

City of Calexico
Draft Land Use Element
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DRAFT LAND USE ELEMENT

2.1 INTRODUCTION

2.1.1 Purpose

The purpose of the Land Use Element is to shape the future physical development of Calexico and to preserve, protect and enhance the current livability and quality of life for City residents. The *Land Use Element* is the central element of the General Plan. The distribution, intensity and pattern of land uses provide the most vivid illustration of how the vision for Calexico will be realized. As such, the background, goals, policies, actions and Land Use Map included in this Element provide the basis for many of the policies presented in the other Elements of the City of Calexico General Plan.

California Government Code Section 65302(a) and Public Resources Code Section 2762(a) require the Land Use Element to address the following issues:

- The distribution, location and extent of the uses of land for housing, business, industry, open space, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities and other categories of public and private uses of land.
- Standards of population density and building intensity for land use designations.

The Land Use Element fundamentally seeks to designate sufficient land to accommodate the community's housing needs while also enhancing job opportunities through the identification of land for commercial and industrial enterprises. In so doing, the Land Use Element will meet the mandates of housing element law as well as lead to increased employment and income.

2.1.2 City Background

Calexico, which is a rapidly growing city within Imperial County, is 4 square miles in size and includes 22% of the total population of Imperial County. Between 2000 and 2015, Calexico's population increased by 51%.

Situated on the US/Mexico border, Calexico provides border access between large transportation hubs such as San Francisco, Los Angeles, Phoenix and San Diego and Baja California. Calexico is 680 miles southeast of San Francisco, 230 miles southeast of Los Angeles, 260 miles west of Phoenix, and 122 miles east of San Diego. Calexico shares an international border with the capital of Baja California, Mexicali City, Mexico.

Calexico's key location fuels inevitable population growth as well as the local economy, creating employment and economic opportunities for international and domestic trade.

2.2 EXISTING LAND USE PATTERNS

2.2.1 Residential Land Use

Approximately 10,800 housing units comprise the existing housing stock. Residential build out within the current (summer 2015) City limits would yield almost 7,000 more housing units.

The City's residential neighborhoods are generally clustered in four areas as described below and in the following paragraphs. Exhibit LUE 1 shows the boundaries of the four areas.

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2.2.1.1 Area 1- International Border/All American Canal/State Highway 98/Eastern City Limits

This area includes subdivisions such as Park Paseo, Las Brisas, Rancho Elegante, Valle Real and Villa Santa Fe.

There are several parks that serve the neighborhoods in this area as well as other areas of town: Nosotros, Rio Vista, Legion, Heber, Border, Rockwood, Crummet, Community Center and Gutierrez.

The playing fields located in this area include: Nosotros, Rodriquez, Rivera, Emerson and Rancho Elegante.

The three elementary schools located in this area are Mains, Rockwood and Jefferson. The junior high schools include De Anza and Enrique Camarena. The Calxico High School also is located in Area 1.

2.2.1.2 Area 2 - All American Canal/State Highway 98/ Eastern City Limits

This area includes subdivisions such as Rainbow, Las Haciendas, Rancho Frontera, El Dorado, Meadows, Meadows North, Meadows East and Tierra Santa.

Three parks are located in Area 2: Las Casitas, Rancho Frontera and Joel Riesen.

Also located in Area 2 are the Blanche Charles Elementary School and the William L. Moreno Junior High School.

2.2.1.3 Area 3 - Highway 111/All American Canal/Cole Boulevard/Eastern City Limits

This area includes subdivisions such as Kennedy Gardens, West Meadows Village, Rancho Frontera, Victoria Place, Eastland and Bravo Rodiles.

Four parks are located in Area 3: Kennedy Gardens, Kennedy Gardens Small, Kennedy Gardens Large and Adrian Cordova.

Two elementary schools are located in this area: Kennedy Gardens and Cesar Chavez.

2.2.1.4 Area 4 - Highway 111/Cole Boulevard/Central Main Canal

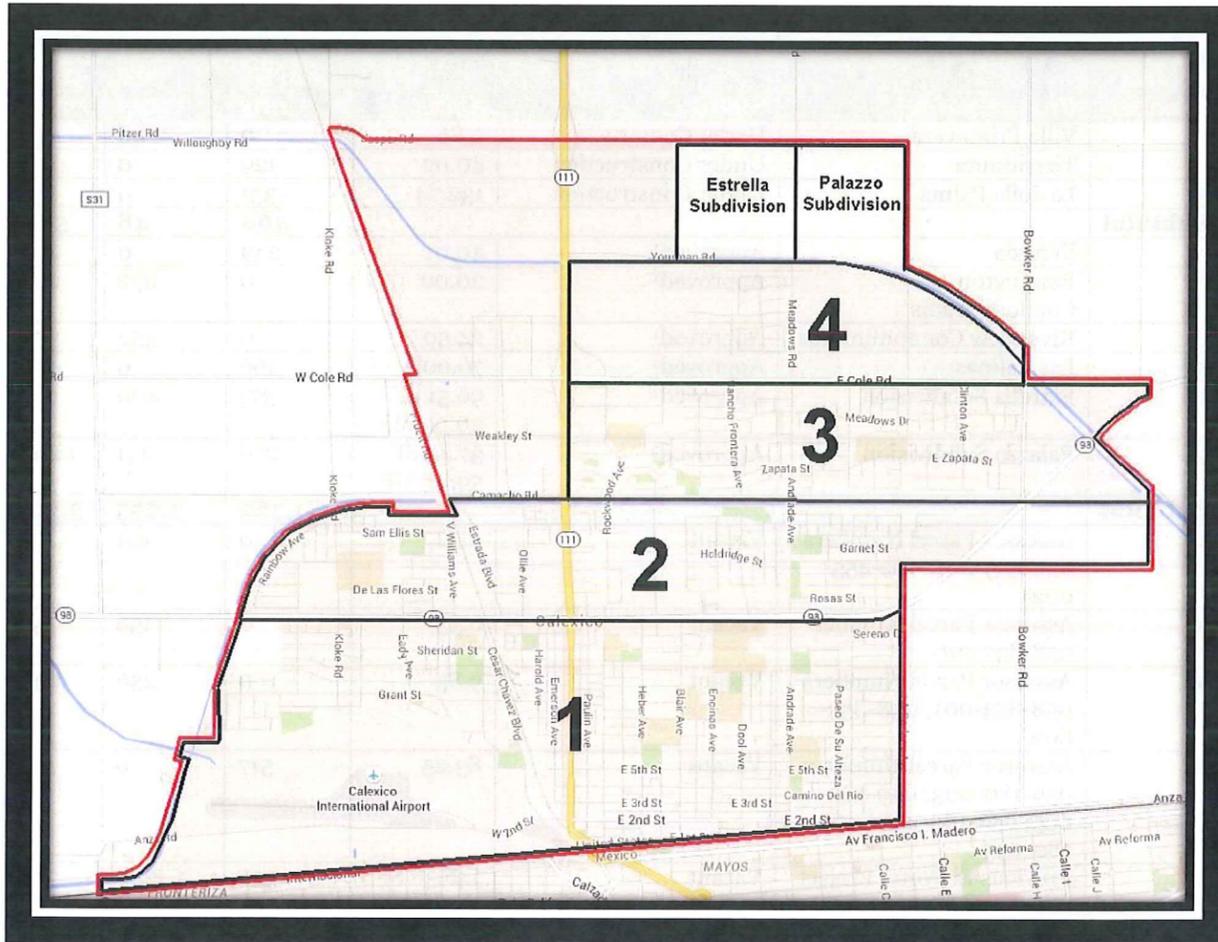
This area includes the Rancho Las Palmas and La Jolla Palms subdivisions. East of these subdivisions – and within Area 4 – are located the former El Portal area and Las Palmas Mobile Home Park.

The approved Estrella Subdivision and Palazzo Subdivision are located east of Highway 111 and between Jasper Road and the Central Main Canal. The development of almost 2,000 housing units has been approved in these two subdivisions.

Table LUE 1 shows the housing unit projections at build out for residential land located within the City limits. Almost 7,000 housing units will be built in developments under construction and approved as well as on vacant land.

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Exhibit LUE 1
Residential Areas



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**Table LUE 1
City of Calexico
Housing Unit Projections for Land Located Within City Limits**

Project Number	Project Name	Status	Acres	# of SF Units	# of MF Units	Total Units
1	Villa Primavera	Under Construction	2.86	0	48	48
2	Tierrasanta	Under Construction	40.02	129	0	129
3	La Jolla Palms	Under Construction	132.74	331	0	331
Subtotal				460	48	508
4	Venezia	Approved ¹	40.01	249	0	249
5	Remington Condominiums	Approved ¹	20.00	0	272	272
6	Riverview Condominiums	Approved ¹	24.50	0	352	352
7	Las Palmas	Approved ¹	76.00	466	0	466
8	Estrella Subdivision	Approved ¹	96.51 SF 20.03 MF	371	400	771
9	Palazzo Subdivision	Approved ²	37.47 SF 59.24 MF	276	931	1,207
Subtotal				1,362	1,955	3,317
10	Assessor Parcel Numbers 059-455-001; 059-455-002 ³	Vacant	4.22	0	101	101
11	Assessor Parcel Number 058-832-016	Vacant	6.53	0	156	156
12	Assessor Parcel Numbers 058-853-001; 058-853-002	Vacant	9.85	0	236	236
13	Assessor Parcel Numbers 059-180-003; 059-180-025; 059-180-029; 059-180-035	Vacant	83.25	517	0	517
14	Previous El Portal Project	Vacant	146.38 SF 10.00 MF	526	240	766
15	Assessor Parcel Numbers 059-010-019; 059-010-020	Vacant	33.09	0	794	794
16	Assessor Parcel Numbers 059-010-032; 059-010-037	Vacant	66.0	462	0	462
Subtotal				1,505	1,527	3,032
Grand Total				3,327	3,530	6,857

¹Approved per Planning Division per the Calexico Development Projects Map, 2011

²Approved by City Council on March 6, 2012

³059-455-001 = 2.07 acres; 059-455-002 = 2.15 acres

Note:

Total units for MDR sites is based on other existing non mobile home park developments (6.22 dus/ac)

Total units for HDR sites land is calculated at 24 dwelling units per acre

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2.2.2 Commercial Land Use

The main commercial areas within Calexico are identified and discussed below and on the following pages.

2.2.2.1 The California Mayoreo Shopping Center

The shopping center is currently in poor condition. One of the anchor retail spaces (approximately 41,600 square feet) is vacant as are several of the small retail stores. The vacant anchor space was formerly used as a Vons Supermarket. The California Mayoreo grocery is a discount neighborhood grocery store with limited stock and selection. The complex also has adjoining office spaces that have several vacancies. Other businesses within the shopping center include a laundromat, low price apparel and household goods stores, a beauty salon and a tax preparation service.

2.2.2.2 Downtown Calexico

The downtown retail area is predominantly located along East 2nd Street between Imperial Avenue and Mary Avenue. The five block area has a very high density of retail stores. There are also additional retail stores located along 1st Avenue and the connecting Rockwood and Heffernan Avenues. There are also a few retail stores located along 3rd Street. There are two grocery stores operating on 2nd Street. Numerous chain retailers and larger apparel stores also currently operate in Downtown Calexico.

The retail businesses within Downtown Calexico rely on Mexicali residents that cross the border on foot for their primary customer base. Many Mexicali residents cross the border for day excursions to Downtown Calexico. However, some pedestrian visitors use the Wal-Mart-provided shuttle or other bus service to shop at locations outside of the downtown area.

Three projects are underway (summer 2015) in the Downtown that will improve the area and provide additional retail opportunities. The Western Auto building is being renovated for retail activities. Plans have been approved and permits are being issued. In addition, plans have been approved and permits have also been issued for the renovation of the old Melrose building. Plans are also under review for a 19,000 square foot shell building.

2.2.2.3 Imperial Avenue (California State Route 111) Commercial Corridor

Highway 111 is a north-south four-lane street, which connects El Centro and Brawley with Calexico and the border crossing. As the major thoroughfare, the route experiences high volumes of vehicular traffic particularly on Saturdays. Imperial Avenue is the other main retail area for Calexico.

Most of the businesses on the eastside of the Imperial Avenue closer to the border are small and independent businesses such as restaurants, retailers, and service businesses aimed primarily to serve visitors from Mexicali. The west side has some similar service and restaurant businesses, but also has numerous auto-related repair and part sales businesses.

2.2.2.4 Birch Street/Highway 111 Commercial Corridor

Birch Street, in northern Calexico, marks the beginning of the section of Imperial Avenue where larger and newer retail stores are located. In spring 2009, Forever 21 opened its largest store in

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the nation in the location of the former Mervyns (1407 Imperial Avenue), located next to the Food 4 Less discount grocery store. Toyland and Baby World are both located nearby, a few blocks north of the Birch Street intersection.

Further north, the Calexico Wal-Mart Superstore and the neighboring Toys'R'us (2451 Rockwood Avenue) are primary retail destinations. The approximately 219,000-square-foot WalMart Superstore was completed in 2005, replacing the former 118,000 square foot store that was built in 1993 just north along Imperial Avenue (656 Yourman Street). The nearby Big Lots store closed in late 2009.

2.2.2.5 Calexico Grand Plaza Retail Center

Phase 1 opened on November 15, 2013. Gran Plaza will comprise 561,650 square feet of commercial space. The Phase 2 Power Center is the latest phase of the overall Gran Plaza commercial center development, and it will consist of approximately 1,069,400 square feet of floor area within (approximately) 25 buildings, which will be constructed in two phases:

- Phase 2A will consist of approximately 277,000 square feet of floor area and 12 buildings. Phase 2A will be located within the eastern portion of the project site.
- Phase 2B will consist of approximately 13 buildings with a total floor area of 792,400 square feet. Phase 2B will be located in the westerly portion of the site.

Phase 2A is projected to be completed by late 2016. Phase 2B is projected to be completed by late 2017.

2.2.2.6 Additional Commercial Space

Commercial space will be developed in approved projects including 111 Calexico Place, Mega Park, Palazzo, La Jolla Palms, Venezia, and Riverview Condominiums. Additional planned commercial uses include 166,000 square feet for the Health Services Center located in Mega Park and 400 hotel rooms.

Table LUE 2 lists the approved projects with commercial land uses. The commercial land uses include:

- Casino Facility
- Hotel Rooms
- Restaurants
- Highway Commercial
- Retail Commercial
- Neighborhood Commercial
- Office
- Health Services Center

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**Table LUE 2
City of Calexico
Approved Projects with Commercial Land Uses**

Project Name and Description	Casino Facility Sq. Ft.	Hotel Rooms	Restaurants Sq. Ft.	Hwy. Comm. Sq. Ft.	Retail Comm. Sq. Ft.	Nbhd. Comm. Sq. Ft.	Office Sq. Ft.	Health Services Center Sq. Ft.
Calexico Gran Plaza 62 acres				561,650				
111 Calexico Place 232 acres	93,880	400	131,500		389,000		735,000	
La Jolla Palms 23.36 acres						254,390		
Palazzo 166 acres					75,000 ¹		75,000 ¹	
Riverview 4 Lots 4.2 acres				45,738				
Venezia Approved 12.67 acres						137,976		
Mega Park 146 acres				91,300 (9.13 acres)	484,567 ² (48.42 acres)			166,000
Calexico Gran Plaza Phase 2 Power Center 100 acres				1,069,400				
Other Sites				149,736 ³		273,663 ⁴		
Total	93,880	400	131,500	1,917,824	948,567	666,029	810,000	166,000

¹The Mixed Use Village would integrate residential apartments with restaurants, cafes, retail and office developments. The commercial components could be up to 150,000 square feet. Staff report to City Council March 6, 2012.

²Jasper Crossing

³Cole Road and south of Walmart and Scaroni/Central Main Canal

⁴Two sites generally located near Cole Road/Bowker Road/Central Main Canal and nine parcels located on Cole Road between Rancho Frontera and MDR to the east

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2.2.3 Industrial Land Use

Most of the industrial land is located on either side of the railroad tracks from Jasper Road to the International Boundary. East of Highway 111 an industrial area is located in the proximity of Martin Luther King Avenue and Avenida Campillo.

Planned industrial areas include:

- Towncenter Industrial Park (48 lots)
- Mega Park (SEC 111/Jasper Road) (part of a 38.15 acre site)
- Undeveloped industrial site at Jasper Road/Central Main Canal

Business park development is planned at two locations:

- Mega Park (SEC 111/Jasper Road) (part of a 38.15 acre site)
- Cole Road/Central Main Canal/State Hwy 98 (29.18 acres)

Table LUE 3 shows the development potential of future industrial and business parks.

**Table LUE 3
Industrial and Business Park Development Potential**

Project/Location	Acres	Square Feet
TownCenter Industrial Park	133 (48 lots)	2,317,392
Jasper Road Central Main Canal	58.7	1,022,788
Mega Park Industrial/ Business Park	38.15	441,625
Business Park ¹	29.18	508,432
Total	259.03	4,290,237

¹ Assessor Parcel Numbers: 059-180-40, 059-180-41, 059-180-42 and 059-180-43

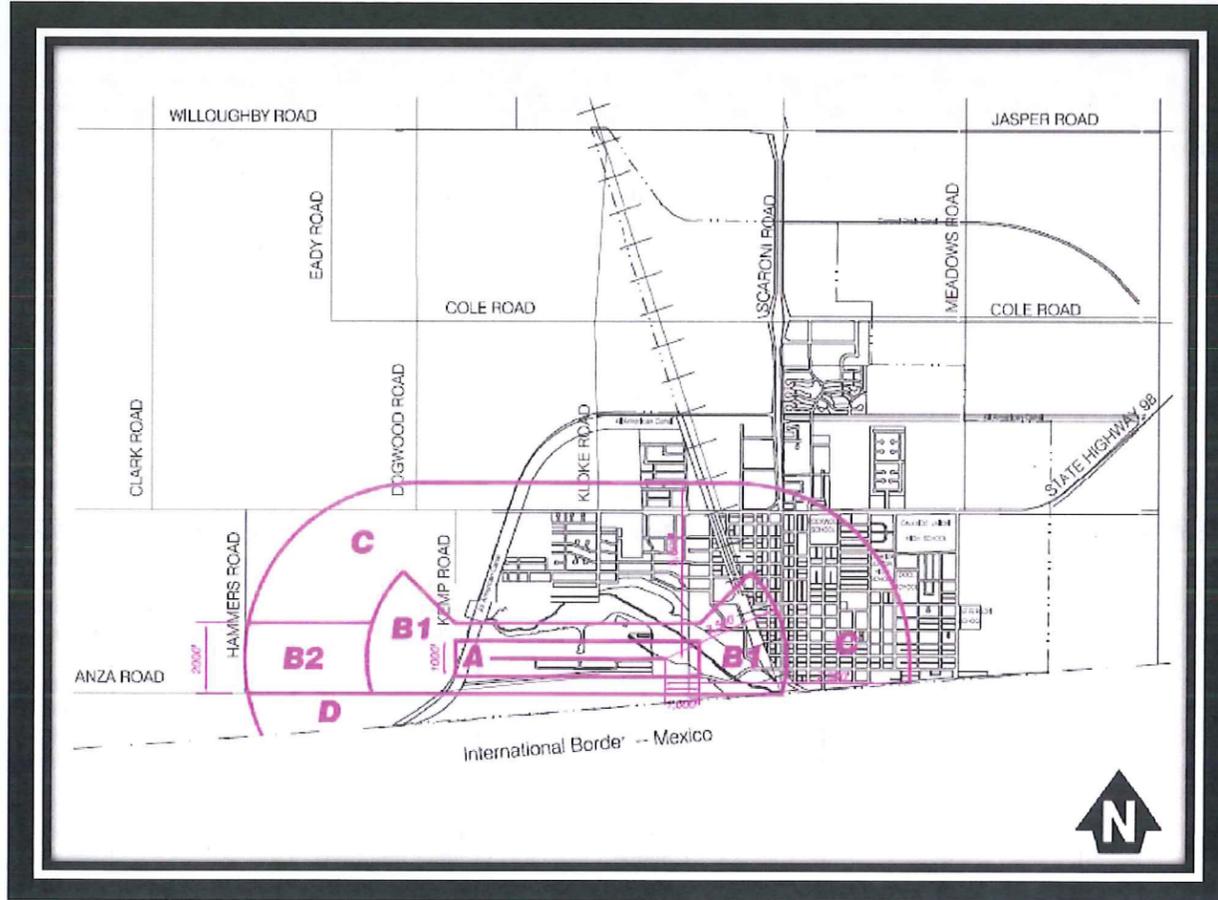
2.2.4 Calexico International Airport

The Land Use Element accounts for the *Airport Land Use Compatibility Plan* (“LUCP”) prepared by the County of Imperial and the County’s Airport Land Use Commission, 1996. The LUCP identifies compatibility zones around the airport and suggest appropriate residential densities and criteria for other uses that will reduce conflicts between airport operations and adjacent users, and increase safety for those uses in proximity of the airport.

Exhibit LUE 2 shows the compatibility zones from the LUCP. Table LUE 4 provides a description of each zone. “Hazards to flight,” which is mentioned in Table LUE 4 refers to 1) obstructions to the airspace required for flight to, from and around an airport and 2) other forms of interference with safe flight, navigation, or communication.

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Exhibit LUE 2
Compatibility Zones



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**Table LUE 4
Airport Land Use Compatibility Criteria**

Zone	Risk	Maximum Densities		Required Open Land	Prohibited Uses	Other Development Conditions	Normally Acceptable Uses	Uses Not Normally Acceptable
		Residential Densities Du/Ac.	Other Uses People/Ac.					
A	High	0	10	All Remaining	All structures except ones with location set by aeronautical function Assemblies of people Objects exceeding FAR Par 77 height limits Hazards to flight	Dedication of navigation easement	Aircraft tiedown apron Pastures, fields crops, nine yards Automobile parking	Heavy poles, signs, large trees, etc.
B1	Substantial	0.1	100	30%	Schools, day care centers, libraries Hospitals, nursing homes Highly noise-sensitive uses Above-ground storage Storage of highly flammable materials Hazards to flight	Locate structures maximum distance from extended runway centerline Minimum Noise Level Reduction of 25dBA in residential and office buildings Dedication of navigation easement	Uses in Zone A Any agricultural use except ones attracting bird flocks Warehousing, truck terminals Single-story offices	Residential subdivisions Intensive retail uses Intensive manufacturing or food processing uses Multiple-story offices Hotels and motels
B2	Significant	1	100	30%	Same as B1	Same as B1	Same as B1	Same as B1
C	Limited	6	200	15%	Schools Hospitals, nursing homes Hazards to flight	Dedication of overflight easement for residential uses	Uses in Zone B Parks, playgrounds Low-intensity retail, offices, etc. Low-intensity manufacturing, food processing Two-story motels	Large shopping malls Theaters, auditoriums Large sports stadiums Hi-rise office buildings

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2.3 GROWTH FORECASTS

Table LUE 5 shows the population, household, and employment growth forecasts for Calexico through 2035. These forecasts are from the Southern California Association of Governments' (SCAG's) *2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)*. As indicated, Calexico is forecasted to gain almost 21,800 residents and approximately 8,500 households from 2015 to 2035. The SCAG forecast indicate that Calexico will have the largest population of all Imperial County cities by 2020 or soon thereafter.

Jobs in the City are forecasted to increase to 18,500 from the 2015 jobs estimate of 12,300.

**Table LUE 5
Calexico 2035 Growth Forecast**

Year	Population	Households	Employment
2015	41,033	10,246	12,300
2020	50,800	14,100	15,300
2030	58,800	17,200	17,400
2035	62,800	18,800	18,500
Net increase 2015-2035	21,767	8,554	6,200

Note: The 1,000 job estimate for Gran Plaza was added to the most recent citywide estimate of 11,300 jobs.

Sources: California Department of Finance, City/County Population and Housing Estimates, 01/01/2015

Southern California Association of Governments, *2012-2035 Regional Transportation Plan/Sustainable Community Strategy*, April 2012

Table construction by Castañeda & Associates

The land use plan outlined in this Element would more than accommodate the anticipated levels of growth in the City through 2035. Build out of the residential land yields approximately 7,000 housing units, a number below the SCAG forecast. However, growth within Calexico would need accelerate to pre-Great Recession rates to reach SCAG's growth forecast. During the next few years, housing growth can be monitored to detect changes in growth rates. This can be accomplished through the Housing Element Annual Progress Report. Additionally, SCAG will have an updated growth forecast by mid-year 2016.

2.4 GENERAL PLAN AMENDMENTS (GPAs)

Since the *2007 Land Use Element* was adopted the City has approved seven General Plan Amendments. The seven GPAs include:

- 111 Calexico Place Specific Plan
- Mega Park
- Palazzo Subdivision
- North side of Cole Blvd/west of W. Van De Graff Ave to the railroad tracks
- Estrada– Scaroni Frontage Road and Robinson Avenue
- Calexico Gran Plaza Phase 1
- Calexico Gran Plaza Phase 2 Power Center

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Table LUE 6 describes and compares the 2007 land use designations and the General Plan Amendments for the seven areas.

Two GPAs eliminated the *2007 Land Use Element* residential designations, one changed the mix of residential types and densities, and a third changed an area from Commercial Highway to High Density Residential. The cumulative effect of the General Plan Amendments is to reduce the housing unit potential by approximately 1,250 housing units. Nevertheless, Calexico has sufficient residential land to accommodate the City's share of the regional housing need to the year 2021, which is 3,224 housing units. The City's share will be updated in 2021; however, the City has a total build out housing capacity of 6,857 housing units or a net of 3,663 housing units to accommodate a post-2021 regional share need allocation.

Five GPAs increased and two GPAs decreased the number of potential jobs. The *2007 Land Use Element* projected approximately 5,000 jobs in the seven areas. The General Amendments increased the jobs potential to almost 8,800 jobs. Thus, the GPAs resulted in a net increase of an estimated 3,800 jobs. Most of the jobs increase is due the Gran Plaza Phase 1 and the Gran Plaza Phase 2 Power Center.

For land located within the City limits the 2015 Land Use Element Map is the same as 2007 Map with the following exceptions:

- The 2015 Land Use Element Map incorporates the designations of the approved General Plan Amendments.
- The 2007 Commercial Office land use category has been deleted. Only two small areas were designated Commercial Office by the 2007 Land Use Element. The designations of these two areas are changed to Commercial Highway as this category allows office land uses.

For land located within the Sphere of Influence, the 2015 Land Use Element Map:

- Retains the area designated as ISP Industrial Specific Plan
- Deletes the Medium Density Residential designation for land located east of Highway 111 and between Jasper Road and Heber Road
- Designates the entire area east of Highway 111 and between Jasper Road and Heber Road as Commercial Highway
- Retains the Open Space with Airport Overlay land use category
- Designates all other land within the Sphere of Influence RSP Residential Specific Plan, which requires approval of a specific plan prior to annexation

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**Table LUE 6
Land Use Comparisons Between Adopted 2007 General Plan
and General Plan Amendments/Approved Projects**

Location	2007 General Plan Designations	General Plan Amendments Or Approved Projects
SWC Highway 111 and Jasper Road 232 acres	<ul style="list-style-type: none"> • CH Commercial Highway 65.6 acres 714,384 SF • I Industrial 58.7 acres 1,022,788 SF • MDR Medium Density Residential 101.9 acres 696 housing units • HDR High Density Residential 5.8 acres 128 housing units 	<i>111 Calexico Place Specific Plan</i> <ul style="list-style-type: none"> • Commercial Highway Casino 93,880 SF 400 hotel rooms Restaurants 131,500 SF Retail Commercial 389,000 Office 735,000 SF Fire/Police Station 20,800 SF
SEC Highway 111/Jasper Road	<ul style="list-style-type: none"> • CH Commercial Highway 28.0 acres 304,920 SF • MDR Medium Density Residential 126.8 acres 913 housing units 	<i>Mega Park</i> <ul style="list-style-type: none"> • Commercial Highway 48.42 acres (Jasper Crossing) 484,567 SF of commercial uses • Other Commercial Highway 9.13 acres 91,300 SF of commercial uses • Health Services Center 12.80 acres 166,000 SF • Industrial and Business Park 38.15 acres 441,625 SF of industrial uses • Dedications and Reservations 39.90 acres Stormwater detention basins, IID substation, roads and Dogwood Canal
Jasper Road east of Mega Park	<ul style="list-style-type: none"> • MDR Medium Density Residential 85 acres x 7.2 DUs/AC = 612 housing units • HDR High Density Residential 45 acres x 20 DUs/AC 900 housing units Total 1,512 housing units PF Public Facility 35 acres 	<ul style="list-style-type: none"> • <i>Palazzo Subdivision</i> 37.47 acres 276 single family housing units 53.00 acres 931 multi-family housing units Mixed Use 7.08 acres Retail Commercial 75,000 SF Office Commercial 75,000 SF Parks 19.31 acres Detention basin 13.14 acres
Corner of Scaroni Frontage Road and Robinson Avenue	<ul style="list-style-type: none"> • CH Commercial Highway 33.09 acres 10,890 SF/AC X 33.09 acres = 360,350 SF 	<ul style="list-style-type: none"> • <i>Estrada GPA</i> HDR High Density Residential 33.09 acres 794 housing units
North Side of Cole Blvd. and west of W. Van De Graaff Blvd. extending to the railroad tracks	<ul style="list-style-type: none"> • CH Commercial Highway 100 acres 10,890 SF/AC x 100 acres = 1,089,000 SF 	<ul style="list-style-type: none"> • Industrial 100 acres 17,424 SF/AC = 1,742,400 SF

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**Table LUE 6 continued
Land Use Comparisons Between Adopted 2007 General Plan
and General Plan Amendments/Approved Projects**

Location	2007 General Plan Designations	General Plan Amendments Or Approved Projects
West 2nd Street Calexico Inter- national Airport U.S.-Mexico Border	<ul style="list-style-type: none"> • I Industrial 62 acres 17,424 SF/AC X 62.0 acres = 1,081,023 SF 	<ul style="list-style-type: none"> • <i>Calexico Gran Plaza Phase 1 GPA</i> CH Commercial Highway 62 acres 561,650 SF of commercial retail
Calexico Inter- national Airport U.S.-Mexico Border, Gran Plaza Center and All American Canal	<ul style="list-style-type: none"> • I Industrial 100 acres 17,424 SF/AC X 100 acres = 1,742,400 SF 	<ul style="list-style-type: none"> • <i>Calexico Gran Plaza Phase 2 Power Center GPA</i> CH Commercial Highway 100 acres 1,069,400 SF of commercial retail

Sources: 2007 General Plan Land Use Element, adopted May 1, 2007
 111 Calexico Place Specific Plan Final EIR, December 2008
 Calexico Mega Park EIR, December 2014
 City Council approval of Palazzo Subdivision, March 6, 2012
 City Council Agenda Report, General Plan Amendment No. 2010-02 and Zone Change No. 2010-03 (Raul & Alice Estrada), October 19, 2010
 City Council Agenda Report, Zone Change No. 2009-01, C-H Commercial Highway to Ind General Industrial, north side of Cole Blvd. and west of W. Van De Graff Blvd. extending to the railroad tracks, May 20, 2009
 Gran Plaza Phase 1, *Draft Environmental Impact Report*, September 2010, page 4-2
 Gran Plaza Phase 2 Power Center, *Final Environmental Impact Report*, June 8, 2015, Section 4, page 206

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2.5 LAND USE ELEMENT CATEGORIES

Table LUE 7 describes the land use categories which the Land Use Map (Exhibit LUE-3) delineates.

- AP Airport
- BP Business park
- CC Commercial Core
- CN Neighborhood Commercial
- CH Commercial Highway
- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- I Industrial
- ISP Industrial Specific Plan
- OS Open Space
- OS Open Space w/Airport Overlay
- PF Public Facility
- RSP Residential Specific Plan

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**Table LUE 7
Land Use Categories**

Land Use Category	Description
Residential	
LDR Low Density Residential	The LDR category designates land for detached single family housing units on minimum lot sizes of 6,000 square feet. The maximum density is six dwelling units per net acre. The corresponding zoning district is R-1 Residential Single Family Zone.
MDR Medium Density Residential	The MDR category designates land for patio homes, duplexes, townhomes and mobilehomes. The corresponding zoning districts include R-2 and MHP Mobile Home Park Zone. The R-2 Zone permits a residential density in the range of 5.1 to 12 dwelling units per net acre. The MHP Zone permits a maximum density of seven dwelling units per net acre.
HDR High Density Residential	The HDR category designates land for multi-family housing including, but not limited to, condominiums, apartments, duplexes, and other multiple unit residential buildings. The corresponding zoning districts include RC Residential Condominium Zone and the RA Residential Apartment Zone. The RC Zone permits a residential density of 12 to 20 dwelling units per net acre. The RA Zone permits the development of residential apartments at a density of 20 to 30 dwelling units per net acre.
Commercial	
CN Commercial Neighborhood	The CN category designates land for neighborhood shopping centers which provide grocery, drug store and neighborhood related shopping. The corresponding zoning district is the CN Commercial Neighborhood Zone.
CH Commercial Highway	The CH category designates land for the location of highway oriented retail, wholesale and office uses. The CH category accommodates land uses such as major shopping centers, professional and administrative offices, hospitals, theaters, health clubs, hotels, motels, restaurants, auto dealers, gas stations, and service establishments. The corresponding zoning district is CH Commercial Highway Zone.
CC Community Core Commercial	The CC category is assigned to Calexico Downtown. The CC category accommodates a range of commercial and office uses. Mixed uses are permitted in Calexico Downtown. Residential uses are permitted on the upper floors above retail, commercial or office uses on the lower floors or freestanding on the same site. Civic uses, transit services, schools, postal services, banks, and theaters are permitted by the CC category. The corresponding zoning district is CS Commercial Specialty Zone.

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**Table LUE-7
Land Use Categories**

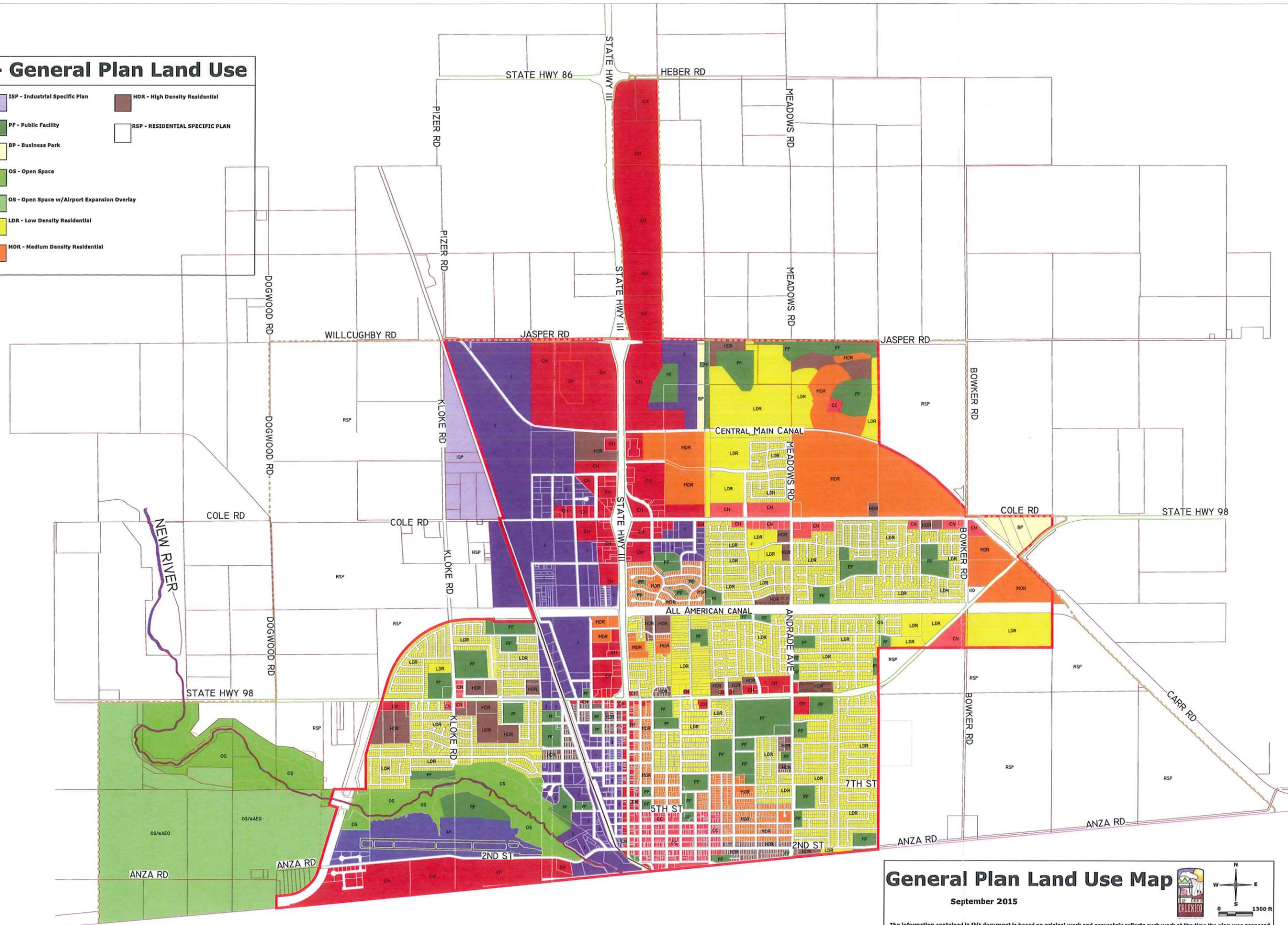
Land Use Category	Description
BP Business Park	<p>The BP category promotes campus style industrial and business parks. Commercial and restaurant uses shall be allowed to support the needs of the businesses and employees.</p> <p>The BP category is identified for areas located along Highway 98 in the eastern part of the City to respond to opportunities presented by the Eastern Port of Entry to provide job-creating uses. Land within the Mega Park development also has been designated BP.</p>
I Industrial	<p>The I category designates land for industrial uses located primarily in the western portion of the City near the railroad tracks. The corresponding zoning districts are I General Industrial Zone and IR Industrial Rail Served Zone.</p>
ISP Industrial Specific Plan	<p>The ISP category designates land in the Sphere of Influence adjacent to the railroad tracks as Industrial Specific Plan. An Industrial Specific Plan is intended to create an industrial development that exceeds current City property development standards.</p>
PF Public Facility	<p>This category serves as a prefix for a variety of public land use areas. It is used to recognize land uses such as the City Hall, library, schools, parks, police and fire stations, and other publicly-owned facilities.</p>
AP Airport	<p>Designates the site of the Calxico International Airport.</p>
OS Open Space	<p>The Open Space designation delineates areas that shall remain protected as open space but are not accessible to the public for recreational purposes. An example of this designation is used for such areas as publicly-owned land along the New River where currently public access is prohibited due to the contamination of the river. In the future, should the river area be cleaned up such that human activity is allowed, this area could be considered for redesignation to PF. The OS also includes large ponds or retention areas not open to the public, irrigation and drainage canals, or natural areas that may warrant preservation. The corresponding zoning district is OS Open Space Zone.</p>
OS with Airport Expansion Overlay	<p>This designation is applied to the lands located west of the Calxico International Airport within the Sphere of Influence. The designation allows for expansion of the airport as envisioned in the Airport Master Plan, as well as open space and agricultural uses that are compatible with airport operations. Once the airport expansion is completed and the area annexed into the City, this area could be planned and developed for other uses that are compatible with expanded airport operations such as industrial.</p>

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RSP Residential Specific Plan	The RSP is a designation applied to land not yet annexed into the City limits. Prior to annexation, a Specific Plan must be approved by the City for an area designated RSP. The Specific Plan must demonstrate a range of residential uses and a mix of well designed land uses that support a residential community, such as a variety of housing densities, residential products, retail, civic, schools, parks, and other uses. City and school district requirements for parks and schools must be met within each Specific Plan or group of plans in the same area as population warrants. The Specific Plan also must include measures to preserve agricultural lands to the maximum degree possible.
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City of Calexico - General Plan Land Use

CLX_City_Limits Areas	ISP - Industrial Specific Plan	HDR - High Density Residential
CLX_Sphere_of_Influence Areas	PF - Public Facility	RSP - RESIDENTIAL SPECIFIC PLAN
CNTY_Railroad Areas	BP - Business Park	
AP - Airport	OS - Open Space	
CH - Commercial Highway	OS - Open Space w/Airport Expansion Overlay	
CN - Commercial Neighborhood	LDR - Low Density Residential	
CC - Commercial Core Mixed Use	MDR - Medium Density Residential	
I - Industrial		



General Plan Land Use Map
September 2015

The information contained in this document is based on original work and accurately reflects such work at the time the plan was prepared. No other representation or warranty concerning this plan is made by the City of Calexico. Efforts have been made to insure map accuracy. However, this map may be revised at any time without notice. Any discrepancies should be brought to the attention of the Development Services Department.

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2.7 RELATIONSHIP OF GENERAL PLAN LAND USES TO ZONING

The City's Zoning Ordinance and designated zone districts are a tool used to implement the General Plan Land Use Plan. The purpose of zoning is to promote and protect public health, safety, and welfare, and to safeguard and enhance the appearance and quality of development within the City of Calexico. State law requires that the zoning on any parcel must be consistent with the parcel's General Plan Land Use designation. If they are not consistent, prior to development approval, a zone change is required to create consistency. The land use category descriptions include the identification of the corresponding and consistent zoning districts.

2.8 GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES

Goals, objectives and policies are established for the following:

- General Land Use
- Residential Land Use
- Commercial and Industrial Land Use
- Downtown Calexico
- Airport Land Use
- Land Use and Circulation
- Infill Development
- Community Appearance

Part 2.8.8 describes the Implementation Measures.

2.8.1 General Land Use

Goal: Promote land development that conserves precious resources including air quality; water and energy; encourages a healthy lifestyle; and enhances alternative to modes of transportation.

Objective: Ensure that individual residential and non-residential projects incorporate sound land development practices.

Policies:

- Promote land development practices that reduce energy and water consumption, air and water pollution, greenhouse gas emissions, and waste, incorporating practices such as:
 - ✓ Concentration of uses and design of development to promote active transportation (walking and biking) and use of public transit instead of the automobile.
 - ✓ Orientation of buildings to maximize opportunities for solar energy use, daylighting, and ventilation
 - ✓ Use of permeable paving materials
 - ✓ Shading of surface parking and walkways
- Develop land uses that enhance the existing transportation network, minimize the impacts of vehicles in the City, and encourage the use of alternative modes of transportation.

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- Require that new development include pedestrian access to enhance the community's pedestrian character and pedestrian linkages between the major shopping and employment centers, residential neighborhoods and open spaces.

2.8.2 Residential Land Use

Goal: Provide an adequate mix of low, medium and high density residential land uses to house seniors and families of all economic segments.

Objective: Ensure sufficient residential sites to accommodate Calexico's share of the regional housing need for all income groups.

Policies:

- Facilitate the development of approved residential projects.
- Encourage infill development on vacant and underutilized sites.
- Incorporate in the Zoning Ordinance incentives for mixed use development.
- Facilitate residential development in close proximity to jobs and services.
- Promote an improved jobs/housing balance by annually monitoring job growth and housing development.

2.8.3 Commercial and Industrial Land Use

Goal: Achieve commercial and industrial development that capitalizes on Calexico's border location and provides diverse jobs and sales tax revenues to fund high levels of City services.

Objectives:

- Increase the number and diversity of jobs.
- Increase sales tax revenues.

Policies:

- Promote commercial development that meet the needs of City residents and attracts shoppers from Mexicali and other Imperial County communities.
- Facilitate the development of approved commercial and industrial projects.
- Promote industrial and business park developments that provide a variety of jobs.
- Ensure the compatibility of commercial and industrial land uses with adjacent land uses.
- Neighborhood commercial centers should be designed in such a manner so as to compliment and not conflict with adjoining residential areas.
- Specialty commercial uses such as swap meet sites, although typically transient in nature, should provide standard amenities such as paved parking lots, restroom facilities, shade structures, and food vendors if allowed to operate for longer than one week.
- Retail uses within the highway commercial zone should be located within retail centers having centralized ingress and egress points and/or frontage road access in order to minimize curb cuts along Highway 111 and Highway 98.
- Prepare a Business Park Zone.

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2.8.4 Downtown Calexico

Goal: Create a vibrant, exciting, and prosperous Downtown Calexico.

Objective: Restore commercial prosperity to the Downtown Calexico.

Policies:

- Create a vibrant environment that provides for the shopping, eating and entertainment needs of the community.
- Integrate parks and plazas into the fabric of the Downtown. Because downtown enjoys high foot traffic, provide pedestrians new and improved places to gather, places to play, and places to sit a while.
- Enhance transportation options. Create easy opportunities for bus, taxi, walking and automobile travel and create seamless connections between them.
- Improve circulation of traffic into Downtown. Provide signage and easy turns into downtown from Imperial and new border crossing alignment.
- Integrate housing into and around the Downtown Core. Add residents Downtown to keep it bustling during the day and evening.
- Establish incentives for mixed-use development to be developed in Downtown Calexico.

Exhibit LUE 4 shows the boundaries of Calexico Downtown.

2.8.5 Airport Land Use

Goal: Ensure the compatibility of land uses surrounding the Calexico International Airport.

Objective: The City will work to encourage and attract compatible users and uses in and around the airport to promote airport safety and consider potential airport related noise.

Policies:

- In the event of a substantial number of complaints regarding increases in noise levels, the City will evaluate feasible noise abatement procedures.
- Significant changes in land use in and around the Airport (within 2 miles) shall be referred to the Imperial County Airport Land Use Commission for their comment and consideration.

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Exhibit LUE 4
Downtown Calexico



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2.8.6 Infill Development

Goal: Achieve the development of infill sites with well designed developments including mixed use developments.

Objective: The City shall encourage infill and adjacent new development to provide for the efficient use of existing infrastructure, avoid “leap frog” new development and to reduce impacts to agriculture.

Policies:

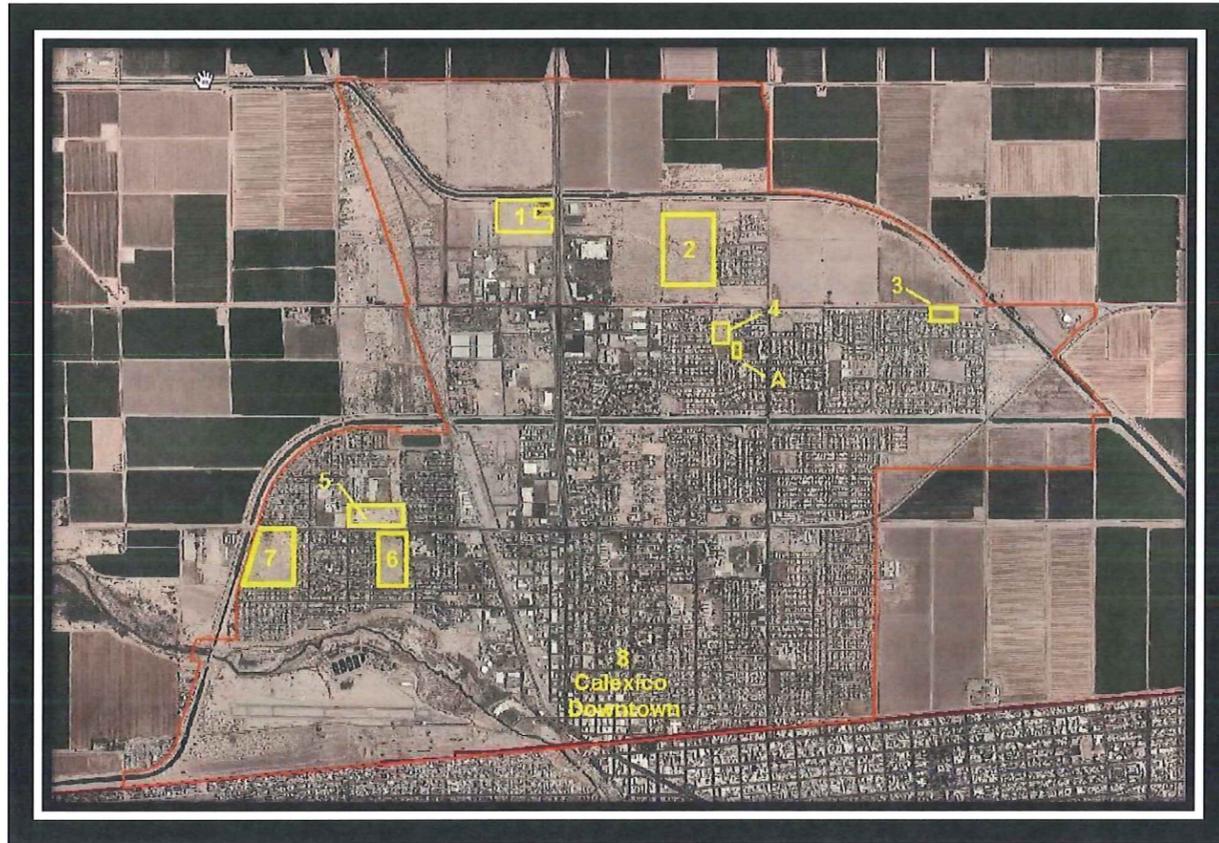
- The extension of water and sewer service facilities should be limited to one-quarter mile across an undeveloped area.
- Develop a Mixed Use Overlay Zone that can be applied at the request of property owners on potential infill sites.
- Develop incentives for the development of infill sites such as density bonuses, waiver, deferral or reduction of City fees, and expedited development processing

Exhibit LUE 5 shows the location of several potential infill development sites.

Table LUE 8 lists already developed and potential infill housing sites. Site A is an infill site that was developed as an affordable family rental housing development. One infill site was recently developed in Calexico Downtown as an affordable, single room occupancy complex for senior citizens.

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Exhibit LUE 5
Potential Infill Sites



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**Table LUE 8
City of Calexico
Infill Housing Sites**

Site Number	Site Name/ Assessor Parcel Numbers	Land Use Designation ¹	Zoning Designation ²	Acres	Housing Capacity
A	Villa Primavera 058-832-040	HDR	RA	2.86	48
1	Estrada HDR 059-010-019 ³ 059-010-020	HDR	RA	33.09	794
2	Pacific Century Homes 059-491-003 059-500-002	LDR	R1	40.00	250
3	059-450-003 ⁴ 059-450-004 ⁴	HDR	RA	4.30	103
4	058-832-016	LDR	RA	5.00	120
5	058-853-001 058-853-002	HDR	RA	9.85	236
6	Remington Condominiums 058-180-050 058-180-064	HDR LDR	RA R1	20.00	272
7	Riverview Condominiums 058-180-008 058-180-009 058-180-010 058-180-011	HDR	RC	25.00	352
8	Downtown Calexico Various Parcels	CC	CS	--	--
Total				137.24	2,127

¹HDR refers to High Density Residential; LDR refers to Low Density Residential; MDR refers to Medium Density Residential; CC refers to Commercial Core

²RA refers Residential Apartment Zone; R1 refers to Residential Single Family Zone; RC refers to Residential Condominium Zone; CS refers to Commercial Specialty Zone.

³059-010-019 = 19.78 acres; 059-010-020 = 13.31 acres

⁴059-450-003 = 3.29 acres; 059-450-004 = 1.01 acres

Table construction by Castañeda & Associates

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2.8.7 Community Appearance

Goals: Improve the community's appearance.

Objective: Eliminate physical features such as poor signage, poorly maintained lots and dilapidated housing which detract from Calexico's appearance.

Policies

- Improve the visual appearance of Calexico by identifying areas in need of beautification and rehabilitation.
- Promote and encourage the overall improvement in visual appearance for commercial and industrial areas.
- Encourage the maintenance and improvement of older residential neighborhoods to prevent decay, blight and decline in property values.

2.8.8 Implementation Measures

2.8.8.1 Zoning Ordinance Update

The Zoning Ordinance is outdated and should embody more modern thinking regarding smart growth and good design which will lead to quality development. In some ways, the Zoning Ordinance could be considered an impediment to quality land use and economic development. Although the entire Zoning Ordinance should be updated, the immediate focus should be on the following:

- Remove impediments to mixed use development by creating a Downtown Mixed Use Zone and a Mixed Use Overlay Zone that could be applied to other sites located in Calexico.
- Encourage Business Park development by creating a Zone District that implements the purpose and intent of the Land Use Element BP category.
- Work with representatives of approved developments to identify the Zoning Ordinance changes that should be made for purposes of facilitating development, encouraging good design, and creating opportunities for entrepreneurs.

2.8.8.2 General Plan Annual Progress Report

Government Code Section 65400 mandates that certain cities and all 58 counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1 of each year. Only charter cities are exempt from the requirement to prepare Annual Progress Reports (APRs) unless the charter stipulates otherwise (Government Code Section 65700).

The purpose of the report is to inform the Planning Commission and City Council of the progress made toward implementation of the General Plan Elements. Among the topics discussed in the General Plan Progress Report are:

- Priorities for land use decision making that have been established by the Planning Commission and City Council.

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- Goals, policies, objectives, standards or other plan proposals that need to be added or were deleted, amended, or otherwise adjusted.
- Planning activities initiated – These may include, but are limited, to master plans, specific plans, master environmental assessments, annexation studies, and other studies or plans.
- General Plan Amendments – These include city-driven as well as applicant driven amendments.
- Major development applications processed.

The City should annually prepare a General Plan Progress Report.

2.8.8.3 Housing Element Annual Progress Report

Government Code Section 65400 requires each city and county to prepare an annual report on the status and progress in implementing the jurisdiction's housing element. The City Council adopted the *2013-2021 Housing Element* in January 2014. The APR is an important tool tracking and monitoring progress in addressing housing needs and goals. The APR includes information on a city's progress in addressing the regional housing need allocation, including the number of housing units permitted by income level, the status of program implementation and efforts to remove governmental constraints.

Providing housing to meet the housing needs of all economic segments of the community contributes to meeting the overarching goals of the *Land Use Element* and *Economic Development Element* as well as the adopted *Housing Element*. The City should annually prepare a Housing Element Progress Report in order to keep the Planning Commission and City Council well-informed.

