

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 Montaña, Associate Planner

Recommendation:

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

Associate Planner, Andrea Montaña, 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.