



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, JANUARY 6, 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/TheHubatBrawleyEOC.

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. PM 20-04 451 BEST ROAD

A minor subdivision (PM 20-04) submitted to allow for the construction of two single family homes at property located at 451 Best Road. The site currently contains one single family home.

Property Owner: Cathy Sullivan

Applicant: Mark Gaddis

Legal Description: Portion Of Lot 1, Brawley Subdivision No. 1,
According To Map No. 56, City Of Brawley, County Of
Imperial, State Of California, APN 047-250-017

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

Minor Subdivision: PM 20-04 Parcel Map 451 Best Road

Property Owner(s): Cathy Sullivan

Applicant(s): Mark Gaddis

Representative(s): Raymond Dial, PLS

Legal Description: PORTION OF LOT 1, BRAWLEY SUBDIVISION NO. 1, ACCORDING TO MAP NO. 56, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, APN 047-250-017

Location: 451 Best Road

Area: .45 Acres (19,735 Square Feet)

Zoning: R-2 Residential Low Density

Existing Use: Single Family Dwelling

Proposed Use: Two Single Family Dwellings

Surrounding Land Uses:

North - R-2 Residential Low Density/Vacant

South - R-2 Residential Low Density/Single Family Home

East - Mixed/Lucky Ranch

West- R-2 Residential Low Density/Single Family Home

General Plan Designation: Low Density Residential

CEQA Status: Exempt

**JANUARY 6, 2021 AT 5:30 P.M.,
PLANNING COMMISSION MEETING,
COUNCIL CHAMBERS,
383 W. MAIN STREET, BRAWLEY, CA 92227**

Minor Subdivision: PM 20-04

General Information:

The parcel map for this Parcel Map was submitted in order to permit two single family dwellings. The property is currently zoned R-2 Residential Low Density. The site is currently Single Family Dwelling and is .45 acres in size. The proposed parcel map shows to subdivide one parcel into two in order to construct two single family dwellings. Access is proposed via N. Best Avenue. There are no zoning conditions currently imposed on this property.

Staff Recommendation:

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 A noted on the tentative map.

The recommendation to approve 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.

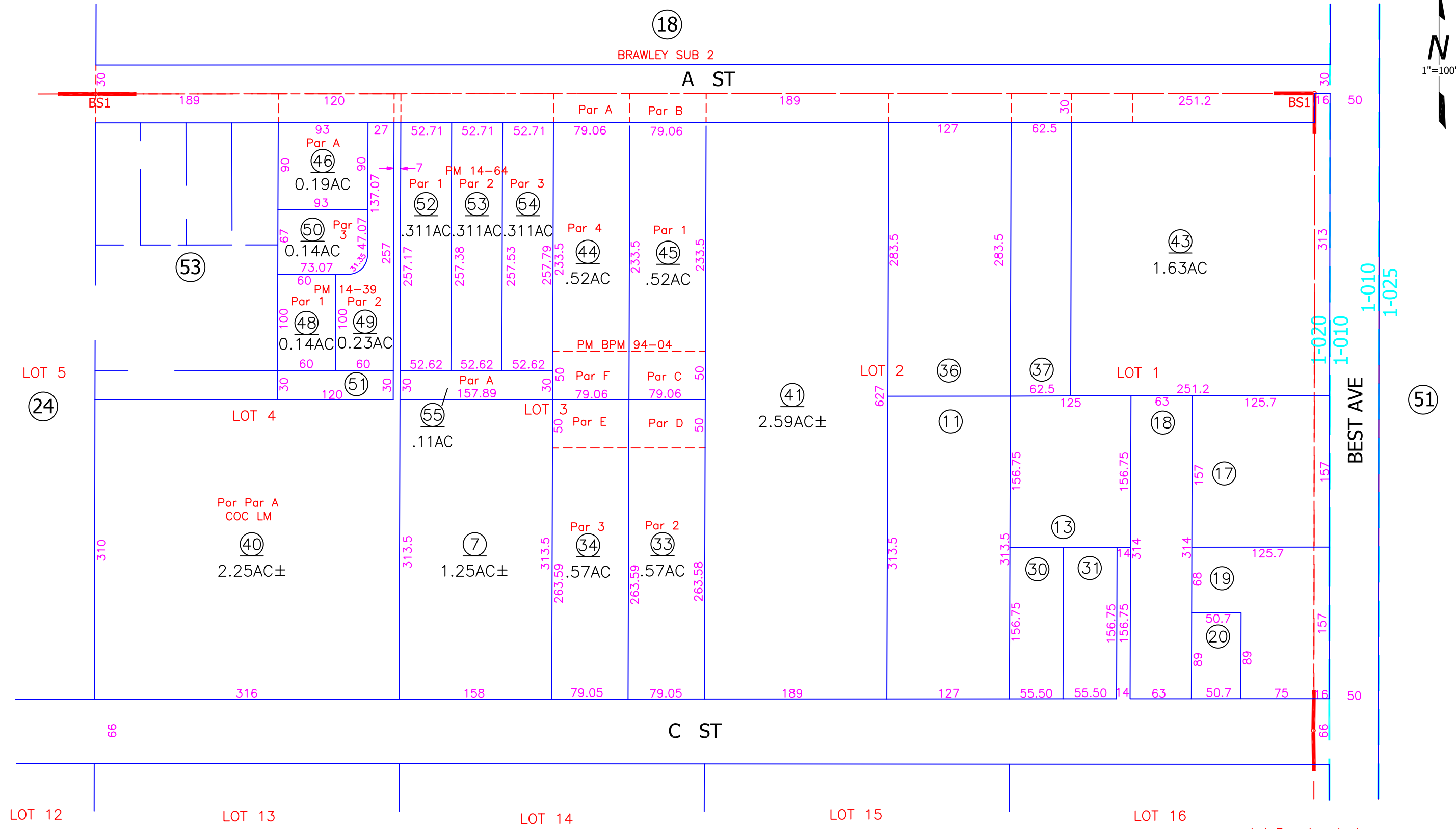
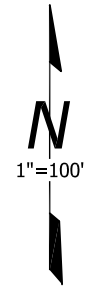
R-2 Residential Low Density zoning permits Single Family Dwelling.

ATTACHMENT: Location Map; Proposed Parcel Map.

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.

POR. BRAWLEY SUB. 1
& POR. SEC. 34, T.13S., R.14E.
OM 1-40

Tax Area Code
1-010
1-020



- 7-22-08 MF
- 12-27-05 RM
- 5-11-05 AR
- 8-7-95 RM
- 11-12-91 DP
- 8-4-82 LS
- 10-27-87 LS
- 3-17-20 MF
- 1-10-19 MF
- 12-28-18 MF
- 7-13-11 MF
- 5-19-10 MF
- 7-31-08 MF

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)



451 N. Best Avenue


Legend
📍 451 N Best Ave



Google Earth

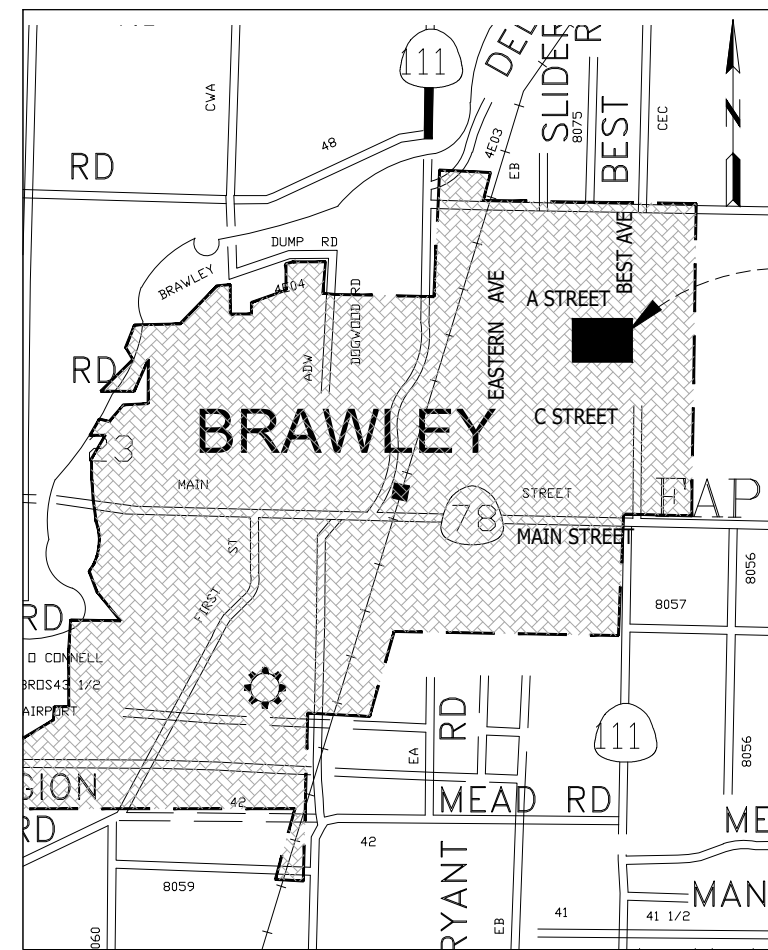
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300 ft



TENTATIVE PARCEL MAP NO. 047-250-017

PORTION OF LOT 1, BRAWLEY SUBDIVISION NO. 1, ACCORDING TO MAP NO. 56, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA



OWNER INFORMATION:
CATHY SULLIVAN
451 BEST ROAD
BRAWLEY, CA. 92227

PROPERTY ADDRESS:
451 BEST ROAD
BRAWLEY, CA. 92227

ZONING INFORMATION:
EXISTING: R-2 (RESIDENTIAL LOW DENSITY)
PROPOSED: R-2 (RESIDENTIAL LOW DENSITY)

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 CATHY SULLIVAN, ON OCTOBER 2020.

DATED: _____

RAYMOND TODD DIAL, P. L.S. 7341
L.C. EXP. DATE 12-31-2020



LEGAL DESCRIPTION:

THE NORTH HALF OF THE EAST 125.7 FEET OF THE SOUTH 314.0 FEET OF LOT 1, BRAWLEY SUBDIVISION NO. 1, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER MAP NO. 56, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

BASIS OF BEARING:

THE BEARING NORTH 89°58'01" EAST ALONG THE CENTERLINE OF "C" STREET, PER PARCEL MAP RECORDED ON FILE IN BOOK 11, PAGE 8 OF PARCEL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY IS THE BASIS OF BEARING FOR THIS MAP.

RECORDED EASEMENTS:

PRELIMINARY TITLE REPORT OF REFERENCE:
STEWART TITLE COMPANY, ORDER No. 914408 AND TITLE DATED JULY 31, 2020.

6 AN EASEMENT FOR CANAL, TELEPHONE AND/OR ELECTRIC POWER LINE IN FAVOR OF IMPERIAL IRRIGATION DISTRICT AS SET FORTH IN A DOCUMENT RECORDED JUNE 29, 1939 AS INSTRUMENT NO. 98 IN BOOK 529, PAGE 549 OF OFFICIAL RECORDS.

7 AN EASEMENT FOR IRRIGATION, WASTE OR DRAINAGE CANALS, OR POWER OR TELEPHONE LINES AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RESERVED BY IMPERIAL IRRIGATION DISTRICT, RECORDED JULY 16, 1941 AS INSTRUMENT NO. 11 IN BOOK 573, PAGE 98 OF OFFICIAL RECORDS.

TITLE DATA NOTE:

AS TO THE TITLE MATTER SHOWN AND NOTED HEREIN, DIAL CONSULTING, INC AND RAYMOND T. DIAL, PLS, HAVE RELIED SOLELY UPON INFORMATION PROVIDED BY STEWART TITLE COMPANY, PRELIMINARY TITLE REPORT ORDER NO. 914408 DATED JULY 31, 2020 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. DIAL CONSULTING, INC AND RAYMOND T. DIAL, PLS, MAKE NO STATEMENT AS TO THE ACCURACY AND COMPLETENESS OF THE SUBJECT PRELIMINARY TITLE REPORT.

UNDERGROUND UTILITY NOTE:

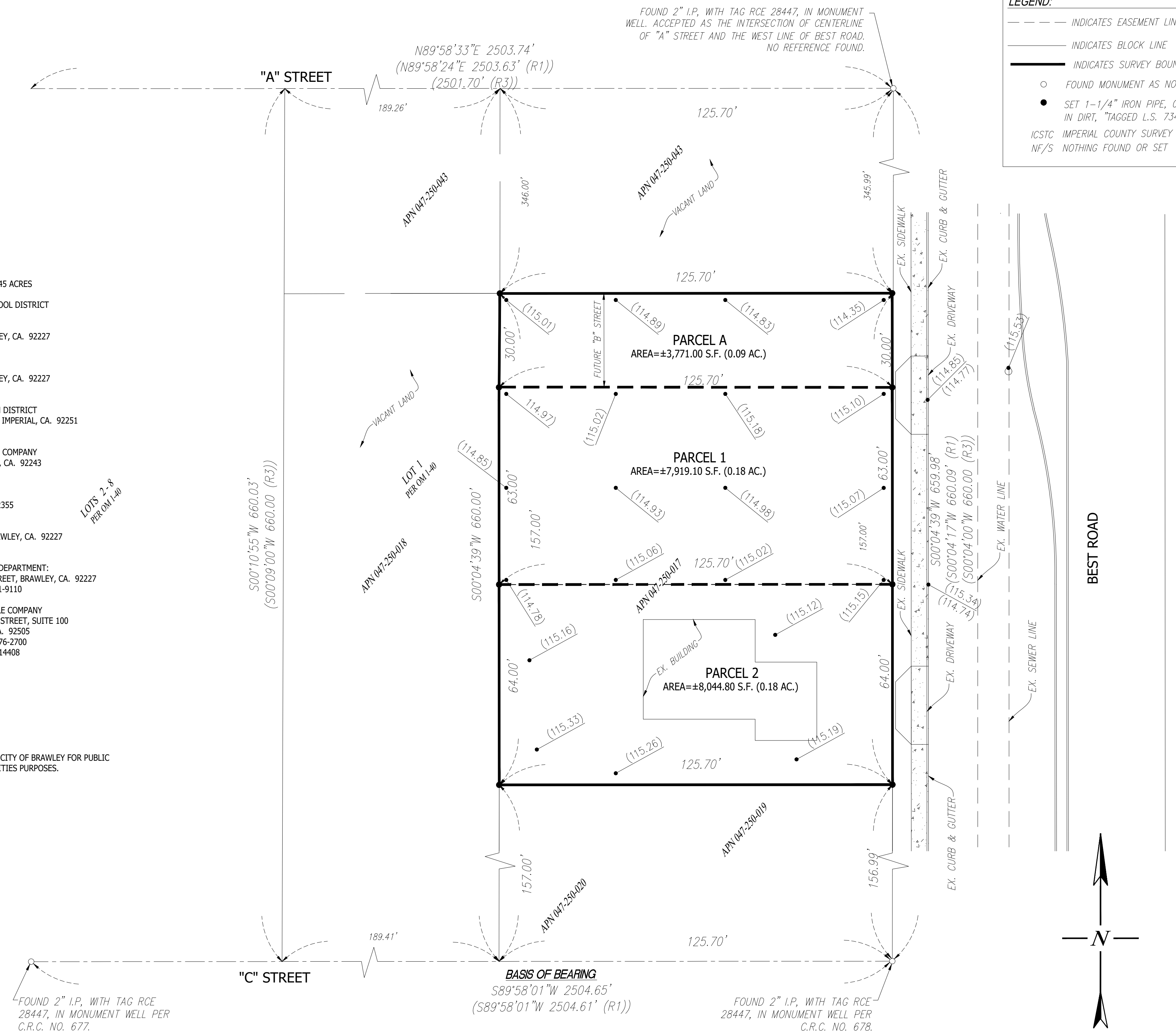
IF UNDERGROUND PUBLIC AND/OR PRIVATE UTILITIES, OTHER STRUCTURE OR ZONE AND SETBACK DATA ARE SHOWN HEREIN, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY, THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS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

GENERAL NOTES:

TOTAL PROPOSED LOTS: 2 LOTS

- TOTAL PARCEL BOUNDARY:** ±0.45 ACRES
- SCHOOL:** BRAWLEY UNIFIED SCHOOL DISTRICT
- SEWER:** CITY OF BRAWLEY
5015 BEST ROAD, BRAWLEY, CA. 92227
PHONE: 760-344-5803
- WATER:** CITY OF BRAWLEY
5015 BEST ROAD, BRAWLEY, CA. 92227
PHONE: 760-344-5803
- ELECTRIC:** IMPERIAL IRRIGATION DISTRICT
333 E. BARIONI BLVD, IMPERIAL, CA. 92251
PHONE: 760-335-3640
- GAS:** SOUTHERN CALIFORNIA GAS COMPANY
602 E. ROSS RD, EL CENTRO, CA. 92243
PHONE: 760-370-5812
- TELEPHONE:** SBC PACIFIC BELL
PHONE: 1-800-750-2355
- CABLE:** TIME WARNER CABLE
135 S. PLAZA STREET, BRAWLEY, CA. 92227
PHONE: 866-874-2389
- FIRE DISTRICT:** BRAWLEY FIRE DEPARTMENT:
1505 JONES STREET, BRAWLEY, CA. 92227
PHONE: 760-351-9110
- TITLE COMPANY:** STEWART TITLE COMPANY
11870 PIERCE STREET, SUITE 100
RIVERSIDE, CA. 92505
PHONE: 951-276-2700
ORDER NO.: 914408

ROAD RIGHT OF WAY NOTE:
1. PARCEL "A" IS OFFERED TO THE CITY OF BRAWLEY FOR PUBLIC ROAD RIGHT OF WAY AND UTILITIES PURPOSES.



LEGEND:

- INDICATES EASEMENT LINE
- INDICATES BLOCK LINE
- INDICATES SURVEY BOUNDARY
- FOUND MONUMENT AS NOTED
- SET 1-1/4" IRON PIPE, 0.2-FOOT ABOVE GROUND, IN DIRT, "TAGGED L.S. 7341"
- ICSTC IMPERIAL COUNTY SURVEY TIE-CARD
- NF/S NOTHING FOUND OR SET