

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



City Attorney
Elizabeth Martyn

Commission Secretary
Angel Hernandez

<http://cityofelcentro.org/>

AGENDA

CITY OF EL CENTRO PLANNING COMMISSION

**City Hall
RDA Conference Room A
1249 W. Main Street
El Centro, CA 92243**

TUESDAY, MARCH 11, 2025 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: 1(669) 900-6833
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. Approval of February 11, 2025 Planning Commission Meeting Minutes

PUBLIC HEARINGS

2. **Public hearing to consider approval of Tentative Parcel Map 24-01 for IV Commons**
Fusco Engineering, the applicant, has submitted an application for a Tentative Parcel Map to divide the existing properties located at the Imperial Valley Commons known as Lot 5 (APN 054-430-064 and 054-430-069) measuring 36.36-acres and Lot 2 (APN 054-430-041) measuring 21.11-acres to create three parcels. The project site is located in the vicinity of the intersection of Wake Avenue and IV Commons Drive. The Tentative Parcel Map would allow the recordation of a parcel map to divide the properties and allow for the development consistent with the CG-General Commercial within the Mixed Use 2 overlay zone designation. Pursuant to Section 15315 "Minor Land Divisions" of the California Environmental Quality Act Guidelines, it has been determined that this project is exempt from further environmental review.

Presentation: Sara Silva, Assistant Planner

Recommendation:

Adopt Planning Commission Resolution No. 25-___, approving Tentative Parcel Map 24-01 subject to the adoption of the required findings for the proposal.

3. **Public Hearing to consider approval of Conditional Use Permit 24-03, Wal-Mart Fuel Station**

Kimley-Horn, the applicant, has submitted an application for a Conditional Use Permit to develop a fuel station with 24 pumps and a 1,560 square-foot convenience store on vacant land located at the northwest corner of Bradshaw Avenue and North Waterman Avenue (APN 064-590-006). Access is proposed via Bradshaw Avenue and Waterman Avenue.

The property is zoned CG-General Commercial and only allows for gas stations with a Conditional Use Permit. Pursuant to Section 15332 “In-fill Development Projects” of the California Environmental Quality Act Guidelines, it has been determined that this project is exempt from further environmental review.

Presentation: Andrea Montano, Associate Planner

Recommendation:

Adopt Planning Commission Resolution No. 25-__, Approving Conditional Use Permit 24-03, subject to the adoption of the required findings for the proposal

NEW BUSINESS

4. Presentation of the 2024 General Plan Annual Progress Report

NON-ACTION INFORMATION ITEMS

5. Community Development Department 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.