



PLANNING COMMISSION

Darren Smith, Chairman

Robert Palacio, Vice-Chairman

Eugene Bumbera Jay Goyal Kevan Hutchinson

George A. Marquez Ramon Castro

AGENDA

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, December 7th, 2016 AT 5:30 P.M.
CITY COUNCIL CHAMBERS
383 MAIN STREET
BRAWLEY, CALIFORNIA**

1. CALL TO ORDER / ROLL CALL
2. APPROVE AGENDA
3. APPROVE MINUTES OF
4. PUBLIC APPEARANCES

The Planning Commission encourages citizen participation on all matters presented for their consideration. Members of the public who wish to speak on an issue that is not on the agenda may do so during the "Public Appearances" section at any meeting. The Planning Commission does not take action on items presented under Public Appearances.

PUBLIC HEARING

5. An application for a TM16-03/ZC16-03/GPA16-02 - Adams Park submitting a Tentative Tract Map, requesting a Zone Change from R-2 (Residential Low Density) to R-3 (Residential Medium Density) and C-P (Service and Professional), and a General Plan Amendment from Low Density Residential to Medium Density Residential and Commercial in order to permit for future apartments and a community center.

Applicant: Border Community Homes, LLC
 1598 C Street,
 Brawley, CA 92227

Location: Parcel 1 of C.O.C. of Lots 12, 13, 14 and a portion of Lots 19, 20, 21, Brawley
 Subdivision No. 1, City of Brawley, County of Imperial, State of California,
 APN 047-480-039

6. ZONING CODE ENFORCEMENT
7. NEXT MEETING DATE
8. ADJOURNMENT

Supporting documents are available for public review in the Planning Department, 400 Main Street, Suite 2, Brawley, Monday through Friday, during regular posted business hours. The full agenda is also available online at [City of Brawley: Agendas&Minutes Click here](#). Individuals who require special accommodations are requested to give 24-hour prior notice. Contact: Alma Benavides, City Clerk, 760-351-3080

The Planning Commission of the City of Brawley, California, met in Regular Session at 5:30 p.m., City Council Chambers, 383 Main Street, Brawley, California, the date, time, and place duly established for the holding said meeting. The City Clerk attests to the posting of the agenda pursuant to the G.C.54954.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order by Chairman Smith at 5:30 p.m.

Present: Palacio, Goyal, Hutchinson, Bumbera, Marquez, Smith

Absent: Castro

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

m/s/c Goyal/Marquez 6-0

3. APPROVAL OF MINUTES

Motion: The Planning Commission approves the minutes of August.5th.2015 as presented.

m/s/c Hutchinson/Goyal 6-0

4. PUBLIC APPEARANCES

Chairman Smith called for Public appearances. There were none. 5:33 p.m.

5. ELECTION OF OFFICERS 2016-2017

Mr. Palacio was nominated for Chairman of The Planning Commission. There were no other nominations. m/s/c Bumbera/Goyal 6-0

Mr. Palacio was nominated for Vice Chairman. There were no other nominations. m/s/c Bumbera/Marquez 6-0

9. NEXT MEETING DATE

The Commission adjourned to the next regular meeting on November 2, 2016. There will be no regular October meeting unless necessary.

10. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 5:38 p.m.

m/s/c Palacio/Hutchinson

PLANNING COMMISSION STAFF REPORT

Major Subdivision/

Zone Change/

General Plan Amendment:

TM16-03/ZC16-03/GPA16-02 - Adams Park

Property Owner/

Applicant: Border Community Homes, LLC

Representative: Development Design & Engineering

Legal Description: Parcel 1 of C.O.C. of Lots 12, 13, 14 and a portion of Lots 19, 20, 21, Brawley Subdivision No. 1, City of Brawley, County of Imperial, State of California, APN 047-480-039

Location: 1598 C Street

Area: 20.21 Acres (880,348 Square Feet)

Current Zoning: R-2 (Residential Low Density)

Proposed Zoning: R-3 (Residential Medium Density)/C-P (Service and Professional)

Existing Use: Vacant

Proposed Use: Future Apartments and Community Center

Surrounding Land Uses:

North - R-2 (Residential Low Density) & R-3 (Residential Medium Density) / Single Family Dwellings and Apartments

South - C-2 (Medium Commercial) & C-3 (Heavy Commercial) Towing, Storage, and Truck Repair

East - R-3 (Residential Medium Density) / Apartments

West- R-1 (Residential Single Family) / Single Family Dwellings

Current General Plan Designation: Low Density Residential

Proposed General Plan Designation: Medium Density Residential, Commercial

CEQA Status: Mitigate Negative Declaration (Tiered) and Exempt

Major Subdivision/Zone Change/General Plan Amendment: TM16-03/ZC16-03/GPA16-02

General Information:

A Tentative Tract Map, Zone Change from R-2 (Residential Low Density) to R-3 (Residential Medium Density) and C-P (Service and Professional), and General Plan Amendment from Low Density Residential to Medium Density Residential and Commercial- in order to permit future apartments and a community center. The property is currently zoned R-2 (Residential Low Density). The site is currently vacant and is 20.21 acres in size. The proposed tentative map shows the property to be subdivided to eventually allow 3 site plans for apartments up to 80 units per parcel, 1 site plan for a possible community center and 1 parcel for a shared retention basin. Access is proposed via C Street. There are zoning conditions currently imposed on this property from a previously approved tentative tract map and environmental.

Staff Recommendation:

If approved, the Planning Department recommends that the following conditions shall apply:

1. The Developer shall comply with all local, state & federal laws, rules, regulations, ordinances, resolutions and standards applicable to this Project, whether specified herein or not. Where conflicts occur, the most stringent requirements as interpreted by the City shall apply.
2. Obtain City Engineer's review and approval (stamp & signature) for all final maps, improvement plans, studies, soils reports, cost estimates, designs, calculations, Subdivision Agreement(s), related documents, and amounts of fees required for this Project.
3. All improvements required for each final map and/or phase of development for this Project shall be constructed, or in lieu thereof, an improvements security be provided to insure their construction. The City Engineer and the City Attorney shall review the improvements security format, content and amounts. The type of improvement security shall be approved by City Council.
4. Obtain, pay for and comply with all permits required from the Imperial Irrigation District (IID) for improvements within, adjacent or across the agency's rights of way and/or facilities, as required.
5. Offer for dedication all rights of way, easements or parcels of land required for the improvements of streets, underground pipelines, and utilities, if necessary.
6. Approval or conditional approval of the tentative map shall not constitute the waiver of any requirement of the City's ordinances or resolutions, regulations or standards; except, where a condition herein specifically provides a waiver.
7. High Pressure Sodium street safety lighting shall be provided at 300 ft. maximum spacing and at all street intersections, according to the IID Standards. Streetlights shall be of 150 watts at street intersections and of 100 watts elsewhere.
8. Stop signs, stop bars and legend, shall be provided at locations determined by the City Engineer.
9. All private drainage and all private facilities, which are installed, operated, and maintained within Imperial Irrigation District right of way, require an IID encroachment permit.
10. Developer shall provide the Project's electrical load calculations to the Imperial Irrigation District Power Department in order to determine the electrical power facilities needed and their cost. Utilities shall be undergrounded within and adjacent to the subdivision if IID deems it feasible.
11. Developer shall provide to the Project, underground utility services such as: water, sewer, natural gas, electric, telephone and cable television in coordination with the corresponding utility company.
12. The type, quantity and location of new fire hydrants shall be subject to the review and approval of the City Engineer and the Fire Chief. Fire hydrants shall be no farther apart than what is required by the Uniform Fire Code, table A-III-B-I. Installation of fire hydrants shall be prior to construction of each respective phase of the development.
13. Project must comply with local, state and federal storm drainage discharge permits regulations.
14. Provide adequate drainage to prevent runoff into adjacent land and subsequent erosion of soils.
15. Project must comply with local, state and federal storm drainage discharge permit regulations.
16. Water shall be applied to active grading areas, unpaved surfaces used for vehicle access, and other areas of dust generation to prevent or suppress airborne particulates during site development to the satisfaction of the Brawley Department of Public Works.
17. Implementation of Best Management Practices and a Storm Water Pollution Prevention Plan to prevent soil erosion and polluted runoff.
18. Pretreatment of wastewater shall be required per Public Works standards.
19. Subdivider shall obtain all stormwater drainage permits from the Regional Water Quality Control Board, if required.

Major Subdivision/Zone Change/General Plan Amendment: TM16-03/ZC16-03/GPA16-02

20. Hydraulics, drainage and grading details to City standards provided to the City Engineer. Project must comply with local, state and federal storm drainage discharge permits regulations. 100 percent retention shall be provided. The retention basin shall also be landscaped (xeriscape permitted) and maintained by the property owner. Its use. Passive use of the basin being used as a recreation area is encouraged. In any event, the basin shall have a minimum of weed fabric and landscape rock to prevent erosion and control dust. Also, a driveway for maintenance and an ADA ramp shall be provided for access to the recreational retention basin.

21. 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.

22. A six foot masonry wall shall be constructed on the perimeter of the subdivision on the entire south and west sides of the property.

23. Subdivider shall pay fees to record and process the tentative map, zone change and related environmental documents.

24. 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. This includes any street improvements to C Street.

25. Per Section 23A.23 of the City of Brawley Subdivision Ordinance, the applicant shall provide the fair market value of the property to determine the amount of Quimby fees before final map approval.

26. Landscaping will be required as per Sec. 27.180 of the Zoning Ordinance and the Brawley Landscaping Ordinance and shall be installed per the approved landscape plan.

27. 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.

28. Early coordination with the APCD for an Air Quality Analysis improvements is highly encouraged.

29. 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 subdivision. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.

30. All water pipe lines, sanitary sewer, storm drains, all pump stations on private property and easement shall to be owned, operated and maintained by the property owner. A main water meter and backflow preventer shall be installed at the access to the development.

31. A Knox Box and gate shall be installed for secondary access on the west side of the development.

The recommendation is based on the following findings:

1. The proposal is prepared in accordance with the California Environmental Quality Act (CEQA) pursuant to 15152, 15385. Tiering.
2. Recently approved CEQA provisions may also deem this project exempt per 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. The project is also eligible for an exemption per Sections 15194 Affordable Housing Exemption and 15195 Residential Infill Exemption. However, updated traffic and air quality studies are requested.
3. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
4. Approval of the tentative map, zone change and General Plan Amendment will not be detrimental to the public welfare or detrimental to the health and safety of the residents of the City of Brawley.
5. The tentative map is consistent with the character of the area for that type of land use.
6. The size of the new parcels is consistent with the Zoning ordinance.

7. The size of the new parcels is consistent with the General Plan.
8. The Tentavie Tract Map/Zone Change/General Plan Amendment was performed in compliance with the Subdivision Map Act and Subdivision Ordinance requirements.

The Brawley General Land Use Map designates this property for **Low Density Residential** land uses. A **General Plan Amendment** is required to allow for **Medium Density Residential** and **Commercial** land uses.

R-3 (Residential Low Density) and **C-P (Service and Professional)** zoning permits apartments and community centers, respectively.

The Commission must determine the following:

- A. The proposed Tentavie Tract Map/Zone Change/General Plan Amendment protects the best interest, health, safety and welfare of the public in general.
- B. The proposed Tentavie Tract Map/Zone Change/General Plan Amendment complies with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area.
- C. The proposed Tentavie Tract Map/Zone Change/General Plan Amendment 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 Tentavie Tract Map/Zone Change/General Plan Amendment 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. A traffic impact study was required to determine the effects of the proposed development on the public right-of-way.
- E. Any impacts of the proposed Tentavie Tract Map/Zone Change/General Plan Amendment on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the Tentavie Tract Map/Zone Change/General Plan Amendment mitigates substantial environmental problems.
- G. The proposed Tentavie Tract Map/Zone Change/General Plan Amendment provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses.
- H. The proposed Tentavie Tract Map/Zone Change/General Plan Amendment is compatible with adjacent structures and uses.
- I. The Tentavie Tract Map/Zone Change/General Plan Amendment is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

ATTACHMENT: Location Maps; Tentative Map; Conceptual Site Plan.

NOTE TO THE PROPERTY OWNER: PLANNING COMMISSION 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.

Development
DESIGN &
ENGINEERING
inc.

**Adams Park Subdivision
Project Description**

The Adams Park Subdivision Tentative Map was approved by the Brawley City Council on September 2, 2003. The Tentative Subdivision Map was approved for low density residential and zoned R-2 and is due to expire in 2019. Chelsea Investment Corporation is proposing a change to the subdivision from low density residential to affordable family apartments and a community services facility as described below. A Major Subdivision Tentative Map is also being proposed to accommodate the proposed Development.

Location: 1598 C Street
Brawley, CA 92227

APN: 047-480-039-000

Site Size: 20.44 ± Acres

Zoning: R-2 (Low Density Residential)

Proposed
Change of Zone R-3 & C-P

Associated
Projects: Brawley Family Apartments I, II, III

Required Actions: Change of Zone
General Plan Amendment
Major Subdivision Tentative Map

The Adams Park Proposed Development will consist of three 80 unit affordable family apartment projects, an approximate 34,000 square foot commercial center and a 4.93 acre retention basin/community solar facility. The three apartment developments will provide one, two and three bedroom units in two-story, garden style apartment buildings. The site plan has been designed to promote vehicular access for residents and provide active and passive open space courtyards without the need to cross vehicular paths.

Each 80 unit apartment project will be self contained with a community center, laundry, maintenance, tot lot and a ½ basket ball court. The projects will be designed to meet LEED Silver standards and comply with all applicable accessibility, building, zoning and fire codes.

The proposed Commercial Community Center will be a two-story structure to accommodate community service agencies that provide support services for the nearby residents and the Brawley community as a whole. The structure would also provide additional opportunity for community solar installations above the parking area.

The Retention Basin/Community Solar site will continue to serve this project and the existing apartment projects to the east. The overall size has been expanded to provide the opportunity for a community solar installation above the retention basin area. Access roads have been added to the east and west portions of the basin for access and maintenance.

Access to all of the sites is provided from C Street via a public street and driveways/fire lanes to within 150 feet of all structures on the site. A secondary access has been provided for fire and emergency services Manzanita Street on the west side of the development. All buildings will have fire sprinklers.

ADAMS PARK PROPOSED LAND USE			
Ref. No.	Proposed Development	Gross Acres	Density (units/acre)
1	80 Unit Apartment Complex	4.0 Acres	20 dwelling units/acre
2	80 Unit Apartment Complex	4.0 Acres	20 dwelling units/acre
3	80 Unit Apartment Complex	4.0 Acres	20 dwelling units/acre
4	Commercial Community Center	2.64 Acres	n/a
5	Retention Basin/Community Solar	4.93 Acres	n/a
	Public Street	0.73 Acres	n/a
TOTAL		20.45 Acres	240 dwelling units

TYPICAL 80 UNIT APARTMENT PROJECT SUMMARY			
Component		Area	Lot Coverage
Ground Floor Building Area		39,432 s.f.	22.6%
Parking and Drive Area		61,004 s.f.	35.0 %
Landscape/Open Space Area		73,756 s.f.	42.4%
Total Building Area		75,505 s.f.	22.6%
Units	Number of Bedrooms	Apartment Size	Total Sq. Ft.
8	One Bedroom	633 s.f.	5,064 s.f.
48	Two Bedroom	854 s.f.	40,992 s.f.
24	Three Bedroom	1,087 s.f.	26,088 s.f.
1	Community Building	2,560 s.f.	2,560 s.f.
1	Maintenance /Laundry	800 s.f.	800 s.f.

240 UNIT APARTMENT SUMMARY		
Units	Number of Bedrooms	Apartment Size
24	One Bedroom	633 s.f.
144	Two Bedroom	854 s.f.
72	Three Bedroom	1,087 s.f.

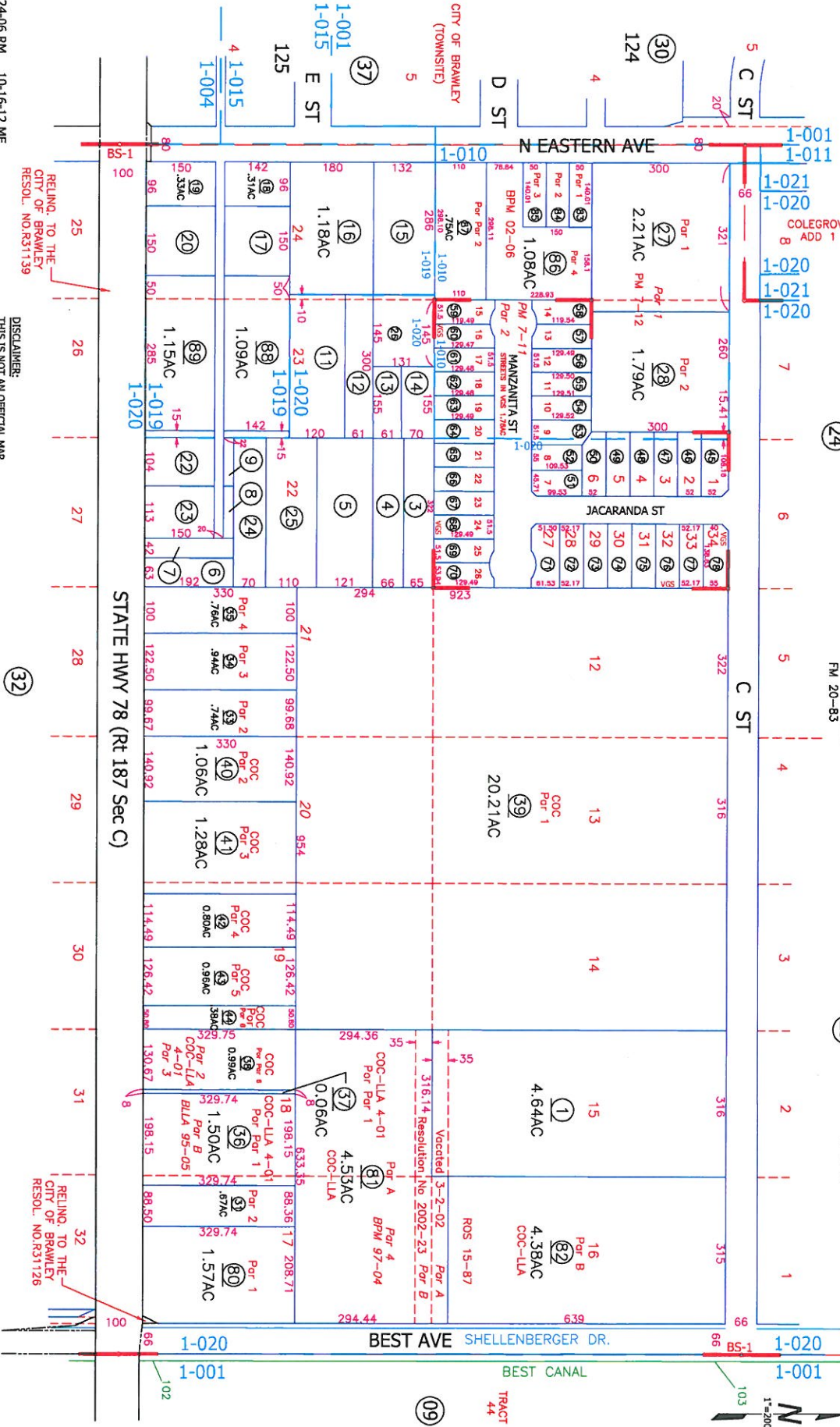
OFFSTREET PARKING SUMMARY		
Units PH 1	Parking Spaces	No. Per Apartment Unit
80	Covered Parking	1
75	Open Parking	.93
Units PH 2	Parking Spaces	No. Per Apartment Unit
80	Covered Parking	1
74	Open Parking	.92
Units PH 3	Total Parking Spaces	No. Per Apartment Unit
80	Covered Parking	1
80	Open Parking	1
Total Ph 1, 2 & 3	Parking Spaces	No. Per Apartment Unit
240	Covered Parking	1
229	Open Parking	.95
Community Center	Parking Spaces	Ratio
34,000 S.F.	158	1 per 215 S.F. of Floor Space

POR BRAWLEY SUB 1
 POR TRACT 45 T135 R14E
 VALLE GRANDE SUBD.
 FM 20-83

OM 1-40
 Tax Area Code
 1-019
 1-020

Tax Area Code
 1-019
 1-020

47-48



02-24-06 RM 10-16-12 MF
 12-28-05 RM 1-26-12 MF
 07-26-04 AR 10-12-11 MF
 03-11-04 AR 7-13-11 MF
 02-09-04 AR 6-9-09 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. & FAX. CODE SEC. 277)

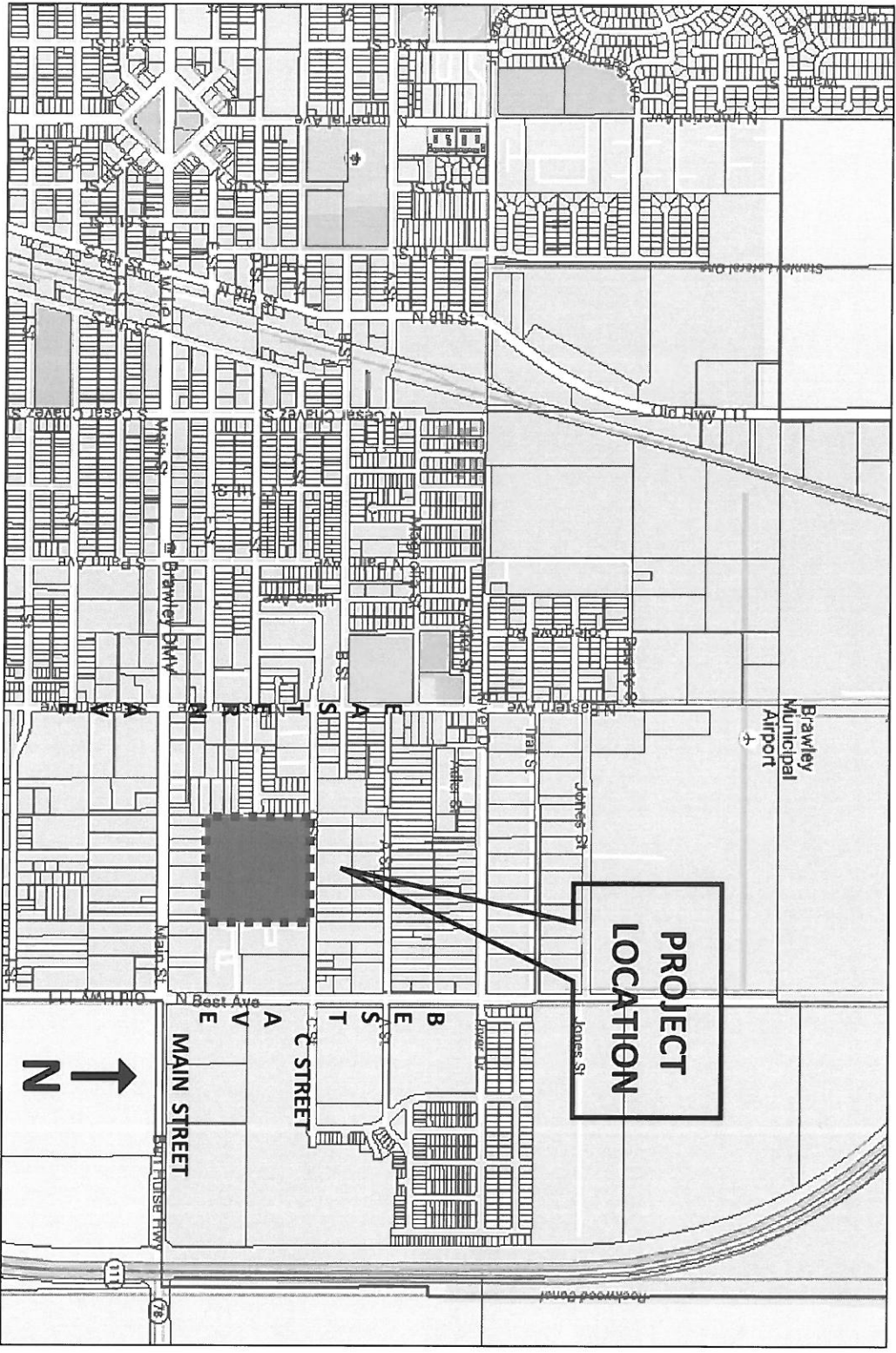
STREETS - N-V95-047-486-079-178AC- DELETED 7-30-04

CITY OF BRAWLEY
 Assessor's Map Bk. 47-48
 County of Imperial, Calif.

RELINO, TO THE
 CITY OF BRAWLEY
 RESOL. NO. R31139

RELINO, TO THE
 CITY OF BRAWLEY
 RESOL. NO. R31126

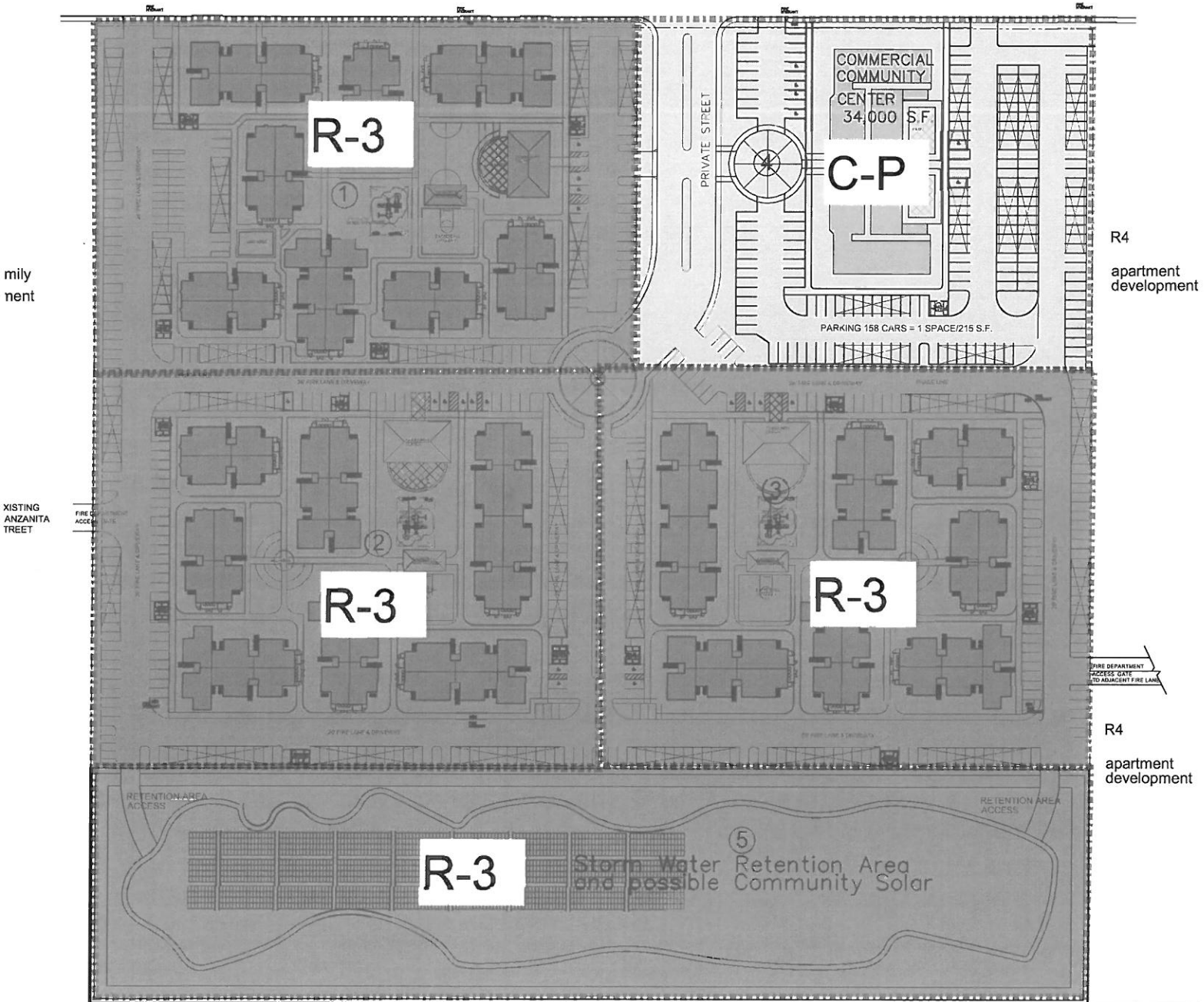




VICINITY MAP

R4 existing apartment development

C STREET



mily
nent

EXISTING
ANZANITA
STREET

R4
apartment
development

R4
apartment
development



SITE PLAN

PROPOSED CHANGE OF ZONE

R4 existing apartment development

C STREET

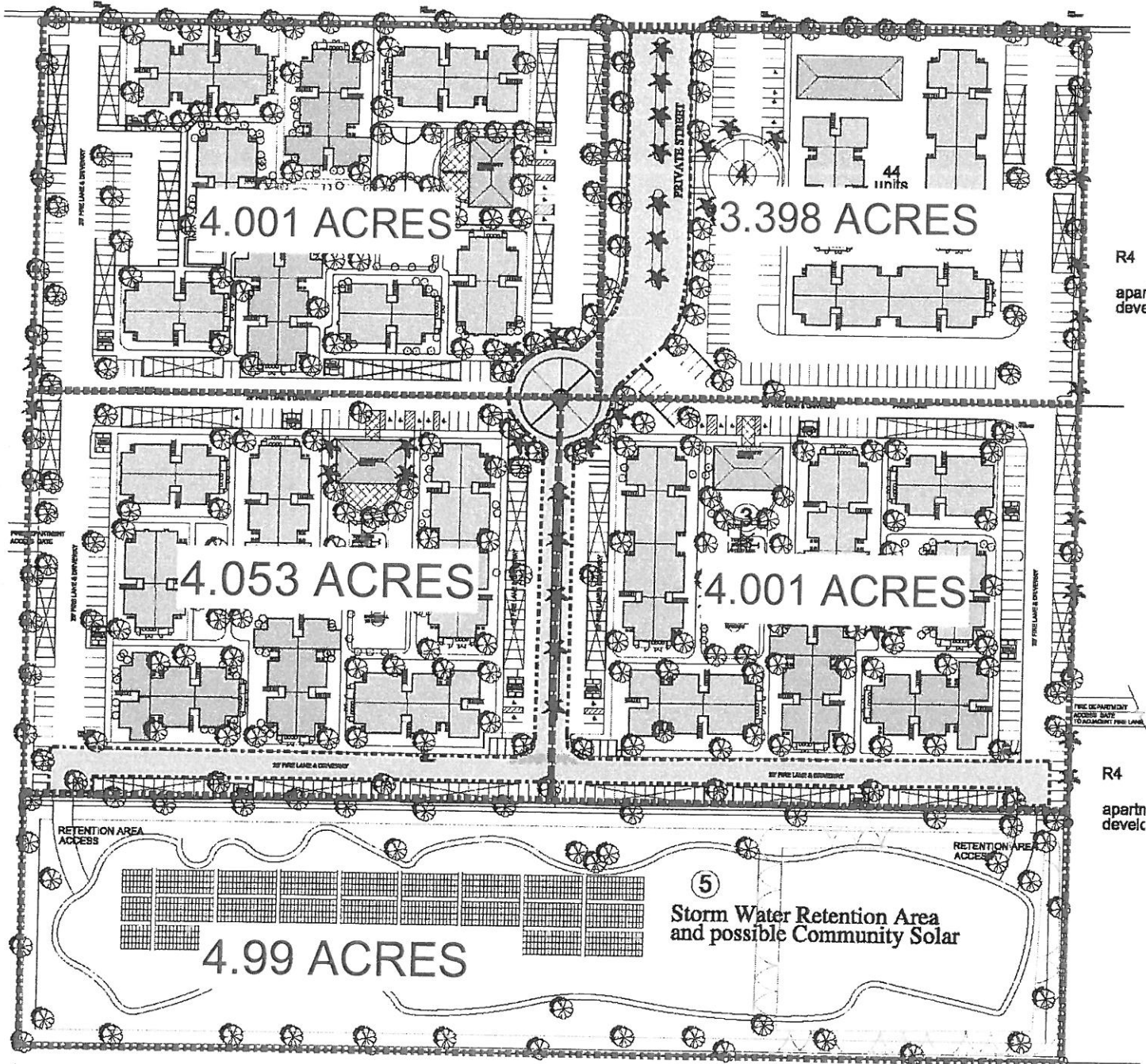
existing apartment

EXISTING ANZANIA STREET

R4 apart devel

R4 apart devel

FIRE DEPARTMENT ACCESS SAFE TO ADJACENT FIRE LANE



**REVISED
SITE PLAN**

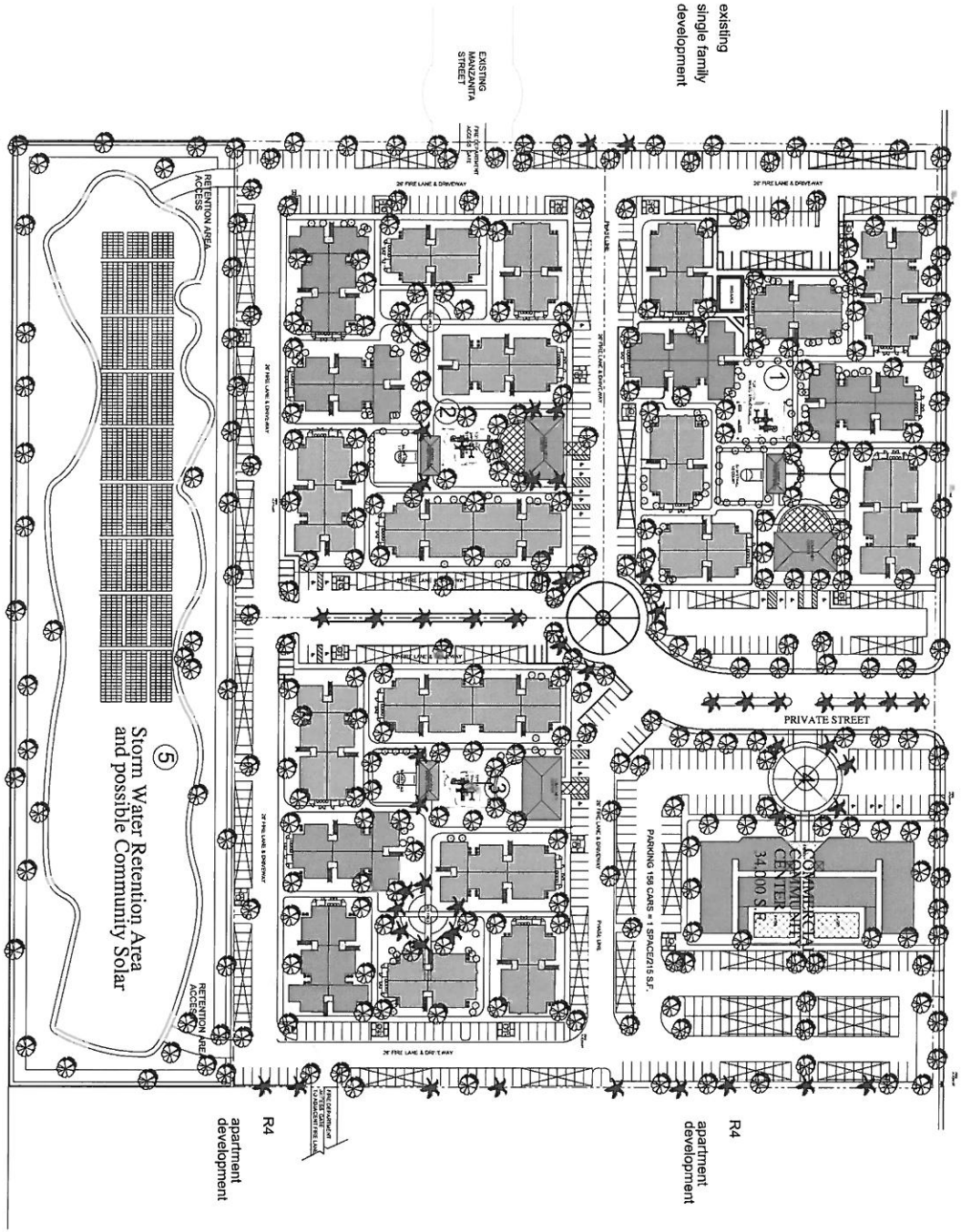


MUTUAL ACCESS EASEMENT

**PROPOSED ADAMS PARK
5 PARCEL SUBDIVISION**

R4 existing apartment development

C STREET



SITE PLAN

SCALE 1" = 60'

5 Storm Water Retention Area and possible Community Solar

R4 apartment development

R4 apartment development

PROJECT DESCRIPTION:

The proposed development will include 184-220 unit affordable family apartment project, approximately 34,000 sq. ft. commercial community center and a 4.93 acre retention/community solar facility. The three apartment developments will provide one, two, three and four bedroom units. The site plan has been designed to promote vehicular access for residents and active and passive open space courtyard area of the need to create vehicular paths.

Access has been provided to all sites via a new public street, Community Center Street for within 150' of all structures on the site. An additional access Street for within 150' of all structures provided from Marzetta Street to the west and all apartment buildings will be sprinklered.

Each of the 80 unit apartment projects will be self contained with community center, laundry, maintenance, 101 lot and 1/2 court residential court. The projects will each be designed to meet LEED Silver standard. The site plan has been designed to promote vehicular access for residents and active and passive open space courtyard area of the need to create vehicular paths.

Access has been provided to all sites via a new public street, Community Center Street for within 150' of all structures on the site. An additional access Street for within 150' of all structures provided from Marzetta Street to the west and all apartment buildings will be sprinklered.

Each of the 80 unit apartment projects will be self contained with community center, laundry, maintenance, 101 lot and 1/2 court residential court. The projects will each be designed to meet LEED Silver standard. The site plan has been designed to promote vehicular access for residents and active and passive open space courtyard area of the need to create vehicular paths.

PROPOSED PROJECTS:

- 1. 80 UNITS 4.0 ACRES = 20 DU/A
 - 2. 80 UNITS 4.0 ACRES = 20 DU/A
 - 3. 80 UNITS 4.0 ACRES = 20 DU/A
 - 4. COMMERCIAL COMMUNITY CENTER 2.64 ACRES
 - 5. RETENTION/COMMUNITY SOLAR 4.93 ACRES
- PRIVATE STREET 0.73 ACRES
- TOTAL SITE AREA SUMMARY 20.45 ACRES**

TYPICAL 80 UNIT SITE SUMMARY:

- 1. SITE AREA = 17,420 S.F. = 4 ACRES
- 2. PARKING & DRIVE AREA = 39,432 S.F. = 22.6%
- 3. BUILDING AREA = 51,004 S.F. = 59% 42.4 %
- 4. LOT COVERAGE = 22.6% FLOOR AREA RATIO = 0.433
- 5. DENSITY = 20 DWELLING UNITS/ACRE

UNIT SUMMARY:

- 8 - ONE BEDROOM UNITS @ 633 S.F. = 5,064 S.F.
- 48 - TWO BEDROOM UNITS @ 54 S.F. = 40,992 S.F.
- 24 - THREE BEDROOM UNITS @ 1,027 S.F. = 28,088 S.F.
- MAINTENANCE & LAUNDRY 800 S.F.

80 TOTAL UNITS

TOTAL BLDG. AREA = 75,505 S.F.

80 CARPORTS @ 7/UNIT = 80 CARS

OPEN PARKING = 75 CARS PHASE 1, 74 CARS PHASE 2 & 80 CARS PHASE 3

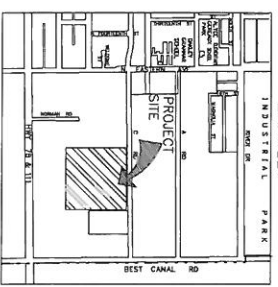
PARKING RATIO = 1.58 SPACES PER UNIT (1.5 REQUIRED)

4 COMMERCIAL COMMUNITY CENTER

Propose to provide a two story commercial structure for use by the community center. The structure would provide additional opportunity for community solar installation above the parking area.

5 RETENTION/COMMUNITY SOLAR SITE

The retention/community solar site will continue to serve the existing storm water retention area. The site plan has been designed to provide access roads to the site have been provided at the east and west ends for access and maintenance.



VICINITY MAP