

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, August 21, 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, G. Marquez, R. Palacio, D. Smith, and C. Vandiver

Absent: K. Hutchinson

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

M/S/C: Smith/Grass/6-0

3. PUBLIC APPEARANCE

Chair Goyal called for public appearances for items not on the Planning Commission Agenda. None. Public Comment closed at 5:35 p.m.

4. Conditional Use Permit (CUP) 24-01, Zone Change (ZC) 24-01, Site Plan (SP) 24-02

The applicant is requesting a conditional use permit to allow the installation of an unmanned mini-storage facility that will also accommodate the enclosed storage of RV's and Boats. Additional site features will include an RV Dump and an RV wash bay. The combined 5.62-acre site is undeveloped, located within City limits, zoned C-2 (Medium Commercial). The C-2 zone does not permit mini-storage, by right, however; mini-storage is allowed in the C-3 (Heavy Commercial) zone via a conditional use permit. The applicant has completed an Adjustment Plat (AP) 24-02 creating a 3.98-acre site and is requesting the lot be rezoned as a C-3 zone to allow for the installation of the mini-storage facility via the approval of Zone Change (ZC) # 24-01; Conditional Use Permit (CUP) #24-01; Site Plan (SP) 24-02 and project Negative Declaration.

Property Owner: Brawley Opportunity, LLC/Richard Mortenson

Legal Description: POR LY S OF US HWY 99 SLY R/W LI TR 53 T13S R14E; PAR 2 & 3 PM 2-4 OF TR 53 13-14 4.23 AC EXC POR E 160FT PAR 2; and E 160FT OF S 200FT OF PAR 2 PM 2-4 OF TR 53 13-14 In the City of Brawley, County of Imperial, State of California

APN: 048-020-017;048-020-043;048-020-044
600 W. Main Street

Motion: The Planning Commission moved to approve Conditional Use Permit 24-01; Zone Change 24-01, Site Plan 24-02, and project Negative Declaration as presented with the following revision to Condition of Approval Z-1:

Fences walls and hedges shall be installed per Sec. 27.179 of the Zoning Ordinance and Sec. 27.84 (c)

Applicant shall install a wrought iron fence along the perimeter of the property line, excepting, at the southwest corner of the property which shall be a masonry wall. The fence abutting Main Street and at the western portion of the property shall have aesthetic appeal and design options will be presented and approved by the Director of Development Services prior to the issuance of a Building Permit.

M/S/C: Palacio/Marquez/6-0

5. NEXT MEETING DATE

No meeting date was scheduled.

6. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:35 p.m.

M/S/C: Vandiver/Palacio/6-0