

CITY OF BRAWLEY
March 7, 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 **Chairman Castro** @ 5:30 pm

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

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Hutchinson/Goyal 7-0

3. APPROVAL OF MINUTES

The minutes of December 6, 2017 were **approved with modifications** during the March 2018 Planning Commission meeting. m/s/c Palacio/Goyal 7-0

4. PUBLIC APPEARANCES

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

5. PUBLIC HEARING PM 18-01 & VAR 18-01

The applicant is requesting a subdivision and variance to subdivide the current parcel into two parcels in order to construct an additional single family dwelling on a 0.25 acre lot zoned R-1 (Residential Single Family). The variance is to allow for the reduction of the minimum lot size from 6,000 feet to 5,440 square feet, a reduction of the garage front yard setback from 20 feet to 0 feet and the rear yard reduction in setback from 20 feet to 12.5 feet.

Applicant: HIRJ Holdings, Inc.

Location: 1479 Trail Street, Brawley, CA 92227 legally described as Lot 15 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 047-073-036.

Development Services Director Gaste gave an overview and background information of the project as presented in the staff report.

OPEN PUBLIC HEARING @ 5:34PM

Commissioner Goyal asked what the reason was to reduce the front yard setback.

Development Services Director Gaste, added that the lot appears longer than it is due to the unusually wide right-of-way. The property owners would still be required to maintain this additional City right-of-way. The responsible maintenance areas is larger than 6,000 square feet. The typical point of entry for a driveway is 5 feet. The point of entry for this property would be 20 feet and would be approximately twice as long as other driveways in the area

Commissioner Palacio, asked if both lots would be North Eastern Avenue facing.

Commissioner Gaste confirmed that they would both face North Eastern Avenue.

Commissioner Hutchinson asked would happen to the existing house on the lot.

Jose Hinojosa, Applicant, mentioned that the existing house would be demolished as it is in a dilapidated condition and two additional houses would be built at approximately 1,500 square feet each.

Commissioner Castro added that he did not want to see smaller units being built in disadvantaged areas of the City.

Jose Hinojosa, assured Commissioner Castro that the houses would be larger than average east sides homes and would increase the tax base of Brawley.

PUBLIC HEARING CLOSED @ 5:41PM

The Commission **approved** the variance and subdivision as proposed. m/s/c Bumbera/Hutchinson 7-0

8. ZONING CODE ENFORCEMENT

Interim Building Official Oscar Escalante presented the November 2017, December 2017 and January 2018 code enforcement reports.

Planning Commissioner Hutchinson suggested privatization of alleys in order to mitigate illegal dumping of trash.

City Manager Bayon-Moore explained to the Commission the process and planning required to privatize an alley. She also suggested different avenues for privatization and share different alleys that have been privatized in the City. She also provided an update on the Pilot Travel Center, Taco Bell & McDonalds projects. She informed Planning Commission of additional funds that were applied to CalTrans ,informed Planning Commission of Downtown 6th Street activities, Senior Center Activities and changes to personel.

Council Member Hamby introduce himself and his concerns to the Planning Commission.

9. ADJOURNED TO April 4, 2018.

10. ADJOURNMENT @ 6:16 pm

Gordon R. Gaste AICP CEP, Development Services Director