

Legal Description: LOTS 20 TO 23 INCL BLK 78 EXC W 6 IN OF LOT 23
TOWNSITE OF BRAWLEY, CITY OF BRAWLEY,
COUNTY OF IMPERIAL, STATE OF CALIFORNIA, APN
049-023-002

7. A variance (VAR 18-02) and site plan (SP 18-02) in order to permit a Church. A variance is required in order to allow for reduced onsite parking facilities. The property is currently zoned C-2 (Medium Commercial).

Property Owners: Calvary Kaleo, Inc

Applicant/Representative: GS Lyon Consultants

Legal Description: Lots 5 6 & 7 Block 81, Townsite of Brawley OM 1
15, City of Brawley, County of Imperial, State of
California, APN 047-272-010

8. **ZONING AND CODE ENFORCEMENT**

* November report attached.

9. **NEXT MEETING DATE**

10. **ADJOURNMENT**

Supporting documents are available for public review in the Community Development Services office, 205 S. Imperial Avenue, Brawley, Monday through Friday, during regular posted business hours. Individuals who require special accommodations are requested to give 24-hour prior notice.

Contact: Alma Benavides, City Clerk, 760-351-3080

CITY OF BRAWLEY
December 5, 2018

The Planning Commission of the City of Brawley, California, met in Regular Session at 5:30 p.m., City Council Chambers, 383 Main Street, Brawley, California, the date, time, and place duly established for the holding said meeting. The City Clerk attests to the posting of the agenda pursuant to the G.C.54954.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order by **Commissioner Castro** @ 5:31 pm

PRESENT: Palacio, Goyal, Hutchinson, Marquez, Castro
ABSENT: Bumbera, Smith

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Palacio/Castro 5-0

3. APPROVAL OF MINUTES

The minutes of November 7, 2018 were **approved** during the December 2018 Planning Commission meeting. m/s/c Palacio/Castro 5-0

4. PUBLIC APPEARANCES

5. PUBLIC HEARING CUP 18-03

The Applicant is requesting Conditional Use Permit (CUP 18-03) to allow for the addition of a 90 foot Stealth Wireless Communication Tower. The property is currently zoned C-2 (Medium Commercial), and is 1.37 acres in size. The site is currently an accessory parcel to a hotel. Access is proposed via Main Street.

Property Owners:	Brawley Investments LP c/o Premal Desai
Applicant/Representative:	Paul Hokeness, Depratti Inc.
Legal Description:	PAR 3 OF PM 13-34 ALSO BEING A POR LOT 27 BRAWLEY, APN 047-320-097

Chairman Goyal excused himself from this portion of the meeting.

Planning Director Gaste gave an overview and background information of the project as presented in the staff report.

OPEN PUBLIC HEARING @ 5:37PM

Paul Hokeness, introduced himself to the commission and gave a brief overview of the equipment to be installed.

Commissioner Castro, asked if they would be hiring local contractors or electricians.

Vice-Chairman Hutchinson, expressed concerns regarding the upkeep and aesthetic of the tower as he has seen unsightly towers.

Paul Hokeness, assured Commissioner Castro that they would be hiring local. He also informed the council that the Palm monopole are the easier to maintain because the leaf attachment clip on and off. If there is a tower that must be replaced all it takes is a phone call to the company.

PUBLIC HEARING CLOSED @ 5:53PM

The Commission **approved** the conditional use permit as proposed. m/s/c Castro/Palacio 5-0

6. ZONING AND CODE ENFORCEMENT

7. ADJOURNED TO January 2, 2019.

City Manager Bayon Moore, updated the Council on a number of projects in the City. She also informed the Commission that there would be a PureGro community workshop on December 10th, 5:30 pm at Oakley Elementary School.

10. ADJOURNMENT @ 6:13 pm

Gordon R. Gaste AICP CEP, Development Services Director

PLANNING COMISSION STAFF REPORT

Site Plan/Conditional Use Permit #: SP18-03/CUP 18-05

Property Owner: AMG & ASSOCIATES LLC, c/o Cameron Johnson

**Applicant/
Representative:** Brawley Pacific Associates III

Legal Description: REMAIN PAR OF FM26-83 ALSO BEING POR LOT 37 BRAW SUB 1, CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, APN 047-320-103

Location: 1600 Block of I Street

Area: 3.78 Acres (164,657 Square Feet)

Zoning: R-3 (Residential Medium Density).

Existing Use: Vacant

Proposed Use: Apartments

Surrounding Land Uses:

North -	C-2 (Medium Commercial) / Hotel
South -	R-3 (Residential Medium Density) / Residence
East -	R-3 (Residential Medium Density) / Residence
West-	P-F (Public Facilities) / School & Del Rio Library

General Plan Designation: Medium Density Residential

**PLANNING COMMISSION MEETING, JANUARY 9, 2019
5:30 P.M., CITY COUNCIL CHAMBERS,
383 W. MAIN STREET, BRAWLEY, CALIFORNIA**

Site Plan/Conditional Use Permit: SP18-03/CUP 18-05

General Information:

The applicant is requesting a site plan and conditional use permit to allow for a Density Bonus for a proposed apartment complex. The property is currently zoned R-3 (Medium Density Multiple-Family Residential).. The site is currently Vacant and 3.78 acres in size. The proposed site plan shows 75 units to be located on the site. Access is proposed via South 18th Street, 152 parking spaces are provided. There was a previous tentative tract map on this property.

Staff Recommendation:

1. Landscaping will be required as per Sec. 27.180 of the Zoning Ordinance.
2. Hydraulics, drainage and grading details to City standards provided to the City Engineer. The percentage of retention shall be determined by the City Engineer.
3. Applicant/Property Owner 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.
4. Provide sewer and water, curb and gutter, sidewalk, street and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel. South 18th Street shall be improved to full width adjacent to the property.
5. Applicant/Property Owner 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 Development Review Committee, Planning Commission or City Council concerning the project. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.
6. The applicant shall pay any and all amounts as determined by the city to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, city ordinance and/or any other laws that apply. This include any applicable Development Impact Fees, Capacity Fees, Plan Check and/or Inspection Fees, Air Pollution Control District (APCD) Fees, Environmental Filing Fees and Building Permit Fees.
7. The applicant shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this project, whether specified herein or not.
8. 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.
9. A lot merger of the two southern parcels shall be required prior to issuance of building permits.
10. A Density Bonus Agreement shall be required for the project.
11. The public alley between the north and south portions of the project shall be improved to City standards.

The recommendation is based on the following findings:

1. The proposal is exempt from further CEQA review per Section 15194 (Affordable Housing) and Section 15332 (In-fill Development).
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Approval of the site plan will not be detrimental to the public welfare or detrimental to the health and safety of the residents of the City of Brawley.
4. The site plan is consistent with the General Plan and the character of the area for that type of land use.
5. The site plan meets the standards of Article XVII and Section 27.182 of the Brawley Zoning Ordinance.

Site Plan/Conditional Use Permit: SP18-04/CUP 18-05

The **Brawley General Land Use Map** designates this property for **Medium Density Residential** land uses.

R-3 (Residential Medium Density) zoning permits apartments by **right**, but requires a **conditional use permit** for a **Density Bonus**.

The Commission must determine the following:

- A. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit protects the best interest, health, safety and welfare of the public in general.
- B. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit complies with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area.
- C. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit is in accordance with and in furtherance of the Brawley General Plan, any special neighborhood plans or policies adopted by the City regarding the development area, or any approved concept plan.
- D. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit is adequately served by and will not impose an undue burden upon the public improvements and rights - of - way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity.
- E. Any impacts of the proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit mitigates substantial environmental problems.
- G. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses.
- H. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit is compatible with adjacent structures and uses.
- I. The Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

ATTACHMENT: Location Maps, Site Plan.

NOTE TO THE PROPERTY OWNER: PLANNING COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE MEETING FOR THIS ITEM. YOU WILL REMAIN IN THE WAITING AREA UNTIL YOUR ITEM IS HEARD. FAILURE TO ATTEND THE MEETING WILL RESULT IN RESCHEDULING TO THE NEXT PLANNING COMMISSION MEETING. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (760) 344-8822.

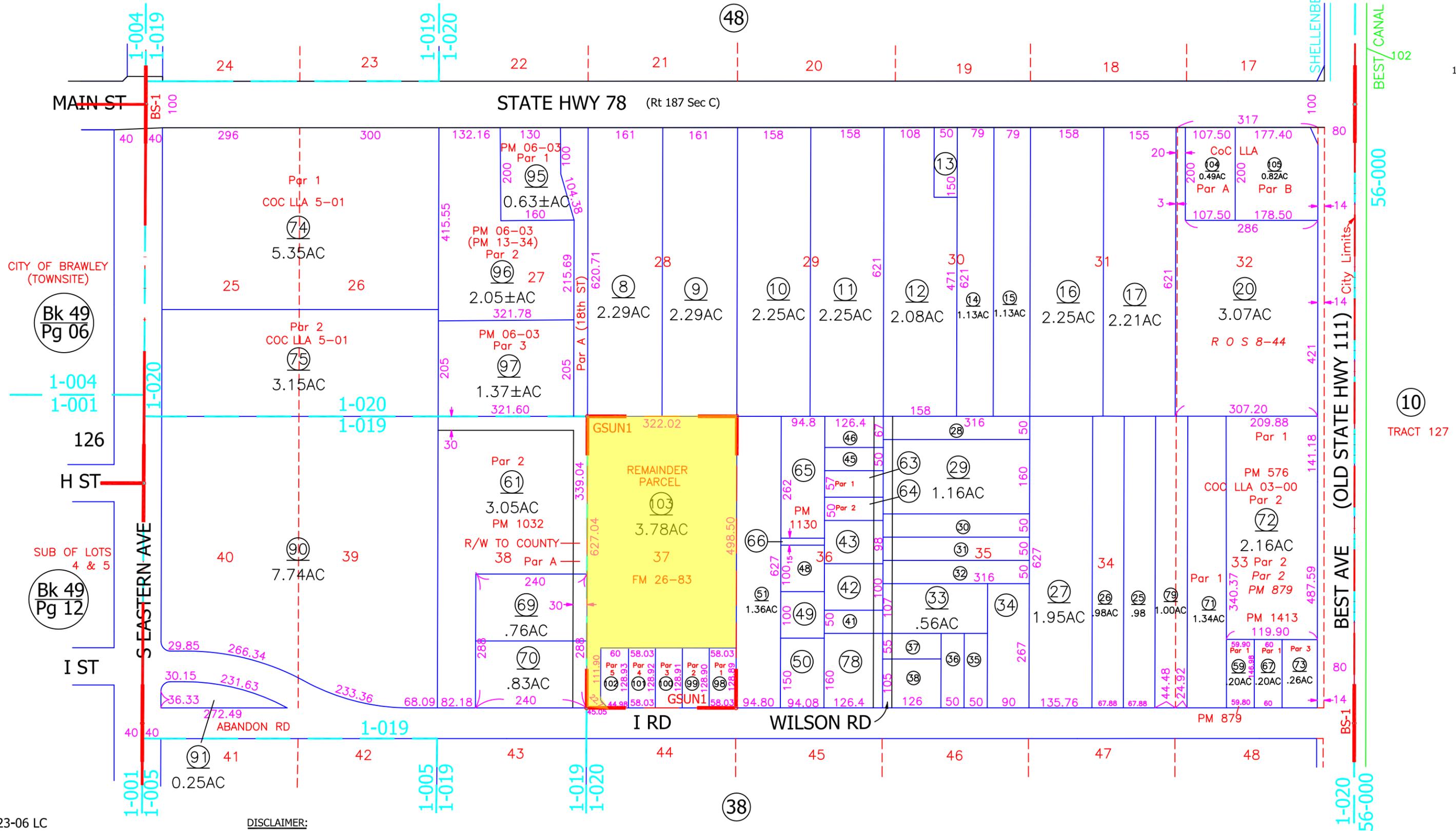
CUP 18-05 Location Map



POR BRAWLEY SUB 1 & GARCIA SUB UNIT NO.1
 POR TRACT 45 T13S R14E FM 26-83
 OM 1-40

Tax Area Code
 1-019
 1-020

47-32

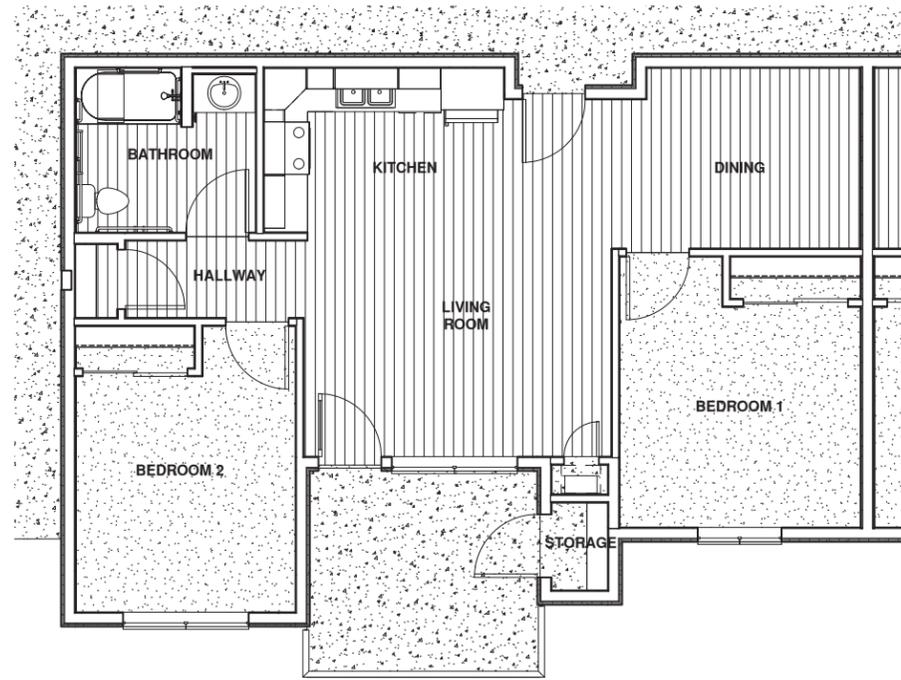


03-23-06 LC	12-21-12 MF
03-11-04 AR	11-23-09 MF
07-25-01 AR	10-14-09 MF
04-04-01 AR	10-30-08 MF
11-27-91 DP	02-27-08 MF
01-3-90 LS	9-28-15 MF

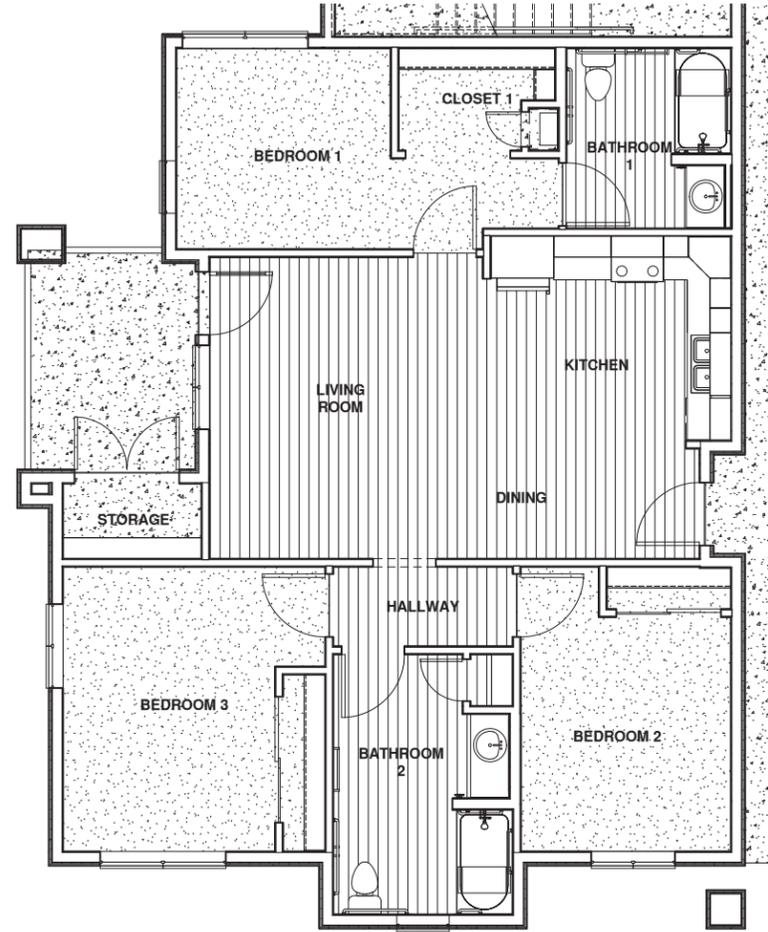
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CITY OF BRAWLEY
 Assessor's Map Bk.47-Pg.32
 County of Imperial, Calif.



① 2-BEDROOM UNIT PLAN - 799 S.F.
1/4" = 1'-0"



② 3-BEDROOM UNIT PLAN - 1,077 S.F.
1/4" = 1'-0"

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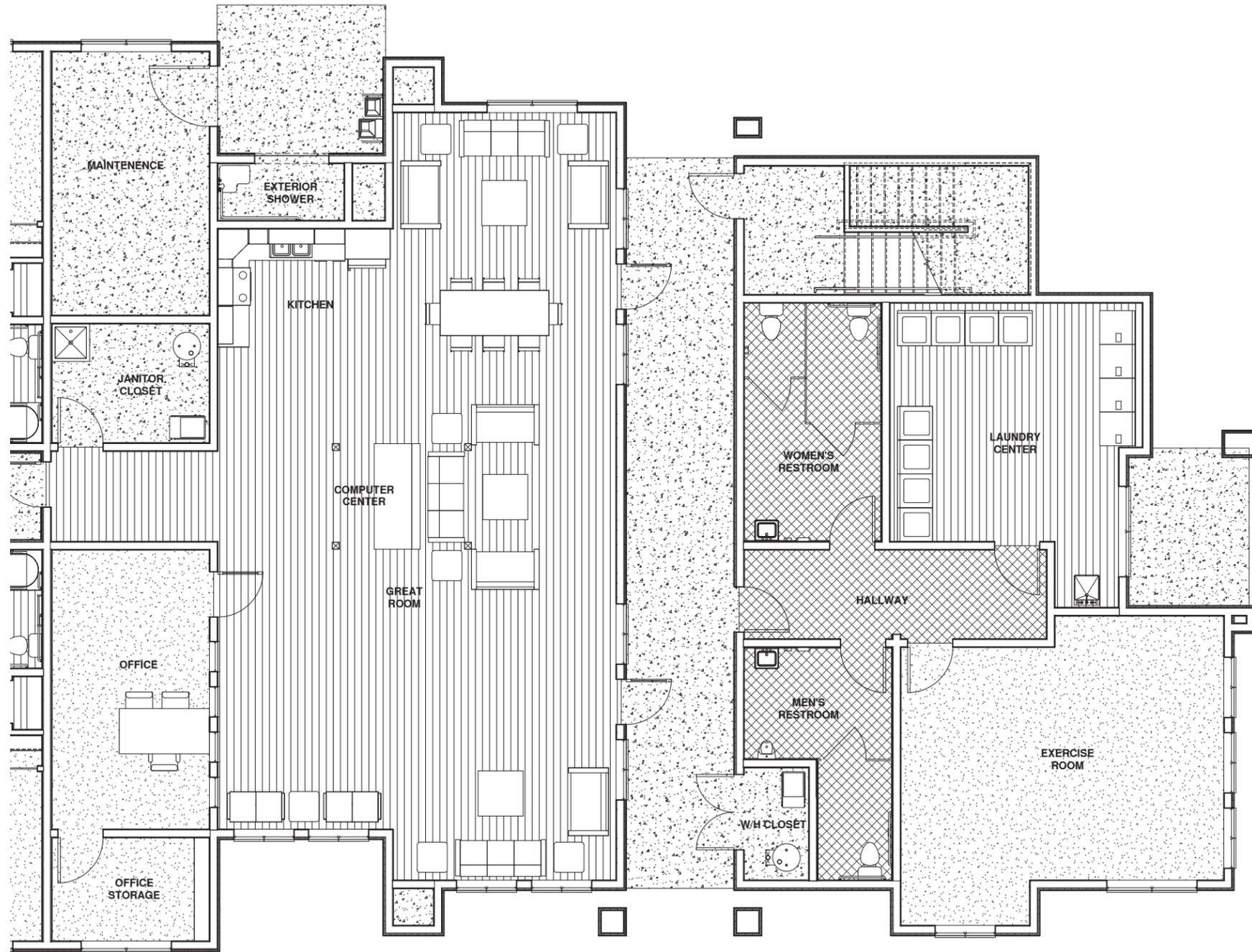
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PROJECT
OCOTILLO SPRINGS APARTMENTS

S. 18TH ST. & I. ST. BRAWLEY, CA

A2.1

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① COMMUNITY CENTER PLAN - 2,996 S.F.
1/4" = 1'-0"

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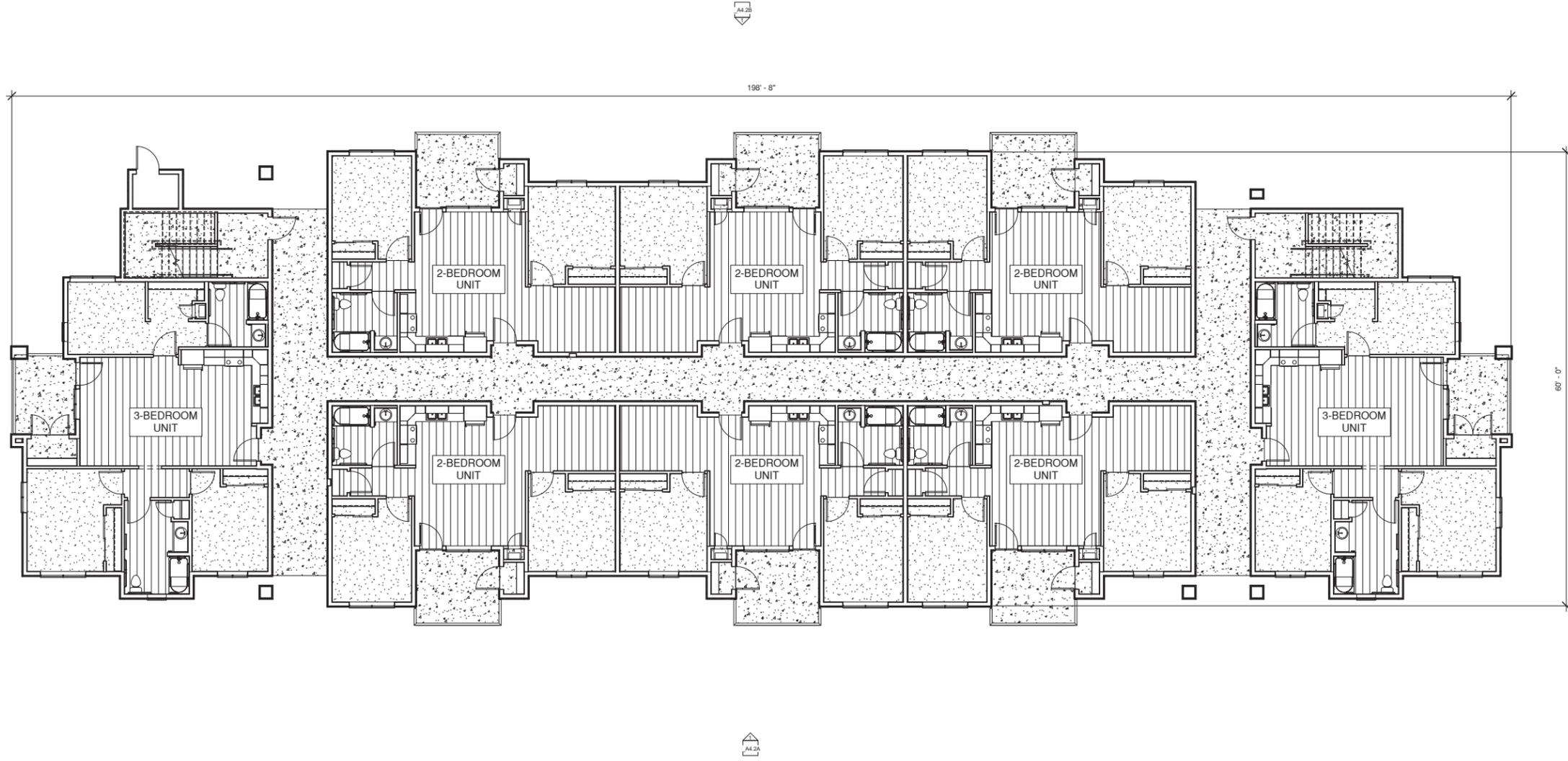
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A3.1

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1 1ST FLOOR PLAN - BLDG. TYPE A
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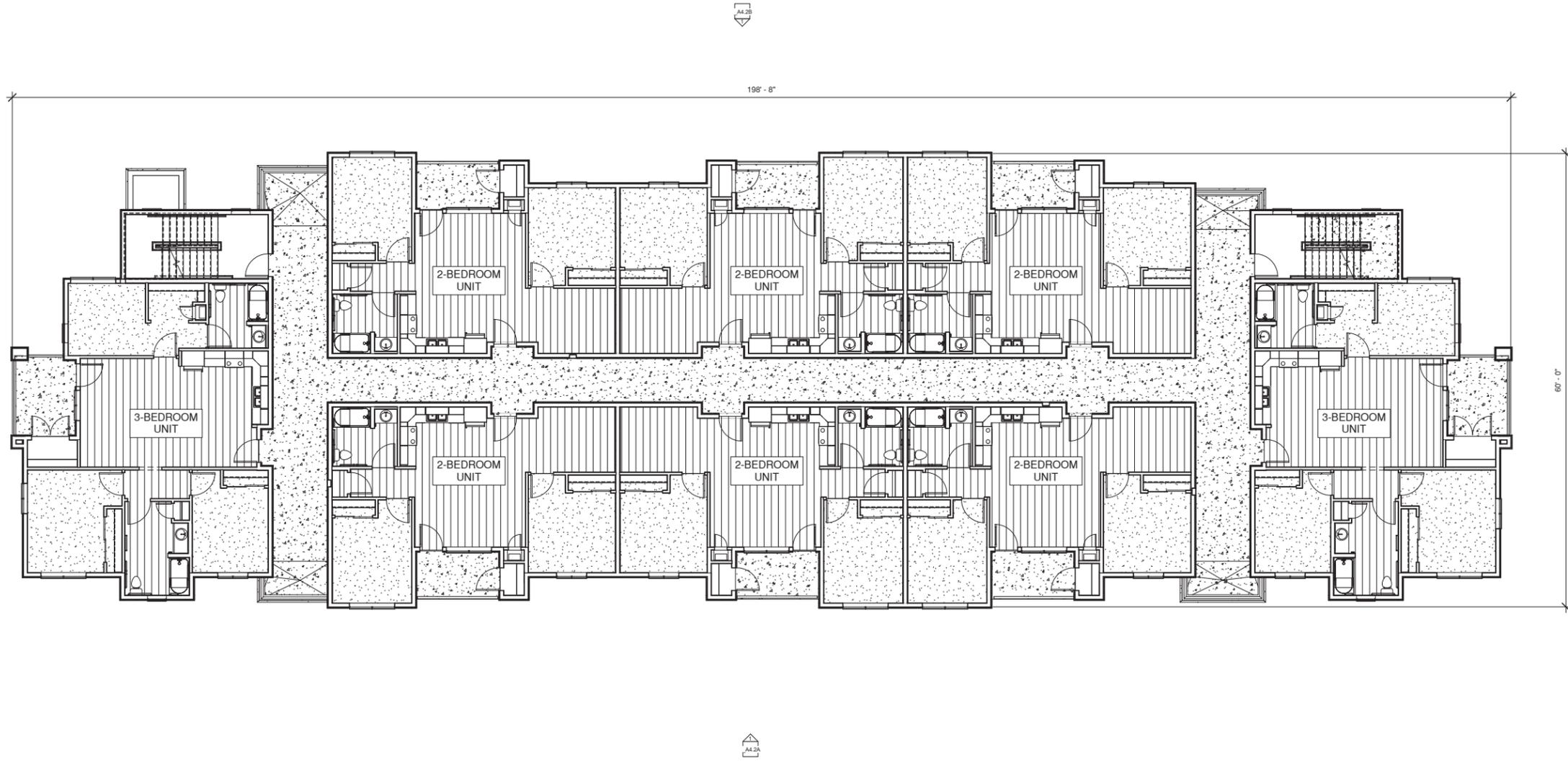
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A4.1A

① 2ND FLOOR PLAN - BLDG. TYPE A
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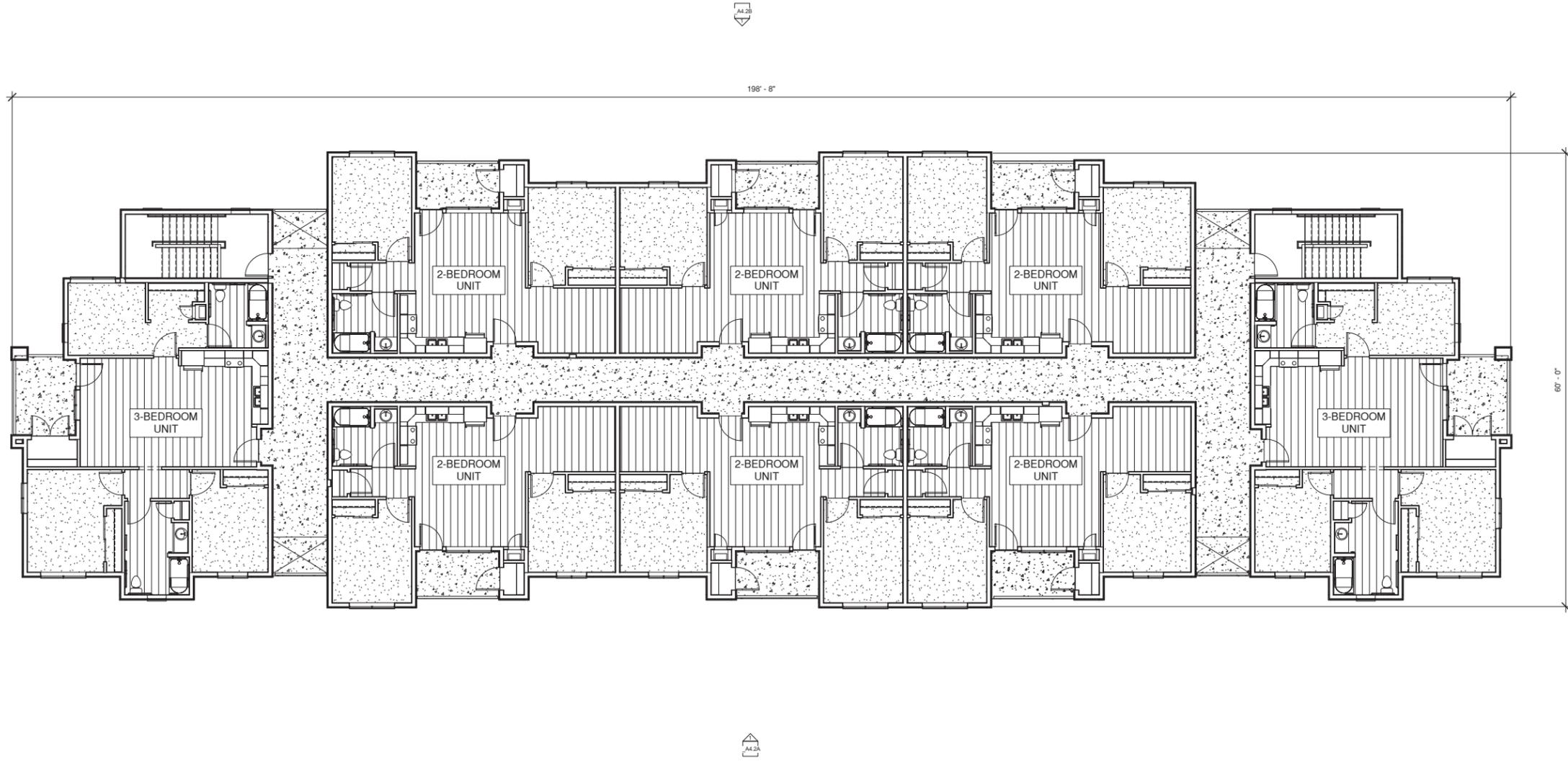
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OCOTILLO SPRINGS APARTMENTS
S. 18TH ST. & I. ST. BRAWLEY, CA

_A4.1B

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1 3RD FLOOR PLAN - BLDG. TYPE A
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① FRONT ELEVATION - BLDG. TYPE A
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② LEFT ELEVATION - BLDG. TYPE A
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1 REAR ELEVATION - BLDG. TYPE A
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2 RIGHT ELEVATION - BLDG. TYPE A
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A4.2B

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① FRONT ELEVATION - BLDG. TYPE A
N.T.S.



[A] STUCCO
COLOR TO MATCH SHERWIN WILLIAMS
"PUEBLO" SW 7711



[B] STUCCO
COLOR TO MATCH SHERWIN WILLIAMS
"DOESKIN" SW 6044



[C] STUCCO
COLOR TO MATCH SHERWIN WILLIAMS
"SWEET ORANGE" SW 6351



[D] DOORS, WINDOW TRIM,
RAILINGS, FLASHING
COLOR TO MATCH SHERWIN WILLIAMS
"ICE CUBE" SW 6252



[E] VINYL WINDOWS
BRIGHT WHITE

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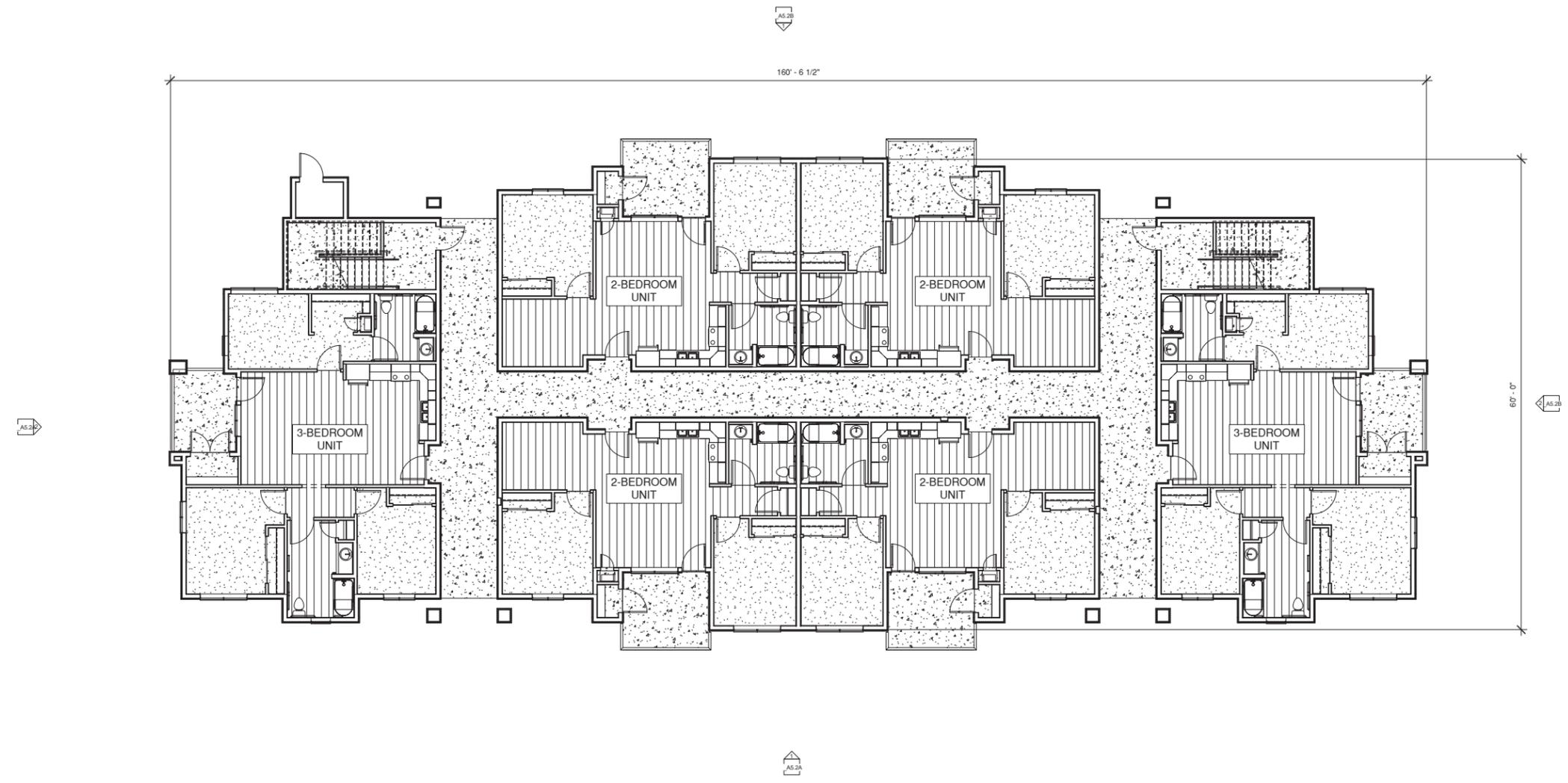
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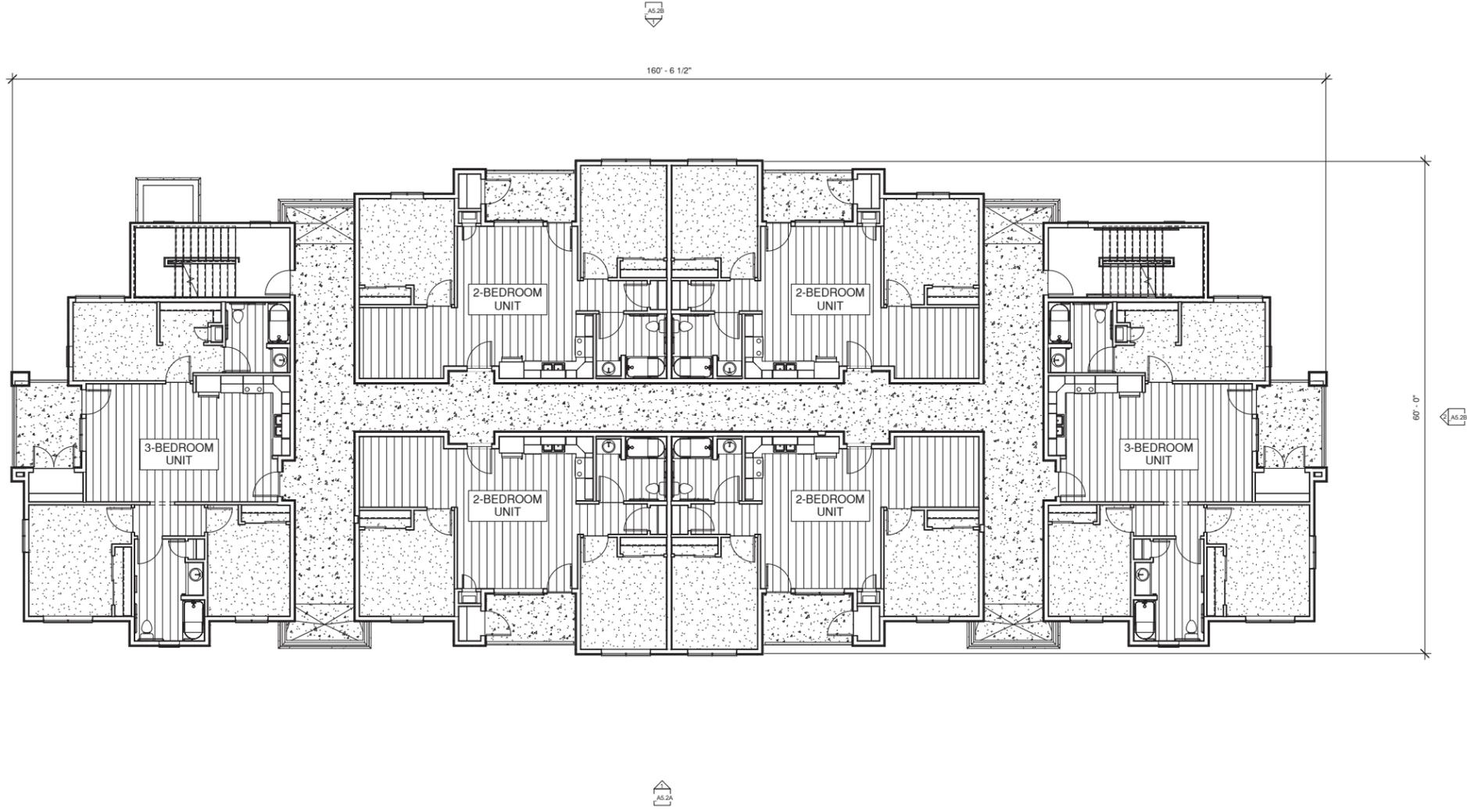
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OCOTILLO SPRINGS APARTMENTS
S. 18TH ST. & I ST. BRAWLEY, CA

A5.1A

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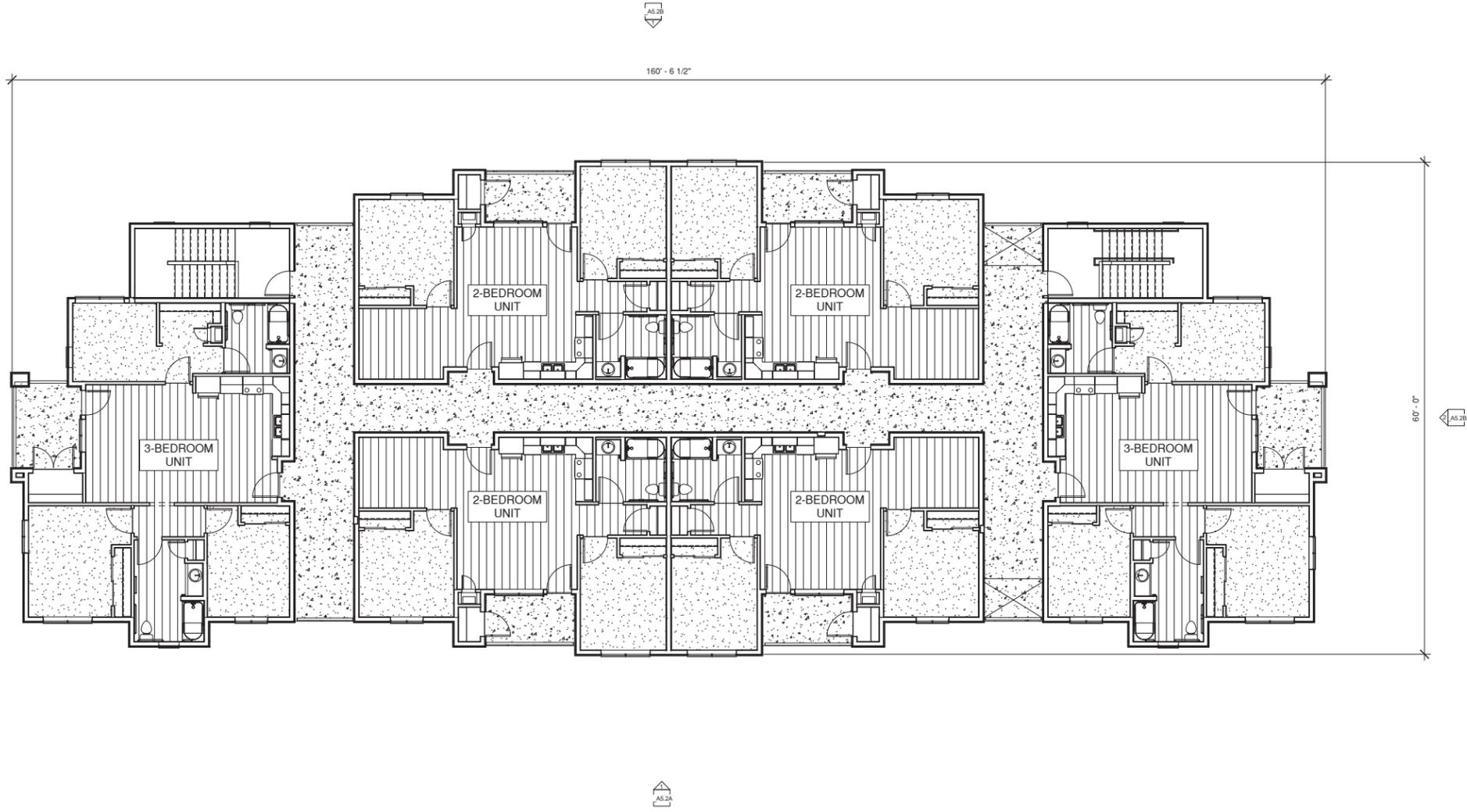
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A5.1B

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A5.1C

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② LEFT ELEVATION - BLDG. TYPE B
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PROJECT
**OCOTILLO SPRINGS
APARTMENTS**

S. 18TH ST. & I ST. BRAWLEY, CA

_A5.2A

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PROJECT
OCOTILLO SPRINGS APARTMENTS

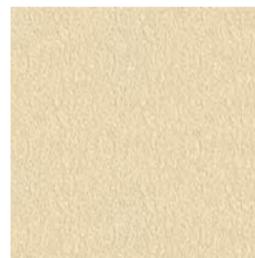
S. 18TH ST. & I ST. BRAWLEY, CA

A5.2B

SCHEMATIC SET / NOT FOR CONSTRUCTION



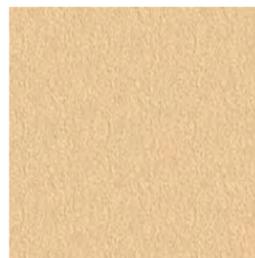
① FRONT ELEVATION - BLDG. TYPE B
N.T.S.



[A] STUCCO
COLOR TO MATCH SHERWIN WILLIAMS
"PUEBLO" SW 7711



[B] STUCCO
COLOR TO MATCH SHERWIN WILLIAMS
"DOESKIN" SW 6044



[C] STUCCO
COLOR TO MATCH SHERWIN WILLIAMS
"SWEET ORANGE" SW 6351



[D] DOORS, WINDOW TRIM,
RAILINGS, FLASHING
COLOR TO MATCH SHERWIN WILLIAMS
"ICE CUBE" SW 6252



[E] VINYL WINDOWS
BRIGHT WHITE

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PROJECT
**OCOTILLO SPRINGS
APARTMENTS**

S. 18TH ST. & I. ST. BRAWLEY, CA

A5.3

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1 1ST FLOOR PLAN - BLDG. TYPE C
1/8" = 1'-0"



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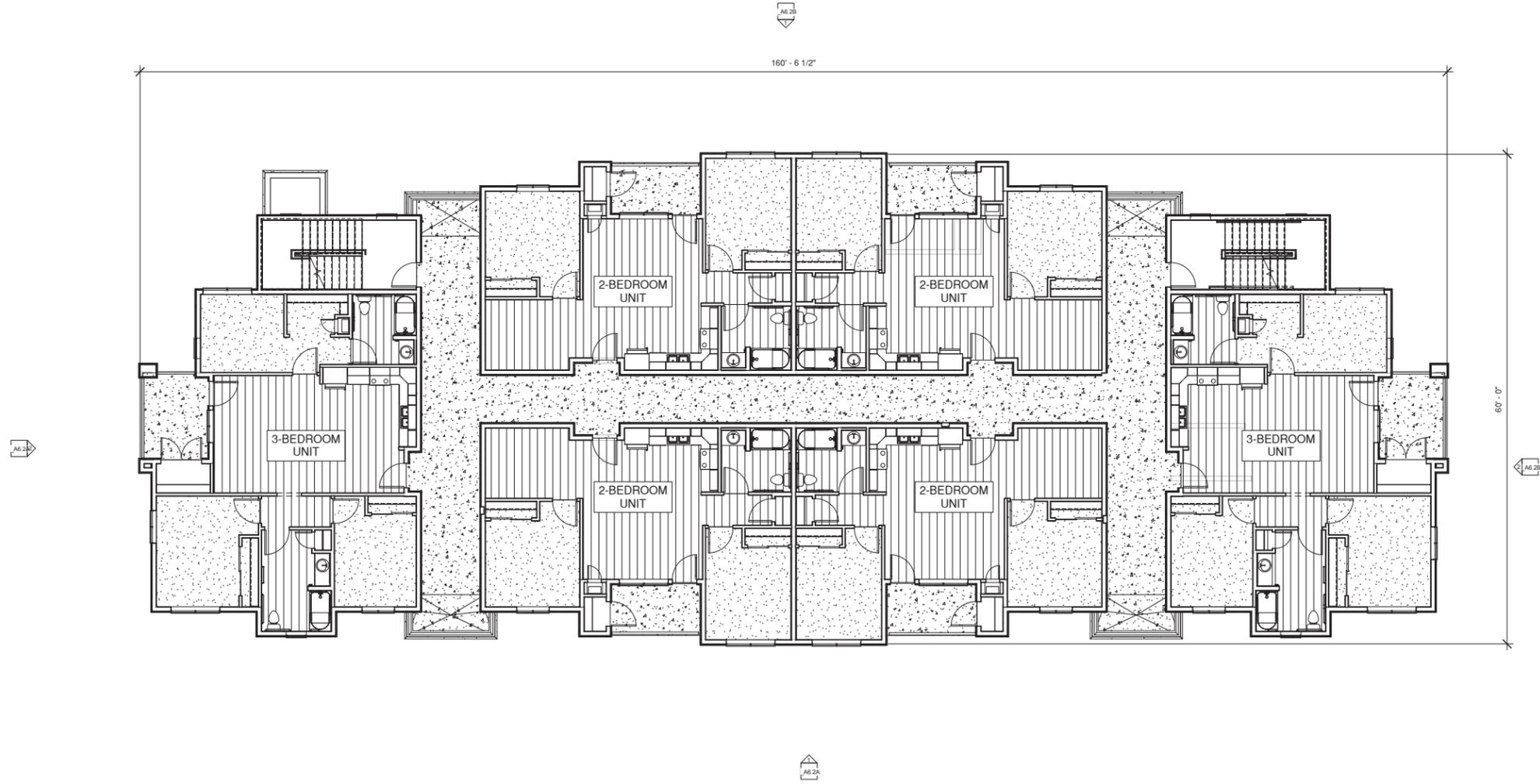
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PROJECT
OCOTILLO SPRINGS APARTMENTS
S. 18TH ST. & I. ST. BRAWLEY, CA

A6.1A

SCHEMATIC SET / NOT FOR CONSTRUCTION

1 2ND FLOOR PLAN - BLDG. TYPE C
1/8" = 1'-0"



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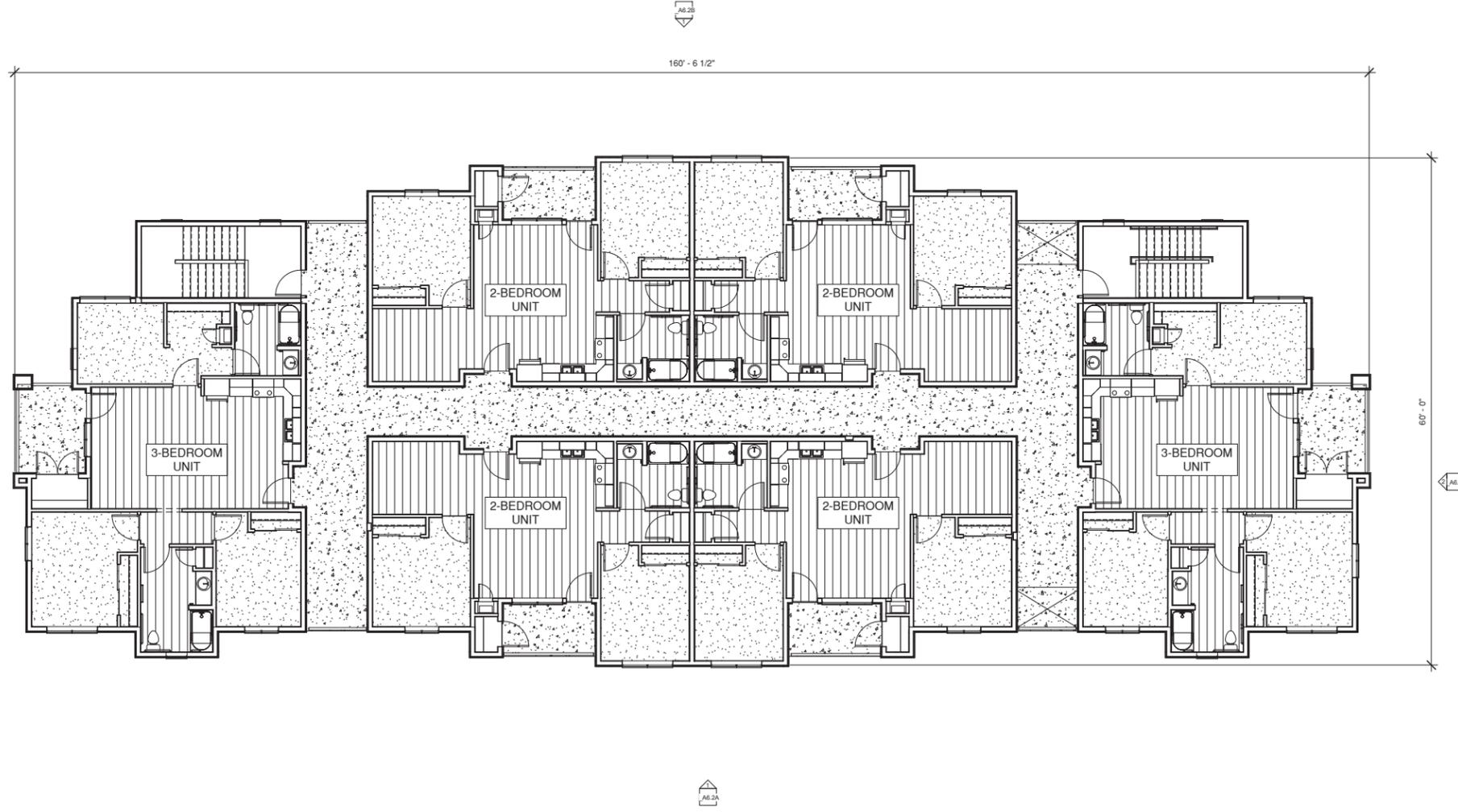
PROJECT
**OCOTILLO SPRINGS
 APARTMENTS**

S. 18TH ST. & I. ST.
 BRAWLEY, CA

A6.1B

SCHMATIC SET / NOT FOR CONSTRUCTION

① 3RD FLOOR PLAN - BLDG. TYPE C
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 S. 18TH ST. & I. ST. BRAWLEY, CA

A6.1C

SCHMATIC SET / NOT FOR CONSTRUCTION



① FRONT ELEVATION - BLDG. TYPE C
1/8" = 1'-0"



② LEFT ELEVATION - BLDG. TYPE C
1/8" = 1'-0"

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APARTMENTS**
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_A6.2A

SCHEMATIC SET / NOT FOR CONSTRUCTION



① REAR ELEVATION - BLDG. TYPE C
1/8" = 1'-0"



② RIGHT ELEVATION - BLDG. TYPE C
1/8" = 1'-0"

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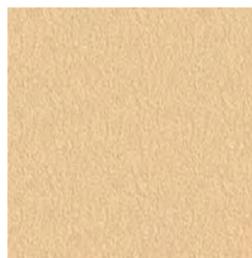
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12" = 1'-0"



[A] STUCCO
COLOR TO MATCH SHERWIN WILLIAMS
"PUEBLO" SW 7711



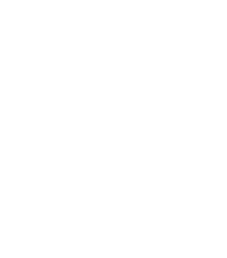
[B] STUCCO
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[D] DOORS, WINDOW TRIM,
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COLOR TO MATCH SHERWIN WILLIAMS
"ICE CUBE" SW 6252



[E] VINYL WINDOWS
BRIGHT WHITE

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PROJECT
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S. 18TH ST. & I. ST. BRAWLEY, CA

_A7.1A

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① PROJECT ENTRY
12" = 1'-0"



① COURTYARD RENDERING
12" = 1'-0"

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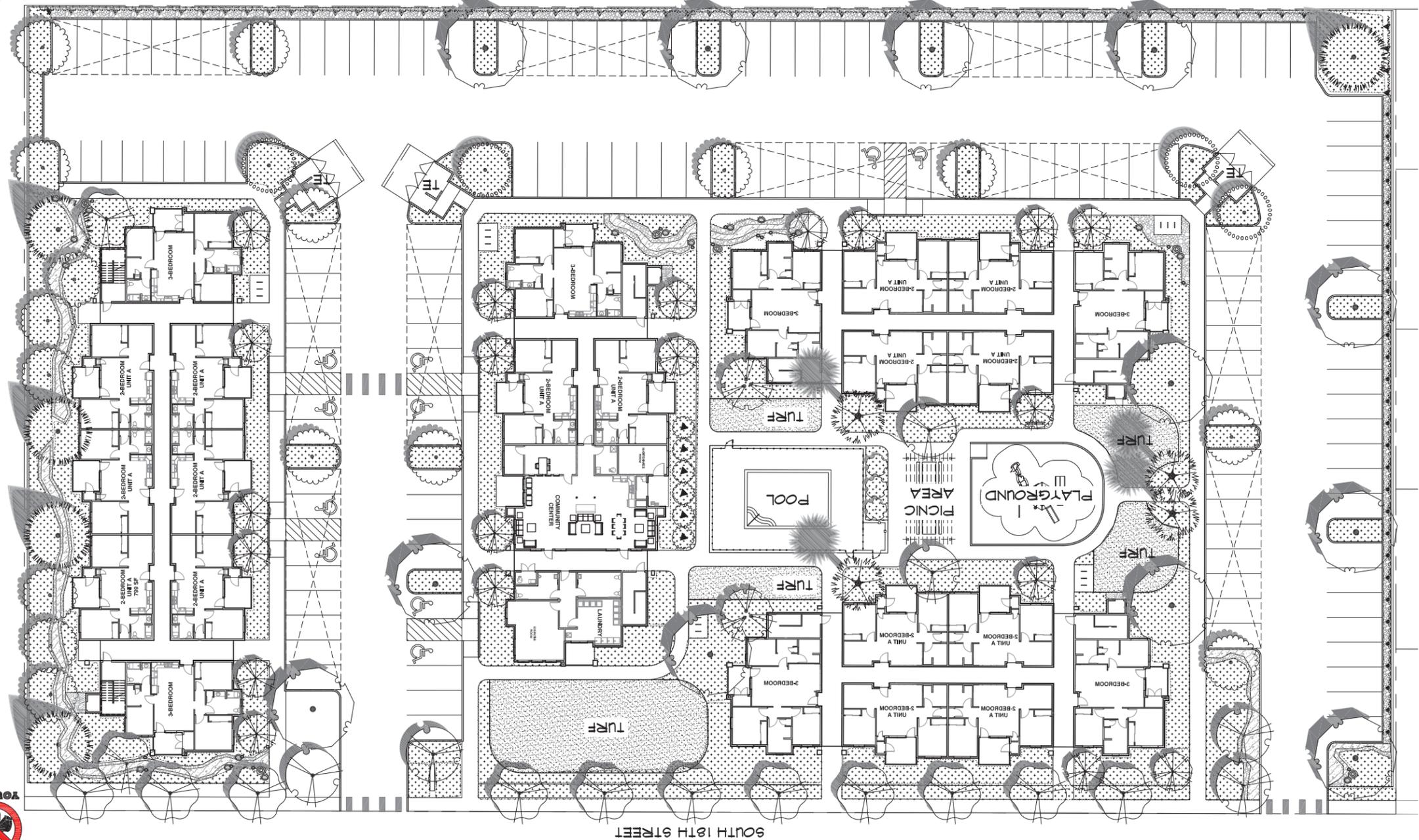
PROJECT
OCOTILLO SPRINGS APARTMENTS

S. 18TH ST. & I. ST. BRAWLEY, CA

_A7.1B

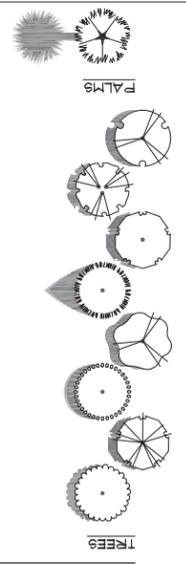
SCHEMATIC SET / NOT FOR CONSTRUCTION

1. HAVE CONFERRED WITH THE CENTRAL OF THE MODEL WATER EFFICIENT LANDSCAPE ORNANCE (MEL) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN.



PLANT SCHEDULE PRELIMINARY - REFER TO SHEET L2 FOR ADDITIONAL PROPOSED PLANTINGS TO BE USED

SIZE	COMMON NAME	BOTANICAL NAME
15 GAL	REDBOX	EUCALYPTUS POLYANTHEMOS
15 GAL	CHEROKEE GRAPE MYRTLE 9TD.	LAGERSTRÖMIA INDICA 'CHEROKEE' 9TD.
15 GAL	WILSON FRUITLESS OLIVE	OLEA EUROPAEA 'WILSONII'
15 GAL	DESERT MUSEUM PALO VERDE	PARKINSONIA X DESERT MUSEUM
15 GAL	ITALIAN STONE PINE	PINUS PINEA
15 GAL	KEITH DAVEY CHINESE FISTACHE	FISTACIA CHINENSIS 'KEITH DAVEY'
15 GAL	CHAOSTE TREE	VITEX AGNUS-CASTUS
15 GAL	PINK DAWN CHITALPA	X CHITALPA TASHKENTENSIS 'PINK DAWN'
15 GAL	COMMON NAME	BOTANICAL NAME
15 GAL	MEXICAN BLUE PALM	BRAHEA ARMATA



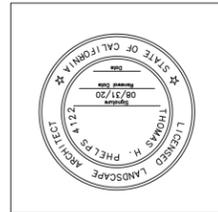
- NOTES:
- AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL THAT STATES WHAT SOIL AMENDMENTS ARE REQUIRED FOR OPTIMUM PLANTING GROWTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS.
 - BROADCAST THE FOLLOWING SOIL AMENDMENTS:
 2.1. QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA.
 2.2. ANALYSIS RECOMMENDATIONS OR 4 CY FOR BID PURPOSES.
 2.3. PELLETED FERTILIZER (11-0-0) 10LBS., OR AS PER SOIL ANALYSIS RECOMMENDATIONS.
 - CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL.
 - DE-ROCK AREA TO BE PLANTED BY USING A MECHANICAL ROCK PICKER. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.
 - INSTALL WEED BARRIERS OVER DEEP IRRIGATION COMPONENTS. LANDSCAPE FABRIC TO BE DEWITT ROCK-KLOTH BROWN 3.5OZ SECURE WITH HEAVY DUTY 'V' STAPLES EVERY 4', OR EQUAL. SECURE FABRIC SEGMENTS TO SOIL WITH 6"x6" STEEL 'U' SHAPE PINS OVERLAP PINS AT TWENTY FOUR (24) INCHES ON CENTER.
 - INSTALL ROCK MULCH AS PER THE PLAN NOTES, OR 3" DEPTH FIRE BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND ROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM PINE, WHITE AND/OR RED FIRE TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS WALK ON BARK IN THE TRADE.

THOMAS H. PHELPS
 LANDSCAPE ARCHITECTURE
 THPLA, Inc.
 California Landscape Architect #4122
 P.O. BOX 8328
 Chico, CA 95927-8328
 (530)992-8907 (530)992-9588fax
 thphelps@thphelps.com

PROJECT
OCOTILLO SPRINGS APARTMENTS
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10/11/18

REVISIONS

PLANNING COMISSION STAFF REPORT

Conditional Use Permit #: CUP 18-04

Property Owners: Robert Obrien & Elizabeth Machado,
c/o Tony Machado

Legal Description: LOTS 20 TO 23 INCL BLK 78 EXC W 6 IN OF LOT
23 TOWNSITE OF BRAWLEY, CITY OF BRAWLEY,
COUNTY OF IMPERIAL, STATE OF CALIFORNIA,
APN 049-023-002

Location: 616 Main Street

Area: 0.34 Acres (15,000 Square Feet)

Zoning: CM (Civic Center Main Street)

Existing Use: Vacant Building

Proposed Use: Commercial (1st Floor), Apartments (2nd Floor)

Surrounding Land Uses:

North -	CM (Civic Center Main Street)/ Vacant
South -	CN (Civic Center Neighborhood)/ Church
East -	CM (Civic Center Main Street)/ Pharmacy
West-	CM (Civic Center Main Street)/Furniture Store

General Plan Designation: Mixed Use

**PLANNING COMMISSION MEETING, JANUARY 9, 2019
5:30 P.M., CITY COUNCIL CHAMBERS,
383 W. MAIN STREET, BRAWLEY, CALIFORNIA**

Conditional Use Permit: CUP 18-04

General Information:

The applicant is requesting a conditional use permit to allow for a Density Bonus for apartments located in an existing downtown building. The property is currently zoned Civic Center Main Street. The site is currently a vacant building under construction and is 0.34 acres in size. The proposed site plan shows 17 Units to be located on the site. Access is proposed via Main Street and G Street. There are no zoning conditions currently imposed on this property.

Staff Recommendation:

1. Landscaping will be required as per Sec. 27.180 of the Zoning Ordinance and the Downtown Specific Plan.
2. Hydraulics, drainage and grading details to City standards provided to the City Engineer. The percentage of retention shall be determined by the City Engineer.
3. Applicant/Property Owner 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.
4. Provide sewer and water, curb and gutter, sidewalk, street and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel.
5. Applicant/Property Owner 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 Development Review Committee, Planning Commission or City Council concerning the project. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.
6. The applicant shall pay any and all amounts as determined by the city to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, city ordinance and/or any other laws that apply. This include any applicable Development Impact Fees, Capacity Fees, Plan Check and/or Inspection Fees, Air Pollution Control District (APCD) Fees, Environmental Filing Fees and Building Permit Fees.
7. The applicant shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this project, whether specified herein or not.
8. 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.
9. A Density Bonus Agreement shall be required for the project.
10. The public alley between the north and south portions of the project shall be improved to City standards.

Conditional Use Permit: CUP 18-04

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 15194 (Affordable Housing), Section 153301 (Existing Facilities) and 15332 (In-Fill Development).
 - (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations
 - (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
 - (c) The project site has no value as habitat for endangered, rare or threatened species.
 - (d) Approval of the project would not result in any significant effects relating to traffic noise, air quality, or water quality.
 - (e) The site can be adequately served by all required utilities and public services.
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Granting of the conditional use permit will not be detrimental to the public welfare or detrimental to the health and safety of the residents of the City of Brawley.
4. The conditional use permit is consistent with the General Plan, Downtown Specific Plan and the character of the area for that type of land use.

The Brawley General Land Use Map designates this property for **Mixed Use** land uses.

Civic Center Main Street zoning permits Multi Family Housing by **right**, requires a **conditional use permit** for a **density bonus**.

The Commission must determine the following:

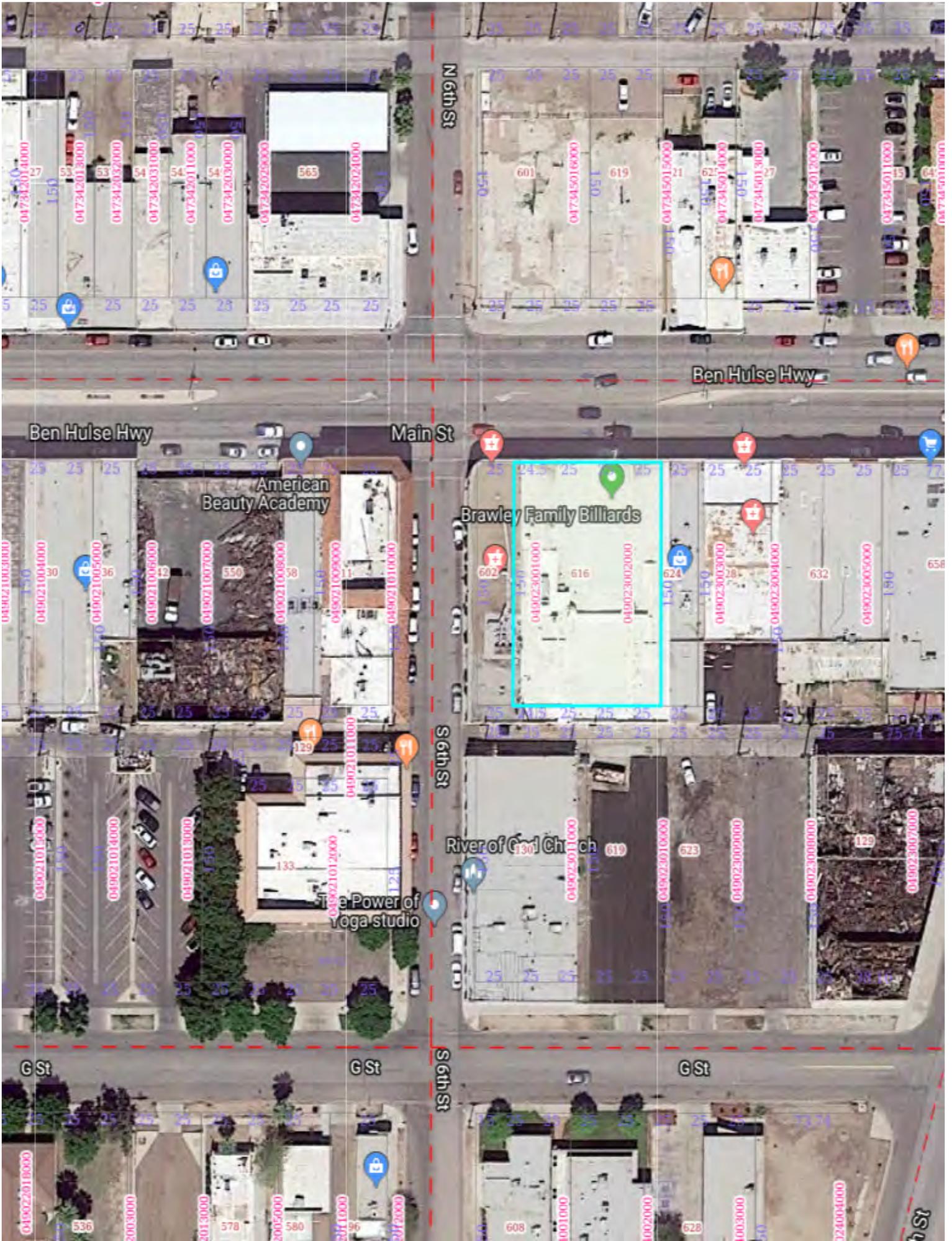
- A. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit protects the best interest, health, safety and welfare of the public in general.
- B. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit complies with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area.
- C. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit is in accordance with and in furtherance of the Brawley General Plan, any special neighborhood plans or policies adopted by the City regarding the development area, or any approved concept plan.
- D. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit is adequately served by and will not impose an undue burden upon the public improvements and rights - of - way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity.
- E. Any impacts of the proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit mitigates substantial environmental problems.
- G. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses.
- H. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit is compatible with adjacent structures and uses.
- I. The Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit is not materially

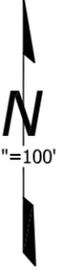
detrimental to the enjoyment or valuation of the property adjacent to the site.

ATTACHMENT: Location Maps, Building Plan.

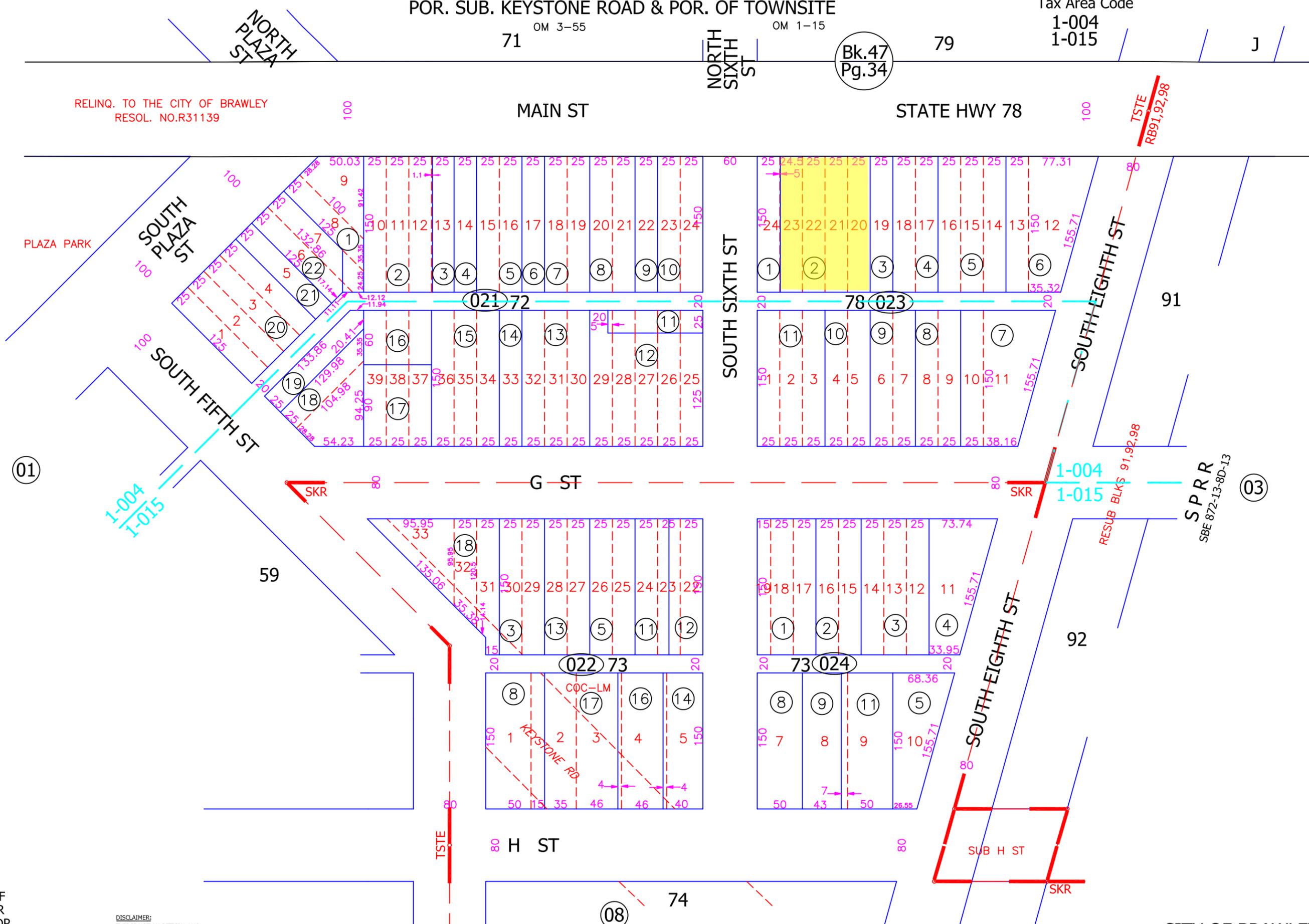
NOTE TO THE PROPERTY OWNER: PLANNING COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE MEETING FOR THIS ITEM. YOU WILL REMAIN IN THE WAITING AREA UNTIL YOUR ITEM IS HEARD. FAILURE TO ATTEND THE MEETING WILL RESULT IN RESCHEDULING TO THE NEXT PLANNING COMMISSION MEETING. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (760) 344-8822.

CUP 18-04 Location Map





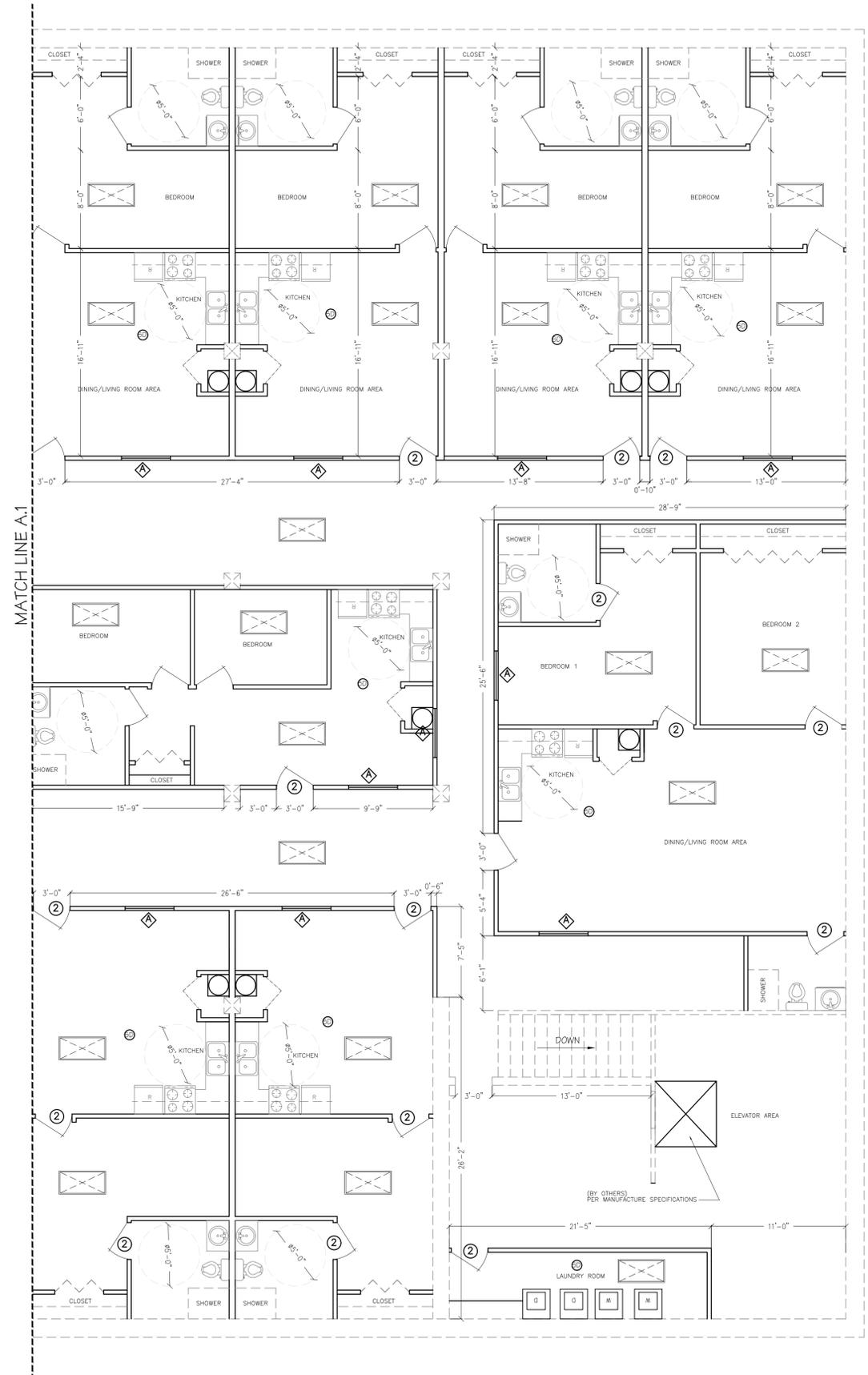
RELINQ. TO THE CITY OF BRAWLEY
RESOL. NO.R31139



- 2-16-12 MF
- 3-28-05 AR
- 12-21-91 DP
- 2-21-86 RM
- 3-28-85 RM
- 10-29-81 LS
- 10-16-12 MF

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OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)





FLOOR PLAN

SCALE 3/16" = 1'-0"



WINDOW SCHEDULE						
SYMBOL	SIZE		TYPE	FRAME		GLASS TYPE
	WIDTH	HEIGHT		MAT.	FINISH	
A	4'-0"	4'-0"	SLIDING	ALUM	PAINT	DUAL PANED TEMPERED
B	1'-0"	2'-0"	SLIDING	ALUM	PAINT	DUAL PANED TEMPERED

DOOR SCHEDULE						
SYMBOL	SIZE			FRAME MAT.	FINISH	NOTES
	WIDTH	HEIGHT	THICK			
1	2'-8"	6'-8"	1-3/8"	HOLLOW CORE	PAINT	
2	3'-0"	6'-8"	1-3/8"	HOLLOW CORE	PAINT	

WALLS LEGEND

- EXISTING URM WALLS TO REMAIN
- ===== NEW 2"x4" WOOD WALLS W/ 1/2" DRYWALL ON BOTH SIDES
- ⊗ EXISTING CONCRETE COLUMNS TO REMAIN
- Ⓢ SMOKE DETECTORS
- ⊞ 22_1/2"x45_3/4" SKYLIGHTS

NOTE: INSTALLATION OF SMOKE DETECTORS WILL COMPLY WITH CBC SEC 907.2.10.1.2.

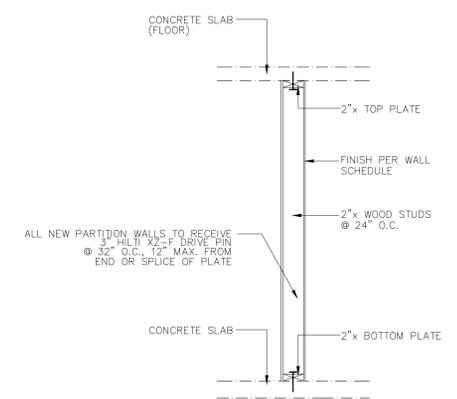
NOTE: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.

NOTE: ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER FOR OTHER ROOMS.

NOTE: ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR FOR BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS.

NOTE: STATE HEALTH AND SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) AND CROSSLINKED POLYETHYLENE (PEX) FOR INTERIOR WATER SUPPLY PIPING.

NOTE: SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075.



TYPICAL NON-BEARING WALL DETAIL

SCALE 1/2" = 1'-0"

No.	REVISIONS	DATE

OWNER NAME & ADDRESS:

ENGINEER:
VICTOR RODRIGUEZ-FERNANDEZ
125 E. 3RD ST PMB 92-0234
CALEXICO, CA 92231

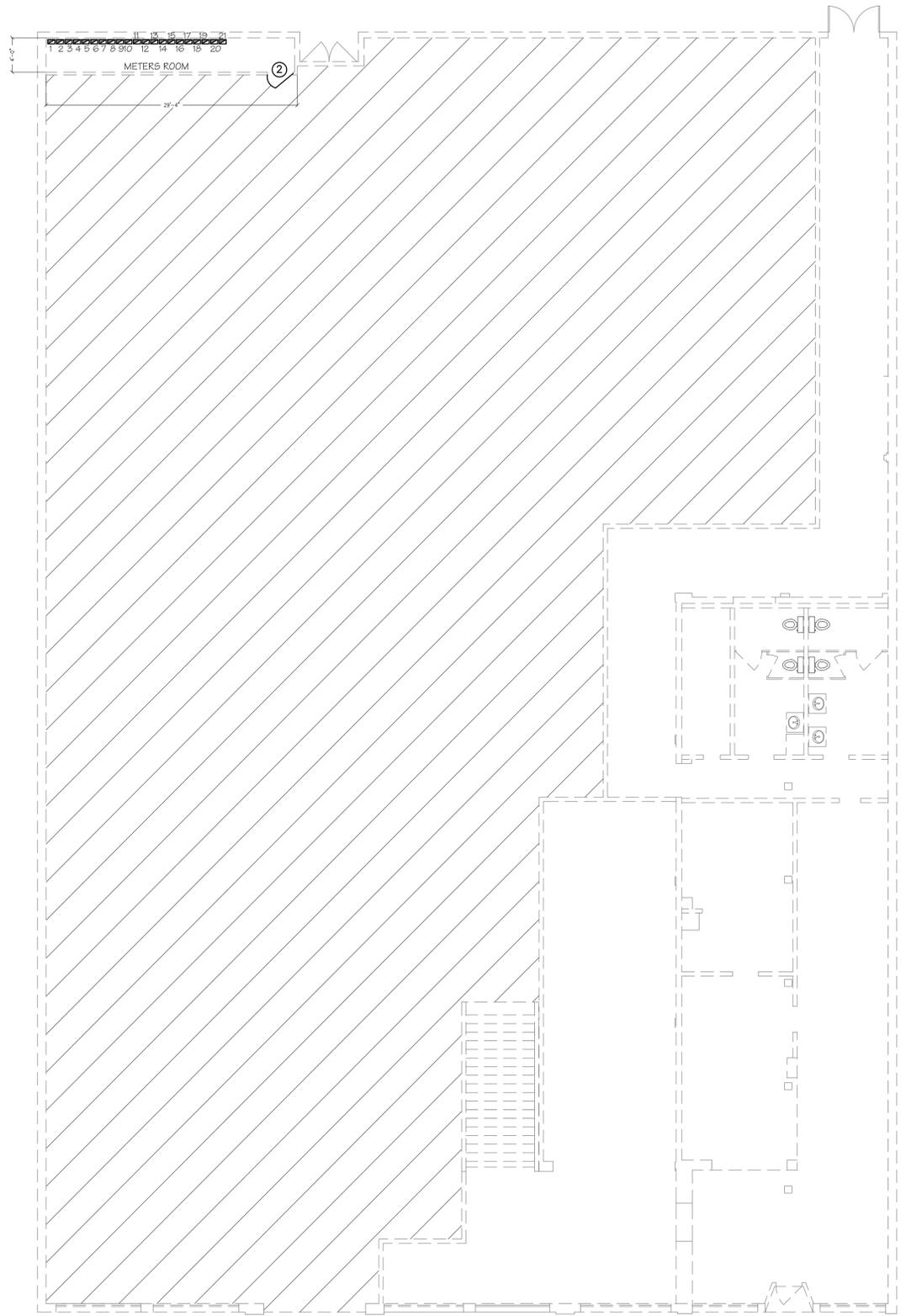
SEAL:



PROJECT DESCRIPTION:
TENANT IMPROVEMENTS

PROJECT ADDRESS:
616 MAIN ST.
BRAWLEY, CA 92227

PROJECT # :	SHEET:
DATE: 10/31/2018	A.2
SCALE: AS NOTED	



METERS ROOM

SCALE 1/8" = 1'-0"



GENERAL NOTES

No.	REVISIONS	DATE

OWNER NAME & ADDRESS:

ENGINEER:

SEAL:



PROJECT DESCRIPTION:
TENANT IMPROVEMENTS

METERS ROOM
PROJECT ADDRESS:
616 MAIN ST.
BRAWLEY, CA 92227

PROJECT # :	SHEET:
DATE: 07/23/2018	A.3
SCALE: AS NOTED	

PLANNING COMISSION STAFF REPORT

Site Plan: VAR 18-02/SP 18-02 - Calvalry Kaleo Church

Property Owner: Calvary Kaleo, Inc

Representative: GS Lyon Consultants

Legal Description: Lots 5 6 & 7 Block 81, Townsite of Brawley OM 1 15, City of Brawley, County of Imperial, State of California, APN 047-272-010

Location: 307 N 8TH ST

Area: 0.56 Acres (24,445 Square Feet)

Zoning: C-2 (Medium Commercial)

Existing Use: Vacant Auto Parts Store

Proposed Use: Church

Surrounding Land Uses:

North - C-2 (Medium Commercial)/ Tire Shop

South - CN (Civic Center Neighborhood) / Equipment Rental

East - M-1 Light Manufacturing / Tortilla Factory

West- C-2 (Medium Commercial)/ Automobile Repair Shop

General Plan Designation: C-2 (Medium Commercial)

CEQA Status: Exempt

Site Plan: VAR 18-02/SP 18-02

General Information:

The site plan was submitted in order to permit a Church. The property is currently zoned C-2 (Medium Commercial). The site is currently a Vancant Auto Parts Store and is 0.56 acres in size. Access is proposed via D Street. Site plan review is required because there is a change of use that will require an increase in parking facilities. A variance is required to address parking issues. The project proposes an unfixed seating area which will require 59 parking spaces of which 2 are for staff and 57 parking spaces are for attendees. There are 22 parking spaces are provided making them deficient of 37 spaces. Should the developer make the current amount of chairs fixed they would necessitate 31 parking spaces and be deficient of 9. There are no zoning conditions currently imposed on this property.

Staff Recommendation:

If approved, the Planning Department recommends the following conditions:

1. Landscaping will be required as per Sec. 27.180 of the Zoning Ordinance and the Brawley Landscaping Ordinance.
2. Hydraulics, drainage and grading details to City standards provided to the City Engineer. Any additional storm water flow shall be retained onsite.
3. Applicant/Property Owner shall obtain an encroachment permit from the Department of Public Works for any new, altered, removal or unpermitted driveways necessary to access each of the parcels from a public street.
4. Provide sewer and water, curb and gutter, sidewalk, street and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel. All driveways shall be ADA compliant and the ramp on the northeast corner of the property shall also be made ADA compliant.
5. Applicant/Property Owner 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 Development Review Committee, Planning Commission or City Council concerning the project. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.
6. The applicant shall pay any and all amounts as determined by the city to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, city ordinance and/or any other laws that apply.
7. The applicant shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this project, whether specified herein or not.
8. 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.

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 153302(b) (Replacement and Reconstruction) and 15332 (In-Fill Development).
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Approval of the site plan and will not be detrimental to the public welfare or detrimental to the health and safety of the residents of the City of Brawley.
4. The site plan is consistent with the General Plan and the character of the area for that type of land use.
5. The site plan meets the standards of Section 27.265 of the Brawley Zoning Ordinance.

The Brawley General Land Use Map designates this property for **C-2 (Medium Commercial)** land uses.

C-2 (Medium Commercial) zoning permits Churches by **right**.

The Commission must determine the following:

- A. The variance protects the best interest, health, safety and welfare of the public in general.
- B. The variance complies with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.

- C. This variance is in accordance with and in furtherance of the Brawley General Plan, any special neighborhood plans or policies adopted by the City regarding the development area, and any approved concept plan.
- D. The proposed variance is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity.
- E. Any impacts created by the proposed variance on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the variance mitigates substantial environmental problems.
- G. The variance is compatible with adjacent structures and uses.
- H. The proposed variance is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

ATTACHMENT: Location Map; Site Plan

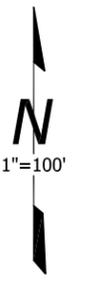
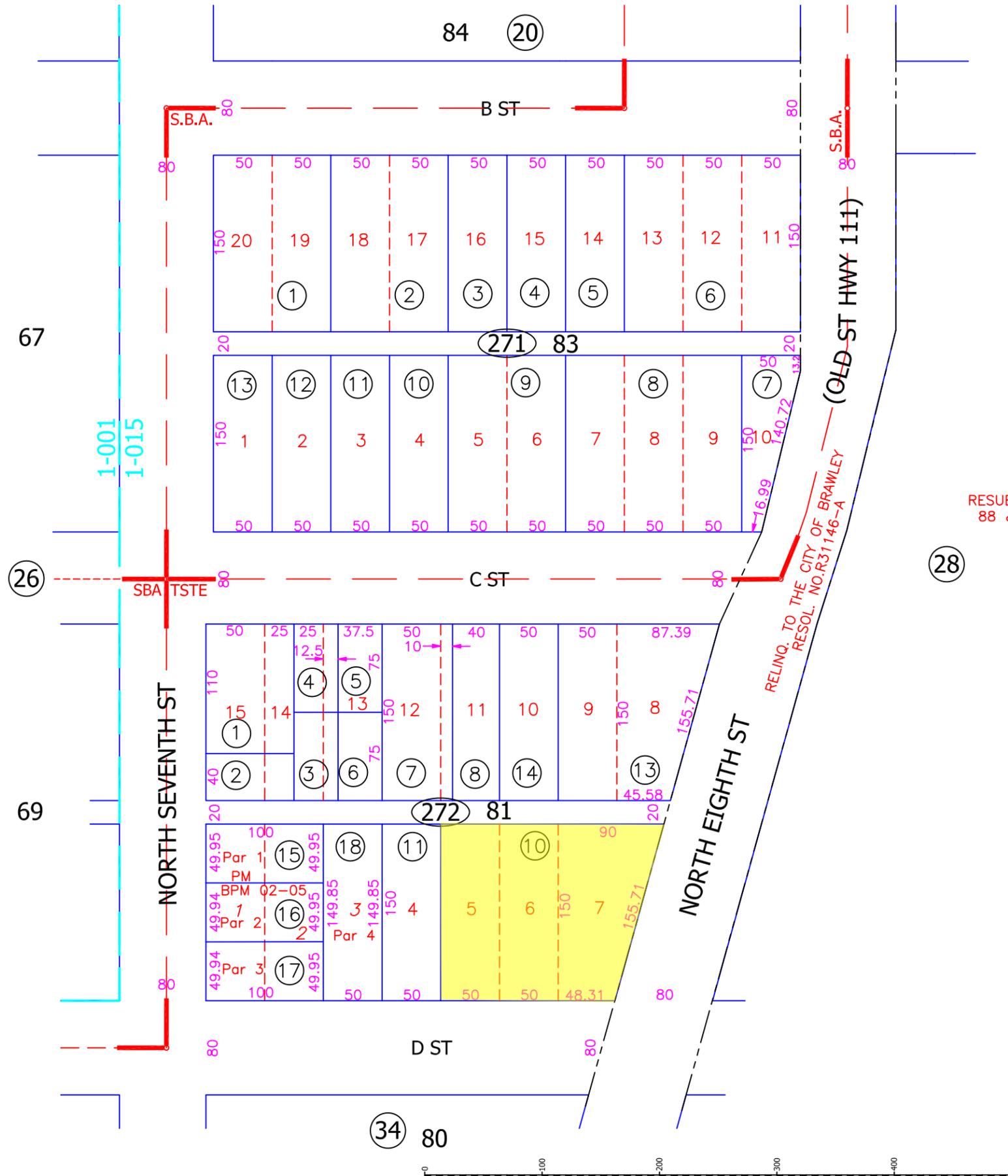
NOTE TO THE PROPERTY OWNER: PLANNING COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE MEETING FOR THIS ITEM. YOU WILL REMAIN IN THE WAITING AREA UNTIL YOUR ITEM IS HEARD. FAILURE TO ATTEND THE MEETING WILL RESULT IN RESCHEDULING TO THE NEXT PLANNING COMMISSION MEETING. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (760) 344-8822.

POR. SUB. BRAWLEY AVE. & POR. OF TOWNSITE

Tax Area Code
1-015

47-27

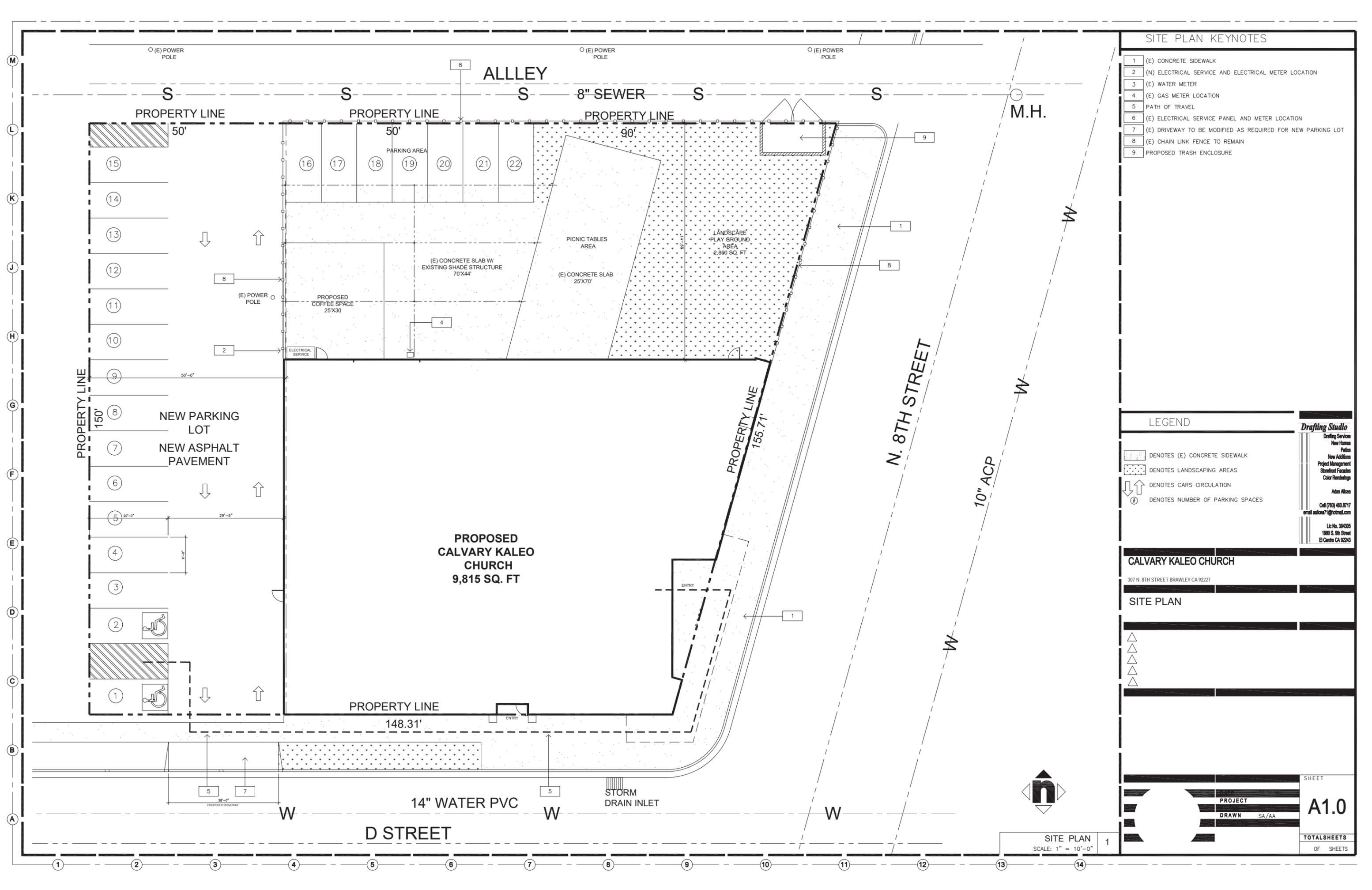
O.M. 3-34 O.M. 1-15



9-6-11 MF
6-1-11 MF
1-20-04 AR
11-12-91 DP
7-11-77 IJ

DISCLAIMER:
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CITY OF BRAWLEY
Assessor's Map Bk.47-Pg.27
County of Imperial, Calif.



SITE PLAN KEYNOTES

- 1 (E) CONCRETE SIDEWALK
- 2 (N) ELECTRICAL SERVICE AND ELECTRICAL METER LOCATION
- 3 (E) WATER METER
- 4 (E) GAS METER LOCATION
- 5 PATH OF TRAVEL
- 6 (E) ELECTRICAL SERVICE PANEL AND METER LOCATION
- 7 (E) DRIVEWAY TO BE MODIFIED AS REQUIRED FOR NEW PARKING LOT
- 8 (E) CHAIN LINK FENCE TO REMAIN
- 9 PROPOSED TRASH ENCLOSURE

LEGEND

- DENOTES (E) CONCRETE SIDEWALK
- DENOTES LANDSCAPING AREAS
- DENOTES CARS CIRCULATION
- DENOTES NUMBER OF PARKING SPACES

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 Aden Alica
 Call (760) 460.8717
 email aalica71@hotmail.com
 Lic No. 394305
 1800 S. 9th Street
 El Centro CA 92243

CALVARY KALEO CHURCH

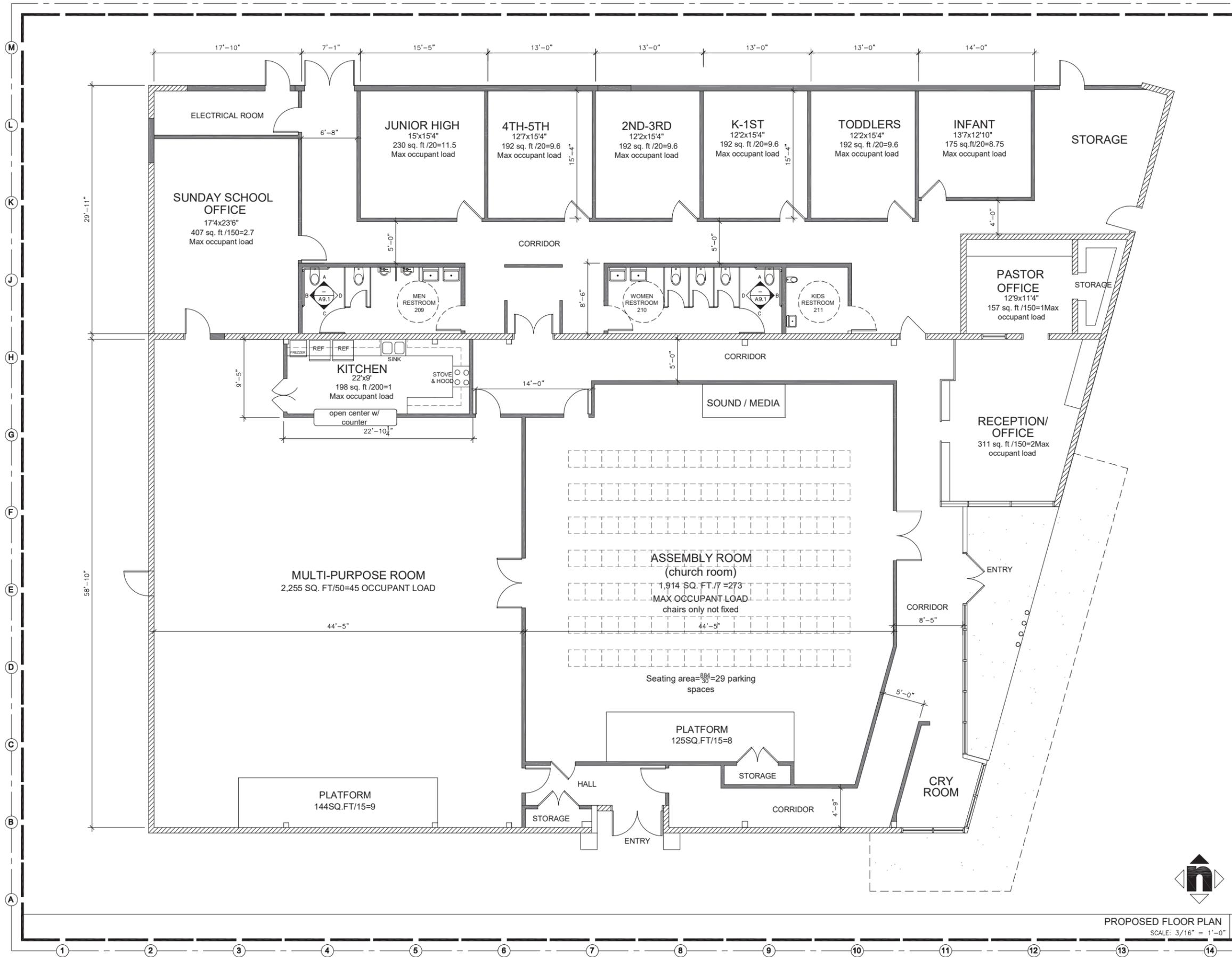
307 N. 8TH STREET BRAWLEY CA 92227

SITE PLAN



<p>PROJECT</p> <p>DRAWN SA/AA</p>	<p>A1.0</p>
<p>TOTAL SHEETS</p> <p>OF SHEETS</p>	<p>SHEET</p> <p>1</p>

SITE PLAN
 SCALE: 1" = 10'-0"



MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT LOAD TOTAL =399

TABLE 1004.5 2018 INTERNATIONAL BUILDING CODE

ASSEMBLY ROOM (CHURCH)	=	273
MULTI-PURPOSE VOCATIONAL	=	45
CLASSROOMS	=	60
OFFICES	=	3
KITCHEN	=	1
PLATFORMS	=	17
TOTAL	=	399

LEGEND

- DENOTES (E) CONCRETE SIDEWALK
- DENOTES LANDSCAPING AREAS
- DENOTES CARS CIRCULATION
- DENOTES NUMBER OF PARKING SPACES

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 Alan Alonzo
 Call (760) 480.6717
 email: adlonzo71@hotmail.com
 Lic No. 394305
 1880 S. 8th Street
 El Cerrito CA 92243

CALVARY KALEO CHURCH

307 N. 8TH STREET BRAWLEY CA 92227

FLOOR PLAN



PROJECT		A2.1
DRAWN SA/AA		
SHEET		TOTAL SHEETS
		OF SHEETS

PROPOSED FLOOR PLAN
 SCALE: 3/16" = 1'-0"

1