

CITY OF BRAWLEY
January 9, 2019

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 Goyal** @ 5:34 pm

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

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Smith/ Palacio 4-0

Commissioner Smith, added to the record that he was involved in the purchase of property for items 5 & 7 but has not received any compensation in the past 18 month nor will he receive any additional financial gain in the near future.

AYES: Palacio, Goyal, Marquez, Smith
NAYES: None
ABSENT: Bumbera, Castro, Hutchinson
ABSTAIN: None

3. APPROVAL OF MINUTES

The minutes of December 9, 2018 were **approved** during the January 2019 Planning Commission meeting.
m/s/c Palacio/Marquez 3-0-1

AYES: Palacio, Goyal, Marquez
NAYES: None
ABSENT: Bumbera, Castro, Hutchinson
ABSTAIN: Smith

4. PUBLIC APPEARANCES

5. PUBLIC HEARING SP 18-03 & CUP 18-05

A site plan (SP 18-03) and conditional use permit (CUP18-05) was requested by the Applicant to allow for a Density Bonus for a proposed apartment complex. The property is currently zoned R-3 (Medium Density Multiple-Family Residential). The site is currently Vacant and 3.78 acres in size.

Property Owners:	AMG & ASSOCIATES LLC c/o Cameron Johnson
Applicant/Representative:	Brawley Pacific Associates III.
Legal Description:	REMAIN PAR OF FM26-83 ALSO BEING POR LOT 37 BRAW SUB 1, CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, APN 047-320-103

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

Chairman Goyal, asked what the reasoning would be to allow a density bonus.

Planning Director Gaste, explained that we are required by law to provide certain amount of affordable housing. It would be a benefit to the City to allow density bonuses as the City is deficient in affordable housing.

Commissioner Smith, asked if the Density Bonus would require low income housing

Planning Director Gaste, added that the incentive for a density bonus is to require low income housing. Additionally if it a density bonus is denied you have to prove that it would be detrimental to the community. The project would create additional housing and part of the project would include opening up I Street all the way to Main Street/ Highway 78.

Commissioner Smith, asked if a Density Bonus Agreement is allowed by right.

City Manager Bayon Moore, added that the item before the Commission is a discretionary item which the Planning Commission can decline. She added that the term allowed by right refers to something already define in the zoning ordinance as allowed. If a higher density project is being brought forth the allowed by right aspect refers to not being able to deny the project on the basis that it is for low income multifamily housing.

OPEN PUBLIC HEARING @ 5:40PM

Cameron Johnson, informed the Commission that this project would be a unique hybrid net zero project. The complex would run onsite renewable energy. An added part of the project would be reduction of greenhouse gases in the form of bus passes to residents, 30 van pool vehicles within the Imperial County via Cal Vans, and onsite secured bicycle storage. Additionally 2-3 million dollars of awarded funds would be used toward construction of bike lanes/ sidewalks.

City Manager Bayon Moore, added that this is the second project application to apply for these funds. Chelsea Investments previously applied but was denied. If these funds are awarded it would allow the opportunity to fill gaps in infrastructure.

Chairman Goyal, asked how long the Bus Passes would be given to residents, how many per household, and what the fee would be for using the vanpool services?

Cameron Johnson, added that the design for administration of services is not complete. As for the van pool services, it would be free. While the limits to distance for the service is not set it will most likely be within the Imperial County

PUBLIC HEARING CLOSED @ 5:51PM

The Commission **approved** the conditional use permit as proposed. m/s/c Palacio/Marquez 4-0

AYES: Palacio, Goyal, Marquez, Smith

NAYES: None

ABSENT: Bumbera, Castro, Hutchinson

ABSTAIN: None

6. PUBLIC HEARING CUP 18-04

The Applicant requested a conditional use permit (CUP-04) to allow for a Density Bonus for apartments located in an existing downtown building. The property is currently zoned Civic Center Main Street. The site is currently a vacant building under construction and is 0.34 acres in size

Property Owners: Robert Obrien & Elizabeth Machado,
Applicant/Representative: Tony Machado
Legal Description: LOTS 20 TO 23 INCL BLK 78 EXC W 6 IN OF LOT 23
TOWNSITE OF BRAWLEY, CITY OF BRAWLEY, COUNTY
OF IMPERIAL, STATE OF CALIFORNIA, APN 049-023-
002

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

OPEN PUBLIC HEARING @ 5:53PM

Commissioner Palacio, asked if there was going to be a business on the bottom?

Robert Obrien, added that the Adult Care Facility, Day Out, would be on the bottom. Additionally there are three store fronts.

Commissioner Smith, asked if there would be access from the back, and if there would be security lighting for safety.

Tony Machado, added that there would be security lighting for residents through the back. Access to the residence would be via fob access.

PUBLIC HEARING CLOSED @ 6:02

The Commission **approved** the conditional use permit as proposed. m/s/c Palacio/Marquez 4-0

AYES: Palacio, Goyal, Marquez, Smith
NAYES: None
ABSENT: Bumbera, Castro, Hutchinson
ABSTAIN: None

7. PUBLIC HEARING VAR 18-02 & SP 18-02

The applicant is requesting a variance (VAR 18-02) and site plan (SP 18-02) in order to permit a Church. A variance is required in order to allow for reduced onsite parking facilities. The property is currently zoned C-2 (Medium Commercial).

Property Owners: Calvary Kaleo, Inc
Applicant/Representative: GS Lyon Consultants
Legal Description: Lots 5 6 & 7 Block 81, Townsite of Brawley OM 1 15,
City of Brawley, County of Imperial, State of
California, APN 047-272-010

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

OPEN PUBLIC HEARING @ 6:08PM

Jeff Lyon, GS Lyon Consultants, informed the Commissioners that the project as proposed would not be able to fit all the parking onsite. He also mentioned Pastor Shane Herman has been in contact with the majority of the surrounding business owners who did not express concerns for parking issues as they would functioned on off

hours. Additionally Mr. Lyon measured available parking spaces in the surrounding area outside the residential areas and there was approximately 35 parking spaces.

Commissioner Smith, asked Pastor Herman how large his congregation is, where they currently are located, and what their hours of operation.

Pastor Shane Herman, Cavalry Kaleo, informed the Commission that they have a congregation of approximately 30 adults and 15 children. They have been worshiping out of the Teen Center for 9 years on Sundays at 9: A.M. and do not have a midweek service. They intend on having a midweek service after 6:30 PM and would only have 2-3 cars throughout the week during business hours.

PUBLIC HEARING CLOSED @ 6:13PM

The Commission **approved** the conditional use permit as proposed. m/s/c Palacio/Marquez 4-0

AYES: Palacio, Goyal, Marquez, Smith

NAYES: None

ABSENT: Bumbera, Castro, Hutchinson

ABSTAIN: None

8. ZONING AND CODE ENFORCEMENT

9. ADJOURNED TO February 20, 2019.

10. ADJOURNMENT @ 6:21 pm

Gordon R. Gaste AICP CEP, Development Services Director