



PLANNING COMMISSION

Kevan Hutchinson, Chairman

Darren Smith, Vice-Chairman

Eugene Bumbera George A. Marquez

Jay Goyal Robert Palacio Juan Tavares

**AGENDA
PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY, JANUARY 8, 2020 AT 5:30 P.M.
CITY OF BRAWLEY COUNCIL CHAMBERS
383 MAIN STREET
BRAWLEY, CALIFORNIA**

1. CALL TO ORDER / ROLL CALL

2. APPROVE AGENDA

3. PUBLIC APPEARANCES

The Planning Commission encourages citizen participation on all matters presented for their consideration. Members of the public who wish to speak on an issue that is not on the agenda may do so during the "Public Appearances" section at any meeting. The Planning Commission does not take action on items presented under Public Appearances.

4. MASONRY WALL ALTERNATIVE APPLICATION AT THE IV RESPITE SP 16-01

5. NEXT MEETING DATE

6. ADJOURNMENT

Supporting documents are available for public review in the Community Development Services office, 205 S. Imperial Avenue, Brawley, Monday through Friday, during regular posted business hours. Individuals who require special accommodations are requested to give 24-hour prior notice.

Contact: Alma Benavides, City Clerk, 760-351-3080

COUNCIL AGENDA REPORT
City of Brawley

Meeting Date: 01/08/20

Planning Director: GG

PREPARED BY: Gordon R. Gaste, Planning Director, AICP, CEP

PRESENTED BY: Gordon R. Gaste, Planning Director, AICP, CEP

SUBJECT: Masonry Wall Alternative Application at the IV Respite SP 16-01

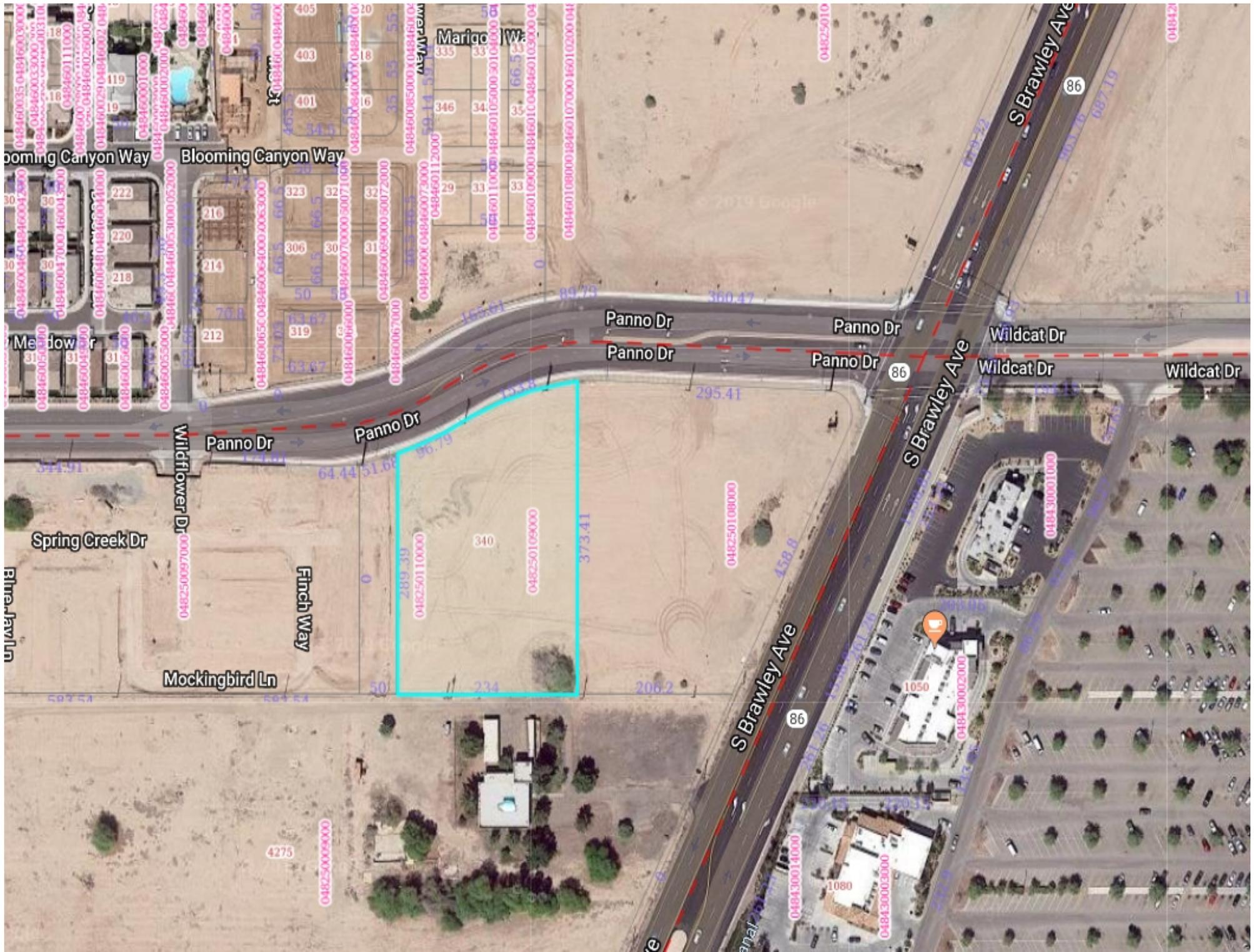
DISCUSSION: Section 27.84(c) of the City of Brawley Zoning Ordinance requires solid masonry walls for all commercial lots that have a side or rear lot line adjoining a residential lot. The Planning Commission may approve alternative walls instead of solid masonry walls.

The subject property located at the southwest corner of Panno Drive and Brawley Avenue (SR 86) is currently zoned C-2 (Medium Commercial). The block wall alternative is proposed to be installed at the western property line adjoining a residential area.

FISCAL IMPACT: N/A

ATTACHMENTS: Location Map, Applicant Request Letter, Block Wall Alternative Specification

SP 16-01 Location Map



Alcantra-Santillan, LLC

December 10, 2019

Kevan Hutchinson, Chairman
City of Brawley, Planning Commission
383 W. Main Street
Brawley, CA 92227

Re: Alcantra-Santillan LLC request Alternative Wall for property at 340 Panno Road, Brawley

Honorable Planning Commissioners:

Undoubtly you may have seen our 15,000 Sq. Ft. Professional Office Project at 340 Panno Road in Brawley, under construction. The construction at site is spurring interest from a number of potential developers for the remaining 2.5 acres (east of our project and adjoining Hwy 86). As we move forward with the construction and meeting the "Conditions of Approval", Alcantra Santillan, LLC. respectfully requests consideration of developing on an "Alternative wall" (per section of the Brawley Municipal Code Sec. 27.84. (c) Walls - Special development standards), instead of a solid masonry wall to the west lot property line adjoining the residential zone. The proposed alternative wall is not accessible from the street, hardly visible and it will be maintained by the 4.5 acres owners through CC&R's, (that wil include maintenance, repair and reconstruction if necessary).

We have attached sample stone wall materials we are proposing, a site plan, photos, construction plan for similar models for your review of our humble request. We can further provide additional photos and/or addresses from our adjoining cities with similar panels feel free to contact Jerry Santillan, Project Manager, at (760) 604-2693 or via email .

Sincerely,



Katy Santillan, CEO

Alcantra-Santillan LLC

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EcoStone® provides exceptional privacy and security for your loved ones



MAINTENANCE-FREE SOLUTION

Advanced design of rotationally-molded fencing, allowing realistic stone texture makes our EcoStone® fence unique?



Easy Installation

One of the most user-friendly fences on the market



Graffiti Resistant

Graffiti is easily removed using a high-powered pressure washer



Eco-Friendly

EcoStone is made with recycled and recyclable polyethylene plastic



Maintenance-Free

EcoStone will never need painting or staining and will not warp, fade, or crack



Twenty-five Year & Lifetime Warranty

A maintenance-free solution. Twenty-five and lifetime warranties available



Made in the USA

Proudly made in the United States of America

Colors throughout this brochure are simulated.
Consult product samples before making final selection.



STUNNING BEAUTY
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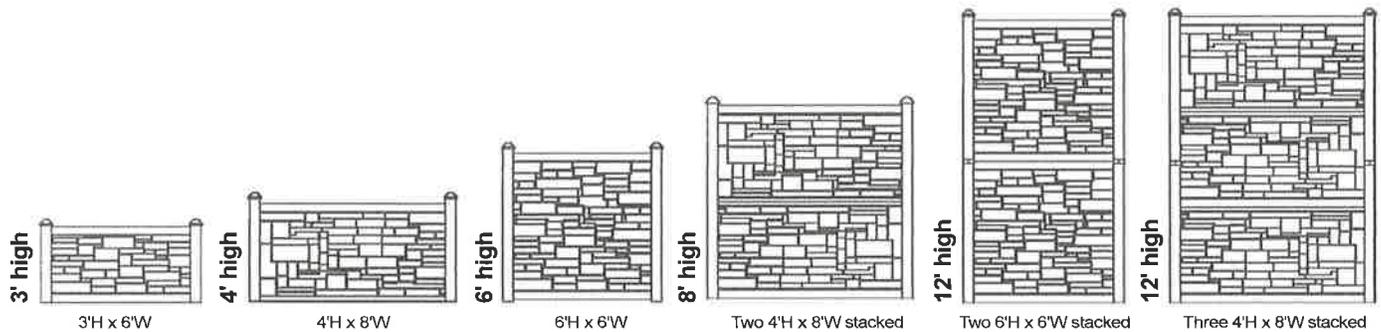


PANELS

- Panels come in 3ft x 6ft, 6ft x 6ft, and 4ft x 8ft
- All panels contain high-grade galvanized steel in both top and bottom rails
- Panel heights cannot be modified; however, panels can be cut to any custom width
- Our panels have been engineered to allow stacking to create 8ft, 12ft and 16ft high walls

POSTS

- Posts come in 8.5ft and 12ft heights and have a five-inch outer diameter
- All posts contain full-length internal, molded, steel stiffeners for optimum strength
- Posts are made from 50% recycled polyethylene plastic
- For 12ft and 16ft high projects, we supply metal I-beams with matching plastic post sleeves



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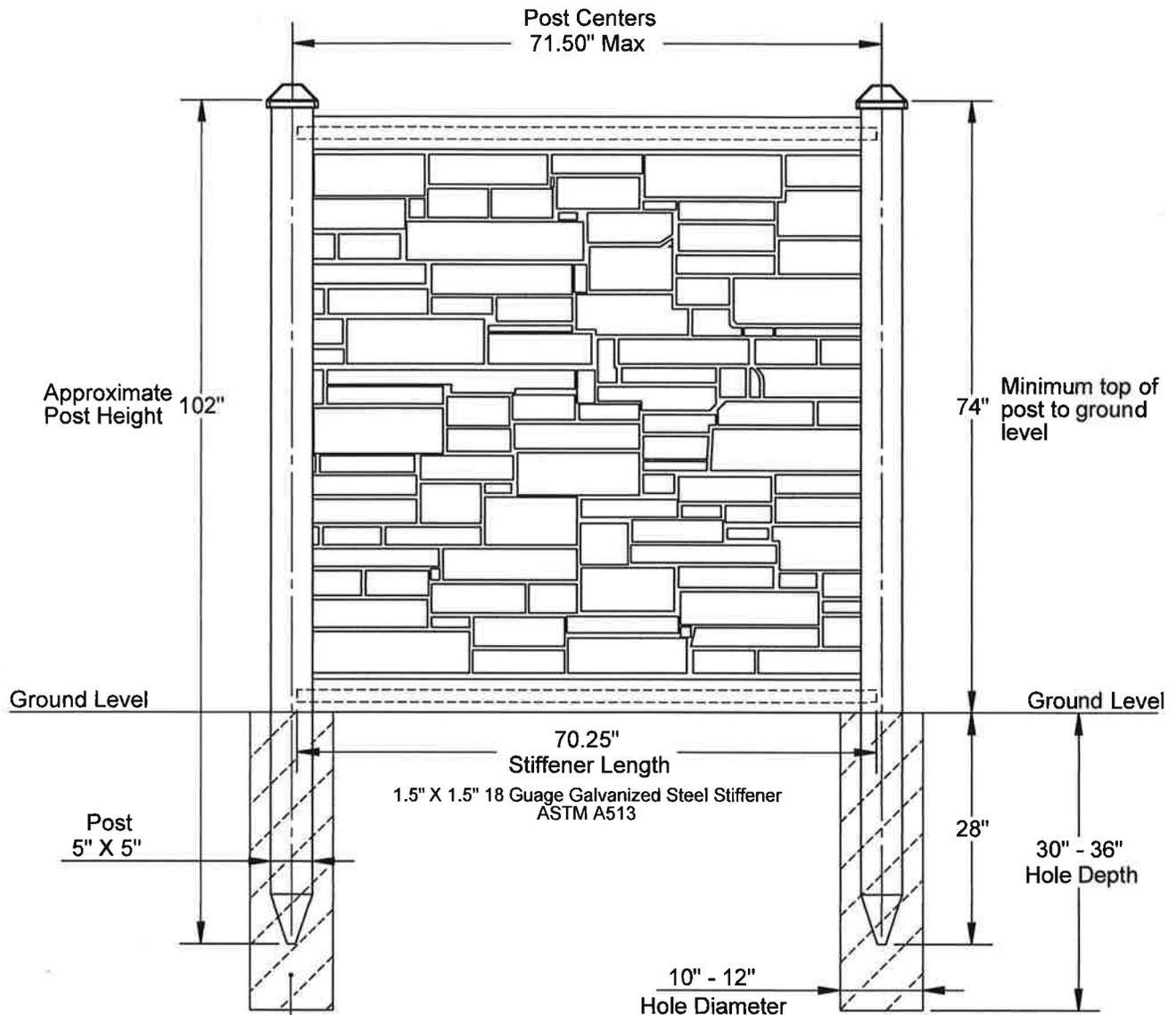
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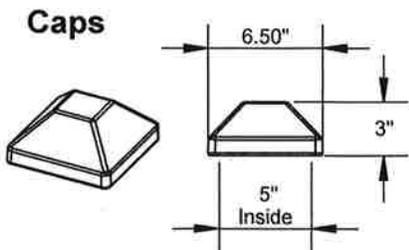
866-648-9336

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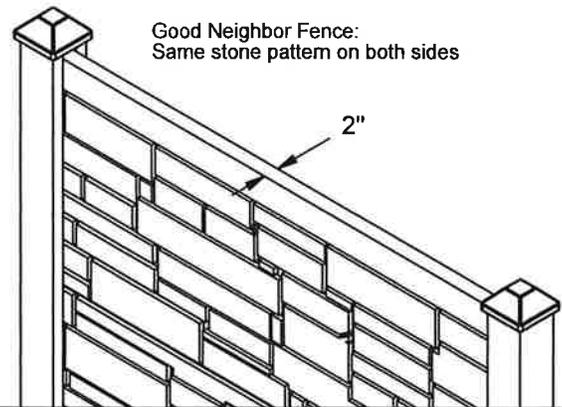
6'H X 6'W Panel



Concrete footing diameter 10" to 12" min and 30" to 36" deep min in accordance with local conditions, codes, and standard building practices.

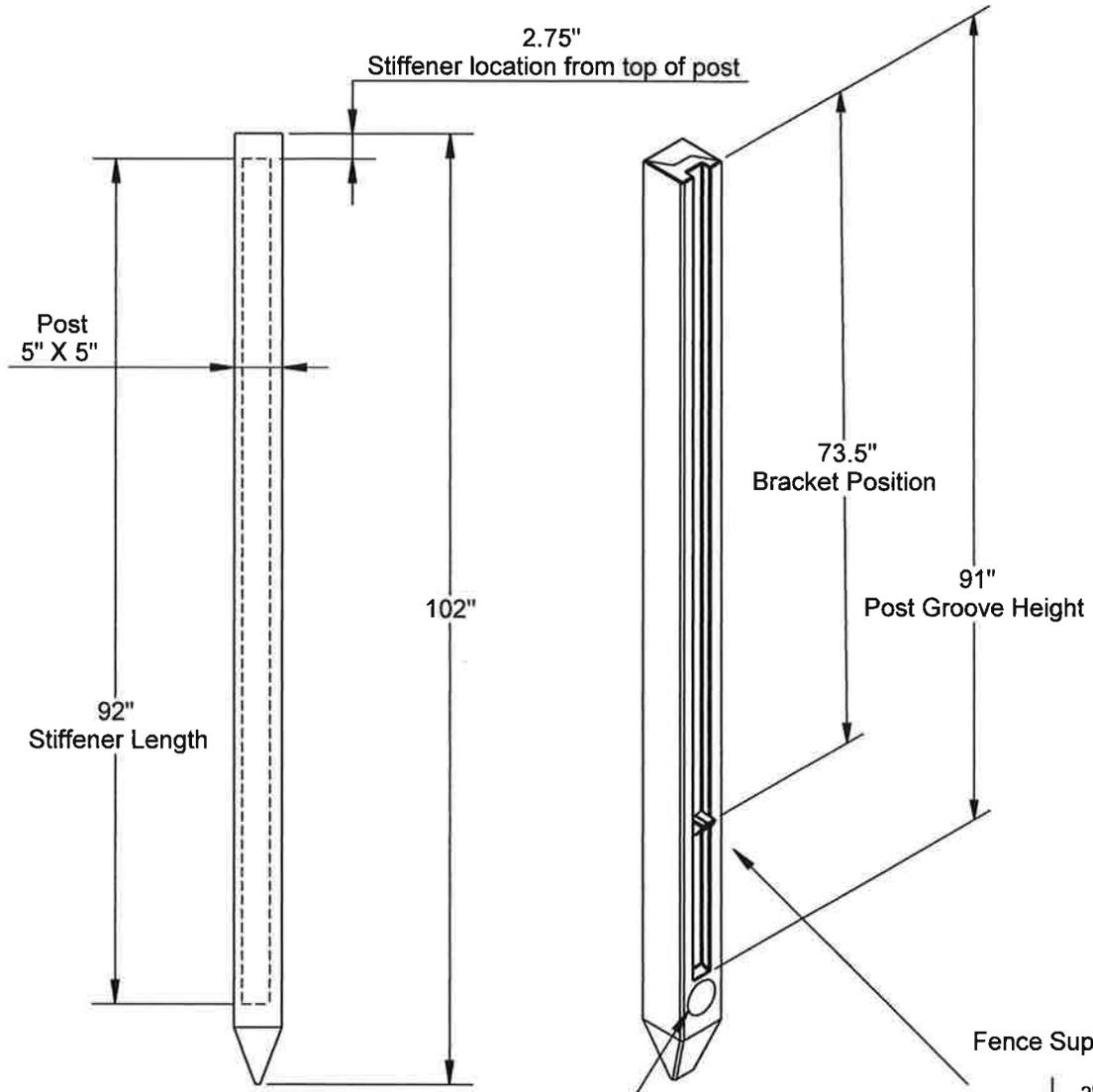


- Actual Panel Dimensions: 72"H X 69.75"W
- Panel Weight: 56 lbs
- Tolerances are: $\pm .5"$

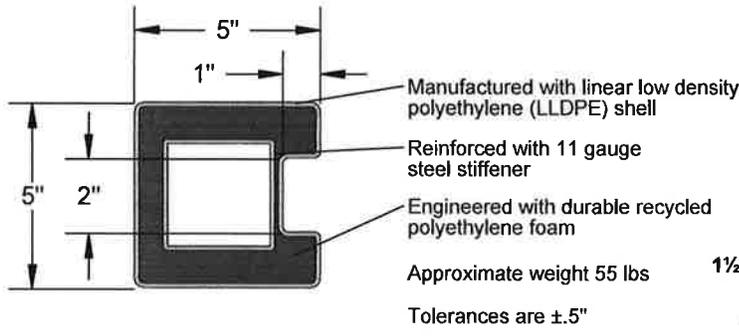


Model #:FP72X72	This drawing may not be altered or reproduced without the permission of SimTek® Fence		 www.simtekfence.com
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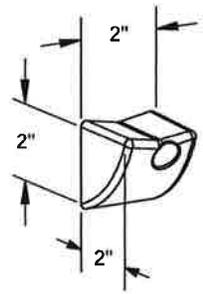
8.5' Gate Post Specification



Gate Post Cutaway



Fence Support Bracket



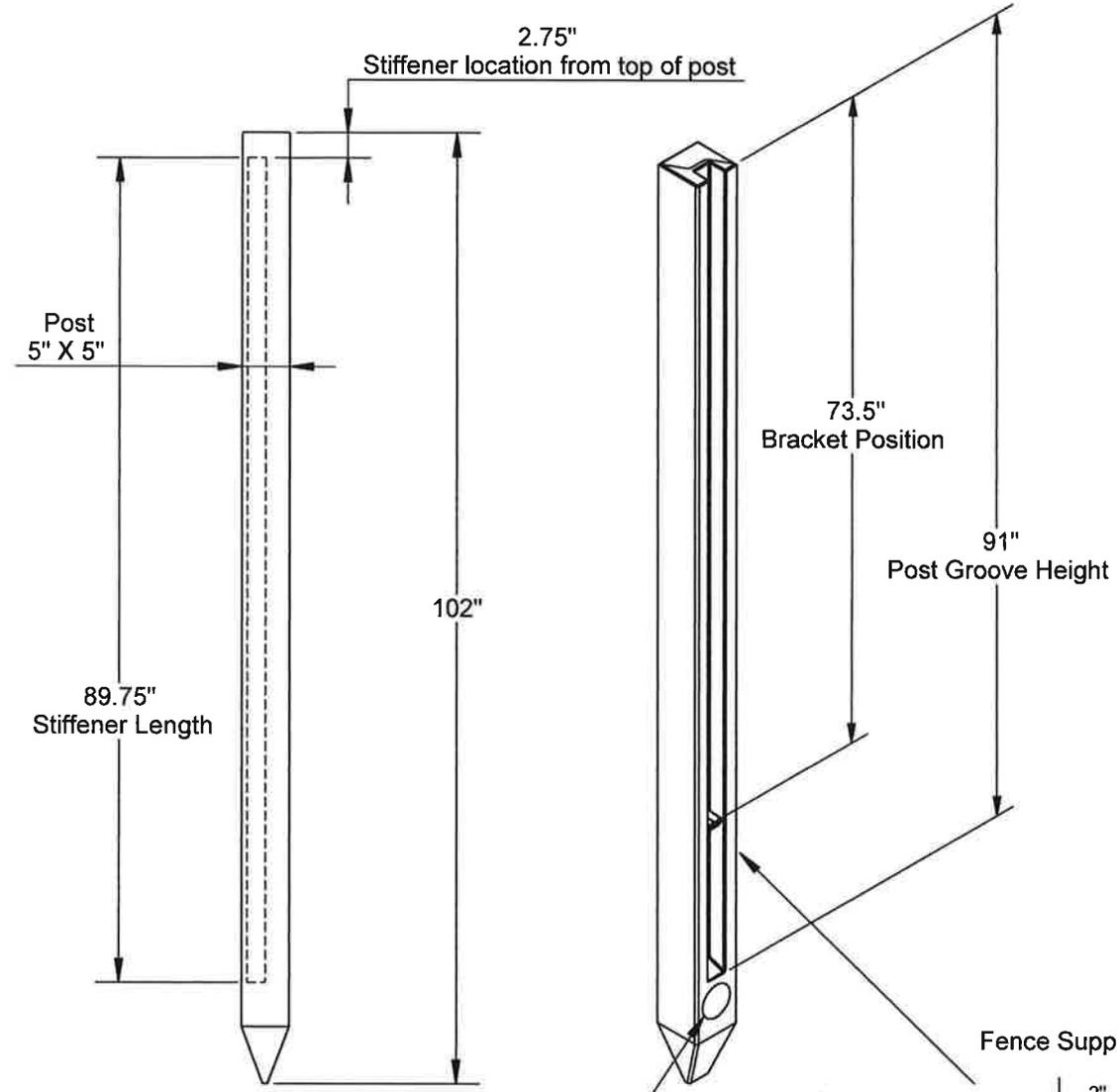
- Made with polypropylene copolymer plastic
- Triangulated shape for improved load distribution
- Zinc plated 1.5" self tapping screw and one bracket included per groove

1½" Self-tapping Screw

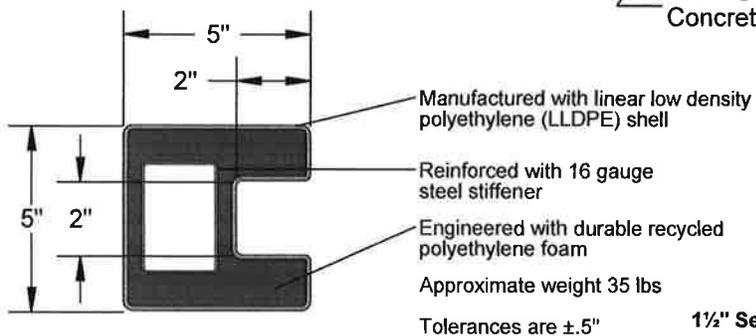


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8.5' End Post Specification



End Post Cutaway

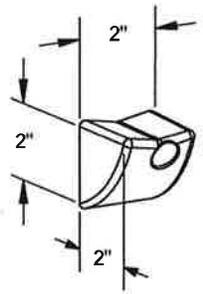


Manufactured with linear low density polyethylene (LLDPE) shell
 Reinforced with 16 gauge steel stiffener
 Engineered with durable recycled polyethylene foam
 Approximate weight 35 lbs
 Tolerances are $\pm .5"$

1 1/2" Self-tapping Screw



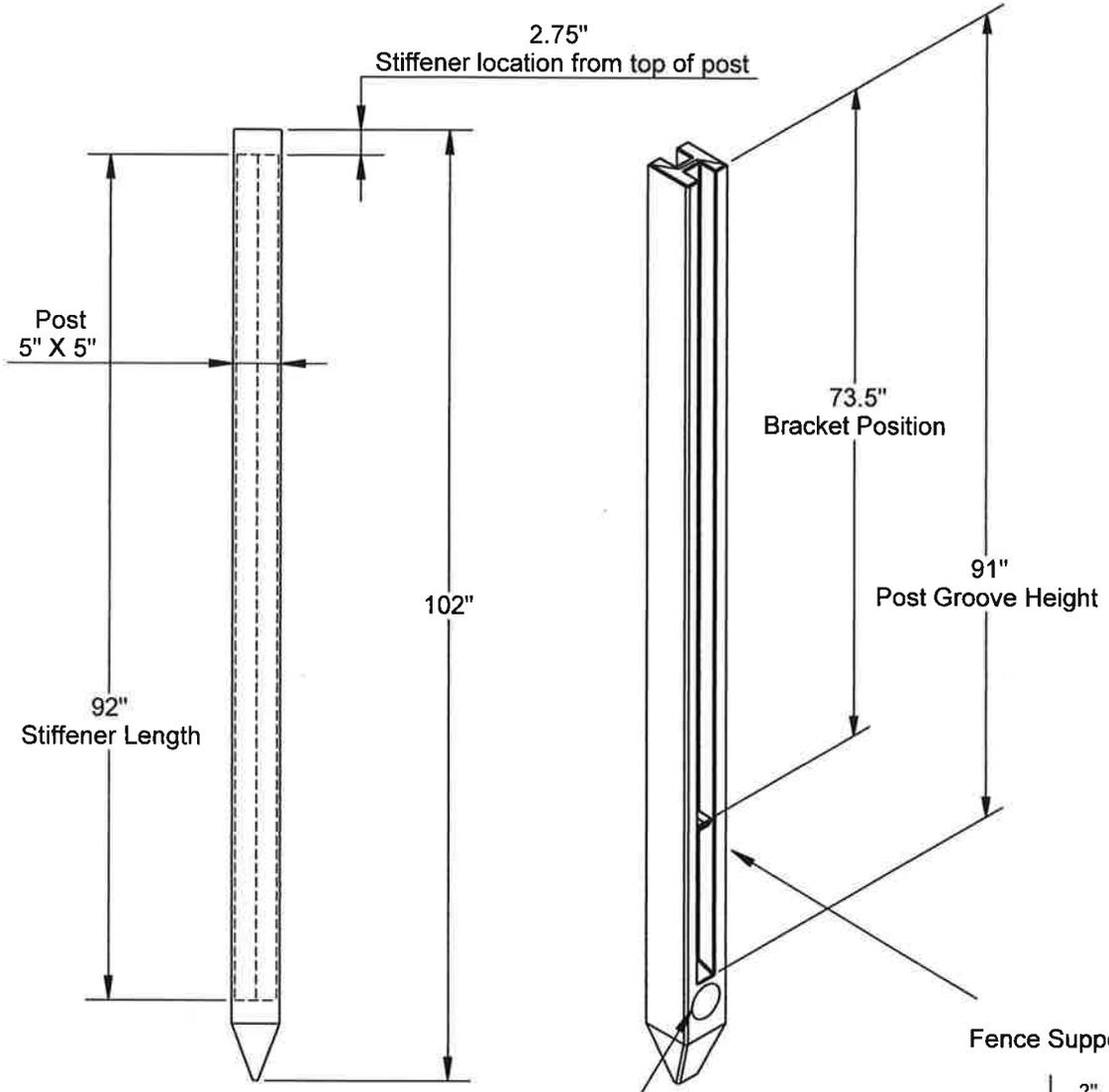
Fence Support Bracket



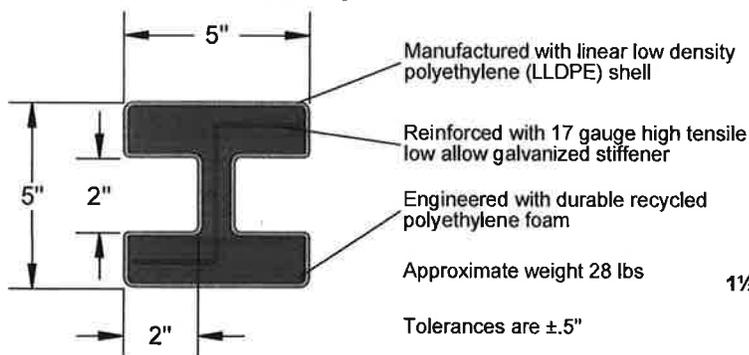
- Made with polypropylene copolymer plastic
- Triangulated shape for improved load distribution
- Zinc plated 1.5" self tapping screw and one bracket included per groove

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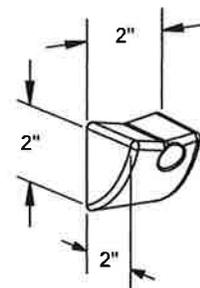
8.5' Line Post



Line Post Cutaway



Fence Support Bracket



- Made with polypropylene copolymer plastic
- Triangulated shape for improved load distribution
- Zinc plated 1.5" self tapping screw and one bracket included per groove

1 1/2" Self-tapping Screw

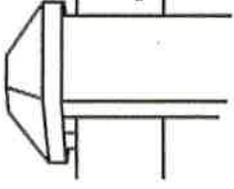


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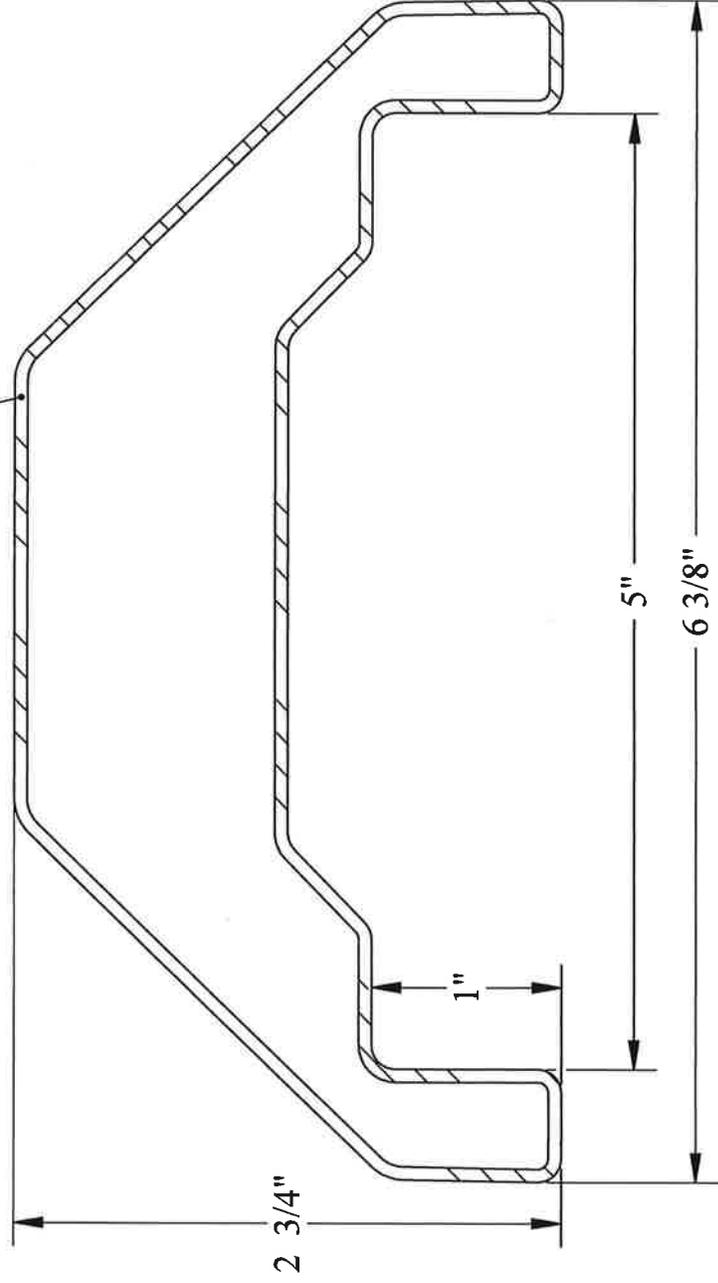
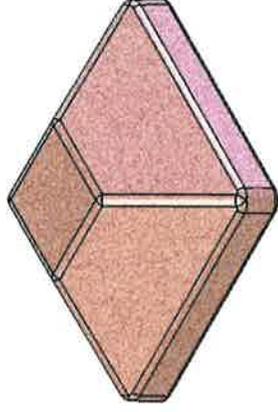
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SPECIFICATIONS: Single Cap



SimTek[™]
FENCE

linear low density
polyethylene (LLDPE) shell



Totals weight approximately 0.35 lbs.

- PATENTS PENDING