

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 of said meeting. The City Clerk attests to the posting of the agenda pursuant to G.C. 54954.

#### CALL TO ORDER/ROLL CALL

The meeting was called to order by Chairman Hutchison at 5:30 p.m.

**Present:** Hutchinson, Bumbera, Goyal, Smith

**Absent:** Marquez, Sagredo

Mr. Gaste introduced new commissioner appointed by the City Council Mr. Robert Palacio.

#### APPROVAL OF AGENDA

**Motion:** The Planning Commission approves the agenda as presented. m/s/c Bumbera/Goyal 5-0

#### APPROVAL OF MINUTES

**Motion:** The Planning Commission approves the minutes of January 7, 2015 as presented. m/s/c Goyal/Bumbera 5-0

#### PUBLIC APPEARANCES

Chairman Hutchinson called for Public appearances. There were none.

#### PUBLIC HEARING

Due Notice having been given, now is the time to consider an application for a site plan (SP14-02), conditional use permit (CUP14-02), parcel map (PM14-01) zone change (ZC14-01) from R-1 (Residential Single Family) to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing), a general plan amendment (GPA14-01) changing the land use designation from low density residential to medium density residential, commercial and industrial and an environmental mitigated negative declaration to allow for a mobile home and RV park, a convenience store and a mini-storage facility.

**Applicant:** Jay Goyal and David Ramirez  
RSG Capital, LLC  
512 Broadway Street  
El Centro, CA 92243

**Location:** Northwest corner of River Drive and North Palm Avenue, more particularly described as 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 047-060-031

Gordon Gaste, Planning Director gave an overview of the project. Location is the Northwest corner of River Drive and North Palm Avenue. South of the airport, north of River Drive, where Caesar Chavez Avenue turns to the east. What the applicant is proposing are several different uses on that parcel the major one being an RV and mobile home park, with the continue which the smaller spaces that will be rented those are for the RVs. The applicant is resubmitting application with revisions and renderings, recommended by Commissioners. I also received email from Mike Rosales for parcel to remain R-1.

Mr. Goyal, co-applicant, visited several RV Parks in the Valley. Added more parking, trash cans, recreational area, club house, landscaping. Do exceed the requirements and keep it low cost. Solar panels are better rates.

Mr. Smith, what kind of Ramada?

Mr. Goyal, BBQ area.

Mr. Smith, is solar going on every space?

Mr. Goyal, Solar is less expensive, some areas will have solar and other areas will have electrical. We are meeting in-house fire department requirements.

Mr. Ramirez, Engineer Records, if you see rendering by the gates it shows Ocotillo plants and rocks for landscape.

Ms. Lydia Duarte, is this going to be gated RV and enough lighting?

Mr. Ramirez, yes, it will be gated all around and solar not in all the spaces. Grocery store will need electricity.

Mr. Smith, describe the structure of the shade?

Mr. Ramirez, it's a medal structure.

Ms. Perez, 682, N. 11<sup>th</sup>, is there going to be trees?

Mr. Ramirez, No trees, only shade and panels. There will be minimal vegetation.

Mr. Hutchison, how does the Airport Commission feel about the solar panels?

Mr. Gaste, already ran through Airport Commission and they are fine with this project.

Mr. Hutchinson, will there be master meter?

Mr. Ramirez, yes.

Mr. Hutchinson, I have trash issue. Where are the trash bin areas?

Mr. Ramirez, there are 4 locations.

Mr. Hutchinson, what is the club house size?

Mr. Ramirez, bigger than RV.

Mr. Hutchinson, I still have concerns, do not see area for dogs and doesn't look attracting.

Mr. Goyal, stepped down from the dais as he is the applicant for the project.

Chairman Hutchinson opened the public hearing at 6:00 p.m.

Lydia Duarte, 1229 River Dr., is this place going to be cement or grass areas?

Mr. Ramirez, no grass, payment and crush rock materials. Some vegetation that are not sun sensitive and no plants in the RV area.

Ms. Duarte, still have concerns of hazardous waste.

Mr. Ramirez, project is 30 feet away from property line.

Ms. Duarte, this is very close to the hazardous waste and on the west side of the railroad tracks look like a dump there.

Mr. Hutchinson, is there a legal dumping there?

Mr. Gaste, no, people have just been dumping there. Not the project issue.

Ms. Duarte, I'm still concern for the hazardous waste, air pollution and dumping there.

Rosanna Bayon Moore, City Manager, point of clarifications; state submits quarterly monitoring reports and available to the public to view and on the dumping issue will bring it up to the Code Enforcement Officer and please call the illegal dumping to the police department.

Thomas Perez, 682, N. 11<sup>th</sup>, disagree with Mr. Gaste, it was dug deep but chemicals still there.

Mr. Gaste, have letters from the State.

Mr. Perez, concerns on the panels, does the panel have glare?

Mr. Ramirez, No.

Mr. Perez, where does the trailer start?

Mr. Ramirez, depending what trailers you are talking RV or mobile home?

Mr. Smith, 24 feet from the fence.

Mr. Perez, on the east side?

Mr. Smith, 100 feet from fence.

Mr. Perez, I mean from PureGro area how far?

Mr. Ramirez, 100 feet from the fence.

Mr. Perez, how bad is lighting going to be?

Mr. Ramirez, there will be some lighting.

Mr. Gaste, lighting not like the parks. It will be more like apartment complex. The solar panels are black color and doesn't glare.

Mr. Perez, don't like changes and don't want glare to go to our area. Good Luck.

Lupe Navarro, 671 18<sup>th</sup> Street, this is near the PureGro use to be?

Mr. Gaste, No, it's on the east of PureGro.

Mr. Navarro, still contamination there?

Mr. Gaste, No, signs need to be there, it's on the last phase. Quarterly monitor reports are submitted to us and available to the public.

Mr. Navarro, like the idea but had the concern of the hazardous area. Is this for to bring Snowbirds?

Mr. Ramirez, Yes.

Mr. Navarro would like to see this project next to the express way. Do need snowbirds in Brawley. On the solar panels will they be on top.

Mr. Ramirez, Yes.

Mike Jaramillo, 1160 River Drive, have some concerns on the fence, foliage, zero landscaping, lighting, structure, solar panels and pavement.

Mr. Jaramillo, zero landscape?

Mr. Ramirez, Yes, next to fence will plant Ocotillo and minimal vegetation.

Mr. Jaramillo, what is the street lighting requirements?

Mr. Gaste, requires street lights on the corners.

Mr. Jaramillo, how tall is the structure?

Mr. Ramirez, 14-14½ tall.

Mr. Jaramillo, what is the height with the installed panels?

Mr. Ramirez, 16-17 height.

Mr. Jaramillo, you mention no glare from the solar panels and I know about that and okay. Is the project going to be cement or pavement?

Mr. Ramirez, pavement.

Mr. Gaste, there will be some pavement and cement.

Mr. Jaramillo, how many entrances?

Mr. Ramirez, 2 on River Drive and 2 on Palm Avenue.

Ms. Duarte, how high is the fence going to be?

Mr. Ramirez, 6 foot fence, wrought iron fence.

Mr. Hutchinson, I don't see a management plan?

Mr. Ramirez, yes, we produced it, title 25, it goes into it.

Mr. Palacio, what happens when the solar panels get deteriorated, will they get replaced?

Mr. Ramirez, yes, panel will be replaced and any other deterioration to the park.

Mr. Palacio, will the grocery store be open to the public?

Mr. Ramirez, yes.

Mr. Perez, police or sheriff going to be dispatch to this area?

Mr. Gaste, Police.

Mr. Hutchinson, does Fire Department have any issues?

Mr. Gaste, No issues.

Mr. Perez, it will be a nice place when it starts but is there going to be requirements for old broken down trailers?

Mr. Hutchinson, that's everyone's concerns.

Mr. Smith, what is the age limitation?

Mr. Ramirez, looking at 10-25 years.

Mr. Smith, that should be in the management plan.

Mr. Hutchinson, the issue is how long it sits there too.

Mr. Smith, this is a big issue and need something in writing that this is not going to happen, like the other parks.

Mr. Navarro, cannot discriminate but of all the open land, why that area?

Mr. Ramirez, will need to ask my partner but that's where he can get a deal.

Mr. Gaste, that was discussed at the staff level.

Mr. Hutchinson, in the San Diego area, I know that they require age limitation for the RV and mobile homes.

Mr. Perez, looks like it's going to be a good thing. The rules and regulations sound good now. This project is going to help calm the dust but still have my concerns.

Ms. Duarte, how do they go about handling the area and how many go in.

Mr. Ramirez, at occupancy, will need to pay for count.

Ms. Duarte, who will police the area?

Mr. Ramirez, Manager will police the area.

Mr. Navarro, how many full time will be employed?

Mr. Ramirez, 6 employees.

Mr. Jaramillo, one parking spot for the space. How about for visitor parking?

Mr. Gaste, there is visitor parking area.

Public hearing Closed: 6:45 pm

Mr. Hutchinson, there is still a number of concerns to me.

**Motion:** The Planning Commission denied project as presented. m/s/c Bumbera/Hutchinson 3-0, Goyal/Palacio abstain.

Ms. Moore, project was denied, Mr. Gaste can re-caption the denial.

Mr. Gaste, re-caption, project was denied even though it meets the zoning. There are some issues with more parking, management plan, enforcement, rules & regulations. Applicant can re-submit revisions for Planning Commission or for an appeal on current proposal to City Council.

#### ZONING CODE ENFORCEMENT

Mr. Gordon Gaste, Planning Director, gave variable report on projects, banners and signs.

Mr. Bumbera, there is a fifth wheel truck park for a long time on the 100 Block of West "D" Street.  
Mr. Gaste, will report it to Mr. Soto and Police Department.

Mr. Hutchinson, how can the existing RV Parks situations be fix?

Mr. Gaste, working with the County and they have to review individual units for upgrades. City takes care of the zoning area.

Mr. Hutchinson, does the owner re-rent space with older trailers?

Mr. Gaste, working with County to review units and say if it's livable or not.

Ms. Moore, obligation to fulfill livable homes. There are 3 mobile homes parks.

Mr. Smith, received document from DVHA. Reviewing the development impact fees, Brawley has the highest in the County.

Ms. Moore, council phased it in, 2 capacity fees.

Mr. Smith, is this coming to Planning Commission?

Ms. Moore, going to City Council on February 17<sup>th</sup>, it's on the agenda for council direction.

Mr. Hutchinson, is fees for project of any size?

Mr. Goyal, impact fees sheet calculation is a typo.

Mr. Smith, this needs to be addressed.

Mr. Goyal, needs to be clarify, connection for square feet.

Mr. Gaste, it's for connection and yes it needs clarification.

Mr. Gaste, the One Stop building pulled conditional use permit.

Ms. Moore, announced the State of the City Address/Mayor's Breakfast schedule for February 27<sup>th</sup>.

#### NEXT MEETING DATE

The Commission adjourned to the next regular meeting on Wednesday, April 1, 2015.

#### ADJOURNMENT

Motion: The meeting of the Planning Commission adjourned at 7:20 p.m. /s/c Goyal/Bumbera 5-0