

MINUTES OF THE PLANNING COMMISSION  
TUESDAY, OCTOBER 14, 2025

**PLANNING COMMISSION**

JORGE A. PEREZ, CHAIRPERSON  
ASHLEY BERTUSSI, VICE-CHAIRPERSON  
SERGIO LOPEZ, COMMISSIONER  
ANDY ALVAREZ, COMMISSIONER  
AARON POPEJOY, COMMISSIONER  
RAMIRO URIAS, COMMISSIONER  
JEFFREY CHAN, COMMISSIONER  
5:30 PM

**CALL TO ORDER:**

The El Centro Planning Commission convened in a regular session at City Hall Council Chambers, 1275 W. Main Street, El Centro, California at 5:30 PM.

Chairperson Jorge A. Perez presided over the meeting.

**ROLL CALL**

**PRESENT:**

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

**ABSENT: NONE**

**CITY STAFF:**

Community Development Director, Angel Hernandez  
City Attorney, Elizabeth Martyn  
Principal Engineer, Felix De Leon  
Building Official, Frank Soto  
Building Inspector, Virgilio Anguiano  
Associate Planner, Andrea Montaña  
Assistant Planner, Valeria Landeros  
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 August 12, 2025, Planning Commission Meeting Minutes

Commissioner Bertussi moved to approve, seconded by Commissioner Lopez.

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

*Voting No:* None

*Abstaining:* Commissioner Popejoy, Commissioner Urias

## 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

Associate Planner, Andrea Montano presented a variance request for a 6-foot masonry wall with ornamental fencing at 2779 West Main Street, which exceeds the standard 4-foot height for residential areas. Staff recommended denying the variance as the requested height did not meet the criteria for special circumstances, such as unique topography or neighborhood conditions, and granting it would set a precedent for other properties along Main Street.

The applicant, Jason Jackson, shared that his property's unique size and orientation justified the variance, as emergency services have had to access the property through the front door in recent incidents. He emphasized that his intention is to secure and beautify the property, with plans to install lights and use high-quality materials.

El Centro residents Blake Seiger, Pete LaBrucherie, Raul Zamora and Erin Zamora expressed concerns about safety issues and the impact of trees and bushes on visibility, and focused on the utility easement that functions as an alleyway. City Staff clarified that the easement is not an official alleyway but a 15-foot-wide utility right-of-way. On the other hand, resident, Pete Rodriguez spoke in favor of this project.

The Planning Commission discussed the variance request for a fence height and corner cutback, ultimately approving the variance without a 10-foot cutback condition. They agreed to table the decision on the 10-foot cutback on the west side for a future meeting.

Commissioner Alvarez moved to Approve, seconded by Commissioner Popejoy.

*Voting Yes:* Commissioner Alvarez, Commissioner Lopez, Commissioner Popejoy, Commissioner Chan, Commissioner Urias

*Voting No:* Vice-Chairperson Perez, Commissioner Bertussi

*Abstaining:* None

### 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

Community Development Director, Angel Hernandez presented the proposed amendments to development standards applicable to single-family residential zones, focusing on lot sizes, width measurements, setbacks, and open space requirements. Mr. Hernandez presented research on similar developments in other cities and discussed changes to minimum requirements, including reductions in lot width and open space requirements. Vice-Chairperson Bertussi, petitioned to update the description of mobile homes to manufactured homes. The Commission evaluated the proposed amendments for compliance with the general plan and determined they were appropriate.

Commissioner Lopez moved to Approve, seconded by Commissioner Urias.

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

*Voting No:* None

*Abstaining:* None

## **NEW BUSINESS**

### **1. 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.

The Planning Commission agreed to reschedule the November 11th meeting to November 17, 2025, as the scheduled meeting falls on a holiday.

## **NON-ACTION INFORMATION ITEMS**

### **2. Community Development Department Report**

No questions were asked about the Community Development Report. Community Development Director noted the need to select a new chairperson and vice-chairperson for the coming year.

## **PUBLIC COMMENTS**

## **ADJOURNMENT**

The meeting adjourned at 8:29 P.M.