



**BRAWLEY DRC MEETING AGENDA  
9 AM, OCTOBER 1, 2020  
HELD VIA ZOOM**

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

1. Additions to the Agenda if Necessary 9:00 AM
  
2. CUP 20-01- 525 Main Street/ Medical Clinic Public Hearing 9:15 AM
  - A. Building Permits Required
  - B. CUP Condition Review
  - C. Improvements Required to Meet Standards
  - D. Recommendations

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 September 30, 2020.
  
3. Other Planning Issues 9:45AM
  
4. Adjourn 10:15 AM

**NOTE TO THE PROPERTY OWNER:** DEVELOPMENT REVIEW COMMITTEE POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE MEETING FOR THIS ITEM. YOU WILL REMAIN IN THE WAITING AREA UNTIL YOUR ITEM IS HEARD. FAILURE TO ATTEND THE MEETING WILL RESULT IN RESCHEDULING TO THE NEXT DRC MEETING. PLEASE DIRECT ANY QUESTIONS TO THE PLANNING DEPARTMENT AT (760) 344-8822.

**DEVELOPMENT REVIEW COMMITTEE STAFF REPORT**

**Conditional Use Permit #:** CUP 20-01

**Property Owner(s):** Stacey Hoyt, Ph.D.

**Legal Description:** Lots 13 & 14, Block 71, Townsite of Brawley, City of Brawley, County of Imperial, State of California, APN 047-342-014

**Location:** 525 Main Street

**Area:** .17 acres (7,500 SF)

**Zoning:** Downtown Specific Plan-Civic Center Main Street

**Existing Use:** Vacant

**Proposed Use:** Medical Office/Substance Abuse Treatment Clinic

**Surrounding Land Uses:**

<b>North -</b>	CN (Civic Center Neighborhood) / Vacant Lot
<b>South -</b>	CM (Civic Center Main Street) / Commercial Building
<b>East -</b>	CM (Civic Center Main Street) / Commercial Building
<b>West-</b>	CM (Civic Center Main Street) / Commercial Building

**General Plan Designation:** Mixed Use

**DEVELOPMENT REVIEW COMMITTEE HEARING,  
9:00 A.M., CITY COUNCIL CHAMBERS,  
383 W MAIN STREET, BRAWLEY, CALIFORNIA**

## **Conditional Use Permit: CUP 20-01**

The applicant is requesting a conditional use permit to allow for a Medical Office to provide outpatient individual and group substance abuse treatment services. The property is currently zoned Civic Center Main Street per the Downtown Specific Plan. The site is currently vacant. The applicant currently operates a federally contracted program from 537 Main Street, and is attempting. Moving locations may allow the facility to become certified by the State of California in order to provided additional outpatient substance abuse treatment center. Services to be performed are assessments, individual and group substance abuse treatment to the citizens of Brawley, California. There are no zoning conditions currently imposed on this property.

### **Staff Recommendation:**

The Planning Division recommends of this conditional use permit. The following condition(s) shall apply:

1. Landscaping will be required as per Sec. 27.180 of the Zoning Ordinance and the Downtown Specific Plan.
2. Hydraulics, drainage and grading details to City standards provided to the City Engineer. The percentage of retention shall be determined by the City Engineer.
3. Applicant/Property Owner 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.
4. Provide sewer and water, curb and gutter, sidewalk, street and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel.
5. Applicant/Property Owner 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 Development Review Committee, Planning Commission or City Council concerning the project. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.
6. The applicant shall pay any and all amounts as determined by the city to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, city ordinance and/or any other laws that apply. This include any applicable Development Impact Fees, Capacity Fees, Plan Check and/or Inspection Fees, Air Pollution Control District (APCD) Fees, Environmental Filing Fees and Building Permit Fees.
7. The applicant shall comply with all local, state and/or federal laws, rules,

regulations and/or standards as they may pertain to this project, whether specified herein or not.

8. 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.

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 153301 Existing Facilities and 15332 In-Fill Development.
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Granting of the conditional use permit 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 conditional use permit is consistent with the General Plan and the character of the area for that type of land use.

**The Brawley General Land Use Map** designates this property for **Commercial** land uses.

Medical Clinics are allowed by conditional use permit only.

The Committee must determine the following:

- A. The conditional use permit for Substance Abuse Treatment Clinic protects the best interest, health, safety and welfare of the public in general.
- B. The conditional use permit for Substance Abuse Treatment Clinic complies with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.
- C. This conditional use permit for Substance Abuse Treatment Clinic 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 Substance Abuse Treatment Clinic 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 created by the proposed Substance Abuse Treatment Clinic on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the Substance Abuse Treatment Clinic mitigates substantial environmental problems.
- G. The Substance Abuse Treatment Clinic is compatible with adjacent structures and uses.

H. The proposed Substance Abuse Treatment Clinic is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

**ATTACHMENT:** Location Maps

**NOTE TO THE PROPERTY OWNER:** DEVELOPMENT REVIEW COMMITTEE 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.



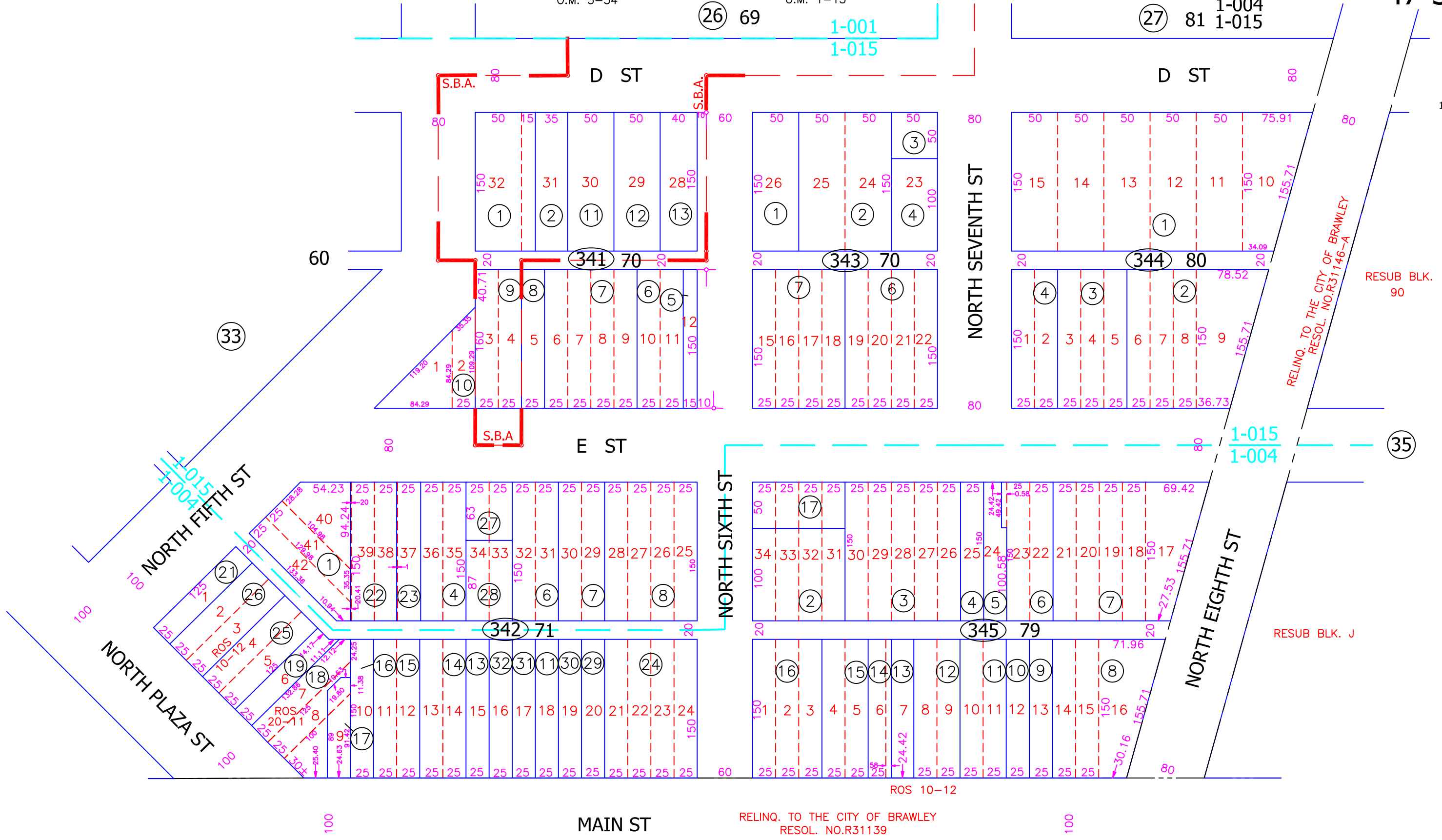
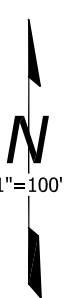
Google Earth

© 2020 Google  
© 2020 INEGI  
© 2020 Europa Technologies

(27) 81 1-004  
1-015

(26) 69

1-001  
1-015



- 9-6-11 MF
- 6-21-11 MF
- 6-1-11 MF
- 3-9-94 RM
- 5-12-93 RM
- 12-2-91 DP
- 6-17-85 RM
- 4-11-13 MF
- 10-16-12 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)

Bk.49  
Pg.02

