



PLANNING COMMISSION

Ramon Castro, Chairman

Jay Goyal , Vice-Chairman

Eugene Bumbera Kevan Hutchinson

George A. Marquez Darren Smith Robert Palacio

AGENDA

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 7, 2018 AT 5:30 P.M.
CITY OF BRAWLEY COUNCIL CHAMBERS
383 MAIN STREET
BRAWLEY, CALIFORNIA**

- 1. CALL TO ORDER / ROLL CALL**
- 2. APPROVE AGENDA**
- 3. APPROVE MINUTES OF DECEMBER 6th, 2017 MEETING**
- 4. PUBLIC APPEARANCES**

The Planning Commission encourages citizen participation on all matters presented for their consideration. Members of the public who wish to speak on an issue that is not on the agenda may do so during the “Public Appearances” section at any meeting. The Planning Commission does not take action on items presented under Public Appearances.

PUBLIC HEARINGS

- 5. A Subdivision (PM 18-01) and Variance (VAR 18-01) by HIRJ Holdings, Inc to to subdivide the current parcel into two parcels in order to construct an additional single family dwelling on a .25 acre lot zoned R-1 (Residential Single Family) and currently contains one single family dwelling. The variance is to allow for the reduction of the minimum lot size from 6,000 feet to 5,440 square feet, a reduction of the garage front yard setback from 20 feet to 0 feet and the rear yard reduction in setback from 20 feet to 12.5 feet.**

Applicant: HIRJ Holdings, Inc.

Location: Lot 15 of Map Annexation No. 43, Replat Subdivision of a portion of Lots 11 and 12 Tract 77, Township 13 South, Range 14 East, City of Brawley, County of Imperial, State of California, APN 047-083-036 also known as 1479 Trail Street

6. ZONING AND CODE ENFORCEMENT

*November, December, and January reports attached.

7. NEXT MEETING DATE

8. 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 6, 2017

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 **Chairman Castro** @ 5:30 pm

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

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

The minutes of November 1, 2017 were approved during the December 2017 Planning Commission meeting. m/s/c Smith/Goyal 4-0

4. PUBLIC APPEARANCES There were none.

5. PUBLIC HEARING VAR 17-02

The applicant is requesting a variance (VAR17-02) requesting to allow for the reduction of the rear yard setback from 20 feet to 8 feet for property to add an additional room on a property currently zoned R-1 (Residential Single Family) and is 0.21 acres in size.

Applicant: Gilberto Z. Pompa

Location: 773 Birch Street, Brawley, CA 92227 legally described as Lot 5, Parkside Estates Subdivision Unit #4, City of Brawley, County of Imperial, State of California, APN 046-335-005.

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

OPEN PUBLIC HEARING @ 5:32PM

Commissioner Goyal asked if the current patio is up to code.

Planning Director Gaste, added that Mr. Pompa still needs to get a permit to enclose the patio.

Commissioner Hutchinson, mentioned that the aerial of the site would still look the same.

Gilberto Pompa, confirmed Commissioner Hutchinson's claim and added that he is enclosing the patio by adding three walls and making it into a family room.

Commissioner Goyal asked if the unit would be air conditioned.

Gilberto Pompa, added that he would be installing two additional air conditioner units.

PUBLIC HEARING CLOSED@ 5:34PM

The Commission **approved** the variance as proposed. m/s/c Hutchinson/Palacio 4-0

6. PUBLIC HEARING CUP 17-05

A negative declaration was presented and conditional use permit (CUP17-05) requested for the construction of a wireless tower at a property currently zoned C-3 (Heavy Commercial) and is 1.07 acres in size.

Applicant: Zenon Gonzales

Representative: Andréa Urbas, AICP, Zoning and Compliance Manager, J5IP

Location: 1627 Main Street, Brawley, CA 92227 legally described as Parcel 2 of COC of a portion of Lot 20, Brawley Subdivision No. 1, City of Brawley, County of Imperial, State of California, APN 047-480-040.

Planning Director Gaste gave an overview of the project as presented in the staff report and informed the commissioners that A negative declaration was conducted to review environmental impacts. The conditional use permit is to allow for the construction of an 80 foot stealth wireless tower disguised as a palm tree.

OPEN PUBLIC HEARING @ 5:37 PM

Ryan Douglas, representative from J5IP, gave a brief overview of the intended project and mentioned that it has the capacity to hold up to three carriers.

Planning Director Gaste added that the City of Brawley encourages co-locatable cell towers and tries not to approve additional towers until all towers are at capacity.

Commissioner Hutchinson asked if they had any electrical issues.

Ryan Douglas, added that there is already power on site and they will do their due diligence to ensure that there is sufficient power.

Karen Blue, Brawley Resident and employee at business near site, wanted to know if the proposed microwave would interfere with their computers.

Planning Director Gaste mentioned that RF studies. Also he added that the frequencies shoot outwards not downwards.

Ryan Douglas added that they have to comply with FCC requirements and conduct studies to ensure all bases are covered in regards to interference with other signals such as emergency signals.

Karen Blue mentioned that they have an issue with power outages in the area and asked is the tower was going add to the load.

Ryan Douglas mentioned that they would have a backup generator.

Planning Director Gaste added that they still have to provide load calculations to the IID to ensure that the project would not overload the grid.

Ryan Douglas added that when they prepare load calculations for co-locatable towers they calculate the load at capacity.

Commissioner Hutchinson added that there is additional development proposed in the area and the IID would already be mitigating if there was a significant overload to the grid. He also added that facilities such as the power uses about the same energy as a house.

PUBLIC HEARING CLOSED @ 5:44PM

The Commission **approved** the negative declaration and CUP 17-05 as proposed. m/s/c Palacio/Hutchinson 4-0

8. ZONING CODE ENFORCEMENT

Planning Director Gaste presented the October 2017 code enforcement reports.

10. NEXT MEETING DATE

The Planning Commission **adjourned** to February 7, 2018.

11. ADJOURNMENT @ 5:51 pm

Gordon R. Gaste AICP CEP, Interim Development Services Director

PLANNING COMMISSION STAFF REPORT

Minor Subdivision/

Variance: PM18-01/VAR18-01 (Parcel Map/Variance) – 1479 Trail Street

Property Owner/

Applicant: HIRJ Holdings, Inc.

Representative: David Beltran, Dynamic Consulting Engineers

Legal Description: Lot 15 of Map Annexation No. 43, Replat Subdivision of a portion of Lots 11 and 12 Tract 77, Township 13 South, Range 14 East, City of Brawley, County of Imperial, State of California, APN 047-083-036

Location: 1479 Trail Street

Area: Total: 0.25 Acres (10,880 Square Feet)
Parcel 1: 0.125 Acres (5,440 Square Feet)
Parcel 2: 0.125 Acres (5,440 Square Feet)

Zoning: R-1 (Residential Single Family)

Existing Use: Single Family Dwelling

Proposed Use: Two Single Family Dwellings

Surrounding Land Uses:

North -R-1 (Residential Single Family / Single Family Dwellings
South - R-1 (Residential Single Family / Single Family Dwellings
East -M-1 (Light Manufacturing) / O'Malley Plumbing
West- R-1 (Residential Single Family / Single Family Dwellings

General Plan Designation: Low Density Residential

CEQA Status: Exempt

Minor Subdivision/Variance: PM18-01/VAR18-01

General Information:

The parcel map was submitted in order to subdivide the current parcel into two parcels in order to construct an additional single family dwelling. The property is currently 0.25 acres in size, zoned R-1 (Residential Single Family) and currently contains one single family dwelling. The variance is to allow for the reduction of the minimum lot size from 6,000 feet to 5,440 square feet, a reduction of the garage front yard setback from 20 feet to 0 feet and the rear yard reduction in setback from 20 feet to 12.5 feet. Access is proposed via North Eastern Avenue. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The parkway on North Eastern Avenue is unusually wide. Normal parkway width is 10 feet. This area has a 35 foot parkway, thus the request for the front yard variance which will not interfere with sight distance.

Staff Recommendation:

If approved, the Planning Department recommends the following conditions:

1. The applicant shall obtain an encroachment permit from the Department of Public Works for any new, altered or unpermitted driveways necessary to access each of the parcels from a public street.
2. The applicant shall obtain a tax certificate from the County Tax Collector.
3. The applicant shall pay all fees associated with review and approval of the site plan, parcel map, and variance.
4. The applicant shall 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. This includes any improvements within the North Eastern Avenue and Trail Street right-of-ways. The developer may have to bore under North Eastern Avenue to connect to the water and sewer connections per Public Works standards.
8. A private easement for sewer shall be recorded allowing the southern parcel access through the northern parcel to connect to the sewer in the alley.

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Sections 15301(a), 15315 and 15332.
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Approval of the parcel map and variance 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 parcel map is consistent with the character of the area for that type of land use.
5. 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 single family dwellings by **right** and parcels under 6,000 square feet and reduced setbacks by **variance** only.

Minor Subdivision/Variance: PM18-01/VAR18-01

The Commission must determine the following:

- A. The proposed Parcel Map and Variance protects the best interest, health, safety and welfare of the public in general.
- B. The proposed Parcel Map and Variance 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 Parcel Map and 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, or any approved concept plan.
- D. The proposed Parcel Map and 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 of the proposed Parcel Map and Variance on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the Parcel Map and Variance mitigates substantial environmental problems.
- G. The proposed Parcel Map and Variance is compatible with adjacent structures and uses.
- H. The Parcel Map and Variance is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

ATTACHMENT: Location Maps; Proposed Parcel Map, Plot Plan.

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. TRACT 77 & POR. COLEGROVE'S ADD. 2 & POR. ANNEX. 43 TRACT 77

T13S R14E LS 3-23
ROS 5-74

OM 6-5

OM 7-35

Tax Area Code

1-001
1-006

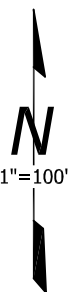
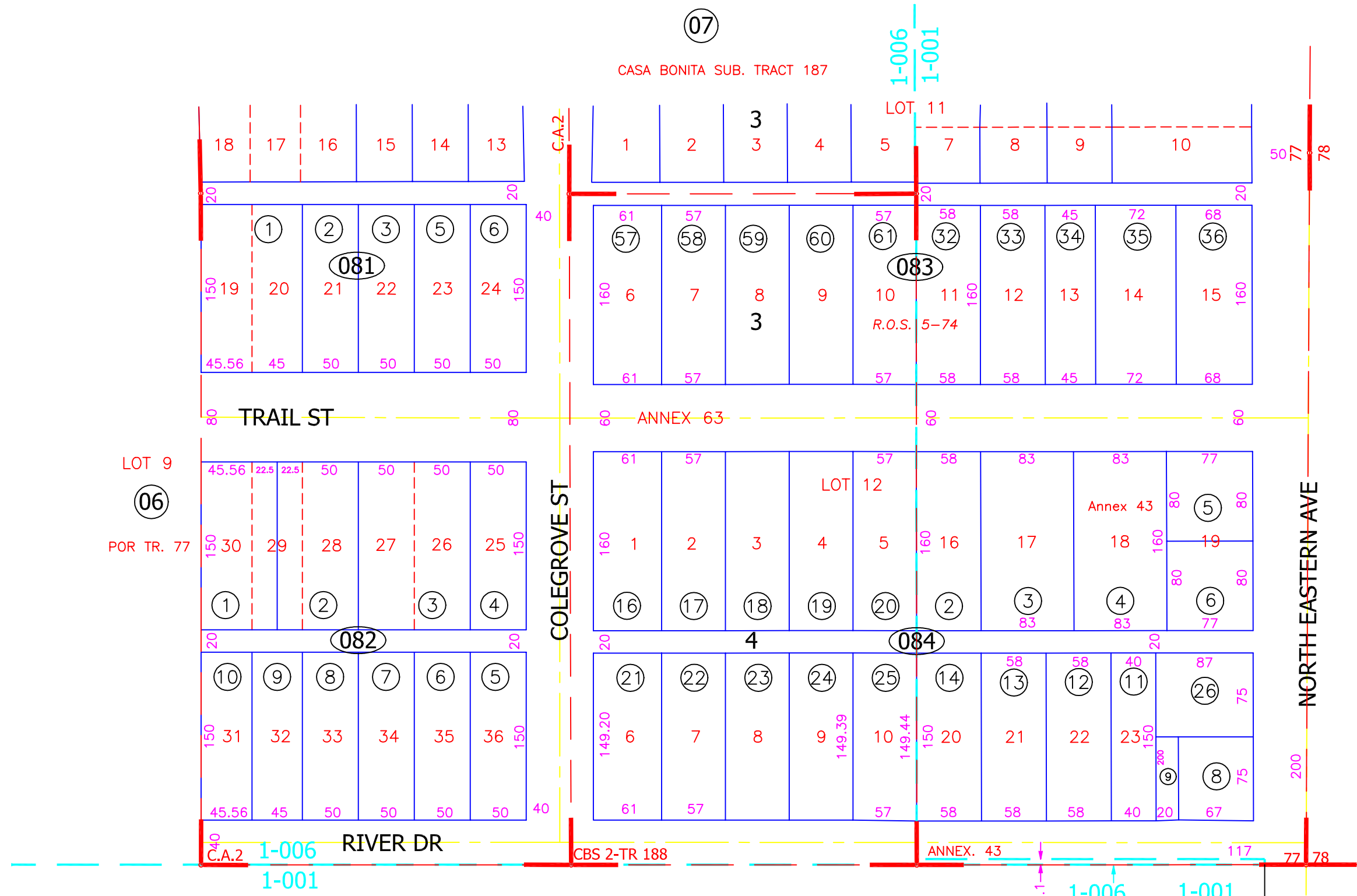
47-08

& CASA BONITA SUB. NO. 2 TRACT 188

FM 13-94

07

CASA BONITA SUB. TRACT 187



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)

1-20-96 RM
4-7-97 LS



PM 18-01



PARCEL MAP NO. XXXXXX

PORTION OF TRACT 77, TOWNSHIP 13 SOUTH, RANGE 14 EAST, S.B.M., IN THE CITY OF BRAWLEY,
COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

LEGAL DESCRIPTION:

THAT PORTION OF TRACT 77, TOWNSHIP 13 SOUTH, RANGE 14 EAST, S.B.M., IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SUPPLEMENT PLAT NO. 1 OF RE-SURVEY APPROVED DECEMBER 22, 1908, AND ON FILE IN THE UNITED STATES LAND OFFICE, BEING A PORTION OF LOT 12, AS SHOWN AND DESIGNATED ON THE MAP RECORDED IN BOOK 3, PAGE 23 OF LICENSED SURVEY MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 12, DISTANT THEREON 400 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT, SAID POINT OF BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO LEONARD R. CRUM BY DEED RECORDED FEBRUARY 1, 1952, IN BOOK 831, PAGE 306 OF OFFICIAL RECORDS; THENCE WEST AND ALONG THE SOUTH LINE OF CRUM'S PROPERTY, A DISTANCE OF 118 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 12, A DISTANCE OF 200 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 12, A DISTANCE OF 118 FEET TO A POINT ON THE EAST LINE OF LOT 12; THENCE SOUTH ALONG THE EAST LINE OF LOT 12, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

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 HIRJ HOLDINGS LLC, A LIMITED LIABILITY COMPANY, ON SEPTEMBER 2017. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I, HEREBY STATE THAT ALL MONUMENTS SHOWN ON THIS MAP ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: _____

DAVID BELTRAN L.S. 8482



ACTING CITY SURVEYOR'S STATEMENT:

I, XXXXXXXXXXXXXXX, ACTING CITY SURVEYOR OF THE CITY OF BRAWLEY, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; AND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP, IF REQUIRED AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL REQUIREMENTS OF CHAPTER 2, DIVISION 2, TITLE 7 OF GOVERNMENT CODE OF THE STATE OF CALIFORNIA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: _____

XXXXXXXXXXXXXXXXXX, RCE XXXX



COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2017 AT _____, IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF DYNAMIC CONSULTING ENGINEERS, INC.

FEE: _____

DOCUMENT: _____

CHUCK STOREY, COUNTY RECORDER

CITY CLERK'S CERTIFICATE:

I, ALMA DENAVIDES, CITY CLERK OF THE CITY OF BRAWLEY, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL IN AND FOR THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, HAVE APPROVED THIS PARCEL MAP, CONSISTING OF ONE SHEET, AS THE OFFICIAL MAP OF THIS PARCEL.

ALMA DENAVIDES, CITY CLERK
CITY OF BRAWLEY

DATE

PLANNING DIRECTOR'S STATEMENT

I, GORDON R. GASTE, HEREBY STATE THAT THIS PARCEL MAP COMPLIES WITH THE TENTATIVE OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AS APPROVED BY THE PLANNING COMMISSION.

GORDON R. GASTE, PLANNING DIRECTOR
CITY OF BRAWLEY

DATE

SUPPORTING DOCUMENTS:

THE FOLLOWING DOCUMENTS WERE RECORDED CONCURRENTLY WITH THIS PARCEL MAP AS OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL, IN SUPPORT OF THIS PARCEL MAP:

TITLE: OWNER'S CERTIFICATE INSTRUMENT NO. _____

TITLE: NOTARY ACKNOWLEDGEMENTS INSTRUMENT NO. _____

TITLE: SUBDIVISION GUARANTEE INSTRUMENT NO. _____

TITLE: TAX CERTIFICATE INSTRUMENT NO. _____

TITLE: _____ INSTRUMENT NO. _____

TITLE: _____ INSTRUMENT NO. _____

SIGNATURE OMISSION STATEMENT:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED AS THEIR INTEREST CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- 5 AN EASEMENT FOR RIGHT OF WAY FOR WASTE WATER DITCH AND ROAD ALONG THE EAST LINE OF SAID LAND RECORDED JUNE 11, 1920 IN BOOK 163, PAGE 434 OF DEEDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (NOT PLOTTABLE).
- 6 IMPERIAL IRRIGATION DISTRICT: ALL EASEMENTS AND RIGHT OF WAYS OF RECORD FOR IRRIGATION, WASTE, DRAINAGE CANALS, POWER, OR TELEPHONE LINES AS RESERVED IN THE DEED FROM IMPERIAL IRRIGATION DISTRICT DATED AUGUST 4, 1931, AND RECORDED IN BOOK 319, PAGE 235 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
- 7 IMPERIAL IRRIGATION DISTRICT: RIGHT OF WAY TO CONSTRUCT, OPERATE AND MAINTAIN A POWER LINE AND NECESSARY APPURTENANCES WITH MEANS OF INGRESS AND EGRESS RECORDED MAY 22, 1948 IN BOOK 708, PAGE 103 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (NOT PLOTTABLE)
- 8 SOUTHERN CALIFORNIA GAS COMPANY: A RIGHT OF WAY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF AND REMOVE A PIPELINE AND NECESSARY APPURTENANCES, WITH MEANS OF INGRESS AND EGRESS, OVER AND ACROSS A STRIP OF LAND, RECORDED MAY 12, 1950 IN BOOK 779, PAGE 415 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THE LOCATION OF SAID EASEMENT PLOTTED HEREON.
- 9 AN EASEMENT FOR A 6-INCH WATER LINE DISCLOSED IN THAT CERTAIN QUITCLAIM DEED RECORDED MAY 12, 1966, IN BOOK 1227, PAGE 570 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THE LOCATION OF SAID EASEMENT PLOTTED HEREON.

BASIS OF BEARING:

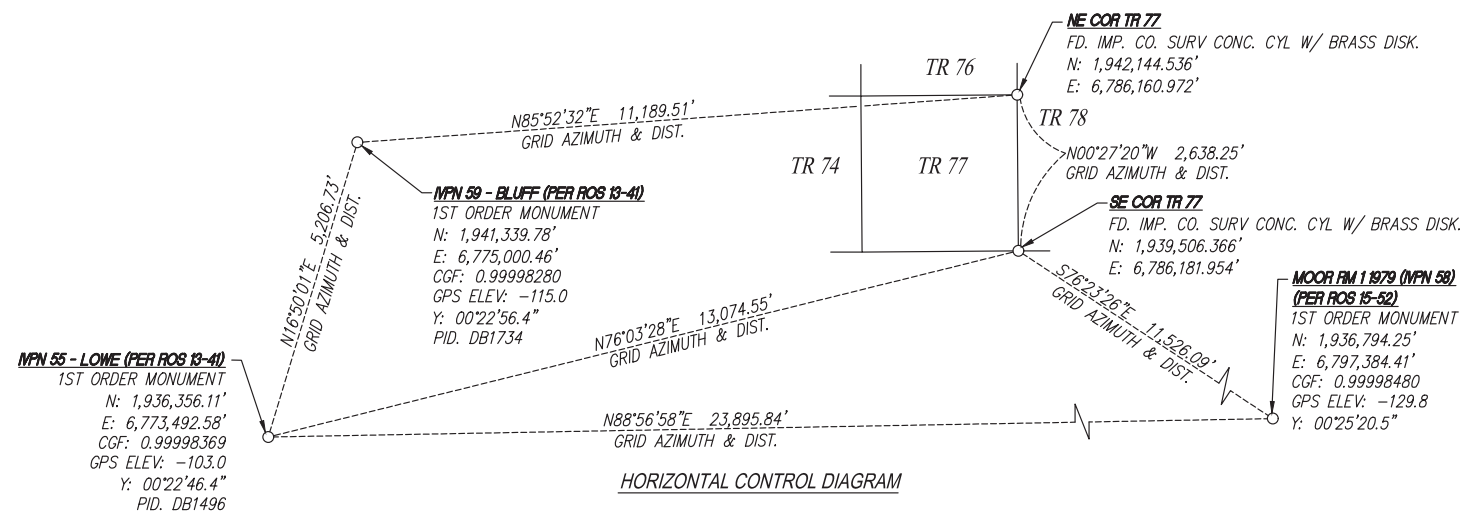
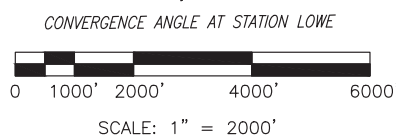
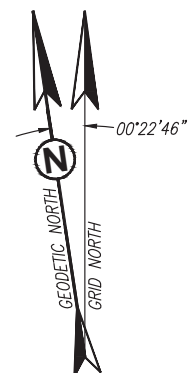
THE BEARING SHOWN HEREON ARE BASED ON THE GRID BEARING "NORTH 16°50'02" EAST" BETWEEN NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL STATIONS "LOWE" AND "BLUFF" AS PER THE NATIONAL GEODETIC SURVEY DATA SHEETS.

DATUM STATEMENT:

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, NAD 83 (2007.0 EPOCH ADJUSTMENT), AS PER THE NATIONAL GEODETIC SURVEY DATA SHEETS. UNLESS OTHERWISE NOTED, ALL DISTANCES SHOWN HEREON ARE GROUND. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY 0.99998376

CONVERGENCE ANGLE:

CONVERGENCE ANGLE FOR NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL STATION "LOWE" IS 00°22'46".

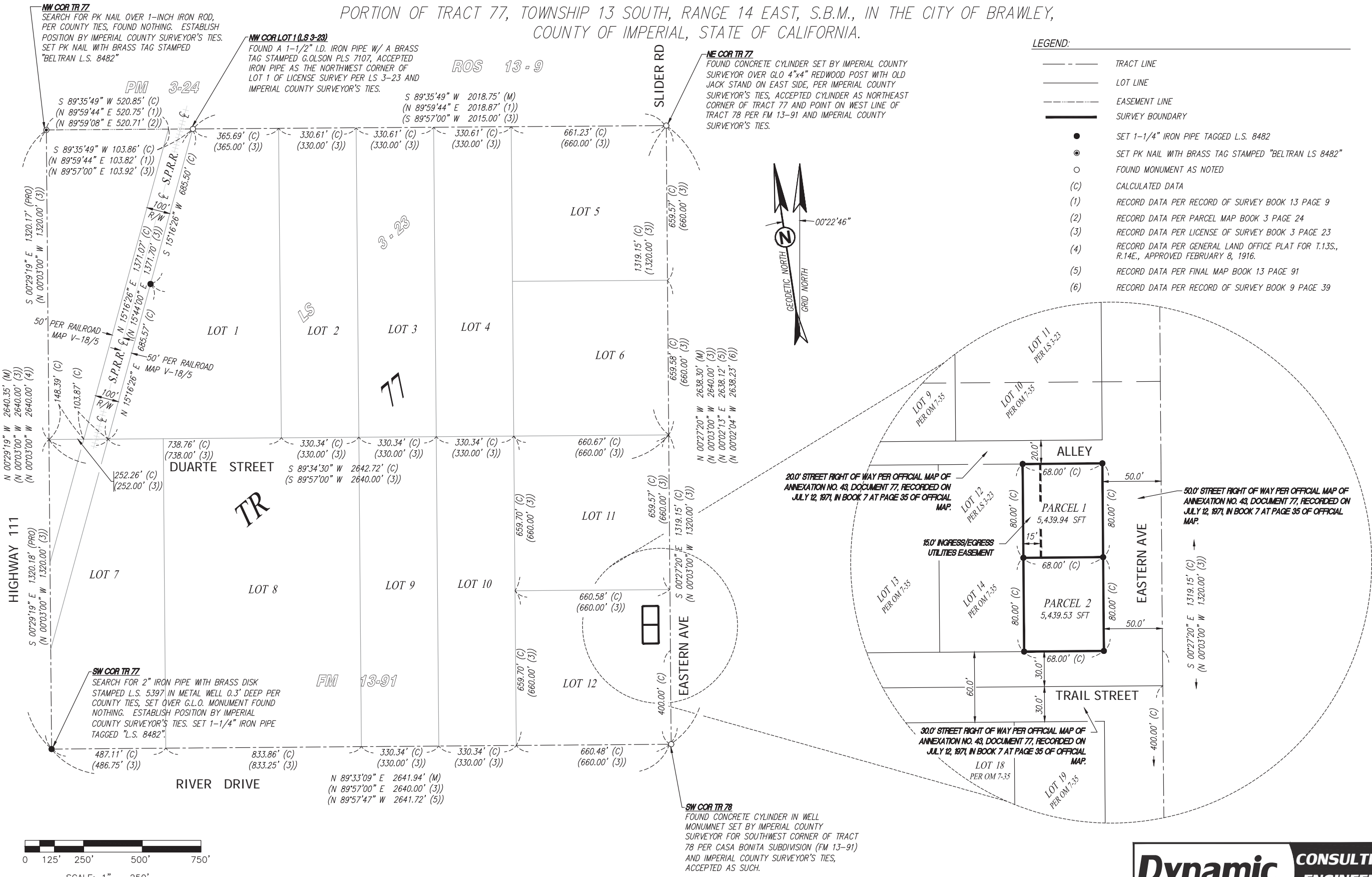


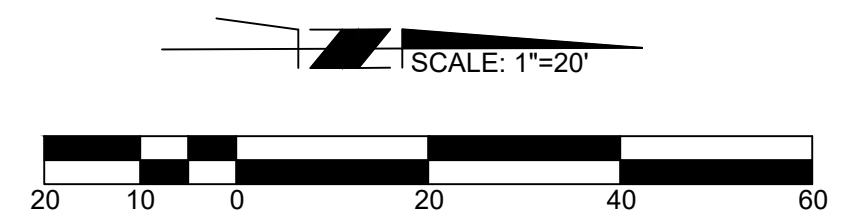
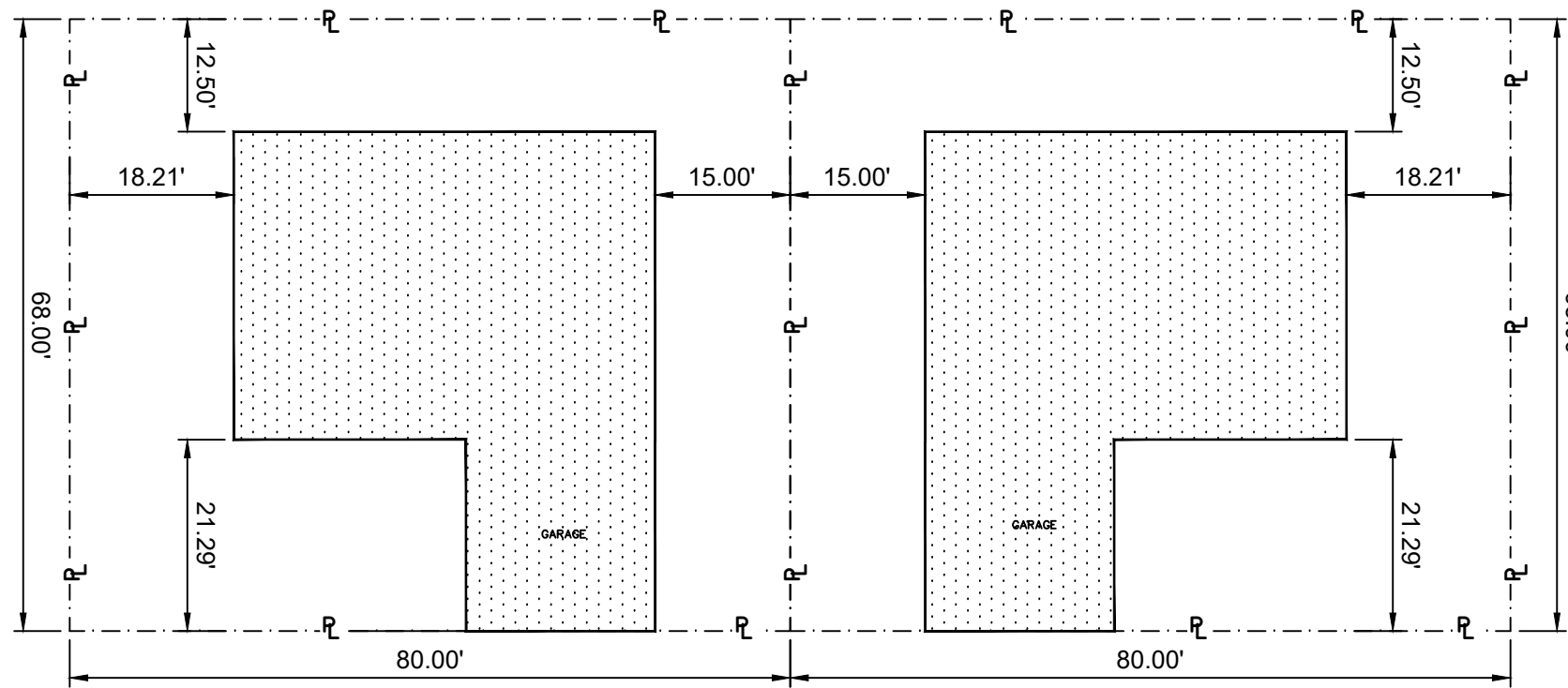
PARCEL MAP NO. XXXXXX

PORTION OF TRACT 77, TOWNSHIP 13 SOUTH, RANGE 14 EAST, S.B.M., IN THE CITY OF BRAWLEY,
COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

LEGEND:

- TRACT LINE
- LOT LINE
- EASEMENT LINE
- SURVEY BOUNDARY
- SET 1-1/4" IRON PIPE TAGGED L.S. 8482
- SET PK NAIL WITH BRASS TAG STAMPED "BELTRAN LS 8482"
- FOUND MONUMENT AS NOTED
- (C) CALCULATED DATA
- (1) RECORD DATA PER RECORD OF SURVEY BOOK 13 PAGE 9
- (2) RECORD DATA PER PARCEL MAP BOOK 3 PAGE 24
- (3) RECORD DATA PER LICENSE OF SURVEY BOOK 3 PAGE 23
- (4) RECORD DATA PER GENERAL LAND OFFICE PLAT FOR T.13S, R.14E., APPROVED FEBRUARY 8, 1916.
- (5) RECORD DATA PER FINAL MAP BOOK 13 PAGE 91
- (6) RECORD DATA PER RECORD OF SURVEY BOOK 9 PAGE 39





HIRJ HOLDINGS, LLC

PROPOSED RESIDENTIAL HOME FOOTPRINT
 PM 18-01/VAR18-01 PARCEL MAP/VARIANCE –
 1479 TRAIL STREET, BRAWLEY CA, 92227

CODE ENFORCEMENT REPORT NOVEMBER 2017

PROPERTY ADDRESS	VIOLATION TYPE	DATE CHECKED	COMMENTS
1064 "B" Street	Code Enforcement	November 1, 2017	Structure removed
891 West Legion Road	Code Enforcement	November 1, 2017	Overgrown weeds removed
1627 Main Street	Code Enforcement	November 1, 2017	Trailer removed
932 "G" Street	Code Enforcement	November 1, 2017	Fire damaged apartments-in process
306 North 1 st Street	Code Enforcement	November 1, 2017	Guestrooms built w/o permit-in process
1111 D Street	Code Enforcement	November 2, 2017	Yard cleaned and animals will be removed after fair-completed
908 Martin Place	Vacant Building	November 7, 2017	Vacant house, messy yard-in process
1147 H Street	Vacant Building	November 7, 2017	Vacant house, messy yard-in process
1061 "J" Street	Vacant Building	November 7, 2017	Vacant house, messy-in process
213 "B" Street	Vacant Building	November 9, 2017	Vacant house, transient activity-in process
225 South Las Flores Drive, #3	Housing	November 9, 2017	Flooded apartment-problem resolved
1077 Pater Street	Abandoned Vehicle	November 17, 2017	Car parked in front yard-in process
1087 Pater Street	Abandoned Vehicle	November 17, 2017	Car parked in front yard-in process
919-921 "G" Street	Abandoned Building	November 17, 2017	Vacant offices-in process
1137 Main Street	Abandoned Building	November 17, 2017	Vacant house-problem resolved
919 Pater Street	Abandoned Vehicle	November 17, 2017	Car parked in front yard-removed
La Paloma Subdivision	Code Enforcement	November 20, 2017	Homeless camp-in process
322 South 14 th Street	Abandoned Building	November 20, 2017	Vacant house-checked no problems
402 North 1 st Street	Housing	November 21, 2017	Apartment in bad condition-in process
West of 215 West "G" Street	Code Enforcement	November 22, 2017	Oversize tree blocking view-check no issue
320 "J" Street	Code Enforcement	November 29, 2017	Trash cans left on street-in process

CODE ENFORCEMENT REPORT DECEMBER 2017

PROPERTY ADDRESS	VIOLATION TYPE	DATE CHECKED	COMMENTS
1061 "J" Street	Vacant Building	December 1, 2017	Vacant house, messy-in process
1035 Pine Court	Abandoned Vehicle	December 4, 2017	Cars parked in front yard-in process
919/921 "G" Street	Vacant Building	December 5, 2017	Vacant offices boarded up-completed
1060 North Imperial Avenue, #80	Housing	December 13, 2017	Apartment with bug infestation-in process
1007 David Street	Code Enforcement	December 14, 2017	Complaint trailer parked on property-checked no trailer
1087 Pater Street	Abandoned Vehicle	December 18, 2017	Cars parked in front yard removed
246 "I" Street	Code Enforcement	December 18, 2017	Complaint mechanic working on site-checked no action seen
908 Martin Place	Abandoned Building	December 18, 2017	Vacant house yard cleaned-completed
219 "E" Street	Abandoned Building	December 19, 2017	Vacant apartments cleaned area-completed
320 "J" Street	Code Enforcement	December 19, 2017	Trash cans removed from street-completed
1061 "J" Street	Abandoned Building	December 19, 2017	Vacant house messy-in process
402 North 1 st Street	Housing	December 20, 2017	Unsanitary housing-in process
Latigo Ranch	Code Enforcement	December 20, 2017	Weed abatement- in process
664 South Eastern Avenue	Abandoned Vehicle	December 20, 2017	Car parked in front yard-in process
919 "E" Street	Code Enforcement	December 20, 2017	Trash can clean up-in process
1115 Willow Court	Code Enforcement	December 20, 2017	Unkept landscape, trees-in process
1070 Calle del Cielo	Code Enforcement	December 20, 2017	Trailer parked on street-in process
974 Ronald Street	Code Enforcement	December 20, 2017	Trailer parked on street-in process
966 David Street	Code Enforcement	December 20, 2017	Trailer parked on street-in process
1016 Calle del Sol	Code Enforcement	December 20, 2017	Trailer parked on street-in process
1212 Calle del Cielo	Code Enforcement	December 20, 2017	Trailer parked on street-in process
1035 Pine Court	Abandoned Vehicle	December 20, 2017	Car parked in yard, in process
771 Hontza Court	Code Enforcement	December 20, 2017	Weed abatement-in process
673 South 16 th Street	Abandoned Vehicle	December 20, 2017	Cars parked in front yard-in process
285 "E" Street	Code Enforcement	December 26, 2017	Work without permit-in process

CODE ENFORCEMENT REPORT JANUARY 2018

PROPERTY ADDRESS	VIOLATION TYPE	DATE CHECKED	COMMENTS
1070 Calle del Cielo	Abandoned Vehicle	January 2, 2018	Trailer removed-complete
1016 Calle del Sol	Abandoned Vehicle	January 2, 2018	Trailer removed-complete
673 South 16 th Street	Abandoned Vehicle	January 2, 2018	Abandoned cars-sent second notice
771 Honzta Court	Code Enforcement	January 2, 2018	Weed abatement- sent first notice
285 "E" Street	Code Enforcement	January 3, 2018	Working without permit-permit pulled
966 Calle del Cielo	Abandoned Vehicle	January 3, 2018	Complaint vehicle parked on landscape-checked no vehicle
1093 Calle del Cielo	Abandoned Vehicle	January 3, 2018	Trailer removed-complete
1060 N. Imperial Avenue, #80	Housing	January 8, 2018	Roach infestation-problem resolved-complete
275 West "E" Street, #112	Housing	January 8, 2018	Low water pressure-problem fixed-complete
402 North 1 st Street	Housing	January 9, 2018	Plumbing problems resolved-complete
919 "E" Street	Code Enforcement	January 9, 2018	Trash enclosure needs clean up-send second notice
664 South Eastern Avenue	Abandoned Vehicle	January 9, 2018	Car at front yard-sent second notice
1542 "A" Street	Vacant Building	January 16, 2018	Vacant house vagrant on property-sent first notice
620 North Cesar Chavez	Code Enforcement	January 16, 2018	Motorhome being occupied-sent first notice
116 & 108 "G" Street	Code Enforcement	January 16, 2018	Trash in alley-checked location-Fire Dept. will sent letter
1212 Calle del Cielo	Code Enforcement	January 19, 2018	Trailer parked on street-removed-complete
1115 Willow Court	Code Enforcement	January 19, 2018	Unkept landscape & trees-in process
673 South 16 th Street	Abandoned Vehicle	January 22, 2018	Cars parked at front yard-cars removed-complete
1061 "J" Street	Vacant Building	January 23, 2018	Vacant house secured-complete
224 "H" Street	Code Enforcement	January 24, 2018	Carport full of junk-sending first letter
919 "E" Street	Code Enforcement	January 24, 2018	Trash enclosure removed-complete
1542 "A" Street	Vacant Building	January 24, 2018	House clean, no vagrant-complete
696 South Imperial Avenue	Abandoned Vehicle	January 24, 2018	Inoperable cars, sent first letter
771 Hontza Court	Code Enforcement	January 24, 2018	Weed abatement- sent second letter
Ridge Park Drive	Code Enforcement	January 25, 2018	Clean up trash & material in lots-sent first letter
1153 "C" Street	Code Enforcement	January 29, 2018	Complaint work being done without permit-checked no construction being done
1634 Main Street	Code Enforcement	January 30, 2018	Fence falling over-Fire Dept. will send letter