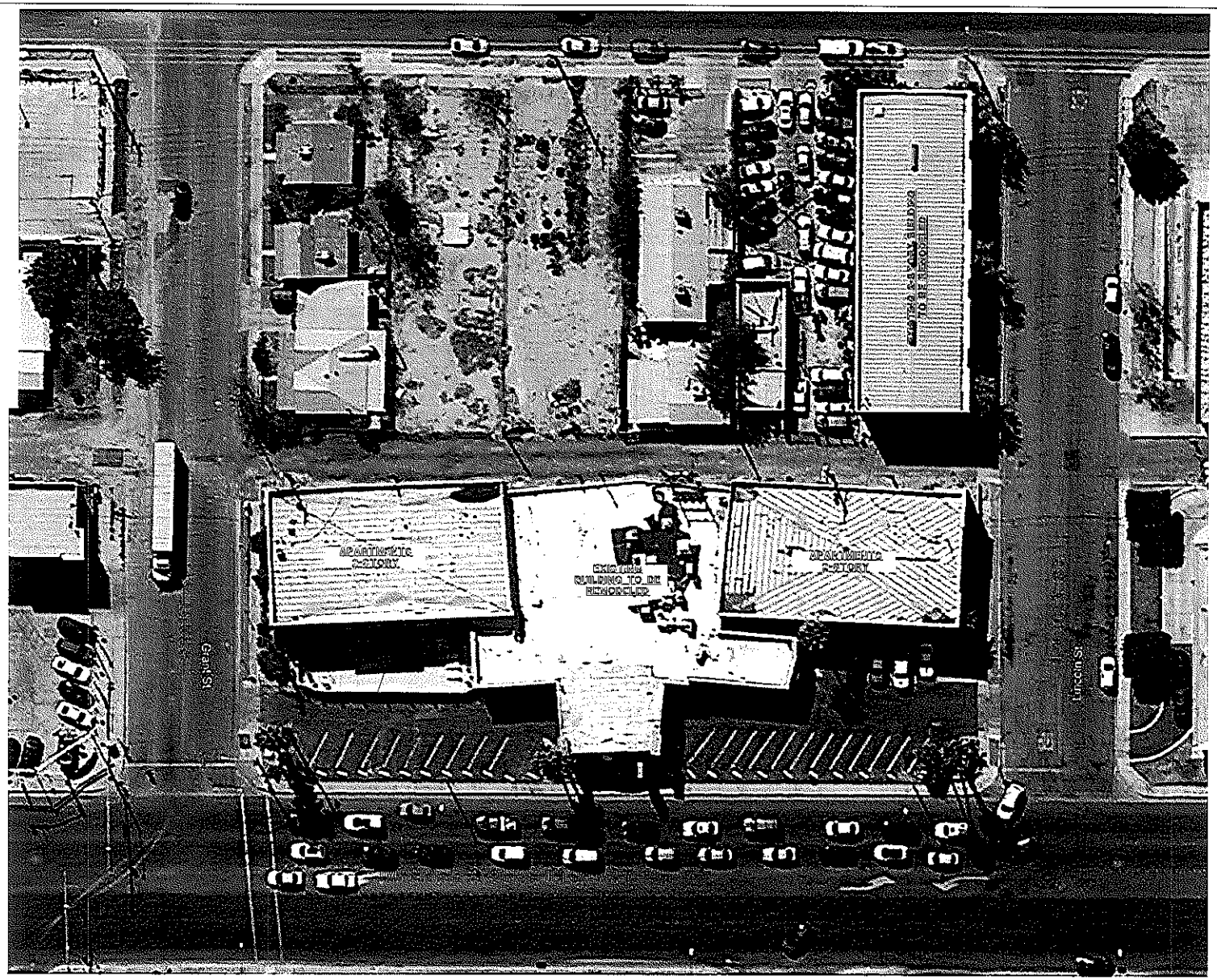
Christopher Velasco

Digitally signed by Christopher Velasco
DN: cn=Christopher Velasco, o=City of Calexico, ou=Planning Services, email=planning@calexico.ca.gov, c=US
Date: 2020.07.03 13:43:19 -07'00'

Christopher Velasco

Contract Planner

City of Calexico



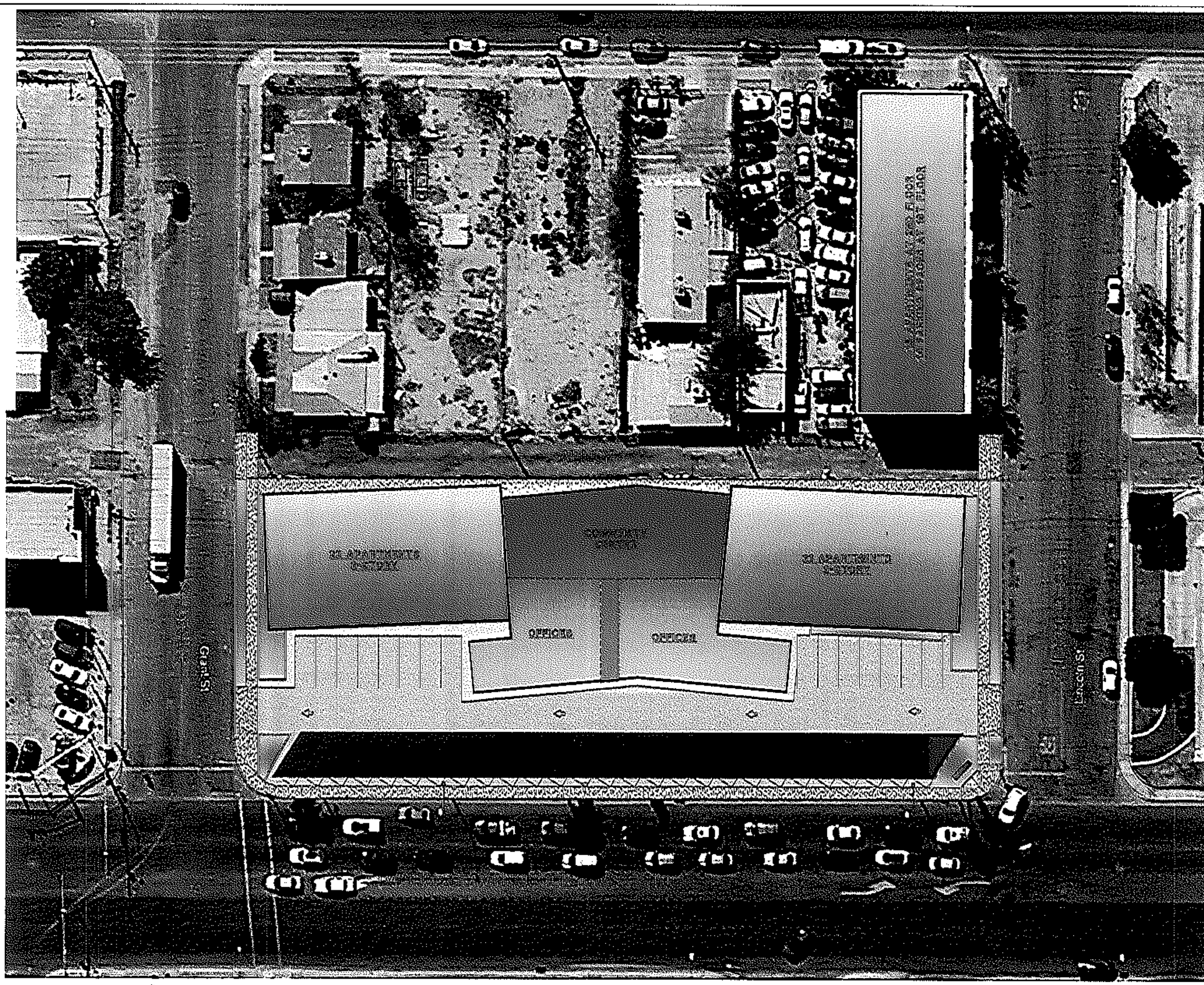
EXISTING SITE PLAN
SCALE: 1"=20'-0"

PROPERTY BOUNDARY NOTE:
THE PROPERTY OR BOUNDARY LINES SHOWN ON THIS PLAN ARE AN APPROXIMATE AND ASSUMED LOCATION. THIS PLAN SHALL NOT BE USED AS A LEGAL DOCUMENT FOR LOCATING, ESTABLISHING OR DEPICTING PROPERTY LINES. IF PROPERTY LINES NEED TO BE ESTABLISHED OR IDENTIFIED, A REGISTERED LAND SURVEYOR WILL PREPARE THE NECESSARY SURVEY

DUGGINS CONSTRUCTION

PROJECT: KOLLIES HOTEL REMODEL
301 MISSISSIPPI AVENUE, CALIFORNIA 92231

SCALE: AS SHOWN
DATE: 06/19/2020
DRAWN BY: G.H.
JOB No: 2020-033
SHEET CONTENTS: EXISTING SITE PLAN
DRAWING No: 1 /1



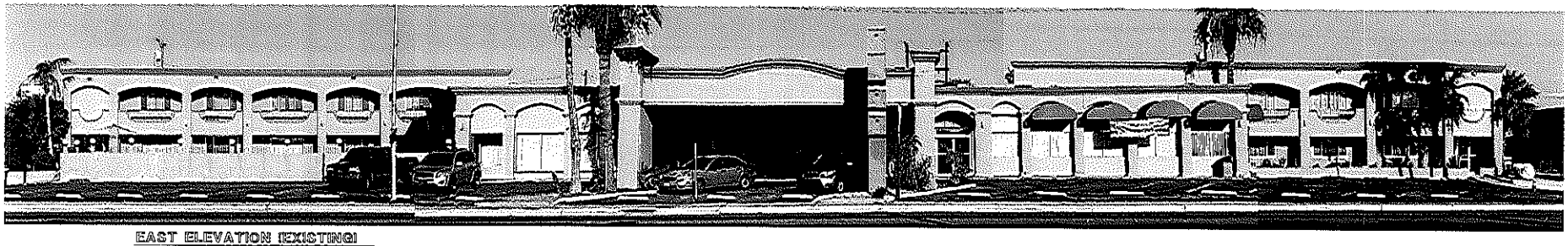
PROPOSED SITE PLAN

SCALE: 1"=20'-0"

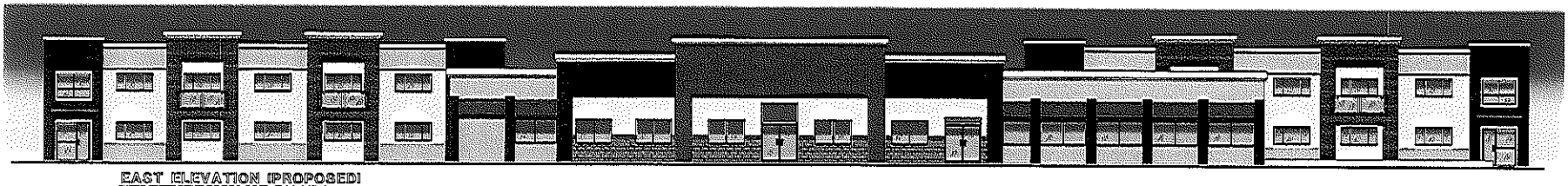
PROPERTY BOUNDARY NOTE:
THE PROPERTY OR BOUNDARY LINES SHOWN ON THIS PLAN ARE AN APPROXIMATE AND ASSUMED LOCATION. THIS PLAN SHALL NOT BE USED AS A LEGAL DOCUMENT FOR LOCATING, ESTABLISHING OR DEPICTING PROPERTY LINES. IF PROPERTY LINES NEED TO BE ESTABLISHED OR IDENTIFIED, A REGISTERED LAND SURVEYOR WILL PREPARE THE NECESSARY SURVEY

PROJECT: HOLLIES HOTEL REMODEL		
SCALE: AS SHOWN	DATE: 06/19/2020	DRAWN BY: G.M.
SHEET CONTENTS: PROPOSED SITE PLAN		JOB No: 2020-039
		DRAWING No: 2 /--

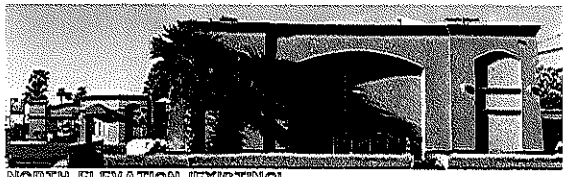
DUGGINS CONSTRUCTION



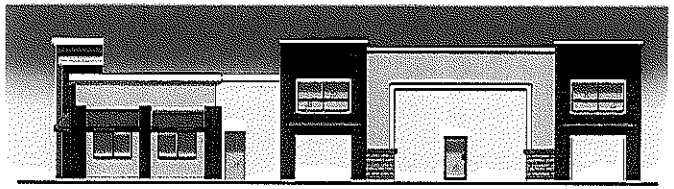
EAST ELEVATION (EXISTING)
N.T.S.



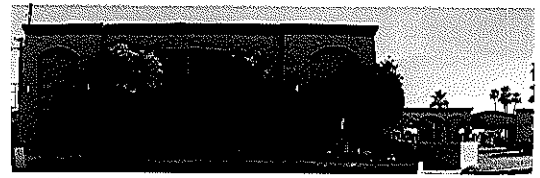
EAST ELEVATION (PROPOSED)
N.T.S.



NORTH ELEVATION (EXISTING)
N.T.S.



NORTH ELEVATION (PROPOSED)
N.T.S.



SOUTH ELEVATION (EXISTING)
N.T.S.

SOUTH ELEVATION (PROPOSED)
N.T.S.

DISCLAIMER:

DUGGINS CONSTRUCTION
ARTESIA GREENBELT
3-4 WEST CROWN COURT, IMPERIAL, CA 92251
PHONE 760.355.3000 • FAX 760.355.3016
LIC # 23654
www.dugginsconstruction.com

PROJECT: HOLLIES HOTEL REMODEL
5241 WHEAT AVENUE, CALIFORNIA 92231

SCALE: AS SHOWN
DATE: 06/25/2020
DRAWN BY: G.M.
JOB No: 2020-039
SHEET CONTENTS: EXTERIOR ELEVATIONS
DRAWING No: 3 /-