



PLANNING COMMISSION

Jay Goyal, Chairman George A. Marquez, Vice-Chairman
Eugene Bumbera Kevan Hutchinson Eric M. Reyes
Ramon M. Sagredo Darren Smith

AGENDA

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 4, 2013 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 JUNE 26, 2013
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 site plan (SP13-04) and conditional use permit (CUP13-03) to allow for the addition of a fuel station at the site of an existing supermarket in a C-2 (Medium Commercial) zone.

Applicant: Travis Companies, Inc. for
The Vons Companies, Inc., Store 1767
4430 E. Miraloma Avenue, Suite F
Anaheim, CA 92807

Location: 475 West Main Street, more particularly described as that Portion of Parcel E, COC LLA6-01, South 320 feet of Lot 12, Rio Vista Rancho Subdivision, City of Brawley, County of Imperial, State of California, APN 046-260-051.

6. DISCUSSION AND RECOMMENDATIONS ON PROPOSED AMENDMENTS TO ZONING ORDINANCE OF THE BRAWLEY MUNICIPAL CODE RELATING TO TRANSITIONAL HOUSING AND SUPPORTIVE HOUSING

COMMISSION ACTION

7. REVIEW AND ADOPTION OF PLANNING COMMISSION RULES 2013-2014
8. ELECTION OF OFFICERS 2013-2014
9. ZONING CODE ENFORCEMENT
10. NEXT MEETING DATE
11. 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. Individuals who require special accommodations are requested to give 24-hour prior notice.
Contact: Alma Benavides, City Clerk, 760-351-3080

PLANNING COMMISSION STAFF REPORT

Site Plan: SP13-04/CUP13-03 (Site Plan/Conditional Use Permit) -
Von's Fuel Center

Property Owner/

Applicant: The Vons Companies, Inc., Store 1767

Representative: Travis Companies, Inc.

Legal Description: Portion of Parcel E, COC LLA6-01, South 320 feet of Lot 12, Rio Vista Rancho Subdivision, City of Brawley, County of Imperial, State of California, APN 046-260-051

Location: 475 West Main Street

Area: 4.15 Acres (180,774 Square Feet)

Zoning: C-2 (Medium Commercial)

Existing Use: Grocery Store

Proposed Use: Addition of a Fuel Center

Surrounding Land Uses:

North - C-2 (Medium Commercial) / Shopping Center

South - C-2 (Medium Commercial) / Restaurant, Professional Offices

East - C-2 (Medium Commercial) / Drug Store

West- C-2 (Medium Commercial) / Grocery Store

General Plan Designation: Commercial

CEQA Status: Exempt

**PLANNING COMMISSION MEETING, SEPTEMBER 4, 2013
5:30 P.M., BRAWLEY CITY COUNCIL CHAMBERS,
383 MAIN STREET, BRAWLEY, CALIFORNIA**

Site Plan/Conditional Use Permit: SP13-04/CUP13-03

General Information:

The applicant is requesting a site plan review and conditional use permit to allow for the addition of a Fuel Center. The property is currently zoned C-2 (Medium Commercial). The site is currently a grocery store and is 4.15 acres in size. The proposed site plan shows the addition of a fuel center in the parking lot. Access is proposed via West Main Street; 9 parking spaces are provided for the Fuel Center. Zoning conditions from the Rio Vista Shopping Center site plan are currently imposed on this property.

Information to the Commission:

Required parking for the Rio Vista Plaza (not including the Rite Aid) is 413 spaces. The project originally provided 525 spaces. With the adjustment of parking spaces removed and retained by the new Fuel Center project, there will be 459 spaces.

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.
2. Hydraulics, drainage and grading details to City standards provided to the City Engineer. The percentage of retention shall be determined by the City Engineer.
3. 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.
4. 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. A water meter, backflow preventer, stormwater oil/sand separator and grease separator (if required) shall be installed.
5. Applicant/Property Owner shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceeding 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 proceeding and shall cooperate fully in the defense.
6. 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.
7. 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.
8. 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.

Site Plan/Conditional Use Permit: SP13-04/CUP13-03

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 15303(c) and 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.
2. Approval of the site plan and Exempt 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 site plan is consistent with the General Plan and the character of the area for that type of land use.
4. The site plan meets the standards of Article XVII of the Brawley Zoning Ordinance.

The Brawley General Land Use Map designates this property for **Commercial** land uses.

C-2 (Medium Commercial) zoning permits Service Stations by **conditional use permit only**.

The Commission must determine the following:

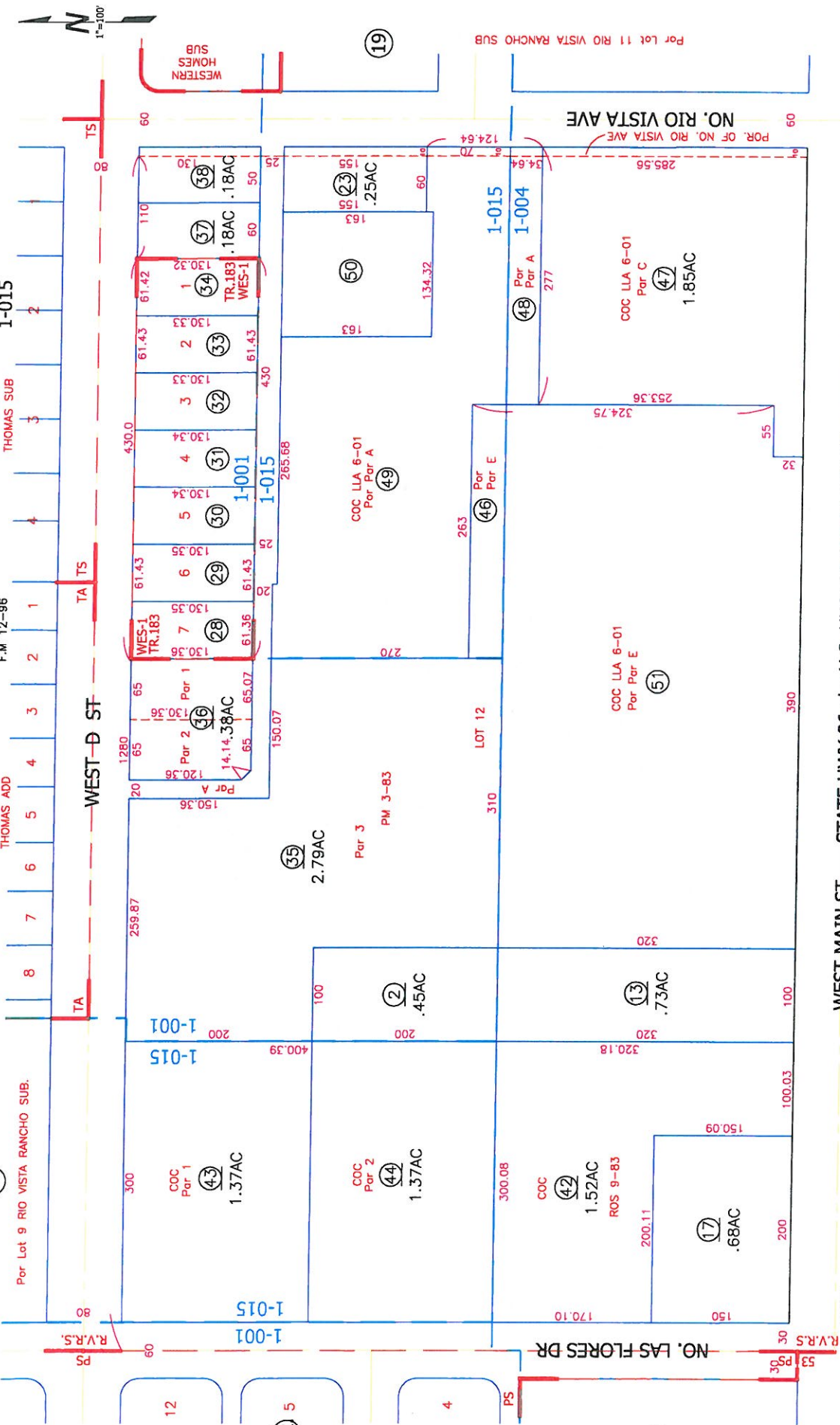
- A. The conditional use permit for the Fuel Center protects the best interest, health, safety and welfare of the public in general.
- B. The conditional use permit the Fuel Center complies with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.
- C. This conditional use permit for the Fuel Center 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 addition of a Fuel Center 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 proposed Fuel Center on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the Fuel Center mitigates substantial environmental problems.
- G. The Addition of the Fuel Center is compatible with adjacent structures and uses.
- H. The proposed Fuel Center is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

ATTACHMENTS: Location Maps; Site Plan, Elevations.

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.

Tax Area Code
 1-001
 1-004
 1-015

LOT 12 RIO VISTA RANCHO SUB. &
 TR 183 WOODRIDGE ESTATES SUB UNIT 1
 O.M. 3-61
 F.M. 12-96



DISCLAIMER:
 THIS IS NOT AN OFFICIAL MAP.
 THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
 ASSESSOR'S OFFICE AND IS FOR INFORMATIONAL PURPOSES ONLY.
 THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR,
 THE COUNTY CLERK, AND THE COUNTY ENGINEER ARE NOT
 GUARANTEED BY THIS MAP AND ARE NOT
 THE RESPONSIBILITY OF THE ASSESSOR, (REV. 8/14/02) OR
 ON THE ASSESSOR, (REV. 8/14/02)

BLOW UP
 From 46-10 1-16-02 AR
 8-7-02 AR
 1-29-02 AR

WEST MAIN ST STATE HWY 86 aka U.S. HWY 99 (RT 26 SEC H)

Bk 48
 Pg 03

CITY OF BRAWLEY
 Assessor's Map Bk.46-Pg.26
 County of Imperial, Calif.



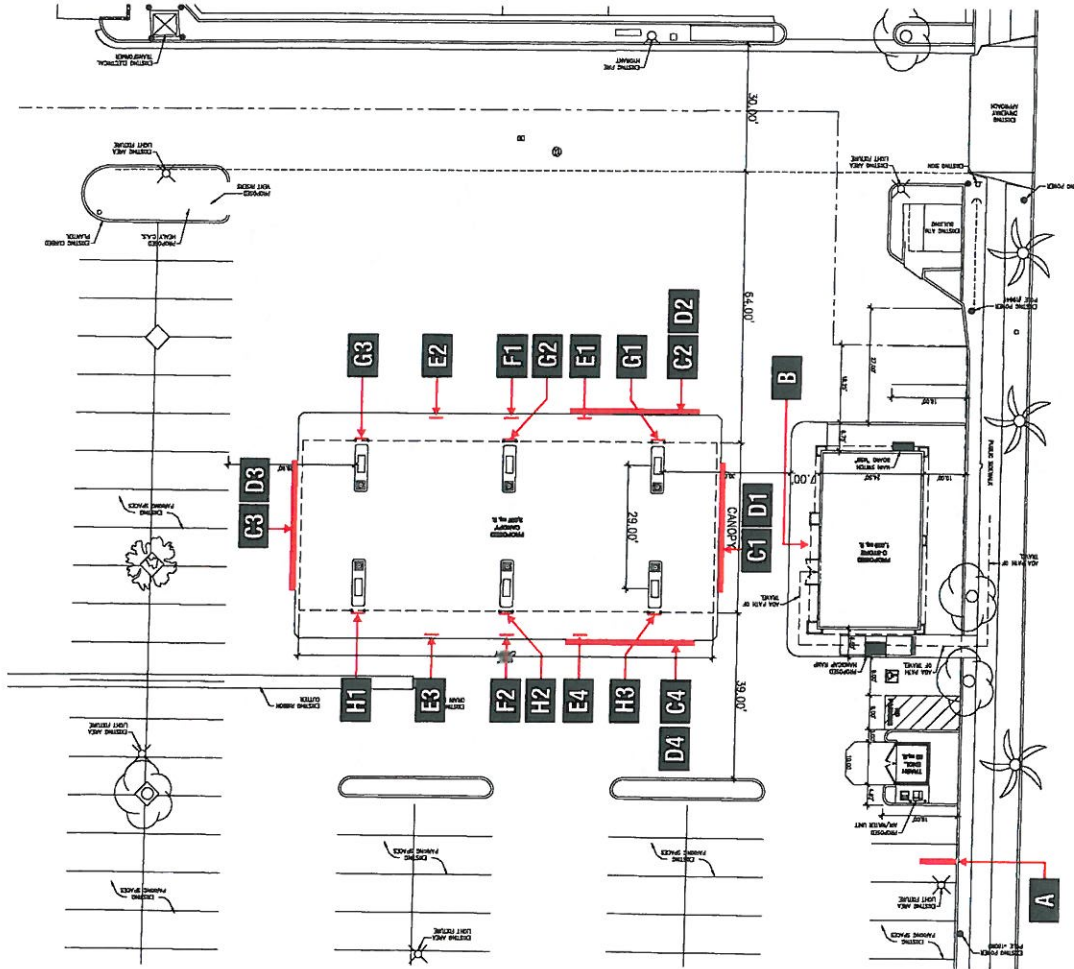
Project:
VONS GAS #1767

Address:
**415 MAIN STREET
BRAWLEY, CA.
92227**

Account Manager:
THM PITTS
Designer:
PJ
Scale:
AS NOTED
Design No.: **13-06-8508-01**
Date:
06.19.13
Reg. No.:
RT (R) remove signs D & add Enter (3.59)

APPROVALS	
FOR JOB CHECK	DATE
Acc'l. Mgr.	
FOR CONSTRUCTION	DATE
Acc'l. Mgr.	
Design	
Production	
FOR INSTALL ONLY	DATE
Acc'l. Mgr.	

Page: **02** Of: **10**
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WEST MAIN STREET / STATE HIGHWAY 86

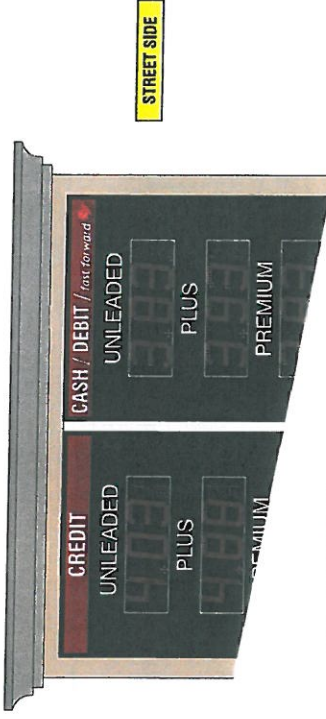


1 PLOT PLAN
SCALE: NTS

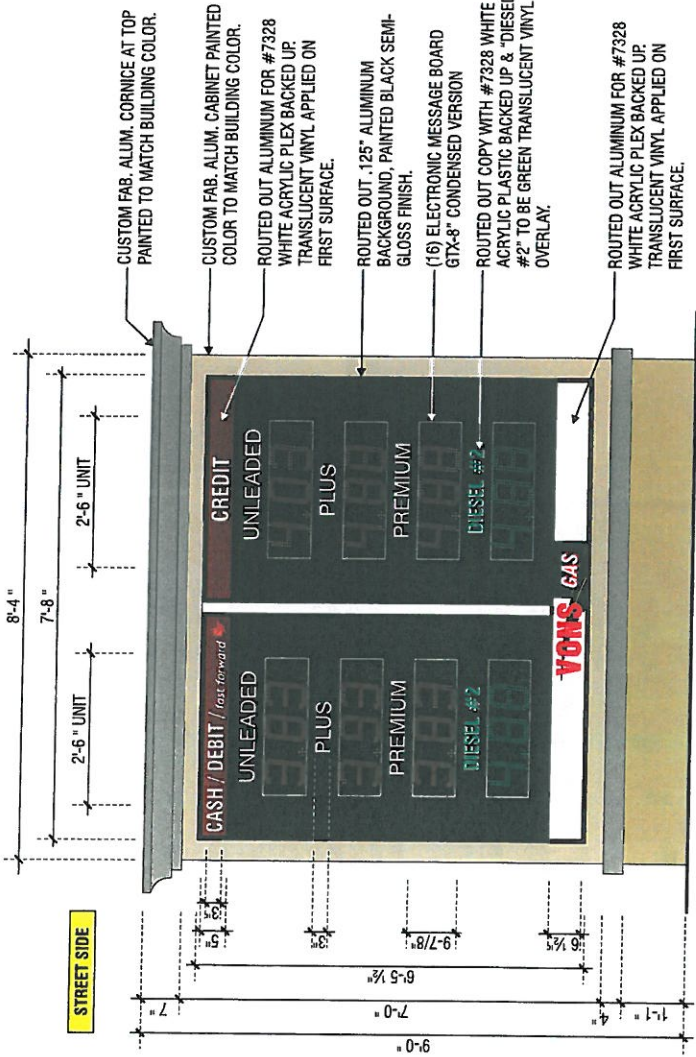
SPECIFICATIONS:

- CABINET:** DOUBLE FACE ILLUMINATED CABINET MONUMENT SIGN
- FACE:** .125" ALUMINUM TO BE ROUTED OUT FACE BACKGROUND PAINTED BLACK SEMI-GLOSS FINISH
- TOP BAND (CASH/DEBIT/FAST FORWARD):** #7328 WHITE ACRYLIC PLASTIC BACKED UP WITH TRANSLUCENT VINYL APPLIED ON FIRST SURFACE
- LETTERS (FUEL GRADES/ UNLEADED PLUS PREMIUM DIESEL #2):** TO BE ROUTED OUT WITH #7328 WHITE ACRYLIC PLASTIC BACKED UP "DIESEL #2" TO BE GREEN TRANSLUCENT VINYL OVERLAY WITH WHITE SHOW THRU BORDER
- BOTTOM BAND (VONS GAS):** #7328 WHITE ACRYLIC PLASTIC BACKED UP WITH 3M #3630-53 CARDINAL RED, 3M #3630-25 SUNFLOWER YELLOW & 3M #3630-22 BLACK APPLIED ON FIRST SURFACE
- RETURNS:** 18" DEEP X .125" ALUMINUM PAINTED TO MATCH BUILDING COLOR
- ILLUMINATION:** T12 800MA CW/HO FLUORESCENT LAMPS PLACED ON CENTERS FOR EVEN LIGHTING

NOTE: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION



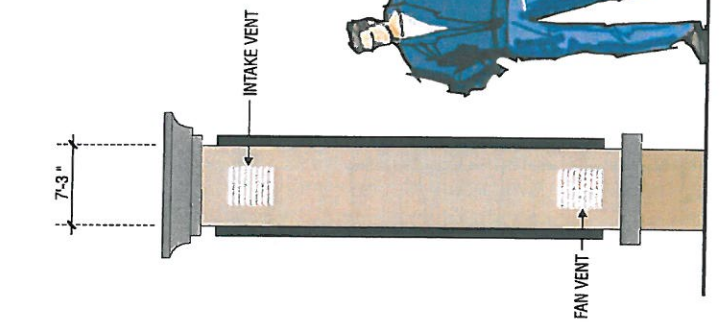
2 WEST ELEVATION
SCALE: 1/2" = 1'-0"



A SIGN ELEVATION / DOUBLE SIDED FLUORESCENT ILLUMINATED MONUMENT SIGN (EAST ELEV.)
QUANTITY: ONE (1) SIGN REQUIRED
SCALE: 1/2" = 1'-0"

COLOR SCHEDULE:

gargoyle BM 1546
grant beige HC-83
desert gray DEC760



1 END VIEW
SCALE: 1/2" = 1'-0"



Project:
VONS GAS #1767

Address:
**415 MAIN STREET
BRAWLEY, CA.
92227**

Account Manager:
TIM PITTS

Designer:
PI

Scale:
14.00

AS NOTED

Design No.: **13-06-6508-01**

Date:
06.19.13

Reg. No.:

Revisions:
R1 (pl) remove signs D & add Enter & exit signs (3.50)

APPROVALS

FOR JOB CHECK	DATE
Acct. Mgr.	

FOR CONSTRUCTION	DATE
Acct. Mgr.	

Design

Production

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Acct. Mgr.	

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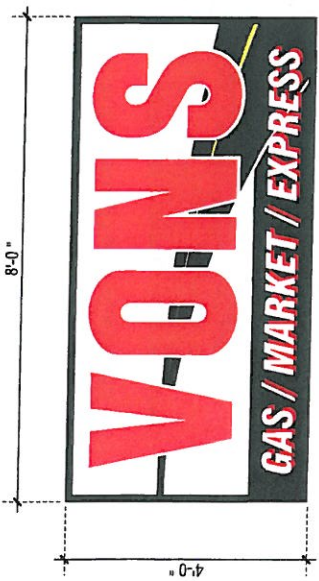
Project: **VONS GAS #1767**
Address: **415 MAIN STREET
BRAWLEY, CA.
92227**

Account Manager:
TIM PITTS
Designer:
PI
Scale: **AS NOTED**
Design No.: **13-06-6508-01**
Date: **06.19.13**

Revisions:
R1 (R) remove signs D & add Enter & exit signs (3.50)

APPROVALS	
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Acc'l. Mgr.	
FOR CONSTRUCTION	DATE
Acc'l. Mgr.	
Design	
Production	
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Acc'l. Mgr.	

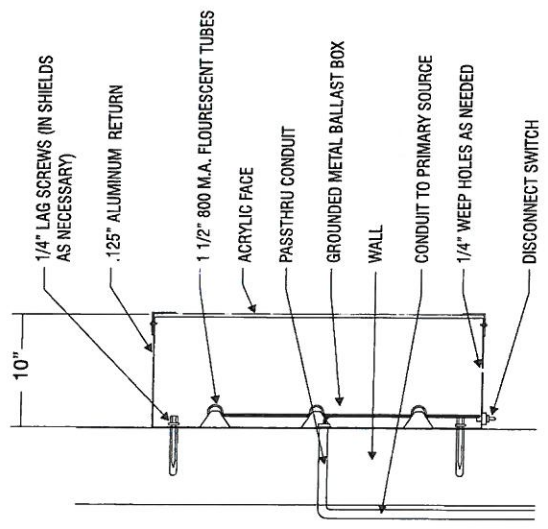
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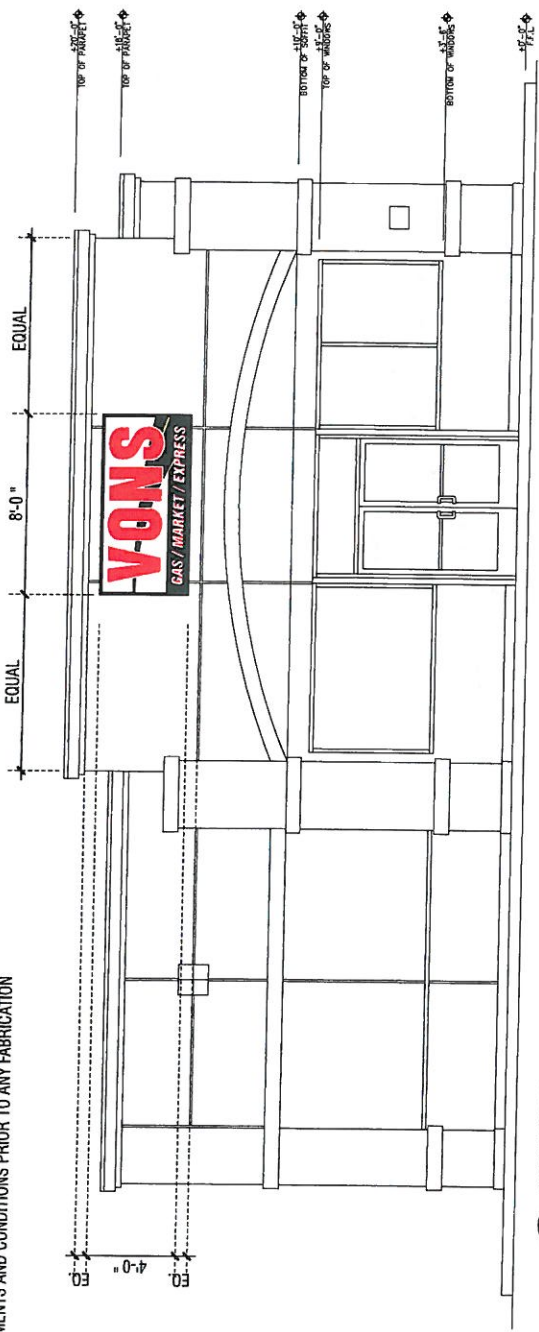
B SIGN ELEVATION / SINGLE FACE ILLUMINATED WALL SIGN
QUANTITY: ONE (1) SIGN REQUIRED
SCALE: 1/2" = 1'-0"

SPECIFICATIONS:
CABINET:
FACE:
WHITE TUFF GLASS WITH TRANSLUCENT VINYL APPLIED ON FIRST SURFACE (VONS, GAS, MARKET & EXPRESS DROP SHADOW)- 3M #3630-53 CARDINAL RED (ROADWAY & RIGHT SIDE BACKGROUND)- 3M #3630-22 BLACK (GAS, MARKET & EXPRESS)- WHITE SHOW THRU (ROAD STRIPING)- 3M #3630-25 SUNFLOWER YELLOW
RETAINERS:
RETURNERS:
ILLUMINATION:
1 1/2" X 1 1/2" ALUMINUM PAINTED BLACK
10" DEEP X .125" ALUMINUM PAINTED BLACK
T12 800MA CW/HO FLUORESCENT LAMPS PLACED ON CENTERS FOR EVEN LIGHTING

NOTE: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION



2 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



1 NORTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



Project:
VONS GAS #1767

Address:
**415 MAIN STREET
BRAWLEY, CA,
92227**

Account Manager:
TIM PITTS

Designer:
PI

Scale:
AS NOTED

Design No.: **13-06-6508-01**

Date: **06.19.13**

Reg. No.:

Revisions:
R1 (P) remove signs D & add Enter
& exit signs (3.50)

APPROVALS

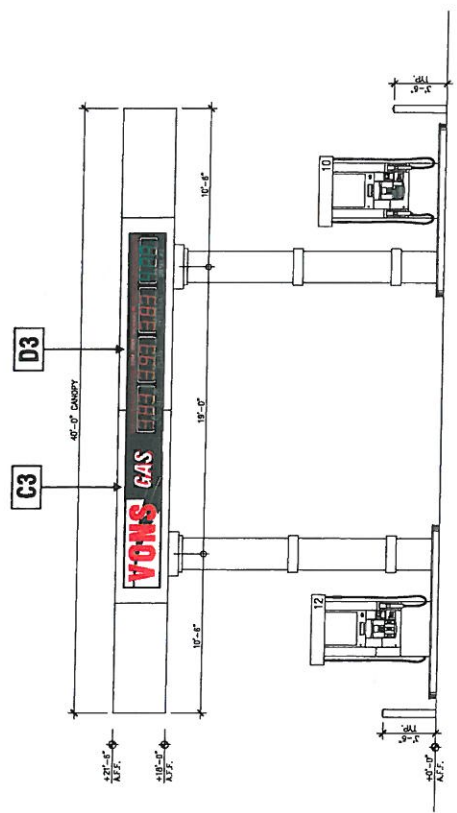
FOR JOB CHECK	DATE
Acct. Mgr.	

FOR CONSTRUCTION	DATE
Acct. Mgr.	

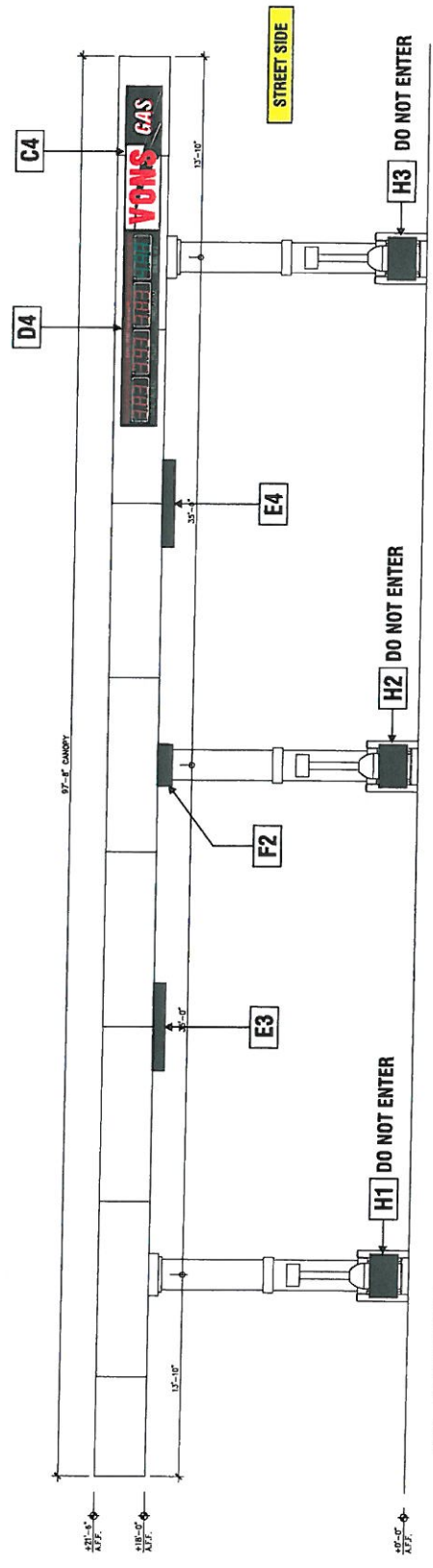
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3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



SIGN ELEVATION / SINGLE FACE ILLUMINATED WALL SIGN

SCALE: 3/4" = 1'-0"

C1	C2
C3	C4

QUANTITY: FOUR (4) SIGNS REQUIRED

SPECIFICATIONS:

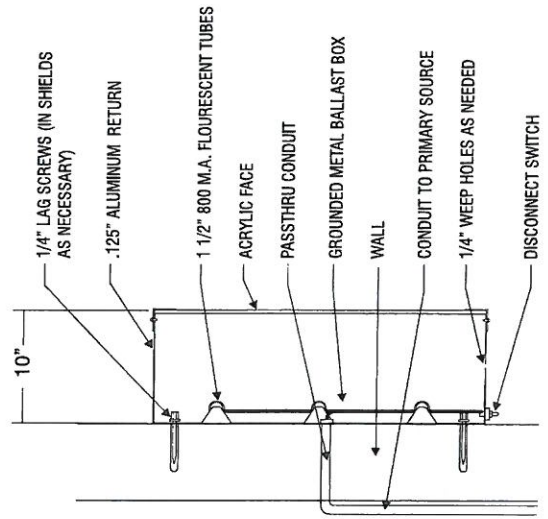
- CABINET: SINGLE FACE ILLUMINATED CABINET
- FACE: WHITE TUFF GLASS WITH TRANSLUCENT VINYL APPLIED ON FIRST SURFACE (VONS & GAS DROP SHADOW)- 3M #3630-53 CARDINAL RED (ROADWAY & RIGHT SIDE BACKGROUND)- 3M #3630-22 BLACK (GAS)- WHITE SHOW THRU (ROAD STRIPING)- 3M #3630-25 SUNFLOWER YELLOW
- RETAINERS: 1 1/2" X 1 1/2" ALUMINUM PAINTED BLACK
- RETURNERS: 10" DEEP X .125" ALUMINUM PAINTED BLACK
- ILLUMINATION: T12 800MA CW/HO FLOURESCENT LAMPS PLACED ON CENTERS FOR EVEN LIGHTING

NOTE: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

Project: VONS GAS #1767
 Address: 415 MAIN STREET
 BRAWLEY, CA.
 92227

Account Manager:
 TIM PITTS
 Designer:
 PI 14.00
 Scale: AS NOTED
 Design No.: 13-06-6508-01
 Date: 06.19.13
 Reg. No.:

Revisions:
 1. Remove signs D & add Error & Warn signs (0.09)



SECTION DETAIL
 1 SCALE: NTS

APPROVALS
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 Design
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Project:
VOONS GAS #1767

Address:
**415 MAIN STREET
BRAWLEY, CA.
92227**

Account Manager:
TIM PITTS

Designer:
PI

Scale:
AS NOTED

Design No.: **13-06-6508-01**

Date: **06.19.13**

Reg. No.:

Revisions:
R1 (p) remove sigma D & add Enter & exit signs (3.5)



D1 D2
D3 D4

SIGN ELEVATION / SINGLE FACE ILLUMINATED WALL SIGN
QUANTITY: FOUR (4) SIGNS REQUIRED



SPECIFICATIONS:

CABINET: SINGLE FACE ILLUMINATED CABINET WITH HINGED RETAINER

FACE: .125" ALUMINUM TO BE ROUTED OUT FACE BACKGROUND PAINTED BLACK SEMI-GLOSS FINISH

TOP BAND (CASH/DEBIT/FAST FORWARD): #7328 WHITE ACRYLIC PLASTIC BACKED UP WITH TRANSLUCENT VINYL APPLIED ON FIRST SURFACE

LETTERS (FUEL GRADES/ UNLEADED PLUS PREMIUM DIESEL #2): TO BE ROUTED OUT WITH #7328 WHITE ACRYLIC PLASTIC BACKED UP THRU BORDER

"DIESEL #2": TO BE GREEN TRANSLUCENT VINYL OVERLAY WITH WHITE SHOW THRU BORDER

RETURNS: 10" DEEP X .125" ALUMINUM PAINTED BLACK

ILLUMINATION: T12 800MA CW/HO FLOURESCENT LAMPS PLACED ON CENTERS FOR EVEN LIGHTING

NOTE: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION

APPROVALS

FOR JOB CHECK DATE

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FOR CONSTRUCTION DATE

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Design

Production

FOR INSTALL ONLY DATE

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Project:
VOINS GAS #1767

Address:
415 MAIN STREET
BRAWLEY, CA.
92227

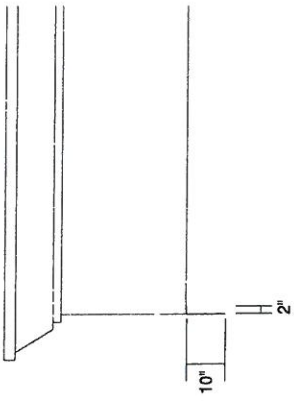
Account Manager:
TIM PITTS
Designer:
PI 14.00
Scale: AS NOTED
Design No.: 13-06-8508-01
Date: 06.19.13

Revisions:
R1 (remove signs C & add letter
& exit signs (3.20)

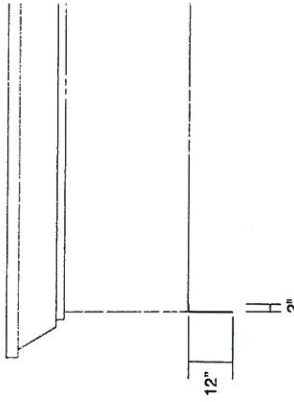
APPROVALS	DATE
FOR JOB CHECK	DATE
FOR CONSTRUCTION	DATE
FOR INSTALL ONLY	DATE

Page: 09 Of: 10

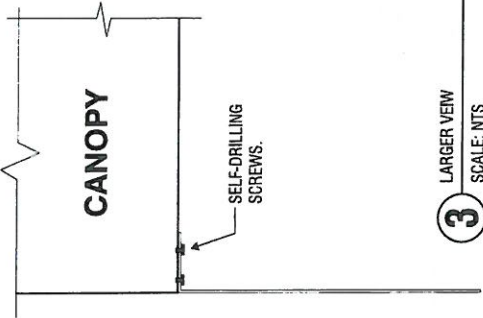
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1 SIDE VIEW
SCALE: 3/8" = 1'-0"



2 SIDE VIEW
SCALE: 3/8" = 1'-0"



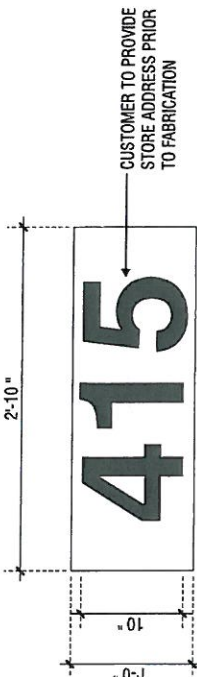
3 LARGER VIEW
SCALE: NTS



SIGN ELEVATION / SINGLE FACE SUSPENDED CANOPY CLEARANCE SIGN
QUANTITY: FOUR (4) SIGNS REQUIRED
SCALE: 1" = 1'-0"

SPECIFICATIONS:
PANEL: BRAKE FORMED .080" ALUMINUM WITH 2" RETURNS AT TOP PAINTED WHITE
SEMI-GLOSS FINISH
LETTERS: 3M #3850-53 CARDINAL RED OPAQUE VINYL
ATTACHMENT: EIGHT (8) ATTACHMENT SCREWS MINIMUM PER SIGN
NOTE: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

E1	E2
E3	E4



SIGN ELEVATION / SINGLE FACE SUSPENDED CANOPY ADDRESS SIGN
QUANTITY: TWO (2) SIGNS REQUIRED
SCALE: 1" = 1'-0"

SPECIFICATIONS:
PANEL: BRAKE FORMED .080" ALUMINUM WITH 2" RETURNS AT TOP PAINTED WHITE
SEMI-GLOSS FINISH
LETTERS: 3M #3850-12 BLACK OPAQUE VINYL
ATTACHMENT: FOUR (4) ATTACHMENT SCREWS MINIMUM PER SIGN
NOTE: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

F1	F2
----	----

CUSTOMER TO PROVIDE
STORE ADDRESS PRIOR
TO FABRICATION



Project:
VONS GAS #1767

Address:
415 MAIN STREET
BRAWLEY, CA.
92227

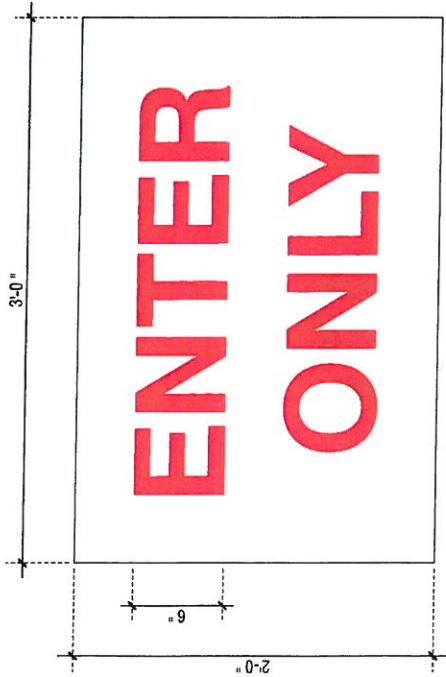
Account Manager:
TIM PITTS
Designer:
PI 14.00
Scale: AS NOTED
Design No.: 13-06-6508-01
Date: 06.19.13
Revisions:
R1 (P) remove signs D & add Enter & exit signs (3.25)



1 PHOTO REFERENCE
SCALE: NTS



2 PHOTO REFERENCE
SCALE: NTS



SIGN ELEVATION / SINGLE FACE NON-ILLUMINATED PANEL MOUNTED ON EXIST. SUPPORT
QUANTITY: THREE (3) SIGNS REQUIRED
SCALE: 1" = 1'-0"

G1 G2
G3

SPECIFICATIONS:

PANEL: .125" ALUMINUM PAINTED WHITE SEMI-GLOSS FINISH
LETTERS: 3M #3650-53 CARDINAL RED OPAQUE VINYL

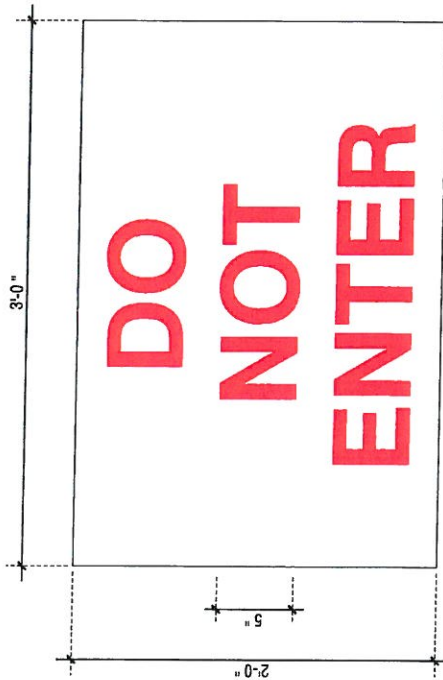
ATTACHMENT: FOUR (4) ATTACHMENT SCREWS MINIMUM PER SIGN

NOTE: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

APPROVALS

FOR JOB CHECK	DATE
Acct. Mgr.	
FOR CONSTRUCTION	DATE
Acct. Mgr.	
FOR INSTALL ONLY	DATE
Acct. Mgr.	

Page: 10 Of: 10
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SIGN ELEVATION / SINGLE FACE NON-ILLUMINATED PANEL MOUNTED ON EXIST. SUPPORT
 QUANTITY: THREE (3) SIGNS REQUIRED

H1 H2 H3

SCALE: 1" = 1'-0"

SPECIFICATIONS:

PANEL: .125" ALUMINUM PAINTED WHITE SEMI-GLOSS FINISH
 LETTERS: 3M #33650-53 CARDINAL RED OPAQUE VINYL

ATTACHMENT: FOUR (4) ATTACHMENT SCREWS MINIMUM PER SIGN

NOTE: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION



1 PHOTO REFERENCE
 SCALE: NTS

superior
 electrical advertising
 1700 West Anaheim Street
 Long Beach, California
 90813-1193
 Phone: 562.495.3809
 Facsimile: 562.493.1867
 www.superioradvertising.com

Project:
VONS GAS #1767
 Address:
**415 MAIN STREET
 BRAWLEY, CA.
 92227**

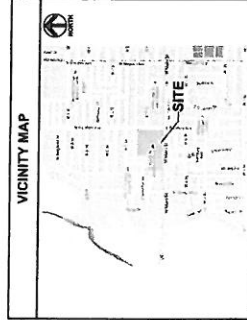
Account Manager:
TIM PITTS
 Designer:
PI
 Scale:
14.00
 AS NOTED
 Design No.: **13-06-6508-01**
 Date: **06.19.13**
 Reg. No.:
 Revisions:
 R1 (P) remove sign D & add Enter
 & exit signs (3.50)

APPROVALS	
FOR JOB CHECK	DATE
Acct. Mgr.	
FOR CONSTRUCTION	DATE
Acct. Mgr.	
Design	
Production	
FOR INSTALL ONLY	DATE
Acct. Mgr.	

Page: 07 Of: 10
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VONS GAS

VONS FACILITY No.: 1767 CUP ENTITLEMENT SET 475 W. MAIN STREET BRAWLEY, CALIFORNIA 92227



PROJECT CONTACTS

OWNER:
THE VONS COMPANIES, INC.
1767 MAIN STREET
BRAWLEY, CA 92227
TEL: (951) 921-3894
FAX: (951) 921-3894

DEVELOPER:
VONS - A SHERWAY COMPANY
1767 MAIN STREET
BRAWLEY, CA 92227
TEL: (951) 921-3894
FAX: (951) 921-3894

APPLICANT & ENGINEER:
TRAVIS COMPANIES, INC.
475 W. MAIN STREET
BRAWLEY, CA 92227-1840
TEL: (951) 921-3894
FAX: (951) 921-3894
A/E/C: MAR 1977

INDEX OF DRAWINGS (Total of 13 sheets)

NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	AS-BUILT PLAN
4	PROPOSED SITE PLAN - UNIMPROVED
5	PROPOSED SITE PLAN - IMPROVED
6	CONCEPTUAL LANDSCAPE PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE PLAN - UNIMPROVED
9	LANDSCAPE PLAN - IMPROVED
10	BUILDING EXTERIOR ELEVATION PLAN
11	BUILDING EXTERIOR ELEVATION PLAN
12	COMPACT EXTERIOR ELEVATION PLAN
13	WASTEWATER ENCLOSURE PLAN & ELEVATIONS

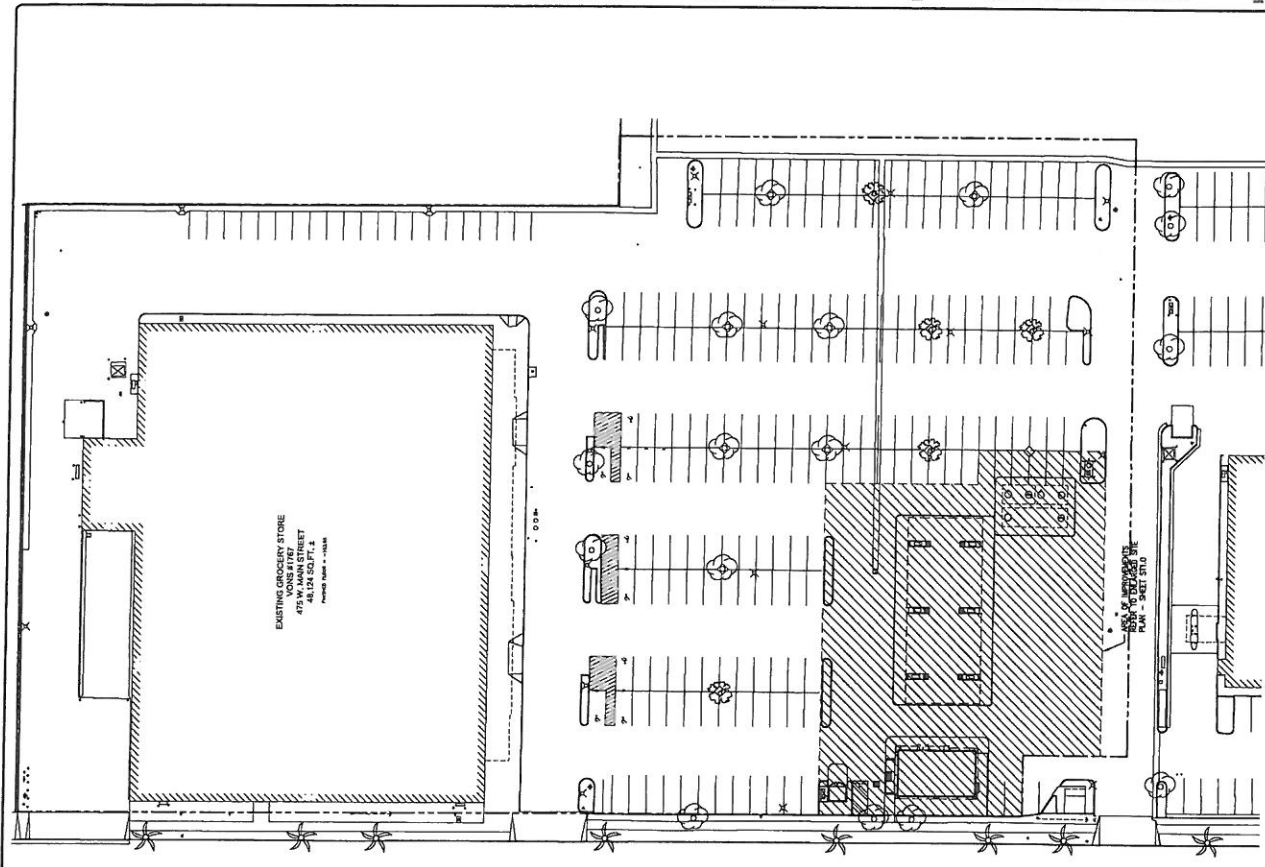
DATE: _____
REVISION: _____
NO. _____

VONS
A SHERWAY COMPANY
1767 MAIN STREET
BRAWLEY, CALIFORNIA 92227

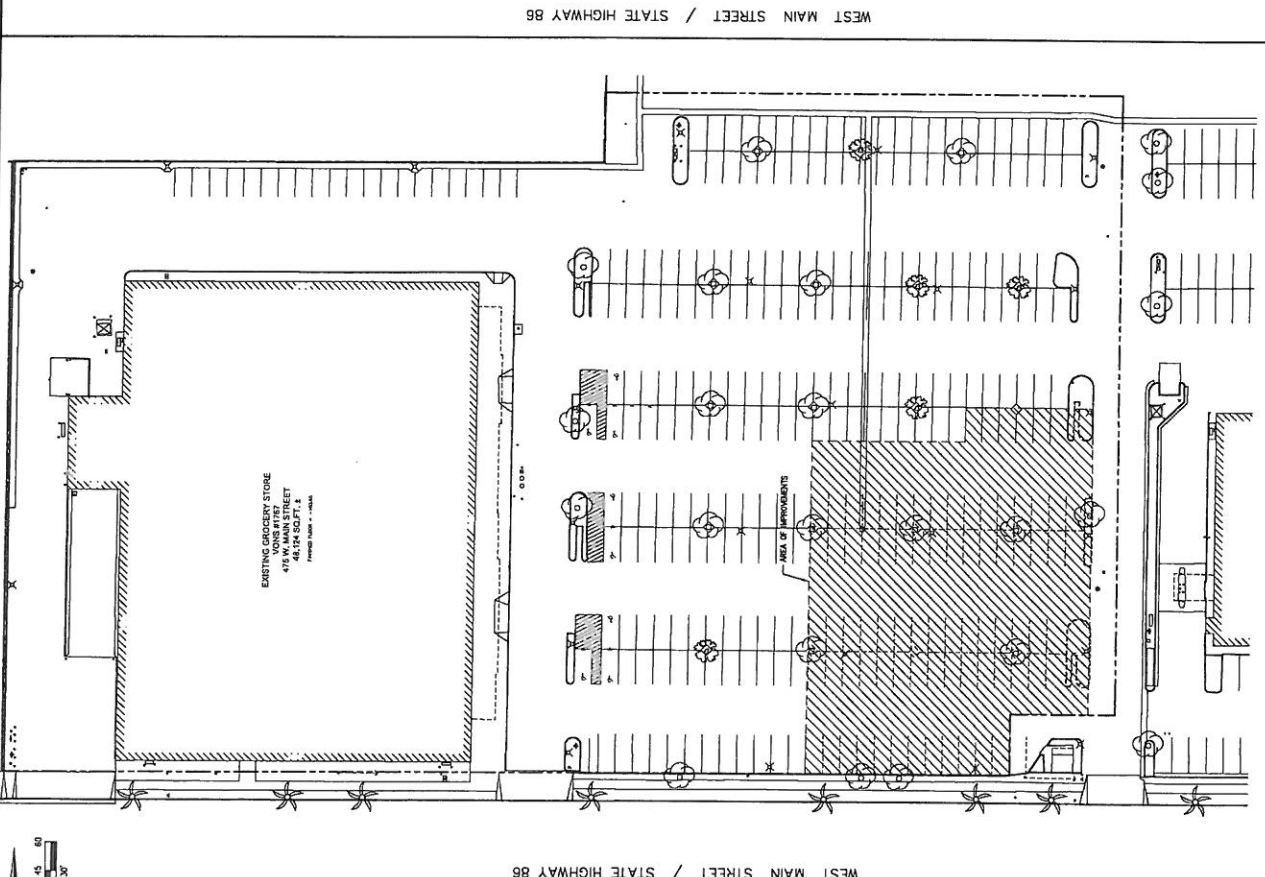
Travis Companies, Inc.
1767 MAIN STREET
BRAWLEY, CALIFORNIA 92227

TITLE SHEET
VONS #1767 FUELING FACILITY
475 W. MAIN STREET
BRAWLEY, CA 92227

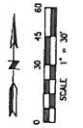
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DATE: 6/12/2013



PROPOSED SITE PLAN

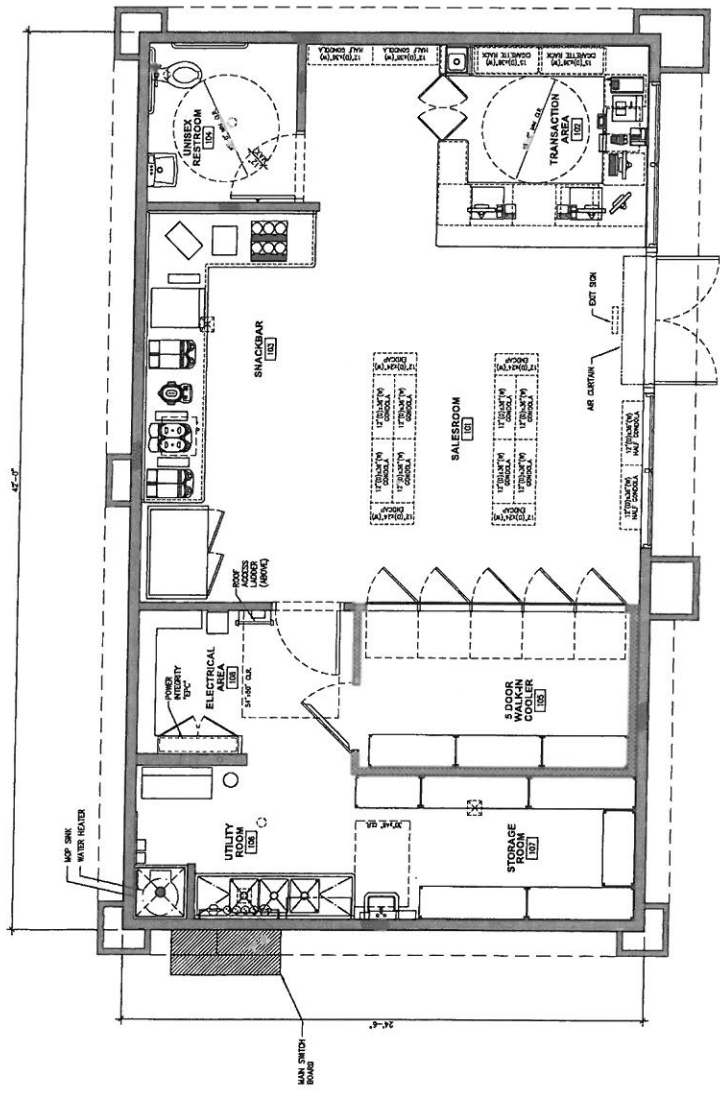


EXISTING SITE PLAN



WEST MAIN STREET / STATE HIGHWAY 86

WEST MAIN STREET / STATE HIGHWAY 86



CONCEPTUAL FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

PLACEMENT AND PROPORTIONS OF CONFORMANCE FRAME FEATURES AND EQUIPMENT IS FOR ILLUSTRATION PURPOSES ONLY. EQUIPMENT SPECIFICATION AND PLACEMENT SUBJECT TO CHANGE.

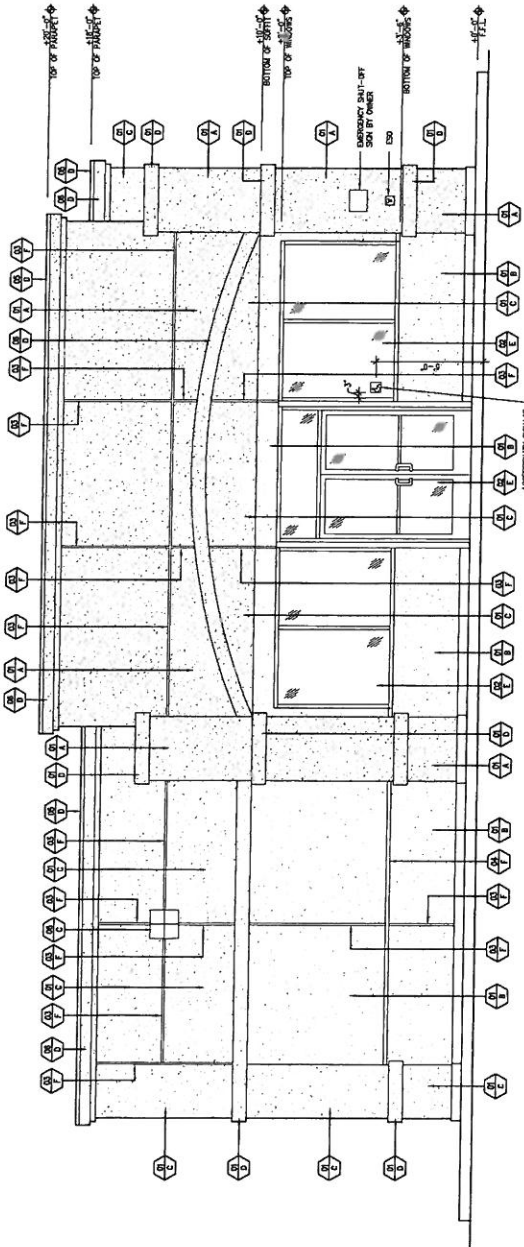
EXTERIOR FINISH SCHEDULE

MATERIAL/FINISH:
 1. MATERIAL/FINISH
 2. COLOR

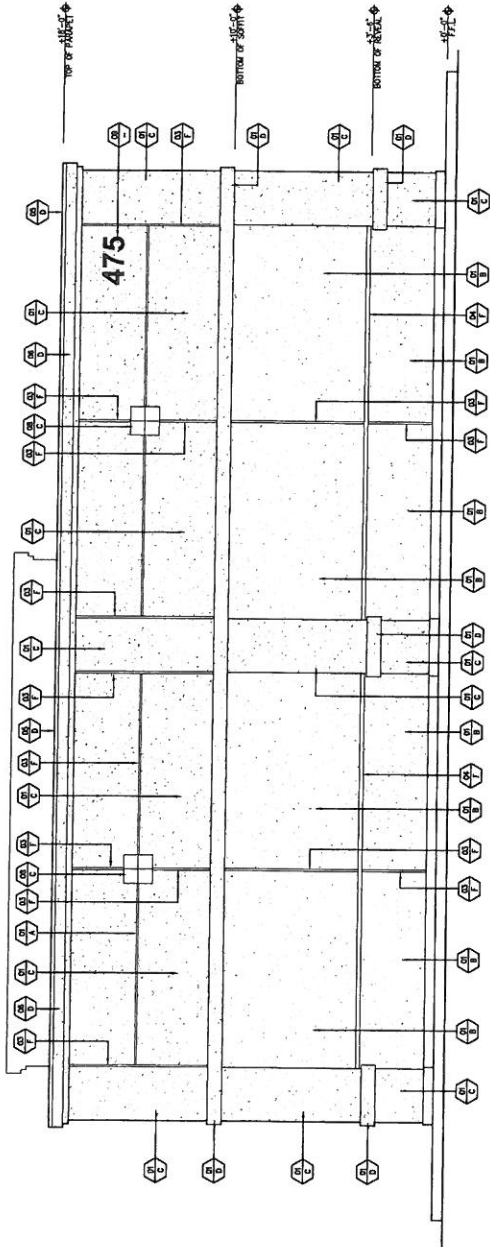
- 01 7/8" EXTERIOR GROUT PLASTER (3 COATS) OVER 1/2" GYPSUM BOARD. 1/2" GYPSUM BOARD OVER 2" BUILDING PAPER OVER 2" FIBERGLASS INSULATION. FINISH: 20/20 FINE SAND FINISH
- 02 ALUMINUM STORE FRONT W/ 1" CLEAR INSULATED GLASS
- 03 1" PLASTER REVEAL
- 04 2" PLASTER REVEAL
- 05 METAL FLASHING
- 06 FOAM SHAPE WITH GROUT PLASTER
- 07 INTERNALLY ILLUMINATED "CHANNEL LETTERS" SIGNAGE (NOT PART OF THIS PERMIT)
- 08 CERAMIC TILE - (4) 8x8 TILES
- 09 12" HIGH BUILDING ADDRESS NUMBERS

COLORS:

- A DUNK EDWARDS: #62740 - "TUSSET GRAY"
- B BOLLMAN HOBBS: #HC-83 - "GRANT BEIGE"
- C DUNK EDWARDS: #62172 - "BIRCHWOOD TAUPÉ"
- D BOLLMAN HOBBS: #1546 - "CARGOLITE"
- E ACCORDIA, INC. - TEL: (415) 265-7200
 MODEL #1000
 COLOR: DARK BRONZE ANODIZED FINISH
- F COLOR/FINISH TO MATCH ADJACENT SURFACE



1 NORTH ELEVATION
 SCALE: 3/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

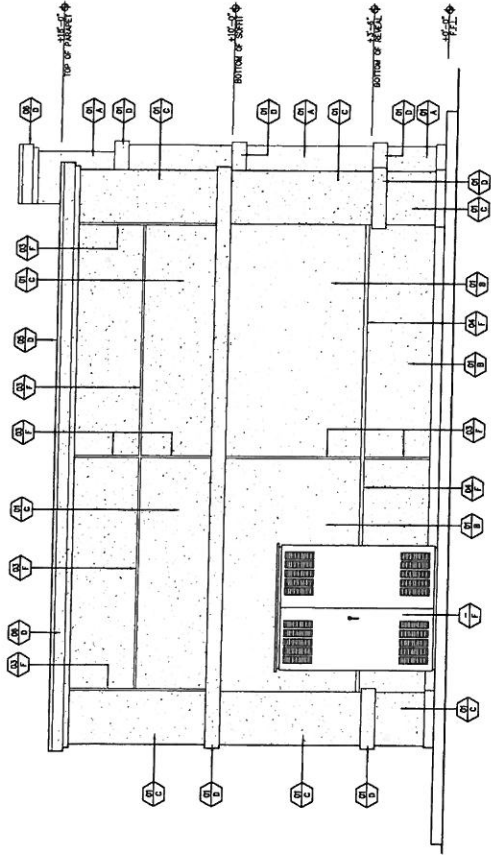
④ MATERIAL/FINISH
⑤ COLOR

MATERIAL/FINISH:

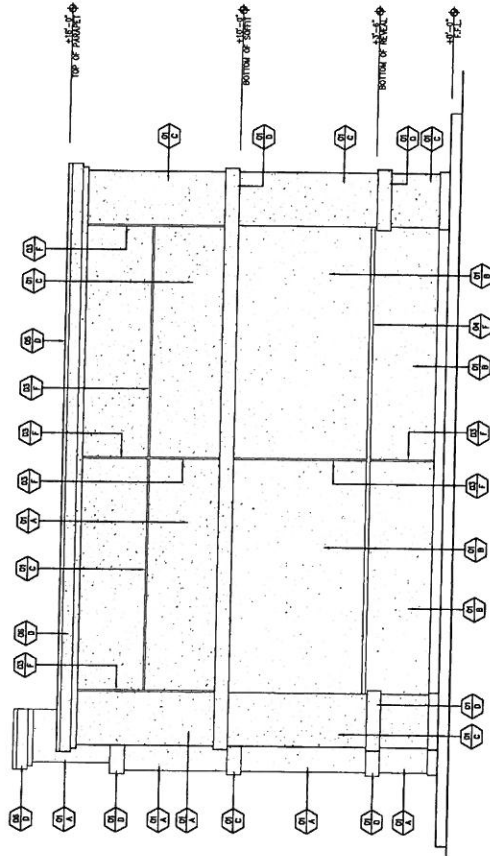
- 01 7/8" EXTERIOR COUNT PLASTER (3 COATS) OVER SELF-PRIMING MASONRY MESH OVER 2 LAYERS GRADE "D" POLYMER PORTLAND CEMENT SAND FINISH - 20/40 FINE SAND
- 02 ALUMINUM STORE FRONT W/ 1" CLEAR INSULATED GLASS
- 03 1" PLASTER REVEAL
- 04 2" PLASTER REVEAL
- 05 METAL FLASHING
- 06 FOAM SHAPE WITH COBALT PLASTER INTERNALLY ELIMINATED "CHANNEL LETTERS" SIGNAGE (NOT PART OF THIS POINT)
- 08 CERAMIC TILE - (4) 8x8 TILES
- 09 1/2" FISH BUILDING ADDRESS NUMBERS

SCHEM:

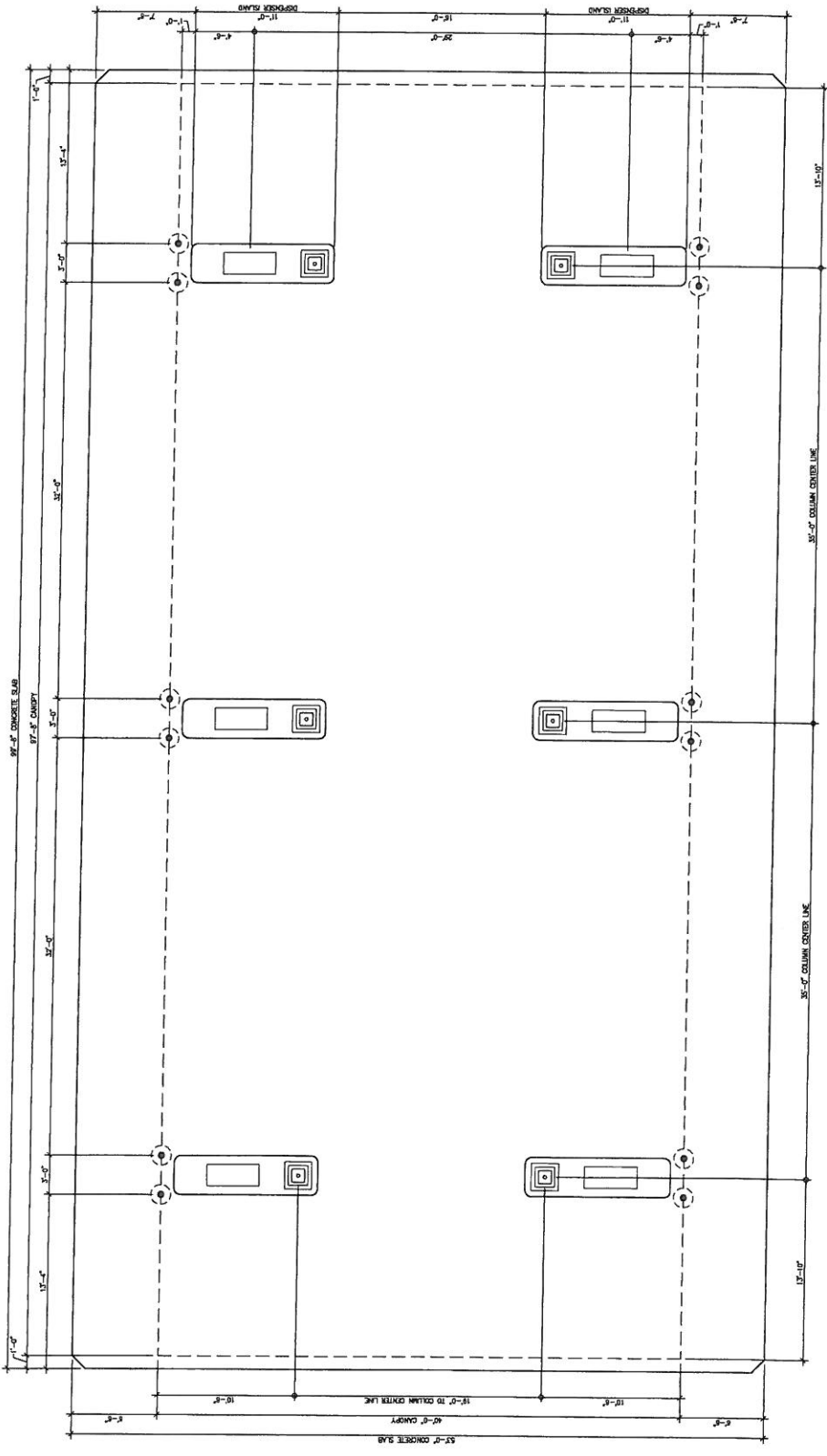
- A DUNN EDWARDS: #R6790 - "DESERT GRAY"
- B BENJAMIN MOORE: #RC-53 - "GRANT BEIGE"
- C DUNN EDWARDS: #R6172 - "BUNGALOW TAUPÉ"
- D BENJAMIN MOORE: #1548 - "CARACOLE"
- E MANUFACTURER: ARCADIA, INC. - TEL: (323) 269-7300
MATERIAL: BRASS
COLOR: BRASS
COLOR/FINISH TO MATCH ADJACENT FINISH
- F COLOR/FINISH TO MATCH ADJACENT SURFACE



③ EAST ELEVATION
SCALE: 3/8" = 1'-0"



④ WEST ELEVATION
SCALE: 3/8" = 1'-0"



CANOPY FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

EXTERIOR FINISH SCHEDULE

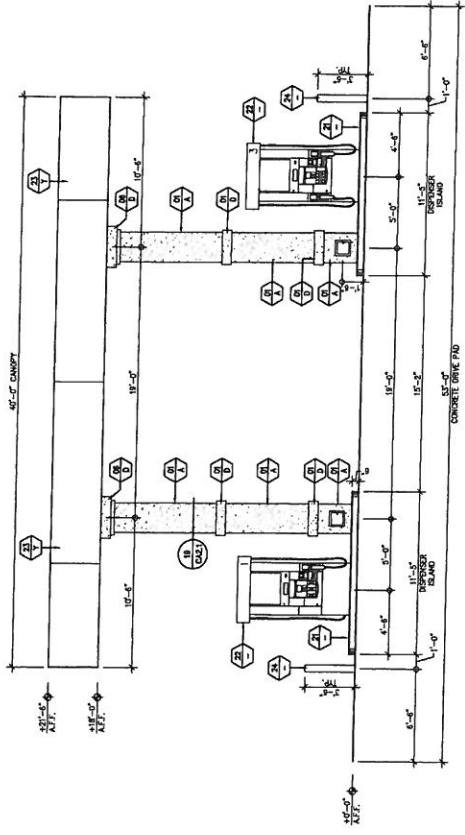
1 MATERIAL / FINISH
2 COLOR

MATERIAL / FINISH:

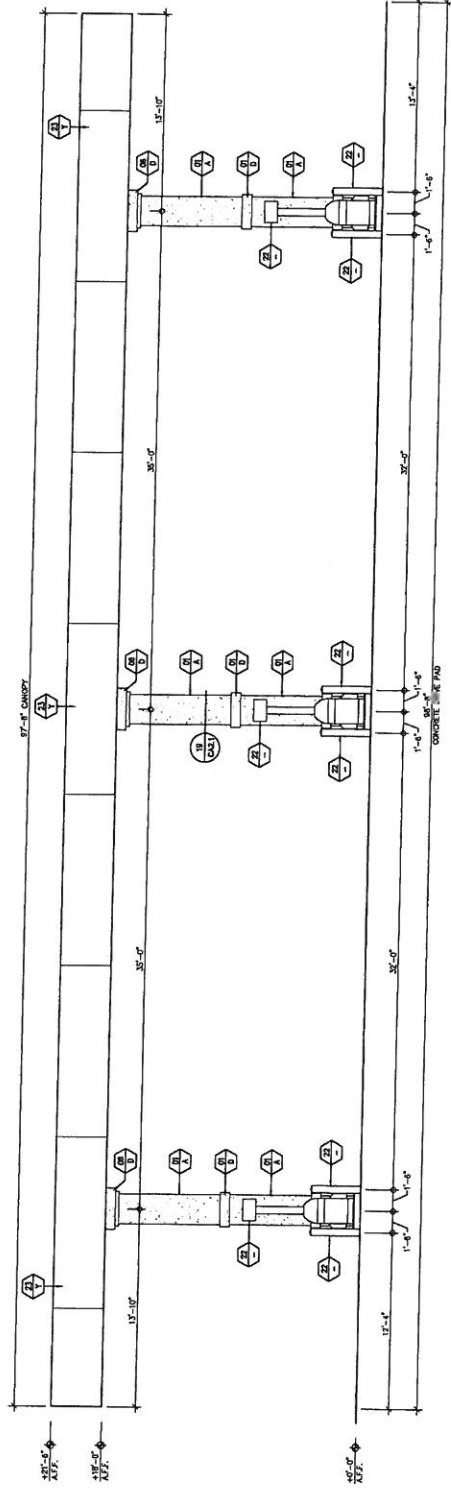
- 01 7/8" EXTENSIVE CONCRETE PLASTER (3 COATS) OVER BUILDING PAPER OVER PLAINWOOD SHEATHING FINISH: 20/30 FINE SAND FINISH
- 02 FORM SHAPE WITH CONCRETE PLASTER
- 21 STEEL ISLAND FORM
- 22 DISPENSER TOPPER
- 23 PRE-FINISHED A/C PANEL
- 24 6" DIA STEEL BARRED POST

COLOR:

- A DOWN EDWARDS #6C760 - "ROBERT GRAY"
- D BENJAMIN MOORE #546 - "CORRODILE"
- X PRUZSE PAINT #200 - "EBONY" MEDIUM GLOSS ENAMEL
- Y ALFALAC #AM-RM - "WHITE"
- Z PRUZSE PAINT #4730 - "SAFETY RED" MEDIUM GLOSS ENAMEL



1 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



2 EAST ELEVATION
SCALE: 3/8" = 1'-0"

DATE: _____
REVISION: _____
15
14
13
12
11
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4
3
2
1

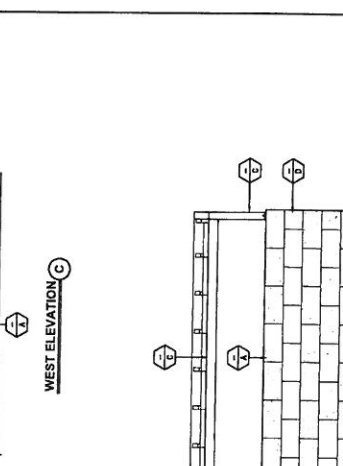
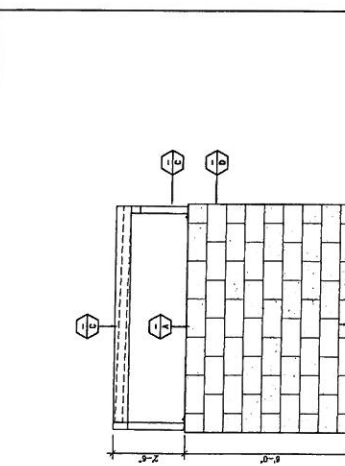
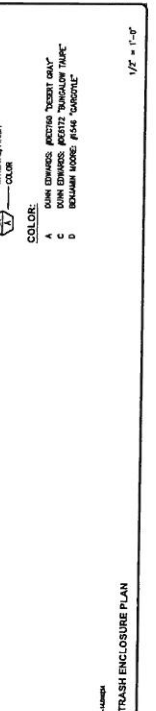
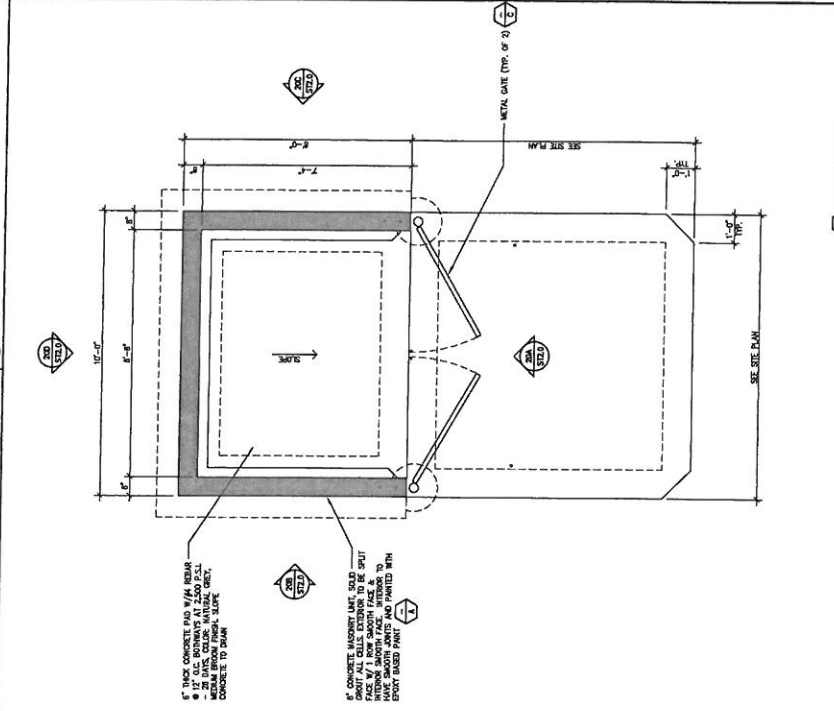
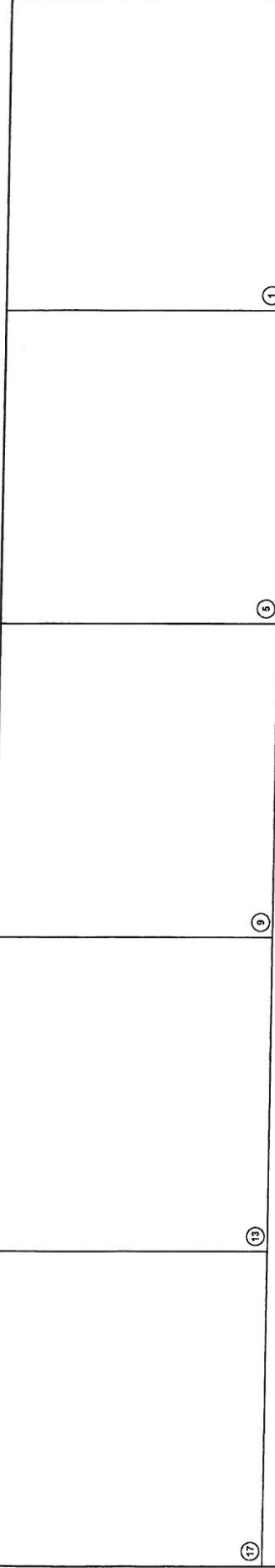
VONS
1 STATE STREET
SANTA ANA, CA 92701
TEL: 714.944.1000
FAX: 714.944.1001
WWW.VONS.COM

Travis Companies, Inc.
12500 BAYVIEW BLVD., SUITE 100
DALLAS, TEXAS 75243
TEL: 214.343.1000
FAX: 214.343.1001
WWW.TRAVISCOMPANIES.COM

CANOPY ELEVATIONS
VONS #1767 FUELING FACILITY
475 W. MAIN STREET
BRAWLEY, CA 92227

A0.5
DRAWING NUMBER
6/12/2013

NO.	REVISION	DATE



- NOTES:**
1. TOP PLAN VIEW OF TRASH ENCLOSURE SEE DETAIL A/17/6A
 2. REFER TO RETAIL WATER FOR TRASH SCHEDULE.

1/2" = 1'-0"
TRASH ENCLOSURE ELEVATIONS

1/2" = 1'-0"
TRASH ENCLOSURE PLAN

1. 3" TYP. CONCRETE FIBER REINFORCED 4" SLAB ON G.C. REINFORCED AT 18" O.C. PER PLAN

2. 2" DIA. CONC. NATURAL SLEAK CONCRETE TO SLAKE

3. 8" CONCRETE W/ALUMINUM LITE. SOLD SPLIT FACE 1/4" RIBS. SMOOTH FACE & SMOOTH JANTS AND PAINTED WITH EPOXY BASED PAINT

4. METAL GATE (TYP. OF 2)

- COLOR:**
- A. VON'S CONCRETE: RETAIL "SLAKE"
 - B. DARK BROWN: METAL "TRASH"
 - C. DARK BROWN: METAL "TRASH"
 - D. BROWN: METAL "TRASH"

- MATERIAL/FINISH:**
- 1. 3" TYP. CONCRETE FIBER REINFORCED 4" SLAB ON G.C. REINFORCED AT 18" O.C. PER PLAN
 - 2. 2" DIA. CONC. NATURAL SLEAK CONCRETE TO SLAKE
 - 3. 8" CONCRETE W/ALUMINUM LITE. SOLD SPLIT FACE 1/4" RIBS. SMOOTH FACE & SMOOTH JANTS AND PAINTED WITH EPOXY BASED PAINT
 - 4. METAL GATE (TYP. OF 2)

**PLANNING COMMISSION
STAFF REPORT**
City of Brawley

MEETING DATE: September 4, 2013

PREPARED BY: Gordon R. Gaste, AICP, Planning Director
PRESENTED BY: Gordon R. Gaste, AICP, Planning Director
SUBJECT: Transitional Housing and Supportive Housing Zoning Ordinance
Amendment

CITY MANAGER RECOMMENDATION:

DISCUSSION: SB 2 (Chapter 633, Statutes of 2007) amends housing element law regarding planning and approval of transitional housing and supportive housing. Government Code Section 65583 was amended to require local zoning to be updated to state that transitional housing and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Therefore, jurisdictions shall *explicitly* permit transitional housing and supportive housing as previously described in their Zoning Ordinance.

The following amendments are required to comply with the State Statutes:

1. Section 27.49 Definitions "S":
Supportive Housing means housing with no limit on length of stay that is occupied by the target population and is linked to on-site or off-site services that assist residents retain the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. On-site and off-site services may include, but are not limited to, after-school tutoring, child care, and career counseling.
2. Section 27.50 Definitions "T":
Transitional Housing means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.
3. Table 27.72 Uses by Residential Zoning District:
Add Supportive Housing⁵ and Transitional Housing⁵ as a permitted use in the R-A, R-E, R-1, R-2, R-3, MHS, and MHP zones.
4. Table 27.72 Uses by Residential Zoning District:
Add Footnote Number 5 to read:
 5. Residential uses within the boundaries of the Downtown Overlay District are subject to the standards detailed in the Brawley Downtown Specific Plan.

FISCAL IMPACT: None

ATTACHMENT: Proposed Ordinance.

ORDINANCE NO. 2013-

DRAFT

ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF BRAWLEY, CALIFORNIA, AMENDING
THE BRAWLEY MUNICIPAL CODE RELATING TO
TRANSITIONAL HOUSING AND SUPPORTIVE HOUSING

THE CITY COUNCIL OF THE CITY OF BRAWLEY, CALIFORNIA, DOES
ORDAIN AS FOLLOWS:

Section 1: The definition of “supportive housing” is hereby added to
Section 27.49 of Chapter 27 of the Brawley Municipal Code inserted
alphabetically to read as follows:

Supportive housing means housing with no limit on length of stay that is
occupied by the target population and is linked to on-site or off-site services that
assist residents retain the housing, improving his or her health status, and
maximizing his or her ability to live and, when possible, work in the community.
On-site and off-site services may include, but are not limited to, after-school
tutoring, child care, and career counseling.

Section 2: The definition of “transitional housing” is hereby added to
Section 27.50 of Chapter 27 of the Brawley Municipal Code inserted
alphabetically to read as follows:

Transitional housing means buildings configured as rental housing
developments, but operated under program requirements that call for the
termination of assistance and recirculation of the assisted unit to another eligible
program recipient at some predetermined future point in time, which shall be no
less than six months.

Section 3: Table 27.72 Uses by Residential Zoning District of Chapter
27 of the Brawley Municipal Code is hereby amended to allow for
Supportive Housing and Transitional Housing to be inserted alphabetically
as follows:

Residential Zoning District Uses	R-A	R-E	R-1	R-2	R-3	MHS	MHP
Supportive Housing ⁵	P	P	P	P	P	P	P
Transitional Housing ⁵	P	P	P	P	P	P	P

Section 4: Table 27.72 Uses by Residential Zoning district of Chapter
27 of the Brawley Municipal Code is hereby amended to add Footnote
Number 5 to read as follows:

5. Residential uses within the boundaries of the Downtown Overlay District are
subject to the standards detailed in the Brawley Downtown Specific Plan.

DRAFT

PASSED, ADOPTED AND APPROVED at a regular meeting of the City Council held on the ??? day of ??? 2013.

CITY OF BRAWLEY, CALIFORNIA

Sam Couchman, Mayor

ATTEST:

Alma Benavides, City Clerk

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL)
CITY OF BRAWLEY)

1st Reading

I, Alma Benavides, City Clerk of the City of Brawley, California, **DO HEREBY CERTIFY** that the foregoing Ordinance No. 2013- was passed and adopted by the City Council of the City of Brawley, California, at a regular meeting held on the ??th day of ??? 2013 and that it was so adopted by the following roll call vote: m/s/c/

AYES:

NAYES:

ABSTAIN:

ABSENT:

DATED: ??? ??, 2013

Alma Benavides, City Clerk

2nd Reading & Adoption

I, Alma Benavides, City Clerk of the City of Brawley, California, **DO HEREBY CERTIFY** that the foregoing Ordinance No. 2013- was passed and adopted by the City Council of the City of Brawley, California, at a regular meeting held on the ??th day of ??? 2013 and that it was so adopted by the following roll call vote: m/s/c/

AYES:

NAYES:

ABSTAIN:

ABSENT:

CITY OF BRAWLEY

PLANNING COMMISSION

RULES AND PROCEDURES
2012-2013

Adopted July 11, 2012

Jay Goyal
Chairman

City of Brawley
400 Main Street
Brawley, CA 92227

**CITY OF BRAWLEY
PLANNING COMMISSION**

**ORGANIZATION AND OFFICERS
(AMENDED 11/2/05)**

1. ORGANIZATION

The Planning Commission shall consist of seven regular members and shall be organized and exercise such powers as prescribed by the ordinances of the City of Brawley.

In addition to these seven members, the mayor, the city engineer, and the city attorney shall be ex-officio members of the planning commission.

2. OFFICERS

A. Selection

- (1) A chairperson and vice-chairperson shall be elected annually from among the Planning Commission's membership at the first meeting in July to serve at the pleasure of the Planning Commission.
- (2) The vice-chairperson shall succeed the chairperson if he or she vacates his or her office before his or her term is completed, the vice-chairperson to serve the unexpired term of the vacated officer. A new vice-chairperson shall be elected at the next regular meeting.
- (3) In the absence of the chairperson and vice-chairperson, the senior member shall preside.

B. Responsibilities

The responsibilities and powers of the officers of the Planning Commission shall be as follows:

- (1) Chairperson
 - (a) Preside at all meetings of the Planning Commission.
 - (b) Call special meetings of the commission in accordance with legal requirements and the Rules and Procedures of the Planning Commission.

- (c) Sign documents of the Planning Commission.
- (d) See that all actions of the Planning Commission are properly taken.
- (e) Assist staff in determining agenda items.

(2) Vice Chairperson

During the absence, disability or disqualification of the chairperson, the vice-chairperson shall exercise or perform all the duties and be subject to all the responsibilities of the chairperson.

3. DUTIES AND POWERS

The Planning Commission shall have the power and duties as described in the Municipal Code of the City of Brawley.

MEETINGS

4. PUBLIC MEETINGS

All meetings shall be held in full compliance with the provisions of state law, ordinances of the City, and the Rules and Procedures of the Planning Commission.

5. REGULAR MEETINGS

- A. Regular meetings shall be held on the first Wednesday of the month, at 5:30 p.m., in the City Council Chambers, unless otherwise determined by the Mayor, City Council, Chairperson of the Planning Commission, or upon the request of three members of the Planning Commission.
- B. Whenever a regular meeting falls on a public holiday, no regular meeting shall be held on that day. Such regular meeting may be rescheduled to another business day, or canceled by motion by the Planning Commission.
- C. *The Planning Commission may hold special meetings in accordance with Government code Section 54956. Special meetings may also be called by the mayor or city council. The request shall be filed with the city clerk who shall give notice required by law.*

6. ADJOURNED MEETINGS

In the event it is the wish of the Planning Commission to adjourn its meeting to a certain hour or another day, a specific date, time, and place must be set by the Planning Commission prior to the regular motion to adjourn.

7. STUDY SESSIONS / WORKSHOPS

- A. The Planning Commission may be convened as a whole or as a committee of the whole in the same manner as prescribed for the calling of a special meeting for the purpose of holding a study session provided that no official action shall be taken and no quorum shall be required.
- B. Such meeting shall be open to the public; but, unless the Planning Commission invites evidence or comments to be given, participation by interested members of the public shall not take place at such study sessions.

8. AGENDA

- A. An agenda for each meeting of the Planning Commission shall be prepared by the planning director or his or her designee with the cooperation and approval of the chairperson or in his or her absence the vice-chairperson.
- B. A copy of the agenda shall be posted per state regulations.

9. ATTENDANCE

- A. Members shall be present at all scheduled meetings, on time, and for the duration of the said meeting, unless prior arrangements have been approved by the chairperson. Failure to have approval shall be the same as an unexcused absence.
- B. If any commissioner should be absent for three consecutive meetings of the Planning Commission in a fiscal year, the chairperson shall request that the City Council investigate and take the necessary action.

10. MOTIONS

- A. Voting Requirements
 - (1) A quorum shall consist of a majority of Planning Commission members.
 - (2) The affirmative vote of a majority of the entire Planning Commission is necessary for it to take action. Thus, all actions of the Planning Commission require a majority vote.

(3) *The Mayor, as an ex-officio member, shall have the right to exercise a vote, but this vote shall only be exercised in case of a tie vote among the regular members of the planning commission.*

(4) When a member of the Planning Commission abstains from voting on any matter before it because of a potential conflict of interest, said vote shall not constitute nor be considered as either a vote in favor of or opposition to the matter being considered. When a member of the Planning Commission abstains from voting for any reason other than a potential conflict of interest, the abstention shall be counted with the majority.

B. Voting Order

The order of voting will be rotated each meeting except that the chairperson shall vote last.

C. Recording of Votes

The minutes of the Planning Commission's proceeding shall show the vote of each member, including if they were absent or failed to vote on a matter considered.

D. Disqualification from Voting

A member shall disqualify himself or herself from voting in accordance with the conflict of interest rules adopted by the California Fair Political Practices Commission. When a person disqualifies himself or herself, he or she shall state prior to the consideration of such matter by the Planning Commission that he or she is disqualifying him or herself due to a possible conflict of interest and shall then leave the voting area.

REVIEW AND AMENDMENTS PROCEDURE

11. REVIEW

These Rules and Procedures of the Planning Commission shall be reviewed in July of each year by a subcommittee appointed by the Chair with the general agreement of the Planning Commission. The review subcommittee shall present their recommendations for amending, or not amending, these rules.

12. AMENDMENTS

In addition, these Rules and Procedures of the Planning Commission may be amended at any meeting at the Planning Commission by a majority of the membership of the Planning Commission provided that notice of the proposed amendment is received by each commissioner not less than 5 days prior to said meeting.