

CITY OF BRAWLEY
September 6, 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** @ 5:31pm

PRESENT: Palacio, Castro, Bumbara, Hutchinson, Marquez, Goyal, Smith
ABSENT: None

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

The minutes of July 7th, 2017 were approved with corrections during the July 2017 Planning Commission meeting. m/s/c Castro/Goyal 7-0

4. PUBLIC APPEARANCES There were none.

5. PUBLIC HEARING VAR 17-01

The applicant is requesting a variance to allow the reduction of the minimum lot size from 6,000 square feet to 2,500 square feet and for a reduction of rear yard setback from 20 feet to 10 feet for property. Parcel is zoned R-2 (Residential Low Density).

Applicant: Shine Investments, LLC

Location: 305 J Street, Brawley, CA 92227, legally described as the south 100 feet of Lot 1, Block 52, Townsite of Brawley, City of Brawley, County of Imperial, State of California, APN 048-161-025.

Planning Director Gaste gave an overview of the project as presented in the staff report and informed the commissioners that this is an existing lot that there was a structure on it previously. The applicant has been working on renovating the lot and want to build small home on an illegal non conformation lot on the lot which would require a variance to make it legal and have separate utilities. There are similar parcels in this area that have been cut similarly and is not unusual. This will allow the area to be renovated instead of being an empty lot.

OPEN PUBLIC HEARING @ 5:38PM

Commissioner Goyal asked the Planning Director the size the unit will be as remaining construction width would be 20 ft.

Planning Director Gaste informed Mr. Goyal that the house would be fairly small at an approximate 600 square feet. The Variance itself is to allow the smaller lot size and rear yard setback. This could be a good starter home for somebody. It would be better to use the property as infill instead of having a vacant lot.

Commissioner Smith asked the Planning Director if he knew the history of how the proposed site became a parcel.

Planning Director Gaste mentioned that the parcel was established a long time ago. However if you look at other in the area specifically along Third Street between J Street and K Street there are includes low irrigation landscaping. Currently the lot is vacant and there people dump trash makes the neighborhood look bad.

Commissioner Goyal asked Mr. Roben if he considered having the entrance to the driveway to be from 3rd Street instead of the alley.

Ray Roben commented that this is how it worked out better from a plan standpoint and how it would lay on the lot. Using the J. Street as the main entrance to the drive way would put the shortest setback to the existing house. The alley provides for enough egress and digress to the property so that on-site parking may be accessed.

Planning Director Gaste mentioned that if this was all one lot he would be permitted to construct a granny flat that would be the same size as the proposed structure or even larger and would only require one parking space. Since this is one separate lot there are two parking spaces required.

Commissioner Goyal asked what the garage requirements would be for this type of structure.

Planning Director Gaste responded that garages are not required in any house. All that is required is two off-street parking spaces.

Ray Roben mentioned that the proposed structure would not include a garage and would only include off-street parking. He also mentioned that it would be a perfect starter home as housing cost are on the rise.

Commissioner Goyal added that the Planning Commission aims to support affordable housing.

Commissioner Castro mentioned that he passed by the location and the remodel is making the neighborhood look good.

PUBLIC HEARING CLOSED@ 5:45PM

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

6. PUBLIC HEARING TM 17-01

The applicant was requesting a Conditional Use Permit (CUP17-03) to allow usage of the property as a Place of Assembly. Parcel is zoned Planned Development (P-D), Civic Center Neighborhood of the Downtown Specific Plan which allows Places of Assembly with a Planning Commission Conditional Use Permit.

Applicant: Carolyn F. Benson/Norman & Stacie Chandler

Location: 145 South 6th Street, Brawley, CA 92227, legally described as the south 125 feet of Lots 25 through 29 and the north 25 feet of the west 20 feet of Lot 29, Block 72, Townsite of Brawley, City of Brawley, County of Imperial, State of California, APN 049-021-012

Planning Director Gaste gave an overview of the project and mentioned that the proposed location is a suite and the church does not have a big congregation. He added that they don't do any type of counseling and drug administration. The back portion of the location would be administrative services for the church therefore a big crowd is not expected at that area at any time with exception of the hours of congregation which fall after hours of operation of the surrounding businesses.

OPEN PUBLIC HEARING @ 5:48PM

Norman Chandler, representing the church gave an overview of the church and his experience with the congregation he has in the City of Holtville. He added that a big portion of the attendees are from the City of Brawley many of which are court ordered. He would like to offer a place of worship for the attendees from Brawley who cannot make it to Holtville during the week. He made it clear that the church was not a men's home nor is that the intention.

Commissioner Castro asked Mr. Chandler if there were any plans for a group home in the future.

Norman Chandler, stated that there were no plans to do a group home and there is not going to be anyone that would be residing at the proposed location.

Commissioner Goyal asked Mr. Chandler if there were going to be using the location for food purposes.

Norman Chandler informed Commissioner Goyal that they may have a fellowship with food for those withing the congregation but they would be closed to the public. He also mentioned that they don't have plans to hand out food to the community as there are already programs in place such as Brawley Feed the Need that he supports that meets that need.

Chairman Palacio asked Planning Director Gaste if there were any of the same concerns as another similar project.

Planning Director Gaste commented that the other place was larger, produced more traffic, served food and would be limited. He also asked Norman Chandler the size of his congregation.

Norman Chandler mentioned that they're currently set up for 55 people.

Commissioner Goyal asked if parking would be an issue or if the proposed project was next to city lots that could support parking.

Planning Director Gaste mentioned that parking would be sufficient with the city lots. He also mentioned that the hours of operation for the congregation would be off hours from the currenty businesses so parking would not be an issue.

Commissioner Goyal asked Norman Chandler if they planned on demolishing or remodeling the existing structures to be used for the congregation.

Norman Chandler informed Commissioner Goyal that they are able to use the Woven Center next door as the two suites are connected which allows them to have classroom space and an extra room when there are children at the congregation.

Commissioner Goyal asked Planning Director Gaste if there where going to be ADA Compliance Issues with the restroom.

Planning Director Gaste mentioned that there would be a walkthrough done by the Building Department prior to final approval to determine occupancy.

Norman Chandler added that both restrooms that they are able to use are handicap accessible restrooms. He also mentioned that they have designated one restroom for women and one for men but they can make it a universal restroom if necessary.

Commissioner Castro requested clarification from Norman Chandler on his definition of Church Services.

Norman Chandler mentioned that it involved doing prayer requests, songs of worship and a message of God and would take roughly about an hour and a half which would take place after hours.

PUBLIC HEARING CLOSED @ 5:53PM

The Commission **approved** the conditional use permit as proposed. m/s/c Bumbera/Marquez 7-0

7. ZONING CODE ENFORCEMENT

Planning Director Gaste introduced Interim Building Official Oscar Escalante to the Planning Commission and also 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.

Interim Building Official Oscar Escalante's written informational report regarding code enforcement report for the month of July 2017 was provided to the Commission.

*Please see attached document.

Commissioner Marquez asked Interim Building Official Escalante if it was legal to park and live in a mobile home in a back yard.

Interim Building Official Escalante mentioned that while it is legal to park a mobile home you cannot live in the mobile home. He further mentioned that it requires some preparation to park such as a parking pad.

Commissioner Smith requested a status update on Taco Bell from Interim Building Official Escalante.

Interim Building Official Escalante mentioned that Taco Bell is currently in the plan check phase and added that what he has reviewed looks like the building and plans are well done. Public Works is also reviewing the plans as part of the alley will be used for the drive thru.

Planning Director Gaste added that Caltrans is also involved as there is going to be an access from Main Street. He also mentioned that the whole alley will be paved.

Commissioner Goyal asked when the start of construction is expected to take place.

Interim Building Official Escalante mentioned that plan checks should be completed in a couple weeks pending a response from the Fire Department and Public Works. The project has already been reviewed by the Development Review Committee.

Planning Director Gaste mentioned that the Applicants intended to start construction in early November.

8. Review and Adoption of Planning Commission Rules 2017-2018

Planning Director Gaste informed the Commission that there were no changes to the rules and there haven't been for approximately 10 years. He also mentioned that changes to the rules are usually made per the request of the Legal Department.

The Planning Commission **approved** the Rules as presented. m/s/c Smith/Goyal 7-0

9. Election of Officers 2017-2018

Planning Commissioner Castro was nominated for Chairman of the Planning Commission. There were no other nomination. m/s/c Hutchinson/Palacio 7-0

Planning Commissioner Goyal was nominated for Vice-Chairman of the Planning Commission. There were no other nominations. m/s/c Hutchinson/Palacio 7-0

10. NEXT MEETING DATE

The Planning Commission **adjourned** to November 1, 2017.

City Manager Rosanna Bayon Moore provided an update to the Commission on the following items: Adult Day-Out Center, the Pioneers Memorial Healthcare District Health , Brawley Barbecue , updates to the Motel 6, a proposed pilot travel center, I.V. Respite, communication received from the Bureau of Prison, the Utility User Tax, the relocation of the Mobilehome, and the vacation of a half-way house located in a residential area.

11. ADJOURNMENT @ 6:47pm

Gordon R. Gaste AICP CEP, Interim Development Services Director