



PLANNING COMMISSION

George A Marquez, Chairman

Kevan Hutchinson, Vice-Chairman

Eugene Bumbera Jay Goyal Eric M. Reyes

Ramon M. Sagredo Darren Smith

AGENDA

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 7, 2014 AT 5:30 P.M.
CITY COUNCIL CHAMBERS
383 MAIN STREET
BRAWLEY, CALIFORNIA**

1. CALL TO ORDER / ROLL CALL
2. APPROVE AGENDA
3. APPROVE MINUTES OF APRIL 2, 2014
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 HEARING

5. An application for a minor re-subdivision (PM14-01) of three existing parcels into four parcels to construct four single family homes in an R-E (Residential Estate) zone, Los Olivos Subdivision.
Applicant: Development Design & Engineering
For Kevin C. Smith, Andres De La Garza, and Gloria Basilio
1065 State Street
El Centro, CA 92243
Location: Northeast corner of American Legion Street and Los Olivos Drive, more particularly described as Lots 5 and 6, Los Olivos Unit No. 1 and a Portion of Parcel 1 of PM BPM3-04, US De Moulin, City of Brawley, County of Imperial, State of California, APN 048-240-043, 044, and 053

Gordon Gaste
Planning Department
Brawley Admin Offices
383 Main Street

COMMISSION ACTION

6. ZONING CODE ENFORCEMENT

7. ADJOURNMENT

Supporting documents are available for public review in the Planning Department, 400 Main Street, Suite 2, 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

PLANNING COMMISSION STAFF REPORT

Minor Subdivision: PM14-01 (Parcel Map) - Los Olivos Resubdivision

Property Owners/

Applicants: Kevin C. Smith, Andres De La Garza, Gloria Basilio

Representative: Development Design & Engineering

Legal Description: Lots 5 and 6, Los Olivas Unit No. 1 and a Portion of Parcel 1 of PM BPN3-04, US De Moulin, City of Brawley, County of Imperial, State of California, APN 048-240-043, 044 & 053

Location: Northeast Corner of West Legion Street and Los Olivos Drive

Area:

Total:	3.01 Acres (131,116 Square Feet)
Parcel 1:	1.06 Acres (46,174 Square Feet)
Parcel 2:	1.06 Acres (46,174 Square Feet)
Parcel 3:	0.89 Acres (38,768 Square Feet)

Zoning: R-E (Residential Estates)

Existing Use:

Parcel 1:	Single Family Dwelling (under construction)
Parcel 2:	Vacant
Parcel 3:	Vacant

Proposed Use: Four Single Family Dwellings

Surrounding Land Uses:

North - R-E (Residential Estates) / Vacant

South - R-E (Residential Estates) / Single Family Dwelling

East - R-E (Residential Estates) / Single Family Dwelling

West - R-E (Residential Estates) / Vacant

General Plan Designation: Rural Residential

CEQA Status: Exempt per 15315, 15332

**PLANNING COMMISSION HEARING, May 7, 2014,
5:30 P.M., CITY COUNCIL CHAMBERS, 383 MAIN STREET,
BRAWLEY, CALIFORNIA**

Minor Subdivision: PM14-01

General Information:

The parcel map was submitted in order to re-subdivide the existing three parcels into four parcels for single family dwellings. The property is currently zoned R-E (Residential Estates) and is 3.01 acres in size. The site is currently one single family dwelling (under construction) and the remainder is vacant. Access is proposed via American Legion Street and Los Olivos Drive. There are current zoning conditions currently imposed on this property via the Los Olivos Subdivision.

Staff Recommendation:

The Development Review Committee (DRC), on April 3, 2014, voted to recommend approval of this parcel map with 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 parcel map.
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 proceeding 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 proceeding 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. A fire hydrant shall be installed on the frontage of Parcel 4 on American Legion Street prior to occupancy of said parcel.
9. A streetlight shall be installed on the frontage of Parcel 2 on American Legion Street prior to occupancy of said parcel.
10. 100% of onsite retention of stormwater shall be retained onsite.

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 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 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 parcels is consistent with the Zoning ordinance.
6. The size of the new parcels 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 **Rural Residential** land uses.

R-E (Residential Estates) zoning permits single family dwellings by right.

Minor Subdivision: PM14-01

The Commission must determine the following:

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

ATTACHMENT: Location Maps; 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.

Full Property Details : Imperial

PROPERTY DETAIL

Parcel#(APN): 048-240-053 Use Description:
 Parcel Status: A
 Owner Name: DE LA GARZA ANDRES & BASILIO GLORIA JT
 Mailing Addr: 644 S RIOVISTA AVE, BRAWLEY CA 92227
 Situs Addr:
 Legal Description: POR OF PAR 1 OF PM BPM 3-04, US DE MOULIN 1.06AC
 Latitude: 32.9598233300 Longitude: -115.5666086700

ASSESSMENT

Total Value: 102,000.00 Use Code: Exempt Codes:
 Land Value: 102,000.00 Tax Rate Area: 001027 Impr Type:
 Impr Value: 0.00 Price/Sqft: 2.18 Exempt Amt:
 Other Value: 0.00 Zoning: RVXX Property Tax:
 % Improved: 0.00 Year Assd: Delinquent Yr:

SALE HISTORY Sale 1 Sale 2 Sale 3 Transfer

Recording Date: 2012-04-09 00:00:00
 Recording Doc: 2012R007699
 Rec. Doc Type:
 Transfer Amount:
 Seller (Grantor):
 1st Trst Dd Amt: Code 1: 2nd Trst Dd Amt: Code 2:

PROPERTY CHARACTERISTICS:

Lot Acres: 1.06 Year Built: Fireplace:
 Lot SqFt: 46,701.03 Effective Yr: A/C:
 Bldg/Liv Area: Total Rooms: Heating:
 Units: Bedrooms: Pool:
 Buildings: Baths (Full): Flooring:
 Stories: Baths (Half): Park Type:
 Style: Bsmt SqFt: Spaces:
 Construct: Garage SqFt: Site Influence:
 Quality: Other: Timber :
 Building Class: Other Rooms: Ag Preserve:
 Condition:

***The information provided here is deemed reliable, but is not guaranteed.

Full Property Details : Imperial

PROPERTY DETAIL

Parcel#(APN): 048-240-043 Use Description: RVXX, D
 Parcel Status: A
 Owner Name: SMITH KEVIN C ETAL
 Mailing Addr: 510 W MAIN STREET, BRAWLEY CA 92227
 Situs Addr:
 Legal Description: LOT 5 OF LOS OLIVOS SUB. UN.1, 1.06AC
 Latitude: 32.9603731100 Longitude: -115.5659084600

ASSESSMENT

Total Value: 119,856.00 Use Code: RVXX, D Exempt Codes:
 Land Value: 119,856.00 Tax Rate Area: 001012 Impr Type:
 Impr Value: 0.00 Price/Sqft: 2.62 Exempt Amt:
 Other Value: 0.00 Zoning: RVXX Property Tax:
 % Improved: 0.00 Year Assd: Delinquent Yr:

SALE HISTORY [Sale 1](#) [Sale 2](#) [Sale 3](#) [Transfer](#)

Recording Date: 2008-03-13 00:00:00
 Recording Doc: 2008R007208
 Rec. Doc Type:
 Transfer Amount:
 Seller (Grantor):
 1st Trst Dd Amt: Code 1: 2nd Trst Dd Amt: Code 2:

PROPERTY CHARACTERISTICS:

Lot Acres: 1.06 Year Built: Fireplace:
 Lot SqFt: 45,750.50 Effective Yr: A/C:
 Bldg/Liv Area: Total Rooms: Heating:
 Units: Bedrooms: Pool:
 Buildings: Baths (Full): Flooring:
 Stories: Baths (Half): Park Type:
 Style: Bsmt SqFt: Spaces:
 Construct: Garage SqFt: Site Influence:
 Quality: Other: Timber :
 Building Class: Other Rooms: Ag Preserve:
 Condition:

***The information provided here is deemed reliable, but is not guaranteed.

Full Property Details : Imperial

PROPERTY DETAIL

Parcel#(APN): 048-240-044 Use Description: RVXX, D
 Parcel Status: A
 Owner Name: SMITH KEVIN C ETAL
 Mailing Addr: 510 W MAIN STREET, BRAWLEY CA 92227
 Situs Addr:
 Legal Description: LOT 6 OF LOS OLIVOS SUB. UN.1, 0.89AC
 Latitude: 32.9602368700 Longitude: -115.5665728000

ASSESSMENT

Total Value: 100,632.00 Use Code: RVXX, D Exempt Codes:
 Land Value: 100,632.00 Tax Rate Area: 001012 Impr Type:
 Impr Value: 0.00 Price/Sqft: 2.59 Exempt Amt:
 Other Value: 0.00 Zoning: RVXX Property Tax:
 % Improved: 0.00 Year Assd: Delinquent Yr:

SALE HISTORY [Sale 1](#) [Sale 2](#) [Sale 3](#) [Transfer](#)

Recording Date: 2008-03-13 00:00:00
 Recording Doc: 2008R007208
 Rec. Doc Type:
 Transfer Amount:
 Seller (Grantor):
 1st Trst Dd Amt: Code 1: 2nd Trst Dd Amt: Code 2:

PROPERTY CHARACTERISTICS:

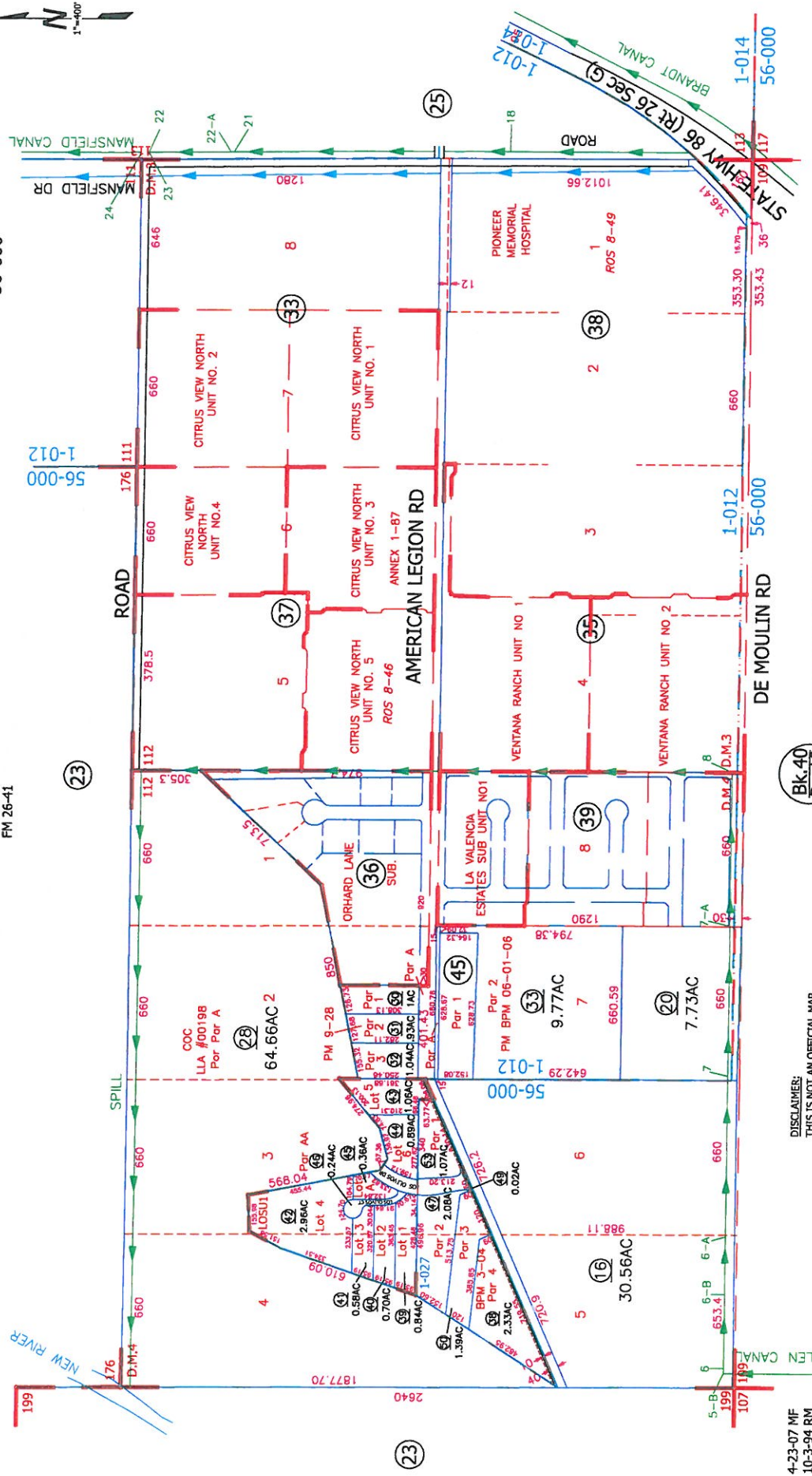
Lot Acres: 0.89 Year Built: Fireplace:
 Lot SqFt: 38,840.64 Effective Yr: A/C:
 Bldg/Liv Area: Total Rooms: Heating:
 Units: Bedrooms: Pool:
 Buildings: Baths (Full): Flooring:
 Stories: Baths (Half): Park Type:
 Style: Bsmt SqFt: Spaces:
 Construct: Garage SqFt: Site Influence:
 Quality: Other: Timber :
 Building Class: Other Rooms: Ag Preserve:
 Condition:

***The information provided here is deemed reliable, but is not guaranteed.

U. S. DE MOULIN TRACT 3 & 4, SEC. 5, 6, T. 14S., R. 14E. &
 O.M 4-19
 LOS OLIVOS SUB. UN. NO.1
 FM 26-41

Tax Area Code
 1-012
 56-000

48-24



Bk. 40
 Pg. 13

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)

- 4-23-07 MF
- 10-3-94 RM
- 3-12-93 RM
- 9-17-92 DP
- 11-6-92 LS
- 01-14-05 RM
- 03-09-05 AR
- 12-28-05 RM
- 5-23-08 MF
- 1-29-09 MF
- 9-19-07 MF
- 8-17-07 MF
- 7-11-07 MF
- 11-18-08 MF
- 10-29-08 MF
- 1-29-09 MF
- 1-27-09 MF
- 12-18-08 MF
- 11-18-08 MF
- 7-02-07 MF
- 10-29-08 MF

048-240-046 LOS OLIVOS CT IN LOSU1 0.24AC



Assessor's Map Bk. 48-Pg. 24
 County of Imperial, Calif.

PM14-01 Aerial

