



CITY OF BRAWLEY
PLANNING DEPARTMENT
APPLICATION

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

CHECK ALL THAT APPLY:

PROJECT

- 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 + Specific 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

CEQA STATUS

- 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: Pacific Anchor Holdings, LLC

Mailing Address: 9680 Flair Drive
El Monte, CA 91731

Phone: 626-444-6668

Fax: 626-444-6698

E-mail: DavidW@YKAmerica.com

David Wang

9680 Flair Drive
El Monte, CA 91731

626-327-4792

626-444-6698

DavidW@YKAmerica.com

Assessor Parcel Number(s): 048-42 0 0 10

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

The proposed development is located on parcel with APN 048-420-001 (66 Acres). It will compose a 37-acre commercial area and about 29 acre will be multifamily residential with amenities. We propose a zone change from Light Manufacturing (M-1) and Service and Professional (C-P) to Medium Commercial (C-2) and Residential Medium Density (R-3).

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.

SPECIAL NOTES

Applicant or authorized representative* must be present at Planning Commission meeting(s) and/or City Council meeting(s) for action to be taken on the application.

Submit twenty (20) copies of Site Plans, Parcel/Tract Maps or Adjustment Plats including one electronic copy shall be submitted with the application. Projects in the Airport Land Use Commission sphere require thirty (30) copies.

Staff's acceptance of the application or deeming the application complete does not imply that Staff will recommend approval of the project.

The owner(s) of the parcel(s) listed on this application must pay all fees and costs related to the project(s) listed on this application including, but not limited to, application fees (*Application Fee Schedule*), engineering fees and costs (*as determined by the City Engineer at the time of final map check and/or improvement plan check*), building permit fees (*Building Permit Fee Schedule*), development impact fees (*Development Impact Fee Implementation Schedule*), water and wastewater capacity fees (*Capacity Fee Implementation Schedule*), Environmental Fees (*Department of Fish and Game*), and fees imposed by the County of Imperial (*tax certificate, recordation fees, and Air Pollution Control District (APCD) fees*). A deposit in an amount determined by the Planning Director will be required at the time of application. Nonpayment of fees will stop the entitlement process.

I, Justin Huang,
(print name of property owner)

hereby apply to the City of Brawley for the actions indicated above for the above-specified property that I own or control, as per the attached information, and in accordance with all applicable local, state, and federal laws and regulations. I hereby agree to pay all fees and cost associated with the actions indicated for the above-specified property that I own and control as per the attached information, and pay fees and costs associated with required off-site improvements as determined by the City Engineer.

I, Justin Huang,
(print name of property owner)

give the following person/organization permission to act as my agent* and to make decisions in my name as he/she/they feel necessary for the project described on the previous pages.


David Wang
(print name of agent)

YK America
(agent's company name, if applicable)

I certify that the above information, to the best of my knowledge, is true and correct.


Signature of Property Owner

5/6/2024
Date


Signature of Agent

05/06/2024
Date

***Property owner's signature must be notarized if an agent is being designated.**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

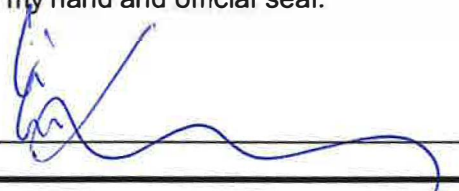
State of California
County of Los Angeles)

On May 6, 2024 before me, Cheewai Leung, Notary Public,
(insert name and title of the officer)

personally appeared Justin Huang
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in
~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



CITY OF BRAWLEY
ENVIRONMENTAL INFORMATION FORM

Date Filed: _____

General Information

1. Developer or project sponsor

Name:	Pacific Anchor Holdings, LLC			
Address:	9680 Flair Drive	El Monte	CA	91731
	<i>street</i>	<i>city</i>	<i>state</i>	<i>zip</i>

2. Person to contact concerning this project

Name:	David Wang			
Address:	9680 Flair Drive	El Monte	CA	91731
	<i>street</i>	<i>city</i>	<i>state</i>	<i>zip</i>
	626-327-4792	626-444-6698	DavidW@YKAmerica.com	
	<i>phone</i>	<i>fax</i>	<i>e-mail</i>	

3. Address of project: Property located at northeast corner of intersection of CA-86 and Rockwood Canal

Assessor's Block and Lot Number (s): 048-420-001

4. Existing zoning district: Light Manufacturing (M-1) and Service and Professional (C-P)

5. Permit Application Number(s) for the project:

6. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: _____

Rezoning; General Plan Amendment

7. Proposed use of project site (attach separate sheets): Multifamily residential and commercial

Include In Project Description

8. Site size.
9. Square footage.
10. Number of floors of construction.
11. Amount of off-street parking provided.
12. Attach plans.
13. Proposed scheduling.
14. Associated projects.
15. Anticipated incremental development.
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
18. If industrial, indicate type, estimated employment per shift, and loading facilities.
19. If institutional, indicate the major function, estimated employment per shift, and loading facilities.
20. If the project involves a variance, conditional use or rezoning application, state clearly each is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

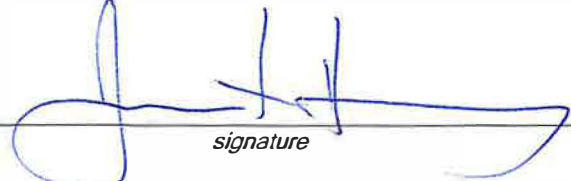
- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Change in pattern, scale or character of general area project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Change in dust, ash, smoke, fumes or odors in vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantial change in existing noise or vibration levels in the vicinity |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Site on filled land or on slope of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 32. Relationship to a larger project or series of projects. |

Environmental Setting

33. Describe the project site, as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

Certification: I, Justin Huang,
print name

hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.


signature

5/6/2024
date