

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
ARMANDO MUÑOZ, 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 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 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.