

BRAWLEY DRC MEETING AGENDA
9 AM, July 5, 2018
City of Brawley City Council Chambers
383 Main Street, Brawley, CA

- | | |
|---|----------|
| 1. Additions to the Agenda if Necessary | 9:00 AM |
| 2. PLANNING DIRECTORS PUBLIC HEARING - | |
| Imperial County Behavioral Health Clinic– Conditional Use Permit (CUP18-01) | 9:10 AM |
| A. CUP Review | |
| B. Open Public Hearing | |
| C. Comments | |
| D. Recommendations | |
| E. Close Public Hearing | |
| F. Vote on Project | |
| 3. Other Planning Issues | 10:00AM |
| 4. Adjourn | 10:30 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 18-01 – Imperial County Behavioral Health Clinic

Property Owner: Jaime's Investment Properties, LLC c/o Eduardo Jaime, Managing Member

Applicant: Annette Leon, DuBose Design Group, Inc.

Representative: Annette Leon, DuBose Design Group, Inc.

Legal Description: Lots 3 and 4, Block 36, City of Brawley, County of Imperial, State of California, APN 046-212-015

Location: 229 Main Street, Brawley, CA 92227

Area: 0.34 Acres (15,000 Square Feet)

Zoning: West Village Main Street

Existing Use: Medical Office, Professional Offices

Proposed Use: Imperial County Behavioral Health Services Clinic

Surrounding Land Uses:

North - West Village Main Street / Apartments, Professional Offices
South - West Village Main Street / County Administration, Courthouse
East - West Village Main Street / Professional Offices
West- West Village Main Street / County Behavioral Health Clinic

General Plan Designation: Mixed Use

**PLANNING DIRECTORS PUBLIC HEARING,
DEVELOPMENT REVIEW COMMITTEE MEETING, JULY 5, 2018
9:00 A.M., CITY COUNCIL CHAMBERS,
383 MAIN STREET, BRAWLEY, CALIFORNIA**

Conditional Use Permit: CUP 18-01

General Information:

The applicant is requesting a conditional use permit to allow for AN Imperial County Behavioral Health Services Clinic to secure a separated building to station the Adult Services Brawley MHSA Full Service Partnership Program co-located at the Brawley Wellness Center. The property is currently zoned Planned Development (P-D)/West Village Main Street and is proposed to be located at a location currently used for dental and professional offices. There are no zoning conditions currently imposed on this property.

Staff Recommendation:

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. The developer shall pave the alley to Engineering Standards to the nearest street (North 2nd Street).
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
 - (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations
 - (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
 - (c) The project site has no value as habitat for endangered, rare or threatened species.
 - (d) Approval of the project would not result in any significant effects relating to traffic noise, air quality, or water quality.
 - (e) The site can be adequately served by all required utilities and public services.
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, Downtown Specific Plan and the character of the area for that type of land use.

Conditional Use Permit: CUP 18-01

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

West Village Main Street zoning permits medical clinics by Planning Director **Conditional Use Permit only**.

The Committee must determine the following:

- A. The conditional use permit for the Imperial County Behavioral Health Clinic protects the best interest, health, safety and welfare of the public in general.
- B. The conditional use permit for the Imperial County Behavioral Health 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 the Imperial County Behavioral Health 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 Imperial County Behavioral Health 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 Imperial County Behavioral Health Clinic on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the Imperial County Behavioral Health Clinic mitigates substantial environmental problems.
- G. The Imperial County Behavioral Health Clinic provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses.
- H. The Imperial County Behavioral Health Clinic is compatible with adjacent structures and uses.
- I. The proposed Imperial County Behavioral Health Clinic is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

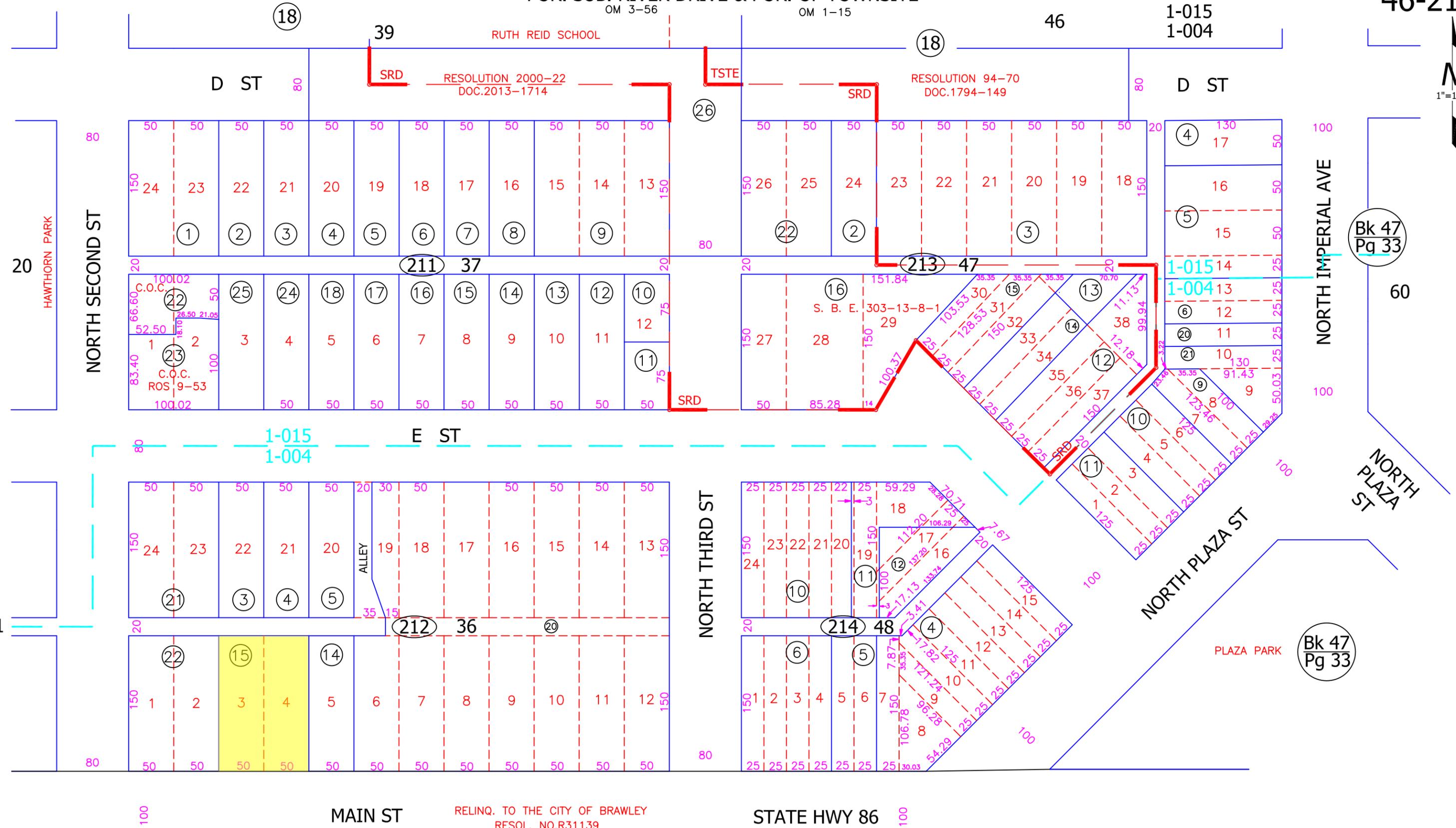
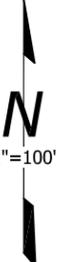
ATTACHMENT: Location Maps, Tenant Improvement Plans.

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POR. SUB. RIVER DRIVE & POR. OF TOWNSITE

Tax Area Code
1-015
1-004

46-21



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)

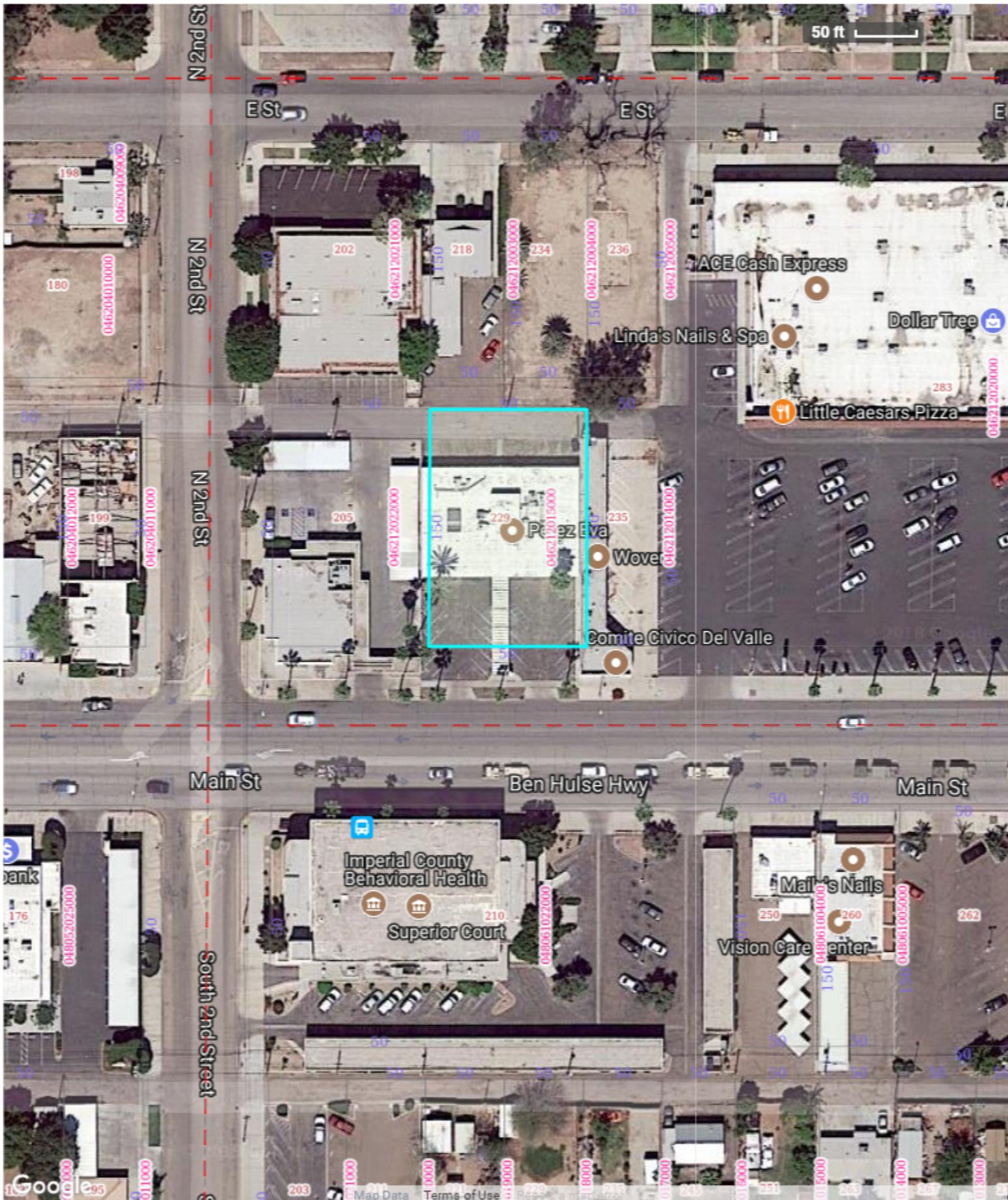
9-23-91 DP 11-12-13 MF
1-11-90 RM 10-17-12 MF
1-14-86 RM 7-29-99 LS
6-5-84 RM 3-24-93 DP

Bk 48
Pg 06



CITY OF BRAWLEY
Assessor's Map Bk.46-Pg.21
County of Imperial, Calif.

CUP 18-01 Imperial County Behavioral Health Clinic



7/3/2018

Imperial County Behavioral Health Services
Conditional Use Permit Request
Updated Project Description

Client: Elevate Brawley, LLC

Engineer: DuBose Design Group, Inc.

Location: 229 Main Street, Brawley, CA 92227

Project Size: 14,938 sq. ft.; 6,476 sq. ft. single story building footprint

APN: 046-212-015

Proposed Development:

Applicant wishes to utilize the property located at 229 Main Street, Brawley, CA 92227 as a medical office building or medical clinic health facility, for the County of Imperial's Behavioral Health Services Department ("BHS"). BHS sees a need and a necessity for the increase of office space in the City of Brawley in order to provide timely and adequate services to the adult population in need of treatment for mental health conditions. The subject BHS Program is currently co-located in the Brawley Wellness Center at the adjacent 205 Main St., Brawley location. Due to the increase of caseloads and the staffing levels at the existing clinic, which is located at 205 Main St., it is necessary to secure a separate building to station the **Adult Services Brawley Mental Health Services Act (MHSA) Full Service Partnership (FSP)** program. This move to the adjacent building will enable BHS to provide more efficient and quality public services. This will

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also allow for ample program space for the Wellness Center activities at the existing location adjacent to 229 Main Street, Brawley.

Figure 1: Project Location



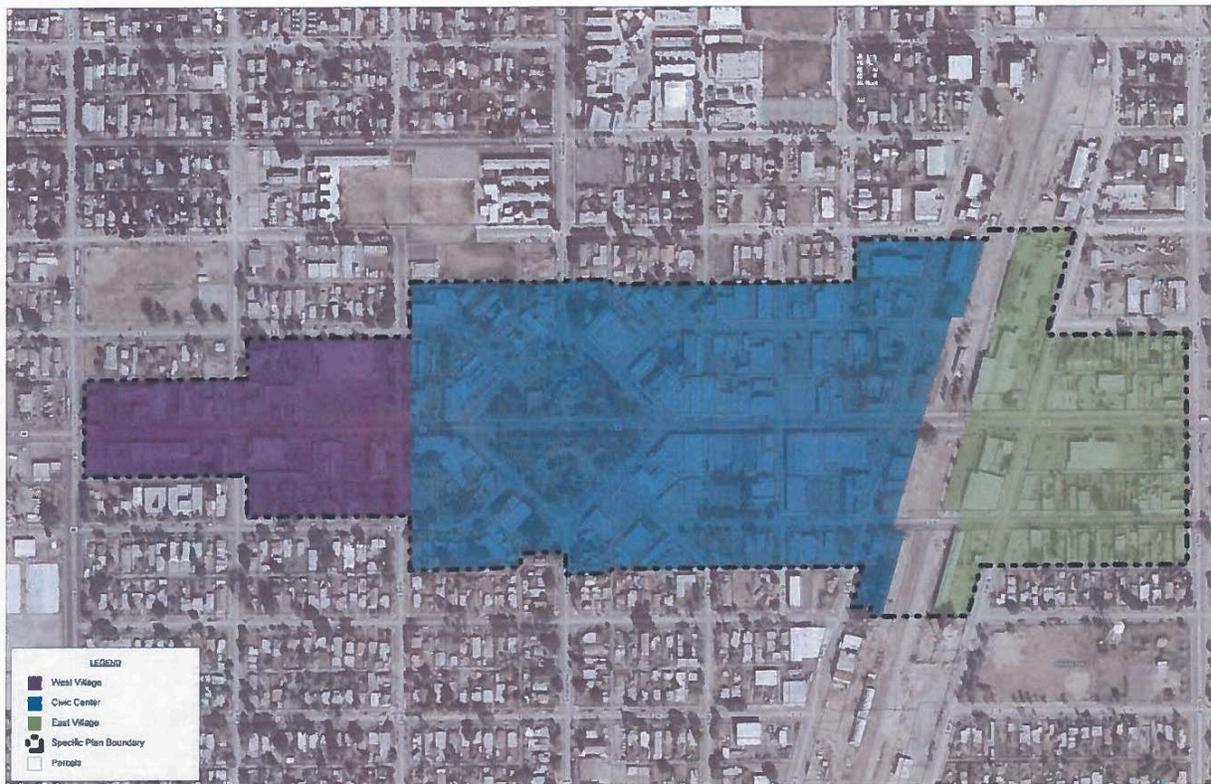
Project Summary:

The Project Site

The entire project site (APN 046-212-015) is currently located within the City of Brawley, on Main Street, in a Commercial Zone within the Downtown Specific Plan West Village designation. In order to bring this project into fruition the applicant must apply for a Conditional Use Permit. This Conditional Use Permit approval is at the Planning Director’s discretion. The building uses are in conformance with the Specific Plan and the Zoning Ordinance Standards for the West Village. The building is existing and will be retrofitted to fit the needs of the applicant and the tenant.

Please see Figure 2 for the Specific Plan location of the West Village property site located in purple.

Figure 2: Brawley Downtown Specific Plan Area Zoning Districts.



Staffing

The maximum amount of staff at the project site is expected to be approximately 12-15. However due to the nature of the industry, not all will be present at the same given time. Doctors will be scheduled to be in the office for consultations two (2) days out of the week. Supervisors, Nurses, and Counselors will be scheduled per day through the specified hours of operations, Monday through Thursday the facility will be opened 7:30 am -5:30 pm, Friday opened 8:00 am - 5:00 pm, while on Friday the facility will decrease to half staff due to the County's implementation of a

“9/80 schedule”. Note, some staff are required to make home visits therefore conducting their work outside the office.

Project Justification

Adult Services Brawley MHSA FSP

The MHSA FSP is currently co-located with the Brawley Wellness Center at the 205 Main St. Brawley location. Due to the increase of caseloads at the existing clinic which is located at 205 Main St and eventual increase in staffing, it is necessary to secure a separate building to station the Adult Services Brawley Mental Health Services Act (MHSA) Full Service Partnership (FSP) program to provide efficient and quality services.

Project Use

For **MHSA FSP**, the new site would help ICBHS to provide services to approximately 269 adults diagnosed with a mental illness. Depending on the individual’s specific needs and impairments, one or more of the following services may be provided:

- *Intake Assessment:* The first appointment is with a qualified clinician who conducts a comprehensive assessment to identify the individual’s needs, strengths, family history, and mental health needs.

- *Medication Support Services:* A staff psychiatrist evaluates prescribes, administers, and monitors psychotropic medications necessary to treat mental health conditions with the assistance of a licensed vocational nurse administering psychotropic injections.

- *Mental Health Services/Individual Therapy:* Individual therapy provided by a clinician which focuses primarily on symptom reduction to improve functional impairments. Services include assessment, collateral, and providing evidence-based interventions targeting specific symptom/behaviors. The therapy models that will be used at this location are:
 - Cognitive Behavioral Therapy
 - Cognitive Behavioral Therapy – Anxiety Treatment

- Cognitive Behavioral Therapy – Depression Treatment
- Interpersonal Psycho Therapy
- Cognitive Processing Therapy

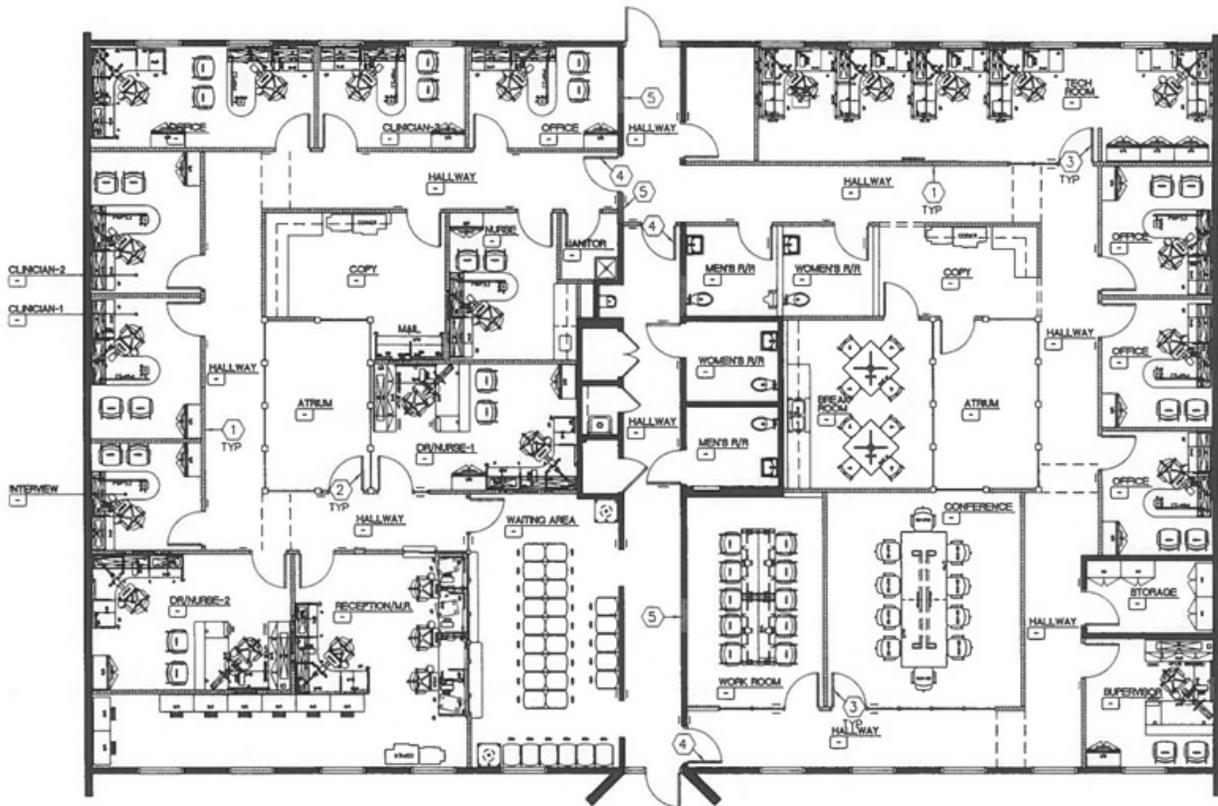
Mental Health Services – Individual Intervention/Group Interventions: Interventions provided by a Mental Health Rehabilitation Technician (MHRT) and Mental Health Rehabilitation Specialist (MHRS) that are designed to provide reduction in impairments and improvement functioning consistent with the client’s goal for independent living and enhanced self-sufficiency. Services include: Assessments, plan development, rehabilitation, and collateral.

- *Targeted Case Management:* Services that assist a beneficiary to access needed medical, educational, social, prevocational, vocational, rehabilitative, or other community services. The service activities may include but are not limited to collaboration with community agencies; monitoring for the beneficiary’s progress through face-to-face contact and routine home visits; and plan development to ensure that services received reduce impairments and assist the client in overall functioning.
- *Crisis Intervention:* An emergency response service to a beneficiary for a condition which requires immediate intervention.

Staffing

The current staffing of the **MHSA FSP** to be relocated is 11 staff (3 of which are part-time): 1 program supervisor, 2 part-time psychiatrists, 1 licensed vocational nurse, 1 mental health counselor, 3 mental health rehabilitation technicians, 1 office technician, 1 office assistant, 1 medical records assistant. Figure 3 is a conceptual floor plan of how the applicant wishes to organize the medical space; a solidified floor plan will be submitted to the City of Brawley at the time of tenant improvements.

Figure 3: Floor Plan Concept for Facility



Applications:

- 1) Conditional Use Permit (CUP) - County of Imperial
- 2) California Environmental Quality Act (CEQA)