

DECEMBER 7, 2016

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 Palacio at 5:30 p.m.

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

Absent: Goyal

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda with the amendment to the name of Vice-Chairman from Robert Palacio to Ramon Castro in the "PLANNING COMMISSION" section.

m/s/c Castro/Smith 5-0

3. APPROVAL OF MINUTES

Motion: The Planning Commission approves the minutes of September.7th.2016 with the amendment of the Vice-Chairman name Robert Palacio to Ramon Castro in the "ELECTION OF OFFICERS 2016-2017" section. **m/s/c Hutchinson/Goyal 5-0**

4. PUBLIC APPEARANCES

Chairman Palacio called for Public appearances. There were none. 5:35PM.

5. PUBLIC HEARING

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

PUBLIC HEARING BEGAN AT 5:36PM.

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Planning Director, Gordon Gaste gave an over view of the project. Planning Director Gaste informed the commissioners that this project is exempt from CEQA, an infill project, and the applicant was asked to provide a traffic study for the project which was received recently. The traffic study findings show that there will be a need for two lanes in the proposed entry and exit way (left and right turn lanes coming out so there is not too many cars in queue leaving) and the re-stripping of the west bound intersection of C Street going towards Eastern Avenue.

Representing Chelsea Investments and Developments-Tom DeBous took questions from the Commissioners.

Commissioner Hutchinson asked about the density capacity difference between R-2 and R-3 and the aesthetics of the complex.

Planning Director, Gordon Gaste clarified to **Commissioner Hutchinson** that the R-3 zoning would allow for 68 units on their 4 acre parcel without a density bonus and with an R-2 zoning there would be able to have attached duplexes and approximately 55 units in an R-2 zone and that the R-3 zone gives a 20% density increase to this project.

Representing Chelsea Investments and Developments-Tom DeBous informed the commissioners that an 80 unit approval is what is being asked for but, it is not a guarantee that this investment company will be granted the tax credits for the "80 Unit" project size. The company is taking precautionary steps to get the most out of this project.

The following residents voiced their adverse concerns:

- Mary Staiger
- Theodore Staiger
- Home Owner on Jacaranda Street

The planning commissioners recommended the project for approval with the inclusion of traffic mitigation measures based on the traffic study-as recommended by staff to the applicant and City Council.
m/s/c Smith/Hutchinson 5-0

7. ZONING CODE ENFORCEMENT

Building Official, Frank Soto reported that during the months of September and November there have been tons of inspections and certified letters to owners regarding vacant lots, (4) four building violations, (5) five solid waste violations, and (12) twelve "free cell phone" stand violations.

8. NEXT MEETING DATE

The Commission adjourned to the next regular meeting on January 4th, 2017.

9. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:32 p.m.

m/s/c Hutchinson/Marquez 5-0