

**CITY OF BRAWLEY**  
**December 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 **Vice-Chairman Goyal** @ 5:30 pm

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

**2. APPROVAL OF AGENDA**

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

**3. APPROVAL OF MINUTES**

The minutes of November 1, 2017 were **approved** during the December 2017 Planning Commission meeting.  
m/s/c Hutchinson/Palacio 4-0

**4. PUBLIC APPEARANCES** There were none

**5. PUBLIC HEARING VAR 17-02**

The applicant is requesting a variance (VAR17-02) requesting to allow for the reduction of the rear yard setback from 20 feet to 8 feet for property to add an additional room on a property currently zoned R-1 (Residential Single Family) and is 0.21 acres in size.

Applicant: Gilberto Z. Pompa

Location: 773 Birch Street, Brawley, CA 92227 legally described as Lot 5, Parkside Estates Subdivision Unit #4, City of Brawley, County of Imperial, State of California, APN 046-335-005.

**Planning Director Gaste** gave an overview of the project as presented in the staff report.

**OPEN PUBLIC HEARING @ 5:32PM**

**Commissioner Goyal** asked if the current patio is up to code.

**Planning Director Gaste**, added that Mr. Pompa still needs to get a permit to enclose the patio.

**Commissioner Hutchinson**, mentioned that the aerial of the site would still look the same.

**Gilberto Pompa**, confirmed Commissioner Hutchinson's claim and added that he is enclosing the patio by adding three walls and making it into a family room.

**Commissioner Goyal** asked if the unit would be air conditioned.

**Gilberto Pompa**, added that he would be installing two additional air conditioner units.

**PUBLIC HEARING CLOSED @ 5:34PM**

The Commission **approved** the variance as proposed. m/s/c Hutchinson/Palacio 4-0

**6. PUBLIC HEARING CUP 17-05**

A negative declaration was presented and conditional use permit (CUP17-05) requested for the construction of a wireless tower at a property currently zoned C-3 (Heavy Commercial) and is 1.07 acres in size.

Applicant: Zenon Gonzales

Representative: Andréa Urbas, AICP, Zoning and Compliance Manager, J5IP

Location: 1627 Main Street, Brawley, CA 92227 legally described as Parcel 2 of COC of a portion of Lot 20, Brawley Subdivision No. 1, City of Brawley, County of Imperial, State of California, APN 047-480-040.

**Planning Director Gaste** gave an overview of the project as presented in the staff report and informed the commissioners that A negative declaration was conducted to review environmental impacts. The conditional use permit is to allow for the construction of an 80 foot stealth wireless tower disguised as a palm tree.

**OPEN PUBLIC HEARING @ 5:37 PM**

**Ryan Douglas**, representative from J5IP, gave a brief overview of the intended project and mentioned that it has the capacity to hold up to three carriers.

**Planning Director Gaste** added that the City of Brawley encourages co-locatable cell towers and tries not to approve additional towers until all towers are at capacity.

**Commissioner Hutchinson** asked if they had any electrical issues.

**Ryan Douglas**, added that there is already power on site and they will do their due diligence to ensure that there is sufficient power.

**Karen Blue**, Brawley Resident and employee at business near site, wanted to know if the proposed microwave would interfere with their computers.

**Planning Director Gaste** mentioned that RF studies. Also he added that the frequencies shoot outwards not downwards.

**Ryan Douglas** added that they have to comply with FCC requirements and conduct studies to ensure all bases are covered in regards to interference with other signals such as emergency signals.

**Karen Blue** mentioned that they have an issue with power outages in the area and asked is the tower was going add to the load.

**Ryan Douglas** mentioned that they would have a backup generator.

**Planning Director Gaste** added that they still have to provide load calculations to the IID to ensure that the project would not overload the grid.

**Ryan Douglas** added that when they prepare load calculations for co-locatable towers they calculate the load at capacity.

**Commissioner Hutchinson** added that there is additional development proposed in the area and the IID would already be mitigating if there was a significant overload to the grid. He also added that facilities such as the power uses about the same energy as a house.

**PUBLIC HEARING CLOSED @ 5:44PM**

The Commission **approved** the negative declaration and CUP 17-05 as proposed. m/s/c Palacio/Hutchinson 4-0

**8. ZONING CODE ENFORCEMENT**

**Planning Director Gaste** presented the October 2017 code enforcement reports.

**9. ADJOURNED TO FEBRUARY 7, 2018.**

**10. ADJOURNMENT @ 5:51pm**

*Gordon R. Gaste* AICP CEP, Interim Development Services Director