



## PLANNING COMMISSION

Juan Tavares, Chairman

John Lane , Vice-Chairman

George A. Marquez Jay Goyal

Robert Palacio Darren Smith Kevan Hutchinson

**AGENDA  
PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, May 4, 2022 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/cityofbrawley](http://www.facebook.com/cityofbrawley) .**

To participate and make a public comment:  
Join Zoom Meeting <https://zoom.us/join>  
Meeting ID: 842 4128 1650 Passcode: 012152

**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.

Should a member of the public wish to provide verbal or written public comments prior to the meeting, 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.

**4. CUP 22-03**

A conditional use permit (CUP 22-03) submitted by Samuel Vega, Property Owner, 110 Main Street. The conditional use permit will allow for a drive-thru restaurant.

Legal Description: LOTS 23 & 24 BLK 22 TOWNSITE OF BRAWLEY OM 1 15,  
City of Brawley, County of Imperial, State of California,  
APN 048-052-001.

**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.

# City of Brawley



Planning Commission

May 4, 2022

Agenda Item No. 4

## STAFF REPORT

**To:** Planning Division  
**From:** Andrea Montano, Planning Technician  
**Prepared by:** Andrea Montano, Planning Technician  
**Subject:** CUP 22-03

### RECOMMENDATION:

Approve CUP 22-03 as presented.

### BACKGROUND INFORMATION:

Samuel Vega, Property Owner, purchased 110 Main Street in the hopes of opening a Las Palmitas Taco Shop in Brawley. Mr. Vega has three other locations, 2 in El Centro and 1 in Yuma. This location is located in the Downtown Specific Plan which does not allow drive-thrus by right and in this case requires a Planning Commission CUP. It is important to note that Del Taco was located at 110 Main Street and had a drive thru. There are also three other drive-thrus within 300 feet of this location.

### COMPLIANCE WITH CITY PLANS:

The proposed drive thru will comply with the Downtown Specific Plan (DSP) if approved.

### ALTERNATIVES:

The Planning Commission may choose to approve the conditional use permit with additional conditions or deny the request for a Conditional Use Permit

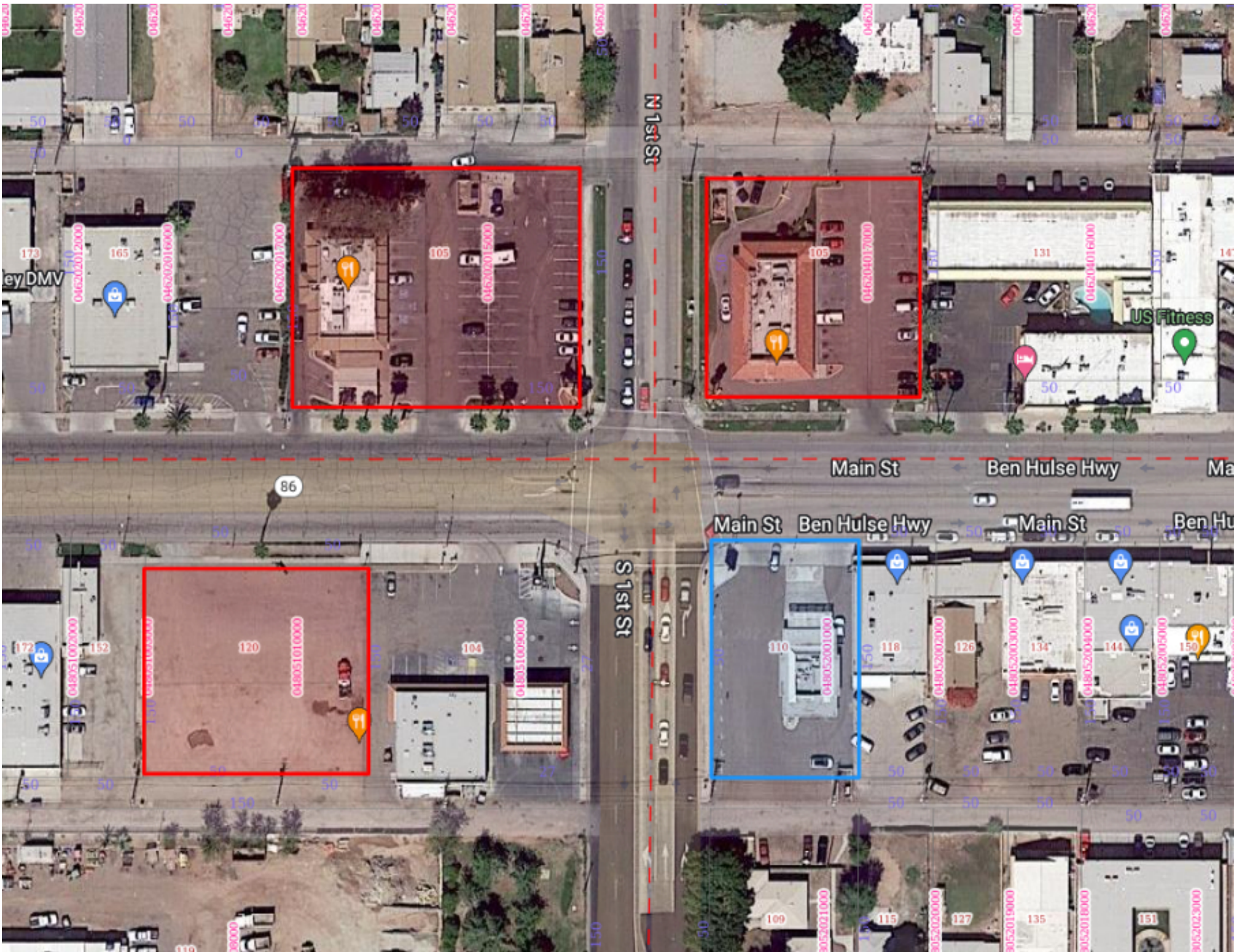
### CONDITIONS:

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 and variance.
4. 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.
5. 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.
6. 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.

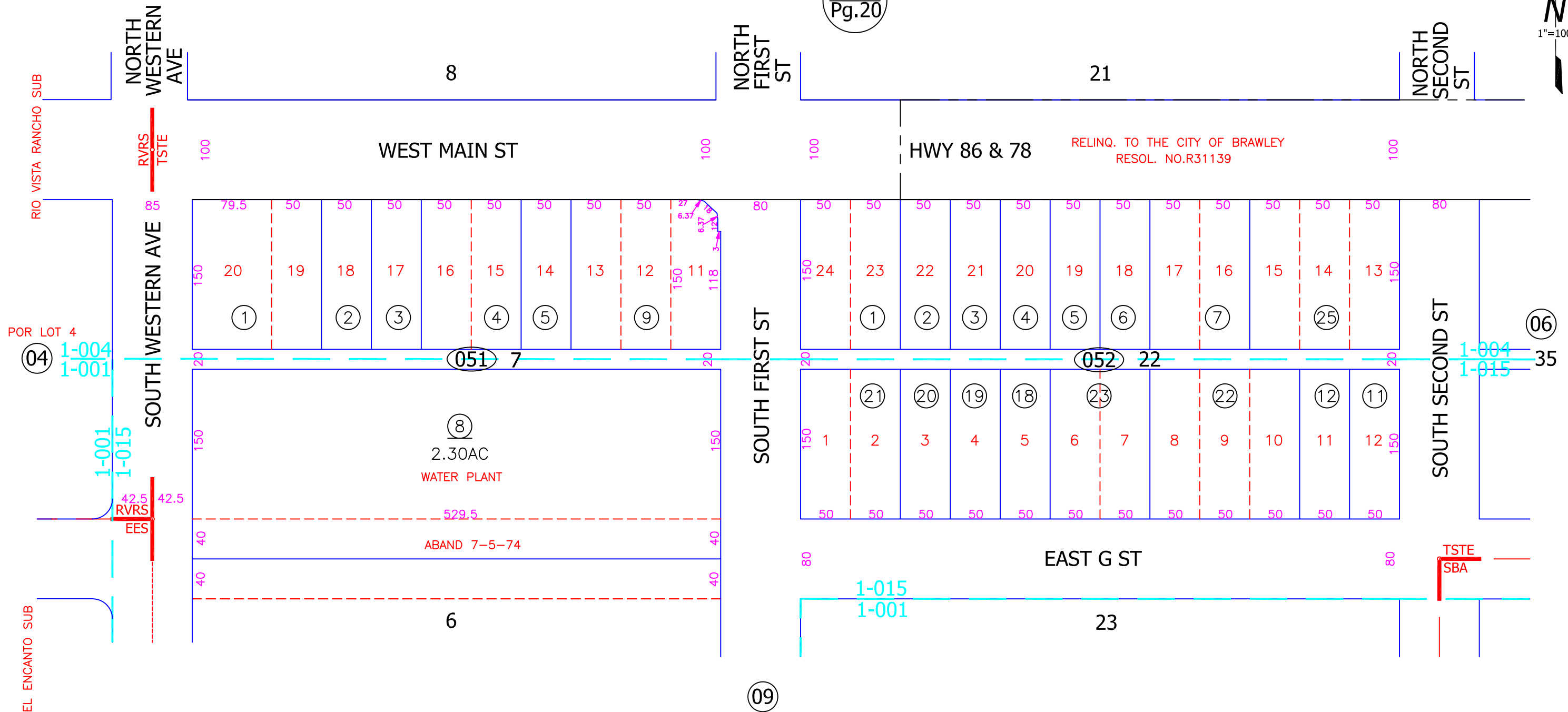
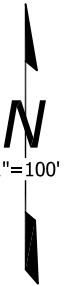
7. The driveway closest to the intersection of 1<sup>st</sup> Street and Main Street shall be an entrance only, the driveway next to 118 Main Street shall be an exit only, and an alternate exit shall be provided through the alley.
8. The applicant shall stripe and post signage as appears on the site plan.

**ATTACHMENTS:**

Location Map, Site Photos, and Project Plans



Bk.46  
Pg.20



POR LOT 4  
04 1-004  
1-001

1-004  
1-015 35

09

- 10-17-12 MF
- 3-7-94 RM
- 12-11-91 DP
- 1-7-86 RM
- 1-15-80 IJ
- 7-12-77 IJ
- 4-29-15 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)

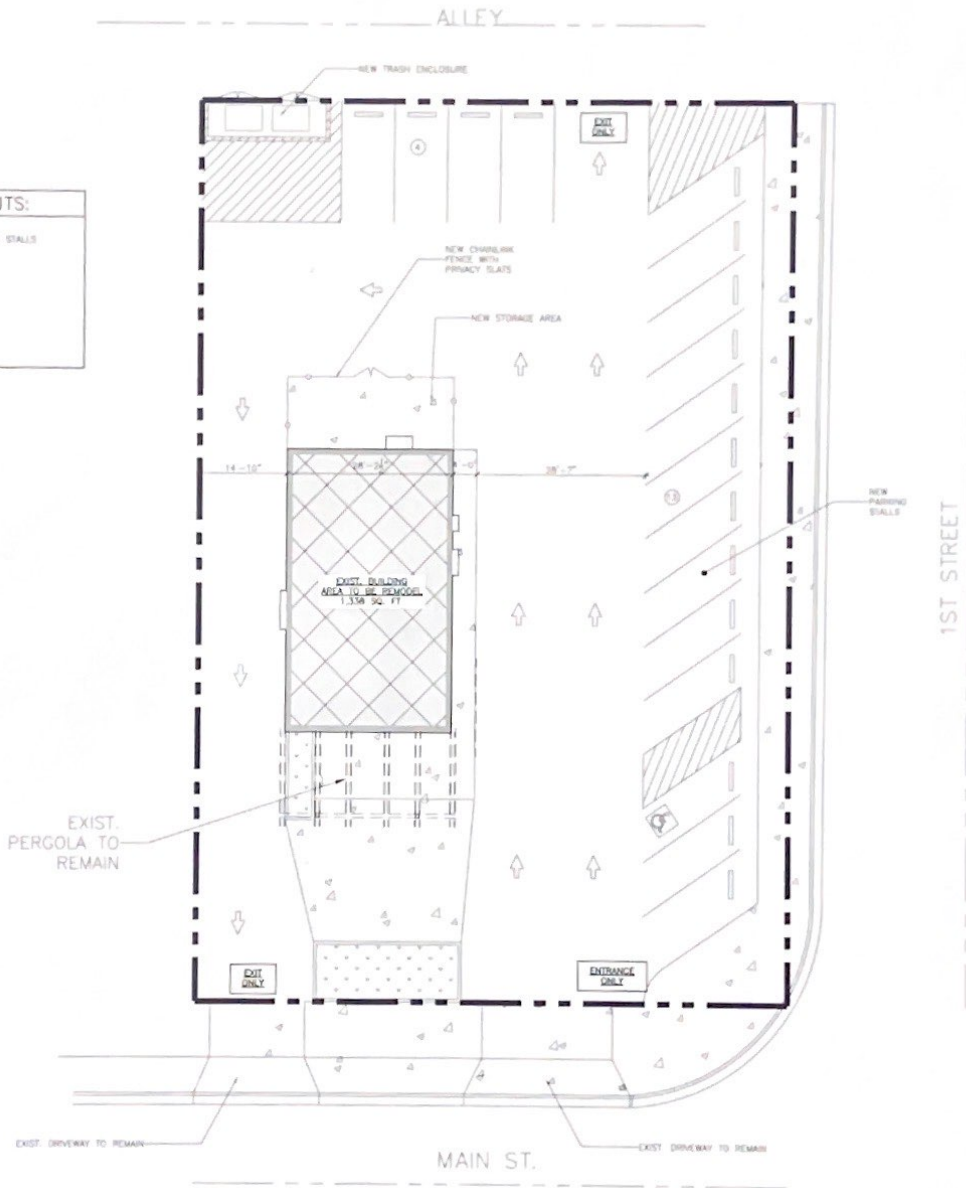


**CITY OF BRAWLEY**  
 Assessor's Map Bk.48-Pg.05  
 County of Imperial, Calif.

BUILDING DATA & PARKING REQUIREMENTS:	
PARKING REQUIRED PER BUILDING:	RESTAURANT: 1,338 SQ. FT. SITING AREA: 300 SQ. FT. / 20 = 8 STALLS 4 EMPLOYEES / 2 = 2 STALLS
TOTAL PARKING REQ'D:	8 PARKING STALLS
ACCESSIBLE PARKING REQUIRED:	1-25 = 1 ACCESSIBLE SPACE
PARKING PROVIDED:	1 ACCESSIBLE PARKING SPACES 16 REGULAR PARKING SPACES 17 TOTAL STALLS

**HATCH LEGEND**

-  EXIST. BUILDING TO BE REMODELED
-  NEW CONCRETE AREAS
-  EXIST. CONCRETE AREAS
-  EXIST. LANDSCAPE AREAS
-  ADJACENT PROPERTY LINE



**SITE PLAN**

SCALE: 1"=10'-0"



PROJECT	DESCRIPTION	DATE
LAS PALMITAS BRAWLEY		
DESIGNED BY	DATE	SCALE
AS SHOWN	04/11/2022	NS
SITE PLAN		