

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

TUESDAY, MAY 13, 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:
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 March 11, 2025 Planning Commission Meeting Minutes

PUBLIC HEARINGS

2. Public hearing to consider a recommendation to the City Council regarding amending the Mobile Vendor Ordinance

The City is considering an amendment to Chapter 16, Article VIII to regulate mobile vending on sidewalks, parks, private property, and City Streets. The proposed ordinance consolidates existing regulations from Chapter 8, Article V and adds provisions for vending in City Streets. The Planning Commission will consider a recommendation to the City Council. Pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines, it has been determined that this project is except from further environmental review as the project consists of the adoption of operating regulations and would not result in a reasonably foreseeable significant physical change in the environment.

Presentation: Angel Hernandez, Community Development Director

Recommendation:

Open the public hearing and, after accepting any public testimony, close it and move to continue the public hearing to the June 10, 2025 Planning Commission meeting.

3. Public Hearing to consider a recommendation to the City Council on a 12-month extension for the Lotus Ranch Tentative Subdivision Map

Rigid Electric, Inc. requests a one-year extension of the Lotus Ranch Tentative Subdivision

Map to August 5, 2026. The 213-acre site, located south of I-8 between La Brucherie Ave. and the Lotus Canal, is approved for the development of 547 single-family lots, 10.8-acre park, 16.5 acres of retention basin. Presently the site contains 22 single family homes, 22 vacant/under-construction lots, 200 acres of agriculture, and 100 acres of vacant land. The Planning Commission will consider a recommendation to the City Council. Pursuant to California Environmental Quality Act Guidelines, an Environmental Impact Report and Mitigation Monitoring and Reporting Program was adopted and certified for the project when it was approved on September 6, 2016.

Presentation: Angel Hernandez, Community Development Director

Recommendation:

Adopt Resolution No. 25- , RECOMMENDING APPROVAL OF THE 1ST TWELVE-MONTH TIME EXTENSION OF THE LOTUS RANCH TENTATIVE SUBDIVISION MAP

4. **Public hearing to consider approval of Tentative Parcel Map 24-02 for 288 East Aurora Drive**

Emilio Torres Duran, the applicant, has submitted an application to divide a 4.61-acre property at 280 E. Aurora Dr. (APN 054-041-058) into two parcels: Parcel 1 (4.36 acres) and Parcel 2 (0.24 acres). If approved by the Planning Commission, the Tentative Parcel Map would allow recordation of a parcel map and future development consistent with the ML – Light Manufacturing zone. 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 24-02 subject to the adoption of the required findings for the proposal.

5. **Public Hearing to consider approval of Conditional Use Permit 25-02 for Imperial Valley Pharmacy**

Daniel Abro, representative of Imperial Valley Pharmacy, applied for a Conditional Use Permit to operate a retail pharmacy on property at 1487 Ocotillo Drive, also known as APN 053-670-003. The proposed project will occupy a 1,036-square-foot suite within a building partially occupied by a 7-Eleven convenience store. Pursuant to Section 15303 "New Construction or Conversion of Small Structures" 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 Conditional Use Permit 25-02 subject to the adoption of the required findings for the proposal.

NEW BUSINESS

6. Community Development Department Report

NON-ACTION INFORMATION ITEMS

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.