



## **PLANNING COMMISSION**

Kevan Hutchinson, Chairman

Darin Smith, Vice-Chairman

Eugene Bumbera      Jay Goyal      George A. Marquez

Ramon M. Sagredo      Robert Palacio

## **AGENDA**

**PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, JUNE 3, 2015 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 APRIL 1, 2015
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.

### **REGULAR BUSINESS**

5. ZONING CODE ENFORCEMENT
6. PROJECT STATUS UPDATE
7. NEXT MEETING DATE
8. ADJOURNMENT

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 of said meeting. The City Clerk attests to the posting of the agenda pursuant to G.C. 54954.

**1. CALL TO ORDER/ROLL CALL**

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

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

**Absent:** None

**2. APPROVAL OF AGENDA**

**Motion:** The Planning Commission approves the agenda as presented. m/s/c Bumbera/Smith 7-0

**3. APPROVAL OF MINUTES**

**Motion:** The Planning Commission approves the minutes of February 4, 2015 as presented. m/s/c Smith/Sagredo 7-0

**4. PUBLIC APPEARANCES**

Chairman Hutchinson called for Public appearances. There were none.

**PUBLIC HEARINGS**

5. Due Notice having been given, now is the time to consider an application for a conditional use permit (CUP 15-01) to allow for the use of an existing building as an Imperial County Behavioral Health Services Clinic.

**Applicant:** The Hartford Center, LLC  
4425 Brandt Road  
Brawley, CA 92227

**Location:** 860 Main Street, more particularly described as Lots 1 through 3 & a portion of Lot 4 and the West 85.64 feet of Lot 4 and 5, Block 99, Townsite of Brawley, City of Brawley, County of Imperial, State of California, APN 049-031-002

Gordon Gaste, Planning Director, gave an overview of the project. The property is currently zoned East Village Enterprise. The site is currently Imperial County Offices and is 0.89 acres in size. Access is proposed via Main Street and G Street. There are no zoning conditions currently imposed on this property. The applicant is available to answer any questions.

Public hearing opened: 5:35 p.m.

No public comments received.

Public hearing Closed: 5:43 pm

**Motion:** The Planning Commission approves an application for a conditional use permit (CUP 15-01) to allow for the use of an existing building as an Imperial County Behavioral Health Services. m/s/c Bumbera/Goyal 7-0

6. Due Notice having been given, now is the time to consider an application for site plan (SP14-02), conditional use permit (CUP14-02), parcel map (PM14-01) zone change (ZC14-01) from R-1 (Residential Single Family) to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing), a general plan amendment (GPA14-01) changing the land use designation from low density residential to medium density residential, commercial and industrial and an environmental mitigated negative declaration to allow for a mobile home and RV park, a convenience store and a mini-storage facility.

Applicant: Jay Goyal and David Ramirez  
RSG Capital, LLC  
512 Broadway Street  
El Centro, CA 92243

Location: Northwest corner of River Drive and North Palm Avenue, more particularly described as Lot 8, Subdivision of tract 77, Township 13 South, Range 14 East, S.B. M. excepting the south 40 feet, City of Brawley, County of Imperial, State of California, APN 047-060-031

Gordon Gaste, Planning Director gave an overview of the project. The applicants was denied twice and have resubmitted application amending the site plan to include more landscaping, open space areas, management plan and other amenities per Planning Commission's recommendations.

Mr. Jay Goyal and Mr. David Ramirez, presented an updated rendering of the site and amenities; The project includes 91 mobile home spaces and 189 RV spaces (19 spaces with photo voltaic solar panels) for a total of 280 total spaces. Amenities include visitor parking spaces, convenient pocket green space picnic areas, a club house, a basketball half court, a soccer field, a group picnic area (with photo voltaic solar panels), several convenient trash enclosure locations, an onsite resident manager and landscaping along the perimeter fencing. Separate adjacent parcels include a convenience store and a mini-storage facility.

**Public Hearing Opened: 5:55 p.m.**

Public Input:

Jason Zarra, Brawley Chamber of Commerce spoke in favor of the project.

Lydia Duarte, 1229 River Drive, who had attended previous meetings, continued to express concern about the cleanup of the adjacent Pure-Gro site and illegal dumping on the City's north yard.

Thomas Perez, 682, N. 11<sup>th</sup> Street, who had also attended previous meetings, expressed the same concerns as Ms. Duarte.

Alan Huber, 1114 La Valencia Court, noted that all Recreational Vehicles and Mobile Homes are required to maintain a current registration.

**Public Hearing Closed: 6:20 pm**

A discussion among the Commissioners ensued revolving around a number of concerns and issues with RV/MH age limitation, attractiveness of the site, pet breed restrictions and pet area, long term

maintenance of the project, the County's enforcement of local ordinances and state laws, the project proponent's management plan, and enforcement of park rules and regulations.

Rosanna Bayon Moore, City Manager, noted that the commission should make findings if they choose to proceed in denying the project again.

**Motion:** The Planning Commission denied the project for the proposed Site Plan/Zone Change/General Plan Amendment/Condition Use Permit/Parcel Map with the finding that the project is not compatible with adjacent structures and uses and is materially detrimental to the enjoyment of valuation of the property adjacent to the site. m/s/c Hutchinson/Marquez 5-2

**AYES:** Bumbera, Hutchinson, Marquez, Palacio, Sagredo

**NOES:** Smith

**ABSTAIN:** Goyal

**ABSENT:** None

## **7. ZONING CODE ENFORCEMENT**

Francisco Soto, Building Official for Community Development Services, gave summary of current code enforcement actions on various buildings, vacant lots, banners and signs.

Rosanna Bayon Moore, City Manager, gave updates on several projects including Phase X of the Roadway Rehabilitation project and Brawley Beautification projects. She stated that the new owner and building to the east old Sun Community Bank building will be renewing the facade and that the City is working with other downtown property owners including the Rock Café, Mr. Krutzsch, Ms. Gibson and other business owners regarding painting and facade improvements. Ms. Moore invited the Commissioner to attend the General Fund Workshop at 5:00 PM on April 7.

## **8. NEXT MEETING DATE**

The Commission adjourned to the next regular meeting on Wednesday, June 3, 2015.

## **9. ADJOURNMENT**

Motion: The meeting of the Planning Commission adjourned at 7:10 p.m. /s/c Goyal/Bumbera 5-0