



Staff Report

Agenda Item No. D-1

To: City of Imperial Planning Commission

From: Lisa Tylenda, Planner

Date: February 22, 2019

Subject: CUP(19-03) Conditional Use Permit for Educational Amphitheater

Applicant:	Imperial Valley Food Bank
Land Use Request:	Planning Commission review and approval of a conditional use permit for an educational amphitheater
Zoning Designation:	I-1: General Industrial
Recommendation:	Staff recommends item to Planning Commission for Review



Land Use History:

The proposed project use is located on two parcels, that were previously vacant lots.

Location Site	General Plan Designation	Zone District	Land Use
North	Commercial	I-1 (General Industrial)	Medical Offices
South	Commercial	C-1(Commercial Neighborhood)	Medical Offices
East	Industrial	I-1 (General Industrial)	Offices/Vacant Lots
West	Commercial	C-1(Commercial Neighborhood)	Business Offices

CUP (19-03) Imperial Valley Food Bank- Proposed Amphitheater Use



1" = 188 ft	Planning Commission	02/22/2019		
<p>This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.</p>				

Project Description:



329 Applestill Road • El Centro, CA 92243
(760) 370-0966 • info@ivfoodbank.org

Letter of Project Description
City of Imperial
Planning Department

Re: Imperial Valley Food Bank Amphitheatre (outdoor seating)

The intended use of the Outdoor Amphitheater is primarily for teaching. Understanding the extremely high obesity rate in our county and the lack of resources to mitigate the behaviors leading to overweight/obesity issues, it is the goal of the Imperial Valley Food Bank to develop programming that will impact elementary aged children and their parents in order to reduce and prevent this health issue in the future Imperial Valley community.

Activities will include education on fresh vegetables planted in the garden and physical activity in the surrounding spaces. In addition, we see this space as a valuable gathering place for community events i.e. Mixers and State of the City addresses. The Food Bank will also rent the space for small events in order to raise sustainable income to offset donations and grants. The space will not be open to the public. As the entire campus is gated, it will only be used by prior reservation and permission of the Food Bank.

In the beginning years of the programming, we anticipate the space might be used two to four times a week, but only seasonally, October to May.

We anticipate the use of the space will benefit the city and the county in many ways. First, it will be a beautiful space, with a citrus grove, developed landscaping, and garden. There are too few 'beautiful spaces' in Imperial County and this will enhance the look of the City of Imperil. The education that will come form this environment will help the health and wellbeing of the next generation of county residents and that we fell is a true benefit. We also anticipate others will want to rent this space for corporate events or weddings and that also enhances the beauty and reputation of the City and County; another benefit.

The funding that will be used to construct this space was generated by New Market Tax Credits we successfully received through Raza Development Fund.

Sincerely,

A handwritten signature in blue ink that reads "Sara Guzzo".

Executive Director,
Imperial Valley Food Bank

Environmental Compliance:

Proposed project is Categorically Exempt through CEQA Section 15303 & 15305.

Project Details:

- Seating capacity is 240 people for occupant load.
- The proposed amphitheater use is 1,684 square feet.

Development Review Committee:

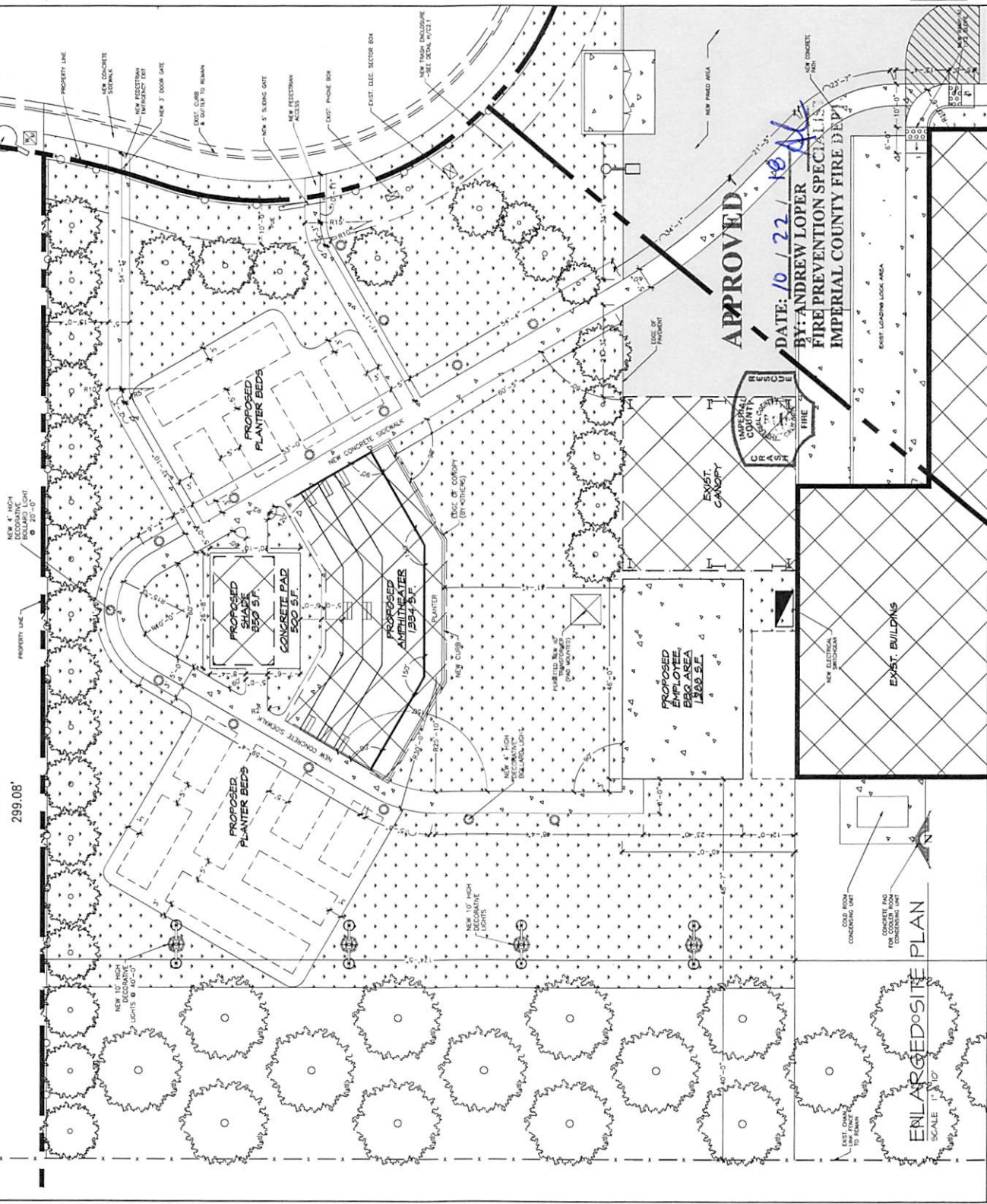
The City of Imperial’s “Development Review Committee” reviewed the proposed use and the only concern that was expressed was the possible need for barricades at the north east portion of the lot (where the property abuts the cul-de-sac) for safety purposes. There is 60 feet between the north east portion of the lot/ property line and the amphitheater use.

Staff Recommendation:

- Staff recommends Planning Commission create conditions of approval for the safety concerns to include in the conditions of approval.
- Staff recommends Planning Commission formulate “hours of operation” for the amphitheater.
- Staff Recommends the Planning Commission Staff recommends the Planning Commission conduct a public hearing to receive comments for and against the project. Unless sufficient evidence to the contrary is presented at the public hearing, Staff recommends approval of Resolution no PC2019-06.

SITE LEGEND

	NEW ASPHALT AREAS
	EXIST. ASPHALT PAVED AREAS
	NEW CONCRETE AREAS
	EXISTING CONCRETE AREAS
	DETECTABLE WARNING (TRUNCATED DOMES)
	NEW LANDSCAPE AREAS
	EXISTING LANDSCAPE AREAS
	PROPOSED BUILDING
	PROPERTY LINE
	NEW CHAIN LINK FENCING
	NEW 6" CHAIN LINK FENCE
	NEW SWITCHGEAR
	EXIST. FIRE HYDRANT
	NEW PARKING LOT LIGHT POLE
	EXIST. LIGHT POLE
	EXIST. POWER POLE
	NEW 4" HIGH ROLLER LIGHT FIXTURE
	NEW 10" HIGH DECORATIVE LIGHT FIXTURE



PROPERTY BOUNDARY NOTE:
 THE PROPERTY OR BOUNDARY LINES SHOWN ON THIS PLAN ARE APPROXIMATE AND ASSUMED LOCATION. THE PLAN IS NOT TO BE USED FOR ESTABLISHING OR DETERMINING PROPERTY LINES. IF PROPERTY LINES ARE IN QUESTION, THE LAND SURVEYOR SHALL PREPARE THE NECESSARY SURVEY.

SUBMITTAL DOCUMENTS FOR OFFERED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD FOR REVIEW AND APPROVAL. THE ARCHITECT OR ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE SUBMITTAL DOCUMENTS. THE ARCHITECT OR ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE SUBMITTAL DOCUMENTS. THE ARCHITECT OR ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE SUBMITTAL DOCUMENTS.

APPROVED
 DATE: 10/22/18
 BY: ANDREW LOPER
 FIRE PREVENTION SPECIALIST
 IMPERIAL COUNTY FIRE DEPT.

ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"