

**CITY OF BRAWLEY**  
**FEBRUARY 1, 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 **Chairman Palacio @ 5:30pm**

**PRESENT:** Palacio, Hutchinson, Bumbara, Marquez, Smith, Castro, Goyal  
**ABSENT:** None

**2. APPROVAL OF AGENDA**

The agenda was **approved** as submitted. m/s/c Smith/Goyal 7-0

**3. APPROVAL OF MINUTES**

The minutes of January 4, 2017 were **approved** as submitted. m/s/c Smith/Goyal 7-0

**4. PUBLIC APPERANCES** There was none.

**5. PUBLIC HEARING**

An application for a Tentative Tract Map and partial Zone Change from R-1 (Residential Single Family) to R-2 (Residential Low Density) is proposed in order to permit single family detached dwellings and single family zero-lot-line dwellings.). The site is currently vacant and is 24.49 acres in size. The proposed project is to allow for the construction of a 47 single family detached homes and 86 zero-lot line homes. Access is proposed via River Drive, North Palm Avenue and Duarte Street.

Applicant: RSG Capital, LLC  
Representative- Raymond Todd Dial, RTD Consulting

Location: Lot 8, Subdivision of Tract 77, Township 13 South, Range 14 East, S.B.M. excepting the South 40 feet, City of Brawley, County of Imperial, State of California, APN 047-060-31.

**Commissioner Goyal**, recused himself from this item due to his financial involmnet with the proposed project.

**Planning Director Gaste** gave an overview of the project. Planning Director Gaste informed the commissioners that this project the applicant is propsing is consistant with the general plan and does not require a general plan amendment because R-2 zoning is still considered low density. The best example of a working continuous project similar to this one is located in the City of Imperial.

**Mr. Dial, RTD Consulting** informed the commission that this project has previously come before the commission as a proposed mobile home park project. Mr. Dial stated that he believes this will be a good project for the City.

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

The following resident participated:

**Thomas Perez 682 N 11 St.** Stated that this project looks a lot better than the mobile home park. Mr. Perez wanted to know why more single family homes weren't built and was concerned about the phasing, zoning, and funding process of this project.

**Planning Director Gaste** informed Mr. Perez that once the zoning is changed to R-2, a mobile home park cannot be built in an R-2 zone, which clarified his concerns.

The Planning Commission recommended the project for **approval** to the City Council.  
m/s/c Smith/Hutchinson 6-0

**6. ZONING CODE ENFORCEMENT**

**Building Official Soto** reported that during the month of January 2017 there have been approximately 14 sites that have received violation notices, 22 sites have gone through code inspections, 4 vacant lot issues, which 3 of those issues have been resolved and 1 is pending. There were 2 housing enforcement issues, which 1 has been resolved and 1 is still pending, 2 zoning violations which both issues are still pending, 3 city code violations, and 2 building code violations.

**7. NEXT MEETING DATE**

The Planning Commission **adjourned** to March 1, 2017.

**8. ADJOURNMENT @ 6:15pm**



**Lisa Tylenda, Planning Technician**