

**CITY OF BRAWLEY**

**June 6, 2018**

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 **Commissioner Hutchinson** @ 5:30 pm

**PRESENT:** Palacio, Hutchinson, Marquez, Bumbera

**ABSENT:** Goyal, Smith, Castro

**2. APPROVAL OF AGENDA**

The agenda was **approved** as submitted. m/s/c Palacio/Marquez 4-0

**3. APPROVAL OF MINUTES**

The minutes of March 7, 2018 were **approved** during the June 2018 Planning Commission meeting. m/s/c Palacio/Marquez 4-0

**4. PUBLIC APPEARANCES**

**Development Services Director Gaste** introduced Council Member Hamby to the Planning Commission as the new City Council Liaison.

**5. PUBLIC HEARING ZC 18-01 & GPA 18-01**

The applicant is requesting a zone change and general plan amendment to construct a future commercial plaza, The General Plan Amendment will change the existing Medium Density Residential land use to Commercial and a zone change from MHP (Mobile Home Park) to C-2 (Medium Commercial). This project is only to change the land use and zoning. No construction will occur, however, the site will be cleared. A detailed site plan shall be required to be submitted to complete the entitlement process and environmental review.

Applicant: Cameron Johnson, AMG Associates, LLC

Property Owner: Malan Park Investment Group, LLC

Location: That portion of Block 1, of the Townsite of Brawley, in the City of Brawley, County of Imperial, State of California, as per Map No. 920, excepting therefrom any house trailer or mobile home situated on said land, APN 048-201-002, also known as 650 South Brawley Avenue

**Planning Director Gaste** gave an overview and background information of the project as presented in the staff report. He also added that removal of this housing lot would not be detrimental to the affordable housing needs of the City of Brawley as there are other lots that are able to be developed for affordable housing and some that are already planned for development. Additionally while there is open litigation against closure of the Mobile Home Park the Comissions role in the process is solely to make recommendation to Council who will make a decision after the legal issues are resolved.

**OPEN PUBLIC HEARING @ 5:37PM**

**Cameron Johnson**, AMG Associates, informed the council that it is not in their interest to diminish affordable housing in Brawley. They have planned development caddy corner to the property where there are currently 40 affordable housing apartment units where funding for the second phase was recently approve to build an additional 40 units. They in the process to acquire funding for 72 senior housing apartment units and have acquired a 40 acre site for an additional 80-100 units. Based on the sites close proximity to Highway 86 would be better suited for commercial development. There are aware that this item will not move forward to Council until legal issues are resolved and are aware that might take time. They are only trying to get the process moving.

**Commissioner Hutchinson** asked Mr. Johnson how many units remain on site and if there were any utilities.

**Cameron Johnson**, informed the Commission that there are 6 units remaining that are part of ongoing litigation. The existing mobile home park has been shut down as there are no utilities.

**Beatriz Garcia**, California Rural Legal Assistance, informed the Council that it was their position that approval of the Zone Change is premeditated as there is current legislation. She added that the tenants wish that the park would re-open. She also added that AMG/Malan Park are attempting to circumvent the legal process.

**Commissioner Marquez**, ask who they proposed would take on the costs to reopen the park to habitable condition as there is exposed sewer, bad gas lines, electrical power lines that need to be replaced and the units are not in a modern day condition that would be up to code.

**Beatriz Garcia**, mentioned that is an issue that the still have to consider. She added that relocation assistance provided at the time was not accurate.

**Rosanna Bayon Moore**, City Manager, provided the Commission with background information on the project regarding previous action taken by City Council regarding closure of the park and relocation assistance provided to tenants. Assistance provided included a year's rent set at market rate and if the tenants were trailer owners they would also get the appraised value of the unit. Additionally rent assistance programs at the time existed however there were no completed applications submitted. This site has become of a hot spot for activities resulting in response from the fire department.

**Cameron Johnson**, added that they were in no way attempting to circumvent the legal process. They are trying to move the process along where they can. They have begun to clear the area with the exception of the remaining units. Cleanup measures have included removing the fence to ensure there are no hiding places for illicit activities, cleanup of debris and onsite security.

#### **PUBLIC HEARING CLOSED @ 6:04PM**

The Commission **recommended** the zone change and general plan amendment as proposed. m/s/c Marquez/Palacio 4-0

#### **8. ZONING CODE ENFORCEMENT**

**Interim Building Official Oscar Escalante** presented the February 2018, March 2018 and May 2018 code enforcement reports.

**Planning Director Gaste** presented Rick Breland, Code Enforcement Officer to the Planning Commission.

#### **9. ADJOURNED TO AUGUST 1, 2018.**

#### **10. ADJOURNMENT @ 6:28 pm**

*Gordon R. Gaste* AICP CEP, Development Services Director