

City Of Brawley

Minutes for September.2nd.2015

Planning Commission Meeting

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 Hutchinson at 5:31 p.m.

Present: Palacio, Goyal, Hutchinson, Bumbera, Marquez

Late: Castro 5:50 p.m.

Absent: Smith

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

m/s/c Bumbera/Marquez 5-0

3. APPROVAL OF MINUTES

Motion: The Planning Commission approves the minutes of August.5th.2015 as presented.

m/s/c Goyal/Bumbera 5-0

4. PUBLIC APPEARANCES

Chairman Hutchinson called for Public appearances. There were none.

PUBLIC HEARINGS

- 5. An application for a variance (VAR 15-01) to allow for an increase in the maximum height of a fence in the front yard setback of an R-2 (Residential Low Density) zone from four(4) feet to six (6) feet.**

Applicant: Issac Villarreal

**1645 C Street
Brawley, CA 92227**

Location: 1645 C Street, more particularly described as Parcel 3 of Parcel Map BPM 94-04 of the East half of Lot 3, Brawley Subdivision No. 1, City of Brawley, County of Imperial, State of California, APN 047-250-034

Gordon Gaste, Planning Director gave an overview of the project. The fence is currently four (4) feet and wants to be increased to six (6) feet. The Variance application was submitted for the purpose to increase size of fence.

- **Public hearing opened at: 5:37p.m.**

Applicant Issac Villarreal was present for questioning. Applicant stated that the main purpose of increasing the size of the fence is for “security purposes”.

No other public comments received.

- **Public hearing closed at 5:41 p.m.**

Motion: The Planning Commission approves the application for variance (VAR 15-01) to allow for an increase in the fence size, from four (4) feet to six (6) feet for security purposes. m/s/c Bumbera/Marquez 5-0

6. **An application for a parcel map (PM 15-02) and Variance (VAR 15-02) to subdivide the current parcel into three (3) parcels to allow for the construction of additional single or multiple family dwellings. The variance will allow for a two and one half (2.5) foot reduction of the rear yard setback for the two most easterly parcels from twenty (20) to seventeen (17) and one half (1/2) feet (17.5).**

**Applicant: Romulo Garcia, Jr.
2300 Ashton Street
Imperial, CA 92251**

Location: 665 South Western Avenue, more particularly described as the North 93 feet of the South 258 feet of Lot 21, Rio Vista Rancho Subdivision, City of Brawley, County of Imperial, State of California, APN 048-185-010

Gordon Gaste, Planning Director gave an overview of the project. The property is currently zoned R-3 (Residential Medium Density). The lot is over an acre and stretches from South Western Avenue to South El Cerrito Avenue. The applicant wants to split the lot into 3 lots. The variance is needed because of two (2) existing buildings on the lot which does not allow for the needed twenty (20) feet yard setbacks in order to split lots evenly. Variance is to allow seventeen and a half (17.5) feet yard setback instead of the twenty (20) feet yard setback. Applicant was not available to answer any questions.

- **Public hearing opened: 5:53 p.m.**

Todd Dial, Surveyor for Mr. Garcia, represented Mr. Garcia's project. Mr. Dial was able to answer questions and provide clarification in regards to the project.

- **Public hearing closed: 5:56 p.m.**

**Motion: The Planning Commission approves the application for a parcel map (PM 15-02) to allow for the subdivision of the current parcel into three (3) parcels in order for future development and the application for variance (VAR 15-02) to allow yard setback be seventeen and a half (17.5) feet instead of twenty (20) feet. m/s/c Goyal/Marquez 6-0
5:58 p.m.**

7. REVIEW & ADOPTION OF PLANNING COMMISSION RULES 2015-2016

**The Planning Commission approved the review and adoption of the rules.
m/s/c Bumbera/Marquez 5:43 p.m.**

8. ELECTION OF OFFICERS 2015-2016

Mr. Smith and Mr. Hutchinson were nominated for Chairman of The Planning Commission. The Commission elected Mr. Smith.

m/s/c Hutchison/Goyal 4-2

Mr. Palacio was nominated for Vice Chairman. There were no other nominations. m/s/c Marquez/Hutchinson 6-0

5:51 p.m.

9. ZONING CODE ENFORCEMENT

Mr. Fransisco Soto, the Building Official reported: that there was twenty-six (26) Code Enforcements Items between the months of July and August. Five

(5) that pertained to “Zoning”, six (6) which pertained to “Housing”, five that were either “Building Code Violations” or “Investigations” to see if there were any code violations, followed through on three (3) investigative requests from the Finance Department that had to do with “Business License” enforcements. There were four (4) “Miscellaneous Items” that were also dealt with and handled.

6:00 p.m.

9. NEXT MEETING DATE

The Commission adjourned to the next regular meeting on October.7th. 2015.

6:10 p.m.

10. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:11 p.m.

m/s/c Marquez/Bumbera