

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



City Attorney
Joanna Hoff

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, FEBRUARY 10, 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 January 13, 2026, Planning Commission Minutes.

PUBLIC HEARINGS

2. ZOTA Multi-Family Residential Use Regulations

PUBLIC HEARING TO CONSIDER ISSUING A RECOMMENDATION TO THE CITY COUNCIL REGARDING MULTI-FAMILY RESIDENTIAL PERMITTED USES AND CONDITIONAL USE PERMIT 26-01 FOR OASIS COFFEE HOUSE AT 450 S. WATERMAN AVENUE

Presentation: Valeria Landeros, Assistant Planner

Recommendation:

Open the public hearing and, after allowing input from all proponents and opponents of the project, move forward by taking the following actions:

- 1. Issue a recommendation to the City Council to approve the proposed amendment to the Zoning Code pertaining to multi-family residential permitted uses.*
- 2. Approve Conditional Use Permit 26-01 to allow the operation of Oasis Coffee House within the existing church, subject to the adoption of the zoning ordinance text amendment by City Council.*

NEW BUSINESS

NON-ACTION INFORMATION ITEMS

3. 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.