

**CITY OF EL CENTRO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
FEBRUARY 14, 2023**

The El Centro Planning Commission convened in a regular session at City Hall Council Chambers, 1275 W. Main Street, El Centro, California at 5:30 PM.

Chairperson Sergio A. Lopez presided over the meeting.

CALL TO ORDER

	Attendee Name	Title
Present:	Sergio Lopez Aaron Popejoy Ashley Bertussi Ramiro Urias Diana Ortega Jorge Perez	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner Commissioner
Absent:	Andy Alvarez	Commissioner

City Staff Attendance

Angel Hernandez, Director of Community Development
Frank Soto, Assistant Director Community Development
Andres Miramontez, Senior Engineer
Joseph Bernal, Fire Chief
Sara Silva, Staff Assistant

CONSENT AGENDA

Motion to approve the consent agenda was moved by Commissioner Bertussi seconded by Vice-Chairperson Popejoy.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ashley Bertussi, Commissioner
SECONDER:	Aaron Popejoy, Vice-Chairperson
AYES:	Lopez, Popejoy, Bertussi, Urias, Ortega, Perez
ABSENT:	Alvarez

1. January 10, 2023 Planning Commission Meeting Minutes

PUBLIC HEARINGS

2. Public Hearing- Tentative Parcel Map 22-02 for 1798 McDonald Drive

Angel Hernandez, Director of Community Development, gave a presentation on project Tentative Parcel Map 22-02 for 1798 McDonald Drive. The property encompasses 21,000 square feet that will be divided in three parcels. The residential development will be consistent with R1-Single family zoning designation. Parcel 1 has an existing residence, whereas parcel 2 has a

vacant duplex building and parcel 3 has no structures on it. Mr. Hernandez explained the conditions of approval. Some conditions are that the duplex may remain considered a legal nonconforming structure in order to obtain permits for renovation and make it habitable. All structures and septic tanks crossing proposed property lines shall be removed. In addition, easement documents should be provided to allow vehicle access for Parcel 2 and Parcel 3.

Chairperson Lopez opened discussion with the public for any questions.

The neighbor, Tamayo, spoke about the neighborhood being neglected and how allowing more families would make matters worse. He also spoke about problems with the apartment tenants and disruptive activities. His request is the consideration of limiting the number of families to allow on the street.

Owner, Lance Hicks, described the project and the intentions of his project. He commented the same concerns that were mentioned by Mr. Tamayo about the street being neglected.

Mr. Hernandez stated there is a temporary fence since there is current construction. The block wall will continue in the future. Commissioner Perez questioned if there was signage to let people know not to pass through the gate that leads to the properties. He stated if Public Works can look into that to put a sign. He also suggested to Mr. Tamayo to put in a formal complaint to the City in order to verify if the pipes are in his property in order to be removed. Commissioner Perez directed the next question to owner, Mr. Hicks, about the confirmation of the septic tanks in the property. Mr. Hicks confirmed only the duplex is connected to the septic tank, but the parcels have been adopted to city water and sewer.

A brief discussion was made about the apartments fence and options to solve the issue. In addition, the property neighbor, Alex Tamayo who was connected through Zoom, had concerns of potential new property owners. Mr. Hicks addressed his questions and concerns.

Chairperson Lopez closed public hearing.

Motion was made by Commissioner Perez and seconded by Commissioner Urias to approve Tentative Parcel Map 22-02 for 1798 McDonald Drive.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jorge A. Perez, Commissioner
SECONDER:	Ramiro Urias, Commissioner
AYES:	Lopez, Popejoy, Bertussi, Urias, Ortega, Perez
ABSENT:	Alvarez

NON-ACTION INFORMATION ITEMS

3. January Monthly Project Report

No comments on the monthly project report were made.

Angel Hernandez, Community Development Director, presented the memorandum form the City Attorney to the Planning Commissioners. The memorandum covers the Assembly Bill 2449-New Teleconference Requirements. He also noted there will be changed to the agenda in order to be more reader friendly.

PUBLIC COMMENTS

No public comments.

ADJOURNMENT

Meeting adjourned at 6:09 P.M.

Angel Hernandez
Secretary Director

Sar A Silva
Recording Clerk