

**CITY OF EL CENTRO PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING OF  
NOVEMBER 9, 2021**

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.

**CALL TO ORDER**

**ROLL CALL**

|          | Attendee Name                                                                                     | Title                                                                                           |
|----------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Present: | Ashley Bertussi<br>Andy Alvarez<br>Aaron Popejoy<br>Evelia Jimenez<br>Jack Dunnam<br>Ramiro Urias | Chairperson<br>Vice-Chairperson<br>Commissioner<br>Commissioner<br>Commissioner<br>Commissioner |
| Absent:  | Sergio Lopez                                                                                      | Commissioner                                                                                    |

**CONSENT AGENDA**

**1. Approval of minutes of the regular Planning Commission meeting of September 14, 2021**

Motion to approve minutes for the regular Planning Commission meeting of September 14, 2021 was made by Commissioner Popejoy and seconded by Vice-Chairperson Alvarez.

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Aaron Popejoy, Commissioner                        |
| <b>SECONDER:</b> | Andy Alvarez, Vice-Chairperson                     |
| <b>AYES:</b>     | Bertussi, Alvarez, Popejoy, Jimenez, Dunnam, Urias |
| <b>ABSENT:</b>   | Lopez                                              |

**PUBLIC HEARINGS**

**2. Public Hearing- Tentative Subdivision Map 21-01 for Town Center Village IV**  
**Town Center Village, LLC has submitted an application for a Tentative**  
**Subdivision Map to subdivide the existing two parcels with APN 044-620-049-**  
**001 and APN 044-620-051 into eight parcels. The project site consists of 19.3**  
**acres of vacant land bounded by Cruickshank Drive (north), N. 8th Street**  
**(east), Bradshaw Drive (south), and N. 10th Street (west). The southwestern**  
**three parcels, encompassing 11.6 acres, are proposed for a multifamily**  
**development consisting of 120 residential units. The remaining five parcels**  
**encompassing 7.7 acres are planned for future commercial development. The**

**project requires approval of the Tentative Subdivision map and associated conditions of approval by the City Council after a recommendation by the Planning Commission. A mitigated negative declaration for the project has been prepared.**

Angel Hernandez, Associate Planner, presented the project to the Commission.

Commissioner Dunnam questioned if there were any land uses that are prohibited in this (commercial) zone due to being in an air path. Mr. Hernandez informed the Commission that any uses that include a concentration of people are prohibited in zones within an air path.

Vice-Chairperson Alvarez inquired if the project is being developed in phases. Mr. Hernandez stated the residential development is being developed first and the commercial lots will be developed at a later time.

Commissioner Popejoy questioned if the purpose of the division of the parcels into eight parcels instead of six due to the phased residential component. Mr. Hernandez responded that the division is due to the residential project's financing.

Chairperson Bertussi questioned the project's time frame and commercial parcel designation described in the staff report. Mr. Hernandez clarified the time frames and the planned development for the parcels. Chairperson Bertussi further asked about the lighting in the proposed dog park and solar lighting options. Mr. Hernandez explained the proposed private dog park lighting will be turned off during nighttime hours to discourage dogs barking and disturbing residents late at night, however there will be arterial sidewalk lighting to provide safety and visibility for residents walking their pets. Solar lighting is not proposed for this project. Building Official, Frank Soto, clarified that solar lighting is not proposed for this project because there were no solar lighting requirements when the application was submitted.

David Wang, YK America Representative, spoke in favor of the project and elaborated on the answers provided to the Commission's questions.

Motion to adopt Resolution 21-16 for adoption of Tentative Subdivision Map 20-01 was made by Commissioner Dunnam and seconded by Commissioner Popejoy.

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Jack Dunnam, Commissioner                          |
| <b>SECONDER:</b> | Aaron Popejoy, Commissioner                        |
| <b>AYES:</b>     | Bertussi, Alvarez, Popejoy, Jimenez, Dunnam, Urias |
| <b>ABSENT:</b>   | Lopez                                              |

## NON-ACTION INFORMATION ITEMS

### 3. Community Development Monthly Project Report for October 2021

Norma Villicaña, Community Development Director, informed the Planning Commission that in addition to the regular Planning Commission meeting, there will be a special public hearing meeting for the approval of the 2021-2029 Housing Element.

Chairperson Bertussi questioned the revision to accessory dwelling unit requirements in October's Monthly Project Report. Norma Villicaña stated that due to a law change, the ordinance must be revised to reflect the change of accessory dwelling units being allowed in all zones.

## REORGANIZATION OF PLANNING COMMISSION

### 4. Motion to appoint Planning Commission Chairperson for December 2021 through November 2022

Vice-Chairperson Alvarez was nominated for Planning Commission Chairperson for December 2021 through November 2022 by Commissioner Popejoy. Motion was made by Commissioner Popejoy as well and seconded by Chairperson Bertussi.

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Aaron Popejoy, Commissioner                        |
| <b>SECONDER:</b> | Ashley Bertussi, Chairperson                       |
| <b>AYES:</b>     | Bertussi, Alvarez, Popejoy, Jimenez, Dunnam, Urias |
| <b>ABSENT:</b>   | Lopez                                              |

### 5. Motion to appoint Planning Commission Vice-Chairperson for December 2021 through November 2022

Commissioner Jimenez nominated and Dunnam for Planning Commission Vice-Chairperson. Motion was made by Commissioner Jimenez and seconded by Chairperson Alvarez.

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Evelia Jimenez, Commissioner                       |
| <b>SECONDER:</b> | Andy Alvarez, Vice-Chairperson                     |
| <b>AYES:</b>     | Bertussi, Alvarez, Popejoy, Jimenez, Dunnam, Urias |
| <b>ABSENT:</b>   | Lopez                                              |

## PUBLIC COMMENTS

No public comments made.

## ADJOURNMENT

Meeting adjourned at 5:57pm.