

**SALTON COMMUNITY SERVICES DISTRICT**

**Architectural Committee Agenda**

**June 8, 2023**

**Open Session 9:30 a.m.**

**1209 Van Buren Ave. Salton City, CA 92275**

[www.saltoncsd.ca.gov](http://www.saltoncsd.ca.gov)

**COMMITTEE MEMBERS:**

Erick Cervantes, Chairperson

Israel Gonzales, Member

John Connelly, Member

Lizabeth Flowers, Member

**STAFF:**

Thania Garcia, Board Secretary

**1. CALL TO ORDER:**

9:30 A. M.

**2. ROLL CALL:**

**3. PLEDGE OF ALLEGIANCE:** Israel Gonzales, Chairperson

**4. PUBLIC COMMENTS:**

Pursuant to California Government Code Section 54954.3 members of the public may address the Board at this time on any items of public interest that are within the Board's subject matter jurisdiction. The Ralph M. Brown Act, however, prohibits the Board from taking action on any matter not appearing on the agenda. Personal attacks on individuals, slanderous comments, or comments, which may invade an individual's personal privacy, are prohibited. Those who wish to address the Board should come to the microphone. Members of the public will be given three (3) minutes to address the board on any items of public interest. Public comments will be limited to a maximum of (30) thirty minutes per meeting.

**5. CONSENT CALENDAR ITEMS:**

Consent calendar items are expected to be routine and non-controversial, to be acted upon by the Architectural Committee at one time without discussion. If any committee member requests that an item be removed from the consent calendar, it will be removed so that it may be acted upon separately.

- I. Approval of Architectural Meeting Minutes for May 11, 2023

**6. OLD BUSINESS:**

- I. Plan# 3084 Gloria Sanchez 2085 Shore King Ave Thermal, CA 92274 APN# 012-112-004-000.

**7. NEW BUSINESS:**

**8. ADJOURNMENT:**

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**Sonia Thania Garcia, Board Secretary**

Upon written request, this agenda will be made in appropriate alternative format to persons with disabilities as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Secretary of the Board at least 72 hours before the meeting. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at 1209 Van Buren St, Suite 1, Salton City, California 92275.

**SALTON COMMUNITY SERVICES DISTRICT**

**Architectural Committee **Minutes****

**1209 Van Buren Ave. Salton City, CA 92275**

[www.saltoncsd.ca.gov](http://www.saltoncsd.ca.gov)

**May 11, 2023**

**Open Session 9:30 a.m.**

**COMMITTEE MEMBERS:**

Erick Cervantes, Chairperson

Kenneth Perry, Member

Israel Gonzales, Member

John Connelly, Member

Lizabeth Flowers, Member

**STAFF:**

Thania Garcia, Board Secretary

**1. CALL TO ORDER:**

9:30 A. M.

**2. ROLL CALL:**

**Erick Cervantes Present**

**John Connelly Present**

**Kenneth Perry Absent**

**Lizabeth Flowers Absent**

**Israel Gonzales Present**

**3. PLEDGE OF ALLEGIANCE:** Erick Cervantes, Chairperson

**4. PUBLIC COMMENTS:**

Pursuant to California Government Code Section 54954.3 members of the public may address the Board at this time on any items of public interest that are within the Board's subject matter jurisdiction. The Ralph M. Brown Act, however, prohibits the Board from taking action on any matter not appearing on the agenda. Personal attacks on individuals, slanderous comments, or comments, which may invade an individual's personal privacy, are prohibited. Those who wish to address the Board should come to the microphone. Members of the public will be given three (3) minutes to address the board on any items of public interest. Public comments will be limited to a maximum of (30) thirty minutes per meeting.

**No Comments**

**5. CONSENT CALENDAR ITEMS:**

Consent calendar items are expected to be routine and non-controversial, to be acted upon by the Architectural Committee at one time without discussion. If any committee member requests that an item be removed from the consent calendar, it will be removed so that it may be acted upon separately.

- I. Approval of Architectural Meeting Minutes for January 12, 2023
- II. Approval of Architectural Meeting Minutes for March 09, 2023
- III. Approval of Architectural Meeting Minutes for April 13, 2023

**John Connelly motioned to approve the Consent Calendar Items Erick Cervantes second the motion.**

**ROLL CALL:**

**Erick Cervantes Yes**

**John Connelly Yes**

**Kenneth Perry Absent**

**Lizabeth Flowers Absent**

**Israel Gonzales Yes**

**6. OLD BUSINESS:**

- I. Plan# 3075 Dennis & Diane Hines 1132 Mikele Avenue Thermal, CA 92274 APN# 017-711-009-000.

**Israel Gonzales motion to approve Plan# 3075 Dennis & Diane Hines 1132 Mikele Avenue Thermal, CA 92274 APN# 017-711-009-000. Erick Cervantes second the motion.**

**ROLL CALL:**

**Erick Cervantes Yes**

**John Connelly Yes**

**Kenneth Perry Absent**

**Lizabeth Flowers Absent**

**Israel Gonzales Yes**

Plan# 3082 Pascual Muniz 2540 Sea Vista Ave. Thermal, CA 92274 APN# 009-351-001-000.

**Israel Gonzales motion to approve Plan# 3082 Pascual Muniz 2540 Sea Vista Ave. Thermal, CA 92274 APN# 009-351-001-000. Erick Cervantes second the motion.**

**ROLL CALL:**

**Erick Cervantes Yes**

**John Connelly Yes**

**Kenneth Perry Absent**

**Lizabeth Flowers Absent**

**Israel Gonzales Yes**

## **7. NEW BUSINESS:**

- I. Plan# 3083 Antonio Sosa 1595 Desert Air Ct. Thermal, CA 92274 APN# 017-330-007-000.

**John Connelly motion to approve plan# 3083 Antonio Sosa 1595 Desert Air Ct. Thermal, CA 92274 APN# 017-330-007-000. Erick Cervantes second the motion.**

### **ROLL CALL:**

**Erick Cervantes Yes**

**John Connelly Yes**

**Kenneth Perry Absent**

**Lizabeth Flowers Absent**

**Israel Gonzales Yes**

Plan# 3084 Gloria Sanchez 2085 Shore King Ave Thermal, CA 92274 APN# 012-112-004-000.

**Israel Gonzales motioned to table plan# 3084 Gloria Sanchez 2085 Shore King Ave Thermal, CA 92274 APN# 012-112-004-000. Erick Cervantes second the motion.**

### **ROLL CALL:**

**Erick Cervantes Yes**

**John Connelly Yes**

**Kenneth Perry Absent**

**Lizabeth Flowers Absent**

**Israel Gonzales Yes**

- II. Appoint a new Chairperson for the Architectural Committee.

**Erick Cervantes motioned to appoint Israel Gonzales as the Chairperson for the Architectural Committee. John Connelly second the motion.**

### **ROLL CALL:**

**Erick Cervantes Yes**

**John Connelly Yes**

**Kenneth Perry Absent**

**Lizabeth Flowers Absent**

**Israel Gonzales Yes**

- III. Discussion and Approval for the Architectural Committee to go Dark during Summer.  
**John Connelly motion for the architectural committee to go dark during Summer. Erick Cervantes second the motion**

### **ROLL CALL:**

**Erick Cervantes Yes**

**John Connelly Yes**

**Kenneth Perry Absent**

**Lizabeth Flowers Absent**

**Israel Gonzales Yes**

**8. ADJOURMENT:**

**John Connelly motioned to adjourn meeting at 10:03am. Israel Gonzales second the motion.**

**ROLL CALL:**

**Erick Cervantes Yes**

**John Connelly Yes**

**Kenneth Perry Absent**

**Lizabeth Flowers Absent**

**Israel Gonzales Yes**

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**Sonia Thania Garcia, Board Secretary**

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**Israel Gonzales, Chairperson**

Upon written request, this agenda will be made in appropriate alternative format to persons with disabilities as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Secretary of the Board at least 72 hours before the meeting. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at 1209 Van Buren St, Suite 1, Salton City, California 92275

**Distrito de Servicios Comunitarios de Salton**

**Formulario de Aprobación de Construcción del Comité Arquitectónico**

Plan# 3084

Autorizado por el Capítulo 59 de los Códigos y Leyes de 1985: el estado de CA Los planes deben cumplir con los convenios, las disposiciones y las restricciones de Trac

Aprobado: \_\_\_\_\_ Desaprobado: \_\_\_\_\_ Fecha: 5/1/2008 Fecha de caducidad: \_\_\_\_\_

**Tarifa de revisión del comité arquitectónico:**

Ampliaciones de edificios existentes: \$50.00 \_\_\_\_\_ Cheque# \_\_\_\_\_

Nueva construcción: \$50.00 X \_\_\_\_\_ Cheque# \_\_\_\_\_

Cuota de aforo de alcantarillado: \$1000.00 \_\_\_\_\_ Cheque# \_\_\_\_\_

Tarifa de conexión de alcantarillado: \$2700.00 \_\_\_\_\_ Cheque# \_\_\_\_\_ (Depósito) \_\_\_\_\_

(Tarifa de capacidad/Tarifa de conexión pagadera en el momento de la conexión del alcantarillado. Tarifa de aprobación del plan y tarifa de desarrollador pagadera en el momento de la presentación del plan)

**ESTA APROBACIÓN CUMPLE CON TODOS LOS CC&R DE SCSD, PERO TAL VEZ NO CUMPLE CON LA ORDENANZA DE TIERRAS DE LOS TÍTULOS 9 DEL CONDADO IMPERIAL**

**REVISIÓN DEL PLAN ARQUITECTÓNICO:**

Michael Friese: \_\_\_\_\_ Aprobado: \_\_\_\_\_ Desaprobado: \_\_\_\_\_ Fecha: \_\_\_\_\_

Erick Cervantes: \_\_\_\_\_ Aprobado: \_\_\_\_\_ Desaprobado: \_\_\_\_\_ Fecha: \_\_\_\_\_

Dirección: \_\_\_\_\_ Ciudad: \_\_\_\_\_

Lote# 11 Cuadra# 15 Tracto# 530 Zona: \_\_\_\_\_

APN# D12-112-004-000 Tamaño del lote: \_\_\_\_\_

**Área de Vivienda**

Dimensiones: Ancho: 12' Largo: 60' Pies cuadrados totales: 720

**Patios**

Dimensiones: Ancho: 17' Largo: 40' Pies cuadrados totales: 680

**Cochera o Garaje**

Dimensiones: Ancho: \_\_\_\_\_ Largo: \_\_\_\_\_ Pies cuadrados totales: \_\_\_\_\_

**Adiciones de habitaciones**

Dimensiones: Ancho: \_\_\_\_\_ Largo: \_\_\_\_\_ Pies cuadrados totales: \_\_\_\_\_

**Solo casas móviles/fabricadas/modulares**

Fecha de fabricación: 1975 Día previsto de entrega: \_\_\_\_\_

Yo, el abajo firmante, certifico que toda la información es una descripción verdadera y precisa de mis planes e intenciones.

Gloria

Firma del propietario

Nombre del dueño

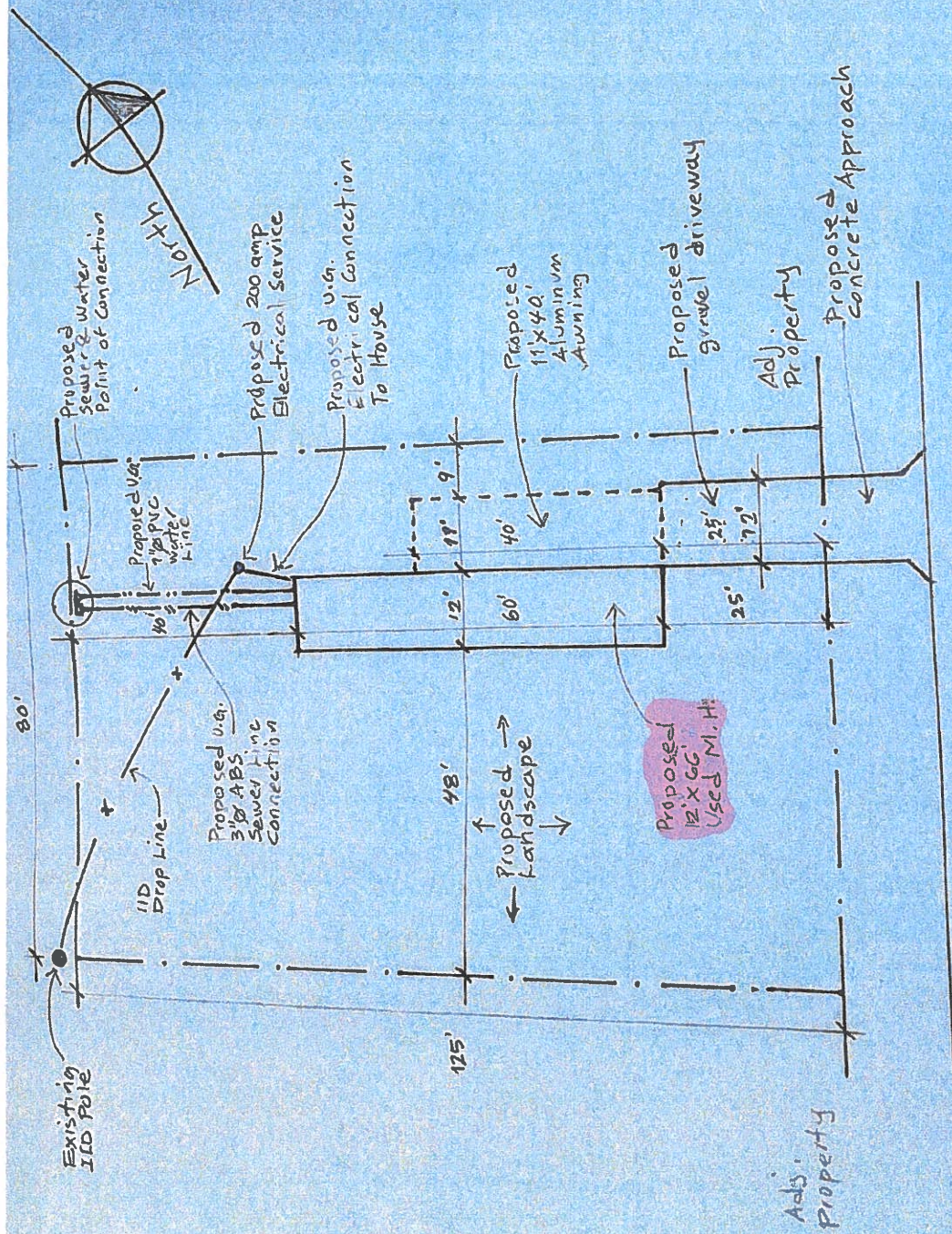
7602960488

Número de teléfono

2385 Shore King Ave Thermal CA 92274

Dirección, Ciudad, Estado, Código Postal

Se debe obtener un permiso dentro de los 2 años (24 meses) a partir de la fecha de aprobación. Si no se obtienen los permisos, se le pedirá que vuelva a presentarlos para su aprobación.



At Shore King Ave.

Owner : Gloria Sanchez Calihua  
 Address : 2385 Shore King Ave.  
 Salton City, CA 92275  
 APN : 012-112-004-30

Site Plan

Scale 1" = 20'

## DECLARATION OF RESTRICTIONS

### TRACT 530

THIS DECLARATION, made this 6<sup>th</sup> day of May, 1958 by SALTON RIVIERIA, INC. a California corporation, having its principal place of business in the City of Azusa, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS the Declarant is the owner of that certain Tract No. 530, Imperial County, California, as per plat thereof recorded in Book, 3 Pages 62, of Final Maps, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 530, above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the asquirers and/or users of the lots in said Tract.

#### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Declarant hereby certifies and declares that it has established and does hereby establish general plan for the protection, development and improvement of said Tract, that

THIS DECLARATION is designed for the mutual benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased, or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said Tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are and each thereof is imposed upon said Tract as a mutual, equitable servitude in favor in favor of each and every parcel of land therein as the dominant tenement or tenements.

#### SAID CONDITIONS ARE AS FOLLOWS:

- I. Use of Lot No. 16 of Block No. 7 shall be restricted to use for school purposes.
  - A. That all of the lots in said tract shall be designated as R-1 and shall be used, occupied and improved as single residence lots under the conditions as hereinafter set forth under Zone R-1 Regulations.
- II. GENERAL:
  - A. No building, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans, showing floor areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of \$5.00 have been first delivered to and approved in writing by any two (2) members of a "Committee of Architecture" which shall be initially composed of C. W. Burmood, George McCarthy and August Damon, provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of SALTON RIVIERA. It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less than twelve hundred (1,200) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered contiguous patios, etc., with a

COMMITTEE  
OF  
ARCHITECTURE

minimum floor area of eight hundred (800) square feet for living area in the dwelling portion of the structure.

- B. It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review application and grant approvals for exceptions to this declaration. Variations from requirements and, in general, other form of deviation from those restrictions imposed by this declaration, when such exception, variances and deviations do, in no way, detract from the appearance of the premises, nor in any way be detrimental to the public welfare or to the property of other persons located in the vicinity thereof, in the sole opinion of the Committee.

SEWAGE  
DISPOSAL

- C. ~~All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, per specifications attached hereto and made a part hereof. In the event additional pits are found necessary to properly disperse the fluids and a greater area shall be taken in the front yard and properly connected to that in rear. In the event a lot is used for a multiple unit dwelling, each unit shall be served by a separate septic tank and leeching pit or pits. The responsibility for determining the need for additional pits shall be vested in the Desert Shores Community Services District. The community services District is vested with the responsibility and authority for the enforcement of these provisions.~~ Under California Health and Safety Code (Section 5000) and California Government Code (Section 54300), all buildings shall connect with wastewater collection system where available. When wastewater collection system is unavailable, a leeching septic tank system may be until such time as the wastewater collection system becomes available at which time connection will be mandatory.

III. RESIDENTIAL ZONE

- A. As used in this declaration, "Residential Zones" means zones R-1, R-2, and R-3.
- B. A person shall not use any premises in any residential zone, which is designed, arranged or intended to be occupied or used for any purpose, other than expressly permitted in this declaration.
- C. In any building project, during construction and sixty (60) days thereafter, property in a residential zone may be used for the storage of materials used in the construction of the individual buildings in project and for the contractor's temporary office. Said construction period shall not exceed ninety (90) days, unless specifically approved by the Committee of Architecture.
- D. A person shall not keep or maintain any live pig or hog or livestock or goats, cows or fowl of any age in any residential zone, whether such animals are kept or maintained for the personal use of the occupants or otherwise.
- E. No person shall cause to be erected a sign, advertisement billboard or advertising structure of any kind of any of the unimproved residential lots, except that a temporary permit, limited to a ninety-day period, for signs for houses to be sold or exhibited be first obtained be application to the architectural committee. The architectural committee may approve the location of these signs within the front set-back of the lot.
- F. No temporary buildings, basement, cellar, shack garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently.

STORAGE  
OF  
MATERIALS

LIVESTOCK

SIGNS

TEMPORARY  
BUILDINGS

- |  |   |
|--|---|
| TRAILER<br>USE                         | G. A trailer may be used as a residence of the owner and his family during construction by such owner of a permanent residence, but only after approval has been gained from the architectural committee for such residence, but in no event shall said trailer be used longer than ninety days.  |
| BUILDING<br>EXTERIOR                   | H. The exterior portions of all buildings, which are constructed of wood, stucco or cement shall be painted or stained immediately upon completion of shall have color mixed in the final structural application.   |
| PLUMBING                               | I. Residences shall have complete and approved plumbing installations before occupancy.   |
| TEMPORARY<br>OFFICES                   | J. A temporary Real Estate tract office, for the purpose of conducting the sale of property in the sub-division, upon which such office is located, for a period not to exceed one year, provided such tract office is not used for conducting a general real estate business. Any structure, used for such purpose, shall, at the end of such one year period, be either removed or sued for a purpose permitted in the zone in which it is located.   |
| STORAGE<br>OF<br>TOOLS<br>AND<br>TRASH | K. The storage of tools, landscaping instruments, household effects, machinery or machinery parts, empty or filled containers, boxes, or bags, trash, materials or other miscellaneous items that shall, in appearance, detract from the aesthetic values of the property, shall be so placed and stored to be concealed from view from the public right of way. Trash for collection may be placed at the street line on regular collection days for a period, not to exceed eighteen hours, prior to pick up. |

## ZONE R-1 REGULATIONS

### I. PROPERTY IN ZONE R-1 MAY BE USED FOR:

#### R-1 USES

- A. A single family residence, together with outbuildings customary to such use, located on the same lot of parcel of land, including:
1. A private garage with a capacity not to exceed three (3) automobiles.
  2. A boat repair or storage building for the personal use of the occupant.
  3. A children's playhouse.
  4. Lath or greenhouses.
  5. Tool houses.
  6. Hobby shops not used commercially.

- B. The following auxiliary uses, if they do not alter the character of the premises as single family residences:

#### AUXILIARY USES

1. One detached guest house on the same premises as, and not less than twenty (20) feet from the main building, for the use of temporary guests of the occupants of the premises, if such quarters have no kitchen or kitchen facilities and are not rented or otherwise used as a separate dwelling.

**FENCES**

2. Fences, walls or hedges may be erected, started or maintained to a height of 72" above the adjacent grade, when used as a property line or boundary separation, except that no fence, wall or hedge may be used for this purpose in the front setback area of a lot in excess of 42" above the adjacent grade.

**II. BUILDING SETBACKS:**

**FRONT  
SETBACK**

- A. Front yard setbacks shall conform to a minimum depth of twenty-five (25) feet and a maximum depth of thirty five (35) feet from the front property line to the furthest structural projection, including eaves, overhangs, porches of any building of structure.

**SIDE YARD  
SETBACK**

- B. Side yard setbacks. A side yard shall be maintained of at least five (5) feet in depth from all side property lines to the building line of any structure, with a minimum clearance of 30" from eaves or other projections to the side property line, except that on corner lots a setback, equal to the narrowest width of the lot facing a street, shall be maintained from any portion of the furthest structural projection to the property line facing and parallel to the street adjacent to the longest side of the lot. In no case shall this required setback equal less than ten (10) feet nor more than thirty-five (35) feet. An attached garage, a detached garage or other auxiliary buildings or structures, not intended or used for human habitation, shall be located to provide a minimum 12" clearance from the side property line to eaves or other projections, when the auxiliary building or structure is a minimum of twenty (20) feet to the rear of the front wall of the residence nearest the street if attached, or forty (40) feet to the rear of the residence nearest the street, if detached.

**REAR  
SETBACK**

- C. Rear yard setback. A rear yard shall be maintained of at least twelve (12) feet from property line to furthest structural projection, excepting fences, walls and hedges when used as a boundary line separation, which shall be ten (10) feet from the rear property line.

**III. VEHICLE STORAGE:**

**VEHICLE  
STORAGE**

Every dwelling or other structure in Zone R-1, designed for or intended to be used as a dwelling, shall have on the same lot or parcel of land automobile storage space conveniently accessible from the and not located at any place where the erection of a structure is prohibited. This space shall be of sufficient capacity so as to not exceed maximum vehicle storage requirements as outlined above.

**IV. SUBDIVISION OF LOTS:**

**LOT  
SPLIT**

No lot or parcel of land shall be divided into smaller lots or parcels under any conditions or circumstances, whether for lease, sale, or rental purposes.

**I. REQUIRED LAND AREA:**

**REQUIRED  
LAND  
AREA**

A person shall not erect, construct, occupy or use more than one single family residence on any parcel of land or lot, except that the parcel of land or lot shall contain a minimum of ten thousand (10,000) square feet of area for each residence.

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1968, at which time said Conditions and Covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said Tract, it is agreed to change said Conditions in whole or in part.

PROVIDED, FURTHER, that if any paragraph, section, sentence, clause or phrase of the restrictions, conditions, and covenants herein contained shall be or become illegal, null, or void, for any reason or shall be held by any court of competent jurisdiction to be illegal, null or void, the remaining paragraphs, sections, sentences, clauses or phrases herein contained shall not be affected thereby. It is hereby declared that these restrictions, conditions, and covenants, and covenants herein contained would have been and are imposed and each paragraph, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more other paragraphs, sections, sentences, clauses or phrases, are or shall become or be illegal, null or void.

PROVIDED FURTHER, that if any owner of any lot in said property, or his heirs, or assigns, shall violate or attempt to violate any of the conditions, covenants and/or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such conditions, covenants, and/or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

PROVIDED FURTHER that a breach of any of the foregoing conditions, covenants, and/or restrictions shall not defeat or render invalid the lien of any mortgage, or deed of trust in good faith, and for value, as to said property or any part thereof, but such conditions, covenants, and/or restrictions shall be binding upon and effective against any owner of any lot or lots in said property whose title is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOF, SALTON RIVIERA, INC. has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized this 6<sup>TH</sup> day of May, 1958.

(owner) SALTON RIVIERA, INC.

By \_\_\_\_\_

By \_\_\_\_\_