

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, OCTOBER 14, 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 August 12, 2025, Planning Commission Meeting Minutes

PUBLIC HEARINGS

2. **Public Hearing to Consider Denial of Zoning Variance at 2779 W Main Street**

Presentation: Andrea Montano, Associate Planner

Recommendation:

Adopt the applicable findings and conditions under Planning Commission Resolution No. 25- ____, Denying Zoning Variance 25-01

3. **Public Hearing to consider issuing a recommendation to the City Council regarding Single-Family Development Standards**

Presentation: Angel Hernandez, Community Development Director

Recommendation:

Adopt the applicable findings and conditions under Planning Commission Resolution No. 25- ____, recommending approval of the proposed amendments to the Single Family Development Standards

NEW BUSINESS

4. **Discussion and any necessary action regarding rescheduling the November 11, 2025**

Regular Planning Commission meeting.

Presentation: Angel Hernandez, Community Development Director

Recommendation:

Cancel the Regular Planning Commission Meeting Scheduled for November 11, 2025 and reschedule to an alternative date in November 2025.

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.



PLANNING COMMISSION
City Hall
1275 W. Main Street
El Centro, CA 92243
SCHEDULED

Item: 1.
Meeting: 10/14/2025 5:30 PM
Category: Action Item
CONSENT AGENDA

APPROVAL OF AUGUST 12, 2025, PLANNING COMMISSION MEETING MINUTES

ATTACHMENTS:

1. 08.12.2025 Minutes

MINUTES OF THE PLANNING COMMISSION
TUESDAY, AUGUST 12, 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 Perez
Vice-Chairperson Ashley Bertussi
Commissioner Sergio Lopez
Commissioner Jeffrey Chan

ABSENT:

Commissioner Andy Alvarez
Commissioner Aaron Popejoy
Commissioner Ramiro Urias

CITY STAFF:

Community Development Director, Angel Hernandez
Public Works Director/City Engineer, Abraham Campos
Principal Engineer, Felix De Leon
Building Official, Frank Soto
Building Inspector, Virgilio Anguiano
Associate Planner, Andrea Montañó
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 June 10, 2025, Planning Commission Meeting Minutes

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

PUBLIC HEARINGS

2. **Public hearing to consider issuing a recommendation to the City Council regarding amendments to Chapter 16, Article VIII to regulate mobile vending on sidewalks, parks, private property, and City Streets.**

Revisions and modifications to City regulations on mobile vending.

Presentation: Andrea Montañó, Associate Planner

Recommendation:

Motion to adopt Planning Commission Resolution No. 25-____ recommending establishment of regulations on mobile vending.

Associate Planner, Andrea Montañó, commenced her Mobile Vending presentation. Afterward, the Planning Commission discussed regulations for mobile and sidewalk vendors, including permit requirements, operating hours, and location restrictions near schools and public facilities. The commission considered limiting vendor operating hours to 7 am to 4 pm when school is in session, with flexibility during summer months when school is not in use.

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

NEW BUSINESS

3. Discussion and possible action regarding modifications to single-family residential development standards

Community Development Director, Angel Hernandez, spoke regarding updating El Centro's single-family residential development standards to align with neighboring jurisdictions in the Imperial Valley and surrounding areas. Staff proposed reducing exterior side yard setbacks from 15 to 10 feet, adjusting cul-de-sac width measurements, and standardizing rear setbacks.

A public comment from Ashley Contreras highlighted accessibility concerns as a wheelchair user regarding slanted sidewalks. City staff explained their engineering standards for sidewalk gradients, which must meet ADA requirements of 2% maximum cross slope and 5% running slope, while also considering car usability.

NON-ACTION INFORMATION ITEMS

4. Community Development Department Report

No questions were asked about the Community Development Monthly Report.

PUBLIC COMMENTS

El Centro residents Patty Galindo, George Lane and Mary Vasquez raised concerns about the poor condition of a residential area in El Centro, particularly along Danenberg Drive and Beverly streets, where residents do not have access to city water or sewer service. Abraham Campos, Public Works Director/City Engineer, explained via Zoom that the sewer line being constructed on Danenberg Drive is a force main and cannot be connected to service lines. A separate sewer line would be required to service the residents' parcels and would require grant or funding from the residents for their connection, Mr. Campos will reach out to Ms. Vasquez, Ms. Galindo and Mr. Lane at a later date.

ADJOURNMENT

The meeting was adjourned at 7:36 P.M.



PLANNING COMMISSION

City Hall
1275 W. Main Street
El Centro, CA 92243

Item: 2

Meeting: 10/07/2025 5:30 PM
Public Hearing

**PUBLIC HEARING TO CONSIDER ZONING VARIANCE 25-01
AT 2779 W. MAIN STREET**

Project #: ZV 25-01	Location: 2779 W. Main Street
Applicant: Jason Jackson	Project Type: Zoning Variance
Staff Planner: Andrea Montaña, Associate Planner	Proposed Use: Single family home, no change is proposed

PROJECT SUMMARY

The applicant and property owner, Jason Jackson, is requesting approval of Zoning Variance (ZV) 25-01 to allow the installation of a six-foot-tall fence at 2779 W. Main Street (See Exhibit A- Property Owner Justification and Exhibit B- Site Plan). The property is approximately 4.75 acres in size and is accessed via Ann Horne Road, a private roadway historically used to serve the subject site and two adjacent parcels to the south. The property also contains a private access easement along its western boundary providing access to the parcel directly to the south.

Based on the orientation of the existing single-family residence, the Community Development Director initially determined that the front yard faces the private access road rather than Main Street. However, based on the lack of recorded easement or approval for the use of Ann Horne Road, the front yard is considered the Main Street frontage. The project proposes the construction of a six-foot-tall fence within this required front yard setback, where the Zoning Ordinance permits a maximum fence height of four (4) feet for transparent (open) fencing or three (3) feet for solid fencing. Therefore, a variance is required for the entire fence to be 6 ft. tall.

Pursuant to Section 29-311 of the Zoning Ordinance, variances are intended to address practical difficulties or unusual physical hardships resulting from a property’s size, shape, dimensions, or the location of existing structures, as well as geographic, topographic, or traffic conditions in the immediate vicinity. Prior to the submittal of the application, City staff advised the applicant that in their opinion the proposed project did not meet the standards or findings required to obtain a variance under Section 29-311 of the Zoning Ordinance; however, the applicant elected to proceed with the application and request formal consideration by the Planning Commission. Based on staff’s review, the applicant’s request does not meet these criteria, as the cited concerns related to safety, security, and trespassing do not constitute unusual physical hardships unique to the property.

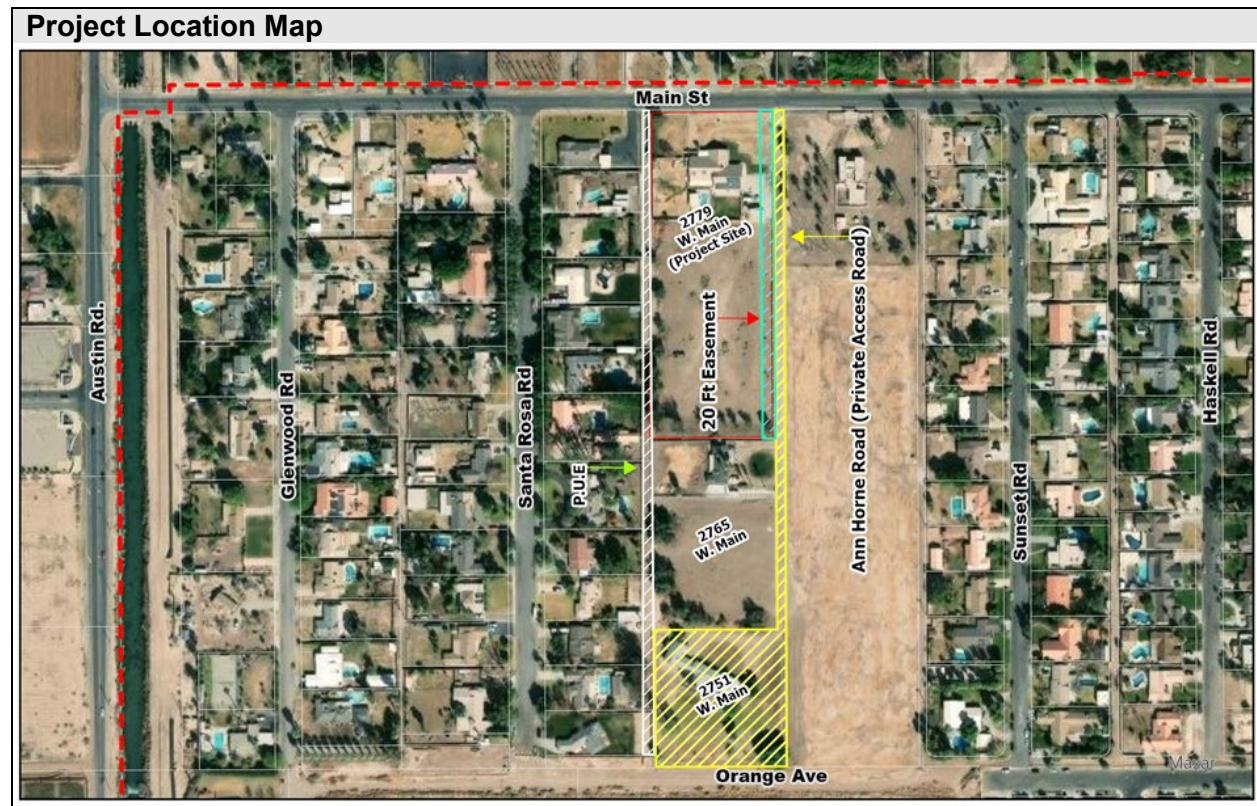
STAFF RECOMMENDATION: DENY ZONING VARIANCE 25-01

SITE INFORMATION

The subject property and surrounding parcels were originally part of a larger tract owned by the Horne/Mitchell family and were divided prior to the adoption of the Subdivision Map Act through a series of grant deeds. Because these divisions occurred before formal subdivision mapping was required, no recorded tract or parcel map exists for this area. The first parcel created was 2751 W. Main Street, which includes a flag lot configuration designed to provide access to Main Street. Approximately five years later, in 1963, the parcels at 2779 W. Main Street and 2765 W. Main Street were also created by grant deed.

To provide access to 2765 W. Main Street, a 20-foot-wide roadway easement was granted across the 2779 W. Main Street property. However, since the properties were under common family ownership, the easement was never improved as a formal driveway, and access continued informally through the private flag lot associated with 2751 W. Main Street. This private drive, historically referred to as Ann Horne Road, has since served as the primary means of access for several properties in the area.

An easement acknowledgment (See Exhibit C) provided to staff by Ramon Beltran, owner of 2765 W. Main Street, confirms his consent to the construction of the proposed masonry wall, which would obstruct his use of the 20-foot easement. Staff notes that, should Ann Horne Road become inaccessible in the future, 2765 W. Main Street would no longer have access and would effectively be landlocked.



Because the subject property and adjacent parcels were created prior to the adoption of the Subdivision Map Act, the City has limited authority to require the retroactive dedication

or improvement of access easements. Any access issues among current property owners are considered private civil matters. While the configuration of these parcels and their shared private access arrangement are atypical, staff finds that these conditions do not constitute a physical hardship that prevents compliance with the Zoning Ordinance. The property retains sufficient area and access to meet required setbacks within the R-1 (Single-Family Residential) zone.



View of property along Main Street frontage looking southeast



View of property along Main Street frontage looking southwest

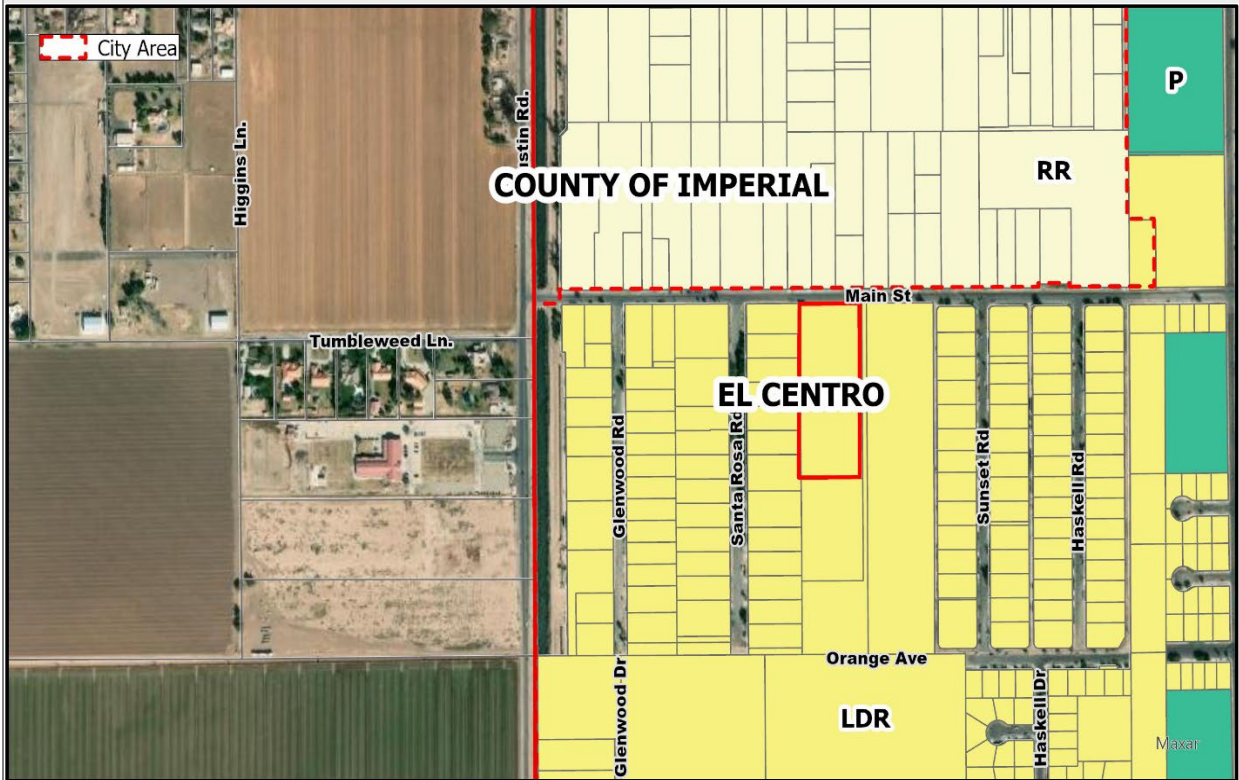
LAND USE REVIEW

The subject property is located at 2779 W. Main Street within the City of El Centro and is zoned R-1 (Single-Family Residential). The property measures approximately 4.75 acres and is developed with a single-family residence and associated accessory structures. The site is located along the south side of Main Street and is bordered by residentially zoned parcels within the City to the south, east, and west, and by R-1-U (Urban Residential) land under the jurisdiction of the County of Imperial to the north.

TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Low Density Residential	R1	Single Family Home
North	Rural Residential (City)	R-1-U (County)	Single Family Home
East	Low Density Residential	R1	Single Family Home
South	Low Density Residential	R1	Single Family Home
West	Low Density Residential	R1	Single Family Home

General Plan Land Use Map



Zoning Map



ANALYSIS

Cities adopt zoning development standards to ensure that land and development occurs in a way that promotes the public health, safety, and welfare of a community. Standards provide clear and objective direction to guide the development of properties consistently. A variance is an option to provide flexibility with the zoning ordinance when properties experience difficulties or unusual physical hardships. If a property does not demonstrate unusual physical hardships, approval is not warranted. If the Planning Commission determines that a variance should be approved despite the lack of unusual physical hardships, then the appropriate process would be a zoning code amendment applicable city wide.

The City of El Centro allows fences in the front yard to be installed at a maximum height of three (3) feet if the fence is solid (obscured) and four (4) feet if the fence is open (transparent). Records indicate that the City of El Centro has never approved a variance for fence heights in the required front yard.

Transportation and Circulation

The subject property gains access from a private drive known locally as Ann Horne Road, located along the eastern boundary of the site. This private drive functions as the primary access route for several parcels in the area, including 2779 W. Main Street and 2765 W. Main Street, and extends to Main Street through the adjoining flag-lot parcel at 2751 W. Main Street. Although the roadway has served this function for many years, it is not identified as a public street in the City's circulation network and remains privately owned and maintained.

The Community Development Director initially determined that, due to the orientation of the existing residence and the driveway connection to Ann Horne Road, the front yard for zoning purposes is located along the eastern property line facing the private drive rather than Main Street. However, upon further investigation and comments from surrounding property owners, it was determined that the front yard is located on Main Street. The primary reason is that the property's sole legal access is through Main Street, as there is no recorded easement for the use of Ann Horne Road for the benefit of any other properties. As a result, the northernmost twenty (20) feet of the property is subject to the front yard setback requirements of the Zoning Ordinance in Section 29-54 and is the area affected by the current variance request to allow construction of a six-foot-tall fence.

It should be noted that the installation of any fence as proposed would obstruct access to 2765 Main Street, requiring either the fence to have a gate installed at this location or secure a recorded easement on Ann Horne Road to access Main Street.

Aesthetics and Neighborhood Compatibility

The proposed six-foot fence along Main Street would combine solid masonry and ornamental wrought-iron sections. While the decorative elements provide some architectural variation, the overall height is noticeably greater than what exists in the

surrounding area, where front yard fencing is typically low or absent. The corridor is defined by open frontages, expansive setbacks, and unobstructed views of front yards and surrounding agricultural lands, contributing to its rural residential character.

Building and Safety

The proposed fence has been reviewed by the Building and Safety Division for compliance with structural and safety standards. The northernmost property line, abutting Main Street, is considered the front yard for zoning purposes as it is the only legal access from the street to the property. The northernmost twenty feet of the property has been restricted from construction, as it is the subject of the current variance request seeking approval to allow the installation of a six-foot-tall fence within this area. While the fence design meets structural requirements, it remains important that the final installation continue to comply with all applicable visibility and safety standards. Ensuring that this restricted area remains free of obstructions that could interfere with sight distance or vehicle movement is essential to maintaining safe circulation and protecting the general welfare of the surrounding neighborhood.

PUBLIC NOTICING AND ENVIRONMENTAL REVIEW

PUBLIC NOTICING

The public hearing is scheduled for October 14, 2025 before the Planning Commission. A public hearing notice was published in the Imperial Valley Press, posted on the City of El Centro Facebook page, and mailed to all property owners within 300 feet of the project site on October 3, 2025. As of the date of the preparation of this staff report comments have been received from neighboring property owners in opposition of the variance. Comments received from them echoed concerns for corner cutback visibility and disagreed with the Community Development Director's initial determination of where the front yard is located (See Exhibit D- for Public Comments).

ENVIRONMENTAL REVIEW

Since staff is recommending denial of the variance and if Planning Commission and City Council adhere to that recommendation there would be no project for the purposes of the California Environmental Quality Act. Otherwise, if the variance is approved by the Planning Commission the proposed project would be found categorically exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines as it had been determined that this project consists of the installation of the fence which would not result in a significant physical change in the environment.

FINDINGS

In considering the variance request, the Planning Commission must evaluate the proposal against the required findings set forth in Section 29-312 of the El Centro Municipal Code. Each finding must be satisfied in order for a variance to be granted. Based on staff's review, the proposed project does not meet the required findings necessary to support

approval of the variance. The following analysis provides staff's reasoning in support of denial of the request:

- 1. Because of special circumstances applicable to subject property, including size, shape, topography, location, or surroundings, the strict application of Section 29-144 "Permitted fences, walls, and hedges" would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.**

The applicant has requested a variance due to frequent travel at high rates of speed on the adjacent roadway, creating a substantial risk of out-of-control vehicles entering the site; a recent and sustained increase in transient pedestrian activity along the said roadway, which has contributed to trespass, loitering, and property damage; and a documented uptick in crime and vandalism in the immediate neighborhood, increasing the vulnerability of the site and its occupants.

Staff has reviewed the information provided by the applicant and finds that no special circumstances that would justify the granting of the variance. The property is similar in size, shape and topography when compared to other parcels along Main Street and does not contain physical characteristics that prevent compliance with the zoning regulations. The applicant's stated concerns regarding privacy, security, trespassing, and vandalism, while valid, are not unique to this property and do not constitute unusual physical hardships as described in section 29-311.

- 2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.**

Approval of this variance would grant a special privilege not enjoyed by other properties in the same zoning district. No other parcels along this portion of Main Street, either in the City of El Centro or the County of Imperial's jurisdiction, have been permitted to construct a six-foot fence within the required front yard setback. Allowing an exception in this case would create a new standard applicable only to one property.

- 3. The granting of the variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.**

While the proposed fence design complies with structural requirements, it does not conform to the City's zoning standards or meet the criteria necessary to justify a variance. Approval of this request could establish a precedent that encourages similar applications from other property owners, resulting in cumulative visual and functional impacts along Main Street. Because no special circumstances exist that

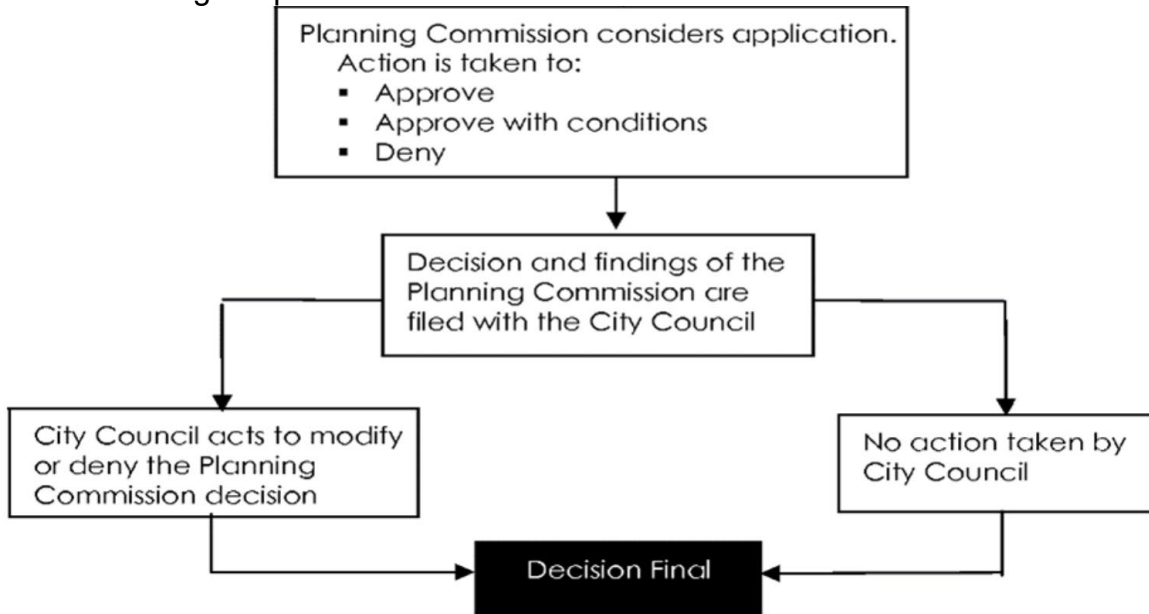
would distinguish this property from others in the same zoning district, approval of a six-foot fence in the required front yard would, in effect, represent a change to City policy. Such a change would more appropriately be addressed through a zoning text amendment rather than through an individual variance. Allowing taller fences citywide would not be consistent with the existing character or development standards of El Centro’s residential neighborhoods.

4. The granting of such variance will not adversely affect the general plan for the city.

The variance request is inconsistent with the General Plan, as the proposed six-foot fence would introduce a visual element that is incompatible with the established character of the surrounding neighborhood and would not contribute to the enhancement of residential quality. In addition, six (6) foot tall fences along Main Street do not exist. The request also conflicts with Policy 2.9 of the Housing Element, which seeks to preserve and maintain the character of existing and future neighborhoods through the consistent enforcement of City codes and development standards.

NEXT STEPS

The decision and findings adopted by the Planning Commission, either approving, approving with conditions, or denying the variance will be filed with the City Council at the next available meeting. At that time, the City Council then may act to modify or deny the Planning Commission decision. Otherwise, the City Council may decide to take no action which would ratify the Planning Commission decision without changes. Below is a flowchart illustrating the process.



Should the Planning Commission determine that findings can be made in support of the variance, the Commission shall direct staff to prepare the appropriate findings of approval

and a draft resolution reflecting such determination. The public hearing shall either be continued to a subsequent meeting or the Chairperson may request a recess to allow staff adequate time to prepare and present the revised findings and resolution for formal action. As mentioned above, the Planning Commission's decision will be filed with the City Council at the next available meeting.

If the variance is not approved by the Planning Commission and is ratified by the City Council, the applicant shall be required to revise the project to conform with the applicable provisions of the Zoning Ordinance, specifically by reducing the fence height within the required front yard setback to a maximum of four (4) feet for open fencing, or three (3) feet for solid fencing.

Regardless if whether the variance is denied or approved, the existing easement on the applicant's property would need to be maintained open and accessible by the property owner at 2765 Main Street. In addition, the property owner is bound by the provisions of City Code Section 29-511 which requires that the fence be placed on the property line.

OPTIONS & RECOMMENDATION

OPTIONS

The Planning Commission has the following options when considering action on this request:

1. Move to adopt resolution to deny Zoning Variance 25-01 and required findings, to be filed with City Council;
2. Move to adopt resolution to approve Zoning Variance 25-01 and required findings, to be filed with City Council; or
3. Move to continue the hearing for further study.

RECOMMENDATION

Planning Division staff recommends that the Commission open a public hearing and allow input from all proponents and opponents of the proposed project. Because the proposal is inconsistent with the Zoning Ordinance and the required findings for a variance cannot be made, staff recommends denial of the request. Therefore, it is staff's recommendation that the project be denied by taking the following action:

Move to adopt Resolution (See Exhibit E) to deny Zoning Variance 25-01 and required findings against the proposal.

ATTACHMENTS

- Exhibit A – Property Owner Justification
- Exhibit B – Site Plan
- Exhibit C – Easement Acknowledgement
- Exhibit D – Public Comments
- Exhibit E – Resolution

Questions posed by the Planning Director, that are specific to section 29-311 of the zoning ordinance.

1. **Because of special circumstances applicable to subject property, including size, shape, topography, location, or surroundings, the strict application of this chapter would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.**

We respectfully request a variance from zoning code section 29-311 to permit construction of a masonry perimeter wall along the property boundary that faces the adjacent major roadway (Main Street). The strict application of the current standard would prevent the property owner from taking necessary and reasonable measures to protect life and property given unique, site-specific conditions. The property directly abuts a high-speed arterial roadway and, as a result, faces heightened safety and security risks that are not typical of other lots pertaining to this zoning ordinance. These conditions include (1) frequent travel at high rates of speed on the adjacent roadway, creating a substantial risk of out-of-control vehicles entering the site; (2) a recent and sustained increase in transient pedestrian activity along the said roadway, which has contributed to trespass, loitering, and property damage; and (3) a documented uptick in crime and vandalism in the immediate neighborhood, increasing the vulnerability of the site and its occupants.

A masonry wall is the most effective, durable, and low-maintenance option to reduce these risks: it serves as a physical barrier against vehicle intrusion, deters casual trespass and criminal activity more effectively than fencing or landscaping alone, and provides occupants with enhanced privacy and a sense of security. Granting the variance would advance public safety goals by reducing the likelihood of vehicle-related incidents on the property and by addressing a demonstrated public-safety concern for residents and adjacent properties.

We recognize the planning objective to maintain aesthetic and safety standards, and propose the following conditions to ensure the wall does not adversely affect public welfare or neighborhood character: limit the wall height to the proposed six (6) feet in order to achieve security objectives; maintain required sight lines for drivers at intersections and driveways; incorporate decorative masonry, and wrought iron panel inserts to increase neighborhood aesthetics. We have submitted a project rendering and supporting documentation with the variance application, including pictures of sight-line with traffic on Main Street.

For these reasons — unique site conditions, demonstrable public-safety and security needs, and the availability of mitigation measures to protect residential interests — we respectfully submit that a variance is justified and consistent with the public interest. We are willing to work with staff and the commission to refine the proposal and conditions to address any remaining concerns.

Exhibit A

- 2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.**

A zoning variance based on the presence of a high speed roadway directly along the property line, an increase of the level of transient pedestrian traffic, and a localized increase in crime would not constitute a special privilege inconsistent with limitations on other nearby properties, because those are site specific physical and environmental conditions that uniquely burden the subject parcel's reasonable use; the variance simply accommodates those particular hardships rather than changing the zoning rules for others. Such factors can be shown to not be common to surrounding lots, and any approval can be narrowly drafted and conditioned to protect neighborhood character and public welfare. Because the relief is discretionary, limited in scope, and tied to demonstrable, non-self-created circumstances, with no substantial detriment to adjacent properties or to the community plan, granting the variance addresses a specific hardship without creating a preferential treatment that undermines the ordinance's general applicability.

- 3. The granting of the variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.**

Granting the requested variance would not be materially detrimental to public health, safety, convenience, or the general welfare of nearby property improvements because the relief is limited and can be conditioned to avoid adverse impacts.

The variance does not change the nature or intensity of use in a way that would overload public services or infrastructure. Because the proposed design preserves neighborhood character and protects adjacent property improvements, the tailored, conditional variance serves to alleviate a site-specific hardship without materially harming public health, safety, convenience, or welfare. Again, pictures submitted with this application clearly show that the granting of this variance would definitely "not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated".

- 4. The granting of such variance will not adversely affect the general plan for the city.**

Granting this variance will not affect the General Plan for the City of El Centro, and is site specific to alleviate a specific hardship to my property that others may not experience due to our location to Main Street.

JASON JACKSON - NEW CMU WALL
2779 W MAIN ST, EL CENTRO, CA 92243
APN-052-042-024

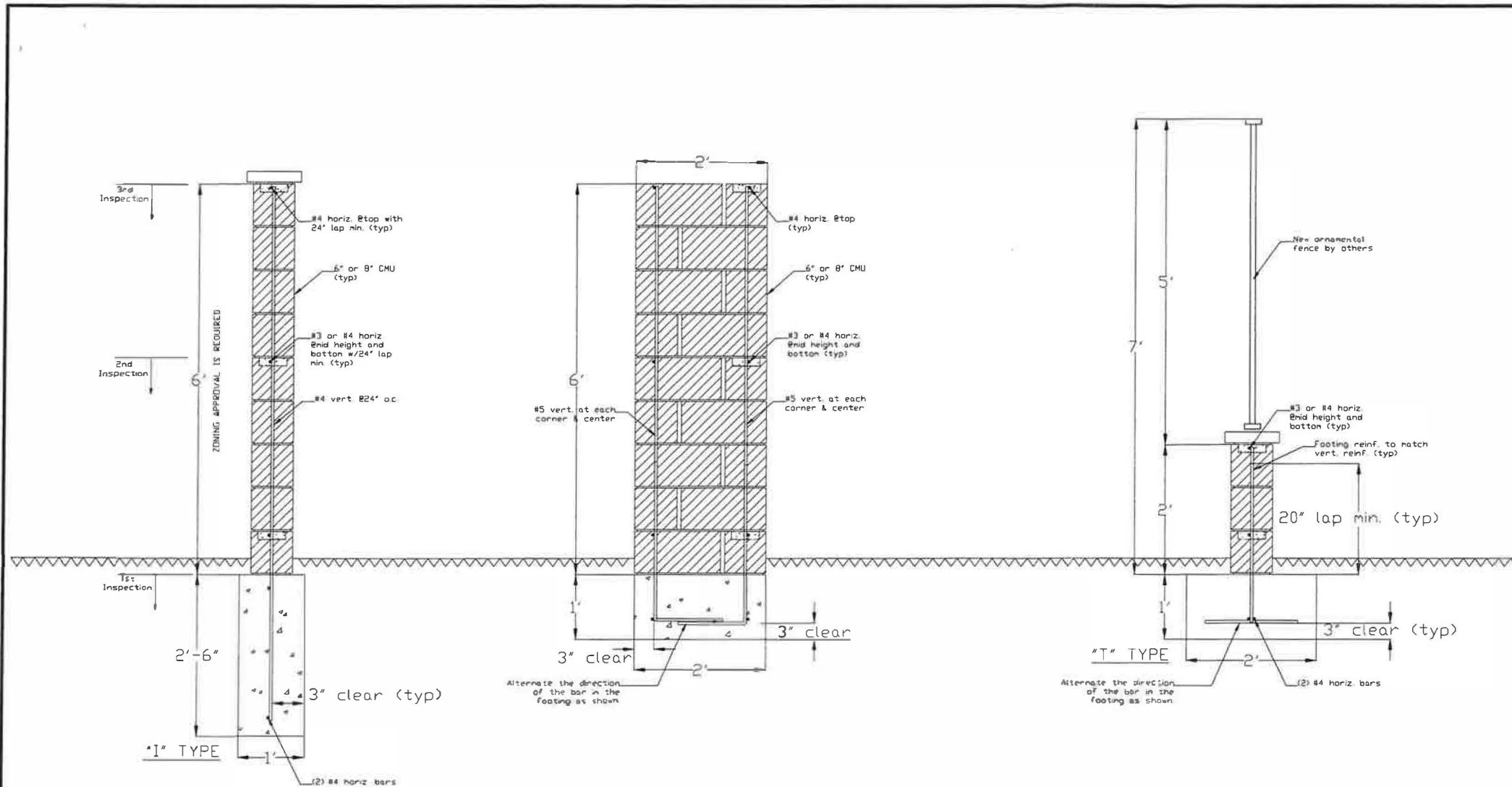


SITE ADDRESS:
 2779 W Main St.
 El Centro, CA. 92243

VEGINITY PLAN
 SCALE: NTS

PROJECT: JASON JACKSON - NEW CMU WALL ADDRESS: 2779 W MAIN ST CITY: EL CENTRO, CA 92243 APN-052-042-024	<p>CALL BEFORE YOU DIG</p> <p>UNDERGROUND SERVICE ALERT CALL: TOLL FREE 1-800-422-4133</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>		PREPARED UNDER THE DIRECT SUPERVISION OF:	<table border="1"> <thead> <tr> <th>NO</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO	DESCRIPTION	DATE	1															JASON JACKSON - NEW CMU WALL VACINITY PLAN CITY OF EL CENTRO DATE: 09-15-25 SHEET: 1 OF 4 BY: Y.R.
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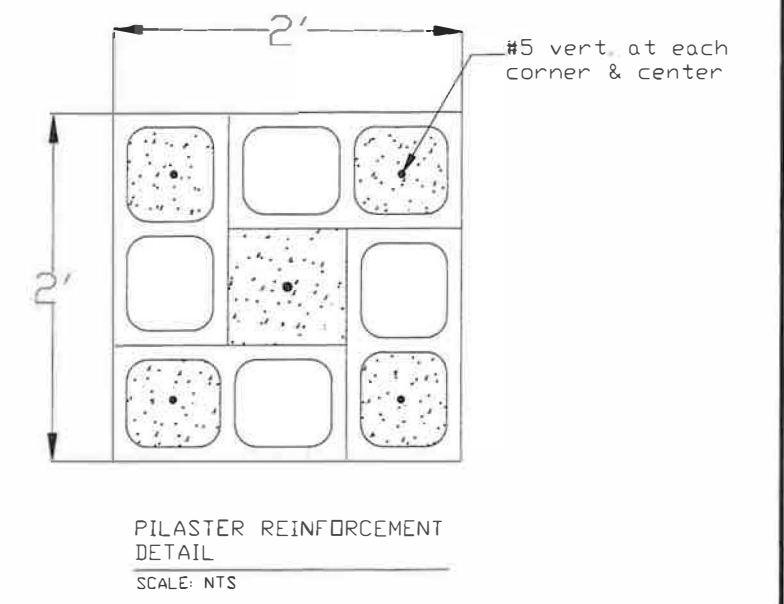
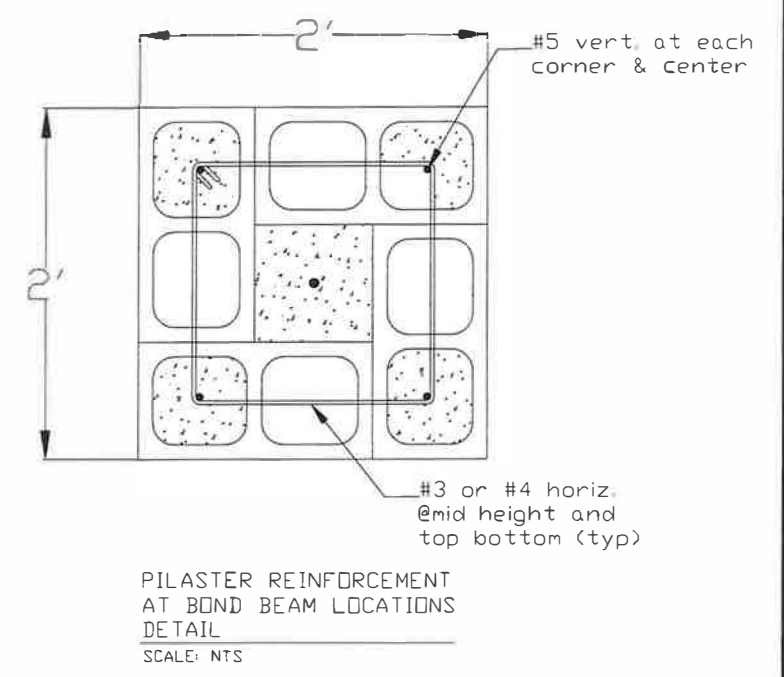
Exhibit B



CONCRETE MASONRY BLOCK WALL
SCALE: NTS

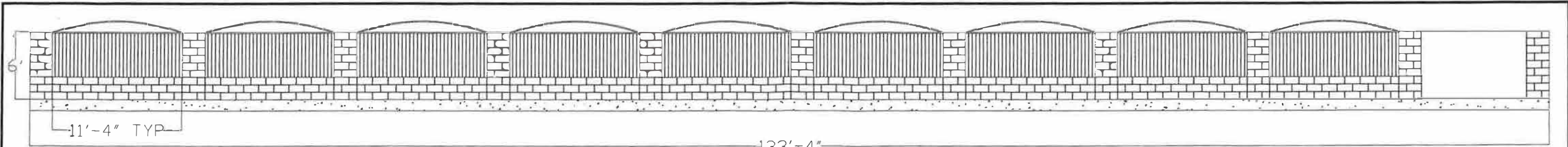
GENERAL SPECIFICATIONS & NOTES

- 1.-Concrete mix for footing to be 1 part cement to 2.5 parts sand to 3.5 parts gravel with a maximum of 7.5 gallons of water per sack of cement/Minimum f'c= 2,500 psi.
- 2.-Concrete block units shall conform to ASTM C90.
- 3.-Reinforcing steel to be deformed and conformed to ASTM Standard A615 Grade 40 or Grade 60.
- 4.-Rebar shall be centered in the concrete block cell in which it is located.
- 5.-Concrete block units shall be placed in a running band with head joints in successive courses horizontally offset at least one-quarter the unit length.
- 6.-Concrete block units to have vertical continuity of cells unobstructed. All cells containing reinforcing shall be solid grouted (vertical and horizontal reinforcement.)
- 7.-Mortar mix for concrete block wall to be 1 part cement to 0.5 part lime to 3 parts damp loose sand.
- 8.-Grout mix for concrete block wall to be 1 part cement to 3 parts sand to which may be added not more than 0.1 part lime. Sufficient water to be added to produce consistency for pouring without segregation of constituents. The grout may contain 2 parts pea gravel, maximum size 3/8".
- 9.-Block wall may be placed in the center of the "I" type foundation or at either edge to "L" type foundation.
- 10.-A first inspection is required when trenches are ready for concrete and all required steel is tied in place. A second inspection is required when first horizontal bar and all vertical bars are in place but not grouted.
- 11.-Foundation must be poured against undisturbed soil with no appreciable slope of sidewalls on all types of foundation.
- 12.-Construction of block walls over 48' in exposed height require a building permit prior to commencing construction.
- 13.-Provide site/plot plan of the property to show the location of the proposed block wall with the dimensions of the length and height.

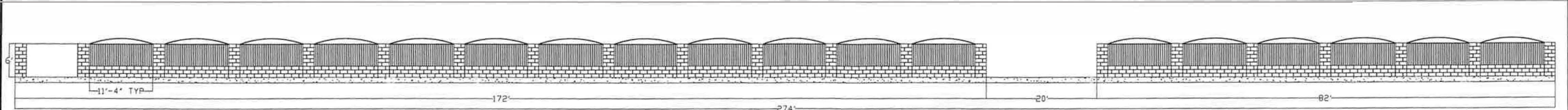


PROJECT: JASON JACKSON - NEW CMU WALL ADDRESS: 2779 W MAIN ST CITY: EL CENTRO, CA 92243 APN-052-042-024	CALL BEFORE YOU DIG TWO WORKING DAYS BEFORE YOU DIG	UNDERGROUND SERVICE ALERT CALL: TOLL FREE 1-800 422-4133	 HOC CONSTRUCTION INC. 780-355-8883	PREPARED UNDER THE DIRECT SUPERVISION OF:	NO. DESCRIPTION DATE	JASON JACKSON - NEW CMU WALL MASONRY WALL DETAILS	SHEET: 3 OF: 4 CITY OF EL CENTRO DATE: 09-15-25 BY: Y.R.
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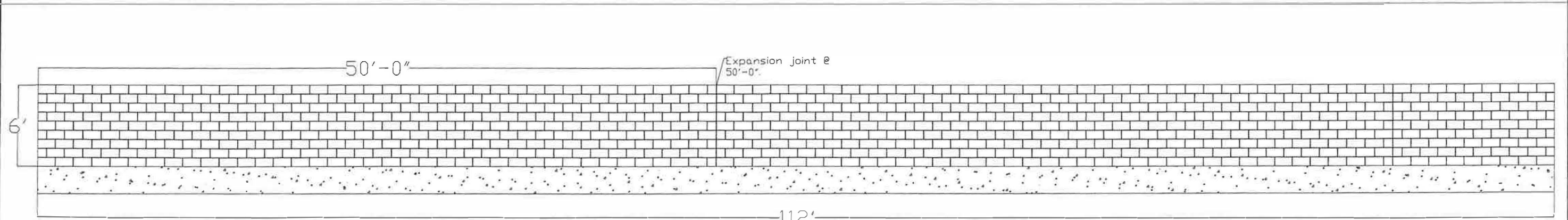
Exhibit B



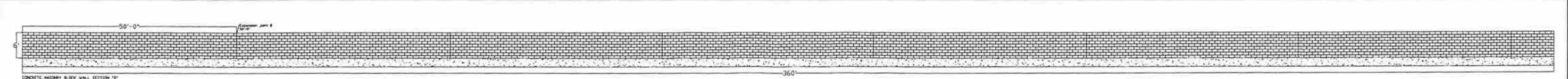
CONCRETE MASONRY BLOCK WALL FENCE SECTION "A"
SCALE: NTS



CONCRETE MASONRY BLOCK WALL FENCE SECTION "B"
SCALE: NTS



CONCRETE MASONRY BLOCK WALL SECTION "C"
SCALE: NTS



CONCRETE MASONRY BLOCK WALL SECTION "D"
SCALE: NTS

PROJECT:
JASON JACKSON - NEW CMU WALL
 ADDRESS: 2779 W MAIN ST
 CITY: EL CENTRO, CA 92243
 APN-052-042-024



CALL BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT
 CALL: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG



PREPARED UNDER THE DIRECT SUPERVISION OF:

NO.	DESCRIPTION	DATE	JASON JACKSON - NEW CMU WALL	SHEET: 4
1			MASONRY WALL ELEVATIONS	OF: 4

CITY OF EL CENTRO DATE: 09-15-25 BY: Y.B.

Easement Acknowledgment

This Easement Acknowledgment ("Agreement") is made effective as of September 25, 2025, by and between:

Jason Jackson of APN # 052-042-024, an individual with mailing address 2779 West Main Street, El Centro, California; and

Roman Beltran, Owner of APN # 052-042-025, an individual with mailing address 2765 West Main Street, El Centro, California.

Recitals

Jason Jackson is the owner of real property identified as APN # 052-042-024, located in Imperial County, California.

Agreement

The owner of APN # 052-042-024 hereby notifies the owner of APN # 052-042-025 of an existing twenty-foot (20') easement running along the eastern property line of APN # 052-042-024, bounded on the north by the northern property monument of APN # 052-042-024 and on the south by the southern property monument of APN # 052-042-024, adjacent to APN # 052-042-025. This easement is for road purposes along the eastern property line of APN # 052-042-024 and could be used to service APN # 052-042-025.

Additionally, the owner of APN # 052-042-024 further advises the intent to construct a masonry wall that, as presently proposed, would encroach upon and impede the use of said twenty-foot easement.

Acknowledgment

By signing below, the parties acknowledge that they have read this Agreement, understand its terms, and agree to be bound by them.

~~APN # 052-042-024~~ - 2779 West Main Street, El Centro, California

By: [Signature] Print Name: Jason Jackson

Date: 09/26/25

APN # 052-042-025 - 2765 West Main Street, El Centro, California

By: [Signature] Print Name: Roman Beltran

Date: 9/26/25

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of California

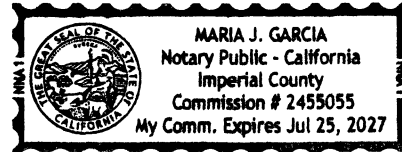
On 09/24/2025 before me, Maria J. Garcia, Notary Public*****
(insert name and title of the officer)

personally appeared Jason Jackson & Ramon Beltran
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



From: [Matt Dessert](#)
To: [Andrea Montano](#)
Cc: [Angel Hernandez](#); [Frank Soto](#); Re: complaint 2779 west
Subject: main masonry wall
Date: Tuesday, October 7, 2025 5:09:05 PM

CAUTION: This email originated from outside of the City of El Centro. Do not click links or open attachments unless you recognize the sender and know the content to be safe.

Andrea,

You and other city staff Cc ed in this email chain are making a confusing situation worse.

You are retaliating against me and confirming Jason Jackson preferential treatment.

I emailed you this complaint yesterday at 4:40 pm and Jason Jackson called me about this complaint yesterday at 5:23 pm.

It took only 43 minutes for one of you at the city of El Centro to share this complaint with Jason and then he called me 43 minutes later.

You are involved in retaliation against me by doing this. You are not treating me in a professional & courteous manner while at the same time you are giving Jason preferential treatment for reasons unknown.

Matt

On Monday, October 6, 2025 at 05:04:22 PM PDT, Andrea Montano <amontano@cityofelcentro.org> wrote:

Matt,

Thank you for submitting formal comments in regards to the variance request at 2779 W. Main Street. Visibility and setback requirements will be discussed in the Staff Report that I will email to you when it was published.

All comments, questions, or concerns are welcomed and will help the Planning Commission make a decision. If there are any other neighbors that also have concerns and would like to submit formal comments please encourage them to contact me directly. You are all welcome to also provide public comments during the public hearing on October 14th.

Andrea Montano

Associate Planner

City of El Centro

(760)337-4599

amontano@cityofelcentro.org

1275 W. Main Street

El Centro, CA 92243

From: Matt Dessert <mattdessert@rocketmail.com>

Sent: Monday, October 6, 2025 4:40 PM

To: Andrea Montano <amontano@cityofelcentro.org>

Cc: Angel_Hernandez <angel_hernandez@cityofelcentro.org>; Frank Soto <FSoto@cityofelcentro.org>

Subject: complaint 2779 west main masonry wall

CAUTION: This email originated from outside of the City of El Centro. Do not click links or open attachments unless you recognize the sender and know the content to be safe.

Hello Andrea

I am a resident @ 327 Santa Rosa in El Centro and need this masonry wall overstep to stop.

1. Past antagonistic city council member appears to be getting preferential treatment or bullying his way, yet again.
2. This home front yard is on Main street, this is not a side yard.
3. Proper minimum height requirement for visibility and safety by city code and proper insurance coverage needs to be followed.
- 4 . Proper setback requirement for visibility and safety by city code and proper insurance coverage needs to be followed.

please keep me informed

Matt Dessert

760-604-3200

EXHIBIT E

**PLANNING COMMISSION RESOLUTION NO. 25-__
FOR ZONING VARIANCE NO. 25-01**

WHEREAS, a public hearing was held on the petition for Zoning Variance No. 25-01 at a regular Planning Commission meeting held on October 14, 2025 in the City Council Chambers at 1275 W. Main Street, El Centro, California; and

WHEREAS, the public hearing was advertised according to law; and

WHEREAS, the applicant was present and heard; and

WHEREAS, objections were filed with the Commission, and members of the public spoke in support and in opposition; and

WHEREAS, the proposed project does not comply with development standards regarding fences, walls and hedges pursuant to Section 29-144 of the City Code; and

WHEREAS, a legal notice was published on October 3, 2025 in the Imperial Valley Press, a local paper of general circulation, indicating the date and time of the public hearing in compliance with City ordinance concerning Zoning Variance 25-01, and said notice was mailed to each property owner within a 300-foot radius of the project site in accordance with city ordinance; and

WHEREAS, prior to the submittal of the application, City staff advised the applicant that the proposed project did not meet the standards or findings required to obtain a variance under Section 29-311 of the Zoning Ordinance and the applicant elected to proceed with the application and request formal consideration by the Planning Commission; and

WHEREAS, the applicant has requested a variance to allow the height of the fence to be 6 ft. rather than 4 ft along the Main St. frontage of the parcel; and

WHEREAS, the denial of Zoning Variance 25-01 does not qualify as a project pursuant to the California Environmental Quality Act and therefore is not subject to further environmental review requirements contained in CEQA; and

WHEREAS, Staff conducted necessary research and analysis in accordance with Section 29-312 of the Zoning Ordinance and determine that the required findings to support the variance could not be made; and

WHEREAS, the property does not contain special or physical characteristics that prevent compliance with the zoning regulations; and

WHEREAS, approval of the variance would grant special privilege not enjoyed by other properties in the same zoning district; and

EXHIBIT E

WHEREAS, granting of the variance will be detrimental to the public health, safety, convenience or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated; and

WHEREAS, granting of such variance will adversely affect the general plan for the city; and

WHEREAS, the Planning Commission therefore directs that their decision to deny the approval of Zoning Variance 25-01 and associated findings be filed with the City Council at the next available City Council meeting.

NOW, THEREFORE, be it resolved that the Planning Commission denies approval of Zoning Variance No. 25-01.

PASSED AND ADOPTED on October 14, 2025 by the following vote:

ROLL CALL Ayes:
 Noes:
 Absent:
 Abstaining:

CITY OF EL CENTRO
PLANNING COMMISSION

By _____
 Jorge A. Perez, Chairperson

ATTEST:

APPROVED AS TO FORM:

By _____
 Angel Hernandez, AICP
 Secretary-Director

By _____
 Elizabeth L. Martyn
 City Attorney



PLANNING COMMISSION

City Hall
1275 W. Main Street
El Centro, CA 92243

Item: 3

Meeting: 10/14/2025 5:30 PM
Public Hearing

PUBLIC HEARING TO CONSIDER ISSUING A RECOMMENDATION TO THE CITY COUNCIL REGARDING SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Project: Revisions to Single-Family Residential Development Standards	Location: City Wide
Applicant: City Initiated	Project Type(s): Zoning Ordinance Text Amendment
Staff Planner: Angel Hernandez, Community Development Director; Valeria Landeros, Assistant Planner	Proposed Use: Not Applicable

PROJECT SUMMARY

The City of El Centro is proposing revisions to the development standards applicable to single-family residential zones. These standards are found in Chapter 24, Section 24-36(4)(a) and Chapter 29 Section 29-54 and Section 29-178(8) of the Zoning Ordinance (attached as **Exhibit A**) and regulates lot sizes, setbacks, and open space requirements.

At the August 12, 2025 Planning Commission meeting, staff presented the proposed changes to the Commission for discussion consisting of amendments to the single family residential development standards. Those amendments include flexibility in lot width measurement for cul-de-sacs lots, smaller front, side, rear setbacks in single family residential zones, and reduced minimum lot sizes and open space requirements within Planned Unit Developments. These changes allow for a wider range of development in single family residential zones thus promoting diverse housing development while complying with the City’s General Plan as well as the Housing Element. Staff has prepared a draft ordinance (attached as **Exhibit B**) that would implement the proposed changes into the City’s Municipal Code. The ordinance would require adoption by the City Council after consideration of a recommendation by the Planning Commission.

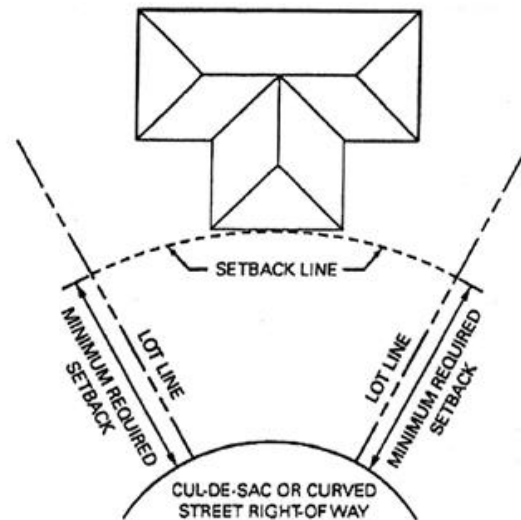
STAFF RECOMMENDATION: Issue recommendation to the City Council to approve the proposed amendments to the Zoning Ordinance pertaining to single-family residential development standards.

BACKGROUND

SUBDIVISION & RESIDENTIAL DEVELOPMENT DESIGN STANDARDS

The City considers a subdivision any unit(s) of land that are shown as contiguous. These subdivisions can consist of a variation of lot shapes and sizes including cul-de-sacs. The design standards for subdivision developments are found in Section 24-36 of the Municipal Code.

- Lot Width – Width of the lot between the side lot lines of the property. In the City of El Centro regular lots are required to have a width of 50 feet, and corner lots are required to be 60 feet
- Front yard setback – The distance between the front property line or street right-of-way line in which buildings are prohibited from being constructed. The City standard is 20 feet.
- Street right-of-way – Refers to the area of the street that is in the public right-of-way and controlled by the City.



SINGLE FAMILY RESIDENTIAL STANDARD DEVELOPMENTS

Residential zones include a wide range of dwelling unit densities and a variety of housing types that are established in the Municipal Code. The design standards for Single-Family Residential Development are found in Section 29-54 of the Municipal Code.

- Rear yard setback – Area between the rear property line and primary buildings. Depending on the structure and whether there is an alleyway a different setback may apply, ranging from 5 feet for single-story buildings to 25 feet for the second story and higher portions of homes. Residential properties whose rear lots are adjacent to Interstate 8 are subject to a larger, 50 foot, setback.
- Side yard setback – Distance between the side property line or right-of-way line and primary buildings. Lots in which a side yard abuts a street are subject to a larger 15-foot setback than those abutting another lot, which require 5 feet.

PLANNED UNIT DEVELOPMENT STANDARDS

Planned Unit Developments are single or connected building sites where the individual lots are planned and developed together either as a whole or in phases. The Planned Unit Development (PUD) standards can be found in Section 29-178 of the Municipal Code. These standards create flexibility in zoning requirements through a conditional use permit and is applied for in conjunction with a subdivision map. It is intended for

projects that meet the General Plan, including the underlying zones maximum density, while offering enhanced amenities.

- Lot Area – The total surface area of a plot bounded by the front, side, and rear lot lines.
- Open Space Requirements – Any part of a lot or project defined as unobstructed from the ground up and intended for public or private use.

ANALYSIS

Staff compared El Centro’s development standards to other cities in Imperial County and surrounding areas and summarized them into a table below for comparison. The standards below are compared to the City’s R1 Zoning designation to which ever zoning designation most closely resembles those for other cities.

Development Standards	El Centro	Calexico	Imperial	Brawley	Indio	Coachella	Yuma
Lot Area (sq. ft)	6,000	6,000	6,000	6,000	4,500	5,400	6,000
Regular lot width (ft)	50	60	65	60	60	50	50
Corner lot width (ft)	60	65	65	65	65	60	50
Cul-de- sac/knuckle/flag lot width (ft)	50	30	30	50	35	40	50
Minimum lot depth (ft)	100*	100	100	NA	80	80	NA
Front yard setback (ft)	20	25	20	20	10*	15*	20
Side yard setback, interior (ft)	5	5	5	5	5	5	7
Side yard setback, exterior (ft)	15	10	10	10	15	10	10
Rear yard setback (ft)	5-25	20	10	20	15	20	10

RECOMMENDED SUBDIVISION & RESIDENTIAL DEVELOPMENT DESIGN STANDARDS

While most cities measure the lot width for cul-de-sacs at the front building setback or provide a reduced minimum lot width, the City of El Centro has a larger width requirement and measures at the street right-of-way. To better align with contemporary development needs, staff recommends considering the following amendment to the following requirement:

- The width of lots fronting curved sections of streets, knuckles, or cul-de-sacs shall be measured at the front yard setback line, instead of the right-of-way line.

RECOMMENDED SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Staff reviewed the existing standards and compared them to other jurisdictions in Imperial County and surrounding areas. With some exceptions, there are slight variations in the development standards applicable in the City of El Centro compared to other neighboring cities in Imperial County, Riverside County, and Yuma, Arizona. The

differences are found in the front-yard setback, exterior-side yard setback, and rear yard setback.

To better align with contemporary development needs, staff recommends considering the following amendments to the following requirements:

- Maintain a minimum 20-foot setback for front yards with front-loading garages.
- Reduce the front yard setback from 20 feet to 12 feet for all other structures.
- Reduce the rear yard setback for all lots not adjacent to the I-8 to 15 feet.
- Reduce the side yard setback from 15 feet to 10 feet for exterior side yards.

RECOMMENDED PLANNED UNIT DEVELOPMENT STANDARDS

Regionally, PUD developments have been commonly utilized in the City of Imperial and the City of Brawley. While PUDs are frequently considered by prospective developers in El Centro, none have been constructed since the last approved project in 2000. Recent development trends indicate a growing demand for greater flexibility, including smaller lot sizes averaging between 3,000 and 4,000 square feet, reduced lot dimensions to accommodate compact development, and clearer guidance on private street design. PUD developments still would be subject to the maximum density of the underlying zone. To better align the PUD process with contemporary development needs, staff recommends considering amendments to the following requirements:

- Reduce the minimum lot size from 3,500 SF to 2,000 SF for single family detached units.
- Reduce the minimum average lot width from 40 feet to 20 feet.
- Change the minimum open space requirement from 10% for all projects greater than 5 acres to 5% of total area for all projects, regardless of size.

Please note that PUD projects are subject to a conditional use permit and discretionary approval of the Planning Commission and City Council. While a project may meet these minimum requirements, proposals may be modified in compliance with the intent and purpose of the Planned Unit Development ordinance and the City of El Centro General Plan.

PUBLIC NOTICING AND ENVIRONMENTAL REVIEW

PUBLIC NOTICING

These amendments were first introduced at the Planning Commission Meeting held on Tuesday, August 12, 2025 for discussion. A public hearing is scheduled before the Planning Commission on October 14, 2025 and a public hearing notice was published in the Imperial Valley Press on Friday, October 3, 2025. Notices were also posted at four locations throughout the City and posted on the City of El Centro's official Facebook page. As of the date of preparation of this staff report, staff have not received any communications or comments regarding the project. If recommended for approval by

the Planning Commission, staff will distribute and publish a second public hearing notice for the City Council public hearing.

ENVIRONMENTAL REVIEW

The proposed amendments to the Single-Family Development Standards are exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3). If the amendments being made are purely administrative or policy-level (e.g., updating definitions, clarifying lot coverage, adjusting setback measurement), the changes are exempt from further environmental review. The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed text amendments pertain solely to zoning code standards and do not authorize any specific development or physical change to the environment. Nor does it change the allowable uses or the maximum density permitted under the zoning ordinance. Therefore, it can be seen with certainty that the proposed action will not have a significant effect on the environment, and no further environmental review is required.

FINDINGS

In determining the advisability of issuing a recommendation for adopting amendments to Chapter 24 and 29, the Planning Commission shall consider the findings found in Section 24-328 of the El Centro City Code used for approving amendments to the Zoning Ordinance. Below are the recommended findings in support of the amendment:

1. The proposed amendment or zone change shall be in conformity with the general plan map and text, and other development policies of the city.

The proposed amendment is in conformity with the City's General Plan, specifically, the following goals and policies:

Land Use Goal 1- Policy 1.1: Provide for a variety of housing opportunities at a range of densities, housing types, and affordability levels to meet the needs of the community and implement the Housing Element.

The proposed amendments will allow for a wider range of developments to be permitted in the single-family residential zone. Reductions in setbacks, smaller lot sizes, and more lenient open space requirements creates opportunities for diverse project types in the residential zone. This meets the goal set in the Land Use element and helps provide even more housing types, affordability, and densities in this zone.

Land Use Goal 1- Policy 1.4 Encourage developers to provide infill housing options in or near existing commercial centers and on or near commercial corridors to facilitate transition to a neighborhood-serving mix of uses that support walkability, alternative transportation options, and a reduction in vehicle miles traveled.

The proposed amendments would create additional opportunities for developers to provide infill housing options in areas that may have previously had more restrictions. The reductions in setbacks and lot sizes could make lots that were previously unable to be developed more flexible for construction.

Housing Goal 1 – Policy 1.1 Maintain land use controls and development standards that can accommodate a variety of housing opportunities, including single-family homes, townhomes, apartments, condominiums, mixed-use development, accessory dwelling units, and mobile homes to fulfill regional housing needs.

The proposed amendments create a wider range of flexibility in the development type and size for the residential zone. This would result in the further accommodation of housing opportunities ensuring consistency with the City's General Plan.

2. The proposed amendment or zone change is appropriate for the property or properties which will be affected by such action, with consideration given to access, size of parcel(s), relationship to similar or related uses, and other considerations deemed relevant by the commission and council.

The proposed amendments are consistent with the City's Land Use and Housing Elements of the General Plan. The amendments will not affect the access to the parcels of land within the Residential Zones. Additionally, the proposed amendments will not alter the size of existing parcels, however it will allow for the development of smaller parcels in the residential zone in the future. Finally, there will be no change to the use of land as a result of the adoption of these amendments.

3. The proposed amendment or zone change is necessary and proper at this time, and is not likely to be detrimental to property or residents affected by such action.

The proposed amendments will not be detrimental to the properties within or adjacent to the residential zone. The amendments create more flexible requirements meaning that existing developments in this zone will already be in compliance with City development standards.

NEXT STEPS

If the Planning Commission issues a recommendation in favor of the project, staff will commence with preparing the amendments for consideration before the City Council. A second public hearing notice would be published and posted advertising the City Council Public Hearing.

RECOMMENDATION & OPTIONS

OPTIONS

The Planning Commission has the following options when considering action on this matter:

1. Move to recommend approval of the proposed amendments to the Zoning Ordinance and Subdivision Ordinance pertaining to single-family residential development standards, subject to the adoption of the required findings;
2. Move to deny the proposed amendments to the Zoning Ordinance and Subdivision Ordinance pertaining to single-family residential development standards , with the adoption of the required findings against the proposal; or
3. Motion to continue the hearing for further study.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Resolution attached as **Exhibit C**, recommending the approval of the proposed amendments to the Zoning Ordinance referring to Subdivision Development Standards, Single-Family Residential Development Standards, and Planned Unit Development Standards. The proposed revisions are consistent with the City's General Plan and Housing Element goals promoting efficient land use, housing diversity, and neighborhood compatibility.

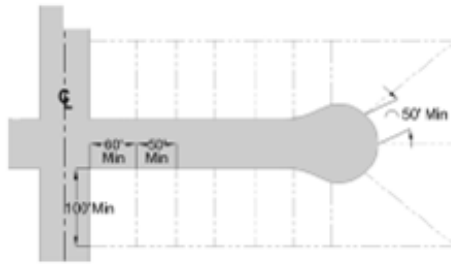
ATTACHMENTS

- Exhibit A – Existing Single-Family Residential Development Standards
- Exhibit B – Draft Ordinance Single-Family Residential Development Standards
- Exhibit C – Resolution

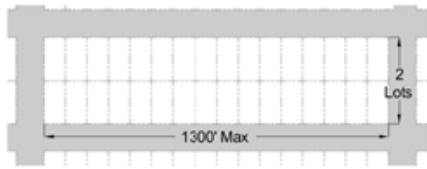
Sec. 24-36. Subdivision design standards.

In reviewing tentative maps, the community development director and city engineer shall review the following standards for subdivision design:

- (1) *Dedications.* Dedications of real property for streets, alleys, floodways and easements for:
 - a. Major streets and thoroughfares for opening or widening shall be as shown on the major street plan or the circulation element of the general plan.
 - b. Streets shall comply with the street design standards in chapter 23, article IV (street design standards), chapter 23, article V (complete streets), the circulation element of the general plan, and other published standards of the city.
 - c. Cul-de-sac streets shall comply with the requirements of section 23-62(d).
 - d. Boundary line streets and half streets requiring paving less than thirty-two (32) feet wide shall be permitted for a local street only when such partial dedications are necessary for the carrying out of the major street plan or when assurances are presented in writing by the adjoining property owner of the streets' completion when the abutting real property is subdivided.
 - e. Reservations shall be required for public uses.
- (2) *Easements.* The subdivider shall grant easements not less than ten (10) feet in width for public utility, sanitary sewer, and drainage purposes along the rear or side lot lines, in planting strips or wherever necessary. Easements of lesser widths, but not less than five (5) feet, may be allowed after thirty (30) days written notice to the affected utility company or companies, when at the determination of the city engineer, the purposes of the easement may be accomplished by easements of lesser width, and provided that in such determination, the city engineer shall prescribe the width of such easement. Upon receipt of notice, the affected utility company may present its objections or recommendations to the city engineer, whose decision on the matter will be final. Dedication of easements shall be for the purpose of installing utilities, planting strips or for other public purposes as may be ordered or directed by the city engineer.
- (3) *Parks, etc.* Neighborhood parks or other public areas, as may be appropriate, based on the general plan.
- (4) *Lots and blocks.* Lot and block dimensions shall conform to the applicable requirements of the zoning ordinance. In no case shall the lot area be less than six thousand (6,000) square feet, unless the zoning ordinance provides for a smaller size pursuant to a specific plan or P.U.D. The following requirements shall be applicable to lots and blocks:
 - a. Lot sizes in residential zones shall be not less than fifty (50) feet wide and one hundred (100) feet deep with a sixty (60) foot minimum width for corner lots. Lots fronting on curved sections of streets, knuckles, or cul-de-sac shall also be not less than fifty (50) feet in width measured at the street right-of-way. See figure 24-36.4(a), below.



- b. The shapes and building locations of large lots may be required to permit later practical subdivision. On curves or at corners, lots shall be oriented in a different direction than those at mid-block. In these cases, some lots can be nonrectangular and angled on the street.
- c. Blocks shall, wherever possible, be two (2) lots in width and not over one thousand three hundred (1,300) feet in length; provided, however, that if blocks are shown at greater width, the city council may require easements, offers of dedication or other assurances to permit later practical subdivision. See figure 24.36.4(c), below.



(5) *Utilities.*

- a. Utility facilities for the purpose of supplying cable television, communication, electricity, gas, sewer, and water service to the subdivision, shall be constructed and installed within the subdivision boundary.
- b. All communication and electrical distribution facilities installed within the subdivision boundary for the purpose of supplying any communication or electrical service in the subdivision, including all community antenna television distribution facilities installed for the purpose of supplying a community antenna television signal service to a subdivision, shall be placed underground, except as follows:
 - 1. Transformers, pedestals, terminal boxes, meter cabinets, concealed ducts and other facilities necessarily appurtenant may be situated above ground if they are used solely for the purpose of providing service within the subdivision and are used solely in connection with the underground distribution lines.
 - 2. General transmission, subtransmission, long distance, trunk or feeder lines may be situated above the surface of the ground when such lines are not used as individual subdivision distribution lines. Location of such lines shall be approved by the serving utility and the city engineer.
 - 3. Poles supporting streetlights, and the electricity lines within such poles, may be situated above the ground.

Exhibit A

4. The city engineer may waive all or part of the underground requirements of this section if he finds that topographical, soil or other conditions or circumstances make underground installation of such facilities unreasonable or impracticable.
 5. In those cases where requirements for underground utilities have been waived, easements for overhead pole lines shall be provided at the rear of all lots, and/or alleys.
 6. The waiver of the requirements of this section for one (1) portion of a subdivision shall not affect the requirements for the balance of that subdivision.
- (6) *Zoning compliance.* A lot, piece or parcel may be divided only if each parcel created thereby has an area, width and street frontage equal to the minimum requirements for lots in the zone in which such parcel is located.
- (7) *Storm drainage retention.* The subdivider, as a condition of approval of the tentative map, shall provide and install storm drainage and/or retention improvements in compliance with the policies and procedures of the department of public works.

(Ord. No. 24-03, § 12, 9-17-24)

Sec. 29-54. Residential zones property development standards.

The following minimum property development standards identified in table 29-54.1 shall apply to all land and buildings in the residential zones, except that any lot shown on an official subdivision map duly approved and recorded, or any lot for which a bona fide deed had been duly recorded prior to the effective date of this chapter may be used as a building site. See also article III of this chapter for exceptions to, or clarification of, these regulations.

- (1) Special requirements for two (2) or more dwelling units per lot:
 - a. *Site plan review.* Before any building or structure which increases the number of dwelling units to two (2) or more is erected on any lot in a residential zone, a site plan shall have been submitted to and approved by the community development director, pursuant to the provisions of article V, division 4 of this chapter.

Table 29-54.1 Residential Zones Property Development Standards

Development Standards		Zoning Regulations				
		RAP	RR	R1	R2	R3
(a)	<i>Minimum net lot area, in square feet (1)</i>					
	(1) Single-family detached dwelling	43,560	21,780	6,000	3,600	3,600
	(2) Attached or multi-family dwelling	N/A	N/A	N/A	7,200	7,200
(b)	<i>Density-maximum dwelling units per net acre (1)</i>	1	2	7	12	25
(c)	<i>Minimum lot width, in feet (1)</i>					
	(1) Regular lot	150	100	50	60	60
	(2) Corner lot	150	100	60	65	65
(d)	<i>Minimum lot depth, in feet</i>	150	100	60	65	65
	(1) Regular lot	200	150	100	100	100
	(2) Abutting a freeway	200	200	150	150	150
(e)	<i>Minimum building setbacks, in feet</i>					
	(1) Front	60	40	20	20	20
	(2) Rear					
	a. First story of building	20	10	5	5	5
	b. Abutting a freeway	50	50	50	50	50
	c. Second and additional stories of building	25	25	25	25	25
	d. Abutting an alley, second and additional stories of building	15	15	15	15	15
	(3) Side					
	a. Interior side	30	20	5	5	5
	b. Exterior side	30	20	15	15	15
	(4) Between main buildings	N/A	N/A	N/A	10	10
	(5) Between accessory buildings	6	6	6	6	6
	(6) Abutting interior driveways and open parking	0	0	0	5	5
(f)	<i>Maximum lot coverage, percent</i>	35	25	50	50	60
(g)	<i>Maximum building height, in feet</i>	35	35	35	35	45
(h)	<i>Parking regulations</i>	See article III, division 5				

Exhibit A

(i)	<i>Required landscaping, screening, and fencing</i>	See article III, division 6
(j)	<i>Accessory uses</i>	See article III, division 9
(k)	<i>Animal keeping</i>	See article III, division 10
(l)	<i>Temporary uses</i>	See article IV, division 5
(m)	<i>Nonconforming uses and lots</i>	See article IV, division 6
(n)	<i>Signs</i>	See chapter 22.1 of City Code
(o)	<i>Communication facilities</i>	See article IV, division 8

Notes:

- (1) Legal lots may exist that do not meet this development standard. However, any subdivision of land occurring after the adoption of this zoning ordinance must meet the minimum net lot area required by table 29-54.1 standard, with the following exception for existing infill lots at the time of the adoption of this chapter. For the purposes of this section, an infill lot is any legal lot surrounded on at least two (2) sides by developed lots.
 - The subdivision of an existing infill lot is permitted if the net lot area of the subdivided lot(s) is equal to or greater than ninety (90) percent of minimum net lot area required by table 29-54.1.
- (2) Density is one (1) du/acre per the general plan. However, densities consistent with the R1 development standards may be allowed as a cluster development, subject to approval of a CUP and so long as average densities within designated "extended approach/departure" areas do not exceed one (1) du/acre.

b. *Open space.* Development of two (2) or more units on a single shall have efficient access to common and private open space for passive or active recreation and for social activities. Common open space includes amenities open to all residents and their visitors, such as game courts, swimming pools, gardens, fitness areas, play equipment, picnic areas, barbeque areas, community gardens, or landscape gardens. No portion of off-street parking spaces, driveways, covered pedestrian access ways or utility areas such as laundries, clothes drying yards or trash areas shall constitute common open space. Private open space includes areas connected or adjoining a dwelling unit for the exclusive use of the occupants and their visitors, such as balconies, porches, or patios. All common open space shall conform to the following standards:

1. *Amount required.*

- i. For two (2) to four (4) dwelling units (attached or detached) on a single lot, a minimum of three hundred (300) square feet of open space with a minimum dimension width and depth of twenty (20) feet shall be provided for each dwelling unit.
- ii. For more than five (5) or more on a single lot or building site, a minimum of one hundred fifty (150) square feet per dwelling unit of common open space shall be provided, not less than fifty (50) percent of which shall be located in a single common area with a minimum dimension width and depth of twenty (20) feet.
- iii. In addition to the above, in the R3 zone private open space shall be provided as follows:
 - (A) For dwelling units with one (1) or more bedrooms a minimum of fifty (50) square feet of private open space shall be provided contiguous to each

Exhibit A

dwelling unit. A minimum of fifty (50) square feet of private open space shall be provided contiguous to each dwelling unit.

(B) For studio or efficiency units a minimum of fifty (50) square feet of private open space shall be provided contiguous to each dwelling unit, except that the amount of required private open space may be reduced when additional common open space is provided. For every additional square foot of common open space provided, private open space may be reduced by one (1) square foot.

(C) Private open space shall have a minimum width and depth of five (5) feet, and be screened from ground level exterior visibility by a wood or masonry fence not more than fifty (50) percent open and not less than fifty-four (54) inches high, or, if on a deck or balcony, not less than forty-two (42) inches high.

iv. When a private open space area greater than ninety-six (96) square feet with a minimum width of eight (8) feet is provided for each dwelling unit, the total common open space requirements may be reduced by twenty-five (25) percent.

v. Rooftop amenities may also be included in the required open space if they are accessible to all residents.

vi. Planting areas may be reduced to fifteen (15) percent if active recreation areas such as playgrounds, sport courts, pools or fitness areas are provided for common open space.

vii. Any accessory building or unit designed and intended to be used for recreational purposes shall be counted as common open space but may not exceed fifty (50) percent of the required open space.

2. *Location.*

i. Required common open spaces shall be conveniently and centrally located to the majority of units in the development to promote a sense of community. Common open space areas located within center courtyards are preferred to provide resident privacy and security.

ii. Common open spaces and children's play areas shall be visible from individual units and be connected to the internal pedestrian system in the development.

iii. Private open spaces shall be contiguous to and have direct pedestrian access from the units they serve.

3. *Design.*

i. The design and orientation of all open spaces shall take advantage of available sunlight and be sheltered from the wind, noise and traffic on adjacent streets, and incompatible uses.

ii. A surface shall be provided which allows convenient use for outdoor activities. Such surface shall be any practicable combination of lawn, garden, flagstone, wood planking, concrete, asphalt, or other serviceable, dust free surfacing. Slope shall not exceed five (5) percent.

iii. Pools with incidental cabanas and restrooms, and paved recreation areas may be developed in the required common open space.

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- iv. Not less than twenty-five (25) percent, but no more than fifty (50) percent, of this common space shall be permanently landscaped.
 - v. All common open spaces shall be ADA accessible and feature ADA accessible features.
 - vi. Single projects that occur on multiple lots, as a part of a single phase of development, may cluster open space into a single location on a single lot rather than providing open space on each individual lot.
- c. *Trash enclosure.* All areas set aside for storage and pickup of trash and garbage shall be completely enclosed on four (4) sides by a solid six (6) foot wall or fence or completely screened by any other methods acceptable to the director. Said areas shall be convenient to residents which they are intended to serve. Solid access doors shall be provided at the same height as the wall or fence.
- d. *Laundry room.* For developments of ten (10) or more dwelling units, a minimum of one (1) clothes washer and one (1) clothes dryer per each full ten (10) dwelling units shall be provided and maintained within an enclosed structure. The provision of one (1) clothes washer and one (1) clothes dryer hookup in each dwelling unit shall meet this requirement.

(Ord. No. 24-03, § 2, 9-17-24)

Exhibit A

Chapter 29 - ZONING
ARTICLE IV. - GENERAL PROVISIONS
DIVISION 1. PLANNED UNIT DEVELOPMENT

DIVISION 1. PLANNED UNIT DEVELOPMENT

Sec. 29-176. Intent and purpose.

It is the intent of this division to provide greater flexibility in the application of development standards for residential projects as set forth in chapter 24 of the City Code, subdivision ordinance, and this chapter, and to encourage innovative site planning in keeping with the following principles:

- (1) The encouragement of a more desirable living environment through application of modern site planning techniques which are not generally available through strict application of conventional development standards.
- (2) The arrangement of buildings, streets, and landscaped areas in a more functional and visually satisfying pattern.
- (3) The development of a more interesting and varied project in accordance with a detailed comprehensive plan encompassing such elements as the design and location of structures, the circulation pattern, parking facilities, landscaping, open space, and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided for the common use of the persons occupying the property.
- (4) Flexibility to allow alternative housing typologies to traditional single dwelling unit developments to encourage a variety of housing opportunities for a range of residents in accordance with the land use and housing elements of the general plan.

(Ord. No. 24-03, § 2, 9-17-24)

Sec. 29-177. Conditional use permit required.

Planned unit developments are subject to a conditional use permit and may be approved pursuant to the provisions regarding conditional use permits outlined in article V, division 6 of this chapter.

(Ord. No. 24-03, § 2, 9-17-24)

Sec. 29-178. Development standards.

The following standards shall apply to planned unit developments unless modified by the city council pursuant to the provisions of section 29-182 of this division.

- (1) *Project size.* There shall be one (1) or more acres of land within the project to be developed.
- (2) *Townhouse or row house development.* In areas where townhouse developments are proposed, no continuous group of dwellings that together form the exterior walls of a building shall exceed two hundred (200) feet in any dimension.
- (3) *Land area per unit.* The land area required per unit, which is owned in fee by individuals, may be waived by the city council in those instances where common open space has been provided as required in this division, except that:

- a. Each single-family detached unit shall occupy parcels of land not less than three thousand five hundred (3,500) square feet in area with a minimum average width of not less than forty (40) feet or a minimum average width of fifty (50) feet for corner lots, and a minimum average depth of not less than eighty (80) feet; and
 - b. Each individual townhouse or other attached unit shall occupy parcels of land not less than one thousand two hundred (1,200) square feet in area with a minimum average width of not less than twenty (20) feet.
- (4) *Density.* A planned unit development shall not exceed the average gross density of the zone(s) in which it is located. When a planned unit development contains two (2) or more general plan land use designations, the density of the planned unit development may not be transferred from one (1) general plan designation to another without a general plan amendment.
- (5) *Local access.* Nothing in this division shall cause the waiver of public street requirements established in chapter 24 of the City Code, subdivision ordinance. However, planned unit developments may be served by private ways, streets, or alleys that vary from the requirements for dedicated streets if, in the judgment of the city council, such waiver is in conformity with the provisions of this division. Furthermore, such paved private access ways, exclusive of pedestrian walkways, shall be at least:
- a. Twenty (20) feet wide for one-way traffic when parking is prohibited by posted signs.
 - b. Twenty-four (24) feet wide for two-way traffic when visitor parking is provided in specially designed bays outside of the right-of-way and parking on the access way is prohibited by posted signs.
 - c. Forty (40) feet wide for two-way traffic when parking is allowed on both sides.
- (6) *Trash and garbage pickup.* All areas set aside for storage and pickup of trash and garbage shall be completely enclosed on four (4) sides by a solid six (6) foot wall or fence, or completely screened by other methods acceptable to the planning commission and city council. Said areas shall be sited in a manner convenient to the residents which they are intended to serve. Solid access doors shall be of the same height as the wall or fence.
- (7) *Building height limits.* Building heights above the limits imposed in the zone in which the planned unit development is located shall be permitted if the city council determines that additional height furthers the objectives of this division.
- (8) *Required open space.* Sites three (3) acres in area or smaller shall provide a minimum of five (5) percent of the total area of the planned unit development as common open space/amenity for the development. Sites greater than three (3) acres in area shall provide a minimum of ten (10) percent of the total area of the planned unit development as common open space/amenity for the development. Land occupied by buildings, streets, driveways or parking spaces may not be counted in satisfying this open space requirement. However, land occupied by recreational buildings and structures may be counted as required open space.

(Ord. No. 24-03, § 2, 9-17-24)

Sec. 29-179. Conditions of approval.

All planned unit developments shall be subject to the following conditions of approval placed upon the project in accordance with article V, division 6 of this chapter:

- (1) *Private access streets and driveways.* Access to lots within a planned unit development, and to its required parking spaces, shall be provided by way of a public or private street, or an access easement.

All common access streets, driveways, alleys and other access ways provided for vehicular access and serving cluster units within the project shall be developed in accordance with the plans and specifications approved as part of this action by the city council, and shall be maintained by responsible management of the project indefinitely. The council may require changes in the design of these common access elements as a condition of approval if, in their judgment, such changes are essential to provide access for fire, police and other emergency vehicles.

- (2) *Dedication of public easements.* The city council may require and accept dedication of public easements for utilities both public and private within, along or across the common areas of the project. The council may also require easements for pedestrian use where needed to provide through access to a public school, park, or other public facility.
- (3) *Improvement and maintenance of open space.* Open space areas shall be suitably improved for their intended purpose. All or any part of the required open space shall be reserved for use in common by the residents of the planned development. All lawn and landscaped areas reserved for common use shall be provided with a permanent watering system adequate to maintain such areas. All areas intended for common use shall be irrevocably reserved by deed restriction for such common use.
- (4) *Dedication of open space.* If, in the judgment of the city council, there exists in the project open space which might at a future time be developed in a manner conflicting with the intent of the zone or the objectives of this division, the council may require the dedication of development rights for said open space to the city as a condition of approval. The instruments used to transfer said rights shall be acceptable to the city and the deeded rights shall be clearly indicated on all maps of record.
- (5) *Phased development.* If development is to be accomplished in phases, the development plan shall coordinate the improvement of open space, the construction of buildings, structures and improvements in such open space, and the construction of dwelling units so that each development phase achieves, at a minimum, a proportionate share of the total open space improvements of the total planned development.
- (6) *Other requirements.* The city council may require other reasonable conditions of approval that relate to the physical development of the project or to the methods of managing the common elements and providing for perpetual maintenance of these elements.
- (7) *Revocation of permit.* Any conditional use permit granted pursuant to the provisions of this division shall contain a condition providing for the revocation of said permit if:
 - a. Open areas and recreational facilities are not preserved and maintained;
 - b. Automobile storage space and adequate access thereto is not preserved and maintained; or
 - c. Any taxes or assessments on the common elements are not paid within the period required by law.

(Ord. No. 24-03, § 2, 9-17-24)

Sec. 29-180. Procedure for review of planned unit development.

In addition to the procedures for submittal and review of a conditional use permit outlined in article V, division 6 of this chapter, the following procedures shall apply to all projects initiated pursuant to this division:

- (1) *Pre-application meeting.* Prior to the filing of an application for a conditional use permit, the developer or subdivider should meet with the community development director or designated representative to discuss the proposed project so that the necessary subsequent steps may be undertaken with a clear understanding of requirements for development under this division.

- (2) *Administrative review.* Subsequent to filing an application for a conditional use permit, the community development director shall review the preliminary plans submitted by the applicant with other city officials including, but not limited to, the city engineer, city attorney, assistant community development director, and fire chief. These officials shall submit their recommendations in writing to the community development director. Upon receipt of these recommendations, a meeting with the developer or subdivider shall be scheduled at which time the administrative recommendations will be made known to the developer or subdivider.

(Ord. No. 24-03, § 2, 9-17-24)

Sec. 29-181. Additional requirements for application.

In addition to the procedures for submittal and review of a conditional use permit outlined in article V, division 6 of this chapter, the following additional information shall also be required of planned unit developments:

- (1) General development plan(s) with at least the following details shown to scale and dimensioned:
 - a. The location and use(s) proposed for each existing and proposed structure in the project area as well as the number of stories, gross building area and approximate location of entrances;
 - b. All existing and proposed curb cuts, driving lanes, streets, alleys and parking, loading, storage and refuse pickup areas;
 - c. All pedestrian walks and open areas for common use;
 - d. Types of surfacing treatment proposed for all walks, streets and driveways;
 - e. Types of landscaping elements proposed for the project including fences and screen planting; and
 - f. All existing and proposed physical features such as hydrants, utility facilities, drainage facilities and recreational facilities.
- (2) A boundary survey map of the project (a tentative subdivision map may be substituted for this requirement if the applicant proposes to subdivide the property).
- (3) A map showing existing topography of the project area with contours at one (1) foot intervals, and grading plans if grading is contemplated.
- (4) A subdivision map (tract map or parcel map) shall be required for the creation of a planned unit development.
- (5) Access and maintenance. An agreement for access and maintenance for all facilities used in common shall be submitted as part of the subdivision map for approval and recordation.
 - a. All areas of planned unit developments with five (5) or more parcels subject to a reciprocal access and/or maintenance easement shall be maintained by an association that may be incorporated or unincorporated.
 - b. Planned unit development with four (4) or less parcels subject to a reciprocal access and/or maintenance easement may execute a maintenance agreement in lieu of requiring an association.
 - c. A maintenance agreement shall be formed, composed of and executed by all property owners, to maintain all common areas and appurtenances such as trees, landscaping, water treatment facilities, trash, parking, driveways, drive aisles, walkways, private water lines, meters, etc. Each owner and future property owners shall automatically become members of the agreement and shall be subject to a proportionate share of the maintenance and related costs. The maintenance agreement shall be recorded as a covenant and agreement to run with the land. The subdivider

shall submit a copy of this agreement, once recorded, to the planning division for placement in the subdivision file.

- (4) Statements in writing of all declarations, restrictions, covenants, or methods of managing the project and maintaining the common areas and elements located therein.

(Ord. No. 24-03, § 2, 9-17-24)

Sec. 29-182. Modification of requirements.

Modification of the requirements of this division may be granted by the city council when it determines that such modification will not be detrimental to the subject development, adjacent properties or the public interest. However, no modification shall be granted from the density or total open space area requirements specified in this division.

(Ord. No. 24-03, § 2, 9-17-24)

Sec. 29-183. Applicability to other land uses.

Where the procedures and requirements of this division will better implement the general plan or other goals or policies of the city as determined by the city council, a planned unit development may be used for a commercial, industrial, mixed land use, or public project. In such case, the open space requirements and other standards of this division may be waived by the council.

(Ord. No. 24-03, § 2, 9-17-24)

Secs. 29-184—29-187. Reserved.

Exhibit B

ORDINANCE 25-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL CENTRO AMENDING CHAPTER 24 AND CHAPTER 29 OF THE EL CENTRO MUNICIPAL CODE REGARDING SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

THE CITY COUNCIL OF THE CITY OF EL CENTRO, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of El Centro finds as follows:

WHEREAS, the proposed amendments to Chapter 24 and 29 of the El Centro Municipal Code regarding single family residential development standards are intended to provide greater flexibility in lot size and setbacks; and

WHEREAS, these amendments are consistent with state law, the City of El Centro General Plan and Housing Element’s policies to ensure that residential development accommodates a diverse range of housing types, densities, and household needs.

SECTION 2. Section 24-36(4)(a) of Article IV of Chapter 24 shall be amended as follows:

Lot sizes in all residential zones shall be not less than fifty (50) feet wide and one hundred (100) feet deep with a sixty (60) foot minimum width for corner lots.

Lots fronting on curved sections of streets, knuckles, or cul-de-sac shall also be not less than fifty (50) feet in width measured at the front yard setback line. See figure 24-36.4(a), below.

SECTION 3. Section 29-54 of Division 2, Article II of Chapter 29 shall be amended as follows:

Table 29-54.1 - Residential Zones Property Development Standards

<i>Development Standards</i>		<i>Zoning Regulations</i>				
		RAP	RR	R1	R2	R3
(a)	<i>Minimum net lot area, in square feet (1)</i>					
	(1) Single-family detached dwelling	43,560	21,780	6,000	3,600	3,600
	(2) Attached or multi-family dwelling	N/A	N/A	N/A	7,200	7,200
(b)	<i>Density-maximum dwelling units per net acre (1)</i>	1	2	7	12	25
(c)	<i>Minimum lot width, in feet (1)</i>					
	(1) Regular lot	150	100	50	60	60
	(2) Corner lot	150	100	60	65	65
(d)	<i>Minimum lot depth, in feet</i>					
	(1) Regular lot	200	150	100	100	100
	(2) Abutting a freeway	200	200	150	150	150
(e)	<i>Minimum building setbacks, in feet</i>					
	(1) Front					
	a. Any structure aside from front loading garages	60	40	12	12	12
	b. Front loading (FL) garages	N/A	N/A	20	20	20

Exhibit B

	(2) Rear					
	a. Abutting a freeway	50	50	50	50	50
	b. Anywhere not abutting a freeway	50	50	15	15	15
	(3) Side					
	a. Interior side	30	20	5	5	5
	b. Exterior side	30	20	10	10	10
	(4) Between main buildings	N/A	N/A	N/A	10	10
	(5) Between accessory buildings	6	6	6	6	6
	(6) Abutting interior driveways and open parking	0	0	0	5	5
(f)	<i>Maximum lot coverage, percent</i>	35	25	50	50	60
(g)	<i>Maximum building height, in feet</i>	35	35	35	35	45
(h)	<i>Parking regulations</i>	See article III, division 5				
(i)	<i>Required landscaping, screening, and fencing</i>	See article III, division 6				
(j)	<i>Accessory uses</i>	See article III, division 9				
(k)	<i>Animal keeping</i>	See article III, division 10				
(l)	<i>Temporary uses</i>	See article IV, division 5				
(m)	<i>Nonconforming uses and lots</i>	See article IV, division 6				
(n)	<i>Signs</i>	See chapter 22.1 of City Code				
(o)	<i>Communication facilities</i>	See article IV, division 8				

Notes:

- (1) Legal lots may exist that do not meet this development standard. However, any subdivision of land occurring after the adoption of this zoning ordinance must meet the minimum net lot area required by table 29-54.1 standard, with the following exception for existing infill lots at the time of the adoption of this chapter. For the purposes of this section, an infill lot is any legal lot surrounded on at least two (2) sides by developed lots.
- The subdivision of an existing infill lot is permitted if the net lot area of the subdivided lot(s) is equal to or greater than ninety (90) percent of minimum net lot area required by table 29-54.1.
- (2) Density is one (1) du/acre per the general plan. However, densities consistent with the R1 development standards may be allowed as a cluster development, subject to approval of a CUP and so long as average densities within designated "extended approach/departure" areas do not exceed one (1) du/acre.

-
- (1) Special requirements for two (2) or more dwelling units per lot:
- a. *Site plan review.* Before any building or structure which increases the number of dwelling units to two (2) or more is erected on any lot in a residential zone, a site plan shall have been submitted to and approved by the community development director, pursuant to the provisions of article V, division 4 of this chapter.
- b. *Open space.* Development of two (2) or more units on a single lot shall have efficient access to common and private open space for passive or active recreation and for social activities. Common open space includes amenities open to all residents and their visitors, such as game courts, swimming pools, gardens, fitness areas, play equipment, picnic areas, barbeque areas, community gardens, or landscape gardens. No portion of off-street parking spaces, driveways, covered pedestrian access ways or utility areas such as laundries, clothes drying yards or trash areas shall constitute common open space. Private open space includes areas connected or adjoining a dwelling unit for the exclusive use of the occupants and their visitors, such as balconies, porches, or patios. All common open space shall conform to the following standards:

Exhibit B

SECTION 4. Section 29-178(3)(a) of Division 1, Article IV of Chapter 29 shall be amended as follows:

Each single-family detached unit shall occupy parcels of land not less than two thousand (2,000) square feet in area with a minimum average width of not less than twenty (20) feet and a minimum average depth of not less than eighty (80) feet; and

SECTION 5. Section 29-178(8) of Division 1, Article IV of Chapter 29 shall be amended as follows:

Required open space. Sites shall provide a minimum of five (5) percent of the net area of the planned unit development as common open space/amenity for the development. Land occupied by buildings, streets, driveways or parking spaces may not be counted in satisfying this open space requirement. However, land occupied by recreational buildings and structures may be counted as required open space.

SECTION 6. Effective Day of Ordinance

This Ordinance shall take effect thirty (30) days from and after its adoption. Within fifteen (15) days after adoption, it shall be published once in a newspaper, published and circulated within the City of El Centro, California. This ordinance shall not be applicable to completed applications filed with the City before its effective date.

INTRODUCED at a regular meeting of the City Council of the City of El Centro, California, held on the _____ day of _____, 2025.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of El Centro, California, held on the _____ day of _____, 2025.

CITY OF EL CENTRO

By _____
Sonia Carter, Mayor

ATTEST:

By _____
Norma Wyles, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

By _____

Exhibit B

Elizabeth L. Martyn, City Attorney

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) ss
CITY OF EL CENTRO)

I, Norma Wyles, City Clerk of the City of El Centro, California, do hereby certify that the foregoing Ordinance No. 25 - had its first reading on , 2025, and had its second reading on , 2025 and was passed by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

AYES:
NOES:
ABSENT:
ABSTAINED:

By _____
Norma Wyles, City Clerk

RESOLUTION NO. 25-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL CENTRO AMENDING CHAPTER 24 AND CHAPTER 29 OF THE EL CENTRO MUNICIPAL CODE REGARDING SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

WHEREAS, the proposed amendments to Chapter 24 and 29 of the El Centro Municipal Code regarding single family residential development standards are intended to provide greater flexibility in lot size and setbacks; and

WHEREAS, these amendments are consistent with the City of El Centro General Plan and Housing Element's policies to ensure that residential development accommodates a diverse range of housing types, densities, and household needs.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of El Centro hereby agrees:

- a. To authorize the City of El Centro to approve amendments to Chapters 24 and 29 of the Municipal Code regarding single-family residential development standards.

THE FOREGOING RESOLUTION was passed and adopted by the Planning Commission of the City of El Centro on the 14th date of October 2025.

AYES:
NOES:
ABSTAIN:
ABSENT:

Signed: _____
Sonia Carter, Mayor

ATTEST:

Signed: _____
Norma Wyles, City Clerk



PLANNING COMMISSION

City Hall
1275 W. Main Street
El Centro, CA 92243
SCHEDULED

Item: 4.

Meeting: 10/14/2025 5:30 PM
Category: Action Item
NEW BUSINESS

DISCUSSION AND ANY NECESSARY ACTION REGARDING RESCHEDULING THE NOVEMBER 11, 2025 REGULAR PLANNING COMMISSION MEETING.

BACKGROUND

The next regular Planning Commission is scheduled for November 11, 2025. Being that it falls on Veteran's Day and City Hall will be closed, staff is requesting that the Planning Commission cancel the November 11th regular meeting and reschedule it for another date in November.

Staff have reviewed the availability of Council Chambers and are proposing the following dates in November:

- Thursday, November 13, 2025
- Monday, November 17, 2025

STAFF RECOMMENDATION: CANCEL THE REGULAR PLANNING COMMISSION MEETING SCHEDULED FOR NOVEMBER 11, 2025 AND RESCHEDULE IT TO AN ALTERNATIVE DATE IN NOVEMBER 2025.

ATTACHMENTS:

None



PLANNING COMMISSION

City Hall
1275 W. Main Street
El Centro, CA 92243

SCHEDULED

Item: 5.

Meeting: 10/14/2025 5:30 PM

Category: Presentation

NON-ACTION INFORMATION ITEMS

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

BACKGROUND & PROJECT DESCRIPTION

Weiler (Dogwood and Villa) Annexation – Annexation maps are being reviewed by City Engineering Staff.

Mobile Vending Ordinance – Ordinance was approved at the September 16th City Council meeting. Permit fees are scheduled for a public hearing at the October 16th City Council meeting. The ordinance is scheduled to become effective on November 16th.

Downtown Work Plan – Draft Work Plan provided to the Downtown Ad-Hoc Committee on September 2, 2025.

Civic Center and Downtown Master Plan – City was conditionally awarded a grant in the amount of \$217,900 for the preparation of a master plan for the Civic Center and Downtown Commercial zones. Caltrans is preparing a grant agreement for project funding. Project area encompasses State Street, Main Street, and Broadway between 4th Street and Imperial Avenue. Grant agreement is expected to be executed in November 2025.

Code Enforcement Program Review — Consultant preparing procedure and policy handbook as of September 5, 2025. A meeting with consultant scheduled for September 9, 2025.

Safety, Open Space/Conservation, Noise Element Update – Proposals from consultants are due on October 6, 2025.

2025 Building Code Adoption – City Staff are reviewing ordinance adopting new Building and Fire Codes. Scheduled for approval by City Council on December 2, 2025

ATTACHMENTS:

1. Active Planning and Zoning Projects

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Andrea Montaña	Chelsea Apartments at NEC 6th Street and Spear Avenue	Staff received TSM Completeness Check comments from the Engineering Division and provided them to the Applicant on October 2, 2023. The applicant informed staff on 9/29/25 that they will provide next steps by 10/31/25.	CEQA, COZ, GPA, TSM	Paused	288 unit apartment complex. Zone Change from CT to R3. Subdivision of 12.9 acre parcel.	22-000001
Andrea Montaña	TSM 22-03, CEQA 22-02, COZ 22-03, GPA 22-02, CUP 22-04 Town Center Single-Family/Industrial Subdivision	This project has been paused by the applicant until further notice. Staff followed up with the applicant on 6/25/2025 and there is no current update but can be anticipated by October 2025. A 30 day notice of cancellation may be issued on October 1, 2025.	CEQA, COZ, CUP, GPA, TSM	Paused	Planned Unit Development for Single Family Residential and Light Industrial Development.	22-000002
Andrea Montaña	GPA 22-05, COZ 22-05, Vasquez Apartments at 1275 Pico Avenue	Planning Commission approved on June 10, 2025. City Council approved this project on September 16, 2025 as presented. Second reading of this item is anticipated to occur on October 21, 2025 and will be effective as of November 21, 2025.	CEQA, GPA	In Progress	Change of zone from R1 to R3 and environmental review.	22-000006
Angel Hernandez	Countryside South Subdivision Map Amendment	Staff is meeting monthly with the applicant.	TSM	Paused	Modifications of COA for Countryside South TSM	22-000007
Andrea Montaña	TSM Willow Bend Subdivision Map Amendment	Approved by City Council on February 4, 2025. Annexation approved by LAFCo on 2/27/2028. Annexation recorded on 5/30/2025. The ICE Study was submitted to Caltrans for review on August 11, 2025.	TSM	In Progress	Amendment to Conditions of Approval of the Willowbend TSM.	22-000008
Angel Hernandez	MND 17-02, GPA 17-02, COZ 17-02, Dogwood and Villa Annexation	Project approved by City Council meeting on 4/4/2023. Annexation approved on 2/27/2024 by LAFCo. Applicant submitted map for review on August 25, 2025.	Annexation, CEQA	Paused	Annexation of 320 Acre parcel	23-000006
Angel Hernandez	TPM 17-02 ICOE McCabe and Sperber	Project placed on hold per applicant in December 2024.	TPM	Paused	Subdivision of 80 acre property to create two parcels.	23-000007
Andrea Montaña	LLA/LM 23-01 Lot Line Adjustment Dahm 1425 Cypress Drive	Applicant was provided with corrections on 11/20/23. On 9/11/2025 applicant contacted staff and they are waiting on a document to be completed.	LLA/LM	Paused	Adjust lots between two residential parcels	23-000009
Andrea Montaña	LLA/LM 23-02 Lot Merger CR&R Dogwood and Ross	The Lot Line Adjustment was recorded on 9/8/2025.	LLA/LM	Done	Lot Merger required for the Construction and operation of waste transfer station per the Subdivision Map Act	23-000010
Andrea Montaña	LLA/LM 23-03 Maruti Cons. Lot Line Adjustment WS Imperial Avenue b/t I-8 and Danenberg	As of 12/16/24 applicant has resumed project. Staff is waiting for applicant to provide an updated preliminary title report. The project manager informed staff on 10/1/2025 that there has been no additional communication from the developers. A 30 day notice will be issued.	LLA/LM	In Progress	Lot line adjustment of parcels.	23-000021
Andrea Montaña	COZ 23-01, TSM 23-01, SP 23-01 Galey Kennedy Investment Parkview Single Family Subdivision 1526 Clark	The applicant received the comments on February 13, 2025 for the Tentative Subdivision Map, Specific Plan, and Traffic Study. Staff met with the applicants consultant on 8/14/25 to discuss proposed changes and get feedback to complete the next submittal.	CEQA, COZ, TSM, Specific Plan	Paused	The Parkview project proposes a Tentative Map, Specific Plan, Pre-Zoning and Annexation to allow for subdividing the approximately 26-acre project into 114 lots for development with single family homes.	23-000028

Planning and Zoning Projects

Andrea Montaña	LLA 24-03 LC Engineering Consultants, INC_ Hyundai Dealership-2202 Merrill Center Dr.	Documents were approved by consultant surveyor on 4/2/24 . Staff is awaiting applicant to prepare documents for recording. On 2/12/25 applicant sent an email that they are obtaining signatures to record documents. On 9/11/2025, a representative for the construction project notified staff that they are still awaiting for signatures from the owner.	LLA/LM	Paused	Merge two properties into one.	24-000006
Andrea Montaña	SPR 24-10 Dubose Design Group, Inc- El Centro Shopping Center	An incomplete application notice was provided to the applicant on 6/28/2024. Staff met with the applicant on 7/25/2024 to discuss next steps. As of 6/4/2025 a resubmittal has not been received. The project manager informed staff on 10/1/2025 that there has been no additional communication from the developers. A 30 day notice was issued on 10/2/2025.	SPR	Paused	New Commercial/Retail Development with Restaurant Fast Food pads along South of Imperial between Wake & Danenberg Rd. 140,358 square feet. Retail and Fast Food Buildings 3500 sq. ft.	24-000039
Andrea Montaña	TSM 24-01 Dubose Design Group, Inc._ Courtyard Villas Subdivision	Staff issued the correction letter for the third review on 9/3/2025. Staff is meeting with the applicant on 10/2/25 to discuss corrections.	TSM	Paused	Vacant property that had an approved tentative map that expired Request re-approval for 50 single family lots in a R-1 zoned parcel. Layout is the same as the previous TM approved, including 2.38 ac. Retention Basin and 10.57ac, Park that will be next to an existing park in Desert Village West #5.	24-000041
Andrea Montaña	SPR 24-15 DuBose Design Group, LLC_New Commercial Development-Corner of Imperial & Wake (053-807-007)	The applicant received comments on 10/25/2024. The item has been paused by the applicant. The project manager informed staff on 10/1/2025 that there has been no additional communication from the developers. A 30 day notice was issued on 10/2/2025.	SPR	Paused	Retail development with 131,000 square feet of building space plus 2 fast food pads totaling 7,500 square feet.	24-000053
Andrea Montaña	SPR 24-18 Akbar Zadeh_Self Storage_044-220-110	The site plan review letter was provided to the applicant on 1/9/25 and needs to be resubmitted. The applicant resubmitted plans on 10/1/25 and staff is reviewing for completeness.	SPR	Paused	Self Storage: 2 buildings: 104 & 375 square feet, 1500 square feet office, 34 parking, and 29 covered RV parking.	24-000071
Angel Hernandez	SPR 25-04 Ivonn Carlos_Storage Yard_2099 Fairfield Ave.	Staff reached out to applicant on June 4, 2025. Staff and applicant reviewing building code compliance.	SPR	Paused	Storage Yard	25-000009
Andrea Montaña	LLA 25-01 Lot Merger_3716 S. Dogwood Ave.	Staff sent Letter of Incompleteness to applicant on 4/22/25. On 9/30/25 the second submittal review was provided to the applicant by the Engineerign Division.	LLA/LM	Paused	Merging two parcels together 054-360-056 and 054-360-057	25-000014
Andrea Montaña	CUP 25-01 Ventura Transfer Company_Freight Yard_605 N 3rd St.	A site plan correction letter was issued on 04/16/2025. On 10/01/2025, the applicant confirmed they are preparing a resubmittal and submitting fees for the Air Quality Study. A meeting with IID is scheduled for 10/02/2025 to address their comments. Staff is also drafting the Introduction and Project Description sections of the Initial Study.	CUP	In Progress	Expansion of freight yard.	25-000023
Andrea Montaña	LLA 25-02 In-N-Out Burgers_Lot Merger_2390 S. 4th St.	Staff sent Letter of Incompleteness to applicant on 5/8/25. As of 9/12/2025 the applicant is still preparing corrections for the LLA.	LLA/LM	Paused	Merge lot to upgrade existing parking lot, new improvements for the expansion of existing drive-thru lane.	25-000026
Andrea Montaña	SPR 25-09 I.V. RECYCLING & PROCESSING LLC_RECYCLING CENTER_370 COMMERCIAL AVE.	This project was submitted on April 15, 2025 and payment was returned on April 26, 2025. Staff formally cancelled the application on September 9, 2025 due to lack of payment.	SPR	Canceled	The proposed project is a recycling center that will serve as a collection point for various recycling materials. The facility will also operate as California redemption value (CRV) collection site.	25-000027

Planning and Zoning Projects

Andrea Montaño	CUP 25-03 The Potter's House Church_Worship Services_401 W. Main Street	Staff send a letter of incomplete application to the applicant on 7/3/2025. The applicant resubmitted plans on 9/30/25 and staff is reviewing for completeness.	CUP	Paused	Place of worship, services twice a week. Every Sunday at 11am and 6:30pm. Midweek s Currently about 30 members.	25-000034
Valeria Landeros	SPR 25-12 Electrify America_EV Charging Stations_3451 S. Dogwood Ave.	Determination Letter Sent 9/3.	SPR	Done	Install 12 DCFC EV Charging Stations & 3 light poles.	25-000037
Valeria Landeros	LLA 25-03 WomanHaven_Lot Line Adjustment_1225 W. Main St.	This item was sent to the Engineering Division on 8/5. Sent to Consulting Surveyor on 8/15. Notification was received on 8/17. LSR prepared 9/24.	LLA/LM	In Progress	The owner is requesting a Certificate of Compliance to correct the Subdivision Map Act Violation in 1972 by a deed.	25-000039
Valeria Landeros	SPR 25-13 Manuel Yanez_4plex & 2 Adus_832 Adams Ave.	Determination Letter Sent 9/3.	SPR	Done	New 4-Plex apartment with two attached ADUs. 6 units total.	25-000040
Valeria Landeros	SPR 25-14 Sergio Hernandez_4plex building_315 W. Orange	Letter of Incompleteness Sent 9/3.	SPR	Paused	Proposed construction of a two-story wood-frame fourplex building.	25-000041
Andrea Montaño	ZVL 25-06 Verification Letter for 802 E. Main Street	Staff mailed the zoning verification letter on September 16, 2025.	ZVL	Done	Zoning Verification Letter request- including if a cement facility is permitted in that zone.	25-000042
Valeria Landeros	ZVL 25-05 Verification Letter for 3009 S. Dogwood Rd.	Staff mailed Zoning Verification Letter on 9/23/2025.	ZVL	Done	Zoning Verification letter and records request	25-000043
Valeria Landeros	CUP 25-04 Peraza Plaza_Bar-Lounge_669 W. Main Street	Letter of Incompleteness Sent 9/18. Corrections received 10/3.	CUP	In Progress	Bar/Lounge in previous retail location.	25-000044
Valeria Landeros	TUP 25-17 Ballington Academy_Fall Festival_1525 W. Main Street	Sent out memo 10/1. Comments are due 10/13.	TUP	In Progress	School Fall Festival on Friday October 24,2025 from 11AM to 7PM	25-000046
Andrea Montaño	ZV 25-01 ROC Construction_New Masonry Wall_2779 W. Main St.	Staff is reviewing application.	Zoning Variance	In Progress	New masonry wall and footing Foundation	25-000047
Valeria Landeros	SPR 25-15 Casino Azul,LLC_Restaurant-Card Room_1510 W. Adams Ave.	Staff is reviewing application. Memo sent out 10/3. Comments due 10/17.	SPR	In Progress	Restaurant- Card Room	25-000049
	TUP 25-16 Heather Cutlip_Special Event_300 W. Brighton Ave.	Staff is reviewing application	TUP	In Progress	Special Event, One night 6pm to 2am outside concert with drink and food truck.	25-000045