

MINUTES OF THE PLANNING COMMISSION
TUESDAY, FEBRUARY 10, 2026
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 Sergio Lopez
Commissioner Andy Alvarez
Commissioner Aaron Popejoy
Commissioner Armando Muñoz
Commissioner Jorge A. Perez

ABSENT: NONE

STAFF ATTENDANCE:

Community Development Director, Angel Hernandez
Building Official, Frank Soto
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 January 13, 2026, Planning Commission Minutes.

Commissioner Lopez moved to approve, seconded by Commissioner Perez.

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

Voting No: None

Abstaining: None

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.*

Assistant Planner, Valeria Landeros, presented Zoning Ordinance Text Amendment 25-01 to allow Conditional Use Permit 26-01 for Oasis Coffee House at 450 S. Waterman Ave. After her presentation, the Planning Commission had questions regarding the security of the children attending the daycare in the same property. The Planning Commission also had questions about special events the church might have, and how the coffee shop would operate, to this staff assured that the applicant would have to notify the city staff about these special events. The Planning Commission also suggested extending the permitted hours of operation and allow for operation outside of the assigned hours during church events. With these changes to the resolution, the Planning Commission started the vote.

Commissioner Alvarez moved to approve, seconded by Commissioner Lopez.

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

Voting No: None

Abstaining: None

NEW BUSINESS

NON-ACTION INFORMATION ITEMS

3. Community Development Department Report

No questions were asked about the Community Development Report.

PUBLIC COMMENTS

No public comments were obtained.

ADJOURNMENT

The meeting adjourned at 6:25 P.M.