



DEVELOPMENT REVIEW COMMITTEE

Building
Library
Public Works

Planning

Fire
Parks and Recreation
Police

MARCH 3, 2022
9:00 A.M.,
CITY COUNCIL CHAMBERS,
383 MAIN STREET, BRAWLEY, CA 92227

The Development Review Committee is an informal internal departmental committee that meets as needed to discuss development projects. The DRC has the authority to approve certain applications pursuant to city municipal code and/or standards. In order to avoid confusion, items that are listed under staff discussion will not appear in this agenda packet as they are still in the design phase and may change prior to internal approval or formal release when a public hearing before the Planning Commission is required.

The meeting will be broadcasted live at www.facebook.com/cityofbrawley

To join via zoom go to:

<https://zoom.us/join>

Meeting ID: 813 8544 5815

Passcode: 534250

For any questions, or to provide public comments please do so by 5:00 P.M. on March 2, 2022
Contact Andrea Montano, Planning Technician via email at amontano@brawley-ca.gov or phone at (760)344-8822

1. Additions to the Agenda if Necessary

PUBLIC HEARING

2. CUP 22-01: Medical Clinic
290 Main Street, Brawley, CA 92227.
 - A. Building Permits Required
 - B. CUP Condition Review
 - C. Improvements Required to Meet Standards
 - D. Recommendations

STAFF DISCUSSION

3. CUP 22-02
 - A. Building Permits Required
 - B. CUP Condition Review
 - C. Improvements Required to Meet Standards
 - D. Recommendations
4. Pre-Application Item
5. Adjourn

DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Conditional Use Permit #: CUP 22-02

Property Owner(s): Vo Medical Center
Dr. Tien Vo

Agent(s): Albert Keshavarzi

Legal Description: Lots 11 ,12 ,13 ,14 of Block 35 of the Townsite of Brawley, Original Map 1-15, City of Brawley, County of Imperial, State of California, also known as APN's 048-061-007;-008;-009;-010;011

Location: 290 Main Street

Area: .69 Acres (30,000 Square Feet)

Zoning: WM(West Village Main Street)
& WN (West Village Neighborhood)

Existing Use: Former Union Bank

Proposed Use: Medical Center

Surrounding Land Uses:

North -	WM(West Village Main Street) / Dollar Tree
South -	R-3(Residential Medium Density)/ Apartments
East -	WM(West Village Main Street)/ Community Valley Bank
West-	WM(West Village Main Street)/ Nail Salon, Optometrist, Dentist

General Plan Designation: Commercial (Downtown Specific Plan)

**DEVELOPMENT REVIEW COMMITTEE PUBLIC HEARING,
MARCH 3, 2022 9:00 A.M.,
VIA ZOOM
CITY COUNCIL CHAMBERS, 383 MAIN STREET, BRAWLEY, CA 92227**

Conditional Use Permit: CUP 22-01

General Information:

The applicant purchased this property in order to move his current practice that is located at 409 W. Main Street in the Vons Shopping Center. The project is located in the Downtown Specific Plan in both the West Village Main Street (WM) and West Village Neighborhood (WN) Zone. The building and parking lot on Main Street are both in the WM zone and the parking lot on G Street is in the WN zone. The WM zone requires a medical center to obtain a Planning Director Conditional Use Permit.

Staff Recommendation:

If approved, the Planning Department recommends the following conditions:

1. Landscaping will be required as per Sec. 27.180 of the Zoning Ordinance and the Downtown Specific Plan.
2. 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 if necessary.
3. 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 if necessary.
4. 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.
5. 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.
6. 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 including, but not limited to, California medical clinic regulations and licensing.
7. 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.
8. The applicant shall have all patients and/or their attendants in an indoor waiting room and have restrooms and handwashing facilities available.
9. During a public health emergency when physical distance is required and cannot be accomodated indoors, the applicant must submit to the Planning Division a flow plan. The flow plan will be approved by the Fire Department and/or any other department or agency that may required at the time. The plan must contain all pedestrian flow inside the real property, show vehicular flow that avoids pedestrians, and show restrooms and handwashing facilities available for all patrons served by the clinic.

The recommendation is based on the following findings:

1. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
2. 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.
3. 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.

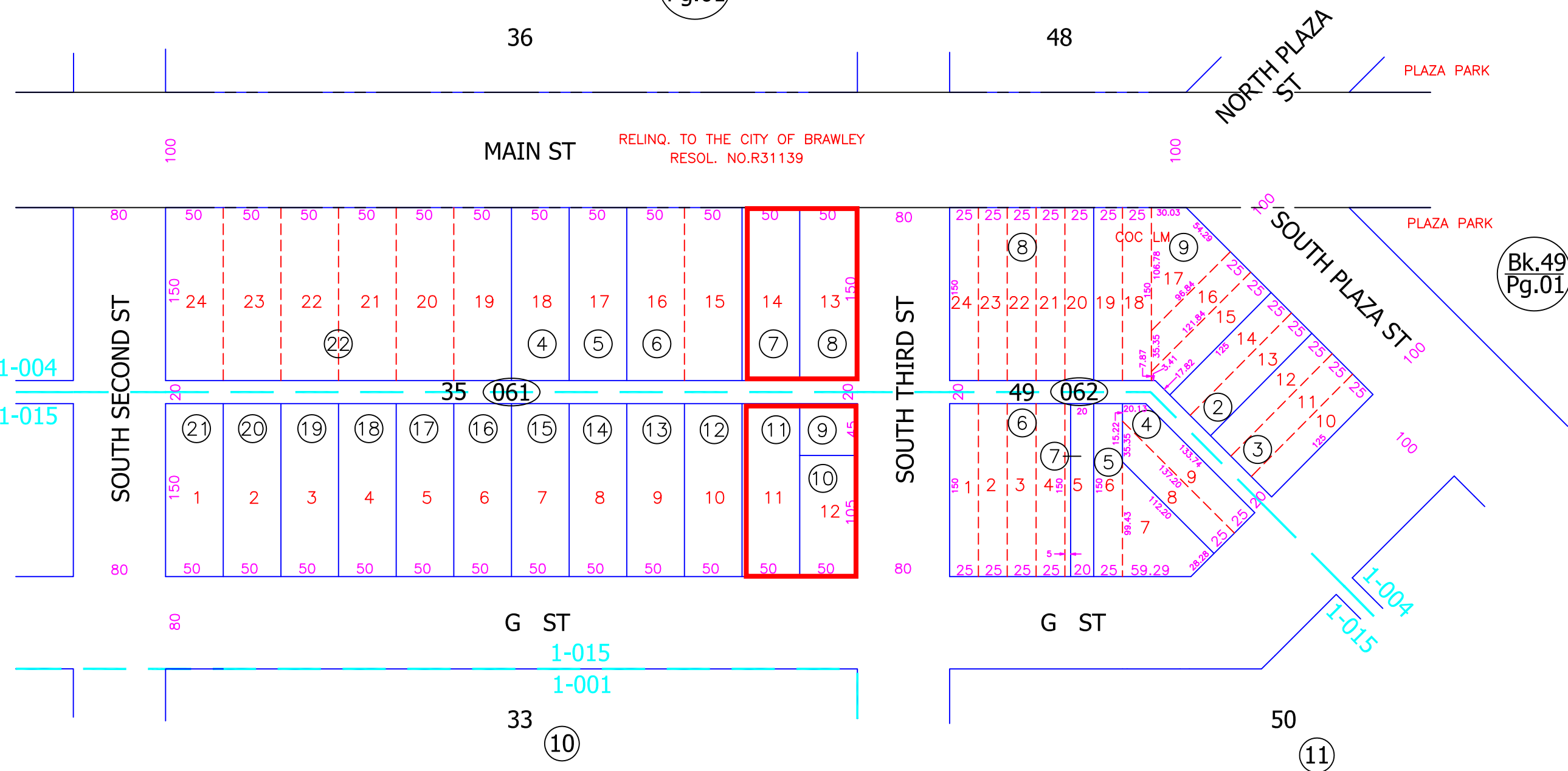
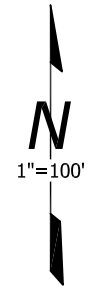
The Committee must determine the following:

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

ATTACHMENT: Location Map, Site Plan

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.

Bk.46
Pg.01



Bk.49
Pg.01

- 10-17-12 MF
- 2-22-11 MF
- 3-30-10 LC
- 12-11-91 DP
- 9-23-77 IJ
- 7-12-77 IJ
- 4-29-15 MF

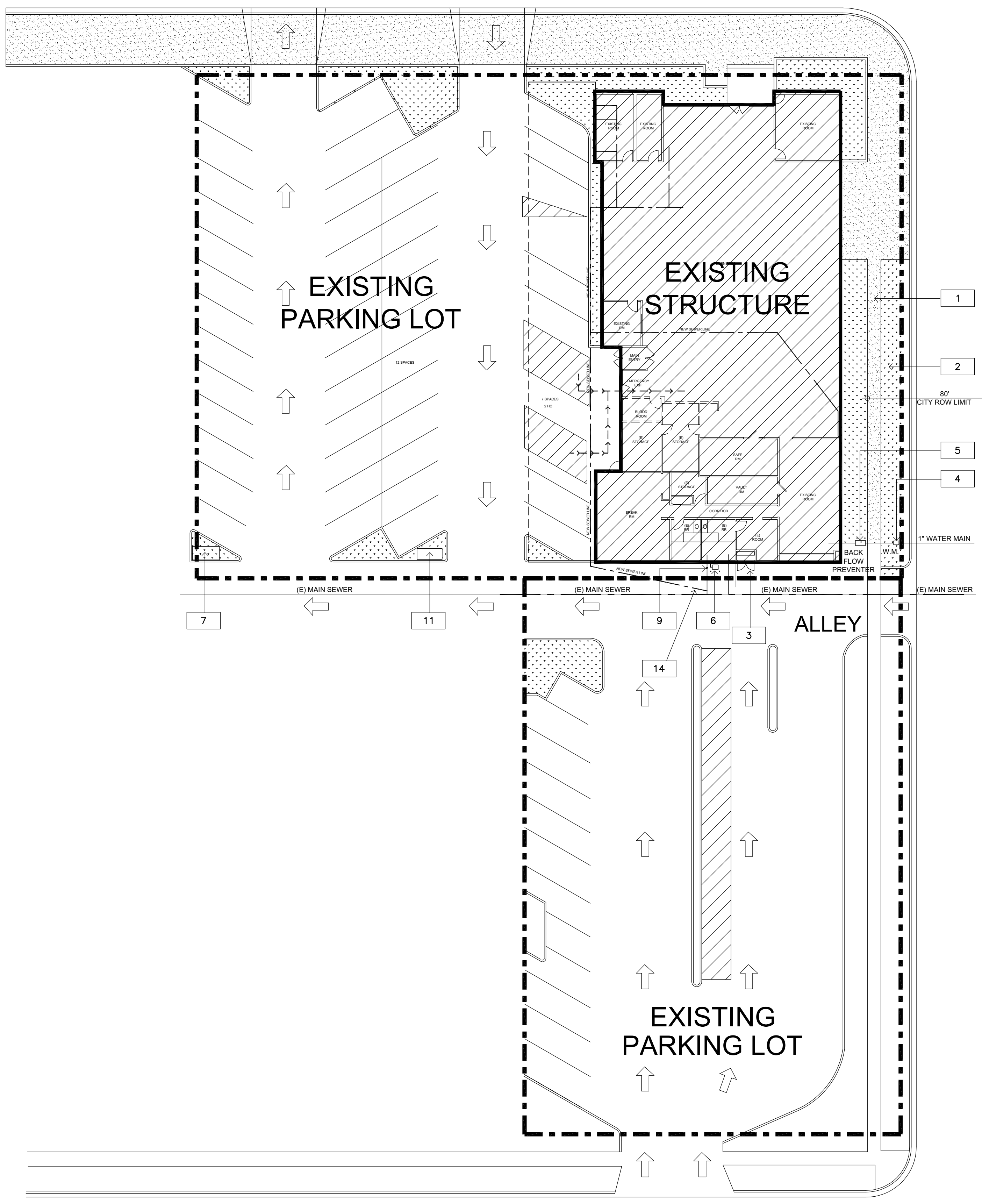
DISCLAIMER:
 THIS IS NOT AN OFFICIAL MAP.
 THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
 ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
 THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
 ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
 THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
 OR THE ASSESSOR. (REV. & TAX.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



MAIN STREET

S 3RD STREET

S 3RD STREET



SITE PLAN KEYNOTES

- 1 (E) CONCRETE SIDEWALK TO REMAIN
- 2 (E) LANDSCAPING TO REMAIN
- 3 (E) UNDERGROUND ELECTRICAL SERVICE PANEL
- 4 (N) 1" WATER METER (AS PER CITY OF BRAWLEY STANDARDS)
- 5 (N) BACKFLOW PREVENTER (AS PER CITY OF BRAWLEY STANDARDS)
- 6 (E) GAS METER
- 7 (E) TRASH CAN ENCLOSURE
- 8 PATH OF TRAVEL
- 9 (E) SEWER CLEAN OUT
- 10 (E) LIGHT POLE TO REMAIN
- 11 (E) ELECTRICAL TRANSFORMER TO REMAIN
- 12 (E) ADA PARKING WITH SIGN TO REMAIN
- 13 (E) ACCESSIBLE MAIN ENTRY TO REMAIN
- 14 (N) 4" SEWER TIE-IN CONNECTION TO EXISTING SEWER LINE

LEGEND

- DENOTES AREA OF EXISTING STRUCTURE
- DENOTES (E) CONCRETE SIDEWALK
- DENOTES (E) LANDSCAPING AREAS
- DENOTES CARS CIRCULATION
- DENOTES NUMBER OF PARKING SPACES

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 El Centro CA 92243

PROJECT
Medical Center

290 MAIN STREET BRAWLEY CA 92227

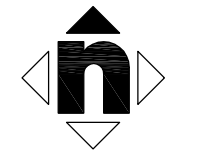
DRAWING
OVERALL SITE PLAN

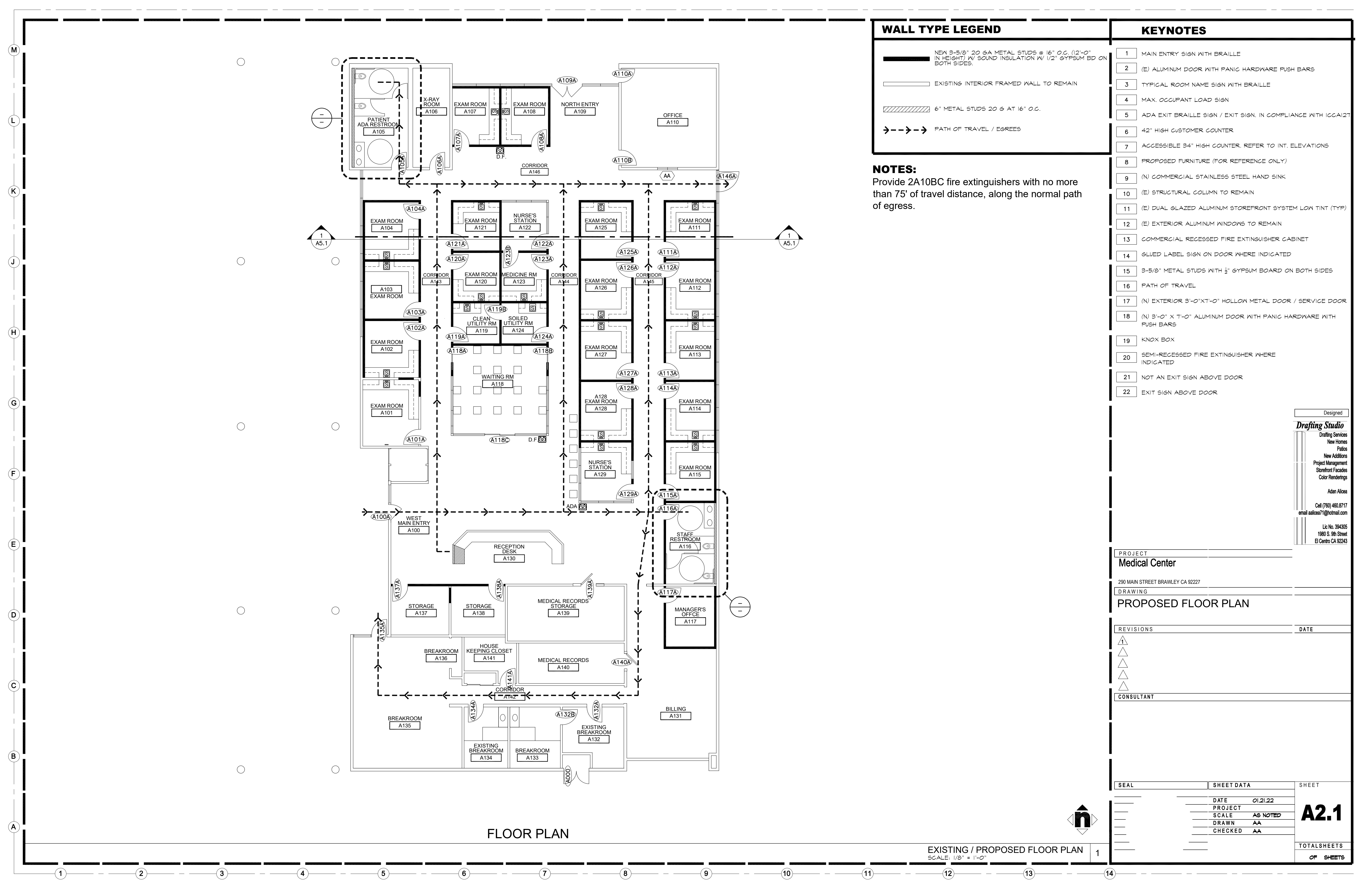
REVISIONS	DATE
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CONSULTANT

SEAL	SHEET DATA	SHEET
	DATE 01.21.22	A1.0
	PROJECT	
	SCALE AS NOTED	
	DRAWN AA	
	CHECKED AA	

EXISTING OVERALL SITE PLAN
 SCALE: 1" = 20'-0"





WALL TYPE LEGEND

- NEW 3-5/8" 20 GA METAL STUDS @ 16" O.C. (12'-0" IN HEIGHT) W/ SOUND INSULATION W/ 1/2" GYPSUM BD ON BOTH SIDES.
- EXISTING INTERIOR FRAMED WALL TO REMAIN
- 6" METAL STUDS 20 G AT 16" O.C.
- PATH OF TRAVEL / EGRESS

NOTES:
Provide 2A10BC fire extinguishers with no more than 75' of travel distance, along the normal path of egress.

- KEYNOTES**
- 1 MAIN ENTRY SIGN WITH BRAILLE
 - 2 (E) ALUMINUM DOOR WITH PANIC HARDWARE PUSH BARS
 - 3 TYPICAL ROOM NAME SIGN WITH BRAILLE
 - 4 MAX. OCCUPANT LOAD SIGN
 - 5 ADA EXIT BRAILLE SIGN / EXIT SIGN, IN COMPLIANCE WITH ICCA127
 - 6 42" HIGH CUSTOMER COUNTER
 - 7 ACCESSIBLE 34" HIGH COUNTER, REFER TO INT. ELEVATIONS
 - 8 PROPOSED FURNITURE (FOR REFERENCE ONLY)
 - 9 (N) COMMERCIAL STAINLESS STEEL HAND SINK
 - 10 (E) STRUCTURAL COLUMN TO REMAIN
 - 11 (E) DUAL GLAZED ALUMINUM STOREFRONT SYSTEM LOW TINT (TYP)
 - 12 (E) EXTERIOR ALUMINUM WINDOWS TO REMAIN
 - 13 COMMERCIAL RECESSED FIRE EXTINGUISHER CABINET
 - 14 GLUED LABEL SIGN ON DOOR WHERE INDICATED
 - 15 3-5/8" METAL STUDS WITH 1/2" GYPSUM BOARD ON BOTH SIDES
 - 16 PATH OF TRAVEL
 - 17 (N) EXTERIOR 3'-0" X 7'-0" HOLLOW METAL DOOR / SERVICE DOOR
 - 18 (N) 3'-0" X 7'-0" ALUMINUM DOOR WITH PANIC HARDWARE WITH PUSH BARS
 - 19 KNOX BOX
 - 20 SEMI-RECESSED FIRE EXTINGUISHER WHERE INDICATED
 - 21 NOT AN EXIT SIGN ABOVE DOOR
 - 22 EXIT SIGN ABOVE DOOR

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PROJECT
Medical Center
290 MAIN STREET BRAWLEY CA 92227

DRAWING
PROPOSED FLOOR PLAN

REVISIONS	DATE
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CONSULTANT

SEAL	SHEET DATA	SHEET
	DATE 01.21.22	A2.1
	PROJECT	
	SCALE AS NOTED	
	DRAWN AA	
	CHECKED AA	TOTAL SHEETS
		OF SHEETS

FLOOR PLAN

EXISTING / PROPOSED FLOOR PLAN 1
SCALE: 1/8" = 1'-0"