



# Imperial County Planning & Development Services Planning / Building /

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**Jim Minnick**  
DIRECTOR

TO: Chairman Mike Goodsell  
Vice-Chairman Sandy Carver  
Commissioner Dennis Logue  
Commissioner Kristopher Haugh

FROM: Jim Minnick, Secretary  
Airport Land Use Commission

SUBJECT: Public Hearing to consider the proposed Variance #19-0001,  
for consistency with the 1996 Airport Land Use Compatibility  
Plan (ALUCP) (**ALUC 03-19**)

DATE OF REPORT: **August 21, 2019**

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AGENDA ITEM NO: 2

HEARING DATE: August 21, 2019

HEARING TIME: 6:00 p.m.

HEARING LOCATION: County Administrative Center  
Board of Supervisors Chambers  
940 Main Street  
El Centro, CA 92243

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## SECRETARY'S RECOMMENDATION

It is staff's recommendation that the proposed Variance #19-0001 as submitted by Salton City Petroleum, Inc., be considered consistent with the 1996 Airport Land Use Compatibility Plan (ALUCP).

## SECRETARY'S REPORT

### **Project Description:**

The applicant, Salton City Petroleum, Inc., is proposing to construct a 201-foot flag pole on a lot that is zoned C-2 (General Commercial) in Salton City. The current height limit for the C-2 zone is 75-feet; therefore, the applicant submitted a Variance requesting an increase of 126-feet in the height limit to allow for the installation of this flag pole.

The proposed project has been submitted for the Airport Land Use Commission's review and determination of consistency with the 1996 Airport Land Use Compatibility Plan (ALUCP), although the proposed site is not located within any of the Imperial County Airports.

### **Project Location:**

The project site is located at 2084 S. Marina Drive, Salton City, CA, and is identified as Assessor's Parcel Number (APN) 014-178-016-000. There is a food market and a gas station on the parcel, and the applicant intends to build a drive-thru to the food market and install the flag pole by the entrance of the drive-thru, on a proposed landscape area.

### **General Plan/ALUCP Analysis:**

The Project site is designated as Urban per the West Shores/Salton City Urban Area Plan and is zoned as C-2 (General Commercial).

The Airport Land Use Compatibility Plan (ALUCP), Chapter 2, "Policies", Section 1.3.2. "Statutory Requirements" states:

**The Airport Land Use Compatibility Plan, Chapter 2, "Policies", Section 3.3, "Other Project Review" includes:**

**"(c) Any request for variance from a local agency's height limitation ordinance..."**

**As previously mentioned, the requested Variance is to have the ability to exceed the allowable 75-foot height limit to up to 201-feet for a flag pole.**

It is staff's recommendation that the proposed Salton City Petroleum, Inc. project, including the proposed Variance #19-0001, be considered consistent with the 1996 Airport Land Use Compatibility Plan (ALUCP).

Attachment A "Location Map"

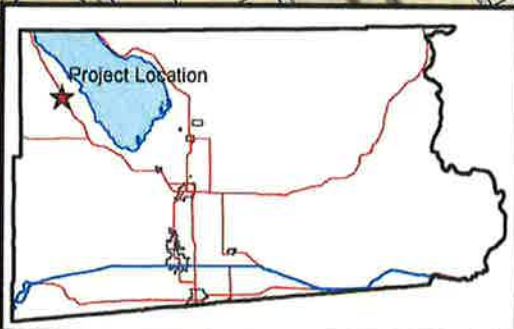
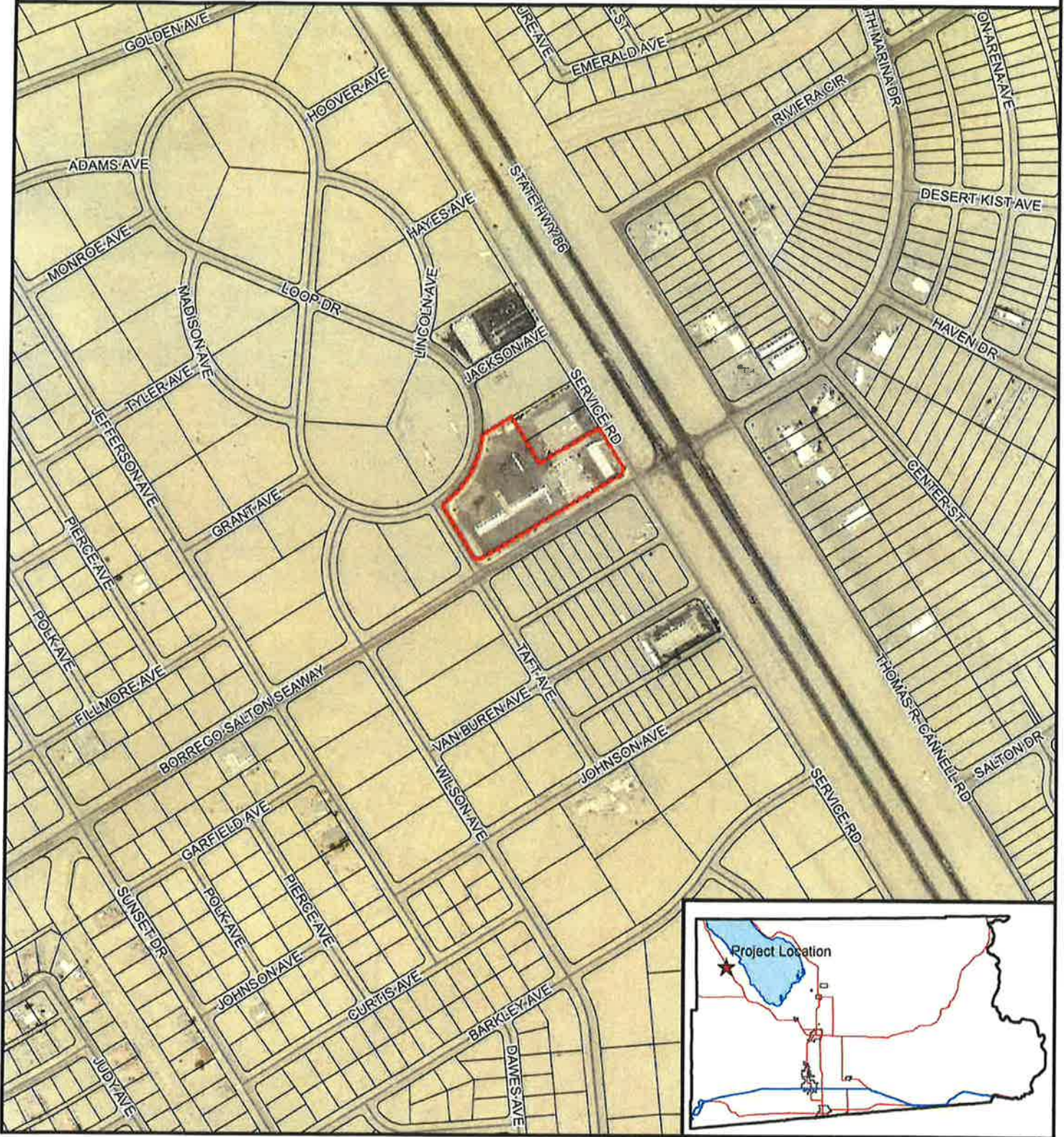
Attachment B "ALUC Map"

Attachment C "Application Package"




**Attachment A**  
**Location Map**



# PROJECT LOCATION MAP



**SALTON CITY PETROLEUM, INC.**  
**V19-0001 APN 014-178-016-000**

-  Project Location
-  Centerline
-  Parcels





**Attachment B**  
**ALUC Map**

V19-0001

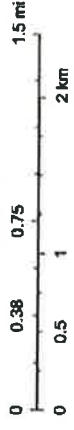


July 1, 2019

ALUC Compatibility Zones

Assessor's Parcels

1:36,112



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

**Attachment C**  
**Application Package**

# VARIANCE

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 <b>Salton City Petroleum, Inc.</b>		EMAIL ADDRESS <b>ravigrewal192@gmail.com</b>	
2. MAILING ADDRESS (Street / P O Box, City, State) <b>21550 Oxnard St., Suite 655, Woodland Hills, CA</b>		ZIP CODE <b>91367</b>	PHONE NUMBER <b>310-748-1348</b>
3. ARCHITECTS NAME <b>Deborah-Lee Sylva</b>		CA. LICENSE NO. <b>C-28280</b>	EMAIL ADDRESS <b>dsylva@ideationdg.com</b>
4. MAILING ADDRESS (Street / P O Box, City, State) <b>4885 E. Washington, Phoenix, AZ</b>		ZIP CODE <b>85034</b>	PHONE NUMBER <b>602-792-1781</b>
5. ASSESSOR'S PARCEL NO. <b>014-178-016</b>		ZONING (existing) <b>C-2</b>	
6. PROPERTY (site) ADDRESS <b>2084 S. Marina Drive, Salton City, CA 92274</b>		SIZE OF PROPERTY (in acres or square foot) <b>198,023 sq.ft (4.55 ac)</b>	
7. GENERAL LOCATION (i.e. city, town, cross street) <b>Salton City, CA - NW corner of South Marina Drive (Borrego Salton Sea Way S22) &amp; State Route 86</b>			
8. LEGAL DESCRIPTION <b>Parcel 3 of County of Imperial Lot Line Adjustment No. 00221, Recorded March 17, 2008 as Doc No. 2008-007564, Imperial County, CA Formerly described as Lot 4, Block 8, Tract 560 Book 4/40 of Final Maps.</b>			
8. DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.) <b>Construct a 201 foot tall engineered flag pole on a concrete base footing, exceeding the height limit of 75 ft.</b>			
9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY: <b>The current height restriction of 75 feet is established in order to limit the height of buildings. The variance request is to allow a single flag pole (intended strictly to fly a 100' x 60' American Flag) to be erected at 201'. The pole would become the tallest flag pole in California, and would bring much needed positive national attention to the area, with a dedication ceremony being slated for Memorial Day, 2020, to honor local Veterans. VFW Post 3251 will care for old flags that need retiring.</b>			
10. DESCRIBE THE ADJACENT PROPERTY			
East			<b>C-2 Zone - Vacant</b>
West			<b>C-2 Zone - Vacant</b>
North			<b>C-2 Zone - Jack-in-the Box Restaurant</b>
South			<b>C-2 Zone - Vacant</b>

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

**Ravindra S. GREWAL** **05-20-2019**  
Print Name Date

*[Signature]*  
Signature

Print Name Date

Signature

### REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY:	<u>DR.</u>	DATE	<u>05/30/19</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.
		DATE	_____	<input type="checkbox"/> _____

**V #**  
**19-0001**





1209 Van Buren Avenue, Suite 1  
Post Office Box 5268  
SALTON CITY, CALIFORNIA 92275-5268  
TELEPHONE: (760) 394-4446  
FAX: (760) 394-4242  
scsd@saltoncsd.ca.gov

*Serving the West Shores of the Fabulous Salton Sea*

May 2, 2019

**RE: Erection of Flag Pole**

**To Whom It May Concern,**

This letter is written in support of Ideation Design Group's wish to erect a flag pole outside the maximum height allowed by zoning. The District has no objection to the erection of a flag pole of 201 feet within the District area.

Should there be any questions or concerns, please feel free to reach out to me at (760) 394-4446 or by email at [mmansfield@saltoncsd.ca.gov](mailto:mmansfield@saltoncsd.ca.gov).

Regards,

**Mitch Mansfield  
General Manager**

**RECEIVED**  
**MAY 30 2019**  
**IMPERIAL COUNTY**  
**PLANNING & DEVELOPMENT SERVICES**



VETERANS OF FOREIGN WARS OF THE U.S.  
WEST SHORES POST NO. 3251  
50 Desert Shores Drive  
Desert Shores, California 92274

**April 25, 2019**

**Ideation Design Group**

**4885 E. Washington Street**

**Phoenix, Arizona 85034**

**Atten: Wayne J.R. Bowser, Leed AP**

**Dear Wayne,**

**This letter is to let you know that Veterans of Foreign Wars are in support of your project to have the tallest flag pole.**

**We will be able to take care of the retired flags as needed.**

**We are very patriotic men from all branches of the service who served in numerous foreign wars and would like to see your project in its place of honor at the AM PM in Salton City.**

**We serve our Community in many ways. We work with donations and volunteers.**

**Hope this helps you to achieve your project with AM PM.**

**W.Chris Klontz, Commander**

A handwritten signature in blue ink that reads "W. Chris Klontz". The signature is written in a cursive style.

**RECEIVED**

**MAY 30 2019**

**IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES**

VETERANS OF FOREIGN WARS OF THE UNITED STATES

VARIANCE APPLICATION



ideaion  
DESIGN GROUP



SALTON CITY TRAVEL PLAZA  
204 SOUTH MARINA DRIVE  
SALTON CITY, CALIFORNIA 92214

SITE PLAN  
SITE ELEVATION

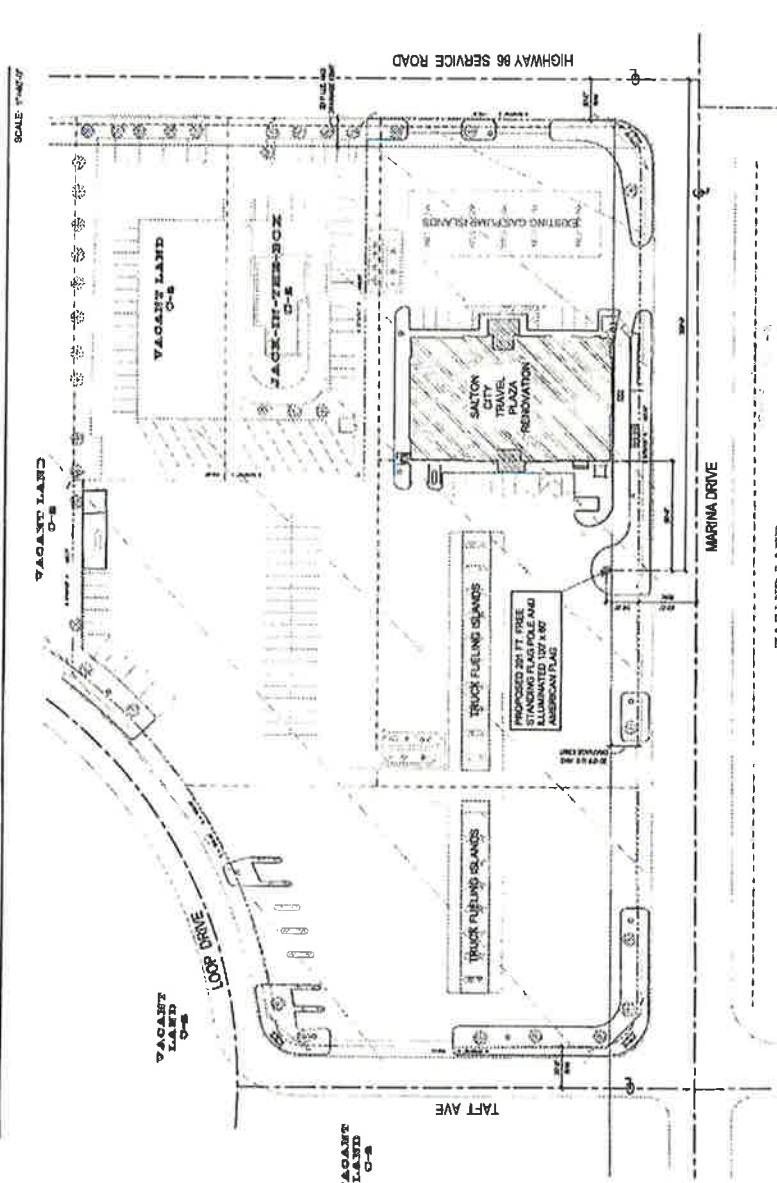
NO. 1	DATE	DESCRIPTION	BY
1	11/10/12	CONSTRUCTION	
2			
3			
4			
5			
6			
7			
8			
9			
10			

**PROJECT SUMMARY**  
OWNER: MALTBY CITY FEDERAL, INC.  
PROJECT ADDRESS: 204 SOUTH MARINA DRIVE, SALTON CITY, CALIFORNIA 92214  
LEGAL DESCRIPTION: PARCELS 2 OF COUNTY OF IMPERIAL LOT 106 AS DESCRIBED IN RECORD MAP NO. 17, 2004 AS DOC. NO. 880-880M LOCATED IN THE PUBLIC RECORDS OF THE COUNTY OF IMPERIAL, CALIFORNIA, PART OF PARCELS 2 AND 3 OF TRACT NO. 106, SOUTHWEST 1/4 OF RANGE 10N, EAST 1/4 OF SECTION 10E, T10N, R10E, S4.

APN: 041-017-000-000  
COUNTY ZONING DECK: C-1  
ZONE: C-1  
SITE AREA: 16.8 ACRES

PROPOSED 102' x 80' AMERICAN FLAG  
PROPOSED 20' FREE STANDING ENGINEERED FLAG POLE  
TRUCK FUELING  
VEHICLE FUELING  
BIN EXISTING PULMON SEN  
ACCESS RD

SITE ELEVATION



SITE PLAN



SCALE: 1"=60'