



PLANNING DIRECTOR PUBLIC HEARING

Cristhian Barajas
Development Services Director

March 26, 2026
5:00 P.M.,
City Council Chambers
383 Main Street, Brawley, CA 92227

1. Public Hearing for Conditional Use Permit (CUP) #25-01 5:00pm
 - A. Planning Technician presentation of item
 - B. Comments from applicant
 - C. Public comments
 - D. Motion to approve or disapprove

2. Adjourn 5:45pm

PLANNING DIRECTOR ACTION STAFF REPORT

Conditional Use Permit #: CUP25-01 – Brawley Self Storage Caretaker Unit

Property Owner(s): Palmdale Stor-All LLC

Applicant(s): Brawley Self Storage

Representative(s): Nathan Beck

Legal Description: Lots 1 & 2 of Block 96 of the Resubdivision of Block 96, Townsite of Brawley, County of Imperial, State of California, APN: 049-140-005

Location: S. 9th Street & K Street *a.k.a.*
897 K Street *a.k.a.*
525 S. 9th Street

Area: 14,227 Square Feet

Zoning: M-1 (Light Manufacturing)

Existing Use: Mini Storage

Proposed Use: Mini Storage w/ Caretaker's Residence

Surrounding Zoning and Land Uses:

North - Light Manufacturing (M-1)
Automobile Electrical Service

South - Light Manufacturing (M-1)
Warehousing (Produce)

East - Residential Low Density (R-2)
Single-Family Homes

West- Light Manufacturing (M-1) & Infrastructure
Vacant, Fuel Storage, Railroad

Conditional Use Permit: CUP25-01 Brawley Self Storage Caretaker Unit – Planning Director Action

General Plan Designation: Industrial

**PLANNING DIRECTOR ACTION, MARCH 26, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS
383 MAIN STREET, BRAWLEY, CALIFORNIA 92227**

Conditional Use Permit: CUP25-01 Brawley Self Storage Caretaker Unit – Planning Director Action

General Information:

The City of Brawley Planning Division is in receipt of a Conditional Use Permit application (CUP 25-01) to allow for an existing 617 square foot structure on the second floor of Brawley Self Storage to be used as a Caretaker's Residence. This site is identified by Assessor's Parcel Number (APN) 049-140-005 and situs address "897 K Street". The second floor structure is also identified by the address "525 South 9th Street", and the site was previously identified as "S. 9th Street & K Street".

Caretaker's Residences are dwelling units used to accommodate persons employed as on-site caretakers, janitors, watchmen, or other positions that support the smooth and secure operation of commercial and industrial uses.

The site is currently zoned as M-1 (Light Manufacturing) and is bounded on the north, south, and west by other M-1 parcels. Single-family (R-1) and low-density (R-2) residential blocks exist east of the site. Standards within M-1 zones control the intensity of industrial uses and limit nuisances that may affect either tenants within the zone or people within adjacent residential and commercial zones. Mini-storage facilities such as Brawley Self Storage are permitted by right in M-1 zones. Caretaker's Residences in M-1 zones require a CUP approved by the Planning Director.

The applicant purchased the site in August and is currently providing minor renovations not requiring a permit to the existing second-story dwelling unit. The unit will be rented out as a Caretaker's Residence to an individual tasked with part-time employment duties as a facility caretaker at Brawley Self Storage. Per the business model the applicant shared with the City, the caretaker will sign up new storage renters and collect rent from existing renters. Additionally, the caretaker will assist renters with the move-in and move-out processes and ensure that the facility remains clean at all times. The caretaker will guard the facility, and report suspicious activities. The facility's hours of operation are from 6:00AM to 10:00PM, seven days a week. As a residential unit, the Caretaker's Residence will include proper kitchen, sanitation, and amenities.

The residential unit was originally constructed as a guard quarters by the original owners of Armstrong Self Storage per a Building Permit issued July 2, 1990 for 525 South 9th Street. Since the Caretaker's Residence had been present since before the adoption of the current Zoning Ordinance and does not have an associated CUP, the use has been classified as an existing nonconforming use. Article XV of the Zoning Ordinance permits the continuation of a non-public nonconforming use unless terminated by violation, discontinuation, or operation of law. According to previous property owner, the unit ceased being occupied by the caretaker two to three years ago. Per Section 27.235(b).2 of the Zoning Ordinance, nonconforming uses shall be automatically terminated after discontinuance of such a use for a period of twelve or more successive calendar months. The residential unit stopped being used as a Caretaker's Residence by April 2025 due to the previous owner's unpermitted use of the unit as a rental for non-employees.

Staff recognizes the value of maintaining a Caretaker's Residence to enhance on-site security and supports the applicant's continued pursuit of a CUP for this purpose. Given the circumstances, staff views the Caretaker's Residence CUP as the only practical path for establishing a legal use for the existing structure.

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Environmental Information:

The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities).

The project consists of approval of a Conditional Use Permit (CUP) to allow a caretaker’s residential unit that is accessory to and incidental to an existing self-storage facility. The caretaker’s unit is intended solely for on-site management and security purposes and does not constitute a stand-alone residential use.

The project involves minor alteration and/or limited addition to an existing facility and does not expand the operational capacity, intensity, or footprint of the primary self-storage use, nor does it result in an increase in storage units, customer traffic, or hours of operation. The caretaker’s unit will remain subordinate to the principal commercial use and is restricted to occupancy by an on-site caretaker or manager.

No expansion of use beyond that which was previously approved is proposed, and the project would not result in significant environmental effects related to traffic, noise, air quality, public services, utilities, or other environmental resources.

Furthermore, none of the exceptions to the use of a categorical exemption set forth in CEQA Guidelines Section 15300.2 apply to the project. The project site is not located within a sensitive environmental area, does not involve unusual circumstances, does not result in cumulative impacts, and would not cause a substantial adverse change in the significance of a historical resource."

Therefore, the project qualifies for a Class 1 Categorical Exemption, and a Notice of Exemption (NOE) will be filed following project approval.

Staff Recommendation:

Based on the information provided, Staff recommends **approval** of this conditional use permit with the following conditions:

GENERAL	CONDITION
G-1	The conditional approval of this Conditional Use Permit (CUP) 25-01, herein referred to as “Permit”, shall not constitute the waiver of any requirement of the City’s ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.

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G-2	The provisions of the Permit are to run with the land and shall bind the current and future owner(s), successor(s) in interest, assignee(s) and/or transferor(s) of said parcel.
G-3	Developer/Applicant/Property Owner, herein referred to as “Developer”, 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. The applicants 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.
G-4	If the City finds and determines that the Developer or successor-in-interest has not complied or cannot comply with the terms and conditions of the Permit, or the Planning/Building/Code Enforcement Department determines that the permitted activities constitute a nuisance, the City shall provide the Developer or successor-in-interest with notice and opportunity to comply with the enforcement or abatement order. If after the receipt of the order the Developer or successor-in-interest (1) fails to comply, and/or (2) cannot comply with the conditions set forth in the Permit, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.
G-5	As between the City and the Developer or successor-in-interest, any violation of this permit may be a “nuisance per se”. The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
G-6	Developer shall not be permitted to maintain a “nuisance”, which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the re-located business.
G-7	Developer 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.

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BUILDING	CONDITION
B-1	The Developer shall obtain a Building Permit for all building construction and on-site improvements including permanent and temporary signs, and landscaping and parking when applicable. Inspections for compliance shall be obtained prior to issuance of a Certificate of Occupancy and/or issuance of a business license.
FIRE	CONDITION
F-1	Fire hydrants, sprinklers, and alarm systems shall be installed in the Caretaker's Unit per California Fire Code and as approved by the Brawley Fire Department prior to the issuance of a Certificate of Occupancy.
F-2	Developer/Applicant/Property Owner shall install fire access lanes per California Fire Code and approval by the Brawley Fire Department prior to the issuance of a Certificate of Occupancy.
F-3	A Knox Box shall be installed on one of the gates to provide Fire Department access in the event of an emergency.
PUBLIC WORKS / CITY ENGINEER	CONDITION
PW-1	All off-site improvements in the public right-of-way shall require an Encroachment Permit. Encroachment Permits will be filed with the Public Works Office and reviewed and approved by the City Engineer and Public Works Director.
PW-2	Developer shall install new sidewalks and driveways along "K" Street and 9 th Street to City Standards. These shall be subject to approval by the Public Works Director and City Engineer before the issuance of a Certificate of Occupancy.
PW-3	Developer shall install a new ADA ramp. This installation shall be subject to approval by the Public Works Director and City Engineer before the issuance of a Certificate of Occupancy.

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PUBLIC SAFETY	CONDITION
PS-1	Lighting shall be installed in accordance with California Energy Commission and California Building Code requirements.
ZONING & LAND USE	CONDITION
Z-1	Parking lot space provisions, configurations, screening, landscaping, tree canopy shading, lighting , pavement, and other details shall be in accordance with Article XI the Zoning Ordinance. This shall include two parking spaces for the Caretaker’s Residence.
Z-2	Developer or successor-in-interest shall ensure that the resident of the Caretaker’s Residence is an employee of the mini-storage business. If it is found that the Developer or successor-in-interest is renting out the Caretaker’s Residence as an apartment to non-employees, a notice of violation shall be issued by City of Brawley Code Enforcement.
Z-3	Signage shall be installed per Article XIV of the Zoning Ordinance
Z-4	Permit not used within two years after the granting of said permit becomes null and void and of no effect, except that the Planning Director may extend such expiration date upon written request for an additional period not to exceed six (6) months.
Z-5	A conditional use permit (CUP) shall cease to be of any force and effect if the use has ceased or has been suspended for a consecutive period of two or more years per Sec. 27.281 of the Zoning Ordinance.
Z-6	Should the CUP be revoked, expire, or cease to be of any force, the Developer or successor(s) shall be responsible for site remediation and removing any non-conforming structures within twelve (12) months of written notice from the Planning Director.

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The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 15301.
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts. There will be minor alterations to the existing structure.
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, zoning, and the character of the area for that type of land use.

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

Light Manufacturing (M-1) zoning permits Caretaker's Residences subject to approval by a Planning Director Conditional Use Permit.

Department/Public Agency Comments:

Building Department:

Inspection required before commencing operations.

Public Works:

Inspection required before commencing operations.

Fire Department Notes:

Fire inspection required before commencing operations.

Planning Department:

Recommend approval of the conditional use permit pursuant to conditions.

ATTACHMENT: Vicinity Map

NOTE TO THE PROPERTY OWNER: PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (760) 344-8822.

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Imperial

From: (Public Agency): City of Brawley
383 Main Street
Brawley, CA 92227

(Address)

Project Title: Brawley Self Storage Caretaker's Residence (CUP25-01)

Project Applicant: Palmdale Stor-All, LLC

Project Location - Specific:

897 K Street, Brawley, CA 92227 (APN: 049-140-005)

Project Location - City: Brawley Project Location - County: Imperial

Description of Nature, Purpose and Beneficiaries of Project:

Brawley Self Storage has a second-story residential unit originally permitted as a guard quarters (i.e., caretaker's residence) in 1990. Due to the previous property owners' discontinuation of the caretaker's residence use between 2022 and 2025, permits allowing the use have expired. Therefore, the new property owner is pursuing a conditional use permit to regularize this residential unit as a dwelling for an on-site employee who would provide security, customer assistance, and upkeep.

Name of Public Agency Approving Project: City of Brawley

Name of Person or Agency Carrying Out Project: Palmdale Stor-All, LLC

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 1 - Existing Facilities (Sec. 15301)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project involves minor alteration and/or limited addition to an existing facility. The caretaker's unit will remain subordinate to the principal commercial use and is restricted to occupancy by an on-site caretaker or manager. No expansion of use beyond that which was previously approved is proposed, and the project would not result in significant environmental effects related to traffic, noise, air quality, public services, utilities, or other environmental resources. The project site is not located within a sensitive environmental area, does not involve unusual circumstances, does not result in cumulative impacts, and would not cause a substantial adverse change in the significance of a historical resource.

Lead Agency

Contact Person: Cristhian Barajas Area Code/Telephone/Extension: (760) 344-8822

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: Development Services Director

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Andrew Krutzsch expressed no opposition on February 18, 2026.



CITY OF BRAWLEY

PLANNING DEPARTMENT APPLICATION

Fee \$ _____
Planning Staff Initials _____
CITY STAMP
Amount Received \$ _____
Finance Initials _____

CHECK ALL THAT APPLY:

PROJECT

CEQA STATUS

- Conditional Use Permit
 - New
 - Extension/Renewal
- Adjustment Plat (Lot Line Adjustment/Lot Merger)
(no additional parcels to be created)
- Certificate of Compliance (required with Adj. Plat)
- Site Plan Review
- Variance
- Rezoning
- General Plan Amendment
- Right-of-Way / Alley Vacation
- Parcel Map Waiver
- Minor Subdivision *(4 or fewer parcels to be created)*
- Major Subdivision *(5 or more parcels to be created)*
- Final Map

- Notice of Exemption
(ministerial and categorically exempt)
- Negative Declaration
(requires initial environmental study)
- Environmental Impact Report (EIR)

Other (Please Specify) _____

PROPERTY OWNER

ENGINEER / AGENT*

Name: Palmdale Stor-All LLC

Mailing Address: 32565 B Golden Lantern, #298
Dana Point, CA 92629

Phone: (949) 247-6179

Fax: _____

E-mail: BrawleySelfStorage@gmail.com

Assessor Parcel Number(s): 049-140-005-000

Describe project, purpose/reason for your application, proposed/existing uses on the subject property, and adjacent land uses. Attach separate sheet if necessary.

This property is a self storage facility with a care takers unit on the 2nd floor. The care takers unit has been a part of the property since it was built. I was told that I need to reapply for a conditional use permit for the caretakers unit.

REQUIRED SUPPORT DOCUMENTS

1. All applicable information requested on the Tentative Map Checklist (*Major Subdivisions*), Final Map Requirements (*Final Maps*), or Site Plan Checklist (*all projects*).
2. Environmental Assessment (*completed by applicant or legal representative* *).
3. Preliminary Title Report/Deed (*for proof of ownership*).
4. Application Fee (*Planning Department Application Fee Schedule*) and a deposit (*to be determined by the Planning Director*).
5. Copy of current property tax statement.
6. Other items as determined by Staff.

