



PLANNING COMMISSION

Darren Smith, Chairman

Juan Tavares, Vice-Chairman

John Lane George A. Marquez

Jay Goyal Robert Palacio Kevan Hutchinson

AGENDA

PLANNING COMMISSION REGULAR MEETING

**WEDNESDAY, June 1, 2022 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/cityofbrawley .

To participate and make a public comment:
Join Zoom Meeting <https://zoom.us/join>
Meeting ID: 822 6933 9206 Passcode: 139129

1. CALL TO ORDER / ROLL CALL

2. APPROVE AGENDA

3. 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.

Should a member of the public wish to provide verbal or written public comments prior to the meeting, please submit written comments via email to amontano@brawley-ca.gov or contact the Planning Division Office at 760/344.8822.

4. VAR 22-03

A variance (VAR 22-03) was submitted by property owner Victor Bueno on property located at 949 Madison Avenue. The variance will allow for a proposed addition to be located in the required rear yard setback.

Property Owner: Victor Bueno

Legal Description: Lots 103 Victoria Park, City of Brawley, County of Imperial, State of California, APN 048-401-051

5. NEXT MEETING DATE

6. ADJOURNMENT

Supporting documents are available for public review in the Community Development Services office, 205 S. Imperial Avenue, Brawley, CA 92227 Monday through Friday, during regular posted business hours.

City of Brawley



Planning Commission

June 1, 2022

Agenda Item No.5

STAFF REPORT

To: Planning Division
From: Andrea Montano, Planning Technician
Prepared by: Andrea Montano, Planning Technician
Subject: VAR 22-03

RECOMMENDATION:

Approve VAR 22-03 as presented.

BACKGROUND INFORMATION:

Victor Bueno owns 949 Madison Avenue also known as Lots 103 Victoria Park, City of Brawley, County of Imperial, State of California, APN 048-401-051. The variance would allow for a man cave to be constructed within the rear yard setback. While new ADU laws allow for structures to be located within the required rear yard, the design features of this proposed addition do not fit into the criteria.

COMPLIANCE WITH CITY PLANS:

The variance would allow staff to approve plans with the proposed patio located within the required 20 foot rear yard setback. In addition, the requested setback falls within the minimum requirements of the Building Code.

ALTERNATIVES:

The Planning Commission may choose to approve the variance with additional conditions or deny the request.

CONDITIONS:

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 variance.
4. 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 variance. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.
5. 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.
6. 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.

ATTACHMENTS:

Location Map, Project Plans,

CITY STAFF COMMENTS:

N/A

POR. VICTORIA PARK UNIT NO. 1 & MALAN PARK & VICTORIA PARK UNIT 2

FM 23-24

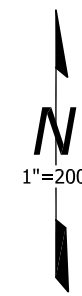
FM 25-63

FM 27-46

Tax Area Code

1-014

48-40



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)

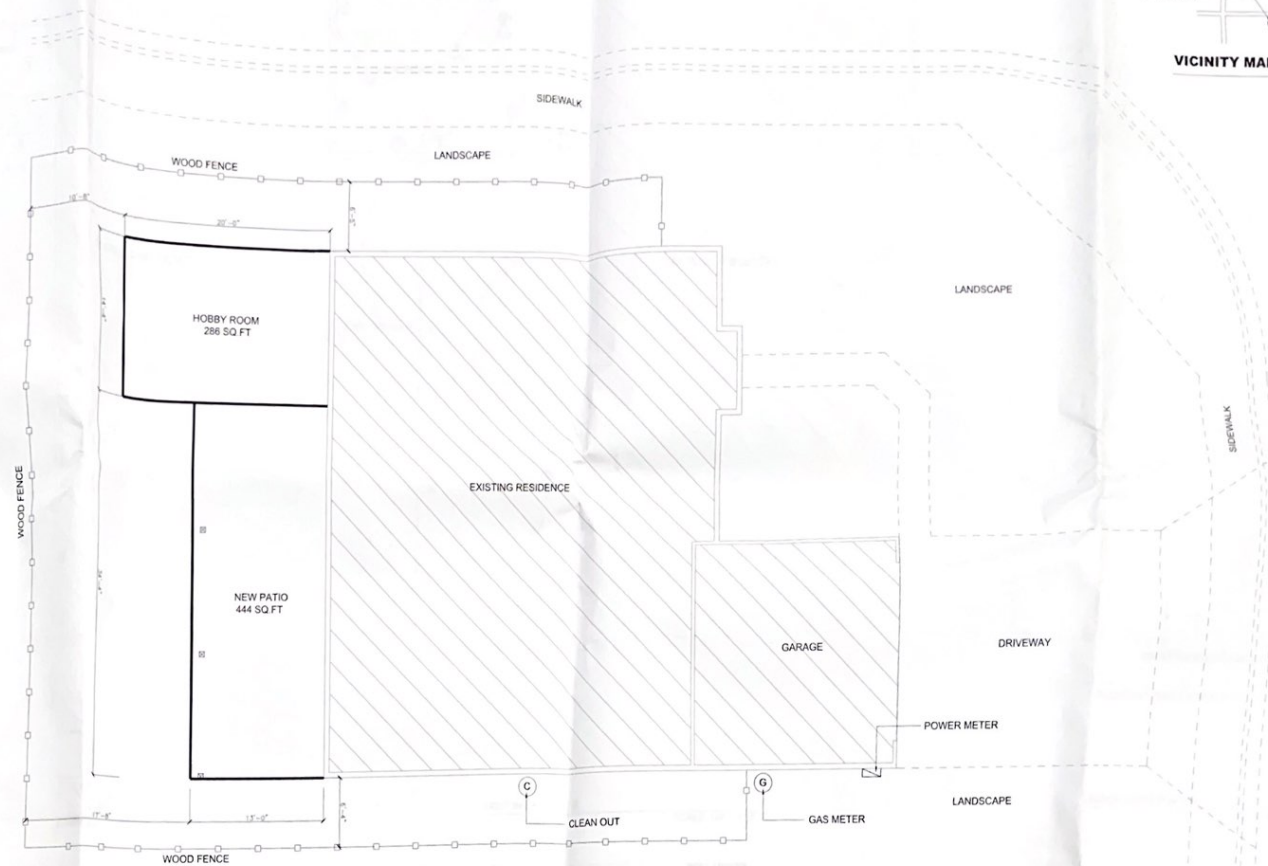
05-04-07 MF
 From 48-25
 09-09-05 RM
 12-28-05 RM 3-26-18 MF

CITY OF BRAWLEY
 Assessor's Map Bk.48-Pg.40
 County of Imperial, Calif.

HOBBY ROOM ADDITION & PATIO

946 MADISON AVE. BRAWLEY, CA 92227

949



BUILDING CODE CRITERIA
 * 2019 CALIFORNIA BUILDING CODE (CBC)

GENERAL NOTES:
 THE BUILDER SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE FIELD, AND ALL SHALL BE RESOLVED BEFORE THE BE OBTAINED BY SCALING THESE PLANS.
 THESE PLANS ARE INTENDED TO USE BY ONLY KNOWLEDGE LICENSED CONTRACTORS FAMILIAR WITH ALL APPLICABLE BUILDING CODES AND OTHER GOVERNMENTAL REQUIREMENTS, AND ABLE AND WILLING TO PROVIDE WORKMANSHIP AND MATERIALS OF HIGH QUALITY.

SCOPE OF WORK:
 14x20' HOBBY ROOM ADDITION & NEW PATIO

SITE PLAN SCALE: 3/16" = 1'-0"

No.	REVISIONS	DATE
PROJECT DESCRIPTION:		
HOBBY ROOM ADDITION & NEW PATIO		
PROJECT ADDRESS:		
946 MADISON ST. BRAWLEY, CA 92227		
PROJECT #	SHEET:	
DATE:	T1	
SCALE:	AS NOTED	

RECEIVED
 MAY 11 2022
 Building Department
 City of Brawley