

MINUTES OF THE PLANNING COMMISSION
TUESDAY, JUNE 9, 2026
5:30 PM

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

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 Aaron Popejoy
Commissioner Jorge A. Perez
Commissioner Armando Muñoz

ABSENT:

Commissioner Sergio Lopez

STAFF ATTENDANCE:

Community Development Director, Angel Hernandez
Building Official, Frank Soto
Associate Planner, Andrea Montaña
Building Inspector, Virgilio Anguiano
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 March 3, 2026, Planning Commission Minutes.

Commissioner Perez moved to approve, seconded by Commissioner Alvarez.

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

Voting No: None

Abstaining: None

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).

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.

Associate Planner, Andrea Montano, commenced her presentation on tentative parcel map 25-01, which proposes to subdivide a 1.6-acre property into three smaller lots north of Renaissance Homes on Glenwood Drive. Mrs. Montano presented the staff report recommending an open public hearing but continuing it to the next meeting for further research on stormwater requirements and developer discussions. Mark Larson, a 40-year resident of the area, provided public comment raising concerns about infrastructure issues including unpermitted demolition of a house containing potential hazardous materials, underground septic systems and leach fields that would need proper abandonment, and the need for full road improvements including asphalt, curbs, gutters, and sidewalks to properly serve the new development. Commissioners discussed various technical aspects including lot sizes, road improvements, fire safety requirements, and the relationship to the adjacent Courtyard Villas development, ultimately voting unanimously to continue the item to the next scheduled planning commission meeting.

Commissioner Perez moved to Table, seconded by Commissioner Popejoy.

Voting Yes: Commissioner Alvarez, 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 monthly report.

PUBLIC COMMENTS

No public comments were obtained.

ADJOURNMENT

The meeting was adjourned at 6:11 P.M.