

CITY OF BRAWLEY

July 5, 2017

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 @ 5:30pm**

PRESENT: Palacio, Castro, Bumbera, Hutchinson, Marquez, Goyal
ABSENT: Smith

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Hutchinson/Castro 5-0

3. APPROVAL OF MINUTES

The minutes of May 3rd and June 7th, 2017 were approved during the July 2017 Planning Commission meeting. m/s/c Hutchinson/Marquez 5-0

4. PUBLIC APPEARANCES There were none.

5. PUBLIC HEARING CUP 17-02

The applicant is requesting a conditional use permit to allow the expansion of their existing church on an adjacent parcel and utilize this currently vacant building for assembly, outreach and service purposes. The property is currently zoned P-D (Planned Development), Downtown Specific Plan - West Village Main Street. The site is currently a vacant building. There are no zoning conditions currently imposed on this property. This is a rehearing due to the recusing of Commissioner Goyal.

Applicant: Norma Schoonover
1067 Calle de Luna
Brawley, CA 92227

Location: Lots 9 & 10 BLK 21 City of Brawley, County of Imperial, State of California. APN: 046-204-018

Planning Director Gaste gave an overview and recap of the project as presented in the previous meeting and informed the commissioners that the applicant is proposing the expansion of their existing church on an adjacent parcel, to utilize the currently vacant building for assembly, outreach and service purposes. The property is currently zoned P-D (Planned Development), Downtown Specific Plan - West Village Main Street, zoning requires a conditional use permit to allow for places of assembly/churches.

OPEN PUBLIC HEARING @ 5:36PM

Pastor Richard Rodriguez informed the commission clarification on the use of the building and that no drug rehabilitation will occur and that the building will be used for outreach services, youth activities, and similar functions for the ministry.

Commissioner Hutchinson asked the applicant if he had any issue with the addition of proposed conditions stated in the letter from Mr. Graves.

Pastor Richard Rodriguez stated he had no objections.

Commissioner Castro asked for more specific details on the proposed activities.

Pastor Richard Rodriguez informed the Commission that the building will be used for outreach services, food distribution, youth activities and coordination with the Police Department to positively impact the community and assist the congregation in making the community better.

Commissioner Bumbera asked the applicant about the current storage situation and if there are plans to clean it.

Pastor Richard Rodriguez informed the commission that all clean up and improvements will be performed prior to occupancy.

Commissioner Hutchinson asked about the condition of the alley and any associated required improvements.

Pastor Richard Rodriguez informed the commission that they will not be using the alley as primary access.

Planning Director Gaste stated that the alley will not be used for regular access and only used for moving supplies by the church on an as needed basis and that a locked gate will be in place to provide security for unauthorized access.

Mr. Jim Graves had concerns about the property being a detriment to the area because of the possible clientele that may be present.

Pastor Rodriguez informed the commission that he had no issues with Mr. Graves' letter and would adhere to all conditions of approval that would be included per the letter provided during the public hearing process.

Mr. Bob Trimm stated his concern regarding a similar situation when the Imperial County Behavioral Services opened their mental health facility. He was concerned that the proposed project could induce more people of the congregation to linger in the area out of the scheduled assembly times.

Planning Director Gaste ensured the public that these types of loitering activities and trespassing on other properties are prohibited by the City Code and that enforcement shall be followed through as part of the current ordinances and the conditions of approval.

Pastor Rodriguez informed the commission that he has been at the current location next to the proposed new use and has not had any issues with law enforcement.

PUBLIC HEARING CLOSED@ 5:47PM

The Commission **approved** the conditional use permit with the addition of the provisions provided in Mr. Graves letter. m/s/c Castro/Marquez 5-0

6. PUBLIC HEARING TM 17-01

An application for a Tentative Tract Map in order to re-entitle a tract map to permit single family dwellings. The property is currently vacant, 47.88 acres in size and zoned R-1 (Residential Single Family). The proposed tentative map shows the property subdivided to allow for the construction of 178 detached units.

Commissioner Goyal joined the meeting at 5:50 PM.

Planning Director Gaste gave an overview of the project and mentioned that it is consistent with the original submittal for the Victoria Park Units # 2 and #3 and to continue with the original plan that the project requires re-entitlement.

OPEN PUBLIC HEARING @ 5:48PM

Todd Dial, representing the developer gave an overview of the project consistent with the staff report.

Commissioner Goyal asked Mr. Dial on the timing of the project buildout.

Todd Dial, stated that Unit #2 is expected as soon as possible and that Unit #3 is scheduled for January 2018. His statements included the improvements to the northern half of Wildcat Drive prior to any occupancy of Unit #3.

Commissioner Hutchinson was pleased to hear the presence of construction to Wildcat Drive, but did raise concerns of the other developers in the the area (Latigo Ranch, Malan Park) finishing their portion to be able to link South Imperial Avenue with Brawley Avenue.

City Manager Rosanna Bayon Moore informed the Commission that there may be a future grant available to connect South First Street with Wildcat Drive to improve circulation in the interim depending on the pace that other developers continue to build in the area.

PUBLIC HEARING CLOSED @ 6:00PM

The Commission **approved** the tentative tract map with the newly imposed conditions. m/s/c Hutchinson/Goyal 6-0

7. ZONING CODE ENFORCEMENT

Building Official Francisco Soto's written informational report regarding code enforcement report for the month of June 2017 was provided to the Commission.

*Please see attached document.

City Manager Rosanna Bayon Moore informed the Commission of Mr. Soto's upcoming retirement.

Commissioner Castro asked to look for possible code vioations in the vicinity of North 3rd and B Street.

Planning Director Gaste requested that any Commissioners that have code enforcement issues are welcome to contact the Planning and/or Community Development Departments with properties that may need to be evaluated.

8. NEXT MEETING DATE

The Planning Commission **adjourned** to September 6, 2017.

City Manager Rosanna Bayon Moore informed the Commission of the status of the Brawley Mobile Home Park closure.

8. ADJOURNMENT @ 6:15pm

Gordon R. Gaste AICP CEP, Interim Development Services Director