

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.

CALL TO ORDER/ROLL CALL

The meeting was called to order by Chairman Goyal at 5:30 p.m.

Present: Bumbera, Goyal, Hutchinson, Marquez, Reyes, Sagredo, Smith

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion: The Planning Commission approves the minutes of March 27, 2013 as presented. m/s/c Bumbera/Smith 7-0

PUBLIC APPEARANCES

Chairman Goyal called for public appearances. There were none.

PUBLIC HEARING

Due notice having been given, now is the time to consider an application for a site plan and conditional use permit (SP13-03/CUP13-01) to allow the rebuilding of an existing church and to bring the property up to current zoning standards including obtainment of a conditional use permit allowing a church in an R-1 (Single Family Residential) zone.

Applicant: Tom Paros for Brawley Kingdom Hall of Jehovah's Witnesses, P.O. Box 1984, El Centro, CA 92244

Location: 325 North Eastern Avenue, Brawley, more particularly described as South 150 feet of the East 125 feet of Lot 4, Block 124, Townsite of Brawley, City of Brawley, County of Imperial, State of California, APN047-302-008

Open Public Hearing 5:35 p.m.

Gordon Gaste, Planning Director provided an overview of the Planning Commission Staff Report. He stated that the building will have major improvements, a new fence, new landscaping and new parking lot. Commissioner Smith asked if the site had been surveyed. Mr. Gaste explained that the property owners take responsibility for surveying and any boundary disputes.

Tom Paros, representing the church, addressed the Commission. He described the improvements to the site and described the new buildings surrounding the property. Chairman Goyal asked about the capacity of the building. Mr. Paros responded that it would be approximately 160 persons and handicapped accessible. Chairman Goyal asked if any comments had been received. Mr. Gaste replied that there were none. Commissioner Marquez asked if the building will be comparable to the El Centro church. Mr. Paros responded that it would be similar. Commissioner Smith asked if a conditional use permit had not been previously issued. Mr. Gaste replied that the church had been operating as a legal nonconforming use. Chairman Goyal asked for any comments for or against the project. There were none.

Close Public Hearing 5:37 p.m.

Motion: The Planning Commission makes findings consistent with the Planning Commission Staff Report and approves the conditional use permit (CUP13-01) and site plan (SP13-03) to allow the rebuilding and use of a church in an R-1 (Single Family Residential) zone subject to compliance with the conditions of approval as stated in the staff report. m/s/c Bumbera/Reyes 7-0

ZONING CODE ENFORCEMENT

Mr. Gaste informed the Commission that the Building Official will not be present. He stated that a status report on the fire damaged properties is available; repairs have been made on nine of 13 problem residential units; banner signs are being removed or being made into permanent signs.

Discussion about the next meeting date and several topics ensued. City Manager Rosanna Bayon Moore addressed the Commission. The topics included: Planning Commissioner training seminar, Commissioner Smith requested a copy of the training materials, Panno Street construction, possible additional commercial development along Hwy 86, forward movement on La Paloma Subdivision, Burger King, pedestrian access fronting Gateway, highway relinquishment, number of building permits issued, transit station construction, Gold Line Transit, fire damaged properties sales and repairs, and the Brawley Theater.

Due to a lack of agenda items, the Planning Commissioners agreed by consensus to adjourn to September 4, 2013, 5:30 pm, City Council Chambers, unless the Chairman deems it necessary to call a meeting in July or August.

ADJOURNMENT

Motion: The meeting of the Planning Commission adjourns at 6:15 p.m. m/s/c Hutchinson/Sagredo 7-0