

MINUTES OF THE PLANNING COMMISSION
TUESDAY, MARCH 11, 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 Economic Development Conference Room A, 1249 W. Main Street, El Centro, CA at 5:30 PM.

Chairperson Jorge A. Perez presided over the meeting.

ROLL CALL

PRESENT:

Chairperson Jorge A. Perez
Vice-Chairperson Ashely Bertussi
Commissioner Andy Alvarez
Commissioner Aaron Popejoy
Commissioner Jeffrey Chan

ABSENT:

Commissioner Sergio Lopez
Commissioner Ramiro Urias

CITY STAFF ATTENDANCE:

Community Development Director, Angel Hernandez
Building Official, Frank Soto
Building Inspector, Virgilio Anguiano
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 February 11, 2025 Planning Commission Meeting Minutes

Commissioner Andy Alvarez moved to approve, seconded by Commissioner Aaron Popejoy.

Voting Yes: Chairperson Perez, Commissioner Alvarez, Commissioner Popejoy, Commissioner Chan

Voting No: None

Abstaining: Vice-Chairperson Bertussi

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.

Assistant Planner, Sara A. Silva, provided a presentation to the Planning Commission to consider the approval of a tentative parcel map for the IV Commons. The applicant, Fuscoe Engineering, is proposing to divide the existing parcels. The project was conditioned to install offsite improvements, including curb, gutter, and sidewalk, in compliance with ADA standards and city standards.

The Planning Commission discussed the common areas and drainage basins within the property, confirming that these areas are covered by existing CCRs and easements.

Commissioner Aaron Popejoy moved to approve, seconded by Vice-Chairperson Ashley Bertussi.

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

Voting No: None

Abstaining: None

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: Angel Hernandez, Community Development Director

Recommendation:

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

Community Development Director, Angel Hernandez, initiated the presentation on conditional use permit 24-03 for the Wal-Mart fuel station project. The fuel station will be open 24/7, 7 days a week, and the convenience store will operate between 6 AM and 11 PM. The project includes improvements, interior sidewalks, parking spaces, and a monument sign. The project is compatible with the commercial retail area and has been reviewed for traffic impacts.

The project was approved with conditions, including the installation of median delineators to limit left turns on Bradshaw Avenue. The applicant agreed with the conditions and expressed gratitude for the approval.

Commissioner Andy Alvarez moved to approve, seconded by Commissioner Aaron Popejoy.

Voting Yes: Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Andy Alvarez, Commissioner Aaron Popejoy, Commissioner Jeffrey Chan

Voting No: None

Abstaining: None

NEW BUSINESS

4. Presentation of the 2024 General Plan Annual Progress Report

Community Development Director, Angel Hernandez, discussed the General Plan, which consists of 9 elements, including the housing element that is updated every 8 years. Director Hernandez presented the General Plan Annual Progress Report, highlighting the 6-cycle Regional Housing needs allocation for the city of El Centro. The report showed the allocation for each calendar year and the remaining units to be built. The Commission also discussed the accomplishments of the Community Development Department, including the final phase of the Zoning Update and the completion of the Imperial Avenue Complete Streets plan. Director Hernandez outlined the goals for the upcoming year, including the creation of an interactive housing site inventory map and the availability of permit-ready ADU plans. The Commission also mentioned the need to update the noise, safety, and open space elements of the General Plan.

Commissioner Andy Alvarez moved to approve, seconded by Commissioner Jeffrey Chan.

Voting Yes: Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Andy Alvarez, Commissioner Aaron Popejoy, Commissioner Jeffrey Chan.

Voting No: None
Abstaining: None

NON-ACTION INFORMATION ITEMS

5. Community Development Department Report

No questions were asked about the Community Development Monthly report.

PUBLIC COMMENTS

No public comments obtained.

ADJOURNMENT

The meeting was adjourned at 6:38 P.M.