

MINUTES OF THE PLANNING COMMISSION
TUESDAY, JUNE 10, 2025
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 A. Perez
Commissioner Andy Alvarez
Commissioner Sergio Lopez
Commissioner Aaron Popejoy
Commissioner Jeffrey Chan
Commissioner Ramiro Urias

ABSENT:

Vice-Chairperson Ashley Bertussi

CITY STAFF ATTENDANCE:

Community Development Director, Angel Hernandez
Public Works Director/City Engineer, Abraham Campos
Principal Engineer, Felix de Leon Jr.
Building Official, Frank Soto
Building Inspector, Virgilio Anguiano
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 May 13, 2025, Planning Commission Meeting Minutes

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

PUBLIC HEARINGS

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

Presentation: Angel Hernandez, Community Development Director

Recommendation:

Motion to table any action on the Mobile Vending Ordinance until comments from a future public meeting have been incorporated. Once revisions are made, staff will schedule and properly notice a public hearing before the Planning Commission.

Community Development Director, Angel Hernandez, requested that the mobile vendor ordinance be tabled until early fall to allow for a public workshop with local mobile food vendors.

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

3. Public hearing to consider approval of Tentative Parcel Map 24-03 for 410 E. State Street

Presentation: Angel Hernandez, Community Development Director

Recommendation:

Motion to adopt Resolution No. 25-07 to approve Tentative Parcel Map No. 24-03 subject to the adoption of the required findings for the proposal.

Director, Angel Hernandez, commenced his presentation on Tentative Parcel Map 24-03, which proposes to divide this property for selling purposes. The Commission noted that while Parcel 1 would have direct access to Main Street, Parcel 2 would need to use State Street, and a condition of approval would require an easement document for the shared sewer line.

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

4. Public hearing to consider issuing a recommendation to the City Council regarding Negative Declaration 22-04, Change of Zone 22-05, and General Plan Amendment 22-05, for the Vasquez Apartment Project at 1274 Pico Avenue.

Presentation: Angel Hernandez, Community Development Director

Recommendation:

Motion to adopt Planning Commission Resolution No. 25-08 recommending approval of Negative Declaration No. 22-04.

Motion to adopt Planning Commission Resolution No. 25-09, recommending approval of Change of Zone 22-05

Motion to adopt Planning Commission Resolution No. 25-10, recommending approval of General Plan Amendment 22-05.

Mr. Hernandez commenced the presentation to the commission to consider approval of the negative declaration, general plan amendment, and zone change for the proposed 56-unit residential development at 1274 Pico Avenue. The project is consistent with city policies and the site's location in an amenity-rich area with existing infrastructure, requiring no mitigation measures.

A resident raised concerns about traffic and parking, particularly regarding street parking availability and visibility issues, though staff explained they would not recommend parking restrictions due to public right-of-way considerations. The commission's decision will be forwarded to the City Council for review.

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

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

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

NEW BUSINESS

5. Discussion and any necessary action regarding a finding of consistency with the City's General Plan for the Imperial County Office of Education,

Imperial Valley Center for Exceptional Children - West Campus

Presentation: Angel Hernandez, Community Development Director

Recommendation:

Motion to adopt Planning Commission Resolution No. 25-11 finding that the acquisition of the subject property by the Imperial County Office of Education for the Imperial Valley Center for Exceptional Children – West Campus is consistent with the City of El Centro General Plan.

Director Hernandez presented the request from the Imperial County Office of Education to inform the City of El Centro of its intent to utilize 10.21 acres generally located at the southwest corner of Sperber Road and Applestill Road for the construction of the Imperial Valley Center for Exceptional Children-West Campus. ICOE Chief Operations Officer, Antonio Romayor Jr. was present at the meeting to reassure the planning commission of the importance of this project.

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

NON-ACTION INFORMATION ITEMS

Director Hernandez gave the planning commission a summary of the Downtown Town Hall Meeting that took place that morning at the Old Post Office Pavilion on June 10, 2025.

6. Community Development Department Report

No questions were asked about the Community Development Monthly report.

PUBLIC COMMENTS

No public comments were obtained.

ADJOURNMENT

The meeting was adjourned at 6:40 P.M.