

PROJECT REPORT

TO: PLANNING DIRECTOR ACTION **AGENDA DATE** July 14, 2021
FROM: Planning & Development Services Dept. **AGENDA TIME** 3:30 PM/ No. 1

PROJECT TYPE: CUP#21-0011 (ADU); Armando & Marina Marin SUPERVISOR DIST. 2
LOCATION: 1505 Highway 86, APN: 054-370-010-000
El Centro, CA PARCEL SIZE: 5.53 Acres

GENERAL PLAN (existing) Urban GENERAL PLAN (proposed) N/A
General Agriculture
ZONE (existing) A-2-U with Urban Overlay ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 7/14/2021
 APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____
 APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A
INITIAL STUDY: N/A

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG / APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER		<u>See attached</u>		

REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT, STAFF WOULD THEN RECOMMEND THAT YOU APPROVE CONDITIONAL USE PERMIT #21-0011 BY TAKING THE FOLLOWING ACTIONS:

1. MAKE THE FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA UNDER GOVERNMENT CODE SECTION 15303(a) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY.
2. MAKE THE FINDINGS THAT CONDITIONAL USE PERMIT #21-0011 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES.
3. APPROVE CONDITIONAL USE PERMIT #21-0011 SUBJECT WITH THE ATTACHED CONDITIONS AND AUTHORIZE THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DEPARTMENT TO SIGN THE CUP AGREEMENT UPON RECEIVING A SIGNED COPY FROM THE PERMITTEE.

STAFF REPORT
Planning Director Action
July 14, 2021
Conditional Use Permit (CUP) #21-0011
Accessory Dwelling Unit

Applicant: Armando and Marina Marin
1505 Highway 86,
El Centro, CA 92243

Owner(s): Armando & Marina Marin Trustees
1505 Highway 86,
El Centro, CA 92243

Project Location:

The project is located at 1505 Highway 86, El Centro, CA 92243, and is legally described as Parcel 1 of Parcel Map 1248 of Tract 83, Township 16 South, Range 14 East, S.B.M., in an unincorporated area of the County of Imperial, State of California and further identified as Assessor Parcel Numbers 054-370-010-000 +/- 5.53 Acres. The City of El Centro is located east of the site.

Project Summary:

Applicant (property owners) submitted an application for a Conditional Use Permit for an Accessory Dwelling Unit for an existing 956 sq. ft. second residential unit, as the existing 1,733 sq. ft. primary dwelling is proposed to be demolished under Permit #60178 and a new 3,249 sq. ft. residence has been proposed under Building Permit #60179.

The property owner currently resides in the existing secondary dwelling. The parcel has an existing mobile home that is vacant and will be removed for Code Compliance. The residence has an existing water filtration system from canal water. A new septic system is proposed for the new dwelling while the existing 956 sq. ft. residence has a septic system. An existing driveway that is accessed through State Highway 86 and would serve as a communal access point for both dwellings. The closest existing fire hydrant is 800 feet away from the house; additional water sources are the existing 25,000-gallon swimming pool and the 2,000-gallon (canal) water storage tank.

County Ordinance:

Conditional Use Permit #21-0011 is consistent with the Imperial County Title 9 Land Use Ordinance, Section 90405.00 Accessory Dwelling Unit and Section 90508.02 (b) Uses Permitted in the A-2 zone, with a Conditional Use Permit.

Land Use Analysis:

The proposed project site APN 054-370-010-000 is designated “Agriculture” per the Imperial County General Plan Land Use Element. The parcel is zoned A-2-U (General Agriculture, Urban Overlay) per the Imperial County Land Use Ordinance, Title 9, Division 25, Section 92512.0, Zone Map #12. The proposed project complies with all setback requirements and all other requirements of the Land Use Ordinance and the General plan with an approved Conditional Use Permit.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Residential	A-2-U	Urban
North	Agriculture	A-1-U	Urban
South	Agriculture	A-2	Urban
East	Residential	A-1-U	Urban
West	Agriculture	A-1-U	Urban

Environmental Determination:

After review of the California Environmental Quality Act (CEQA) Guidelines, it can be determined that the proposed project is categorically exempt from CEQA per Article 19, Government Code Section 15303 (a), Class 3 New Construction or Conversion of Small Structures. Therefore, no further environmental documentation is required by State law.

Staff Recommendation:

It is recommended that you conduct a public hearing and that you hear all opponents and proponents of the proposed project; staff would then recommend that you approve Conditional Use Permit #21-0011 by taking the following actions:

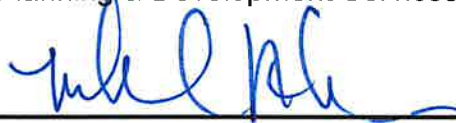
1. Make the finding that the project is exempt from CEQA under the Government Code Section 15303(a) and that no further environmental documentation is necessary.
2. Make the findings that Conditional Use Permit #21-0011 is consistent with applicable zoning and building ordinances.

3. Adopt the attached Resolution and supporting findings, approving Conditional Use Permit (CUP) #21-0011 subject to the attached conditions and authorize the Planning & Development Services Director to sign the CUP agreement upon receiving a signed copy from the Permittee.

PREPARED BY: Mariela Moran, Planner II



REVIEWED BY: Michael Abraham, AICP, Assistant Director
Planning & Development Services



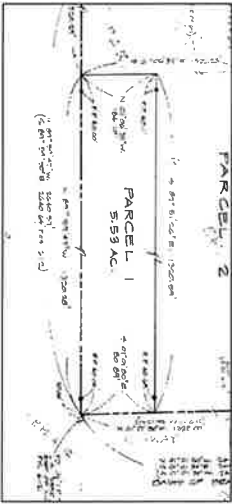
APPROVED BY: Jim Minnick, Director
Planning & Development Services



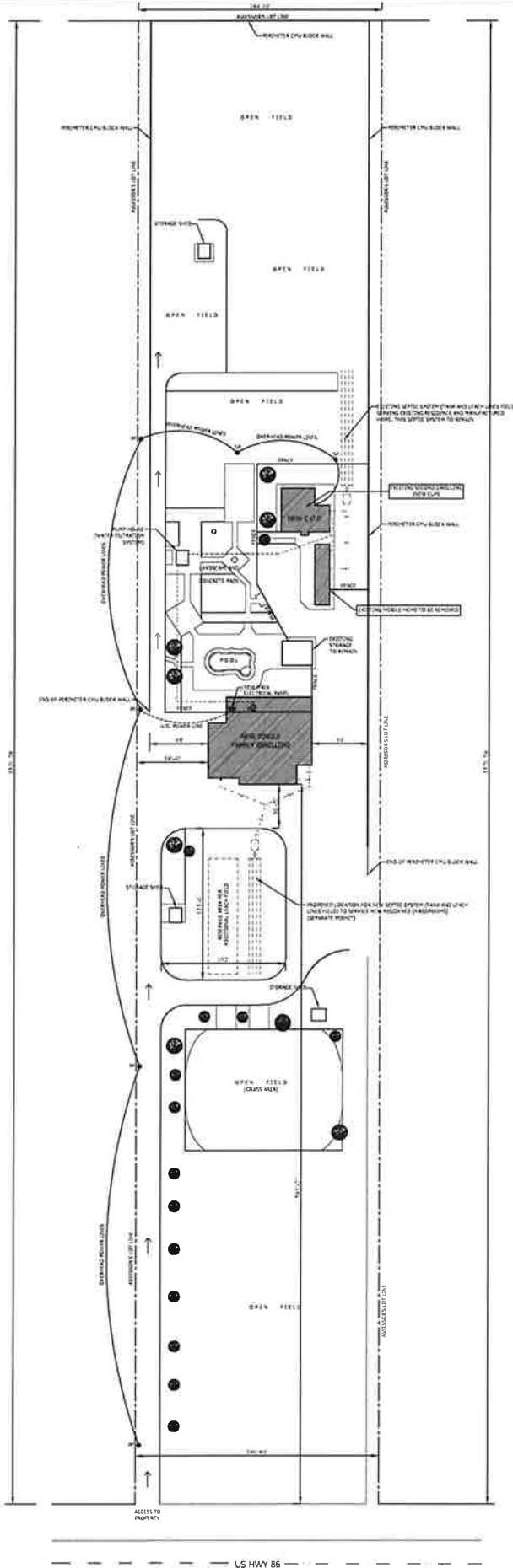
ATTACHMENTS:

- A. Location Map & Site Plan
- B. Findings for Conditional Use Permit
- C. PDA Resolution (s)
- D. Conditions of Approval
- E. Initial Application & Supporting Documents
- F. Comment Letters

Attachment "A"



1505 US HIGHWAY 86,
EL CENTRO, CA 92243
APN# 054-370-010
(5.53 AC)



SITE PLAN
1505 US HIGHWAY 86, EL CENTRO, CA 92243
SCALE AS SHOWN



DRAWING	S-1	PROJECT	CONDITIONAL USE PERMIT FOR EXISTING SECOND DWELLING (846 SF)
	SHEET CONTENT'S SITE PLAN		
PROPERTY OWNER	ARMANDO AND MARINA MARIN		
PROPERTY ADDRESS	1505 US HIGHWAY 86, EL CENTRO, CA 92243		
DATE	BY	REVISION	

Attachment “B”

**CONDITIONAL USE PERMIT #21-0011
FINDINGS**

Owner/Applicant: Armando & Marina Marin

Address: 1505 Highway 86, El Centro, CA 92243

APN(s): 054-370-010-000

County Ordinance 90203.05 FINDINGS:

A. Whether the proposed use is consistent with the goals and policies of the adopted County General Plan.

Staff Analysis: The proposed accessory dwelling unit is consistent with Imperial County Land Use Ordinance, Title 9, Section 90203.00 Land Use Permit, Section 90405.00 Accessory Dwelling Unit & Section 90508.00 A-2 (General Agriculture). An accessory dwelling unit is allowed in an A-2 zone with an approved conditional use permit. The General Plan Housing Element and Land Use Element allow for an accessory dwelling unit in the A-2 zone.

B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be located.

Staff Analysis: The proposed project is zoned A-2 (General Agriculture) and it is consistent with County Zoning Title 9 Land Use Ordinance Section 90508.02 which allows for the conditional use of an accessory dwelling unit once approved by the Planning Commission.

C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed conditional use according to the procedures of Section 90203.10.

Staff Analysis: The proposed accessory dwelling unit is listed as a use subject to an approved Conditional Use Permit in the County's Land Use Ordinance, Section 90508.02.

D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulations of the County of Imperial and the State of California.

Staff Analysis: The project complies with the minimum requirements of this Title. The Imperial County Lead Agency/Planning Department has determined that this project is categorically exempt from the California Environmental Quality Act pursuant to Section 15303(a) obtaining a CUP pursuant to Title 9 Division 5 Section 90508.02. The Conditions of Approval will further insure that the project complies with all applicable regulations of the County of Imperial and the State of

California. Therefore, the proposed project will meet the minimum requirements of the Land Use Ordinance, Section 90203.00.

E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

Staff Analysis: There are a number of residential properties located within the City of El Centro, and the accessory dwelling does not appear to create a potential for impact near or around this project site. The proposed project appears not to be detrimental to the health, safety, and welfare of the public or to the properties and residents in the vicinity.

F. The proposed use does not violate any other law or ordinance.

Staff Analysis: The proposed project will be subject to the Conditional Use Permit and current Federal, State and Local regulations. The proposed use does not appear to violate any law or ordinance.

G. The proposed use is not granting a special privilege.

Staff Analysis: The project is a permitted use and is allowed by the Imperial County Land Use Ordinance. It is subject to approval of a Conditional Use Permit #21-0011 under Land Use Ordinance, Section 90508.02 et. seq. and therefore does not grant a special privilege.

Attachment "C"

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING DIRECTOR ACTION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “CONDITIONAL USE PERMIT #21-0011” FOR AN ACCESSORY DWELLING UNIT FOR ARMANDO AND MARINA MARIN.

WHEREAS, Armando and Marina Marin have submitted an application for Conditional Use Permit #21-0011 to use an accessory dwelling unit;

WHEREAS, the project is exempt from the California Environmental Quality Act, per government code 15303 (a);

WHEREAS, public notice of said application has been given, and the Planning Director has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on July 14, 2021;

NOW, THEREFORE, the Planning Director of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Director has considered the proposed Conditional Use Permit prior to approval. The Planning Director finds and determines that the Conditional Use Permit is adequate and prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance, Subdivision Map Act and California Environmental Quality Act (CEQA), which assesses environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Conditional Use Permit #21-0011 has been made as follows:

A. Whether the proposed use is consistent with the goals and policies of the adopted County General Plan.

The proposed accessory dwelling unit is consistent with Imperial County Land Use Ordinance, Title 9, Section 90203.00 Land Use Permit, Section 90405.00 Accessory Dwelling Unit & Section 90508.00 A-2 (General Agriculture).

B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be located.

The proposed project is zoned A-2-U (General Agriculture, Urban Overlay) and it is consistent with County Zoning Title 9 Land Use Ordinance Section 90508.02.

C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed conditional use according to the procedures of Section 90203.10.

The proposed accessory dwelling unit is listed as a use subject to a Conditional Use Permit in Land Use Ordinance, Section 90508.02.

D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulations of the County of Imperial and the State of California.

The project complies with the minimum requirements of this Title. The project is categorically exempt from the California Environmental Quality Act pursuant to Section 15303(a), obtaining a Conditional Use Permit pursuant to Title 9, Division 5, Section 90508.02. The Conditions of Approval will further insure that the project complies with all applicable regulations of the County of Imperial and the State of California. Therefore, the proposed project will meet the minimum requirements of the Land Use Ordinance, Section 90203.00.

E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

The project is zoned A-2-U (General Agriculture) with an urban overlay and designated Urban by the Land Use Element of the Imperial County General Plan. The surrounding properties are also zoned A-2 and contain agricultural lands and a single-family dwelling to the east. The City of El Centro is also located east of the site. The proposed project is existing and will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

F. The proposed use does not violate any other law or ordinance.

The project is current with Federal, State and Local regulations. The proposed use does not violate any law or ordinance.

G. The proposed use does not violate any other law or ordinance.

The project is a permitted use subject to approval of a Conditional Use Permit #21-0011 under Land Use Ordinance, Section 90508.02 et. seq. and will not grant a special privilege.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Director **DOES HEREBY APPROVE** Conditional Use Permit #21-0011, subject to the attached Conditions of Approval.

Jim Minnick, Director
Imperial County Planning &
Development Services

Attachment “D”

1 When Recorded Return To:

2 Imperial County Planning & Development Services Dept.
3 801 Main Street
4 El Centro, California 92243

5
6 **AGREEMENT FOR**
7 **CONDITIONAL USE PERMIT #21-0011**
8 **Armando & Marina Marin/ Accessory Dwelling Unit**
9 **(APN 054-370-010-000)**
10 **(_____ by Planning Directors Action on July 14, 2021)**

11 This agreement is hereby made and entered into on this _____ day of _____ 2021, by and
12 between Armando & Marina Marin hereinafter referred to as the Permittee, and the COUNTY
13 OF IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as
14 "COUNTY").

15 **RECITALS**

16 **WHEREAS**, Permittee is the owner, lessee or successor-in-interest in certain land in
17 Imperial County known as 1505 Highway 86, El Centro, California, identified as Assessor's
18 Parcel Number 054-370-010-000 and further identified as Parcel 1 of Parcel Map 1248 of
19 Tract 83, Township 16 South, Range 14 East, S.B.B.M. in the County of Imperial, State of
20 California, according to Map recorded in Book 5, Page 27 of Official Maps in the Office of
21 the County Recorder of Imperial County.

22 **WHEREAS**, Permittee has applied to the County to permit a second residence on the
23 above property;

24 **WHEREAS**, the County, after a noticed public hearing, agreed to issue Conditional
25 Use Permit #21-0011 to Permittee and/or their successors-in-interest subject to the following
26 conditions:
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GENERAL CONDITIONS:

The "GENERAL CONDITIONS" are shown by the letter "G". These conditions are conditions that are either routinely and commonly included in all Conditional Use Permits as "standardized conditions and/or are conditions that the Imperial County Planning Commission have established as a requirement on all CUP's for consistent application and enforcement. The Permittee is hereby advised that the General Conditions are as applicable as the SITE SPECIFIC conditions.

G-1 GENERAL LAWS:

The Permittee shall comply with any and all local, state, and/or federal laws, rules, regulations, ordinances, and/or standards as they may pertain to this project whether specified herein or not.

G-2 PERMIT/LICENSE:

Permittee shall obtain any and all permits, licenses, and/or approvals, for the construction and/or operation of this project. This shall include, but shall not be limited to, County Division of Environmental Health Services (EHS), Planning & Development Services Department, Fire/Office of Emergency Services Department, and the Public Works Department. Permittee shall likewise comply with all such permit requirements for the life of the project. Additionally, Permittee shall submit a copy of such additional permit and/or licenses to the Planning & Development Services Department within 30-days of receipt, including amendments or alternatives thereto, as requested.

G-3 RECORDATION:

This permit shall not be effective until it is recorded at the Imperial County Recorder's Office, and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee within six (6) months from date of approval, this permit shall be deemed null and void.

G-4 CONDITION PRIORITY:

This project shall be constructed/ operated as described in the Conditional Use Permit application, the project description, and as specified in these conditions. Where a conflict occurs, the Conditional Use Permit conditions shall govern and take precedence.

G-5 INDEMNIFICATION:

As a condition of this Permit, Permittee agree to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the Permit or adoption of the environmental document which accompanies it. This

1 indemnification obligation shall include, but not be limited to, damages, costs, expenses,
2 attorney's fees, or expert witness fees that may be asserted by any person or entity,
3 including the Permittee, arising out of or in connection with the approval of this Permit,
4 whether or not there is concurrent, passive or active negligence on the part of the County,
5 its agents, officers, attorneys, or employees.

6 **G-6 RIGHT OF ENTRY:**

7 The County reserves the right to enter the premises to make the appropriate inspection(s)
8 and to determine if the condition(s) of this permit are complied with. Access to authorized
9 enforcement agency personnel shall not be denied.

10 **G-7 SEVERABILITY:**

11 Should any condition(s) of this permit be determined by a Court or other agency with proper
12 jurisdiction to be invalid for any reason, such determination shall not invalidate the remaining
13 provision(s) of this permit.

14 **G-8 PROVISION TO RUN WITH LAND:**

15 The provisions of this project are to run with the land/project and shall bind the current and
16 future owner(s), successor(s)-in-interest; assignee(s) and/or transferee(s) of said project.
17 Permittee shall not without prior notification to the Planning & Development Services
18 Department assign, sell, or transfer, or grant control of project or any right or privilege
19 therein. The Permittee shall provide a minimum of 60 days written notice prior to such
20 proposed transfer becoming effective. The permitted use identified herein is limited for use
21 upon this parcel described herein and may not be transferred to another parcel.

22 **G-9 COMPLIANCE/REVOICATION:**

23 Upon the determination by the Planning/Building Department that the project is or may not
24 be in full compliance with any one or all of the conditions of this Conditional Use Permit, or
25 upon the finding that the project is creating a nuisance as defined by law, the issue shall be
26 brought immediately to the appropriate enforcement agency or to the Planning Commission
27 for hearing to consider appropriate response including but not limited to the revocation of
28 the CUP or to consider possible amendments to the CUP. The hearing shall be held upon
due notice having been provided to the Permittee.

G-10 TIME LIMIT:

Unless otherwise specified within the specific conditions, this permit shall be limited to a
maximum of fifteen (15) years from the approval of the CUP. The CUP may be extended for
a successive three (3) year period(s) by the Planning Director upon a finding by the Planning
& Development Services Department that the project is in compliance with all conditions of
the CUP as stated herein and any applicable Land Use regulation of the County of Imperial.
Unless otherwise specified herein no Conditional Use Permit(s) shall be extended for more
than (4) four consecutive periods by the Planning & Development Services Department. If

1 an extension is necessary or is requested beyond (15) fifteen years the Permittee shall file
2 a written extension request with the Planning & Development Services Department at least
3 (60) sixty days prior to the expiration date of the Permit. Such an extension request shall
4 include the appropriate extension fee. If the original approval was granted by the Planning
5 Commission and/or Board of Supervisors, such an extension shall only be considered by
6 the Planning Commission and/or Board of Supervisors after a Notice of public Hearing.
Nothing Stated or implied within this permit shall constitute a guarantee that an extension
shall be granted. An extension may not be granted if the project is in violation of any one or
all of the conditions or if there is a history of non-compliance.

7 **G-11 COSTS:**

8 The Permittee shall pay any and all amounts determined by the County Planning &
9 Development Services Department to defray any and all cost(s) for the review of reports,
10 field investigations, and other activities directly related to the enforcement/monitoring for
11 compliance of this Permit, County Ordinance or any other applicable law as provided in the
12 Land Use Ordinance, Section 90901.03 et. seq., General Planning fees. All County
Departments, directly involved in the monitoring/enforcement of this project may bill
Permittee under this provision; however, said billing shall only be through and with the
approval of the Planning & Development Services Department.

13 **G-12 WATER AND SEPTIC SYSTEM:**

14 Permittee shall provide water and sewer that is in compliance with all Federal, State and
15 County standards. All water and septic systems shall be approved by the County
16 Environmental Health Services/Health Department and the Planning & Development
Services Department.

17 **G-13 REPORTS/INFORMATION:**

18 If requested by the Planning Director, Permittee shall provide any such
19 documentation/report as necessary to ascertain compliance with the Permit. The format,
20 content and supporting documentation shall be as required by the Planning Director.

21 **G-14 DEFINITIONS:**

22 In the event of a dispute, the meaning(s) or the intent of any word(s) phrase(s) and/or
23 conditions or sections herein shall be determined by the Planning Director of the County of
24 Imperial. His determination shall be final unless an appeal is made to the Planning
25 Commission ten (10) days from the date of his decision.
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PROJECT SPECIFIC CONDITIONS:

S-1 PROJECT DESCRIPTION:

The Permittee shall only operate the following facilities in compliance with the Imperial County General Plan, Land Use Ordinance and all other applicable local, state, and federal laws, ordinances, regulations and standards:

- a) For use of the existing 926 sq. ft. accessory dwelling unit per Conditional Use Permit #21-0011 application.

S-2 ENCROACHMENT:

An Encroachment Permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveways to access the property.

S-3 PERMITS:

Permittee shall secure all necessary building permits and other required permits from the Planning & Development Services Department and other applicable Departments/Agencies for utilities and installation of the additional single family residence.

S-4 GOVERNMENT CODE:

At any time that the additional dwelling does not meet the regulatory definition of "Second Unit", as defined in California Government Code Section 65852.2, and "Accessory Dwelling Unit" as defined in Imperial County Land Use Ordinance Section 90405, Permittee shall remove the structure from the site within six months from the date the structure is no longer being used for the purpose allowed under this Conditional Use Permit.

S-5 MAINTAINANCE:

The premises shall be maintained in a good, clean, orderly manner, free of any debris, junk materials, or unsightly plant material, such as weeds, fallen branches, wood pilings or overgrown grass. All walls, fences, and landscaping shall be maintained in a clean, safe and sound condition at all times.

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NOW THEREFORE, County hereby issues Conditional Use Permit #21-0011 and Permittee hereby accepts such permit upon the terms and conditions set forth herein:

IN WITNESS THEREOF, the parties hereto have executed this Agreement the day and year first written.

PERMITTEES:

By: _____ Date _____
Armando Marin, owner

By: _____ Date _____
Marina Marin, owner

COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA:

By: _____ Date _____
James A. Minnick, Director
Planning and Development Services.

1 **PERMITTEE NOTARIZATION**

2 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to
3 which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

4 STATE OF CALIFORNIA

5 COUNTY OF _____ } S.S.

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7 On _____ before me, _____
8 a Notary Public in and for said County and State, personally appeared
9 _____, who proved to on the basis
10 of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
11 instrument and acknowledged to me that he/she/they executed the same in his/her/their
12 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
13 person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

14 I certify under PENALTY OF PERJURY under the laws of the State of California that the
15 foregoing paragraph is true and correct.

16 WITNESS my hand and official seal

17 Signature _____

18 ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could
19 prevent fraudulent attachment of this certificate to unauthorized document.

20 Title or Type of Document _____
21 Number of Pages _____ Date of Document _____
22 Signer(s) Other Than Named Above _____

23 Dated _____

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COUNTY NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF IMPERIAL } S.S.

On _____ before _____ me,
_____ a Notary Public in and for said County and State,
personally appeared _____, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it
could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

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Attachment “E”

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Armando and Marina Marin	EMAIL ADDRESS marin 8563@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 1505 Highway 86, El Centro, CA 92243	ZIP CODE 92243	PHONE NUMBER (760) 427-7063
3. APPLICANT'S NAME Armando and Marina Marin	EMAIL ADDRESS marin 8563@gmail.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 1505 Highway 86, El Centro, CA 92243	ZIP CODE 92243	PHONE NUMBER (760) 427-3801
4. ENGINEER'S NAME CA. LICENSE NO.	EMAIL ADDRESS	
5. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER

6. ASSESSOR'S PARCEL NO. 054-370-010-000	SIZE OF PROPERTY (in acres or square foot) 5.6 acres	ZONING (existing) A-2-U
7. PROPERTY (site) ADDRESS 1505 Highway 86, El Centro, CA 92243		
8. GENERAL LOCATION (i.e. city, town, cross street) City of El Centro, County of Imperial		
9. LEGAL DESCRIPTION Portion of Tract 83, Township 16 South, Range 14 East, S.B.M. in an unincorporated area of the County of Imperial, State of California, according to the official Plat thereof, shown and designated as parcel 1 map No. M-1248 on file in book 5		

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED) Page 27.

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) Conditional Use Permit (CUP) for existing Second Dwelling of 946 s.f. 1-story house.	
11. DESCRIBE CURRENT USE OF PROPERTY Second Dwelling - Home Residence	
12. DESCRIBE PROPOSED SEWER SYSTEM Existing Sewer connected to existing Septic System	
13. DESCRIBE PROPOSED WATER SYSTEM Existing Water System from Canal w/ Filtration System	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM N/A	
15. IS PROPOSED USE A BUSINESS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

Armando Marin 5/7/21
 Print Name Date
Marina Marin 5/7/21
 Signature Print Name Date
[Signature]
 Signature

REQUIRED SUPPORT DOCUMENTS

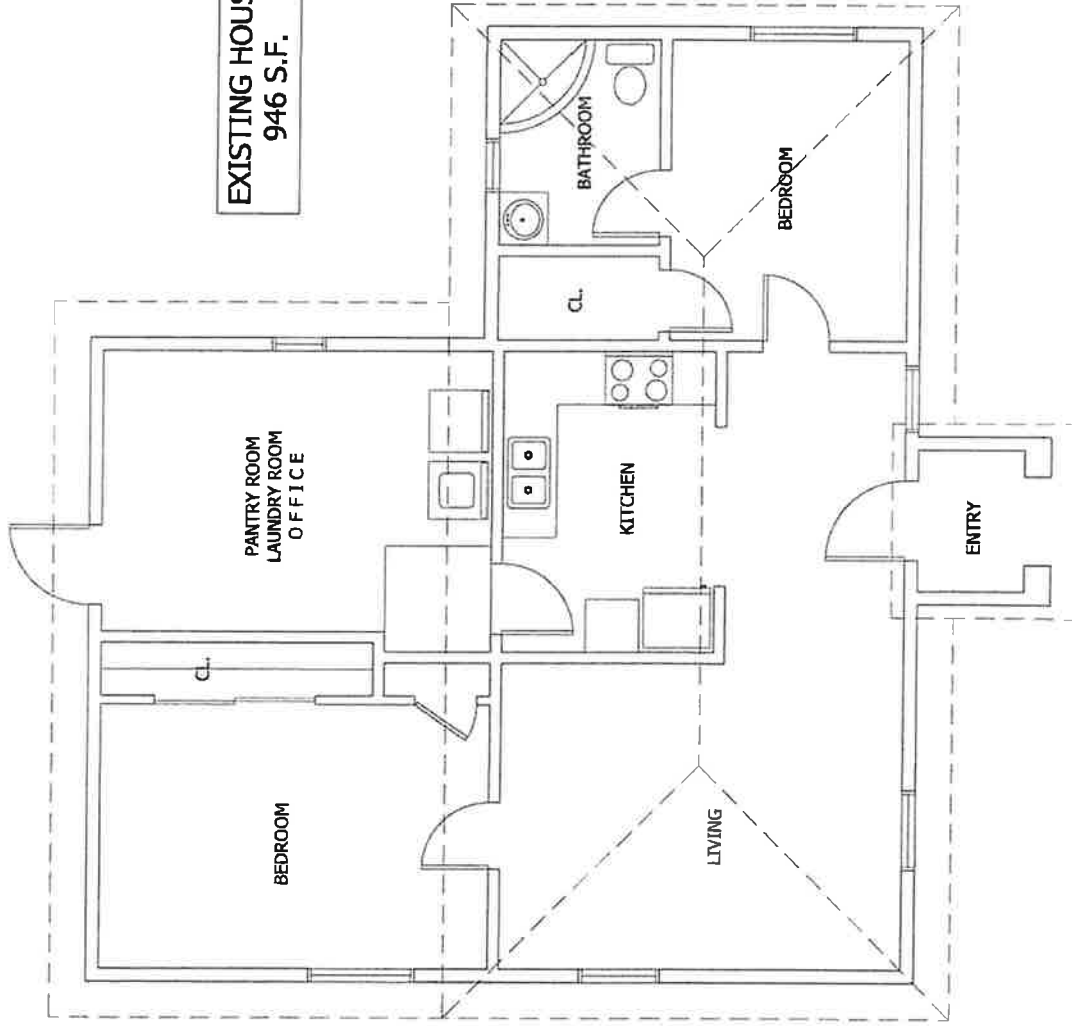
A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: <u>mm</u>	DATE <u>5/7/2021</u>	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

CUP #
21-0011

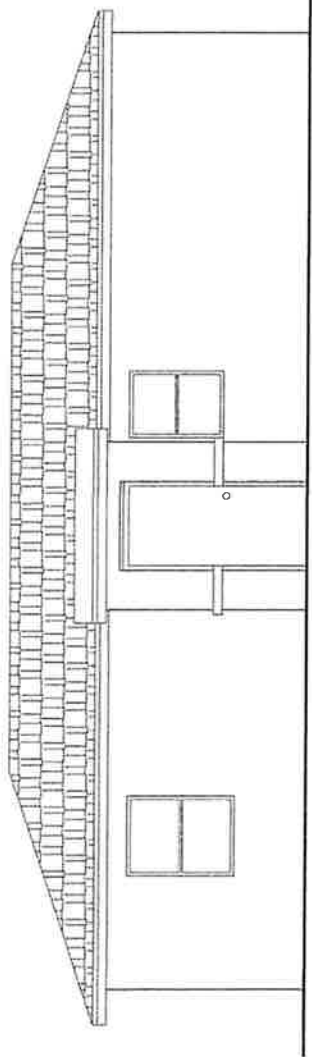


EXISTING HOUSE
946 S.F.

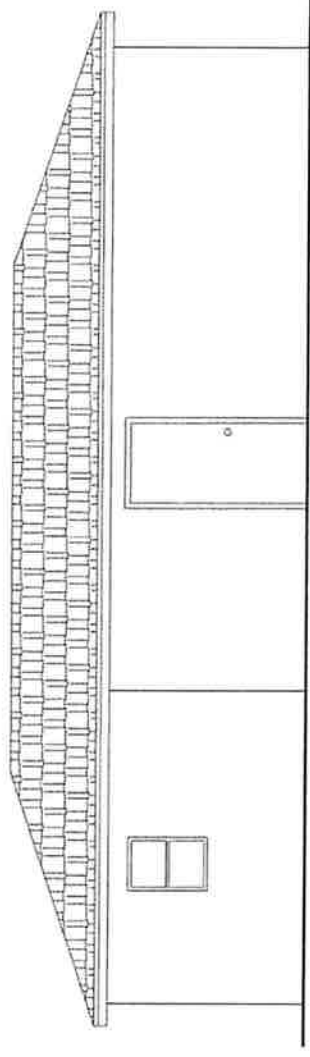


**EXISTING SECOND DWELLING
FLOOR PLAN**
SCALE: AS SHOWN

DISCIPLINE	DATE	PROPERTY OWNER: MARINA AND ARMANDO MARIN	SHEET CONTAINS: EXISTING FLOOR PLAN	DRAWING A-1
		PROPERTY ADDRESS: 1505 SOUTH HWY 86, EL CENTRO, CA 92243	PROJECT: NEW CONDITIONAL USE PERMIT FOR EXISTING SECOND DWELLING (946 SF)	DATE: 04/12/2021 DRAWN BY: PBD/BJZ/681 SCALE: AS SHOWN



EAST ELEVATION



WEST ELEVATION

DESCRIPTION	DATE

PROPERTY OWNER:
MARINA AND ARMANDO MARIN

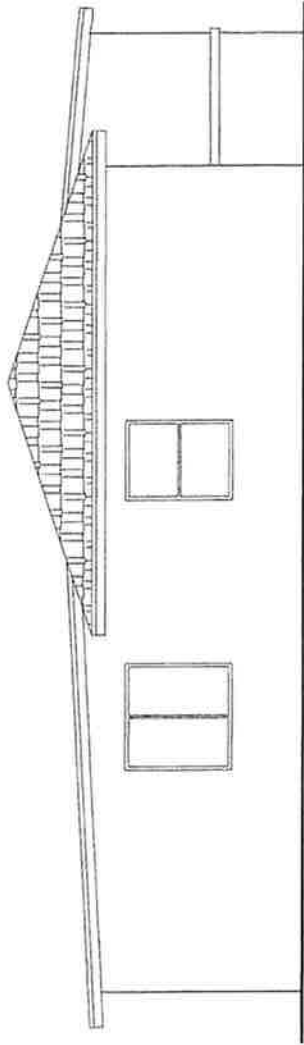
PROPERTY ADDRESS:
1505 SOUTH HWY 86,
EL CENTRO, CA 92243

SHEET COMMENTS:
EXISTING HOUSE

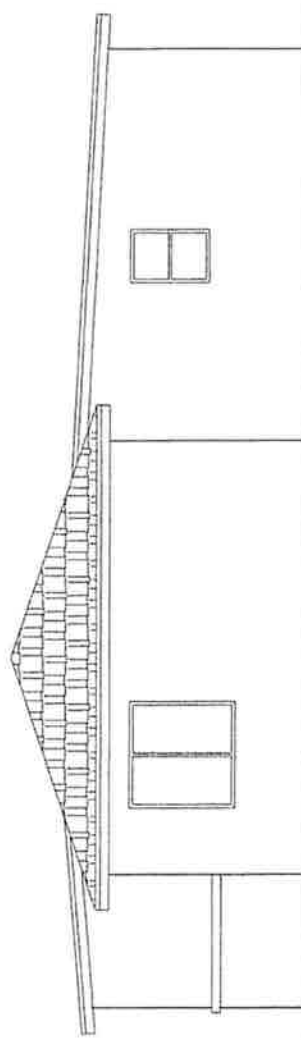
PROJECT:
NEW CONDITIONAL USE PERMIT FOR EXISTING
SECOND DWELLING (996 SF)

DRAWING: **A-2**

DATE: 01/12/2021
DRAWN BY: BSA
SCALE: AS SHOWN



SOUTH ELEVATION



NORTH ELEVATION

DATE: DRAWN BY:	DATE: 04/12/2021 DRAWN BY: BENGIO	SHEET CONTENTS: EXISTING HOUSE	PROPERTY OWNER: MARINA AND ARMANDO MARIN	DRAWING: A-3
SCALE: AS SHOWN	PROJECT: NEW CONDITIONAL USE PERMIT FOR EXISTING SECOND DWELLING (946 SF)	PROPERTY ADDRESS: 15015 SOUTH HWY 46 EL CENTRO, CA 92243	DATE: DRAWN BY:	DATE: DRAWN BY:

Attachment "F"

From: [Monica Soucier](#)
To: [Mariela Moran](#)
Subject: BP# 60178 Pending Items- updated
Date: Tuesday, June 15, 2021 11:06:59 AM

Mariela

Concerning Mr. Armando Marin we have no additional issues.

Thank you for following up



Monica N. Soucier, MSL

APC Division Manager
Planning and Monitoring
150 S 9th Street
El Centro, CA 92243
P. 442.265.1800
F. 442.265.1799

From: Monica Soucier
Sent: Wednesday, June 2, 2021 7:39 AM
To: Melissa Pacheco <MelissaPacheco@co.imperial.ca.us>; marin8563@gmail.com
Cc: Linda Hunt <LindaHunt@co.imperial.ca.us>; Stephen Berry <StephenBerry@co.imperial.ca.us>; Belen Leon <BelenLeon@co.imperial.ca.us>
Subject: RE: BP# 60178 Pending Items- updated

Melissa

The Air District has no issues



Monica N. Soucier, MSL

APC Division Manager
Planning and Monitoring
150 S 9th Street
El Centro, CA 92243
P. 442.265.1800
F. 442.265.1799

From: Melissa Pacheco <MelissaPacheco@co.imperial.ca.us>
Sent: Friday, May 28, 2021 4:52 PM
To: Monica Soucier <MonicaSoucier@co.imperial.ca.us>; marin8563@gmail.com
Cc: Linda Hunt <LindaHunt@co.imperial.ca.us>; Stephen Berry <StephenBerry@co.imperial.ca.us>;

AIR POLLUTION CONTROL DISTRICT



RECEIVED

MAY 19 2021

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

May 19, 2021

Jim Minnick
Planning & Development Services Director
801 Main Street
El Centro, CA 92243

SUBJECT: Conditional Use Permit 21-0011—Armando and Marina Marin Second Dwelling

Dear Mr. Minnick:

Based on communications with staff at the Imperial County Planning and Development Services regarding Conditional Use Permit (CUP) 21-0011 ("Project") at 1505 Highway 86 in El Centro, California, the Air District was informed that the Project has already been constructed.

Therefore, the Air District respectfully but formally requests materials relating to the Project, including but not limited to the Building Permit, so that a proper assessment of rule violations can be determined.

Air District rules and regulations can be accessed online at <https://apcd.imperialcounty.org/rules-and-regulations>. Should you have questions please feel free to contact the Air District for assistance at (442) 265-1800.

Respectfully,

Curtis Blondell
APC Environmental Coordinator

Monica N. Soucier
APC Division Manager

Kimberly Noriega

From: Margo Sanchez
Sent: Friday, May 21, 2021 11:15 AM
To: ICPDSComentLetters; Maria Scoville; Mariela Moran
Subject: FW: Request for Review and Comment Letter for CUP21-0011
Attachments: Request for Review and Comment Ltr for CUP21-0011 .pdf

Good morning Mariela,

The Agricultural Commissioner's office has No Comment for CUP21-0011 for Armando and Marina Marin at 1505 Hwy 86, El Centro, CA.

Best regards,
Margo



Margo E. Sanchez
Deputy Agricultural Commissioner/Sealer
Imperial County
agcom.imperialcounty.org
442.265.1500

RECEIVED
MAY 21 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Maria Scoville <mariascoville@co.imperial.ca.us>
Sent: Tuesday, May 11, 2021 10:26 AM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Robert Benavidez <rbenavides@icso.org>; tgarcia@icso.org; Donald Vargas - IID <DVargas@IID.com>; rzleal@iid.com; Marcela Piedra <mpiedra@cityofelcentro.org>; Norma Villicana - El Centro PW <nvillicana@cityofelcentro.org>; jledoux@ecsd.org; wandrus@cuhsd.net; laura.dubbe@muesd.net; Quechan Historic Preservation <historicpreservation@quechantribe.com>; Quechan Indian Tribe <tribalsecretary@quechantribe.com>
Cc: Mariela Moran <MarielaMoran@co.imperial.ca.us>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Jim Minnick <JimMinnick@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>
Subject: Request for Review and Comment Letter for CUP21-0011

Good morning commenting agencies,

Please see attached Request for Review and Comment Packet for the proposed **Conditional Use Permit #21-0011** as submitted by **Armando and Marina Marin**. Comments are due by **May 21, 2021 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

Should you have any questions regarding this project, please feel free to contact Planner II, Mariela Moran at (442)265-1736 ext. 1747 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you

Maria Scoville

Office Assistant III

ICPDS – 442-265-1736

mariascoville@co.imperial.ca.us

PLEASE BE AWARE THAT DUE TO THE COVID-19, we are extremely short staffed and are experiencing longer zoning review and plan check processing times on all permit applications (including inspections). We do apologize for any inconvenience this may cause

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