



## PLANNING COMMISSION

Kevan Hutchinson, Chairman

Darren Smith, Vice-Chairman

Eugene Bumbera      George A. Marquez

Jay Goyal      Robert Palacio      Juan Tavares

**UPDATED AGENDA**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**WEDNESDAY, MAY 6, 2020 AT 5:30 P.M.**  
**CITY OF BRAWLEY COUNCIL CHAMBERS**  
**383 MAIN STREET**  
**BRAWLEY, CALIFORNIA**

**This meeting will be broadcast live at [www.facebook.com/TheHubatBrawleyEOC](https://www.facebook.com/TheHubatBrawleyEOC).**

- 1. CALL TO ORDER / ROLL CALL**
- 2. APPROVE AGENDA**
- 3. APPROVE MINUTES OF JANUARY 8, 2020**
- 4. 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](mailto:amontano@brawley-ca.gov) or contact the Planning Division Office at 760/344-8822. The deadline to submit comments is 5PM on May 6, 2020.

### **PUBLIC HEARINGS**

- 5. A minor subdivision (PM 20-01) and variance (VAR20-01) submitted to will allow for the construction of two single family homes at property located at 654-654 1/2 South Imperial Avenue. The variance is for a reduction of lot size less than 6000 square feet. The site currently contains two existing single family dwelling and is 0.27 acres in size.**

Property Owner:      Equity Trust Company Custodian,

FBO Jitendra "Jay" Goyal

Applicant:      David Beltran, LS, Dynamic Consulting Engineers

Legal Description: The South 47 Feet Of Lot 5, Of The Re-Subdivision Of Block 55, In The City Of Brawley, County Of Imperial, State Of California, APN 049-181-035.

**6. NEXT MEETING DATE**

**7. 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



## **BRAWLEY PLANNING COMMISSION**

January 8, 2020

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**

Chairman Hutchinson called meeting to order @ 5:30 pm

**PRESENT:** Goyal, Palacio, Tavares, Smith, Bumbera, Hutchinson, Marquez  
**ABSENT:** None

### **2. APPROVAL OF AGENDA**

The agenda was **approved** as submitted. m/s/c Goyal/Palacio 7-0

**PRESENT:** Goyal, Palacio, Tavares, Smith, Bumbera, Hutchinson, Marquez  
**ABSENT:** None  
**ABSTAIN:** None

### **3. PUBLIC APPEARANCES** There was none

### **4. MASONRY WALL ALTERNATIVE APPLICATION AT THE IV RESPITE SP 16-01**

Development Services Director Gaste, presented the staff report to the Planning Commission.

Jerry Santillan, Project Manager, and Katy Santillan, Developer presented a PowerPoint to the Commission.

Joe Ortega, Contractor at BJ Fencing, provided samples and presented specifications, and warranties of the fence.

Chairman Hutchinson, asked who would be maintaining the fence.

Mr. Santillan, informed the Commission that they would have an association of tenants who would be maintaining the fencing and landscaping.

Erik Reyes, Community Member, provided support for the block wall alternative and the I.V. Respite project.

Rusty Garcia, provided support for the block wall alternative and development of the I.V. Respite project.

Ramon Castro, provided support for the block wall alternative and development of I.V. Respite project.

The Commission **approved** the block wall alternative per Section 27.84(c) of the City of Brawley Zoning Ordinance.

The Commission **approved** the variance as proposed. m/s/c Smith/ Palacio 5-0

<b>PRESENT:</b>	Goyal, Palacio, Tavares, Smith, Bumbera, Hutchinson, Marquez
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**5. ADJOURNMENT** @ 6:12p.m.

***Gordon R. Gaste***

AICP CEP, Development Services Director

**DEVELOPMENT REVIEW COMMITTEE  
STAFF REPORT**

**Minor Subdivision:** PM 20-01 Parcel Map 654-654 1/2 South Imperial Avenue

**Property Owner(s):** EQUITY TRUST COMPANY CUSTODIAN FBO

**Representative(s):** David Beltran, LS, Dynamic Consulting Engineers

**Legal Description:** The South 47 Feet Of Lot 5, Of The Re-Subdivision Of Block 55,  
In The City Of Brawley, County Of Imperial, State Of California,  
APN 049-181-035

**Location:** 654-654 1/2 South Imperial Avenue

**Area:** 0.27 Acres (11761 Square Feet)

**Zoning:** R-1 (Residential Single Family)

**Existing Use:** **Two** Single Family Dwellings

**Proposed Use:** **Two** Single Family Dwellings

**Surrounding Land Uses:**

<b>North -</b>	R-1 (Residential Single Family)
<b>South -</b>	R-1 (Residential Single Family)
<b>East -</b>	R-1 (Residential Single Family)
<b>West-</b>	R-1 (Residential Single Family)

**General Plan Designation:** Low Density Residential

**CEQA Status:** Exempt

**PLANNING COMMISSION,  
WEDNESDAY, MAY 6, 2020 , 5:30 P.M.,  
PUBLIC HEARING HELD VIRTUALLY**

**Minor Subdivision: PM 20-01 Parcel Map 654-654 1/2 South Imperial Avenue**

**General Information:**

The parcel map was submitted in order to permit two Single Family Dwelling. The property is currently zoned R-1 (Residential Single Family). The site is currently Single Family Dwelling and is .27 acres in size. The proposed parcel map intends to subdivide one parcel into two parcels to allow for the construction of two single family homes. An easement from the neighbor will be required. Access is proposed via Grapefruit Drive. There are no zoning conditions currently imposed on this property.

**Staff Recommendation:**

The Development Review Committee (DRC), on voted to recommend of this parcel map with the following condition(s).

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.
8. The applicant shall acquire necessary easements for legal access to Parcel 2 noted on the tentative map.

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 15315.
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts (as referenced in the Exempt).
3. Approval of the Exempt and parcel map 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 tentative map is consistent with the character of the area for that type of land use.
5. The size of the new parcel(s) is consistent with the Zoning ordinance.
6. The size of the new parcel(s) is consistent with the General Plan.
7. The Parcel Map was performed in compliance with the Subdivision Map Act and Subdivision Ordinance requirements.

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

R-1 (Residential Single Family) zoning permits two Single Family Dwellings.

**ATTACHMENT:** Location Map; Proposed Parcel Map; Initial Study; Exempt.

**NOTE TO THE PROPERTY OWNER:** PLANNING COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (760) 344-8822.

PELLET TRACT & RESUB. OF W 1/2 BLOCK 55

O.M.1-40

O.M.1-20

Tax Area Code

1-001

1-015

49-18

1"=100'

SUB N 258.67 FT  
BLK 54

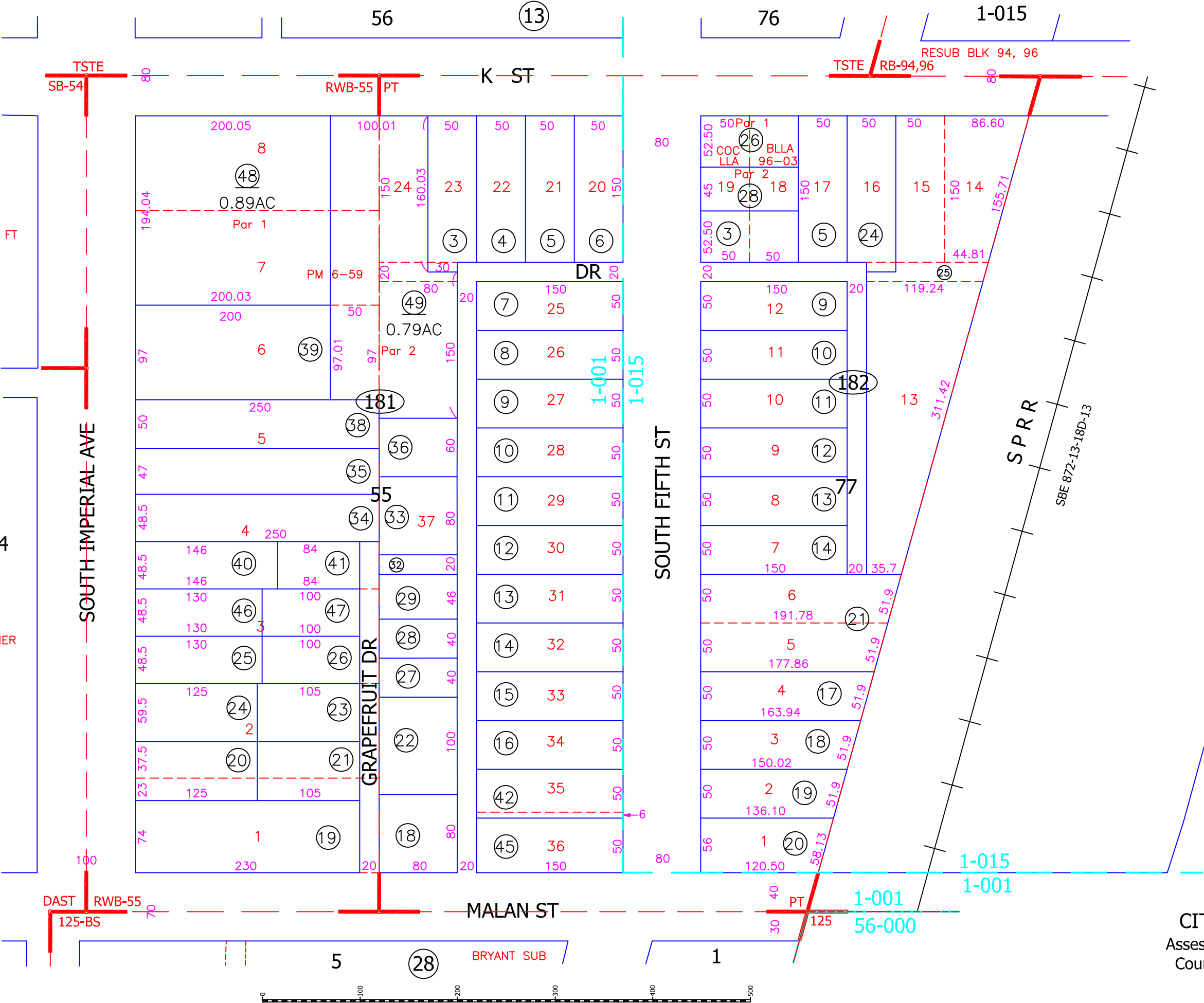
Bk.48  
Pg.22

D A STORMER  
TRACT

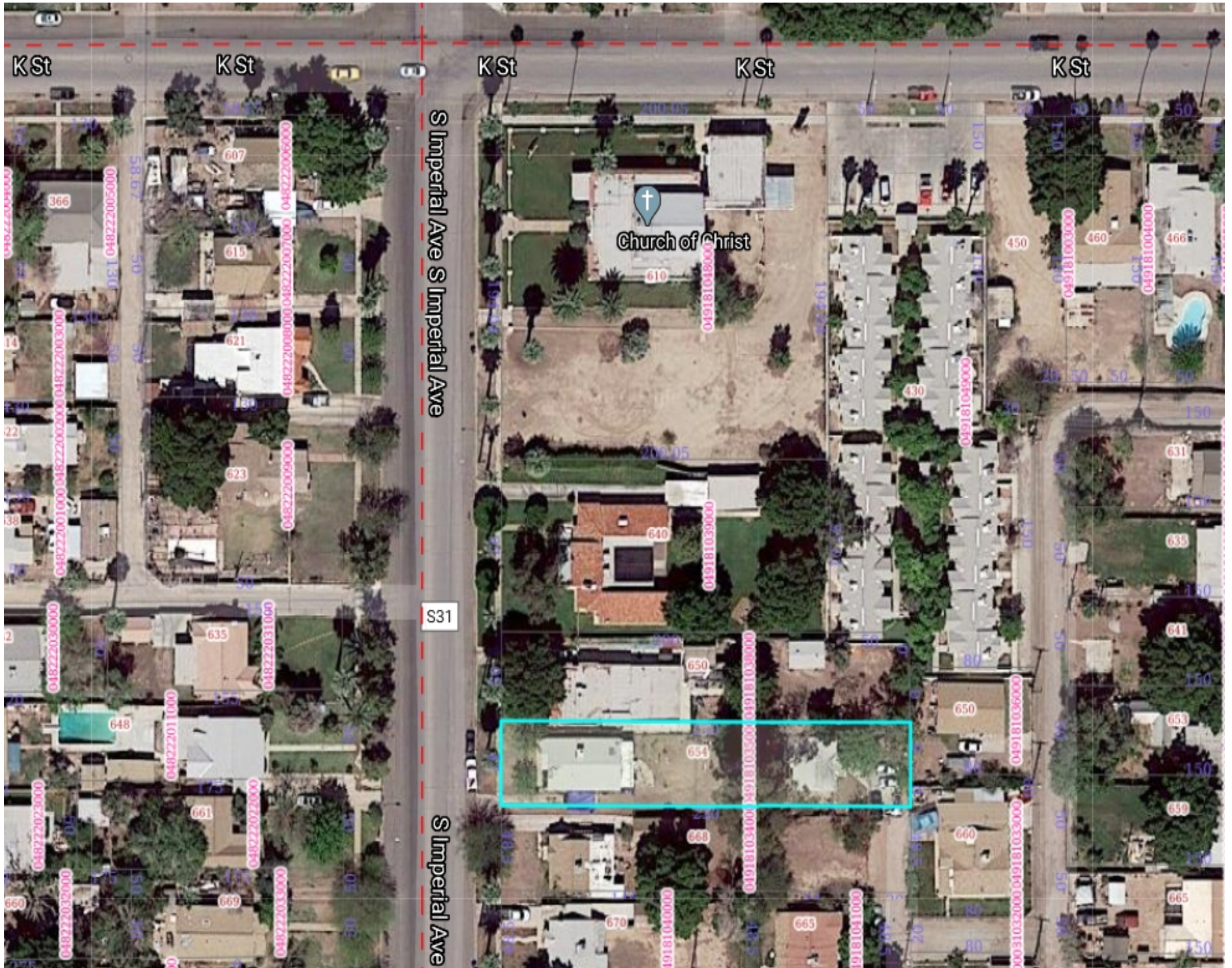
6-18-14 MF  
8-26-03 AR  
7-26-94 RM  
2-14-97 LS  
5-12-97 LS

**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)

CITY OF BRAWLEY  
Assessor's Map Bk.49-Pg.18  
County of Imperial, Calif.









# TENTATIVE PARCEL MAP NO. 049-181-035

PORTION OF LOT 5, OF THE RESUBDIVISION OF BLOCK 55, ACCORDING TO MAP NO. 954, O.M. 1-20, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

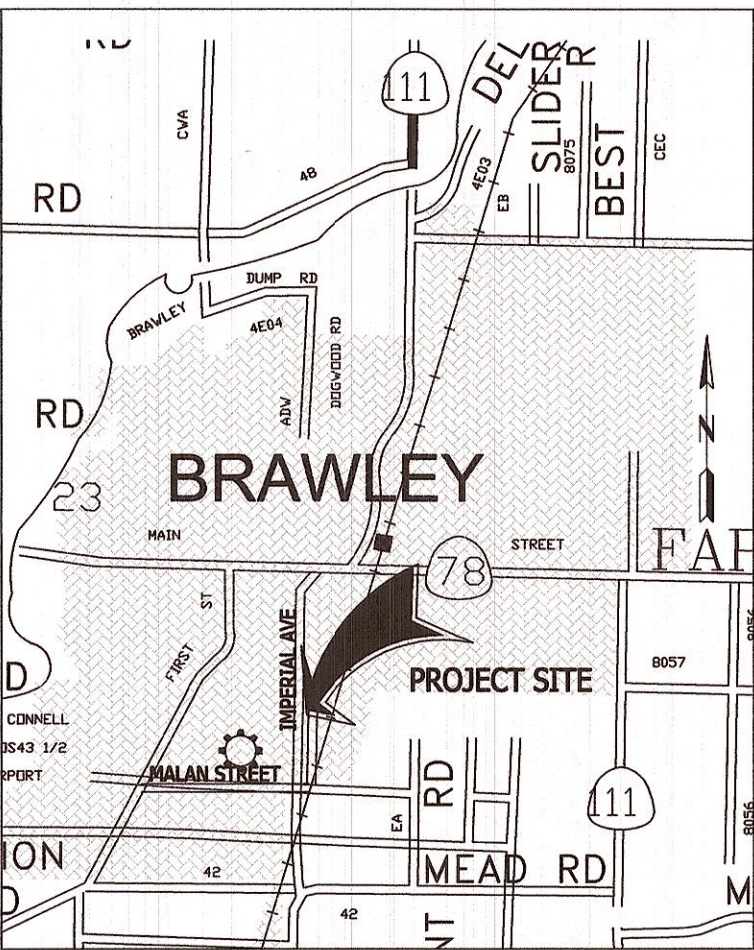
(N89°58'30"E 916.80' PM 6-59)  
(EAST 916.60' O.M. 1-40)

OWNER INFORMATION:  
ETC CUSTODIAN FBO, JITENDRA GOYAL SOLO 401 (K)  
890 FLAMMANG AVENUE  
BRAWLEY, CA. 92227

PROPERTY ADDRESS:  
654 - 654-1/2 SOUTH IMPERIAL AVE  
BRAWLEY, CA. 92227

ZONING INFORMATION:  
EXISTING: R-1 (RESIDENTIAL SINGLE FAMILY)  
PROPOSED: R-1 (RESIDENTIAL SINGLE FAMILY)

BASIS OF BEARING:  
THE BEARING NORTH ALONG THE EAST LINE OF IMPERIAL AVENUE AS SHOWN ON THE MAP RECORDED IN BOOK 6, AT PAGE 59 OF PARCEL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY IS THE BASIS OF BEARING FOR THIS MAP.



VICINITY MAP

## GENERAL NOTES:

1. **TOTAL PROPOSED LOTS:** 2
2. **TOTAL PARCEL BOUNDARY:** ±0.27 ACRES
3. **SCHOOL:** BRAWLEY UNIFIED SCHOOL DISTRICT
4. **SEWER:** CITY OF BRAWLEY  
5015 BEST ROAD, BRAWLEY, CA. 92227  
PHONE: 760-344-5803
5. **WATER:** CITY OF BRAWLEY  
5015 BEST ROAD, BRAWLEY, CA. 92227  
PHONE: 760-344-5803
6. **ELECTRIC:** IMPERIAL IRRIGATION DISTRICT  
333 E. BARIONI BLVD, IMPERIAL, CA. 92251  
PHONE: 760-335-3640
7. **GAS:** SOUTHERN CALIFORNIA GAS COMPANY  
602 E. ROSS RD, EL CENTRO, CA. 92243  
PHONE: 760-370-5812
8. **TELEPHONE:** SBC PACIFIC BELL  
PHONE: 1-800-750-2355
9. **CABLE:** TIME WARNER CABLE  
135 S. PLAZA STREET, BRAWLEY, CA. 92227  
PHONE: 866-874-2389
10. **FIRE DISTRICT:** BRAWLEY FIRE DEPARTMENT:  
1505 JONES STREET, BRAWLEY, CA. 92227  
PHONE: 760-351-9110
11. **TITLE COMPANY:** STEWART TITLE COMPANY  
11870 PIERCE STREET, SUITE 100  
RIVERSIDE, CA. 92505  
PHONE: 951-344-8298  
ORDER NO.: 595022

## LEGAL DESCRIPTION:

THE SOUTH 47 FEET OF LOT 5, OF THE RE-SUBDIVISION OF BLOCK 55, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 954, ON FILE IN BOOK 1, PAGE 20, OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

## RECORDED EASEMENTS:

PRELIMINARY TITLE REPORT OF REFERENCE:  
STEWART TITLE COMPANY, ORDER NO. 595022 DATED OCTOBER, 31, 2019.

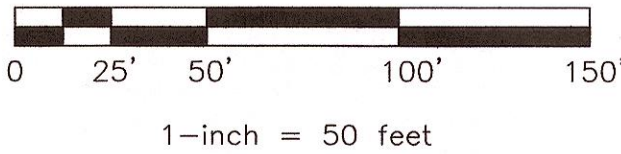
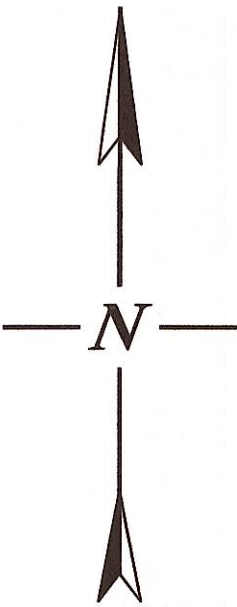
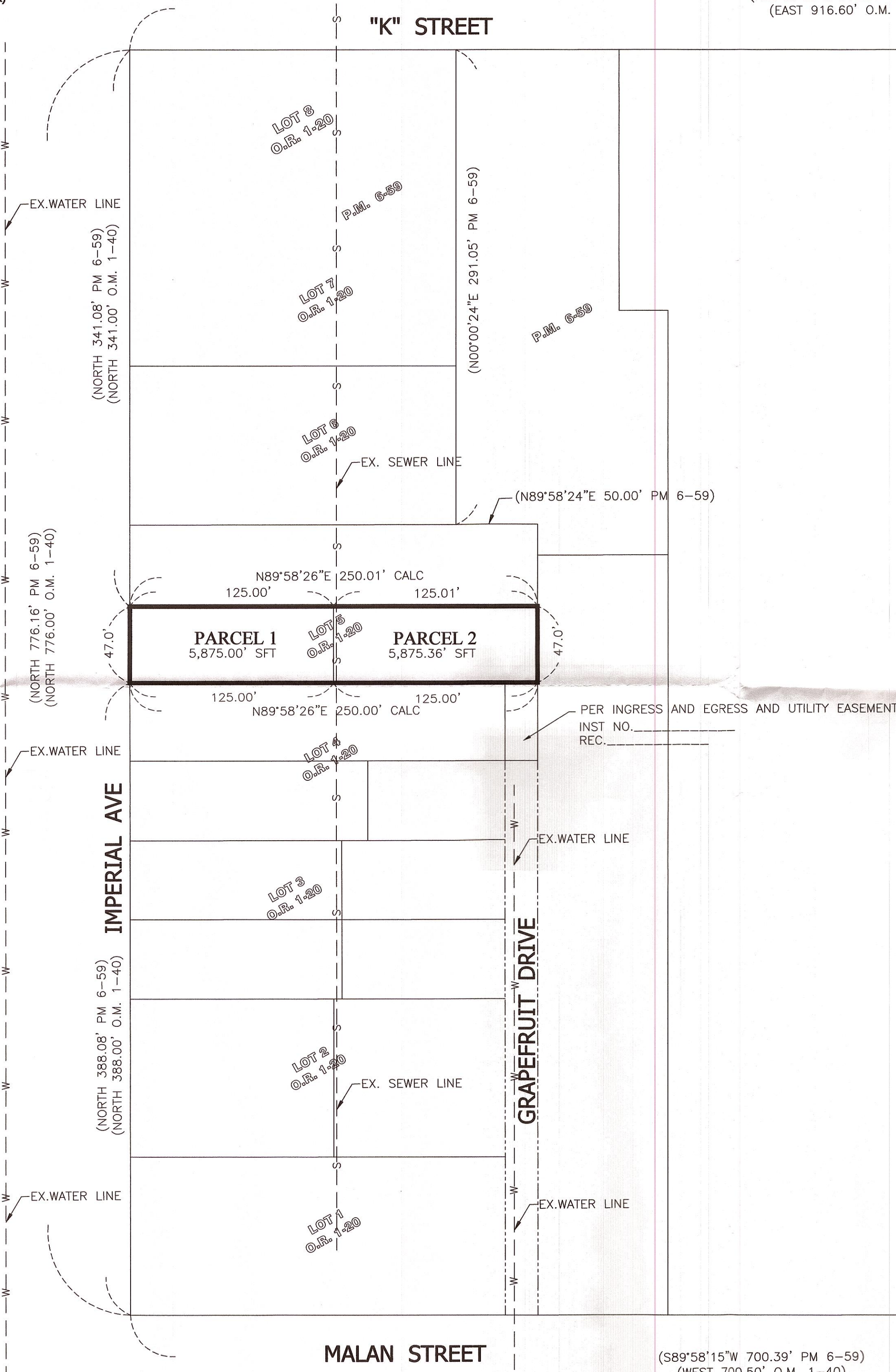
1. RIGHTS OR CLAIMS OF EASEMENTS FOR CANALS, DRAINS, LATERALS, IRRIGATION PIPELINES AND GATES NOT RECORDED IN THE PUBLIC RECORDS.
2. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, OIL, GAS, URANUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B.
3. TITLE TO, AND EASEMENTS IN, ANY PORTION OF THE LAND LYING WITHIN ANY HIGHWAYS, ROADS, STREETS, OR OTHER WAYS.
4. LIQUOR RESTRICTIONS AS CONTAINED IN DEED, RECORDED MAY 4, 1905 IN BOOK 3, PAGE 152, OF DEEDS.

## TITLE DATA NOTE:

AS TO THE TITLE MATTER SHOWN AND NOTED HEREIN, DYNAMIC CONSULTING ENGINEERS AND DAVID BELTRAN, PLS, HAVE RELIED SOLELY UPON INFORMATION PROVIDED BY STEWART TITLE COMPANY, PRELIMINARY TITLE REPORT ORDER NO. 595022 DATED OCTOBER 31, 2019 AND AS MAY BE SUPPLEMENTED, OTHER CONDITIONS AFFECTING TITLE SUCH AS TRUST DEEDS, TAXES, ETC. ARE CONTAINED IN SAID PRELIMINARY TITLE REPORT AND INCORPORATED HEREIN BY REFERENCE. DYNAMIC CONSULTING ENGINEERS AND DAVID BELTRAN, PLS, MAKE NO STATEMENT AS TO THE ACCURACY AND COMPLETENESS OF THE SUBJECT PRELIMINARY TITLE REPORT.

## UNDERGROUND UTILITY NOTE:

IF UNDERGROUND PUBLIC AND/OR PRIVATE UTILITIES, OTHER STRUCTURE OR ZONE AND SETBACK DATA ARE SHOWN HEREIN, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY, THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SAID INFORMATION.



## SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ETC CUSTODIAN FBO, JITENDRA GOYAL SOLO 401 (K).

DATED: \_\_\_\_\_

DAVID BELTRAN L.S. 8482



**Dynamic CONSULTING ENGINEERS**  
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION MANAGEMENT  
2415 IMPERIAL BUSINESS PARK DRIVE, SUITE B.,  
IMPERIAL CA. 92251  
TEL. (760) 545-0162 FAX (760) 545-0163

DATE: 02/13/20
SCALE: 1"=50'
DESIGN: FM
CHECKED BY: DB
JOB NO. 611220

SHEET NO.

1

OF 1 SHEETS





