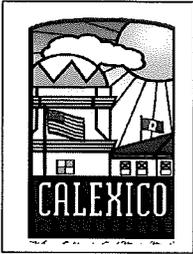


**AGENDA  
ITEM**

**08**



# AGENDA STAFF REPORT

**DATE:** March 21, 2018

**TO:** Mayor and City Council

**APPROVED BY:** David Dale, City Manager *DD*

**PREPARED BY:** Ralph B. Morales, Building/Planning/Code Enforcement Manager *RBM*

**SUBJECT:** Second Reading & Adoption of Ordinance No. 1183 Re-zoning Project Areas #1, #2 & #3 from R-1, Residential Single Family and CH Commercial Highway, to RA, Residential Apartment, Approval of Resolution Adopting of Negative Declaration, Approval of Resolution Approving General Plan Amendment

=====

## Recommendation:

Adoption of the Ordinance:

1. Ordinance No. 1183 Re-zoning Project Areas #1, #2 & #3 from R-1, Residential Single Family and CH Commercial Highway, to RA, Residential Apartment
2. Approval of Resolution Adopting of Negative Declaration
3. Approval of Resolution Approving General Plan Amendment

## Background:

The proposed applications are being considered to eliminate the legal non-conforming status of three project areas which are surrounded by a mix of existing single-family and residential apartment structures within Calexico's City Limits. (See Exhibit A) Project Area #1 consists of 78 properties totaling approximately 10 acres, Project Area #2 consists of 5 properties totaling approximately .5 acres and Project Area #3 consists of 10 properties totaling approximately 1.5 acres. The proposed applications will allow for construction of future apartments and also fulfil directives under the 2013-2021 Housing Element update completed in January 2014 which outlined policies to promote housing opportunities for all economic groups.

For the last several years, a CUP reviewed and approved by the Planning Commission allowed residents to construct additional units on their property. Consequently, many of the impacts have existed for the last 20-30 years and the intent is to now correct the city's General Plan and Zoning map to eliminate the legal non-conforming status of all three project areas and allow construction outright of additional units.



In order to determine the boundary for the proposed General Plan Amendment and Zone Change applications a survey was conducted using the following criteria:

- 1.) Property currently consists of a main front house with an accessory Structure or apartments at rear
- 2.) Property is vacant
- 3.) Residents asked to be included
- 4.) Property is considered a deep lot

A Negative Declaration for the project was completed by city staff and mailed to all responsible agencies for a 20-day public review period which started on January 18, 2018 and ended on February 7, 2018. Comments letters were received by the Imperial County Air Pollution Control District and Cal Trans. A phone conversation was held with Cal Trans staff who has jurisdiction over the SR 111/Imperial Avenue corridor with respect to general comments usually made by the agency on larger development projects in the San Diego region which may not be applicable to the Calexico region. A response was also provided by city staff to Imperial County's Air Pollution Control District.

A public workshop was held January 30, 2018 in order to inform the public of the General Plan Amendment and Zone Change applications being processed through the Planning Division. Although very few attended the workshop, the workshop was very informative and productive.

The Public Hearing for the project was duly noticed in the Calexico Chronicle on Thursday February 1, 2018 including direct mailing to all property owners located within a 500' radius of all three project areas. The public hearing was also posted on the city's internet web site and in front of City Hall informing the public of the scheduled hearing.

#### **Discussion & Analysis:**

Project Area #1 consists of 78 properties and is bounded by Rockwood Avenue on the West, Blair Avenue on the East, Sherman Avenue on the South and the North ½ of Rosemont up to the alley. Project Area #2 which consists of five (5) properties is bounded by Fifth Street on the South, the EW ½ of Seventh Street up to the alley on the North, the NS ½ of Imperial Avenue up the alley on the West and Paulin Avenue on the East. Project Area #3 which consists of 10 properties is generally bounded by Beach Avenue on the West, Andrade Avenue on the East, Fourth Street on the South and Sherman Street on the North.

Project Area #2 can be more specifically described as parcels: (APN #:058415007, 058435002, 058435001, 058435003, and 058435004). (See Exhibit A)

Project area #3 can be more specifically described as parcels: (APN #: 058394001, 058394009, 058394 010, 058394006, 058394007, 058394002, 058394008, 058394005, 058394012, 058394011) (See Exhibit A)

**ENVIRONMENTAL SETTING:**

	<b>EXISTING LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
Project Areas #1 & #3	<i>Existing mix of single-family and residential apartment structures.</i>	<i>( R-1) Residential Single Family</i>	Residential
North	<i>Existing mix of single-family and residential apartment structures</i>	<i>( R-1) Residential Single Family</i>	Residential
South	<i>Existing mix of single family and residential apartment structures</i>	<i>(R-1) Residential Single Family</i>	Residential
East	<i>Existing mix of single-family and residential apartment structures</i>	<i>(R-1) Residential Single Family</i>	Residential
West - Project Area #2	<i>Commercial Retail Business &amp; Residential Apt. Uses</i>	<i>(C-H) Commercial Highway</i>	Commercial Highway

## Project Description(s)

Project implementation requires city approval of the following documents and discretionary applications: (1) Negative Declaration, (2) General Plan Amendment, (3) Zone Change. The following describes each of these applications and documents.

1. Negative Declaration No. 2018-01

Based upon the Initial Study- Negative Declaration conducted by city staff, it was concluded that no significant environmental impacts would result from the proposal. The environmental analysis was not project specific but was conducted instead as a program or policy level Negative Declaration (ND) to provide the necessary environmental evaluations and clearances for the project. The ND was prepared in accordance with provisions contained in the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21000 et seq, and the CEQA Guidelines (Section 15000 et seq).

2. General Plan Amendment No. 2018-01

The requested General Plan Amendment would re-designate Project Area #1 and Project Area #3 from LDR, Low Density Residential (1-5 units/acre) and similarly re-designate Project Area #2 from Commercial-Highway Related uses to HDR, High Density Residential usage (12.1 - 20 units/acre).

3. Zone Change No. 2018-01

The requested Zone Change would re-zone Project Areas #1, #2 and #3 from R-1, Residential Single Family and CH, Commercial Highway, respectively to RA, Residential Apartment (12.1 to 20 units/acre).

1. Negative Declaration No. 2018-01

The Negative Declaration is a policy level analysis and not project level. Physical development is not being proposed at this time nor analyzed in the Negative Declaration. Any future proposals could require additional entitlements and approval by the City. It would be at that time that a project level environmental analysis would be conducted to address impacts such as noise, traffic air quality, etc.... The Negative Declaration was prepared in accordance with provisions contained in the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21000 et seq, and the CEQA Guidelines (Section 15000 et seq.). As discussed, the proposal would not result in any significant impacts.

2. General Plan Amendment Change No. 2018-01

In order to allow for future development, staff recommends approval of the requested General Plan Amendment which will re-designate Project Area #1 and #3 from LDR, Low Density Residential (1-5 units/acre) and similarly re-designate Project Area #2 from Commercial-Highway related uses to HDR, High Density Residential usage. (12.1-20 units/acre).

3. Zone Change No. 2017-01

The requested Zone Change would re-zone Project Area #1, #2 and #3 from R-1, Residential

Single Family and CH, Commercial Highway, respectively to RA, Residential Apartment. Collectively, these applications would re-designate and change zoning to allow future construction of multi-family residential developments. These actions could be characterized as efforts to comply with housing element policies by changing zoning to allow higher density construction. Per the 2013-2021 Housing Element General Plan Update which outlined policies to promote housing opportunities for all economic groups the applications described above would comply with the housing element directive.

**Summary and Recommendations:**

Staff recommendation that council approve the proposed Ordinance and Resolutions:

Approve Resolutions:

1. Resolution Re-zoning Project Areas #1, #2 & #3 from R-1, Residential Single Family and CH Commercial Highway, to RA, Residential Apartment
2. Approval of Resolution Adopting of Negative Declaration
3. Approval of Resolution Approving General Plan Amendment

**Fiscal Impact:**

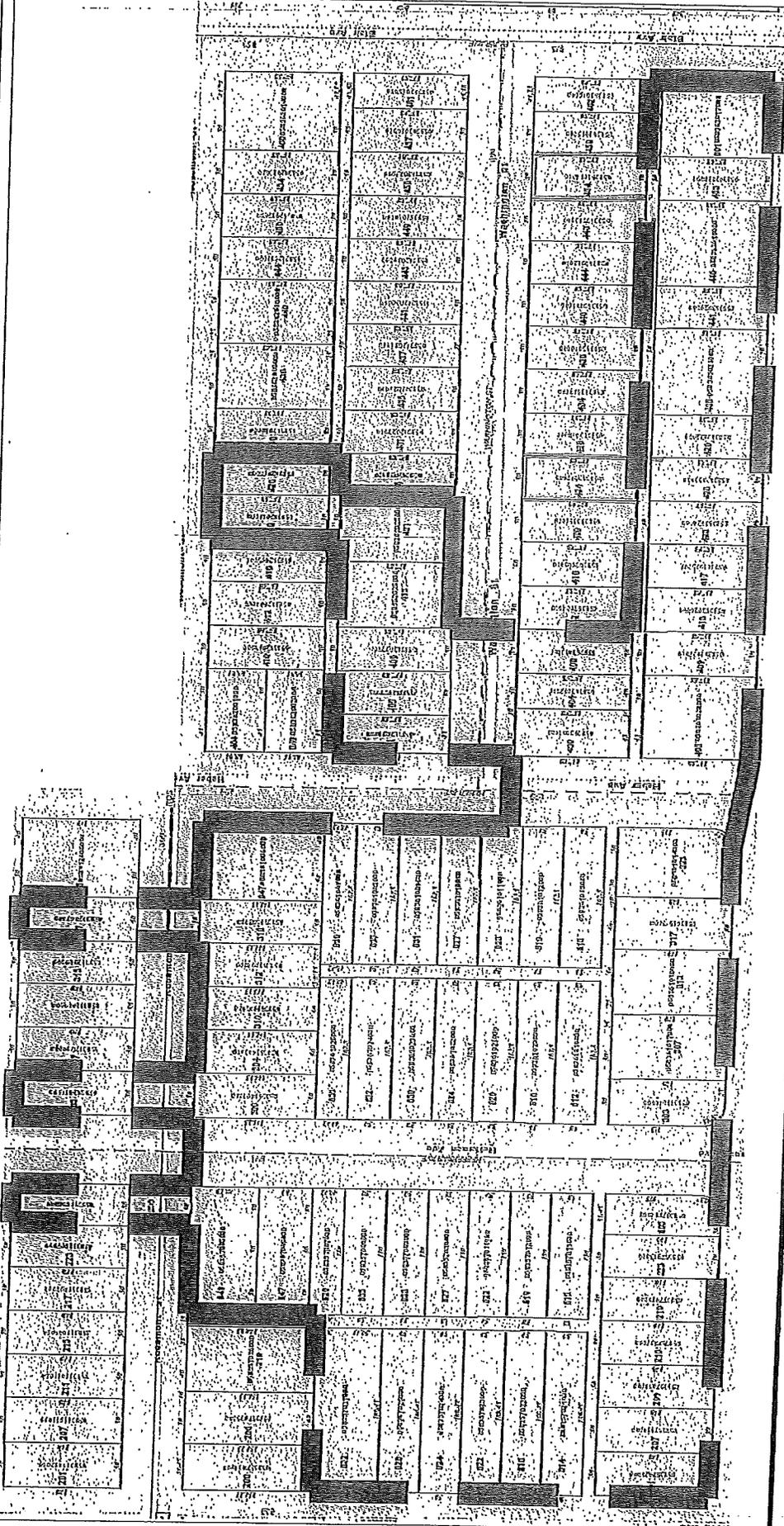
None.

**Coordinated With:**

City Attorney.

**Attachments:**

1. Site Map Showing Project Areas #1, #2 and #3.
2. Negative Declaration No.2018-01.
3. Resolution for Negative Declaration.
4. Resolution for General Plan Amendment.
5. Resolution for Zone Change.



CITY OF CALEXICO  
 GENERAL PLAN AMENDMENT & ZONE CHANGE APPLICATIONS  
 VA 2018-01

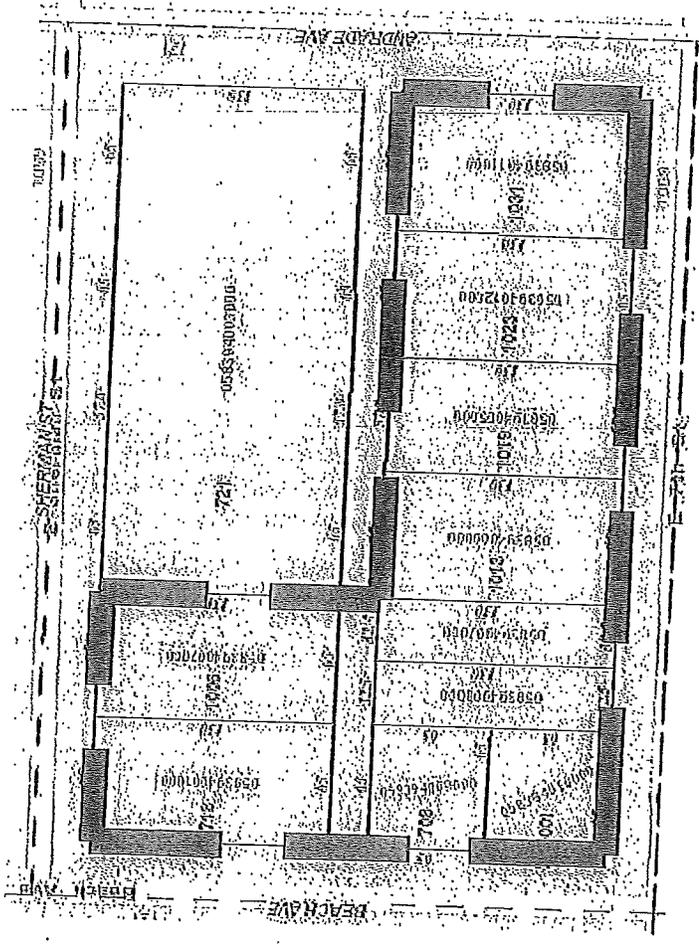
EXHIBIT A

PROJECT AREA #1- APPROX 10 ACRES  
 GPA- LDR TO HDR  
 Z.C.- R-1 TO RA

PROJECT AREA #2- APPROX .5 ACRES  
 GPA- CH RELATED USES TO HDR  
 Z.C.- CH TO RA

PROJECT AREA #3- APPROX 1.5 ACRES  
 GPA- LDR TO HDR  
 Z.C.- R-1 TO RA





CITY OF CALEXICO  
 GENERAL PLAN AMENDMENT & ZONE CHANGE APPLICATIONS  
 VA 2018-01

EXHIBIT A

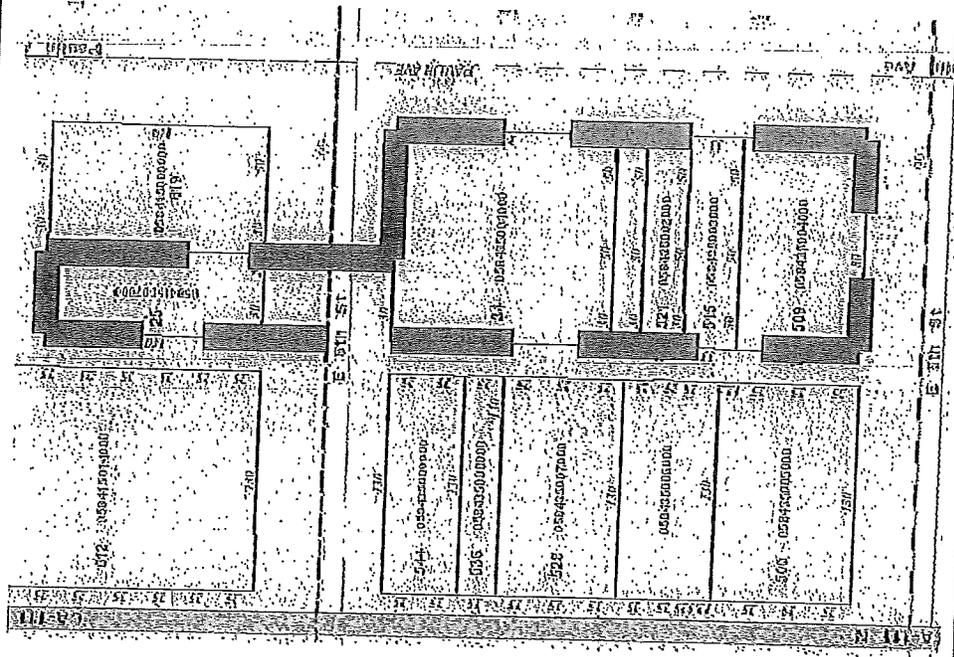
PROJECT AREA #1- APPROX. 10 ACRES  
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 Z.C.- R-1 TO RA

PROJECT AREA #2- APPROX. .5 ACRES  
 GPA- CH RELATE USES TO HDR  
 Z.C.- CH TO RA

PROJECT AREA #3- APPROX. 1.5 ACRES  
 GPA- LDR TO HDR  
 Z.C.- R-1 TO RA



ENGINEERING  
 AUGUST 2017  
 GEORGE S. SMITH, INC.  
 PROFESSIONAL ENGINEER



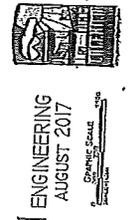
CITY OF CALEXICO  
 GENERAL PLAN AMENDMENT & ZONE CHANGE APPLICATIONS  
 VA 2018-01

EXHIBIT A

PROJECT AREA #1- APPROX 10 ACRES  
 GPA- LDR TO HDR  
 Z.C.- R-1 TO RA

PROJECT AREA #2- APPROX .5 ACRES  
 GPA- CH RELATED USES TO HDR  
 Z.C.- CH TO RA

PROJECT AREA #3- APPROX 1.5 ACRES  
 GPA- LDR TO HDR  
 Z.C.- R-1 TO RA



**RESOLUTION NO. 2018- —**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALEXICO, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FOR PROJECT AREAS #1 AND #3 FROM LDR, LOW DENSITY RESIDENTIAL AND PROJECT AREA #2 FROM COMMERCIAL-RELATED USES TO HDR, HIGH DENSITY RESIDENTIAL**

**WHEREAS**, the City of Calexico has filed an application to amend the General Plan for approximately 12 acres. The General Plan Amendment would re-designate Project Areas #1 and #3 from Low Density Residential, (LDR)(1-5 units/acre) and similarly re-designate Project Area #2 from Commercial-Highway Related uses to High Density Residential, (HDR)(12.1 – 20 units/acre)

Project Area #1 can be more specifically described as parcels: APN #'s: 058311006, 058312007, 858357005, 05861001, 058361002, 058361003, 058361004, 058361005, 058361006, 058357037, 058357025, 058357024, 058357023, 058357022, 058357021, 058357006, 058357007, 058357008, 058357009, 058357010, 058357011, 058357012, 058357013, 058361025, 058361024, 058361023, 058361022, 058361021, 058361020, 058361019, 058361007, 058361008, 058361009, 058361010058361011, 058361012, 058361013, 058361018, 058361017, 058361016, 058361015, 058361014, 058303001, 058363002, 058363003, 058363028, 058363027, 058363026, 058363025, 058363024, 058363023, 058363022, 058363021, 058363020, 058363019, 058363018, 058363017058357034, 058357035, 058357036, 058357020, 058357017, 058357014 058362007, 058362027, 058357035, 058357019, 0583570136, 05812011, 058362020, 058362026, 058357036, 058357018, 058357015, 058362006, 058362028, 058362025. (see Exhibit "A"); and

Project Area #2 can be more specifically described as parcels:  
APN #'s: 058415007, 058435002, 058435001, 058435003, 058435004. (see Exhibit "A").

Project Area #3 can be more specifically described as parcels:  
APN #'s: 058394001, 058394009, 058394 010, 058394006, 058394007, 058394002, 058394008, 058394005, 058394012, 058394011 (see Exhibit "A"); and

**WHEREAS**, the City Council has the authority to approve amendments to the City's General Plan; and

**WHEREAS**, the Planning Commission at its meeting on February 12, 2018, held a duly noticed public hearing, and recommended to the City Council approval of General Plan Amendment No. 2018-01; and

WHEREAS, public notice of said application has been given pursuant to law, and the City Council has considered evidence presented by the Development Services Department and other interested parties at a public hearing held with respect to this item on March 7, 2018.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALEXICO, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

**SECTION 1.** The City Council finds the facts recited above are true and correct and incorporates them herein by this reference.

**SECTION 2.** The City Council has considered and approved the Negative Declaration prepared for the proposed project prior to making a decision to approve the proposed amendment to the General Plan Land Use Map. The City Council finds and determines that the Negative Declaration is adequate and complete and was prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).

**SECTION 3.** That in accordance with State Planning and Zoning law and the requirements of the City of Calexico, and based on substantial evidence in the record, the findings for the approval of the proposed General Plan Amendment have been made as follows:

1. The proposed General Plan Amendment will not be (a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or (b) injurious to the property or improvements in the neighborhood or within the City.

*The proposed General Plan Amendment has been analyzed relative to its potential to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the neighborhood of the proposed amendment. The City Council has concluded that the proposal to develop Project Areas #1, #2 and #3 under the RA, Residential Apartment Land Use designation assures that the development standards and design guidelines for apartment development will be consistently applied. The City Council also believes the proposed General Plan Amendment is appropriate for Project Areas #1, #2, and #3, therefore, the proposed amendment will not be detrimental to the health, safety, comfort and welfare of the persons residing or working within or near the neighborhood.*

2. The proposed General Plan Amendment will permit reasonable apartment development of the area consistent with its constraints and will make the area more compatible with adjacent properties.

*The General Plan Amendment will allow future apartment development in Project Area #1, #2, and #3 that is compatible with other residential apartment development in the surrounding area and neighborhoods. The General Plan Amendment will result in development that is consistent with adjacent properties.*

3. The proposed General Plan Amendment would establish a land use designation and

zoning in character with the surrounding residential area and eliminate the legal non-conforming of each individual project area.

*The General Plan Amendment will allow future apartment development that is compatible with similar uses in the surrounding area and at a density of 20 units/acre. In addition, the General Plan Amendment will assist in achieving the goal of creating a well-balanced and functional mix of residential apartment uses, and open space in order to diversify Calexico's housing opportunities.*

4. The proposed General Plan Amendment will not have a significant effect on the environment.

*The Negative Declaration concluded that the proposed project will not result in impacts related to air quality, greenhouse gases, noise, and traffic and circulation in accordance with Section 15093 of the CEQA Guidelines.*

SECTION 4. The parties are hereby informed that the time within which judicial review of this decision must be sought is governed by Section 1094.6 of the Code of Civil Procedure.

SECTION 5. This Resolution shall become effective 30 days after approval and adoption.

NOW, THEREFORE, based on the above findings, the City Council of the City of Calexico does hereby approve the proposed General Plan Amendment to re-designate Project Areas #1 and #3 from Low Density Residential, (LDR)(1-5 units/acre) and similarly re-designate Project Area #2 from Commercial-Highway Related uses to High Density Residential, (HDR)(12.1 – 20 units/acre)

PASSED, APPROVED AND ADOPTED this 7th day of March, 2018

AYES:  
NOES:

\_\_\_\_\_  
MARITZA HURTADO, MAYOR

ATTEST:

GABRIELA GARCIA, CITY CLERK

APPROVED AS TO FORM:

CARLOS CAMPOS, CITY ATTORNEY

RESOLUTION NO. 2018-\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CALEXICO, CALIFORNIA, APPROVING NEGATIVE  
DECLARATION NO. 2018-01**

WHEREAS, the City of Calexico Development Services Division has filed an application to change the Zoning classification for approximately 12 acres of land from "R-1" Single Family Residential and CH, commercial Highway, respectively to residential Apartment; and

WHEREAS, Negative Declaration No. 2018-01 has been prepared to evaluate environmental impacts resulting with the project as defined by Section 21065 of the California Environmental Quality Act (CEQA), Cal. Public Resources Code Section 21000 et seq., and determined that the project will not cause either a direct physical change in the environment, a reasonably foreseeable indirect physical change in the environment and which includes the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies; and

WHEREAS, the Planning Commission, at its regular meeting on February 12, 2018, held a duly noticed public hearing, and approved Negative Declaration No. 2018-01; and

WHEREAS, the City Council of the City of Calexico has been delegated with the responsibility of consider recommendations from Planning Commission determinations for approval; and

WHEREAS, public notice of said applications has been given, and the City Council has considered evidence presented by the Development Services Department and other interested parties at a public hearing held with respect to this item on March 7, 2018.

NOW THEREFORE, the City Council of the City of Calexico DOES HEREBY RESOLVE as follows:

**SECTION 1.** The City Council has considered the Negative Declaration No. 2018-01, prior to making a decision. The City Council finds and determines that Negative Declaration No. 2018-01 is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects based upon the following findings and determinations:

**SECTION 2.** That in accordance with State Planning and Zoning law and the City of Calexico the following findings for the approval of the Negative Declaration have been made as following:

1. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have significant effects on the environment.

CITY COUNCIL RESOLUTION NO. 2018-\_\_\_

Page 2 of 3

*Pursuant to the evidence received in the light of the whole record presented to staff the project will not have a significant effect on the environment.*

2. Mitigation measures have been required to ensure all potentially significant impacts are reduced to levels of insignificance.

*Mitigation measures have been required which will reduce significant environmental impacts to the level of insignificance.*

NOW THEREFORE, based on the above findings, the City Council of the City of Calexico DOES HEREBY APPROVE NEGATIVE DECLARATION No. 2018-01.

**PASSED AND ADOPTED** by the City Council of the City of Calexico, California, this 7<sup>th</sup> day of March, 2018.

\_\_\_\_\_  
MARTZA HURTADO, MAYOR

ATTEST:

\_\_\_\_\_  
GABRIELA GARCIA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CARLOS CAMPOS, CITY ATTORNEY

CITY COUNCIL RESOLUTION NO. 2018-\_\_\_

Page 3 of 3

STATE OF CALIFORNIA            )  
COUNTY OF IMPERIAL         )SS.  
CITY OF CALEXICO             )

I, GABRIELA GARCIA, AGENCY THE CITY OF CALEXICO, DO HEREBY CERTIFY THAT THE ABOVE FOREGOING RESOLUTION NO. 2018-01, WAS DULY PASSED AND ADOPTED BY THE CITY OF CALEXICO ON THIS 7<sup>TH</sup> DAY OF MARCH 2018 BY THE FOLLOWING VOTE TO WIT:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
GABRIELA GARCIA, CITY CLERK

**ORDINANCE NO. 2018 -**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALEXICO, CALIFORNIA, APPROVING ZONE CHANGE NO. 2018-01 TO CHANGE THE ZONING CLASSIFICATION FOR PROJECT AREAS #1, #2 AND #3 FROM R-1, RESIDENTIAL SINGLE FAMILY AND CH, COMMERCIAL HIGHWAY RESPECTIVELY, TO R-A, RESIDENTIAL APARTMENT. (Attached as Exhibit A)**

WHEREAS, the City of Calexico Development Services Planning Division has filed an application to change the Zoning classification for approximately 12 acres of land from "R-1", Residential Single Family and CH, Commercial Highway, respectively to Residential Apartment. The proposed project areas can be more specifically described as follows:

Project Area #1 can be more specifically described as parcels: APN #'s: 058311006, 058312007, 858357005, 05861001, 058361002, 058361003, 058361004, 058361005, 058361006, 058357037, 058357025, 058357024, 058357023, 058357022, 058357021, 058357006, 058357007, 058357008, 058357009, 058357010, 058357011, 058357012, 058357013, 058361025, 058361024, 058361023, 058361022, 058361021, 058361020, 058361019, 058361007, 058361008, 058361009, 058361010058361011, 058361012, 058361013, 058361018, 058361017, 058361016, 058361015, 058361014, 058303001, 058363002, 058363003, 058363028, 058363027, 058363026, 058363025, 058363024, 058363023, 058363022, 058363021, 058363020, 058363019, 058363018, 058363017058357034, 058357035, 058357036, 058357020, 058357017, 058357014 058362007, 058362027, 058357035, 058357019, 0583570136, 05812011, 058362020, 058362026, 058357036, 058357018, 058357015, 058362006, 058362028, 058362025. (see Exhibit "A"); and

Project Area #2 can be more specifically described as parcels:  
APN #'s: 058415007, 058435002, 058435001, 058435003, 058435004. (see Exhibit "A").

Project Area #3 can be more specifically described as parcels:  
APN #'s: 058394001, 058394009, 058394 010, 058394006, 058394007, 058394002, 058394008, 058394005, 058394012, 058394011 (see Exhibit "A")

WHEREAS, the City Council of the City of Calexico has been delegated with the responsibility of making decisions for changes to the approved Zoning Map; and

WHEREAS, the Planning Commission, at its regular meeting on February 12, 2018, held a duly noticed public hearing, and recommended to the City Council approval of Zone Change No. 2018-01 (Resolution No. 2018- \_\_); and

WHEREAS, the City Council held a duly noticed public hearing on March 7, 2018 at which time all interested parties were given an opportunity to address the City Council on these matters; and

**CITY COUNCIL ORDINANCE NO. \_\_\_\_**  
**ZONE CHANGE NO. 2018-01**  
**PAGE 2 OF 3**

WHEREAS, the City Council of the City of Calexico finds that the Zone Change is consistent with the policies and goals of the adopted General Plan, and that in accordance with State Planning and Zoning law and the City of Calexico, the following findings for the approval of a Zone Change have been made.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALEXICO DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council has considered the proposed Zone Change No. 2018-01, prior to making a decision to approve the proposed amendment to the Zoning Map. The City Council finds and determines that this project is consistent with the Calexico Municipal Code (CMC) and determines that a Negative Declaration is adequate and was prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning law and the City of Calexico the following findings for the approval of Zone Change No. 2018-01 have been made as follows:

1. The proposed zone change will not be; a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

*The proposed Zone Change has been analyzed relative to its potential to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the neighborhood of the proposed Zone Change. Staff concluded that the project does not propose land uses, densities, or development patterns that will jeopardize the health and safety of the persons residing or working within the neighborhood of the property. Health, safety, and welfare will not be degraded as a result of this project.*

2. The proposed action will be consistent with the Goals, Objectives, and Policies of the General Plan and the development standards established with the Calexico Municipal Code (CMC).

*Staff has concluded that the requested Zone Change is consistent with the General Plan's "High Density Residential" land use designations for the project site. The Zone Change will allow development of a well-balanced and functional mix of apartment uses. This mix of uses is consistent with the goals, objectives, and policies of the General Plan and Zoning designations for the project area.*

**SECTION 3.** The Official Zoning Map of the City shall be amended to reflect Zone Change No. 2018-01, more specifically described above and as shown in Exhibit "A".

**CITY COUNCIL ORDINANCE NO. \_\_\_\_**  
**ZONE CHANGE NO. 2018-01**  
**PAGE 3 OF 3**

**SECTION 4. Severability.** If any provision or clause of this ordinance or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other ordinance provisions or clauses or applications therefore which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this ordinance are declared to be severable.

**EFFECTIVE DATE:** This ordinance shall be effective thirty days after its adoption; and the City Clerk shall certify the adoption of this Ordinance and cause it to be published as required by law.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Calexico, California on the 7<sup>th</sup> day of March 2018 and;

**THEREAFTER ADOPTED** at the regular meeting of the City Council of the City of Calexico, California on the 7<sup>th</sup> day of March, by the following vote:

CITY OF CALEXICO

MARITZA HURTADO, MAYOR

ATTEST:

GABRIELA GARCIA, CITY CLERK  
APPROVED AS TO FORM:

CARLOS CAMPOS, CITY ATTORNEY

**CITY COUNCIL ORDINANCE NO. \_\_\_\_**  
**ZONE CHANGE NO. 2018-01**  
**PAGE 4 OF 3**

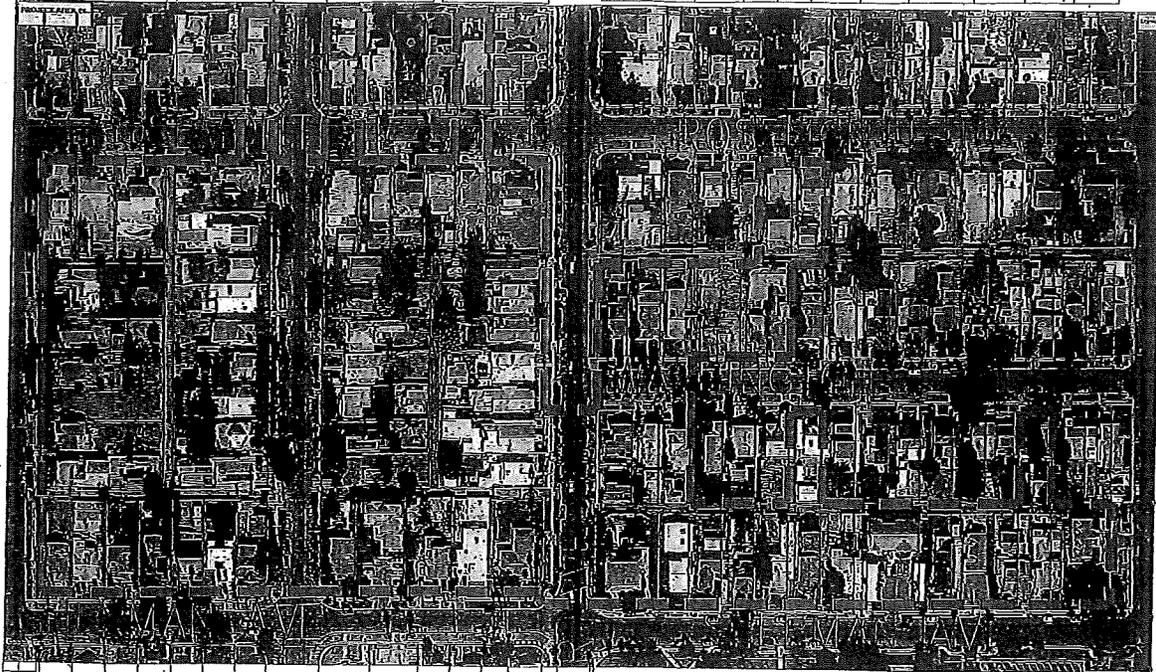
STATE OF CALIFORNIA )  
COUNTY OF IMPERIAL ) SS  
CITY OF CALEXICO )

I, Gabriela Garcia, City Clerk of the City of Calexico, do hereby certify under penalty of perjury that the foregoing is a true and correct copy of Ordinance No. \_\_\_\_\_ that was duly and regularly introduced at a regular meeting of said City Council held on March 7, 2018 and was adopted by said City Council at a regular meeting held on March 7, 2018, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
GABRIELA GARCIA, CITY CLERK

SEAL



CITY OF CALEXICO

GENERAL PLAN AMENDMENT & ZONE CHANGE APPLICATIONS

VA 2018-01

EXHIBIT A

PROJECT AREA #1- APPROX 10 ACRES

GPA- LDR TO HDR  
Z.C.- R-1 TO RA

PROJECT AREA #2- APPROX .5 ACRES

GPA- CH RELATED USES TO HDR  
Z.C.- CH TO RA

PROJECT AREA #3- APPROX 1.5 ACRES

GPA- LDR TO HDR  
Z.C.- R-1 TO RA

ENGINEERING  
AUGUST 2017  
Scale 1" = 50'  
DATE

