PLANNING COMMISSION

Darren Smith, Chairman

Juan Tavares, Vice-Chairman

Eugene Bumbera George A. Marquez

Jay Goyal Robert Palacio Kevan Hutchinson

AGENDA
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, M ARCH 3, 2021 AT 5:30 P.M.
CITY OF BRAWLEY COUNCIL CHAMBERS
205 S. IMPERIAL AVENUE
BRAWLEY, CALIFORNIA

This meeting will be broadcast live at www.facebook.com/cityofbrawley .

1. **CALL TO ORDER / ROLL CALL**

2. **APPROVE AGENDA**

3. **PUBLIC APPEARANCES**

The Planning Commission encourages citizen participation on all matters presented for their consideration. The Planning Commission does not take action on items presented under Public Appearances.

To maintain social distancing, physical presence is strongly discouraged. Alternative methods of participation are encouraged and should a member of the public wish to provide public comments, please submit written comments via email to amontano@brawley-ca.gov or contact the Planning Division Office at 760/344-8822.

4. **VAR 21-01**

A variance (PM 21-01) submitted to allow for addition of a R.V. Parking Port within the required five foot side yard setback. The site currently contains one single family home.

Property Owner:	Willis McConnell
Legal Description:	Lot 16 & the East 40 Feet of Lot 17 Pinner Subdivision, City of Brawley, County of Imperial, State of California, APN 046-221-006

5. **NEXT MEETING DATE**

6. **ADJOURNMENT**

Supporting documents are available for public review in the Community Development Services office, 205 S. Imperial Avenue, Brawley, CA 92227 Monday through Friday, during regular posted business hours.

PLANNING COMMISSION STAFF REPORT

Variance #:	VAR 21-01
Property Owner(s):	Willis McConnell
Legal Description:	Lot 16 & the East 40 Feet of Lot 17 Pinner Subdivision, City of Brawley, County of Imperial, State of California, APN 046-221-006.
Location:	647 W. D Street
Area:	.63 Acres (27,526 Square Feet)
Zoning:	R-1 Residential Single Family
Existing Use:	Single Family Dwelling
Proposed Use:	Single Family Dwelling with an added R.V. Parking Port.

Surrounding Land Uses:

North -	R-1 Residential Single Family
South -	R-1 Residential Single Family
East -	R-1 Residential Single Family
West-	R-1 Residential Single Family

General Plan Designation: Low Density Residential

PLANNING COMMISSION MEETING
MARCH 3, 2021, 5:30 P.M.
CITY COUNCIL CHAMBERS
383 MAIN STREET, BRAWLEY, CA 92227

Variance: VAR 21-01

General Information:

The applicant is requesting a variance to allow for addition of a R.V. Parking Port within the required five foot side yard setback. The property is currently zoned R-1 Single Family and contains one single family house. The port is proposed to be located three feet from the west side yard property line. There are no zoning conditions currently imposed on this property.

Information to the Committee:

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 pay fees to record the final parcel map.
5. 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.
6. 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.
7. 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.

The recommendation is based on the following findings:

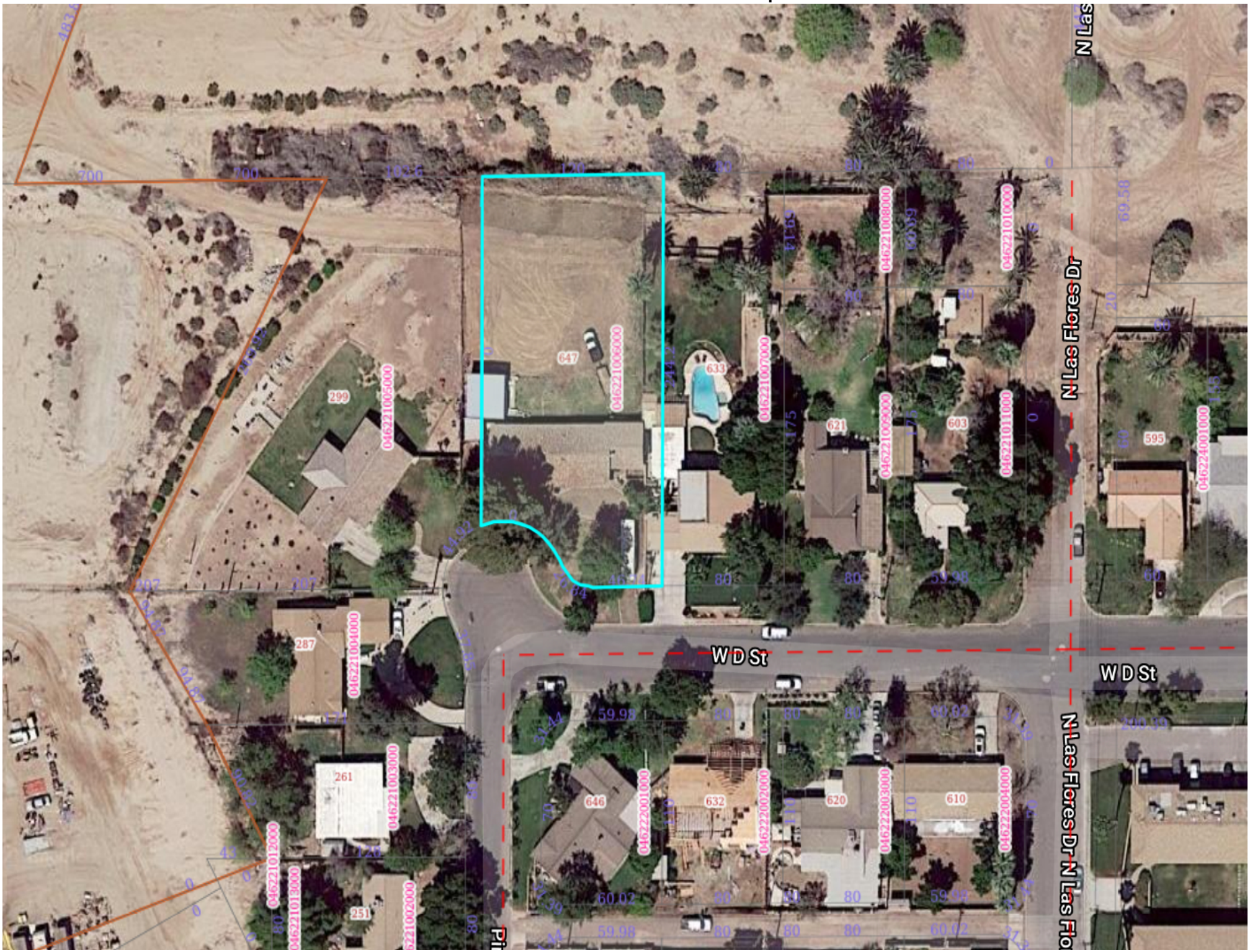
1. The proposal is exempt from CEQA pursuant to Section 15301(e).
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. The lot variance does not grant special privileges to the proponent.
4. Granting of the variance will not be detrimental to the public welfare or detrimental to the health and safety of the residents of the City of Brawley.
5. The variance is consistent with the character of the area for that type of land use.

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

Zoning requires variance for structures proposed located in the required side yard setback.

Attachments: Location Maps, Site Plan, Engineered Plans

VAR 21-01 Location Map



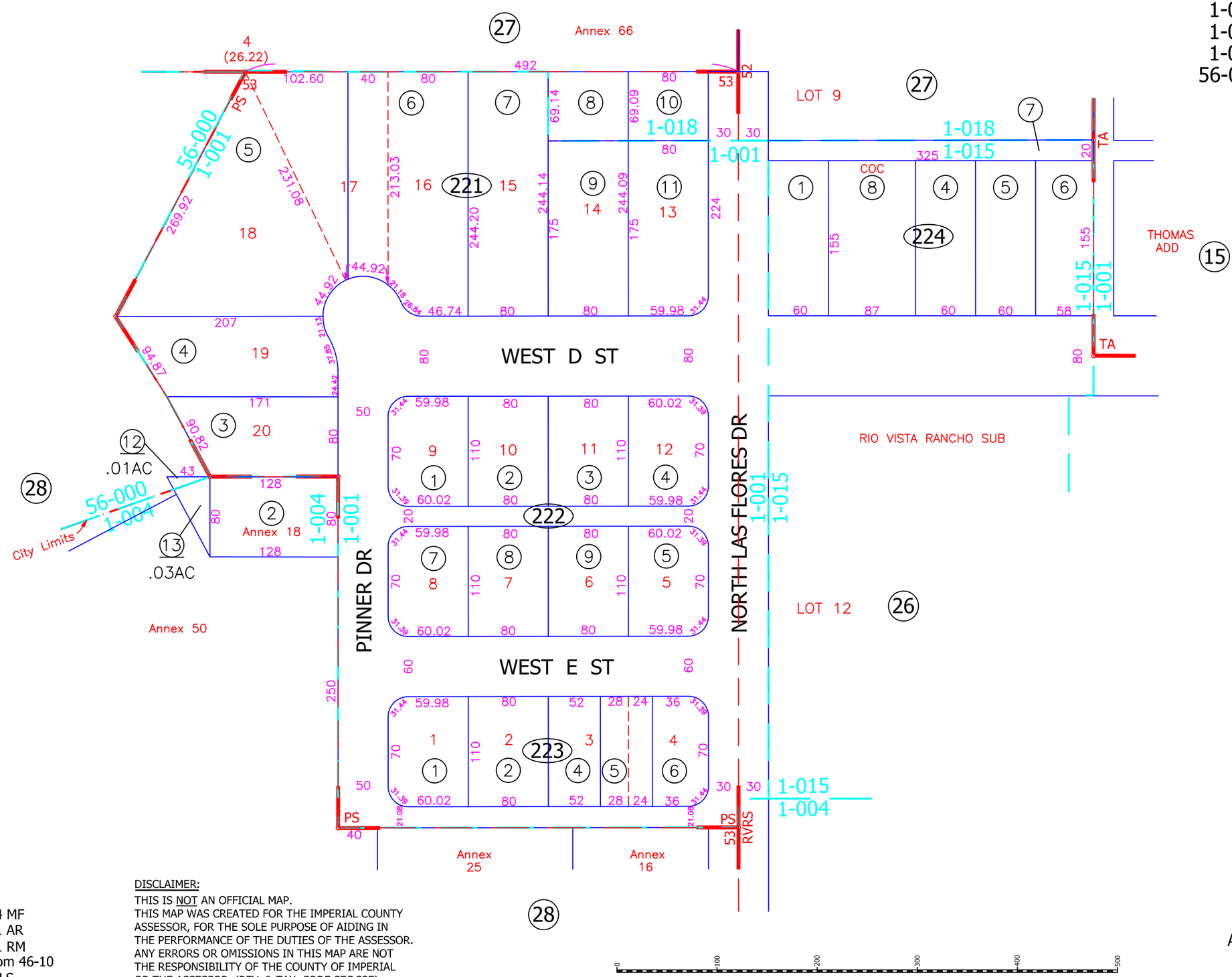
PINNER SUB & POR R10 VISTA RANCHO SUB & POR TRACT 53 T13S, R14E

FM 1–9

Tax Area Code
1-001
1-004
1-015
1-018
56-000

46-22

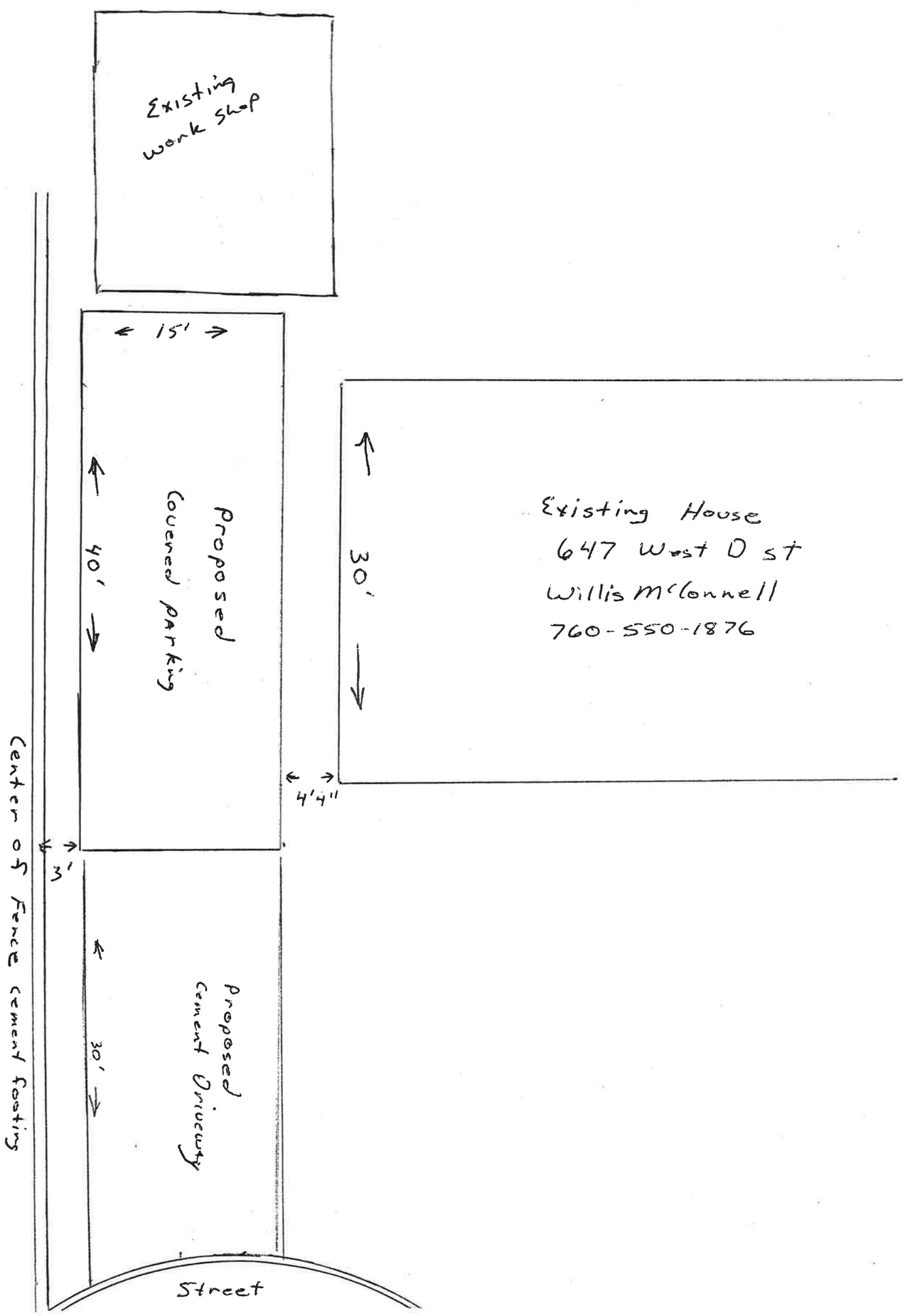
N
1"=100'



DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR. ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

8-11-14 MF
7-25-01 AR
9-25-91 RM
Por. From 46-10
9-4-81 LS

CITY OF BRAWLEY
Assessor's Map Bk.46-Pg.22
County of Imperial, Calif.


Existing work shop
15'
40'
Proposed Covered Parking
30'
Existing House
647 West D st
Willis McConnell
760-550-1876
4'4"
3'
30'
Proposed Cement Driveway
Center of fence cement footing
Street

METAL CARPORT INSTALLATION PLANS AND DETAILS

AND

FRAMING AND FASTENER SPECIFICATIONS

INTERSTATE STEEL STRUCTURES
385 W. Esplanade Avenue
SAN JACINTO, CA 92583

GENERAL NOTES:

ALL STEEL TUBING SHALL BE 65 KSI STEEL OR BETTER.

LOCATE ANCHORS NEAR EACH END OF BOW FRAME.

FASTEN METAL ROOF PANELS TO BOW FRAME WITH #12–14x ¾" SELF DRILLING FASTENERS (SDF's) WITH CONTROL SEAL WASHERS AT 8" O.C. MAX.

ALL FIELD CONNECTIONS TO STEEL TUBE FRAME ARE #12–14x ¾" SELF DRILLING FASTENERS, OR BETTER, UNLESS NOTED OTHERWISE.

ALL WELDED CONNECTIONS SHALL BE SHOP WELDED, UNLESS NOTED OTHERWISE.

ALL PLANS ARE VALID UNTIL THE NEXT REVISION OF THE INTERNATIONAL BUILDING CODE.

THE CONCRETE SLAB AND FOUNDATION ARE BY OTHERS AND ARE NOT A PART OF THE CARPORT PLANS. THE FOUNDATION INFORMATION SHOWN ON THE PLANS IS FOR INFORMATION ONLY AND IS THE MINIMUM NEEDED TO SATISFACTORILY SUPPORT THE CARPORT STRUCTURE. MOST BUILDINGS THAT ARE GREATER THAN 600 SF IN AREA REQUIRE A FOUNDATION THAT EXTENDS TO FROST DEPTH. THE OWNER IS RESPONSIBLE FOR DETERMINING FOUNDATION REQUIREMENTS FROM THE LOCAL BUILDING CODE OFFICIAL.

AN EXISTING CONCRETE SLAB MAY BE USED IF THE SLAB IS IN GOOD CONDITION, WITH NO MAJOR CRACKS OR SPALLS. THE MINIMUM REQUIRED SLAB THICKNESS IS 4 INCHES. THE BASE RAILS MAY BE ANCHORED USING THE SAME METHODS AS FOR A NEW CONCRETE SLAB.

THE OWNER IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT, IF NEEDED, AND FOR COMPLYING WITH ALL LOCAL BUILDING CODE REQUIREMENTS.

THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, AND ARE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE AND THE 2012, 2015 AND 2018 INTERNATIONAL BUILDING CODES. LOADS ARE IN ACCORDANCE WITH ASCE/SEI 7–10 and 7–16.

NOTE:
THESE ARE STANDARD PLANS THAT CAN BE USED FOR A WIDE RANGE OF APPLICATIONS. IF SITE SPECIFIC PLANS ARE REQUIRED, A SEPARATE SET OF PLANS WILL NEED TO BE PREPARED.

INTERSTATE STEEL STRUCTURES

TOLL FREE 1–888–654–2435
LOCAL 951–654–2005

This document was prepared exclusively for:

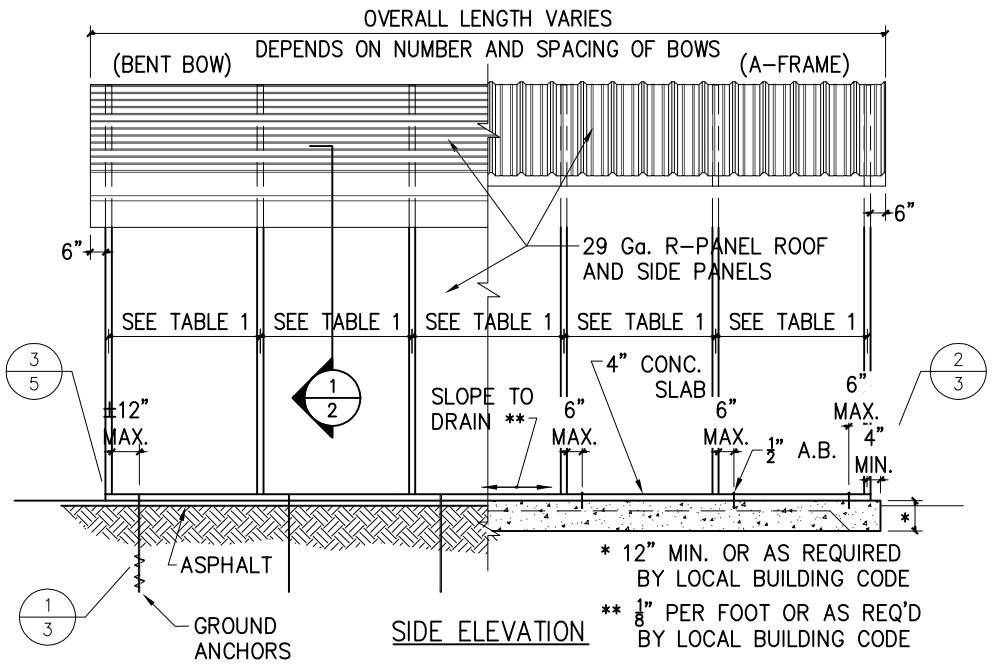
Interstate Steel Structures
385 W. Esplanade Avenue
San Jacinto, CA 92583

SEISMIC PARAMETERS		DESIGN
STATE		CA
ZIP CODE		– – –
RISK CATEGORY		I
SEISMIC IMPORTANCE CATEGORY		1.00
GROUND MOTION	S_S	2.5429
	S_1	1.1089
SITE COEFFICENTS	SITE CLASS	D
	F_a	1.00
	F_v	1.50
MAXIMUM CONSIDERED EARTHQUAKE ACCELERATION	S_{MS}	2.543
	S_{M1}	1.663
SITE COEFFICENTS	S_{DS}	1.695
	S_{D1}	1.109
SEISMIC DESIGN CATEGORY		E
RESISTING SYSTEM		OSMF
RESPONSE MODIFICATION COEFFICIENT	R	3.50
OVERSTRENGTH FACTOR	Ω_o	3.00
DEFLECTION AMPLIFICATION FACTOR	C_d	3.00
REDUNDANCY FACTOR	ρ	1.30
APPROXIMATE BUILDING PERIOD	T_a	0.244
SEISMIC RESPONSE COEFFICIENT	C_s	0.4844

BUILDING CODE INFORMATION	
OCCUPANCY CATEGORY	I
USE GROUP	U
CONSTRUCTION TYPE	5B
FLOOR LIVE LOAD	100 PSF
ROOF LIVE LOAD (min.)	20 PSF
ROOF LIVE LOAD (max.)	30 PSF
GROUND SNOW LOAD (min.)	5 PSF
GROUND SNOW LOAD (max.)	40 PSF
ULTIMATE WIND SPEED (min.)	105 MPH
ULTIMATE WIND SPEED (max.)	130 MPH

REGISTERED PROFESSIONAL ENGINEER
ROBERT L. LUEBBERS
47559
Expires 12-31-21
CIVIL
STATE OF CALIFORNIA

2-05-2020



SIDE ELEVATION

TABLE 1 – STEEL TUBE FRAME

BOW SPAN (WIDTH)	POST HEIGHT	120/20/20 TS 2¼ x 2¼ GAGE	120/20/20 TS 2¼ x 2¼ SPACING	130/20/30 TS 2½ x 2½ GAGE	130/20/30 TS 2½ x 2½ SPACING	130/30/40 TS 2½ x 2½ GAGE	130/30/40 TS 2½ x 2½ SPACING
12'	8'–0"	14	5'–0"	14	4'–6"	14	4'–0"
	12'–0"	12		12		12	
16'	8'–0"	14		14		14	
	12'–0"	12		12		12	
18'	8'–0"	14		14		14	
	12'–0"	12		12		12	
20'	8'–0"			14			
	12'–0"			12			
22'	8'–0"						
	12'–0"						
24'	8'–0"		4'–6"*				
	12'–0"	12				12	
26'	8'–0"		4'–0"	12	4'–0"		3'–6"
	12'–0"						
28'	8'–0"		3'–6"		3'–6"		3'–0"
	12'–0"						
30'	8'–0"		3'–0"		3'–0"		2'–6"
	12'–0"						

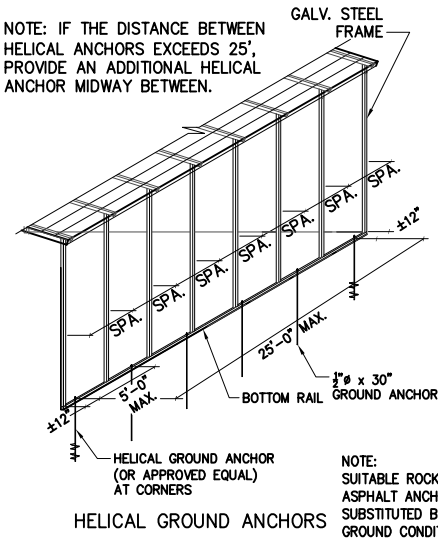
NOTE: CORNER BRACE REQUIRED FOR ALL 10' & 12' POSTS AND FOR ALL 20'–30' SPANS

LEGEND
120/20/20
WIND/LL/SNOW

TS 2¼ x 2¼ – 12 GAGE STEEL TUBING MAY BE SUBSTITUTED FOR TS 2½ x 2½ – 14 GAGE STEEL TUBING AND VICE VERSA. THE SIZE OF THE ASSOCIATED CONNECTION MATERIALS AND BRACING SHALL BE ADJUSTED ACCORDINGLY.

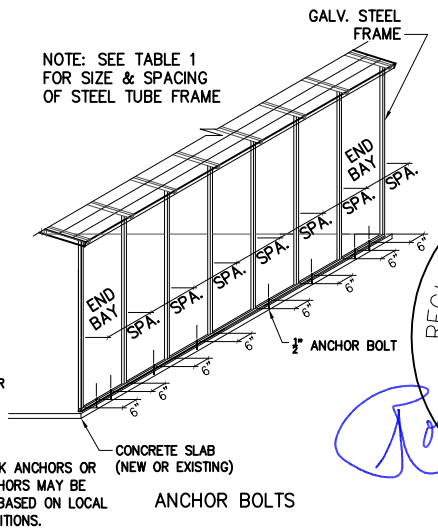
* OR TS 2½ x 2½ 12 Ga. @ 5'–0" MAY BE USED

DESIGN WIND SPEED (ULTIMATE)		120 MPH	130 MPH
IMPORTANCE FACTOR	WIND	– – –	– – –
	SNOW	0.8	0.8
	SEISMIC	1.0	1.0
BUILDING CATEGORY		I	I
EXPOSURE		C	C
INTERNAL PRESSURE COEFFICIENT		±0.55	±0.55
COMPONENT AND CLADDING PRESSURE	WALLS	+32.2/–40.5 PSF	+37.8/–47.5 PSF
	ROOF	+21.8/–65.4 PSF	+25.6/–76.8 PSF
STRUCTURE TYPE		OPEN/ENCLOSED	OPEN/ENCLOSED
ROOF LIVE LOAD		20 PSF	20 / 30 PSF
GROUND SNOW LOAD		20 PSF	30 / 40 PSF
SITE CLASS		D	D
SEISMIC DESIGN CATEGORY		E	E



HELICAL GROUND ANCHORS

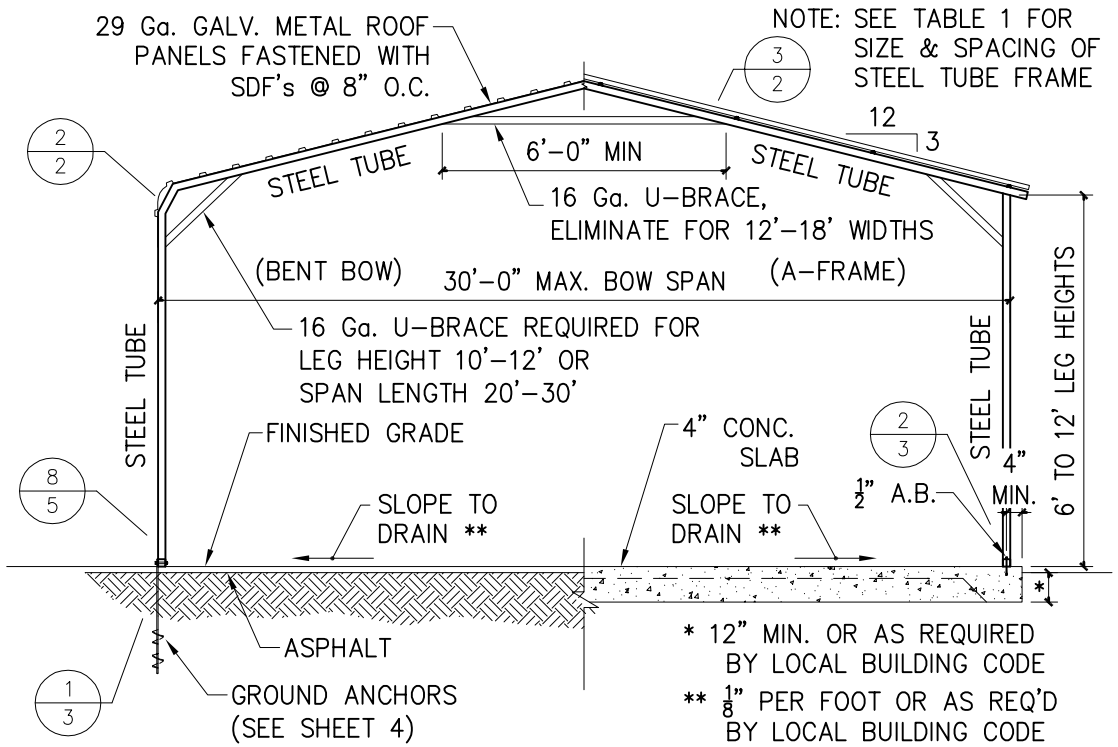
NOTE: SUITABLE ROCK ANCHORS OR ASPHALT ANCHORS MAY BE SUBSTITUTED BASED ON LOCAL GROUND CONDITIONS.



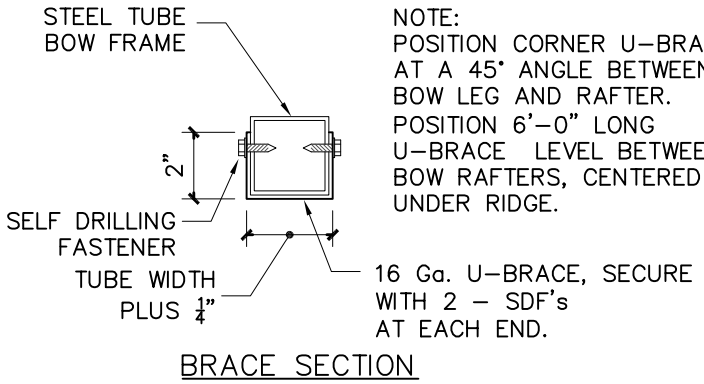
ANCHOR BOLTS

REGISTERED PROFESSIONAL ENGINEER
ROBERT L. LUEBBERS
47559
Expires 12-31-21
CIVIL
STATE OF CALIFORNIA

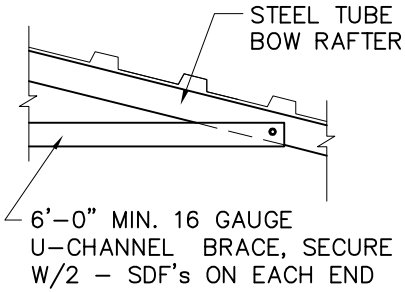
2-05-2020



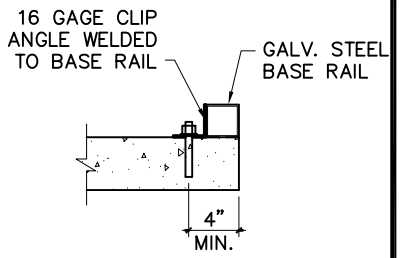
1/2 TYPICAL BOW SECTION



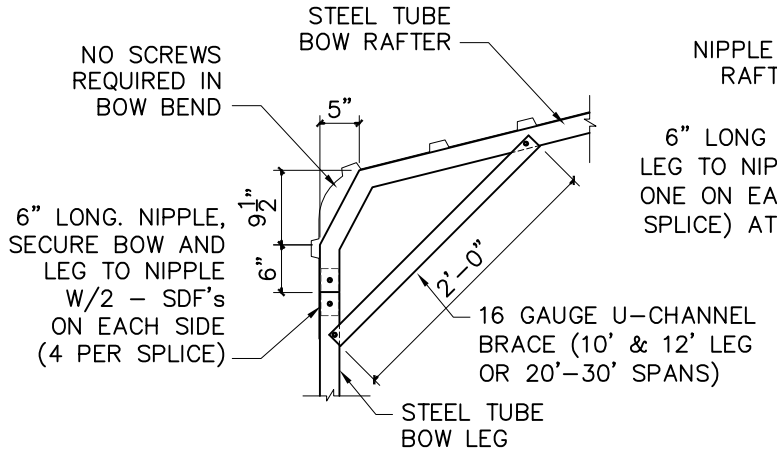
BRACE SECTION



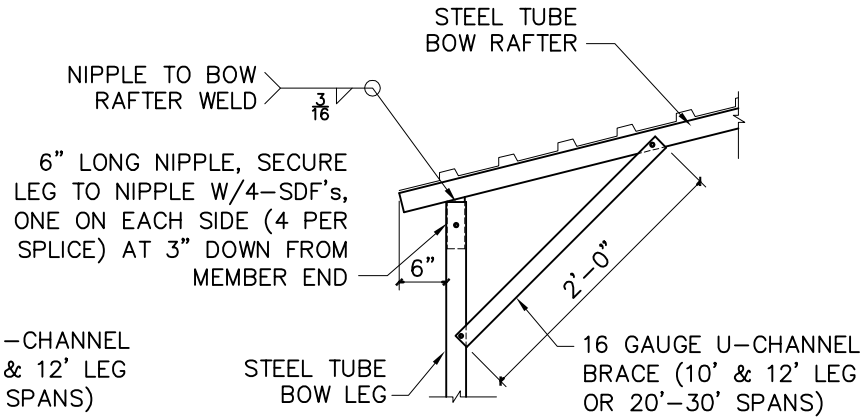
3/2 RIDGE BRACE DETAIL



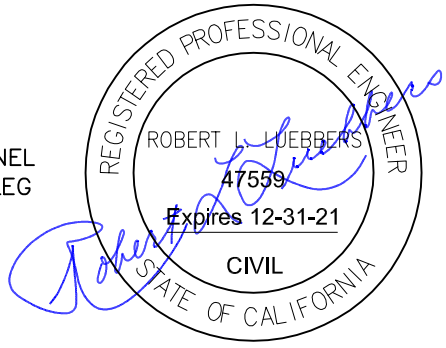
ALTERNATE BASE RAIL CLIP



2/2 BOW/LEG DETAIL



BOW/LEG DETAIL
(OPTIONAL BOXED EAVE)



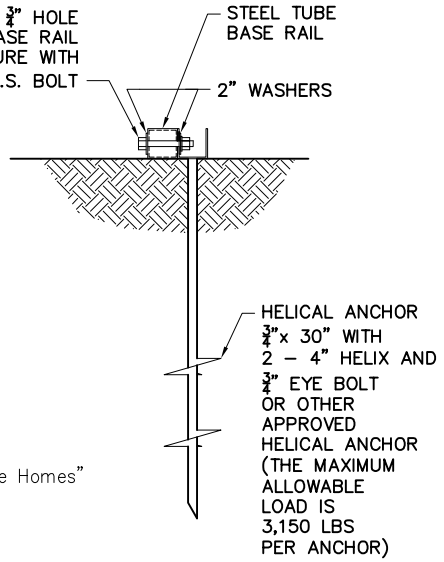
2-05-2020

SOIL CLASSIFICATIONS *

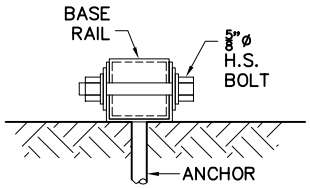
SOIL CLASS	SOIL DESCRIPTION
2	Very dense &/or cemented sands, coarse gravel and cobbles, caliche, preloaded silts, and clays.
3	Medium dense coarse sands, sandy gravels, very stiff silts, and clays.
4	Loose to medium dense sands, firm to stiff clays and silts alluvial fill and VERY loose to medium dense sands, firm to stiff clays and silts, alluvial fill.

THE HELICAL ANCHOR SHALL BE APPROVED FOR USE IN SOIL CLASSIFICATIONS 2, 3, AND 4.

* Taken from HUD "Standard for Installation of Mobile Homes"

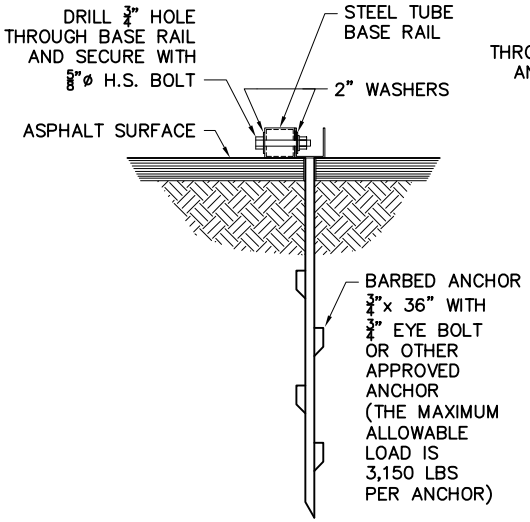


1/3 SOIL BASE RAIL ANCHOR DETAIL

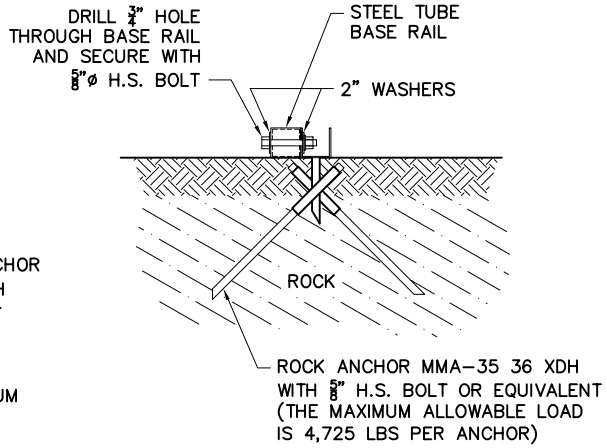


ALTERNATE DETAIL

NOTE: INSTALL ANCHORS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



1/3 ASPHALT ANCHOR DETAIL

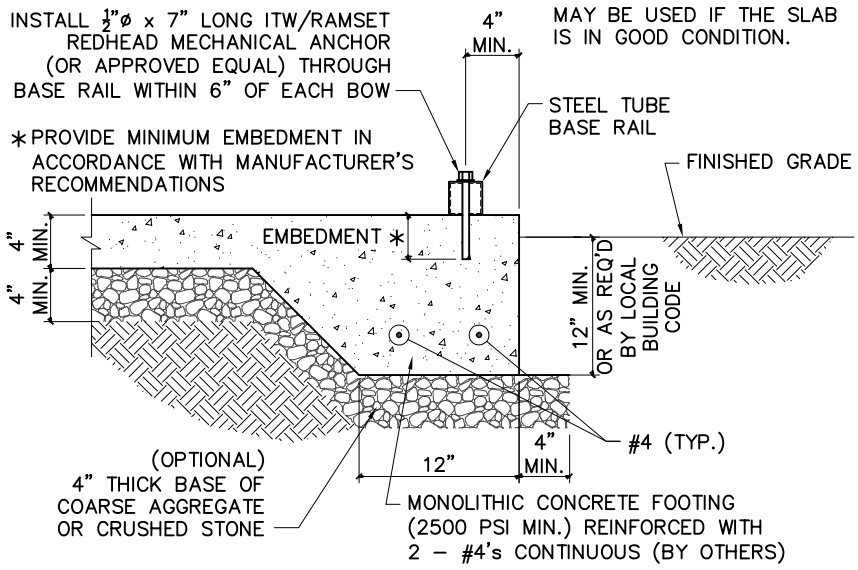


1/3 ROCK BASE RAIL ANCHOR DETAIL

SOIL CLASSIFICATIONS

SOIL CLASS	SOIL DESCRIPTION
1	Rock or Hard Pan.

AN EXISTING CONCRETE SLAB MAY BE USED IF THE SLAB IS IN GOOD CONDITION.



2/3 CONCRETE BASE RAIL ANCHORAGE

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) OF 2500 PSI AT 28 DAYS. THE USE OF HIGHER STRENGTH CONCRETE IS ACCEPTABLE.

MINIMUM CONCRETE COVER OVER REINFORCEMENT BARS SHALL BE 3 INCHES FOR FOUNDATION WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE WEATHER AND 1½ INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF ¼ INCH FOR FINE GROUT AND ½ INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER AND 1½ INCHES ELSEWHERE.

THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40

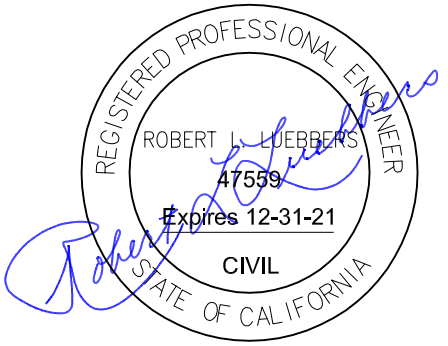
REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED. ALL REINFORCEMENT IS COLD BENT. THE DIAMETER OF THE BEND MEASURED ON THE INSIDE OF THE BAR IS NOT LESS THAN SIX BAR DIAMETER. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT EXCEPT WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL. BARS PARTIALLY EMBEDDED IN CONCRETE MAY BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

EXISTING CONCRETE SLAB NOTES:

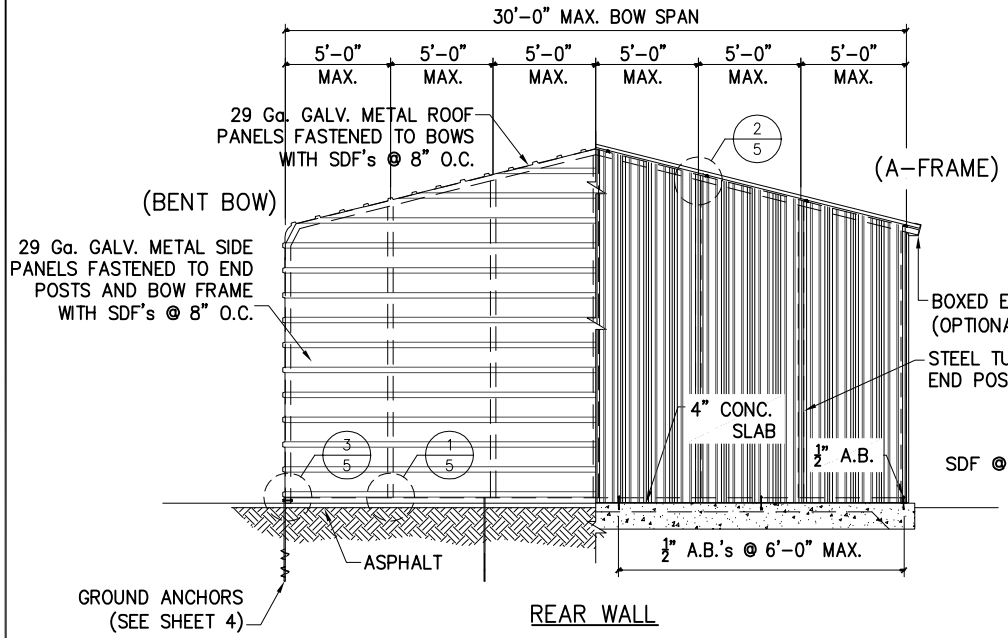
IF AN EXISTING CONCRETE SLAB IS USED, THE SLAB MUST BE IN GOOD CONDITION WITH NO MAJOR CRACKS OR SPALLS.

THE MINIMUM SLAB THICKNESS IS 4".

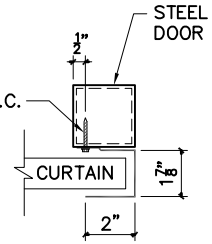
THE BASE RAILS MAY BE ATTACHED USING THE SAME METHODS THAT APPLY TO A NEW CONCRETE SLAB.



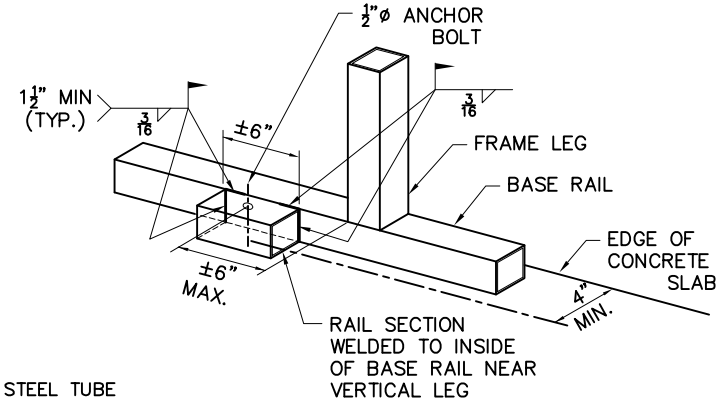
2-05-2020



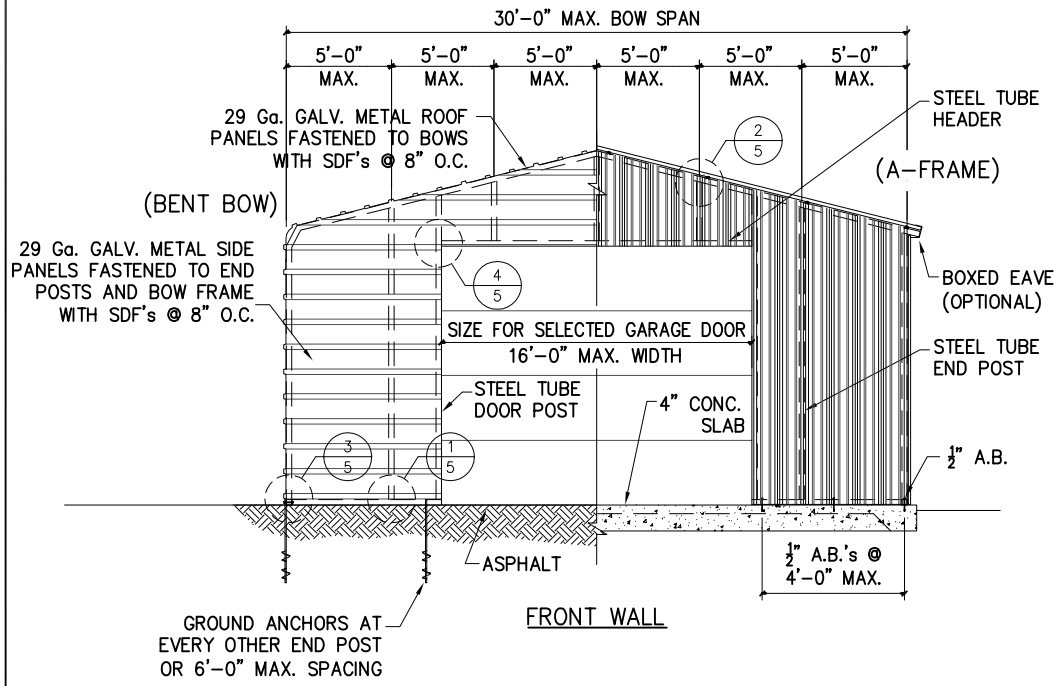
REAR WALL



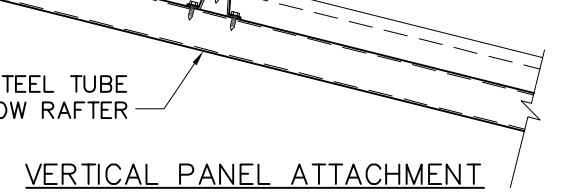
SECTION THROUGH ROLL-UP DOOR POST



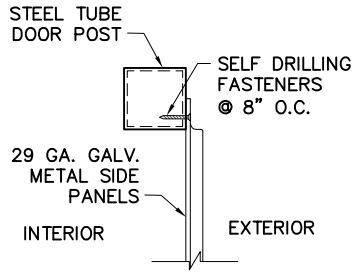
2/3 ALTERNATE BASE RAIL ANCHORAGE



FRONT WALL



VERTICAL PANEL ATTACHMENT

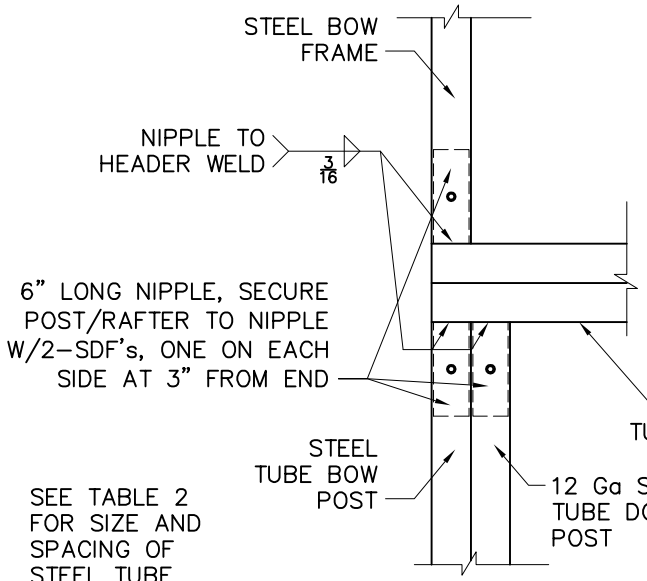


SECTION THROUGH DOOR POST

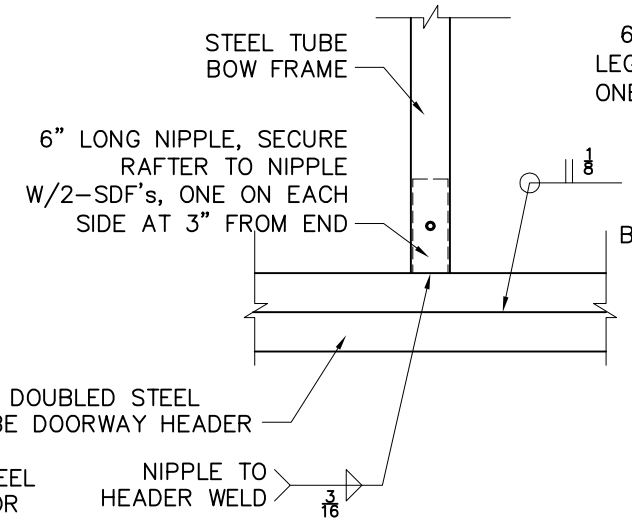
NOTE:
ALL WINDOWS AND DOORS SHALL HAVE A MINIMUM DESIGN PRESSURE RATING OF ±35 PSF.

REGISTERED PROFESSIONAL ENGINEER
ROBERT L. LUEBBERS
47559
Expires 12-31-21
CIVIL
STATE OF CALIFORNIA

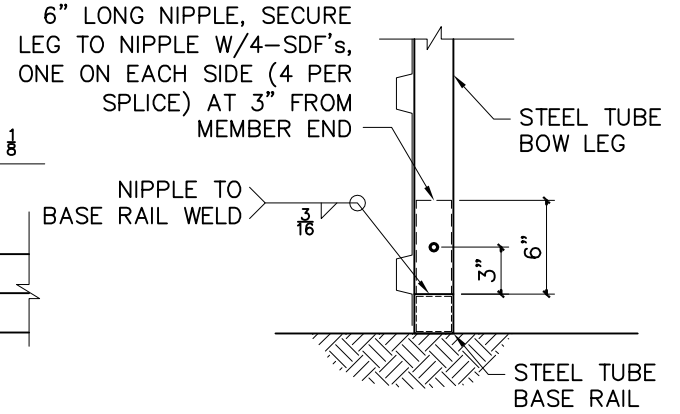
2-05-2020



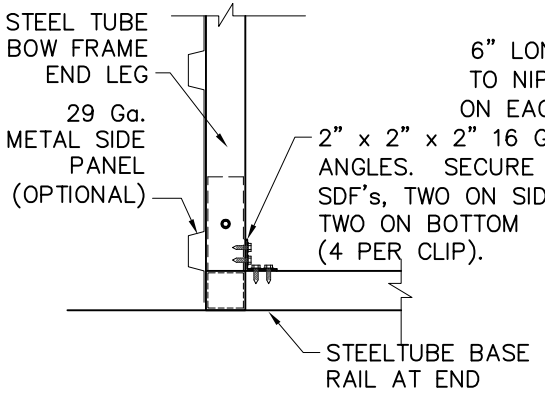
5/5 BOW FRAME/HEADER DETAIL



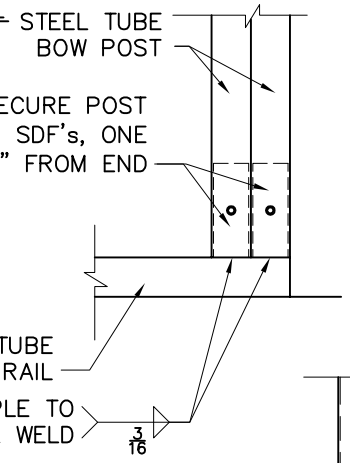
7/5 BOW / HEADER DETAIL



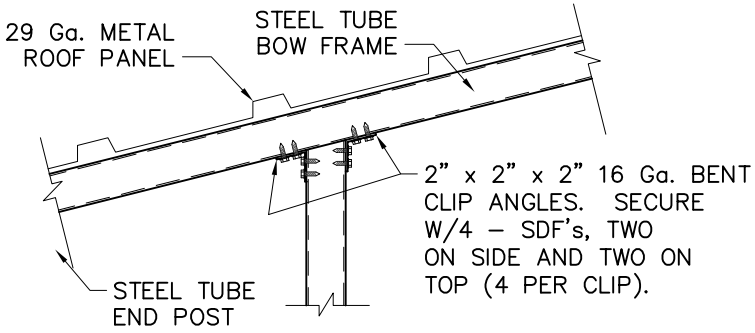
8/5 BOW/BASE RAIL CONNECTION DETAIL



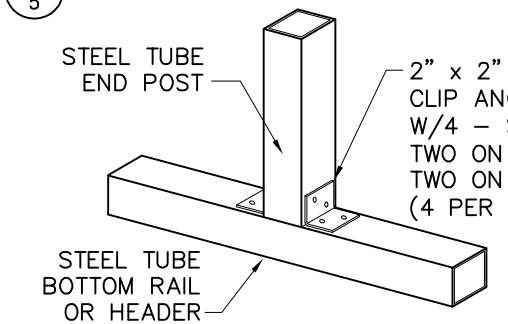
3/5 END BOW/BASE RAIL CONNECTION



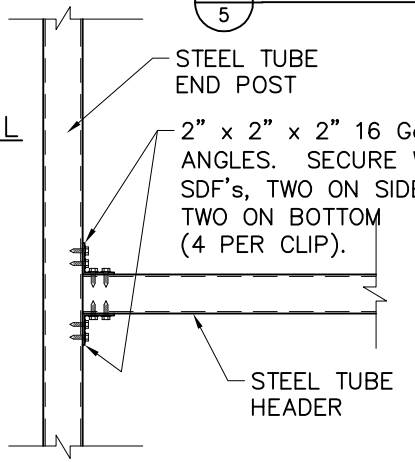
6/5 POST/BASE RAIL DETAIL



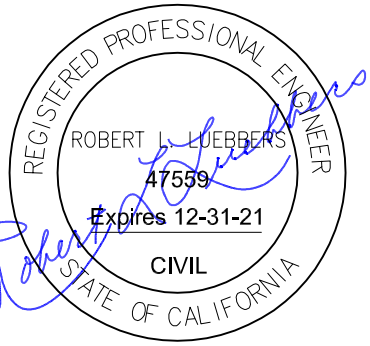
2/5 END POST TO BOW FRAME CONNECTION



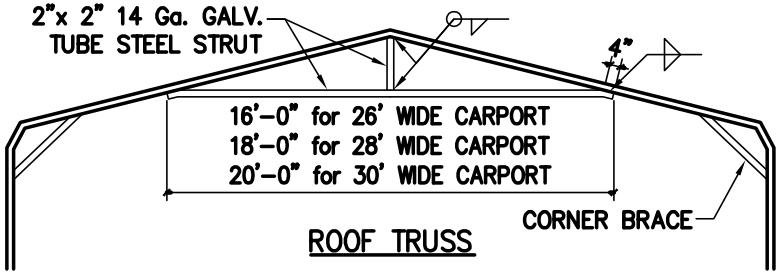
1/5 BOW/BASE RAIL CONNECTION DETAIL



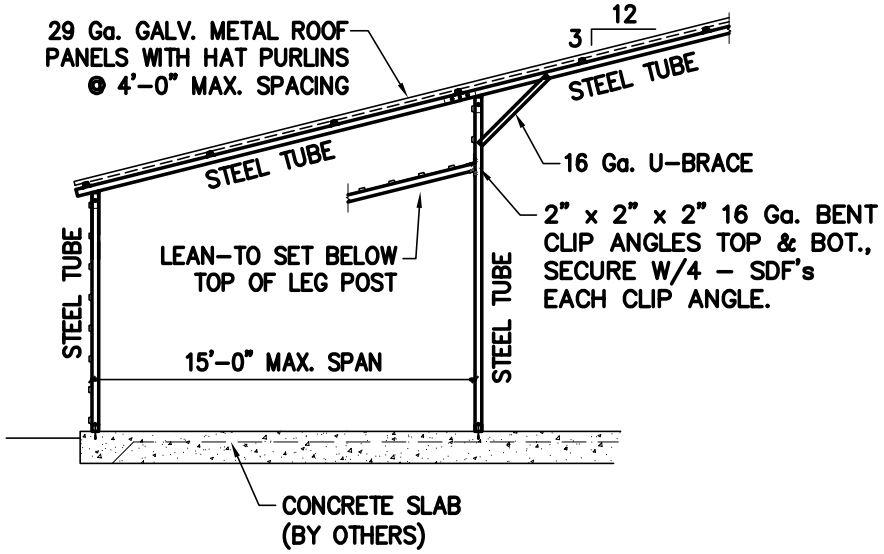
4/5 HEADER TO POST CONNECTION



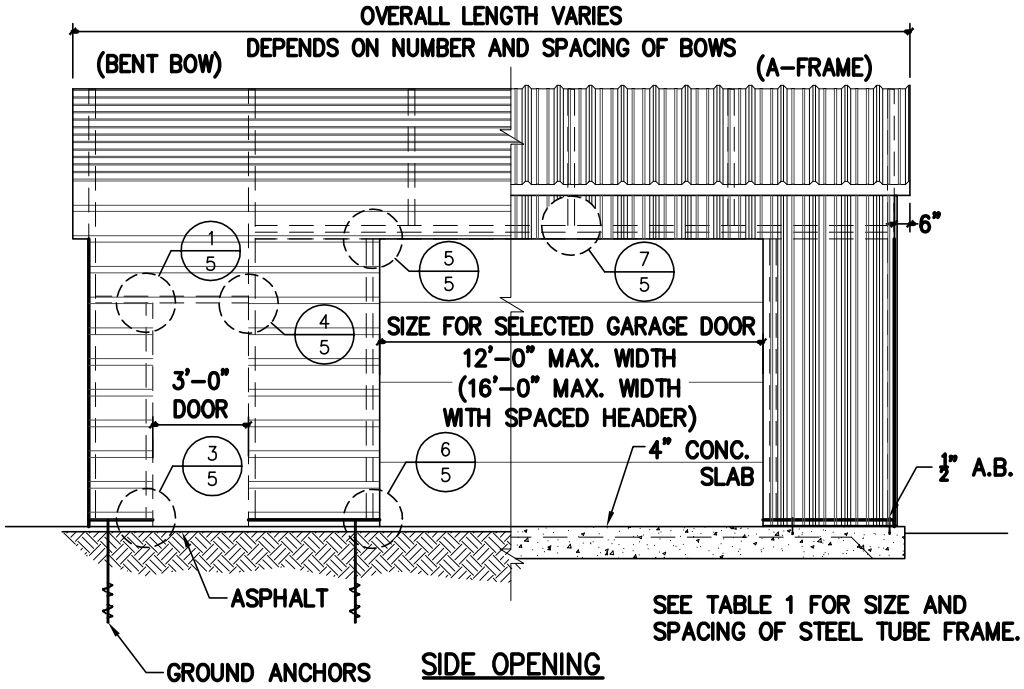
2-05-2020



ROOF TRUSS

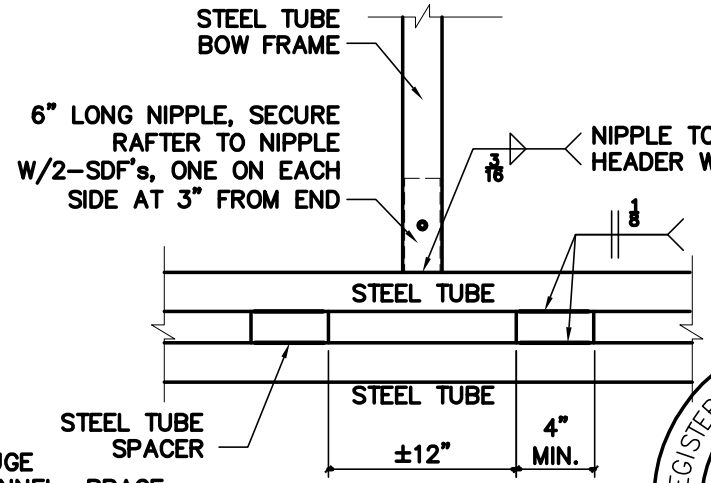


TYPICAL SIDE EXTENSION SECTION

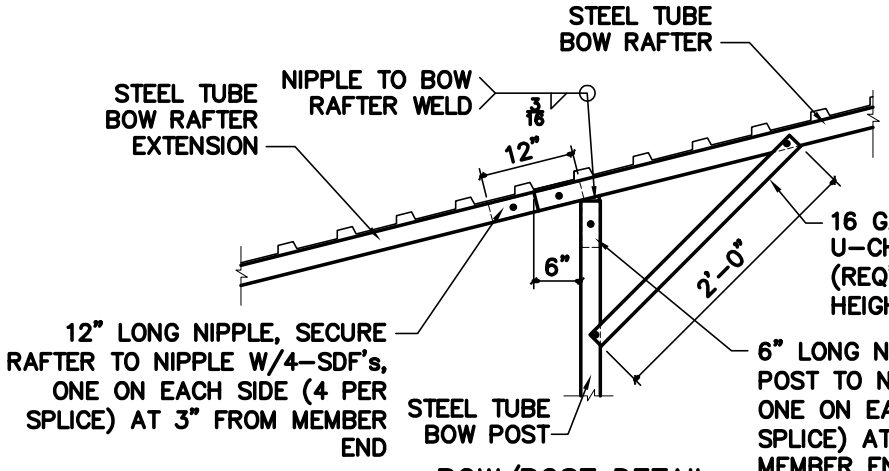


SIDE OPENING

SEE TABLE 1 FOR SIZE AND SPACING OF STEEL TUBE FRAME.



SPACED HEADER DETAIL



BOW/POST DETAIL

REGISTERED PROFESSIONAL ENGINEER
ROBERT L. LUEBBERS
47559
Expires 12-31-21
CIVIL
STATE OF CALIFORNIA

2-05-2020