

# PLANNING COMMISSION

Jay Goyal

John Grass

Kevan Hutchinson

George A. Marquez

Robert Palacio

Darren Smith

Cynthia Vandiver



## AGENDA

**PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, AUGUST 2, 2023 AT 5:30 P.M.  
CITY COUNCIL CHAMBERS  
383 MAIN STREET  
BRAWLEY, CALIFORNIA**

1. CALL TO ORDER / ROLL CALL
2. APPROVE AGENDA
3. APPROVE MINUTES
4. PUBLIC APPEARANCES

The Planning Commission encourages citizen participation on all matters presented for their consideration. Members of the public who wish to speak on an issue that is not on the agenda may do so during the "Public Appearances" section at any meeting. The Planning Commission does not take action on items presented under Public Appearances.

### PUBLIC HEARING

5. Conditional Use Permit 23-01 is for the construction of an 85-foot mono-tree wireless telecommunication facility and related equipment. The property is a developed 1-acre site, zoned C-P (Service and Professional). Communication facilities are not allowed in the C-P zone, by right, but are permitted subject to the approval of a Conditional Use Permit (CUP). The proposed project will require approval from the Planning Commission under CUP#23-01, Variance #23-01, and adoption of the project Negative Declaration.

Property Owner:	Donald M. Ehman Enterprise, LLC
Representative:	MD7
Legal Description:	Tract 113, Township 13 and 14 South, Range 14 East, In the City of Brawley, County of Imperial, State of California
APN:	048-320-002
Location:	197 W. Legion Road

6. A Parcel Map (PM 23-05) to subdivide a developed 3.23-acre parcel into four parcels with a remainder parcel to allow for low density residential development. The property is currently zoned R-2 (Residential Low Density). The parcel is abutting C Street and B Street located at 1561 C Street.

Property Owner: Jay Goyal, ETC Custodian

Representative: David Beltran, Dynamic Consulting

Legal Description: Lot 6, Brawley Subdivision 1, in the City of Brawley, County of Imperial, State of California, according to Map No. 56 in the Office of the County Recorder

APN: 047-240-040

7. Conditional Use Permit 23-05 is for a truck fleet repair shop to be located in an unoccupied building, zoned C-2 (Medium Commercial). Truck shops are not allowed in the C-2 zone, by right, but are permitted subject to the approval of a Conditional Use Permit (CUP). The proposed project will require approval from the Planning Commission under CUP#23-05.

Property Owner: Melony Ane Owens Kempf and Joy Lynn Harder Etal

Representative: One World Fleet Services

Legal Description: S375 FT, Lot 48, Brawley SUB 1, 2.64 AC EXC POR in HWY 111, in the City of Brawley, County of Imperial, State of California

APN: 047-380-023

Location: 575 US Highway 111

8. ADOPT PLANNING COMMISSION RULES AND PROCEDURES

9. ELECTION OF OFFICERS

9. NEXT MEETING DATE

September 6, 2023

10. ADJOURNMENT