



BRAWLEY PLANNING COMMISSION
June 3, 2020

The Planning Commission of the City of Brawley, California, met in Regular Session **via Zoom** 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

Chairman Hutchinson called meeting to order @ 5:30 pm

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson, Palacio
ABSENT: Marquez
ABSTAIN: None
NAYES: None

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Goyal/Palacio 7-1

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson, Palacio
ABSENT: Marquez
ABSTAIN: None
NAYES: None

3. PUBLIC APPEARANCES There was none

The minutes were **approved** as submitted. m/s/c Goyal/Palacio 7-1

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson, Palacio
ABSENT: Marquez
ABSTAIN: None
NAYES: None

4. MASONRY WALL ALTERNATIVE APPLICATION AT THE VICTORIA PARK AND MALAN PARK SUBDIVISIONS

The Commission **approved** the Masonry Wall Alternative as proposed. m/s/c Goyal/Palacio 7-1

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson, Palacio
ABSENT: Marquez
ABSTAIN: None
NAYES: None

5. VAR 20-02

A variance (VAR 20-02) to allow encroachment into the required side and front submitted by Raquel Gonzalez, property owner, on property located 799 Maple Court. The variance will allow the proposed structure to encroach approximately 2 feet into the required front yard and 5 feet into the required side yard.

Property Owner: Raquel Gonzalez

Legal Description: Lot 1 Parkside Estate Unit Number 5 City of Brawley, County of Imperial, State of California, APN 046-371-006.

Development Services Director Gaste presented the staff report to the Planning Commission.

The Commission **approved** the variance as proposed. m/s/c Goyal/Palacio 7-1

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson, Palacio
ABSENT: Marquez
ABSTAIN: None
NAYES: None

6. ZC 20-01 & GPA 20-01

A zone change (ZC 20-01) and general plan amendment (GPA 20-01) was submitted to develop a future apartment complex up to 50 units at 1603 Malan Street. The property is currently zoned R-1(Single Family Residential) and is proposed to change to R-3(Residential Medium Density). In the General Plan the properties use is designated as Low Density Residential and the proposed use is Medium Density Residential.

Property Owner: Michael Joshua Paddock

Applicant: Annette Leon & Tom Dubose, Dubose Design Group

Legal Description: The East 1/2 Lot 53 Brawley Subdivision 1, City of Brawley, County of Imperial, State of California, APN 047-380-031.

Development Services Director Gaste presented the staff report to the Planning Commission. He also presented the letter in opposition received from the neighbors on S. 18th Street. Concerns included increase in traffic, noise, and privacy concerns. He informed the Commission that a block wall is a proposed condition in the staff report, and traffic increase is not anticipated, as exits will be on E. K Street and Malan Street.

Commissioner Smith, asked the developer if they would be willing to move the structure to the east side of the project.

Chairman Hutchinson, asked for clarification if the proposed project is three story or two story as depicted in the architectural renderings.

Development Design Group President Tom Dubose informed the confirmed that the project is only intended to be a two-story complex. They are open to moving the building to the east side of the project and any conditions the commission finds appropriate.

The Commission **recommended** the Zone Change and General Plan Amendment with changes to the City Council. m/s/c Smith/Bumbera 7-1

PRESENT: Goyal, Tavares, Smith, Bumbera, Hutchinson, Palacio
ABSENT: Marquez
ABSTAIN: None
NAYES: None

7. ADJOURNMENT @ 6:23 pm

Gordon R. Gaste

AICP CEP, Development Services Director

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