

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
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, JUNE 9, 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 March 3, 2026, Planning Commission Minutes.

PUBLIC HEARINGS

2. Public Hearing to Consider Approval of Tentative Parcel Map 25-01.

Jorge Pacheco, on behalf of property owner Mario Alberto Otero, has submitted a request for a Tentative Parcel Map to subdivide the property located at 875 Glenwood Drive (APN 052-270-032). The proposal would subdivide the existing parcel into three (3) parcels, including two parcels of approximately 0.67 acres each and one parcel of approximately 0.75 acres. The purpose of the subdivision is to facilitate the future development of three single-family homes on property zoned R-1 Single Family Residential. Access to the proposed parcels would be provided through an extension of Glenwood Drive.

Presentation: Andrea Montano, Associate Planner

Recommendation:

Open the public hearing and move to continue this item to the next regularly scheduled Planning Commission Meeting taking place on July 14, 2026.

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.



PLANNING COMMISSION

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

Item: 1.

Meeting: 6/9/2026 5:30 PM
CONSENT AGENDA

APPROVAL OF MARCH 3, 2026, PLANNING COMMISSION MINUTES.

STAFF REPORT - ACTION ITEM:

ATTACHMENTS:

1. 03.10.2026 Minutes (1)

MINUTES OF THE PLANNING COMMISSION
TUESDAY, MARCH 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
Commissioner Sergio Lopez
Commissioner Aaron Popejoy
Commissioner Jorge A. Perez
Commissioner Armando Muñoz

ABSENT:

Vice-Chairperson Jeffrey Chan
Commissioner Andy Alvarez

STAFF ATTENDANCE:

Community Development Director, Angel Hernandez
Public Works Director, Abraham Campos
Building Official, Frank Soto
Principal Engineer, Felix de Leon Jr.
Associate Planner, Andrea Montañó
Assistant Planner, Valeria Landeros

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 February 10, 2026, Planning Commission Minutes

Commissioner Lopez moved to approve, seconded by Commissioner Perez.

Voting Yes: Commissioner Perez, Chairperson Bertussi, Commissioner Lopez, Commissioner Popejoy, Commissioner Muñoz

Voting No: None

Abstaining: None

PUBLIC HEARINGS

NEW BUSINESS

NON-ACTION INFORMATION ITEMS

2. Community Development Department Report

No questions were asked about the Community Development monthly report.

3. Presentation and discussion regarding residential uses in the Downtown Commercial (CD) Zone

Community Development Director, Angel Hernandez commenced the presentation. After the presentation, the Planning Commission shared their input. The Planning Commission discussed parking, maintaining store frontage on Main Street, and transitional/supportive housing.

PUBLIC COMMENTS

Sky Ainsworth made a public comment addressing the benefits of residential uses in the Downtown Commercial Area.

ADJOURNMENT

The meeting was adjourned at 6:27 P.M.



PLANNING COMMISSION

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

Item: 2.

Meeting: 6/9/2026 5:30 PM
PUBLIC HEARINGS

PUBLIC HEARING TO CONSIDER APPROVAL OF TENTATIVE PARCEL MAP 25-01.

Project #: TPM 25-01	Location: 875 Glenwood Drive (APN 052-270-032)
Applicant: Jorge Pacheco	Project Type(s): Minor Subdivision
Staff Planner: Andrea Montañaño, Associate Planner	Proposed Use: Single Family Residential

PROJECT SUMMARY

Jorge Pacheco, on behalf of property owner Mario Alberto Otero, is requesting approval of Tentative Parcel Map No. 25-01 to subdivide a 1.66-acre property located at 875 Glenwood Drive (APN 052-270-032) into three residential parcels (Exhibit A- Project Location Map). The proposed subdivision would create Parcel 1 consisting of approximately 0.756 acres, Parcel 2 consisting of approximately 0.67 acres, and Parcel 3 consisting of approximately 0.67 acres. The purpose of the subdivision is to facilitate the future development of three single-family residences on property zoned R-1 (Single-Family Residential).

The project site is bordered by residentially zoned properties to the north, south, and east, with Austin Road located along the western boundary. The property also includes portions of the Central Main Canal and Evergreen Canal. Access to the proposed parcels would be provided through an extension of Glenwood Drive south of the project site. As part of future development, roadway, utility, drainage, and street lighting improvements will be required to serve the proposed lots. Additionally, a masonry block wall will be required adjacent to the canal to provide noise attenuation from Austin Road and enhance privacy for future residents.

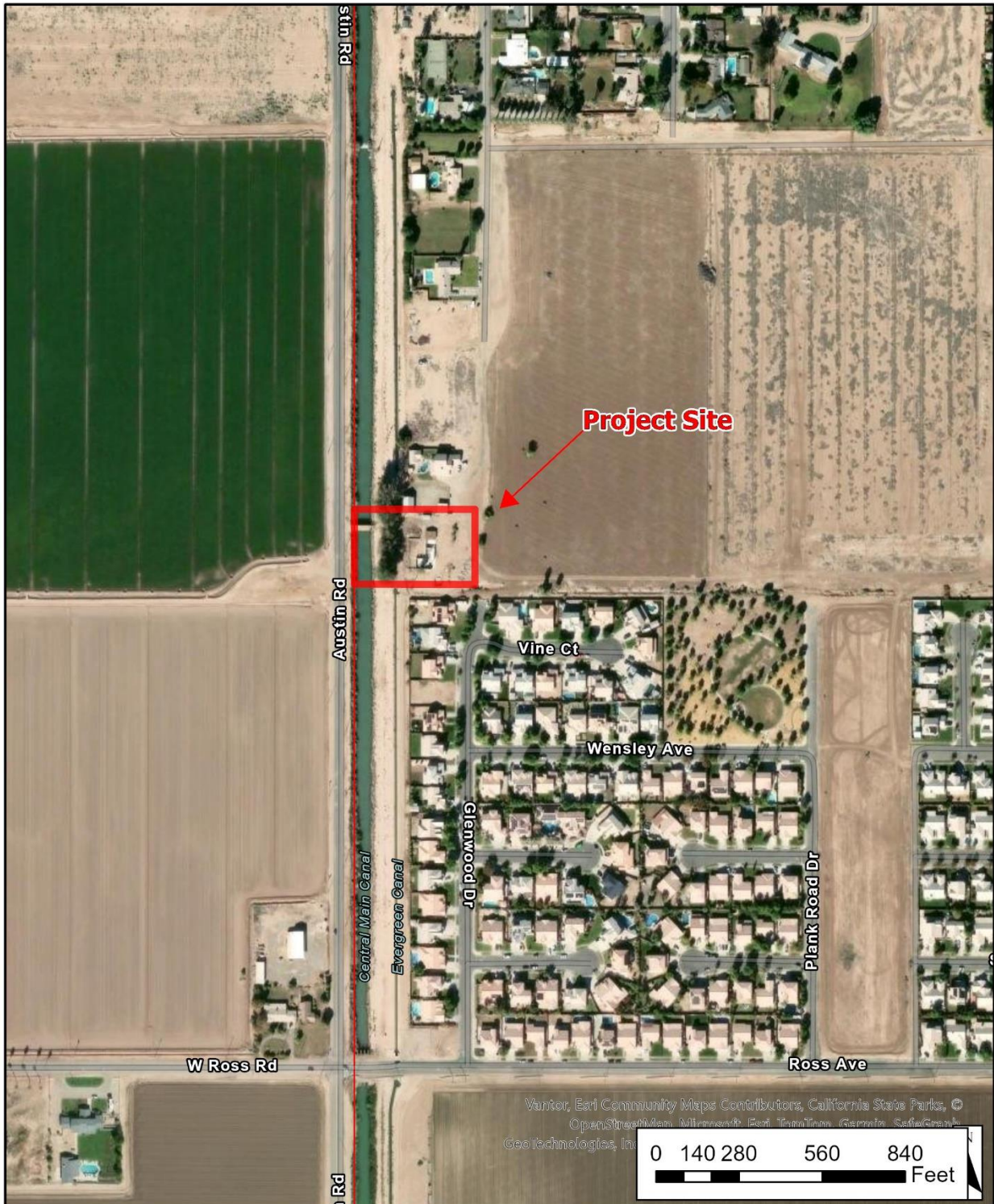
A public hearing before the Planning Commission is scheduled for Tuesday, June 9, 2026. A public hearing notice was distributed to property owners 300-feet from the project site and published in the Imperial Valley Press on Friday, May 29, 2026. However, staff is requesting that the Planning Commission open the public hearing and continue this item to the next regularly scheduled Planning Commission meeting on July 14, 2026 .

STAFF RECOMMENDATION: OPEN THE PUBLIC HEARING AND MOVE TO CONTINUE THIS ITEM TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING TAKING PLACE ON JULY 14, 2026.

ATTACHMENTS:

1. Exhibit A

Exhibit A - Project Location Map



TPM 25-01
875 S. Glenwood Drive
Glenwood Subdivision

Project Location Map



PLANNING COMMISSION

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

Item: 3.

Meeting: 6/9/2026 5:30 PM

Category: Presentation

NON-ACTION INFORMATION ITEMS

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

STAFF REPORT - INFORMATION ITEM:

Active Transportation Program (ATP) Grant – Community Development staff with the assistance of Public Works Staff are preparing two ATP grant applications for Segment C of the Imperial Avenue Complete Streets Plan and a second application to update the City's Active Transportation Plan. Applications are due June 22, 2026.

Civic Center and Downtown Master Plan – Staff conducted interviews with four consultants during the week of April 18, 2026. Staff are currently evaluating proposals and reviewing cost estimates, with a consultant selection agreement anticipated to be brought before the City Council at the July 7, 2026 meeting.

Safety, Open Space/Conservation, and Noise Element Update – A kick-off meeting was held on March 9, 2026. Consultants are currently gathering City information and noise and traffic data in support of the project. On Call Planning Consultant RFP – Community Development staff released a request for proposals for on-call planning consultant services. Responses are due on June 12, 2026.

ATTACHMENTS:

1. 6-3-2026 Project Report

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
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 Montaña	TSM Willow Bend Subdivision Map Amendment	Approved by City Council on February 4, 2025. Annexation approved by LAFCo on 2/27/2025. 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 sent revised ICE study to Caltrans on 5/14/2026.	TSM	In Progress	Amendment to Conditions of Approval of the Willowbend TSM.	22-000008
Andrea Montaña	LLA/LM 23-01 Lot Line Adjustment Dahm 1425 Cypress Drive	Applicant was provided with corrections on 11/20/23. The deed of trust was received on 1/19/2026. Applicant received comments on 2/9/2026.	LLA/LM	Paused	Adjust lots between two residential parcels	23-000009
Andrea Montaña	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. on 2/3/26 staff issued a 30 day inactivity notice. As of 3/30/26 the applicant indicated they are attempting to obtain a title report.	LLA/LM	Paused	Lot line adjustment of parcels.	23-000021
Andrea Montaña	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. As of May 28, 2026 a resubmittal has not been received.	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 Montaña	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. Staff provided updated recorded documents on 2/2/26.	LLA/LM	Paused	Merge two properties into one.	24-000006
Andrea Montaña	TSM 24-01 Dubose Design Group, Inc. Courtyard Villas Subdivision	The addendum was reviewed and will be going to the EAC Committee on 5/28/26. The item is tentatively scheduled to go before the Planning Commission at the August 11, 2026.	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
Andrea Montaña	CUP 25-01 Ventura Transfer Company Freight Yard 605 N 3rd St.	Consultants began work on 2/4/26 for an Air Quality Study, Biological Study, and Traffic Studies.	CUP	Paused	Expansion of freight yard.	25-000023
Valeria Landeros	LLA 25-04 LC Engineering Lot Merger 290 Solano Ave.	Letter of Incompleteness sent 10/16. Extension Request Approved on 4/21. Corrections due 10/10/26. Called and emailed applicant about Title Reports 4/30.	LLA/LM	Paused	Lots are being requested to be merged to become a legal lot.	25-000048
Valeria Landeros	General Plan Amendment COZ 25-01 SPR 25-20 Toma & Saco El Centro Apartment Complex 1438 & 1448 Woodward Ave.	Letter of incompleteness sent 11/26. Corrections received 1/14. Additional corrections letter sent 1/30. Meeting with applicant 2/17. Corrections received 4/16. Additional corrections letter sent 4/22. Tribal Contact List received 6/1.	COZ SPR	In Progress	Construction of 18-unit apartment complex. General Plan Amendment required.	25-000056
Andrea Montaña	TPM 25-01 Jorge Pacheco Split Parcel 875 S. Glenwood Dr.	The item is scheduled to go before the Planning Commission on June 9, 2026.	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 Montaña	SPR 26-07 Laura Varela Duplex 1206 N. 12th St.	Planner is drafting the conditions of approval.	SPR	In Progress	Duplex with 2 ADUs	26-000027
Andrea Montaña	GPA 26-01 SPR 26-02 COZ 26-01 Arch Atelier LLC New Multi Family Apartments 1445 W. Pico Ave.	Project incompletion notice was sent on 3/13/26.	SPR GPA COZ	In Progress	Zone Change to R-3 to allow the development of multi-family apartemtns with on-site parking and improvements with GGeneral PLAN density standards.	26-000011
Andrea Montaña	TSM 25-01 Venking,LLC New Condominiums Waterman Avenue	The applicant submitted the 4th review comments on 5/20/26. If found satisfactorily, it may be scheduled for the July 14, 2026.	TPM	In Progress	49- Condominium Units- parcel map waiver for tentative map.	25-000059
Valeria Landeros	SPR 25-23 Duggins Construction Metal Structure 105 W. Commercial Ave.	Letter of incompleteness sent 12/12. Project expiration notice 3/20. Applicant called for clarification on comments 4/2.	SPR	In Progress	New 55,590 sq. ft. metal structure and site improvements for Peri & Sons Packing.	25-000066
Valeria Landeros	CUP 25-05 Ernesto Vega Event Hall 1698 Main Street	Letter of incompleteness sent 12/18. Corrections received 1/22, 1/29 and 3/13. Meeting with applicant 4/8. Corrections received 4/14. Additional corrections requested 4/22 and 4/30. Corrections received 5/22. Corrections requested 5/27.	CUP	In Progress	300-person event hall, new building with 100 total parking spaces.	25-000063
Andrea Montaña	GPA 25-01 COZ 25-02 CUP 25-06 Morningside Ventures, LLC Sunset Pointe Subdivision 2003 W. Main St.	The project tentative map was approved on 3/13/2026. The consultants have begun preparing technical studies for the Environmental report.	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
Valeria Landeros	SPR 26-04 QE Design Consulting Multi Family Apartments Barbara Worth Dr.	Letter of Incompleteness sent 4/22. Corrections received 5/11. Corrections requested 5/29. Meeting scheduled 6/3.	SPR	In Progress	Proposed 28-unit multi-family project. APN 052-062-017 052-062-017 & 052-062-050	26-000024
Andrea Montaña	SPR 26-05 Fernando Villa Duplex 1298 N. 12th Street	Planner is drafting the conditions of approval.	SPR	In Progress	Duplex with 2 ADUs	26-000025
Andrea Montaña	SPR 26-06 Ricardo Villa Duplex 1252 N. 12th St.	Planner is drafting the conditions of approval.	SPR	In Progress	Duplex with 2 ADUs	26-000026
Andrea Montaña	CUP 26-02 Jose Ocejo Studio Apartments 1425, 1445 & 1455 Ocotillo Drive.	The planner is preparing the intradepartmental review.	CUP	In Progress	convert exisiting hotel into studio apartments.	26-000032
Valeria Landeros	TPM 26-01 Manuel Yanez 641 Lincoln Avenue	staff is reviewing the application. PLANNER AT INTAKE ON 5/28/26 INFORMED THE APPLICANT THAT A SITE PLAN SHOWING HOW THE PROPERTY WILL BE ADJUSTED TO ENSURE PROPER SETBACKS WILL BE CREATED AND A JUSTIFICATION FOR PARCEL MAP WAIVER WAS MISSING.	TPM	In Progress	Split the property into two equal sized lots and build a new residence in the newly formed lot.	26-000033
Angel Hernandez	AC 26-01 Roberto Tiznado Self Storage Containers_2099 Fairfield	Staff is reviewing the application.	Administrative Review	Not start...	Self Storage Containers	26-000034
Andrea Montaña	TUP 26-13 Jesse Gonzalez Mariscos Food Truck 1090 S. Dogwood Ave.	Staff is reviewing the application.	TUP	Not start...	Operate a food truck at this location. The applicant will be using the existing facility restrooms that are located 50 feet away from the food truck. The food truck will operate Monday-Saturday 11am-7pm.	26-000035
Andrea Montaña	MVP 26-07 Jesse Gonzalez Mariscos Calexico Food Truck	Staff is reviewing application	Mobile Vendor Permit	Not start...	Sell seafood dishes.	26-000036
Andrea Montaña	TPM 26-02 Troy Taylor Parcel Map Waiver 698 W. Pico Avenue	Staff is reviewing the application.	TPM	Not start...	Subdivision of one lot into two parcels and provision of utilities to the new residential lot to build a house and ADU.	26-000037