

MINUTES OF THE PLANNING COMMISSION
TUESDAY, MAY 13, 2025

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

CITY STAFF ATTENDANCE:

Community Development Director, Angel Hernandez
Principal Engineer, Felix De Leon Jr.
Council Member, Claudia Camarena
Mayor Pro-Term, John Ellett
Assistant Planner, Sara A. Silva
Staff Assistant, Poleth 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. Approval of March 11, 2025 Planning Commission Meeting Minutes

Vice-Chairperson Bertussi moved to approve, seconded by Commissioner Alvarez.
Voting Yes: Commissioner Alvarez, Chairperson Perez, Vice-Chairperson Bertussi,
Commissioner Popejoy, Commissioner Chan
Voting No: None
Abstaining: None

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 exempt 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.

Director Hernandez requested that the Planning Commission continue the public hearing to the next regular Planning Commission meeting to allow more input from other agencies on the topic.

Commissioner Popejoy moved to Table, seconded by Chairperson Perez.
Voting Yes: Commissioner Alvarez, Commissioner Lopez, Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Popejoy, Commissioner Chan, Commissioner Urias
Voting No: None
Abstaining: None

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

Community Development Director, Angel Hernandez, presented the request for a 12-month extension for the Lotus Ranch tentative subdivision map. The project remains consistent with the City's General Plan, and the design of the subdivision aligns with the City's policies to protect and enhance existing residential areas. The applicant is in the process of preparing the final maps for unit A1 of the project. The Planning Commission inquired regarding the timeframe of the project and housing details.

Commissioner Lopez moved to Approve, seconded by Commissioner Urias.
Voting Yes: Commissioner Alvarez, Commissioner Lopez, Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Popejoy, Commissioner Chan, Commissioner Urias
Voting No: None
Abstaining: None

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.

Assistant Planner, Sara A. Silva, commenced her presentation on the Tentative Parcel Map 24-02 located at 288 East Aurora Drive. The applicant is proposing the division of a 4.61-acre property into two parcels, with the aim of facilitating the sale of separate properties. The Planning Commission had questions regarding the lot sizes in that area. Ms. Silva, responded that the zoning code does not have a minimum lot size requirement, but they do consider factors such as driveway width.

Commissioner Lopez moved to Approve, seconded by Commissioner Urias.
Voting Yes: Commissioner Alvarez, Commissioner Lopez, Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Popejoy, Commissioner Chan, Commissioner

Urias
Voting No: None
Abstaining: None

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.

Assistant Planner, Sara A. Silva, presented Conditional Use Permit 25-02 for the Imperial Valley Pharmacy, located at 1487 Ocotillo Drive. The pharmacy is situated in a suite within a building that also houses a 7-11 convenience store. The site is 1,036 square feet building suite and has existing connections to water and sewer services. The plans were distributed to city staff for conditions of approval, and the site already has existing improvements such as a shared parking lot, landscaping, and would need to contact CR&R to discuss the trash enclosure. The Planning Commission had questions regarding hazardous waste and narcotic safety. The applicant via zoom answered these concerns for the Planning Commission.

Vice-Chairperson Bertussi moved to approve, seconded by Commissioner Lopez. Voting Yes: Commissioner Alvarez, Commissioner Lopez, Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Popejoy, Commissioner Chan, Commissioner Urias

Voting No: None
Abstaining: None

NEW BUSINESS

6. Community Development Department Report

No questions were asked about the Community Development Monthly report.

NON-ACTION INFORMATION ITEMS

Community Development Director, Angel Hernandez, informed the Planning Commission about City of El Centro staff's public engagement efforts in the downtown area, including a survey and a meeting that will take place on June 10th. Mr. Hernandez also announced that Assistant Planner, Sara A. Silva, would be leaving the city. Lastly, Vice-Chairperson Ashley Bertussi shared her experience attending the

California League of Cities Planning Commission Academy and encouraged others to attend next year's event in Anaheim.

PUBLIC COMMENTS

No public comments obtained.

ADJOURNMENT

The meeting was adjourned at 6:47 P.M.