

MINUTES OF THE PLANNING COMMISSION  
MONDAY, NOVEMBER 17, 2025  
5:30 PM

**PLANNING COMMISSION**

JORGE A. PEREZ, CHAIRPERSON  
ASHLEY BERTUSSI, VICE-CHAIRPERSON  
SERGIO LOPEZ, COMMISSIONER  
ANDY ALVAREZ, COMMISSIONER  
AARON POPEJOY, COMMISSIONER  
JEFFREY CHAN, COMMISSIONER  
ARMANDO MUÑOZ, COMMISSIONER

**CALL TO ORDER:**

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

Chairperson Jorge A. Perez presided over the meeting.

**ROLL CALL**

**PRESENT:**

Chairperson Jorge A. Perez  
Commissioner Aaron Popejoy  
Commissioner Andy Alvarez  
Commissioner Jeffrey Chan  
Commissioner Armando Muñoz

**ABSENT:**

Vice-Chairperson Ashley Bertussi  
Commissioner Sergio Lopez

**CITY STAFF:**

Community Development Director, Angel Hernandez  
City Attorney, Elizabeth Martyn  
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 October 14, 2025, Planning Commission Minutes

Commissioner Popejoy moved to approve, seconded by Commissioner Alvarez.

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

*Voting No:* None

*Abstaining:* Commissioner Muñoz

## PUBLIC HEARINGS

### 2. Public Hearing to Consider Approving Conditional Use Permit (CUP 25-03) to Operate A Church at 401 W. Main Street (APN 053-114-009)

**Presentation:** Andrea Montano, Associate Planner

**Recommendation:**

Motion to adopt Planning Commission Resolution No. 25-\_\_\_\_, recommending approval of Conditional Use 24-02.

Associate Andrea Montañó presented a conditional use permit for The Potter's House Church to operate at 401 West Main Street in downtown El Centro. Staff recommended approval, noting the site's compliance with zoning regulations and existing parking capacity. The church plans to hold services twice on Sundays and once midweek, with an occupancy load of 40 people.

Chairperson Perez moved to approve, seconded by Commissioner Alvarez.

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

*Voting No:* None

*Abstaining:* None

### 3. Public Hearing to Consider Zoning Variance 25-01 at 2779 W. Main Street

**Presentation:**

**Recommendation:**

Motion to adopt Planning Commission Resolution No. 25-\_\_\_\_, denying of Zoning Variance 25-01

Associate Planner, Andrea Montañó presented a zoning variance request for a corner cutback at 2779 West Main Street. Staff recommended denying the variance, citing concerns about visibility and public safety. The applicant presented photos to demonstrate that a wall would not obstruct visibility for drivers. Several neighbors expressed concerns about visibility and safety, particularly for pedestrians and cyclists. The Commission considered the fire hydrant's location and potential damage, but decided it was not a determining factor for granting the variance.

Chairperson Perez moved to Deny, seconded by Commissioner Chan.

*Voting Yes:* Chairperson Perez, Commissioner Chan, Commissioner Muñoz

*Voting No:* Commissioner Alvarez, Commissioner Popejoy

*Abstaining:* None

## **NEW BUSINESS**

### **4. Discussion and any necessary action regarding appointment of the Planning Commission Chairperson to serve for the term ending November 2026.**

Commissioner Aaron Popejoy recommended and moved to appoint Vice-Chairperson, Ashley Bertussi, as the new Chairperson for the 2026 term. Chairperson Jorge A. Perez seconded the motion.

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

*Voting No:* None

*Abstaining:* None

### **5. Discussion and any necessary action regarding appointment of the Planning Commission Vice-Chairperson to serve for the term ending November 2026.**

Commissioner Aaron Popejoy recommended and moved to appoint Commissioner, Jeffrey Chan, as the new Vice-Chairperson for the 2026 term. Chairperson Jorge A. Perez seconded the motion.

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

*Voting No:* None

*Abstaining:* None

## **NON-ACTION INFORMATION ITEMS**

### **6. Community Development Department Report**

Community Development Director, Angel Hernandez updated the Planning Commission on the mobile vending regulations.

## **PUBLIC COMMENTS**

No public comments were obtained.

## **ADJOURNMENT**

The meeting was adjourned at 7:18 P.M.