

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, Castro, Goyal, Hutchinson, Marquez, Palacio, Smith

Absent: None

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

Motion: The Planning Commission approves the minutes of April 1, 2015 as presented. m/s/c Bumbera/Goyal 7-0

4. PUBLIC APPEARANCES

Chairman Hutchinson called for Public appearances. There were none.

PUBLIC HEARINGS

- 5. An application for a parcel map (PM 15-01) to allow for the subdivision of the current parcel into four parcels in order to construct four single family dwellings.

Applicant: Raul Garcia
 Garcia Construction
 P.O. Box 1529
 Brawley, CA 92227

Location: 1585 Jones Street, more particularly described as Lot 6 of Map Annexation No. 43, Replat Subdivision of a portion of Lots 11 and 12 Tract 77, Township 13 South, Range 14 East, City of Brawley, County of Imperial, State of California, APN 047- 073-029

Gordon Gaste, Planning Director gave an overview of the project. The property is currently zoned R-1 (Residential Single Family) and is 0.63 acres in size. The tentative parcel map was submitted in order to subdivide the current parcel into four parcels to allow for the construction of a four single family dwellings. The applicant was not available to answer any questions.

Public hearing opened: 5:36 p.m.

Joseph Zarate, 1349 Jones Street, requested clarification on ownership of the property. No other public comments received.

Public hearing Closed: 5:39 pm

Motion: The Planning Commission approves as amended an application for a parcel map (PM 15-01) to allow for the subdivision of the current parcel into four parcels in order to construct four single family dwellings. m/s/c Smith/Palacio 7-0

6. An application for a site plan (SP15-04), conditional use permit (CUP15-02), zone change (AC 15-01) from M-1 (Light Manufacturing) to R-3 (Medium Density Residential), and a general plan amendment (GPA 15-01) changing the land use designation from light manufacturing to medium density residential to allow for a 56 unit senior apartment complex. The conditional use permit is for the use of a Density Bonus.

Applicant: Barbara G. Ruane
P.O. Box 675826
Rancho Santa Fe, CA 92067

Location: 151 and 205 South Eastern Avenue, more particularly described as the west 150 feet of the north 210 feet and the South 194 feet of the north 210 feet of the east 159.8 feet of Lot 4, and a Portion of Lot 5, Block 126, Townsite of Brawley, City of Brawley, County of Imperial, State of California, APN 049-060-039 & 040.

Commissioner Smith stepped down from the dais as there is a conflict of interest for the project.

Gordon Gaste, Planning Director gave an overview of the project. The property is currently zoned M-1 (Light Manufacturing) and is 2.44 acres in size. The applicant is requesting a zone change to R-3 (Residential Medium Density) in order to construct a 56 unit senior apartment complex. The application also includes a general plan amendment from Light Industrial land use to Medium Density Residential. The conditional use permit is required for the use of a Density Bonus. The applicant was available to answer any questions.

Cameron Johnson, RMG Representative, briefed commissioners on the project. Property is behind Family Dollar Store, multi-family units, working with IVHA, bring own independent company for management of units, have other amenities and hopefully start project next year with phase I.

Public hearing opened: 5:50 p.m.

No public comments received.

Public hearing Closed: 5:53 pm

Motion: The Planning Commission approves application for a site plan (SP15-04), conditional use permit (CUP15-02), zone change (AC 15-01) from M-1 (Light Manufacturing) to R-3 (Medium Density Residential), and a general plan amendment (GPA 15-01) changing the land use designation from light manufacturing to medium density residential to allow for a 56 unit senior apartment complex. The conditional use permit is for the use of a Density Bonus. m/s/c Goyal/Marquez 6-0, Smith-Abstain

7. CLIMATE ACTION PLAN GRANT SUMMARY

Gordon Gaste, Planning Director, gave briefing and update to commission and introduced Consultant Mr. Ralph Castañeda.

Ralph Castañeda, Castañeda & Associates, updated and gave summary of Climate Action Plan Grant Summary to Commission including the associated General Plan amendments. The documents are currently only for informational purposes as part of the required closeout of the grant. Staff will reintroduce the plan and amendments along with environmental analysis for adoption in the near future.

8. ZONING CODE ENFORCEMENT

Gordon Gaste, Planning Director, on behalf Francisco Soto, Community Development Services, nothing to report on violations and projects.

9. NEXT MEETING DATE

The Commission adjourned to the next regular meeting on September 2, 2015.

10. ADJOURNMENT

Motion: The meeting of the Planning Commission adjourned at 6:35 p.m. m/s/c Bumbera/Marquez 7-0