

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, on Wednesday, August 2, 2023

1. CALL TO ORDER/ROLL CALL

The meeting is called to order by Acting Chairman Jay Goyal at 5:30 p.m.

Present: John Grass, Kevan Hutchinson, G. Marquez, R. Palacio, Cynthia Vandiver,

Absent: Darren Smith

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

M/S/C: Hutchinson/Palacio/6-0

3. APPROVAL OF MINUTES

Motion: Approval of the Planning Commission Meeting Minutes for June 2, 2023.

M/S/C: Palacio/Markquez/6-0

4. PUBLIC APPEARANCE

Acting Chairman Smith called for public appearances. Members of the public provided comment regarding the noise produced by Spot 805. Acting Chairman Smith thanked the members of the public and redirected complaints for City Council consideration. Public comments concluded at 5:31 p.m.

5. CUP 23-01

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

Motion: The Planning Commission approves CUP 23-01 as presented.

M/S/C: Hutchinson/Palacio/6-0

6. PM 23-05

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

Motion: The Planning Commission approves PM 23-05 as presented.

M/S/C: Hutchinson/Palacio/*5-0

* Jay Goyal recused himself.

7. CUP 23-05

Conditional Use Permit 23-05 is for a truck fleet repair shop to be located in an unoccupied building, zoned C-3 (Heavy Commercial). Truck shops are not allowed in the C-3 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

Motion: The Planning Commission approves CUP 23-05 as presented.

M/S/C: Hutchinson/Grass/6-0

8. ADOPT PLANNING COMMISSION RULES AND PROCEDURES

Motion: The Planning Commission adopts the Planning Commission Rules and Procedures.

M/S/C: Palacio/Marquez/6-0

9. ELECTION OF OFFICERS

Motion: The Planning Commission nominates and approves Jay Goyal as Chair.

The Planning Commission nominates and approves John Grass as Vice-Chair.

M/S/C: Marquez/Hutchinson/6-0

M/S/C: Vandiver/Hutchinson/6-0

10. NEXT MEETING DATE

September 6, 2023

11. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:18 p.m.

M/S/C: Marquez/6-0