

MINUTES OF THE PLANNING COMMISSION
TUESDAY, DECEMBER 10, 2024
5:30 PM

PLANNING COMMISSION

JORGE A. PEREZ, CHAIRPERSON
ASHLEY BERTUSSI, VICE-CHAIRPERSON
SERGIO LOPEZ, COMMISSIONER
ANDY ALVAREZ, COMMISSIONER
AARON POPEJOY, COMMISSIONER
RAMIRO URIAS, COMMISSIONER
JEFFREY CHAN, COMMISSIONER

CALL TO ORDER:

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 Jorge A. Perez presided over the meeting.

ROLL CALL

PRESENT:

Chairperson Jorge Perez
Vice-Chairperson Ashley Bertussi
Commissioner Aaron Popejoy
Commissioner Jeffrey Chan
Commissioner Ramiro Urias

ABSENT:

Commissioner Andy Alvarez
Commissioner Sergio Lopez

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

Commissioner Popejoy moved to Approve, seconded by Vice-Chairperson Bertussi.

Voting Yes: Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Popejoy,
Commissioner Chan, Commissioner Urias

Voting No: None

Abstaining: None

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.

Associate Planner Andrea Montano began her presentation on the amendments to the Willow Bend Subdivision project. Originally approved by the City Council in 2007, the project includes the development of essential supporting infrastructure, such as a central park, a retention basin, and roadway improvements. The Planning Commissioners raised no significant concerns, apart from recommending a revision to condition number 19 to address issues related to lot numbers. During the meeting, Mr. Galey, a property owner located immediately west of the project, participated via Zoom. He expressed concerns about the reimbursement items outlined in the plan and requested to be involved in discussions to determine his financial contribution.

Commissioner Popejoy moved to Approve, seconded by Commissioner Urias.

Voting Yes: Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Popejoy, Commissioner Chan, Commissioner Urias

Voting No: None

Abstaining: None

NEW BUSINESS

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

Vice-chairperson Ashley Bertussi was selected to attend the 2025 Cal Cities Planning Commissioner's Academy in Santa Rosa, California.

Commissioner Popejoy moved to Approve, seconded by Chairperson Perez.

Voting Yes: Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Popejoy, Commissioner Chan, Commissioner Urias

Voting No: None

Abstaining: None

NON-ACTION INFORMATION ITEMS

4. Community Development Department Monthly Report

The Planning Commission had no questions regarding the department monthly report.

PUBLIC COMMENTS

No public comments were obtained.

ADJOURNMENT

Meeting was adjourned at 6:15 P.M.