

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 Smith 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, JULY 14, 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. June 09, 2026, Planning Commission Minutes

PUBLIC HEARINGS

2. **Public Hearing to consider a recommendation to the City Council on a 12-month extension for the Lotus Ranch Tentative Subdivision Map**
Rigid Electric, Inc. requests a one-year extension of the Lotus Ranch Tentative Subdivision Map to August 5, 2027. The 213-acre site, located south of I-8 between La Brucherie Ave. and the Lotus Canal, is approved for the development of 547 single-family lots, 10.8-acre park, 16.5 acres of retention basin. Presently the site contains 44 single family homes, 200 acres of agriculture, and 100 acres of vacant land. The Planning Commission will consider a recommendation to the City Council.

Presentation: Angel Hernandez, Community Development Director

Recommendation:
Recommend Approval of the 2nd 12-Month extension for the Lotus Ranch Tentative Subdivision Map
3. **Public Hearing to consider approving Zoning Variance 26-01- 453 Commercial Avenue Fence.**
Manjit Toor, Representative of Imperial Valley Khalsa Diwan, submitted a request for a Zoning Variance to replace the existing legal-nonconforming chain-link fence with a six-foot-tall block wall featuring wrought iron ornamental fencing and 1-foot-tall dome features

on top of each column. The proposed fence would be located within the required front yard setback of the property at APN 053-047-003 also known as 453 Commercial Avenue. The Zoning Ordinance limits fences in the required front to a maximum of four feet in height for fences that are open and three feet tall for fences that are close. The Planning Commission will consider if a zoning variance will be appropriate at this project site.

Presentation: Andrea Montano, Associate Planner

Recommendation:

Motion to adopt Planning Commission Resolution No. 26-___, approving Zoning Variance 26-01.

4. **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 table this item to a later date.

NEW BUSINESS

5. Community Development Department Report

NON-ACTION INFORMATION ITEMS

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.