

**CITY OF BRAWLEY**  
November 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 Castro** @ 5:31pm

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

**2. APPROVAL OF AGENDA**

The agenda was **approved** as submitted. m/s/c Hutchinson/Goyal 6-0

**3. APPROVAL OF MINUTES**

The minutes of September 6, 2017 were approved during the November 2017 Planning Commission meeting.  
m/s/c Smith/Goyal 6-0

**4. PUBLIC APPEARANCES** There were none.

**5. PUBLIC HEARING CUP 17-04**

The applicant is requesting a conditional use permit (CUP 17-04) to allow for an accessory building to an existing motel be used for a sports bar. The property is currently zoned Medium Commercial (C-2) and is 3.69 acres in size.

Applicant: Bharat K. Kumar

Representative: Harry Madera

Location: 590 West Main Street, Brawley, CA 92227, legally described as the West 350 feet of Block 13, Rio Vista Ranch Subdivision, south of Highway 86 excepting the south 300 feet, City of Brawley, County of Imperial, State of California, APN 048-020-022.

**Planning Director Gaste** gave an overview of the project as presented in the staff report and informed the commissioners that the proposed project will be located in an existing building at the current Motel 6 located at 590 West Main Street. The project will need a conditional use permit to allow for a sports bar. This will allow the accessory building to be utilized instead of being vacant.

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

**Harry Madera** introduced himself and informed the Planning Commission that he has previous bar experience included the now closed Aspen Bar and the Dogwood Sports Bar in El Centro. He mentioned that he has request

from his Dogwood patrons to come back to Brawley. He also mentioned that at the time he closed Aspen the owners from Motel 6 offered the accessory building for a bar but he was not interested at the time.

**Chairman Castro** asked Mr. Madera if the limited transportation in Brawley would be an issue.

**Harry. Madera** mention that in the past he had a good relationship with the Police Department and had a contract with the Brawley Cab which may be negotiated. He also mentioned that if he has patrons that are out of control he calls a taxi and foots the bill.

**Katie B. Luna** the Executive Director from the Brawley Chamber of Commerce expressed her support for the proposed bar.

**Pablo Cortez** from La Gente Boxing also expressed his support of Mr. Madera. He also mentioned that the Madera's are sponsor for their club and often open up their facilities for events.

**Harry Madera** mentioned that in the past he had a good relationship with the Brawley Police Department and coordinated events with them to maintain public safety.

**Commissioner Hutchinson** asked if they would be hosting events at the location.

**Harry Madera** said that events would be coordinated with Motel 6.

**Commissioner Goyal** asked when the expected opening date would be.

**Harry Madera** said that he hopes to open in 2018, but he is not sure. He mentioned that he is currently in the plan check phase with the Building Department and was coordinating with the Planning Commission now to see if the Sports Bar would be approved.

**PUBLIC HEARING CLOSED@ 5:48PM**

The Commission **approved** the variance as proposed. m/s/c Hutchinson/Palacio 6-0

**6. PUBLIC HEARING PM 17-01**

The applicant is requesting a tentative parcel map (PM17-01) in order to subdivide the current two parcels into four parcels in order to construct additional single or multi-family dwelling. Parcel is zoned R-3 Residential Medium Density.

Applicant: Alma L. Stiff

Representative: Raymond Todd Dial, RTD Consulting

Location: 1512 and 1514 River Drive, Brawley, CA 92227, legally described as a portion of Lots B and C, Brawley Subdivision No. 2, City of Brawley, County of Imperial, State of California, APN 047-430-010 and 012.

**Planning Director Gaste** gave an overview of the project as presented in the staff report and informed the commissioners that The property is currently zoned R-3 (Residential Medium Density). The site is currently contains two single family dwellings and is 1.85 acres in size. Access is proposed River Drive. There are previous zoning conditions currently imposed on this property from an inactive multi-family project.

**OPEN PUBLIC HEARING @ 5:48PM**

**Commissioner Smith** recused himself.

**Ray Todd Dial** presented the planning commission a color coded parcel map to better review the proposed project. He added that the proposed project is a parcel shift to adjust the deeded land. A brief discussion was had to explain the color coded map.

**Commissioner Goyal** asked Mr. Dial if the existing single family houses would be removed.

**Ray Todd Dial** informed the Commission that the existing houses will remain. The adjustments to the parcel will be to confirm with City setbacks.

**PUBLIC HEARING CLOSED @ 5:56PM**

The Commission **approved** the parcel map as proposed. m/s/c Goyal/Hutchinson 5-0

**7. PUBLIC HEARING TM 17-02**

The applicant is requesting a tentative tract map (TM 17-02) submitted to subdivide the property into 8 parcels to allow for the construction of single family dwellings. The property is currently zoned Residential Low Density (R-2) and is 2.72 acres in size.

Applicant: R. Garcia Construction, Inc,

Representative: Raymond Todd Dial, RTD Consulting

Location: 1592 and 1618 A Street, Brawley, CA 92227, legally decribed as the West 189 Feet of the north 317 feet of Lot 4 and the East 222 Feet of the north 317 feet of Lot 5, Brawley Subdivision No. 1, excepting the north 30 feet, City of Brawley, County of Imperial, State of California, APN 047-250-038 and 047-240-065

**Planning Director Gaste** gave an overview of the project as presented in the staff report and informed the commissioners that the property is currently zoned R-2 (Residential Low Density). The site is currently vacant and is 2.72 acres in size.

**OPEN PUBLIC HEARING @ 6:00 PM**

**Commissionor Goyal** recused himself.

**Ray Todd Dial** informed the commission that only the north 126 feet of the property are being subdivided. There will be a 31 foot wide separation between parcels 4 and 5 to avoid landlocking the bottom portion of the project site. Additionall a 30 foot right of way parcel will be created as a separation between the original parcels and the southernmost parcels to be utilized at a later time for an apartment complex.

**PUBLIC HEARING CLOSED @ 6:08PM**

The Commission **approved** the parcel map as proposed. m/s/c Smith/Hutchinson 5-0

## **8. ZONING CODE ENFORCEMENT**

**Planning Director Gaste** presented the August and September 2017 code enforcement reports. \*Please see attached document..

**Commissioners Marquez and Goyal** both mentioned there were properties seen with violations. They were advised by City Manager Bayon-Moore to forward property addresses to Planning Secretary Montaña.

## **10. NEXT MEETING DATE**

The Planning Commission **adjourned** to December 6, 2017.

## **11. ADJOURNMENT @ 6:15pm**

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