

Planning Commission

Aaron Popejoy, Chairperson
Jorge A. Perez, Vice-Chairperson
Sergio Lopez, Commissioner
Ashley Bertussi, Commissioner
Andy Alvarez, Commissioner
Ramiro Urias, Commissioner
Jeffrey Chan, Commissioner



City Attorney
Elizabeth Martyn

Commission Secretary
Angel Hernandez

<http://cityofelcentro.org/>

AGENDA

CITY OF EL CENTRO PLANNING COMMISSION

**City Hall
Council Chambers
1275 Main Street
El Centro, CA 92243**

TUESDAY, DECEMBER 10, 2024 AT 5:30 PM

Any member of the public attending in person and wishing to make a comment is asked to complete a speaker slip and follow the "Notice to the Public" instructions below. Alternatively, any member of the public is invited to submit public comments in advance of the meeting to be answered at the meeting. Please email your questions to ecplanning@cityofelcentro.org or call (760) 337-4545. The public may participate and make public comments via the following Zoom link:

<https://us06web.zoom.us/j/88123461709?pwd=N53pqPhBGO1nOKasS5iafzYxOP88ix.1>

Optional dial-in number:
Meeting ID: **881 2346 1709** Passcode: **195382**

Public comments via zoom are subject to the same time limits as those in person.

NOTICE TO THE PUBLIC

This is a public meeting. If there is a matter on the agenda on which you wish to be heard, please come forward to the microphone; address yourself to the commission, stating your name and address for the record. Persons wishing to address the Commission are not required to identify themselves (Gov't Code § 54953.3); however, this information assists the Chairperson by ensuring that all persons wishing to address the Commission are recognized and it assists the Commission's Secretary in preparing meeting minutes. The Chairperson reserves the right to place a time limit on each person asking to be heard. If you wish to address the Commission concerning any other matter within the Commission's jurisdiction, you may do so during the public comment portion of the agenda.

*** Any information provided on the "Speaker Slip" is voluntary and will be public record.**

CALL TO ORDER:

ROLL CALL

CONSENT AGENDA

Consent agenda items are approved by one motion. Commissioners or members of the public may pull consent items to be considered separately at a time determined by the Chairperson.

1. Planning Commission Minutes for November 12, 2024 Meeting

PUBLIC HEARINGS

2. **Public hearing for the purpose of considering a recommendation regarding an amendment to the Willow Bend Tentative Subdivision Map.**

The proposed Willow Bend subdivision project involves the development of 120 single-family residential units on a 38-acre site pre-zoned R-1 Single-Family Residential and designated as Low-Density Residential in the City of El Centro's General Plan. The project includes the construction of supporting infrastructure, such as a central park, retention basin, and roadway improvements, all in compliance with applicable City development standards and mitigation measures outlined in the 2007 Final Environmental Impact Report (EIR).

Presentation: Andrea Montano, Associate Planner

Recommendation:

Recommend to the City Council the proposed amendment to the Willowbend Tentative Subdivision Map.

NEW BUSINESS

3. Discussion and any necessary action regarding attendance of Cal Cities Planning Commissioner's Academy

NON-ACTION INFORMATION ITEMS

4. Community Development Department Monthly Report

PUBLIC COMMENTS

ADJOURNMENT

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet will be available for public inspection at the Community Development Department-Planning & Zoning Division located at 1275 W. Main Street, El Centro, California during normal business hours.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department-Planning & Zoning Division at (760) 337-4545. Notification of at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.