

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, on Wednesday, May 22, 2024

1. CALL TO ORDER/ROLL CALL

The meeting is called to order by Chair Jay Goyal at 5:30 p.m.

Present: J. Goyal, J. Grass, K. Hutchinson, R. Palacio, and C. Vandiver

Absent: G. Marquez and Daren Smith

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

M/S/C: Hutchinson/Palacio/5-0

3. PUBLIC APPEARANCE

Chair Goyal called for public appearances for items not on the Planning Commission Agenda. A question about the Downtown Specific Plan zoning was directed to staff. Public Comment closed at 5:35 p.m.

4. Conditional Use Permit (CUP) 23-02

Conditional Use Permit 23-02 is for the construction of a 26,102 sqft Travel Center including a gas station, convenience store, RV dump, tire repair shop, temporary RV and truck stop. The property is an undeveloped, previously disturbed, 18.49-acre site, zoned C-2 (Medium Commercial) located in the Luckey Ranch Specific Plan Area. Service Stations are not allowed in the C-2 zone, by right, but are permitted subject to the approval of a Conditional Use Permit (CUP). The proposed project will require approval from the Planning Commission under CUP#23-02 and adoption of the project Negative Declaration.

Property Owner: Trifecta Property Investments

Legal Description: Lot 5, Luckey Ranch Sub, In the City of Brawley, County of Imperial, State of California

APN: 047-090-006

PUBLIC COMMENT

City of Brawley residents requested improvements to Best Road.

Motion: The Planning Commission moved to approve Conditional Use Permit 23-02 and project Negative Declaration as presented.

M/S/C: Hutchinson/Vandiver/5-0

5. NEXT MEETING DATE

A meeting date was not scheduled.

6. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:25 p.m.

M/S/C: Palacio/Vandiver/5-0