

**CITY OF BRAWLEY**  
**September 5, 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, Goyal, Smith, Castro  
**ABSENT:** Bumbera

**2. APPROVAL OF AGENDA**

The agenda was **approved** as submitted updated. m/s/c Hutchinson/Goyal 6-0

**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 PM 18-02**

The applicant is requesting parcel map approval in order to subdivide one parcel into three single family dwellings. The property is currently zoned R-2 (Residential Low Density). The site is currently vacant and is 0.61acres in size. Access is proposed via A Street.

Property Owner/Applicant: Sierra-Mare Enterprises, INC.

Representative: J. Carlos Romero, ProTerra

Legal Description: The West 120 Feet, East 127 Feet, South 287 Feet North 317 Feet of Lot 4 excluding PAR A Of Lot Line Adjustment Brawley Subdivision 1, City of Brawley, County of Imperial, State of California, APN 047-250-047

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

**OPEN PUBLIC HEARING @ 5:36PM**

**Rudy Vallarta**, 1626 E A Street, expressed his concerns regarding development of the lot given the placement of his lot with the project. Concerns expressed related to crime, fires and increased traffic. He also had concerns with the access point to the three parcels as it is proposed via a private driveway at A Street that is parallel to his property. He also added that he had concerns of the proximity of the project to his parcel as he knows the preexisting fence was placed at approximate property lines and not true property lines.

**Planning Director Gaste**, informed Mr. Vallarta and the Commission that there were no concerns raised by the Fire or Police Department. He added that there is to be no parking in the driveway and would not interfere with fire access to the site if needed.

**Commissioner Goyal**, asked Mario Maresca, Developer for Sierra-Mare Enterprises, if he would post no parking signs and to install a fence at the appropriate property lines.

**Mario Maresca**, Sierra-Mare Enterprises, INC, informed the commission that he would install any required signage and would install a fence.

**PUBLIC HEARING CLOSED @ 6:21PM**

The Commission **approved** the parcel map as with added conditions. m/s/c Hutchinson/Palacio 6-0

**6. PUBLIC HEARING CUP 18-02**

The applicant is requesting a Conditional Use Permit (CUP 18-02) to allow for the addition of a 55 foot Stealth Wireless Communication Tower. The property is currently zoned C-2 (Medium Commercial), and is 1.2 acres in size. The site is currently a commercial plaza. Access is proposed via 1st Street or Brawley Avenue.

Property Owners:	JRM Development, LLC c/o Jitendra Goyal
Applicant/Representative:	Will Kazimi, Smart Link, LLC
Legal Description:	Northerly 167.53 Foot Strip in Block 1, City of Brawly, County of Imperial, State of California, APN 048-201-003

**Planning Commissioner Goyal** at this time excused himself from this portion of the meeting due to conflict of interest.

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

**OPEN PUBLIC HEARING @ 6:23PM**

There were no public comments.

**PUBLIC HEARING CLOSED @ 6:24PM**

The Commission **approved** the conditional use permit as presented. m/s/c Palacio/Hutchinson 5-0

**8. ZONING CODE ENFORCEMENT**

**9. ADJOURNED TO OCTOBER 3, 2018.**

**10. ADJOURNMENT @ 6:43 pm**

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