



PLANNING COMMISSION

Kevan Hutchinson, Chairman

Darren Smith, Vice-Chairman

Eugene Bumbera George A. Marquez

Jay Goyal Robert Palacio Juan Tavares

**AGENDA
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 2, 2020 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/TheHubatBrawleyEOC.

- 1. CALL TO ORDER / ROLL CALL**
- 2. APPROVE AGENDA**
- 3. APPROVE MINUTES OF MAY 6, 2020 & JUNE 2, 2020**
- 4. 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. The deadline to submit comments is 5PM on May 6, 2020.

PUBLIC HEARINGS

- 5. A minor subdivision (PM 20-02) was submitted in order to permit two Single Family Dwelling. The property is currently zoned R-1 (Residential Single Family). The site is currently Single Family Dwelling and is 0.8 acres in size. The proposed parcel map shows to subdivide one parcel into two parcels to allow for the construction of two single family homes to be located on the site. There are no zoning conditions currently imposed on this property**

Property Owner: Jerry Dean Williams and Karen Dee Williams
Representative: Raymond Dial, PLS
Legal Description: The North 110 Feet of the South 372 feet of Lot 22
 Brawley Subdivision 1, City of Brawley, County of
 Imperial, State of California, APN 047-480-025.

6. A minor subdivision (PM 20-03) was submitted in order to develop three Single Family Dwellings. The property is currently zoned R-2 Residential Low Density. The site is currently contains a vacant storage shed and office building that formerly contained Avila E & L Trucking and is 2.6 acres in size. Three(3) parcels 7,560 Square Foot in size will be subdivided from the remainder parcel. Dedication of 60 feet is being given for the development of the future B Street Extension. There are no zoning conditions currently imposed on this property.

Property Owner(s): Marie C & Luis Avila
Applicant(s): R. Garcia Construction
Representative(s): Raymond Dial, PLS
Legal Description: The West 63 Feet & the East 126 Feet of West 189Feet of Lot 2 Brawley Subdivision Excluding the North 30Feet, City of Brawley, County of Imperial, State of California, APN: 047-250-041.

7. **CODE ENFORCEMENT REPORT**

8. **NEXT MEETING DATE**

9. **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



BRAWLEY PLANNING COMMISSION
May 6, 2020

The Planning Commission of the City of Brawley, California, met in Regular Session **via Zoom** 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

Chairman Hutchinson called meeting to order @ 5:30 pm

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson,
ABSENT: Palacio, Marquez
ABSTAIN: None
NAYES: None

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Smith/Bumbera 7-2

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson,
ABSENT: Palacio, Marquez
ABSTAIN: None
NAYES: None

3. APPROVAL OF MINUTES OF JANUARY 8, 2020

The minutes were **approved** as submitted. m/s/c Smith/Bumbera 7-2

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson,
ABSENT: Palacio, Marquez
ABSTAIN: None
NAYES: None

4. PUBLIC APPEARANCES There was none

5. PM 20-01 VAR 20-01

A minor subdivision (PM 20-01) and variance (VAR20-01) submitted to will allow for the construction of two single family homes at property located at 654-654 1/2 South Imperial Avenue. The variance is for a reduction of lot size less than 6000 square feet. The site currently contains one existing single-family dwelling and is 0.27 acres in size.

Property Owner: Equity Trust Company Custodian,
FBO Jitendra "Jay" Goyal

Applicant: David Beltran, LS, Dynamic Consulting Engineers

Legal Description: The South 47 Feet of Lot 5, Of the Re-Subdivision of Block 55, In the City Of Brawley, County Of Imperial, State Of California, APN 049-181-035.

Development Services Director Gaste presented the staff report to the Planning Commission.

Jitendra “Jay” Goyal, Developer presented his subdivision to the Commission. After his presentation Commissioner Goyal exited the Council Chambers while the Commission deliberated.

The Commission **approved** the variance as proposed. m/s/c Smith/ Bumbera 7-3

PRESENT: Tavares, Smith, Bumbera, Hutchinson
ABSENT: Palacio, Marquez
ABSTAIN: Goyal
NAYES: None

6. ADJOURNMENT @ 5:47p.m.

Gordon R. Gaste
AICP CEP, Development Services Director

DRAFT



BRAWLEY PLANNING COMMISSION
June 3, 2020

The Planning Commission of the City of Brawley, California, met in Regular Session **via Zoom** 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

Chairman Hutchinson called meeting to order @ 5:30 pm

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson, Palacio
ABSENT: Marquez
ABSTAIN: None
NAYES: None

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Goyal/Palacio 7-1

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson, Palacio
ABSENT: Marquez
ABSTAIN: None
NAYES: None

3. PUBLIC APPEARANCES There was none

The minutes were **approved** as submitted. m/s/c Goyal/Palacio 7-1

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson, Palacio
ABSENT: Marquez
ABSTAIN: None
NAYES: None

4. MASONRY WALL ALTERNATIVE APPLICATION AT THE VICTORIA PARK AND MALAN PARK SUBDIVISIONS

The Commission **approved** the Masonry Wall Alternative as proposed. m/s/c Goyal/Palacio 7-1

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson, Palacio
ABSENT: Marquez
ABSTAIN: None
NAYES: None

5. VAR 20-02

A variance (VAR 20-02) to allow encroachment into the required side and front submitted by Raquel Gonzalez, property owner, on property located 799 Maple Court. The variance will allow the proposed structure to encroach approximately 2 feet into the required front yard and 5 feet into the required side yard.

Property Owner: Raquel Gonzalez

Legal Description: Lot 1 Parkside Estate Unit Number 5 City of Brawley, County of Imperial, State of California, APN 046-371-006.

Development Services Director Gaste presented the staff report to the Planning Commission.

The Commission **approved** the variance as proposed. m/s/c Goyal/Palacio 7-1

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson, Palacio
ABSENT: Marquez
ABSTAIN: None
NAYES: None

6. ZC 20-01 & GPA 20-01

A zone change (ZC 20-01) and general plan amendment (GPA 20-01) was submitted to develop a future apartment complex up to 50 units at 1603 Malan Street. The property is currently zoned R-1(Single Family Residential) and is proposed to change to R-3(Residential Medium Density). In the General Plan the properties use is designated as Low Density Residential and the proposed use is Medium Density Residential.

Property Owner: Michael Joshua Paddock

Applicant: Annette Leon & Tom Dubose, Dubose Design Group

Legal Description: The East 1/2 Lot 53 Brawley Subdivision 1, City of Brawley, County of Imperial, State of California, APN 047-380-031.

Development Services Director Gaste presented the staff report to the Planning Commission. He also presented the letter in opposition received from the neighbors on S. 18th Street. Concerns included increase in traffic, noise, and privacy concerns. He informed the Commission that a block wall is a proposed condition in the staff report, and traffic increase is not anticipated, as exits will be on E. K Street and Malan Street.

Commissioner Smith, asked the developer if they would be willing to move the structure to the east side of the project.

Chairman Hutchinson, asked for clarification if the proposed project is three story or two story as depicted in the architectural renderings.

Development Design Group President Tom Dubose informed the confirmed that the project is only intended to be a two-story complex. They are open to moving the building to the east side of the project and any conditions the commission finds appropriate.

The Commission **recommended** the Zone Change and General Plan Amendment with changes to the City Council. m/s/c Smith/Bumbera 7-1

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson, Palacio
ABSENT: Marquez
ABSTAIN: None
NAYES: None

7. ADJOURNMENT @ 6:23 pm

Gordon R. Gaste

AICP CEP, Development Services Director

DRAFT

STAFF REPORT

Minor Subdivision: PM 20-02 Parcel Map 154 Norman Court

Property Owner(s): Jerry Dean Williams and Karen Dee Williams

Representative(s): Raymond Dial, PLS

Legal Description: The North 110 Feet of the South 372 feet of Lot 22 Brawley Subdivision 1, City of Brawley, County of Imperial, State of California, APN 047-480-025

Location: 154 Norman Court

Area: 0.8 Acres (35420 Square Feet)

Zoning: R-1 (Residential Single Family)

Existing Use: Single Family Dwelling

Proposed Use: Two Single Family Dwelling

Surrounding Land Uses:

North - R-1 (Residential Single Family) / Single Family House

South - R-1 (Residential Single Family) / Single Family Hous

East - R-3 (Residential Medium Density) / Vacant

West- R-1 (Residential Single Family) / Single Family House

General Plan Designation: Low Density Residential

CEQA Status: Exempt

Minor Subdivision: PM 20-02

General Information:

The parcel map was submitted in order to permit two Single Family Dwelling. The property is currently zoned R-1 (Residential Single Family). The site is currently Single Family Dwelling and is 0.8 acres in size. The proposed parcel map shows to subdivide one parcel into two parcels to allow for the construction of two single family homes to be located on the site. There are no zoning conditions currently imposed on this property.

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.

The recommendation 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-1 (Residential Single Family) zoning permits Single Family Dwellings.

ATTACHMENT: Location Map; Proposed Parcel Map.

NOTE TO THE PROPERTY OWNER: PLANNING COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE TIME OF THE MEETING. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (760) 344-8822.



N Eastern Ave

Norman Ct

Main St

Ben Hulse Hwy

Google Earth

© 2020 INEGI
© 2020 Google

300 ft



POR BRAWLEY SUB 1 & POR TRACT 45 T13S R14E & VALLE GRANDE SUB.

OM 1-40

FM 20-83

Tax Area Code

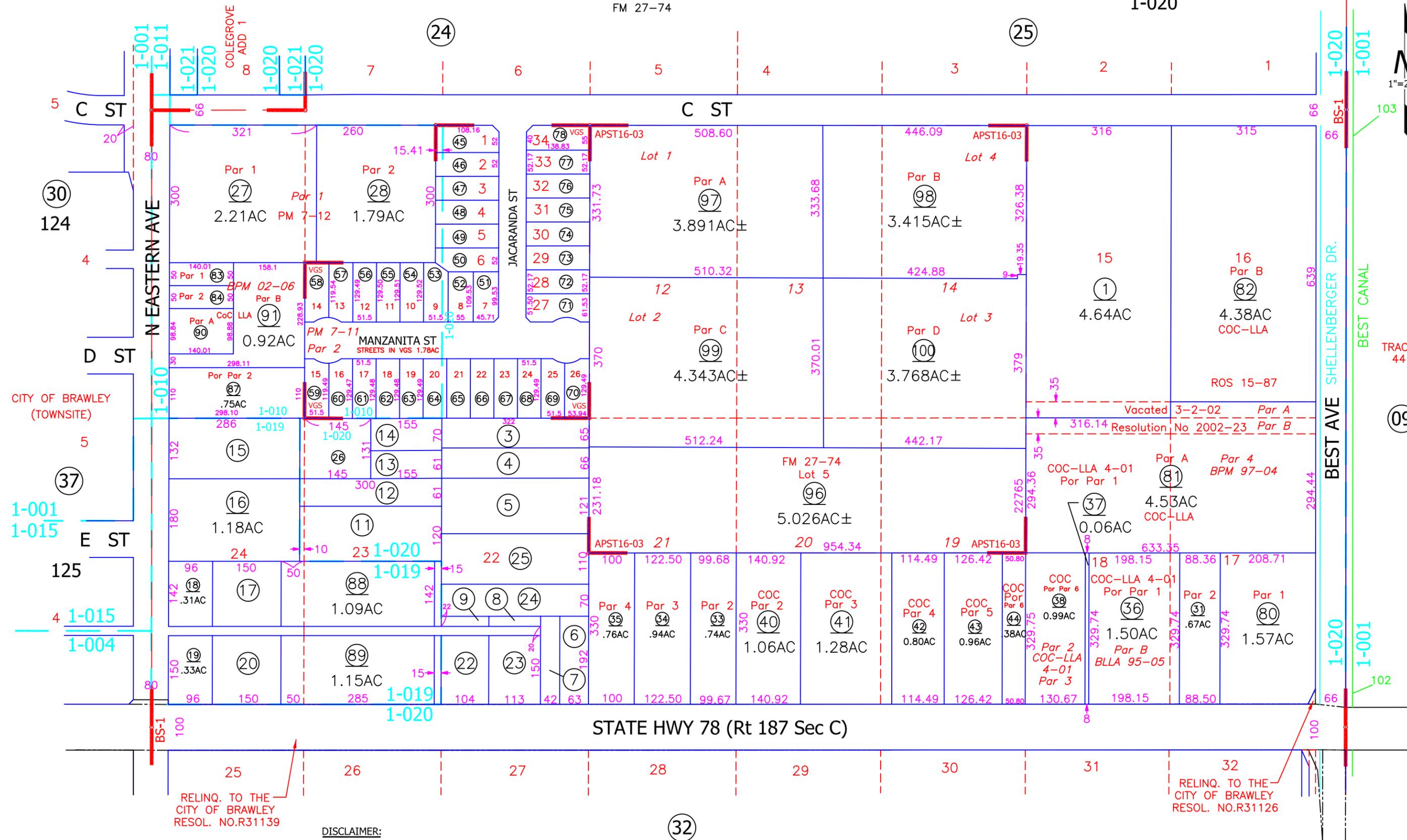
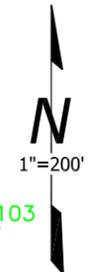
1-019

1-020

47-48

ADAMS PARK SUB. TR NO. 16-03

FM 27-74



RELINQ. TO THE CITY OF BRAWLEY RESOL. NO.R31139

RELINQ. TO THE CITY OF BRAWLEY RESOL. NO.R31126

DISCLAIMER:

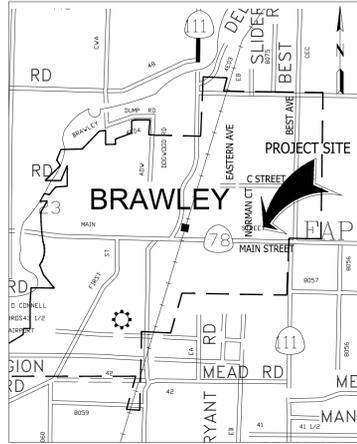
THIS IS NOT AN OFFICIAL MAP. THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR. ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

~~STREETS IN VGS 047-480-079-1.78AC DELETED 7-30-04~~

- 02-24-06 RM
- 12-28-05 RM
- 07-26-04 AR
- 03-11-04 AR
- 02-09-04 AR
- 10-16-12 MF
- 1-26-12 MF
- 10-12-11 MF
- 7-13-11 MF
- 6-9-09 MF
- 10-16-19 MF
- 3-12-19 MF
- 12-12-16 MF

TENTATIVE PARCEL MAP NO. 047-480-025

PORTION OF LOT 22, BRAWLEY SUBDIVISION NO. 1, ACCORDING TO MAP NO. 56, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA



VICINITY MAP

OWNER INFORMATION:

MARK GADDIS
G4 CONSTRUCTION
121 NORTH F STREET
IMPERIAL, CA. 92251
(760) 996-7006

PROPERTY ADDRESS:

154 NORMAN ROAD
BRAWLEY, CA. 92227

ZONING INFORMATION:

EXISTING: R-1 (RESIDENTIAL SINGLE FAMILY)
PROPOSED: R-1 (RESIDENTIAL SINGLE FAMILY)

LEGAL DESCRIPTION:

PARCEL 1:
THE NORTH 60 FEET OF THE SOUTH 372 FEET OF LOT 22, BRAWLEY SUBDIVISION NO.1, IN AN UNINCORPORATED AREA, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER MAP THEREOF NO. 56, FILED IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

PARCEL 2:
THE NORTH 50 FEET OF THE SOUTH 312 FEET OF THE EAST 105 FEET OF LOT 22, BRAWLEY SUBDIVISION NO.1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER MAP THEREOF NO. 56, FILED IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

PARCEL 3:
THE NORTH 50 FEET OF THE SOUTH 213 FEET OF LOT 22, BRAWLEY SUBDIVISION NO.1, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 56 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, EXCEPT THE EAST 105 FEET OF LOT 22.

GENERAL NOTES:

TOTAL PROPOSED LOTS: 2

- TOTAL PARCEL BOUNDARY:** ±0.812 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.: 763735

NORTHWEST CORNER OF LOT 24
AT BRAWLEY SUBDIVISION NO. 1.
FOUND 1-1/2" IRON PIPE, TAG'D
"LS 5397" PER PM 11-8 AND IMP
CO SURV TIES.

SOUTHWEST CORNER OF LOT 24
AT BRAWLEY SUBDIVISION NO. 1.
NOTHING FOUND.

RECORDED EASEMENTS:

PRELIMINARY TITLE REPORT OF REFERENCE:
CHICAGO TITLE COMPANY, ORDER No. 763735 AND TITLE
DATED APRIL 30, 2020.

- FORFEITURE OF TITLE IF INTOXICATING LIQUORS ARE MANUFACTURED, SOLD OR OTHERWISE DISPOSED OF ON SAID PREMISES, AND CONTAINED IN A DEED RECORDED IN BOOK 55 PAGE 1 OF DEEDS.
- FORFEITURE OF TITLE IF INTOXICATING LIQUORS ARE MANUFACTURED, SOLD OR OTHERWISE DISPOSED OF ON SAID PREMISES, AND CONTAINED IN A DEED RECORDED IN BOOK 111 PAGE 446 OF DEEDS.
- AN EASEMENT OR OTHER PROVISIONS FOR THE PURPOSE OF A RIGHT OF WAY ACROSS THE SOUTH SIDE OF EACH TIER OF LOTS, WIDE ENOUGH TO CARRY WATER THROUGH CANALS, DITCHES, PIPELINES OR FLUMES TO IRRIGATE THE TIER OF LOTS, AND RIGHTS INCIDENTAL THERETO AS SHOWN ON THE RECORDED MAP OF BRAWLEY SUBDIVISION NO. 1 BOOK 1 PAGE 40, WHICH AFFECTS AS SHOWN ON SAID MAP. (NOT AFFECT SAID PROPERTY - NOT PLOTTABLE)
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY, TO SOUTHERN CALIFORNIA GAS COMPANY, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 12, 1950 IN BOOK 767 PAGE 594 OF OFFICIAL RECORDS. (NOT AFFECT SAID PROPERTY - NOT PLOTTABLE)
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY, TO SOUTHERN CALIFORNIA GAS COMPANY, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 8, 1950 IN BOOK 770 PAGE 531 OF OFFICIAL RECORDS. (PLOTTED HEREIN)
- EASEMENT AND RIGHT INCIDENTAL THERETO FOR A RIGHT OF WAY FOR PUBLIC SEWER MAIN OR MAINS, TO BRAWLEY COUNTY WATER DISTRICT, AS SET FORTH IN A DOCUMENT RECORDED MARCH 28, 1977 IN BOOK 1399 PAGE 959 OF OFFICIAL RECORDS. AMENDED RIGHT OF WAY DEED, RECORDED MAY 13, 1977 IN BOOK 1401 PAGE 696 OF OFFICIAL RECORDS. (PLOTTED HEREIN)

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. 763735 DATED APRIL 30, 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.

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.



1-inch = 20 feet

N89°58'58"E 919.15' (WEST 918.00' O.M. 1-40)(N89°58'24"E 918.52' P.M. 11-8)

322.40' (322.00' O.M. 1-40)

N89°59'56"E 322.26'

292.26'

PARCEL 1
AREA=±16,057.68 S.F. (0.368 AC.)

PARCEL 2
AREA=±16,055.98 S.F. (0.368 AC.)

N89°59'56"E 322.20'

322.05' (322.00' O.M. 1-40)

MAIN STREET

N89°59'56"E 918.13' (WEST 918.00' O.M. 1-40)(N89°58'47"E 918.18 P.M. 11-8)

ROAD RIGHT OF WAY NOTE:

- 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

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 MARK GADDIS, ON JUNE 2020.

DATED: _____

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



SOUTHEAST CORNER LOT 26 PER
VALLE GRANDE SUBDIVISION. FOUND
1-1/2" IRON PIPE, TAG'D "LS
5397", PER PM 11-8.

N00°10'29"E 624.11' (N00°08'E 624.0 O.M. 1-40)
(N00°09'41"E 624.00' P.M. 11-8)

SOUTHWEST CORNER PARCEL 4
PER BMP 98-04. FOUND 1-1/2"
IRON PIPE, TAG'D "LS 5397" PER
PM 11-8.

STAFF REPORT

Minor Subdivision: PM 20-03 Parcel Map

Property Owner(s): Marie C & Luis Avila

Applicant(s): R. Garcia Construction

Representative(s): Raymond Dial, PLS

Legal Description: The West 63 Feet & the East 126 Feet of West 189 Feet of Lot 2 Brawley Subdivision Excluding the North 30 Feet, City of Brawley, County of Imperial, State of California, APN: 047-250-041

Location: 1661 C Street

Area: 2.6 Acres (113256 Square Feet)

Zoning: R-2 Residential Low Density

Existing Use: Single Family Dwelling

Proposed Use: Three Single Family Dwelling

Surrounding Land Uses:

- North -** R-2 (Residential Low Density) / Single Family Home
- South -** R-3 (Residential Medium Density) / Brawley Family Apartments
- East -** R-2 (Residential Low Density) / Single Family Home
- West-** R-2 (Residential Low Density) / Single Family Home

General Plan Designation: Low Density Residential

CEQA Status: Exempt

Minor Subdivision: PM 20-03

General Information:

The parcel map for this Parcel Map was submitted in order to develop three Single Family Dwellings. The property is currently zoned R-2 Residential Low Density. The site is currently contains a vacant storage shed and office building that formerly contained Avila E & L Trucking and is 2.6 acres in size. Three(3) parcels 7,560 Square Foot in size will be subdivided from the remainder parcel. Dedication of 60 feet is being given for the development of the future B Street Extension 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 2 noted on the tentative map.
9. The developer shall remove the palm tree on C Street along the property line.

The recommendation 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.

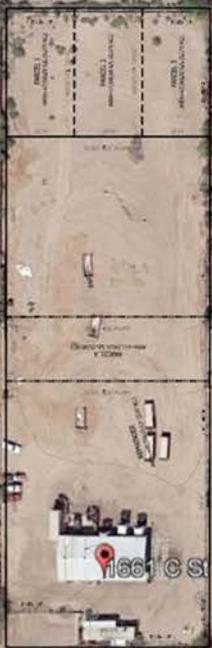
ATTACHMENT: Location Map; Proposed Parcel Map

NOTE TO THE PROPERTY OWNER: PLANNING COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE TIME OF THE MEETING. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (760) 344-8822.



AS

N East Ave



1861 CS

CS

Google Earth

©2020 INEGI
©2020 Google

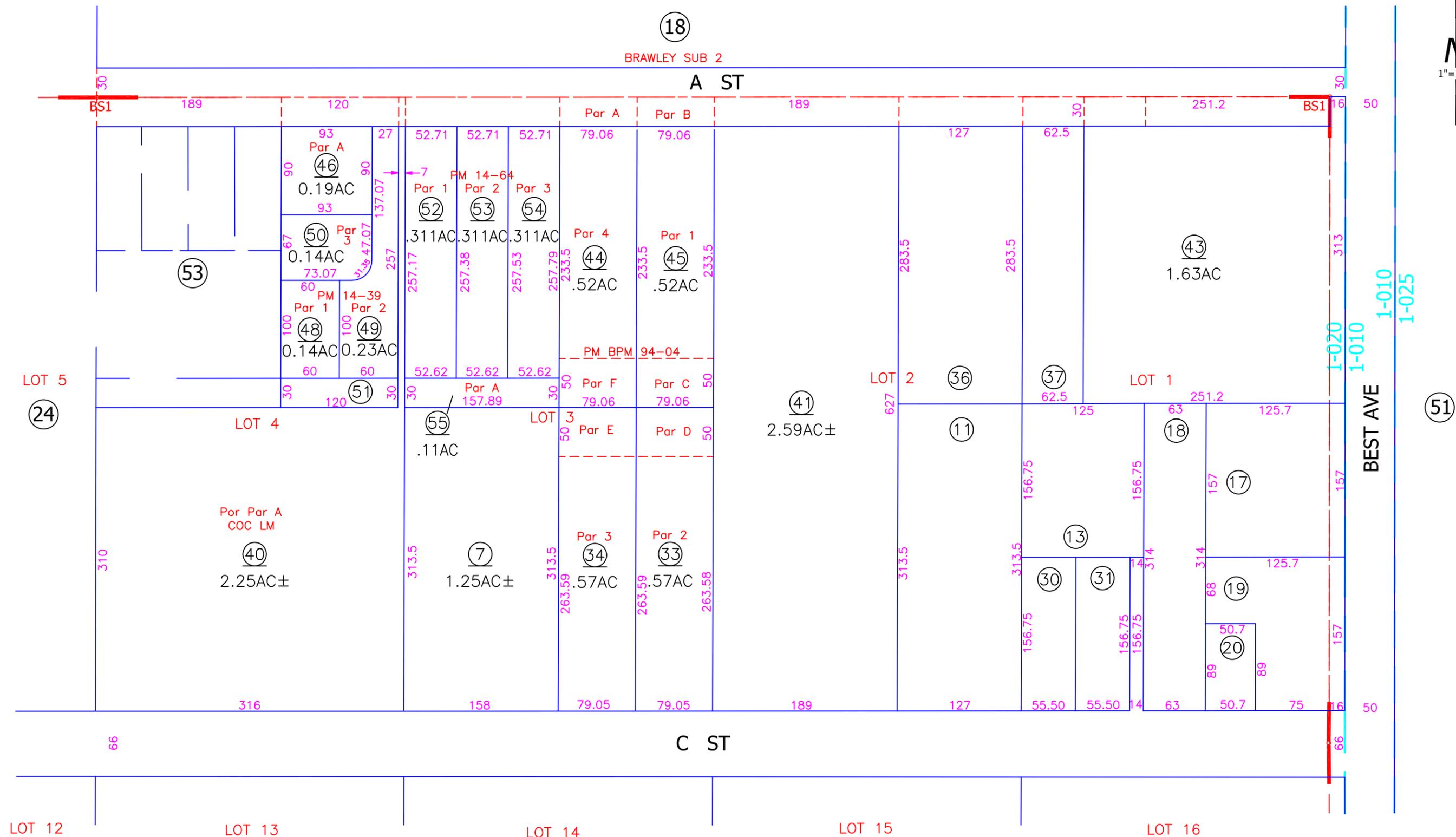


400 ft

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

Tax Area Code
1-010
1-020

47-25



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

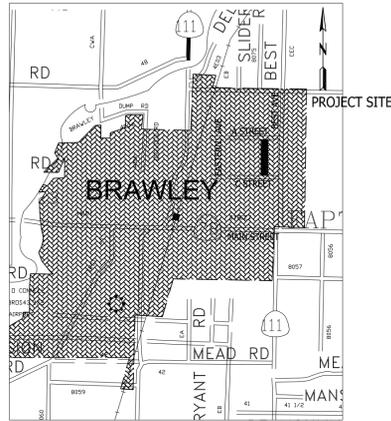
DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)



CITY OF BRAWLEY
Assessor's Map Bk.47-Pg.25
County of Imperial, Calif.

TENTATIVE PARCEL MAP NO. 047-250-041

PORTION OF LOT 2, BRAWLEY SUBDIVISION NO. 1, ACCORDING TO MAP NO. 56, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA



VICINITY MAP

GENERAL NOTES:

- TOTAL PROPOSED LOTS:** 3 AND A REMAINDER LOT
- 1. TOTAL PARCEL BOUNDARY:** ±2.59 ACRES
- 3. SCHOOL:** BRAWLEY UNIFIED SCHOOL DISTRICT
- 4. SEWER:** CITY OF BRAWLEY
5015 BEST ROAD, BRAWLEY, CA. 92227
PHONE: 760-344-5803
- 5. WATER:** CITY OF BRAWLEY
5015 BEST ROAD, BRAWLEY, CA. 92227
PHONE: 760-344-5803
- 6. ELECTRIC:** IMPERIAL IRRIGATION DISTRICT
333 E. BARIONI BLVD, IMPERIAL, CA. 92251
PHONE: 760-335-3640
- 7. GAS:** SOUTHERN CALIFORNIA GAS COMPANY
602 E. ROSS RD, EL CENTRO, CA. 92243
PHONE: 760-370-5812
- 8. TELEPHONE:** SBC PACIFIC BELL
PHONE: 1-800-750-2355
- 9. CABLE:** TIME WARNER CABLE
135 S. PLAZA STREET, BRAWLEY, CA. 92227
PHONE: 866-874-2389
- 10. FIRE DISTRICT:** BRAWLEY FIRE DEPARTMENT:
1505 JONES STREET, BRAWLEY, CA. 92227
PHONE: 760-351-9110
- 11. TITLE COMPANY:** STEWART TITLE COMPANY
11870 PIERCE STREET, SUITE 100
RIVERSIDE, CA. 92505
PHONE: 951-276-2700
ORDER NO.: 810558

RECORDED EASEMENTS:

PRELIMINARY TITLE REPORT OF REFERENCE:
STEWART TITLE COMPANY, ORDER No. 810558 AND TITLE
DATED MAY 29, 2020.

[1] MATTERS AS SHOWN ON THE BRAWLEY SUBDIVISION NO.1, FILED IN BOOK 1, PAGE 40, OF OFFICIAL MAPS WHICH CITES, AMONG OTHER THINGS, THE FOLLOWING:
GRANTED TO: IMPERIAL COUNTY
AFFECTS: (1) FOR IRRIGATION PURPOSES, AFFECTS SOUTH SIDE OF SAID LAND
REFERENCE IS HEREBY MADE TO THE RECORD FOR FULL AND FURTHER PARTICULAR

[2] EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POLE LINES TO COACHELLA VALLEY ICE AND ELECTRIC COMPANY
AFFECTS: AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 84, PAGE 218 OF DEEDS.

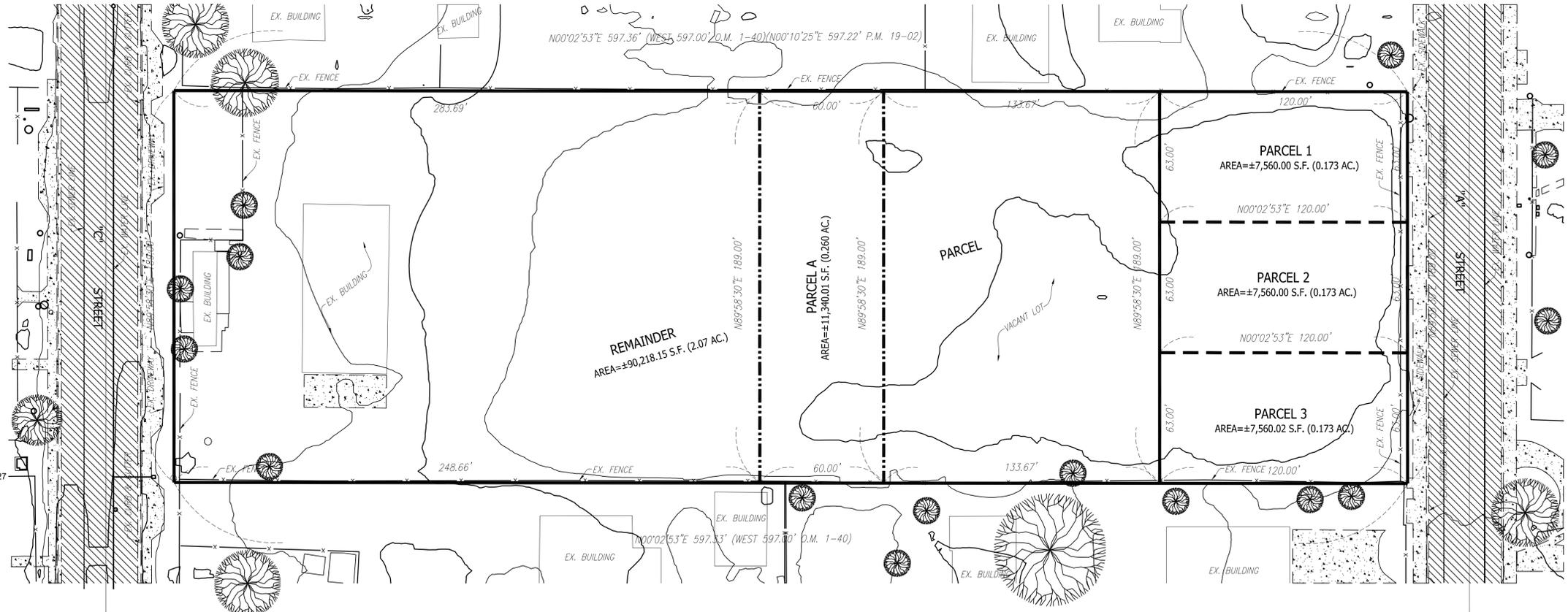
[3] RESTRICTION WHICH PROVIDES FOR THE FORTFEITURE OF TITLE IF INTOXICATING LIQUORS ARE MANUFACTURED, SOLD OR OTHERWISE DISPOSED OF ON THE PROPERTY, AS RECORDED JUNE 3, 1924, IN BOOK 44, PAGE 40 OF OFFICIAL RECORDS.

[4] EASEMENT AND RIGHTS INCIDENTAL THERETO FOR WATERPIPES, DITCHES AND CANALS, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 44, PAGE 40, OF OFFICIAL RECORDS.

[5] EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA GAS COMPANY, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 31, 1949, IN BOOK 761, PAGE 496, OF OFFICIAL RECORDS.

[6] EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC SEWER MAIN TO BRAWLEY COUNTY WATER DISTRICT, AS SET FORTH IN A DOCUMENT RECORDED MARCH 28, 1977 AS INSTRUMENT NO. 79, IN BOOK 1399, PAGE 928 OF OFFICIAL RECORDS.

[7] EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC STREET TO CITY OF BRAWLEY, AS SET FORTH IN A DOCUMENT RECORDED MAY 4, 2004 AS INSTRUMENT NO. 2004-013193, IN BOOK 2302, PAGE 1093 OF OFFICIAL RECORDS.



ROAD RIGHT OF WAY NOTE:

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

OWNER INFORMATION:

R. GARCIA CONSTRUCTION
943 E STREET
BRAWLEY, CA. 92227
(760) 351-9382

PROPERTY ADDRESS:

1661 C STREET
BRAWLEY, CA. 92227

ZONING INFORMATION:

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

LEGAL DESCRIPTION:

THE WEST 189 FEET OF LOT 2, BRAWLEY SUBDIVISION NO.1, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO 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.

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. 763735 DATED APRIL 30, 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.

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 RAUL GARCIA CONSTRUCTION, ON JUNE 2020.

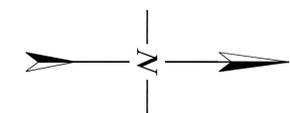
DATED: _____

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



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



1-inch = 30 feet

**CODE ENFORCEMENT REPORT
AUGUST 2020**

PROPERTY ADDRESS	VIOLATION TYPE	DATE CHECKED	COMMENTS
La Paloma Subdivision	Drainage in vacant lot.	06-03-20	Sent letter, sent second letter 06-12-20, completed 08-25-20.
1040 "A" Street	Trash in alley.	06-04-20	Sent letter, completed 07-20-20.
679 Grapefruit Drive	Trash in alley.	06-05-20	Sent letter, completed 06-22-20.
1475 "D" Street	Trailer and trash in yard.	06-08-20	Contacted homeowner, in process.
1633 "I" Street	Overgrown weeds in vacant lot.	06-09-20	Sent letter, send second letter 07-24-20, in process.
654 ½ South Imperial Avenue	Abandoned house.	06-12-20	Permit for new construction, completed 08-25-20.
658 Main Street	Trash in dumpster.	06-15-20	Work completed 06-23-20
328 Terrace Circle	Trash in alley.	06-06-20	Notified homeowner completed 06-18-20.
655 North Rio Vista	Housing plumbing problems.	06-17-20	Sent letter, sent second letter 07-29-30, completed 07-31-20.
993 "K" Street	Trailer in front yard.	06-17-20	Sent letter completed 06-24-20.
176 West "A" Street	Trash in alley.	06-17-20	Sent letter 06-29-20, in process.
335 West Cattle Call Drive	Illegal dumping in alley.	06-17-20	Sent letter 06-24-20, completed 07-22-20.
Union Pacific Railroad	Overgrown vegetation.	06-23-20	Sent letter 06-24-20, completed 07-29-20.
154 Norman Street	Abandoned vehicle in street.	06-24-20	Took photos, completed 07-22-20.
La Paloma Subdivision	Overgrown vegetation in vacant lot.	06-29-20	Sent letter, response 07-23-20, in process.
1574 "A" Street	Overgrown vegetation in vacant lot.	06-29-20	Sent letter, in process.
1663 "I" Street	Overgrown vegetation in vacant lot.	06-29-20	Sent letter, in process.
640 North Cesar Chavez	Abandoned vehicle in alley.	07-02-20	Contacted, completed 07-22-20.
1157 "I" Street	Trash in back yard.	07-06-20	Sent letter, in process.
114 "J" Street	Trash in alley.	07-08-20	Contacted, completed 07-24-20.
126 "C" Street	Trailer in back yard occupied.	07-10-20	Letter sent, completed 08-10-20.
986 "G" Street	Overgrown weeds in vacant lot.	07-28-20	Letter sent, in process.