



Planning Director Hearing

The Planning Director is authorized per the City of Brawley Municipal Code ([Article XIX](#)) to hold public hearings for conditional uses subject to director review and approval as identified in use tables and text for the respective zoning district.

May 10, 2022

10:00 A.M.,

**City of Brawley Council Chambers,
383 Main Street**

Join Zoom Meeting

<https://us02web.zoom.us/j/87176658138?pwd=R3VrSVNBRkQ2WGdSVDFzRUJBenM2UT09>

Meeting ID: 871 7665 8138

Passcode: 020823

1. CUP 22-04

A conditional use permit (CUP 22-04) submitted by River of God Church, Owner, on behalf of Dr. Vishwa Kapoor, Tenant, for a pediatrician office to be located in one of the suites at 130 S. 6th Street. The property is legally described as Lots 1,2,3 of Block 78, Townsite of Brawley OM 1-15, City of Brawley, County of Imperial, State of California, APN 049-023-011. The property is currently zoned Civic Center Neighborhood of the Downtown Specific Plan and consists of approximately 0.25 acres of land. The conditional use permit is to allow for medical services.

2. Adjourn

City of Brawley



Planning Director Hearing
May 5, 2022
Agenda Item No. 1

STAFF REPORT

To: Planning Division
From: Andrea Montano, Planning Technician
Prepared by: Andrea Montano, Planning Technician
Subject: CUP 22-04

RECOMMENDATION:

Approve CUP 22-04 as presented.

BACKGROUND INFORMATION:

Dr. Vishwa Kapoor is a Board Certified Pediatrician with over 30 years of practice. Her main office is located at 2151 Ross Avenue in El Centro California. Her office has experience a need to open a branch office in Brawley and are proposing it to be located 130 S. 6 Street which is located in the Civic Center Neighborhood of the Downtown Specific Plan. Per the Downtown Specific Plan a Planning Directors Conditional Use Permit is required to allow for medical services in this zone.

ALTERNATIVES:

The Planning Director may choose to approve the Conditional Use Permit with additional conditions or deny the request.

CONDITIONS:

1. The applicant shall obtain an encroachment permit from the Department of Public Works for any new, altered or unpermitted driveways necessary to access each of the parcels from a public street.
2. The applicant shall obtain a tax certificate from the County Tax Collector.
3. The applicant shall pay all fees associated with review and approval of the site plan, parcel map, and variance.
4. The applicant shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Planning Commission or City Council concerning the subdivision. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.
5. Any person or party who succeeds to the interest of the present owner by sale, assignment, transfer, conveyance, exchange or other means shall be bound by the conditions of approval.
6. Provide sewer and water, curb and gutter, sidewalks and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel.
7. Install a Backflow or Water Meter if deemed necessary.

ATTACHMENTS:

Location Map

CITY STAFF COMMENTS:

N/A