

Planning Commission

Ashley Bertussi, Chairperson
Jeffrey Chan, Vice-Chairperson
Sergio Lopez, Commissioner
Andy Alvarez, Commissioner
Aaron Popejoy, Commissioner
Jorge A. Perez, Commissioner
Armando Muñoz, 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, JANUARY 13, 2026 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/81164635306?pwd=sYM5xv6hN9t9RbLf0SkYcXdwUbvWyR.1>

Optional dial-in number: 1-669-900-6833
Meeting ID: **811 6463 5306** Passcode:**568811**

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 December 9, 2025, Planning Commission Minutes.
2. Finding of Public Convenience or Necessity for Wal-Mart Gas Station Convenience Store at the northwest corner of Waterman Avenue and Bradshaw Drive

PUBLIC HEARINGS

NEW BUSINESS

3. Discussion and any necessary action regarding attendance at the Cal Cities Planning Commissioner's Academy

NON-ACTION INFORMATION ITEMS

4. 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

Item: 1.

Meeting: 1/13/2026 5:30 PM
CONSENT AGENDA

APPROVAL OF DECEMBER 9, 2025, PLANNING COMMISSION MINUTES.

STAFF REPORT - ACTION ITEM:

Please review the Planning Commission minutes for the meeting on December 13, 2025.

ATTACHMENTS:

1. 12.09.2025 Minutes

MINUTES OF THE PLANNING COMMISSION
TUESDAY, DECEMBER 9, 2025
5:30 PM

PLANNING COMMISSION

ASHLEY BERTUSSI, CHAIRPERSON
JEFFREY CHAN, VICE-CHAIRPERSON
SERGIO LOPEZ, COMMISSIONER
ANDY ALVAREZ, COMMISSIONER
AARON POPEJOY, COMMISSIONER
RAMIRO URIAS, COMMISSIONER
JORGE A. PEREZ, 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 Ashley Bertussi presided over the meeting.

ROLL CALL

PRESENT:

Chairperson Ashley Bertussi
Vice-Chairperson Jeffrey Chan
Commissioner Andy Alvarez
Commissioner Sergio Lopez
Commissioner Aaron Popejoy
Commissioner Armando Muñoz

ABSENT:

Commissioner Jorge A. Perez

CITY STAFF:

Community Development Director, Angel Hernandez
Building Official, Frank Soto
Principal Engineer, Felix de Leon Jr.
Building Inspector, Virgilio Anguiano
Associate Planner, Andrea Montañó
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 November 17, 2025, Planning Commission Minutes.

Commissioner Alvarez moved to approve, seconded by Vice-Chairperson Chan.

Voting Yes: Commissioner Alvarez, Commissioner Popejoy, Vice-Chairperson Chan, Commissioner Muñoz

Voting No: None

Abstaining: Commissioner Lopez, Chairperson Bertussi

PUBLIC HEARINGS

2. Conditional Use Permit 25-04 for La Plaza Bar

Vivia Arellano applied for a Conditional Use Permit to operate a lounge bar within an existing building located at 669 W. Main Street (APN 053-104-002). The property is located in the CD-Downtown Commercial Zone which requires bars and nightclubs to obtain a CUP. The proposed establishment, to be named La Plaza Bar, would be expected to operate 7 days a week and will have a mixture of seating, games, and amenities. No expansion of the building footprint is proposed.

Presentation: Valeria Landeros, Assistant Planner

Recommendation:

Open the public hearing and after allowing input from all proponents and opponents of the project move forward in approving the project and issuing conditional use permit.

Assistant Planner, Valeria Landeros presented the project, which consists of a conditional use permit application for La Plaza Bar, a lounge bar proposed for 669 West Main Street in downtown El Centro. This proposed lounge bar would occupy 2,520 square feet of a 3,300-square-foot building, operating from noon to midnight on weekends and open till 10 PM on weekdays. The Commission reviewed conditions of approval including security measures, age restrictions, and maintenance requirements. A key concern raised by the commission was the cleaning of broken glass and litter around the property, particularly during morning hours when pedestrians are present.

Commissioner Lopez moved to approve, seconded by Commissioner Alvarez.

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

Voting No: None

Abstaining: None

NEW BUSINESS

3. Discussion and any necessary action regarding attendance at the Cal Cities Planning Commissioner's Academy

The Planning Commission started the discussion about the upcoming California Planning Commissioners Academy in Anaheim, deciding to table the discussion until the next meeting to confirm commissioners' schedules.

Commissioner Popejoy moved to table, seconded by Commissioner Lopez.

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

Voting No: None

Abstaining: None

NON-ACTION INFORMATION ITEMS

No questions were asked about the new 2026 calendar or the Community Development Report.

4. 2026 Planning Commission Meeting Calendar

5. Community Development Department Report

PUBLIC COMMENTS

Commissioner Popejoy, addressed concerns about the yard sale ordinance enforcement, noting that while citations are issued for sign violations, there may be issues with frequency of sales beyond the monthly limit.

ADJOURNMENT

The meeting was adjourned at 6:03 P.M.



**FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR WAL-
MART GAS STATION CONVENIENCE STORE AT THE NWC OF
WATERMAN AVE AND BRADSHAW DR**

BACKGROUND & PROJECT DESCRIPTION

Wal-mart Stores Inc., has applied for a Type 20 Alcoholic Beverage License to the State Department of Alcoholic Beverage Control (ABC) for Walmart Fuel Station and Convenience Store to be located at the NWC of Waterman Avenue and Bradshaw Road, also known as APN 064-890-006 (**Exhibit A – Project Location**). The Type 20 license is issued for convenience stores. This sort of license allows the sale of beer, wine, and distilled spirits in sealed containers for off-site consumption. ABC has determined that due to the number of existing ABC licenses within the census tract, the applicant requires a finding of Public Convenience or Necessity from the City (**Exhibit B - Public Convenience or Necessity Request**). ABC is responsible for the final issuance of the license.

The project site consists of a fueling station accompanied by a 1,556 square foot, convenience store in a currently vacant lot. The site is located within the General Commercial (CG) zone in which convenience stores are allowed by right, and the associated gas station requires a Conditional Use Permit (CUP) to operate (per El Centro Municipal Code Section 29-61). The applicant obtained a Conditional Use Permit 24-03, which was passed and adopted by the Planning Commission, March 11, 2025 (**Exhibit C - Resolution 25-03**).

It is not anticipated that the issuance of the Type 20 ABC license for the convenience store will result in a negative impact on the surrounding area. It has been stated by the applicant that they will install a security camera system at the facility, as well as have their employees undergo responsible alcohol sales training to ensure additional safety measures are taken. The El Centro Police Department did not have any objections to issuance of the license (**Exhibit D- Police Department Consultation**). It has been required by the police department and state legislation that the site with an ABC license provide appropriate signage placed on the exterior of the building to deter loitering and take measures to reduce nuisances within the premises.

RECOMMENDATION

Staff recommends that the Planning Commission direct that a letter be submitted to the Department of Alcohol Beverage Control finding that the public convenience or necessity would be served by the issuance of the license.

ATTACHMENTS

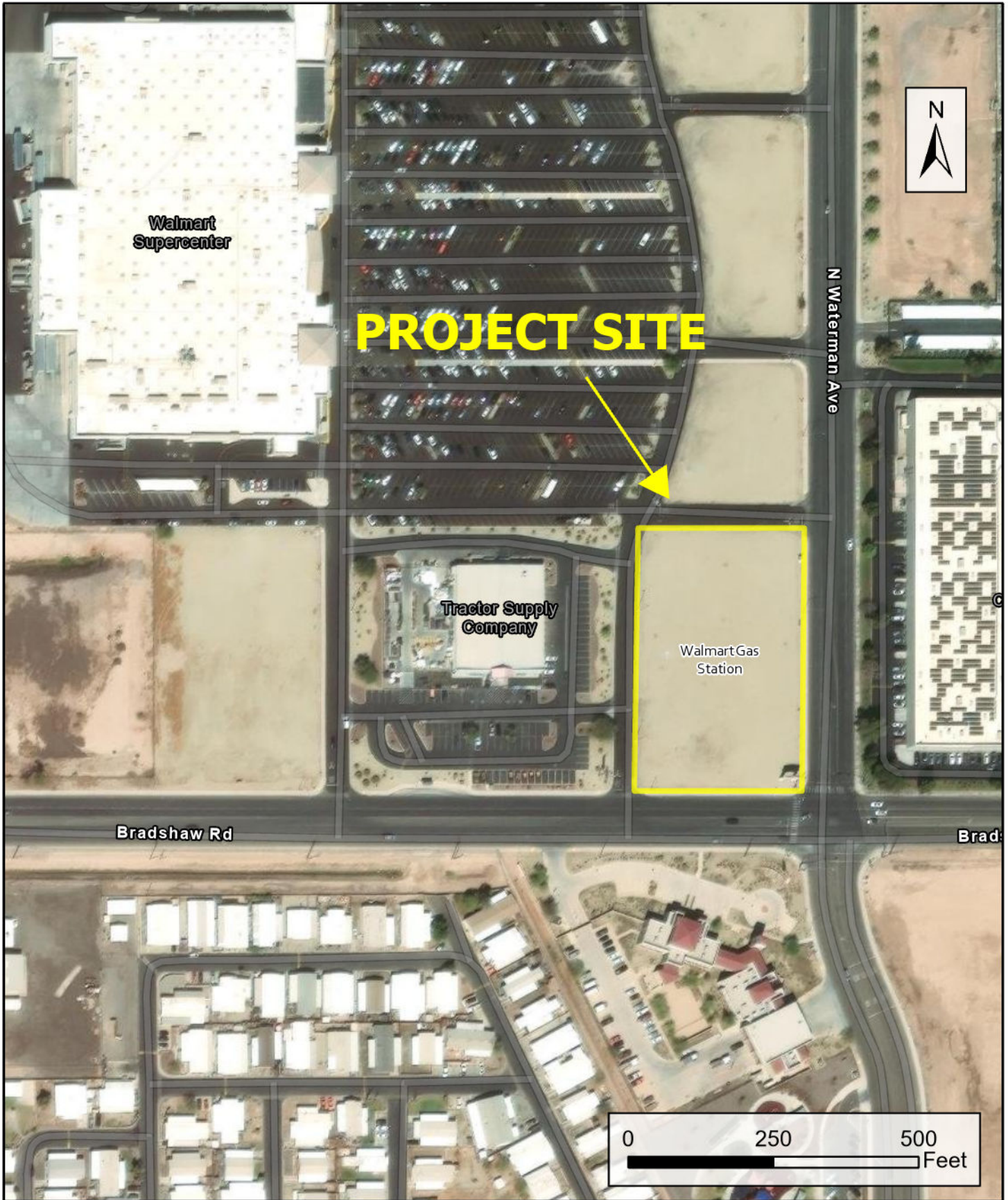
Exhibit A – Project Location Map

Exhibit B – Public Convenience or Necessity Request

Exhibit C – Resolution 25-03

Exhibit D – Police Department Comments

EXHIBIT A



**PCN 25-01 Walmart Gas Station
NWC of Waterman Ave. & Bradshaw Rd.
El Centro, CA 92243**

**Project
Location Map**



FENNEMORE.

Brent R. McManigal
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550 E. Hospitality Lane, Suite 350
San Bernardino, California 92408
PH (909) 723-1807 | FX (909) 890-9877
fennemorelaw.com

December 4, 2025

VIA FEDEX

City of El Centro
Community Development Department
1275 W. Main Street
El Centro, CA 92243

Re: Walmart Stores Inc. – Fuel Station and Public Convenience and Necessity
Uniform Planning Application

Dear Sir/Madam:

Our law firm represents Walmart Inc. (“Applicant”) in summary, Applicant’s licensed premises will be located at NWC of Waterman Avenue and Bradshaw Road, El Centro, CA 92243 [APN 064-509-006-00] (“Premises”), fuel station.

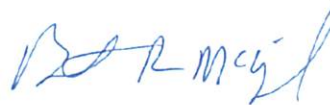
Enclosed please find the following documents:

1. Uniform Planning Application
2. Letter of Justification
3. Check No. 489804 in the amount of \$661.73.

Please let us know if you need anything else after you’ve had a chance to review our application. I can be reached at bmcmanigal@fennemorelaw.com or by calling (951) 906-2288.

Very Truly Yours,

FENNEMORE LLP



Brent R. McManigal

BMCM/myr
Enclosures

**LETTER OF JUSTIFICATION IN SUPPORT OF PUBLIC CONVENIENCE OR NECESSITY DETERMINATION
Walmart Fuel Station at NWC of Waterman Ave. and Bradshaw Rd., in the City of El Centro**

Walmart is proposing to construct an automotive fuel station and convenience store adjacent to its existing store. The fuel station will be located at the northwest corner of Waterman Ave. and Bradshaw Rd., El Centro, California. Walmart has applied to Department of Alcoholic Beverage Control (“ABC”) for a Type 20 license to allow the sale of beer and wine at the convenience Market Store. The sale of beer and wine is being offered as a convenience to the customers who do not want to go into the Walmart store or to another gas station/convenience store that also sells beer and wine. Modernly, customers have come to expect the sale of beer and wine at convenience stores.

Walmart anticipates the fuel station/convenience store will have hours similar to that of the adjacent Walmart store. The sale of beer and wine from the convenience store will comply with all applicable ABC regulations for the concurrent sale of fuel and alcoholic beverages (Bus. & Prof. Code § 23790.5(d)).

According to the California Department of Alcoholic Beverage Control (“ABC”), the store is in a census tract that is over-concentrated (Census Tract 112.01: 7 licenses allowed; 11 existing licenses). Due to the over-concentration of liquor licenses in the census tract, Section 23958.4 of the California Business and Professions Code requires the City Council, or its delegate, to approve a Finding of Public Convenience or Necessity prior to issuance of the Type 20 License.

The following information supports a determination that a Type 20 license at the Walmart fuel station convenience store serves the public convenience.

1. Walmart has policies and procedures to ensure the safe sale of alcoholic beverages.

Walmart will implement the same internal policies and procedures at its fuel station/convenience store that it maintains at its retail stores. These policies and procedures ensure that the sale of beer and wine for off-site consumption at this location will not cause or contribute to crime in the area or otherwise constitute a menace to public health, safety, or general welfare. Walmart’s policies and procedures include the following:

Responsible Alcohol Sales Training Program. Walmart trains all cashiers and managers to sell alcohol in compliance with California law using a computer-based training program that every cashier must complete annually. The training program focuses on educating employees on the laws, regarding the sale of alcoholic beverages and to recognize and prevent any sales of alcohol that may be detrimental to the public welfare (*i.e.*, the sale of alcohol to minor and intoxicated persons).

State-of-the-Art Cash Registers. Walmart’s cash registers employ state-of-the-art technology designed to help cashiers confirm a customer’s age as part of every alcohol sales transaction. In addition, the cash registers are programmed by the home office to automatically prohibit the sale of alcoholic beverages between the hours of 2:00 a.m. and 6:00 a.m., or any more restrictive hours applicable to each location (the convenience store at this location is currently only planned to operate between the hours of 6:00 a.m. and 10:00 p.m.). If an associate attempts to sell alcohol during a prohibited time, the register will stop the transaction, which cannot be overridden. The cash registers also lock automatically for every

sale of alcohol, requiring a cashier to enter the date of birth of the purchaser, before proceeding with the transaction.

Security Cameras. Walmart will position security cameras throughout the convenience store, premises, and above the cash register. The security cameras will be monitored, and tapes of the camera footage will be stored on site and will be made available to Law Enforcement upon request. The cameras will allow Walmart to confirm whether cashiers input the required driver's license information when prompted to do so by the cash register. The cameras record cashiers who "override" the cash register instead of checking a driver's license and entering the date of birth of the purchase and provide Walmart a tape to use when disciplining a cashier. All employees are advised upon hiring of Walmart's corporate policy, which provides for the termination of any cashier who sells alcohol to a minor.

2. The sale of beer and wine at the Walmart fuel station will be a public convenience and will not have a detrimental effect on the immediate neighborhood.

Approving a finding of Public Convenience or Necessity will not be detrimental to public health, safety, or general welfare. The sale of beer and wine for off-site consumption is appropriate for a fuel station convenience store with the size and variety of foods and non-alcoholic beverages to be found, and is a service typically expected by the public at such fuel station convenience stores.

Although a Walmart retail store is located nearby, the target customers for the retail store and the fuel station are different. By including the sale of beer and wine at the fuel station convenience store, Walmart intends to provide a "one-stop" experience to customers who wish to purchase a small number of items while they pump gas. "One-stop" shopping results in increased efficiency for customers and is consistent with the operational plan of most other fuel stations. Furthermore, by providing one-stop shopping, the fuel station convenience store will provide convenience to the community that may result in fewer vehicle trips and less traffic congestion. Customers would be inconvenienced if they were forced to purchase gas and snacks at the fuel station convenience store, and beer and wine at the Walmart retail store or at another similar location that may not have the training and control that Walmart employs.

Additionally, beer and wine will not comprise a significant amount of shelf space within the convenience store and will only amount to a small percentage of annual sales of the store. The sale of beer and wine will only be ancillary to the sale of gas and other snacks and items typically contained in a fuel station store, but nevertheless, they are still necessary and an expected convenience for the consumer.

3. Concurrent sale of fuel and alcoholic beverages

The sale of alcohol will be in strict compliance with California law and all other applicable standards required by the ABC, the City Planning Department, and the Police Department, and requested by El Centro Planning Commission.

As mentioned above, the State has specific rules that regulate the concurrent sale of motor fuel and alcoholic beverages (B&P Code § 23790.5(d)). These include the following:

- No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.

- No advertisement of alcoholic beverages shall be displayed at motor fuel islands.
- No sale of alcoholic beverages shall be made from a drive-in window.
- No display or sale of beer or wine shall be made from an ice tub.
- No beer or wine advertising shall be located on motor fuel islands and no self-illuminated advertising for beer or wine shall be located on buildings or windows.
- Employees on duty between the hours of 10 p.m. and 2 a.m. who sell beer or wine shall be at least 21 years of age to sell beer and wine. Please note, the convenience store kiosk currently only plans to operate between the hours of 6:00 a.m. and 10:00 p.m.
- Walmart typically sells cups, glasses, or other similar containers. However, the plastic cups are sold in packages, and the glasses and plastic cups will be sold in a different area within the store.

Based on the above, Walmart respectfully request the City of El Centro approve a PCN for this location.

EXHIBIT C



March 12, 2025

Ryan Alvarez
Kimley-Horn
1100 Town and Country Rd.
Orange, CA 92868

Re: Planning Commission Decision for Conditional Use Permit 24-03

Dear Mr. Alvarez:

Please be advised that at the Planning Commission meeting held on March 11, 2025, it was moved, seconded and carried that the Commission grant the approval of your request for a conditional use permit to develop a fuel station with 24 pumps and a 1,560 square-foot convenience store. Planning Commission Resolution No. 25-03 reflecting the decision is enclosed for your records.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

A handwritten signature in blue ink that reads "Angel Hernandez". The signature is written in a cursive style and is positioned above a horizontal line.

Angel Hernandez, AICP
Community Development Director

Community Development Department
Building & Safety • Code Enforcement • Planning & Zoning
1275 Main Street, El Centro, CA 92243 (760) 337-4545 Fax (760) 337-4564
www.cityofelcentro.org

**PLANNING COMMISSION RESOLUTION NO. 25-03
FOR CONDITIONAL USE PERMIT NO. 24-03**

WHEREAS, a public hearing was held on the petition for Conditional Use Permit No. 24-03 at a regular Planning Commission meeting held on March 11, 2025 in the RDA Conference Room at 1249 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, no one was present to object to the petition nor were any objections filed with the Commission; and

WHEREAS, the proposed use is permitted subject to a conditional use permit pursuant to Section 29-61 of the City Code; and

WHEREAS, a legal notice was published on February 28, 2025 in the Imperial Valley Press, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning Conditional Use Permit 24-03, and said notice was mailed to each property owner within a 300-foot radius of the project site in accordance with state law; and

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and

WHEREAS, the proposed site is adequate in size and shape to accommodate said use; and

WHEREAS, the site for the proposed use relates properly to streets and highways which are designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use; and

WHEREAS, the project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act, Section 15332, "In-fill Development Projects", and is determined to be exempt from further environmental review requirements contained in CEQA; and

WHEREAS, the proposed use will have no significant deleterious effect on the environment; and

WHEREAS, the conditions as stipulated by the City are necessary to protect the public health, safety, and welfare of the community; and

NOW, THEREFORE, be it resolved that the Planning Commission grants approval of Conditional Use Permit No. 24-03, to allow the operation of gasoline station on property located at 2150 N. Waterman Avenue, further identified by APN 064-590-006.

GENERAL CONDITIONS

1. The project shall consist of the construction of a gasoline station to be operated by Walmart. The project includes twenty-four (24) fuel pumps, fifteen (15) parking spaces, convenience store, landscaping along the frontages, and sidewalk improvements along private access fronting the property.
2. Except as noted, all conditions shall be met prior to the issuance of the Certificate of Occupancy.
3. A business license shall be obtained from the Finance Department prior to commencing business operations.
4. The project site shall be maintained in a good, clean, orderly manner, free of any debris or junk materials.
5. The project shall comply with all applicable Federal, State and local codes, ordinances and resolutions.
6. Additional details and/or directive for the proceeding sections can be found in the formal inter-office review memorandums and comments received from City Staff provided in the Staff Report.
7. The Conditional Use Permit shall be deemed abandoned and shall expire within one (1) calendar year if not exercised in accordance with Section 29-321(c).

VEHICLE AND PEDESTRIAN CIRCULATION

8. A minimum of five (5) parking spaces shall be provided at the project site. Parking areas shall be maintained in accordance with El Centro City Code Section 29-134. Any increase of the floor area or addition of new uses shall be assessed for additional parking.
9. The site shall have a designated fire truck route and it must be shown on the site plan depicting ingress and egress for approval by the Fire Department. Fire truck route shall be submitted with the building permit submittal.

BUILDING DESIGN AND DEVELOPMENT

10. A permit application, along with four (4) sets of engineered plans, structural calculations, and soils report shall be provided for review and approval. The plans shall include energy calculations, on-site utilities, fire mains, and comply with the 2022 California Building Codes.

11. Building elevations shall conform to the design standards found in Section 29-63 of the El Centro City Code. The applicant shall submit full color elevations for review and approval by the Community Development Department prior to the issuance of a building permit.

LANDSCAPING AND SCREENING

12. Landscaping Design Plans and Irrigation Design Plans must be signed by a licensed landscape architect, licensed landscape contractor, or other authorized person per California Business and Professional Code in the California Code of Regulations. Plans shall be submitted to the Community Development Department in compliance with the State's Model Water Efficient Landscaping Ordinance for approval prior to issuance of Building Permits. Plans shall include the size, number and species of all proposed vegetation and other groundcover. The minimum sizes for vegetation are as follows: trees - 24" box, bushes or shrubs - 5 gallon and groundcover - 1 gallon. Irrigation systems plans shall also be included in the landscaping plan. Landscaping plans shall be included in building permit submittals.
13. Landscaped areas shall be maintained in a clean, neat, and healthy condition, whether the property is occupied or vacant. Maintenance shall include proper watering, fertilizing, weeding, removal of litter, and replacement of plants when necessary. Prior to issuance of a certificate of occupancy, proof of a maintenance agreement with a licensed landscape maintenance company shall be provided to the City.
14. Trash containers shall be stored within the proposed trash enclosure. The trash enclosure shall consist of a six foot (6') high concrete block wall and shall be of similar appearance or compliment the façade of the proposed building. Building plan submittals shall include the elevations of the trash enclosure with height, material and color. A letter from CR&R Environmental Services approving the size and location of trash enclosure will be required prior to the issuance of a building permit or grading permit, whichever comes first
15. Anti-graffiti material shall be applied on the trash enclosure. The property owner shall remove any graffiti within two (2) business days.
16. Plant materials brought from outside Imperial County shall comply with County of Imperial – Agricultural Commissioner quarantine requirements. For more information please contact the Imperial County– Agricultural Commissioner at (442) 265-1500, agcom.imperialcounty.org, or by e-mail at agcom@co.imperial.ca.us.

SIGNAGE

17. The location, quantity, size and design of all signage shall comply with Chapter 22.1 "Signs" of the El Centro City Code.
18. Wind feathers, banners or other temporary signage shall not be used as permanent signage or as principal signage. Signage shall comply with Chapter 22.1 – "Signs" of the El Centro City Code. Signage constructed of cloth, canvas, light fabric, cardboard, wallboard and

other light materials shall only be used on a temporary basis, not exceeding forty-five (45) days within one year. Wind-feather signs are permitted one (1) per every thirty feet (30') of street frontage and are not permitted within the public right-of-way. Wind-feathers shall not be mounted on structures.

UTILITY IMPROVEMENTS

19. Backflow prevention devices shall be required for irrigation, building, and fire suppression water supply services. A plan depicting their location shall be submitted with building permit submittals for review and approval by the Public Works Department Water Division.
20. Water, sewer and storm water facilities within the project site shall be maintained by the property owner. Connection to city owned facilities shall require a building permit. Installation and maintenance of onsite utilities shall be performed by a contractor that is licensed to perform such work.
21. Water and sewer services shall be completed through the City of El Centro and connection applications, along with the encroachment permit application, can be found at <http://www.cityofelcentro.org/pworks/forms-specifications>.
22. Based on the submitted plans, the fueling pumps and convenience store will be assessed a total of 3.78 Equivalent Dwelling Units (EDU's), for sewer and water capacity fees. The 3.78 EDUs equate to \$50,360.97 based on Resolution No. 07-100. Water and sewer capacity fees will be re-calculated prior to issuance of a building permit in case any revisions are done to the proposed project.

GRADING AND STORMWATER

23. A grading permit is required prior to issuance of a building permit. Grading, drainage and erosion control plans shall be prepared by a civil engineer licensed in the State of California. Plans shall comply with Chapter 22, Article VII "Storm Water Regulations" and Chapter 7, Article XIX "Grading Regulations" of the City Code, collectively referred as the "Storm Water Ordinance". Plans shall also comply with the City of El Centro Post Construction Best Management Practices and the Americans with Disability Act. All onsite drainage must flow through a storm water interceptor system to reduce the amount of grease and other waste from entering drainage system. Grading plans shall depict the type and location of the storm water interceptor system. The grading permit shall be issued to a Class A contractor with a City of El Centro business license. Please see the Engineering Department's attached memo for more information.
24. A retention basin serving the site is located at the north east corner of La Brucherie Avenue and Bradshaw Avenue. A hydrology report will be accepted in lieu of developing an onsite retention basin should the existing retention basin be determined to satisfy the 100-year storm requirement.

25. Requirements for onsite treatment to satisfy the 1-year storm requirement will still be required to be incorporated on the project site and may be achievable by installing bioretention basins in the landscaping area.
26. Retention basins, if built, shall comply with the City's retention basin standard. Retention basins must drain within three (3) days. Retention basins must be equipped with systems to re-route nuisance water if a connection point is available in compliance with the Storm Water Ordinance. Please see the Engineering Department's attached memo for more information.
27. A Storm Water Pollution Prevention Program (SWPPP) in compliance with the State Water Resources Control Board and a copy of the approved Notice of Intent as submitted to the SMARTS system shall be submitted with the grading permit application.
28. During project construction a stabilized entrance/exit in accordance with best management practices shall be installed to prevent tracking of dirt and mud from the project site on to roadways. Erosion Control Plan will be required for review by the Public Works Department.
29. A water quality management plan shall be prepared and recorded with the Imperial County Recorder's Office prior to the issuance of a Certificate of Occupancy.

OFFSITE VEHICLE AND PEDESTRIAN IMPROVEMENTS

30. All offsite improvements shall be reviewed by the City Engineer prior to the issuance of any encroachment permit or grading permit.
31. Provide improvement plans for all off-site work prepared by a licensed Civil Engineer in the State of California. Plans shall clearly identify all right-of-way lines, proposed improvements, elevations, benchmarks, dimensions and material/workmanship specifications as may be required.
32. Any damaged and/or lifted curb, gutter, and sidewalks fronting the property shall be replaced per City Standards.
33. Per ADA requirements, an ADA accessible pathway shall be provided to the gas station from the public right-of-way into the facility.
34. Should the completion of the median along Bradshaw Avenue not be completed prior to project opening, surface mounted delineators, or other device approved by the City Engineer, shall be installed by the applicant to restrict the Bradshaw Avenue access to "right-in right-out" turning movements.

PASSED AND ADOPTED on March 11, 2025 by the following vote:

ROLL CALL Ayes: Perez, Bertussi, Alvarez, Popejoy, Chan
Noes:
Absent: Lopez, Urias
Abstaining:

CITY OF EL CENTRO
PLANNING COMMISSION

By  _____
Jorge A. Perez, Commissioner

ATTEST:

By  _____
Angel Hernandez, AICP
Secretary-Director

APPROVED AS TO FORM:


By  _____
Elizabeth L. Martyn
City Attorney

EXHIBIT D

From: [Aaron Messick](#)
To: [Valeria Landeros](#)
Subject: RE: Public Convenience or Necessity Request for ABC License
Date: Monday, December 15, 2025 2:14:32 PM
Attachments: [image001.png](#)

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.

Good afternoon,

There are no concerns.

Aaron Messick, Lieutenant, Badge #308
El Centro Police Department
150 North 11th Street, El Centro, CA 92243
Desk 760-337-4867
Fax 760-353-7301
amessick@ecpd.org
FBINA #276

Semper Fi

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From: Valeria Landeros <vlanderos@cityofelcentro.org>
Sent: Monday, December 15, 2025 1:21 PM
To: Aaron Messick <amessick@cityofelcentro.org>
Subject: Public Convenience or Necessity Request for ABC License

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

Good afternoon,

Attached for your review is a Public Convenience or Necessity request for a proposed gas station and convenience store at the NWC of Waterman Ave and Bradshaw Road in the Walmart parking lot - APN 064-590-006.

Please provide your feedback by **Monday, December 29th** so we may incorporate your input into our letter of determination. If no response is received by this date we will assume your department has no comments.

Thank you in advance for your time and input.

Best regards,



Valeria Landeros

Assistant Planner | [Community Development](#)

Address	1275 W. Main Street, El Centro, CA, 92243
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PLANNING COMMISSION

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

Item: 3.

Meeting: 1/13/2026 5:30 PM
NEW BUSINESS

DISCUSSION AND ANY NECESSARY ACTION REGARDING ATTENDANCE AT THE CAL CITIES PLANNING COMMISSIONER'S ACADEMY

STAFF REPORT - ACTION ITEM:

The League of California Cities (Cal Cities) will host the Planning Commissioner's Academy from March 11th to March 13th, 2026 in Anaheim, California. The Community Development Department was allocated funding for two Planning Commissioners to attend the event. Funding includes travel, hotel, and registration fees for the event. Further information regarding the event may be found on the event webpage at:

<https://my.calcities.org/Events/Calendar-Of-Events/Meeting-Home-Page?meetingid=%7B7866AF6D-6841-F011-B4CB-7C1E5200E689%7D>

Staff is requesting that the Planning Commission open the item for discussion and select two members to attend. At the December 9, 2025 Planning Commission meeting, the Planning Commission tabled the item to the January 13, 2026 meeting to allow all Commissioners to participate in the discussion.

ATTACHMENTS:

None



PLANNING COMMISSION

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

Item: 4.

Meeting: 1/13/2026 5:30 PM
Category: Presentation
NON-ACTION INFORMATION ITEMS

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

STAFF REPORT - INFORMATION ITEM:

Civic Center and Downtown Master Plan – City was awarded a grant in the amount of \$217,900 for the preparation of a master plan for the Civic Center and Downtown Commercial zones. A request for proposals has been released with proposals due on January 30, 2026.

Safety, Open Space/Conservation, Noise Element Update – The contract was awarded to Harris and Associates on December 16, 2025. Work is expected to commence by February 1, 2026.

Downtown Fee Waiver Program – Staff is reviewing the financial impact of the program. Scheduled for consideration by the City Council by February 3, 2026.

Yard Sale Enforcement and Education – Staff is preparing a public education campaign reminding residents of yard sale requirements.

ATTACHMENTS:

1. 1-6-2025 Project Report

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Andrea Montañó	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. As of December 10, 2025 applicant is still considering next steps.	CEQA COZ GPA TSM	Paused	288 unit apartment complex. Zone Change from CT to R3. Subdivision of 12.9 acre parcel.	22-000001
Andrea Montañó	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.	CEQA COZ CUP GPA TSM	Paused	Planned Unit Development for Single Family Residential and Light Industrial Development.	22-000002
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 Montañó	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. Staff received comments from Caltrans on December 2, 2025. Staff is coordinating a meeting with the Consultant to get the items corrected.	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 closed for inactivity on 12/8/2025.	TPM	Canceled	Subdivision of 80 acre property to create two parcels.	23-000007
Andrea Montañó	LLA/LM 23-01 Lot Line Adjustment Dahm 1425 Cypress Drive	Applicant was provided with corrections on 11/20/23. On 12/10/2025 applicant informed staff they are waiting on a document to be completed.	LLA/LM	Paused	Adjust lots between two residential parcels	23-000009
Andrea Montañó	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 10/24/25 that the applicants were actively engaging with title holders to proceed with completions of the lot line.	LLA/LM	In Progress	Lot line adjustment of parcels.	23-000021
Andrea Montañó	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 November 21, 2025 to discuss the anticipated resubmittal.	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
Andrea Montañó	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. A project inactivity notice will be issued on 11/13/25.	LLA/LM	Paused	Merge two properties into one.	24-000006
Andrea Montañó	TSM 24-01 Dubose Design Group, Inc._ Courtyard Villas Subdivision	Staff issued the correction letter for the third review on 9/3/2025. Corrected plans were submitted on 10/15/25 and are being reviewed for completeness by the Engineering Division and the Planning Division.	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

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Andrea Montañó	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 Engineering Division received resubmitted plans on November 20, 2025 which were still incomplete. They will coordinate additional communication with the applicant.	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 Montañó	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 Engineering Division. The applicant was provided the Certificate of Merger document, to be signed and notarized, on November 19, 2025.	LLA/LM	Paused	Merging two parcels together 054-360-056 and 054-360-057	25-000014
Andrea Montañó	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. Staff provided the applicant with the Biological Site Assessment quote. The applicant is preparing a check to begin environmental studies currently required.	CUP	Paused	Expansion of freight yard.	25-000023
Andrea Montañó	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. The project will be cancelled on January 11, 2026 if a resubmittal is not received.	LLA/LM	Paused	Merge lot to upgrade existing parking lot, new improvements for the expansion of existing drive-thru lane.	25-000026
Andrea Montañó	CUP 25-03 The Potter's House Church_Worship Services_401 W. Main Street	Project was approved by Planning Commission on November 17, 2025.	CUP	Done	Place of worship, services twice a week. Every Sunday at 11am and 6:30pm. Midweek Currently about 30 members.	25-000034
Valeria Landeros	SPR 25-14 Sergio Hernandez_4plex building_315 W. Orange	Determination Letter was mailed on November 18, 2025.	SPR	Done	Proposed construction of a two-story wood-frame duplex building with two detach	25-000041
Valeria Landeros	CUP 25-04 Peraza Plaza_Bar-Lounge_669 W. Main Street	Planning Commission Resolution was mailed to applicant on 12/12/2025.	CUP	Done	Bar/Lounge in previous retail location.	25-000044
Andrea Montañó	ZV 25-01 ROC Construction_New Masonry Wall_2779 W. Main St.	The variance was approved by the Planning Commission, for the front yard setback, on 10/14/25 and will be submitted to the City Council as a consent item. The western corner cutback was denied by Planning Commission on 11/17/25 meeting. Project was approved by City Council on December 16, 2025.	Zoning Variance	Done	New masonry wall and footing Foundation	25-000047
Valeria Landeros	LLA 25-04 LC Engineering_Lot Merger_290 Solano Ave.	Letter of Incompleteness sent 10/16.	LLA/LM	Paused	Lots are being requested to be merged to become a legal lot	25-000048
Valeria Landeros	SPR 25-18 Fernando Abell_Commercial Strip Center_1865 Adams Ave.	Determination Letter sent 12/30.	SPR	In Progress	Proposed 10-unit commercial strip for retail and office use. 11,225 sq. ft.	25-000053
Valeria Landeros	ZOTA 25-01 Shandi Jones_Coffee Shop_450 S. Waterman Ave.	Letter of incompleteness sent 11/24. Meeting held 12/23. Scheduled for Planning Commission Meeting 2/10.	ZOTA	In Progress	Coffee Shop Within the existing church building. Fronting onto South Waterman & the Northwest corner of Waterman & Orange Ave.	25-000055
Valeria Landeros	COZ 25-01 SPR 25-20 Toma & Saco El Centro_Apartment Complex_1438 & 1448 Woodward Ave.	Letter of incompleteness sent 11/26.	COZ SPR	In Progress	Construction of 20-unit apartment complex.	25-000056
Andrea Montañó	TPM 25-01 Jorge Pacheco_Split Parcel_875 S. Glenwood Dr.	Staff prepared the initial comment letter and is pending review.	TPM	In Progress	one parcel to be subdivided into three parcels.	25-000057

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Andrea Montaño	TPM 25-02 Venking,LLC_New Condominiums_Waterman Avenue	The application was considered complete on November 19, 2025. Engineering and Planning Staff are completing the review.	TPM	In Progress	49- Condominium Units- parcel map waiver for tentative map.	25-000059
Valeria Landeros	TUP 25-19 Sonia Gil_Toy Drive_950 N. Imperial Ave.	Approval Letter was sent on 12/02/2025.	TUP	Done	3rd Annual Toy Drive from Local Car Club	25-000060
Valeria Landeros	SPR 25-21 Fred Cohen_Travel Center Improvements_550 Wake Ave.	Letter of incompleteness sent 12/04.	SPR	In Progress	Construction of a new fueling canopy with 6 new dispensers. Interior and exterior of the existing C-Store tenant improvement, new exterior drive-thru lane for quick service food. New parking spaces and addition of landscaping.	25-000061
Andrea Montaño	TUP 25-20 Francisco Duarte_Frankys Hot Dogs_705 4th Street	Staff issued the Temporary Use Permit and Mobile Vendor Permit on December 10, 2025.	TUP	Done	Hot Dog Cart operating on private property at 705 S. 4th street (letty's Casita)	25-000062
Valeria Landeros	CUP 25-05 Ernesto Vega_Event Hall_1698 Main Street	Letter of incompleteness sent 12/18.	CUP	In Progress	300-person event hall, new building with 100 total parking spaces.	25-000063
Andrea Montaño	SPR 25-22 Duggins Construction_Burlington Store_2430 Cottonwood St.	Interdepartmental review will conclude on December 22, 2025 and the comment letter is expected to be issued the week of December 29, 2025.	SPR	In Progress	New 30,000 square feet retail store and site improvements	25-000064
Andrea Montaño	ZVL 25-08 Verification Letter for 3351 S. Dogwood Ave.	Applicant received the Zoning Verification Letter on December 24, 2025.	ZVL	In Progress	Zoning verification Letter to seek: zoning compliance, adjacent property designations and uses, code violations and change of ownership.	25-000065
Valeria Landeros	SPR 25-23 Duggins Construction_Metal Structure_105 W. Commercial Ave.	Letter of incompleteness sent 12/12.	SPR	In Progress	New 55,590 sq. ft. metal structure and site improvements for Peri & Sons Packing.	25-000066
Andrea Montaño	GPA 25-01 COZ 25-02 CUP 25-06 Morningside Ventures, LLC_Sunset Pointe Subdivision_2003 W. Main St.	Staff is reviewing the application.	GPA CUP COZ TSM	In Progress	Proposed gated subdivision/PUD consisting of 37 detached townhomes. Zone Change, General Plan Amendment, CUP and Tentative Subdivision Map.	25-000067
Andrea Montaño	MVP 25-02 Revolucion Asada_Taco Food Truck_1239 W. Adams Ave.	Staff issued the Mobile Vendor Permit on December 10, 2025.	Mobile Vendor Permit	Done	Selling tacos from food truck.	25-000068
Valeria Landeros	PCN 25-01 Walmart Stores_Gas Station Store_2156 N. Waterman Ave.	Memo sent to PD 12/12. Scheduled for Planning Commission 1/13.	PCN	In Progress	The sale of beer and wine from the convenience store, with similar hours to the adjacent Walmart Store.	25-000069
Andrea Montaño	MVP 25-03 Antonio's Baja Catch 22_Food Truck_City Wide	Staff is reviewing application	Mobile Vendor Permit	In Progress	Food truck selling tacos, city wide.	25-000070
Andrea Montaño	ZVL 25-09 Zoning Verification Letter for 634 Thomas Lane	Applicant received the Zoning Verification Letter on December 30, 2025.	ZVL	Done	zoning verification letter and associated documents for 634 Thomas Lane.	25-000071
Andrea Montaño	ZVL 25-10 Verification Letter for Vacant lots across Thomas Lane	Applicant received the Zoning Verification Letter on December 30, 2025.	ZVL	Done	zoning verification letter and associated documents for 053-810-025, 053-810-026 and 053-810-027	25-000072
Andrea Montaño	ZVL 25-11 Verification Letter for 602 Wake Ave.	Applicant received the Zoning Verification Letter on December 30, 2025.	ZVL	Done	zoning verification letter for 602 wake ave.	25-000073
Andrea Montaño	ZVL 25-12 Verification Letter for 053-810-039 & 053-810-038	Applicant received the Zoning Verification Letter on December 30, 2025.	ZVL	Done	zoning verification letter and associated documents for vacant land	25-000074
Andrea Montaño	ZVL 25-13 Zoning Verification Letter 664 Thomas Lane	Applicant received the Zoning Verification Letter on December 30, 2025.	ZVL	Done	zoning verification letter and associated documents.	25-000075
Andrea Montaño	CUP 25-07 John Strong_Medical Office_1498 Main St. Suite A	staff is reviewing application	CUP	Not start...	Medical office 8am-8pm	25-000076