

**CITY OF EL CENTRO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
NOVEMBER 10, 2020**

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 Evelia Jimenez presided over the meeting.

CALL TO ORDER

	Attendee Name	Title
Present:	Evelia Jimenez Jack Dunnam Ashley Bertussi Andy Alvarez Sergio Lopez Param Maroke	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner Commissioner
Absent:	Aaron Popejoy	Commissioner

PLANNING STAFF ATTENDANCE

Norma M. Villicana, Director of Community Development
Frank Soto, Assistant Director of Community Development
Angel Hernandez, Associate Planner
Christian Rodriguez, Assistant Planner
Abraham Campos, Director of Public Works
Javier Luna, Senior Engineer
Yvonne Cordero, Planning Staff Assistant

CONSENT AGENDA

1. Approval of minutes of the regular Planning Commission meeting of September 8, 2020

Motion to approve the Planning Commission meeting minutes of September 8, 2020 was made by Commissioner Lopez and seconded by Commissioner Bertussi.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sergio A. Lopez, Commissioner
SECONDER:	Ashley Bertussi, Commissioner
AYES:	Jimenez, Dunnam, Maroke, Bertussi, Alvarez, Lopez
EXCUSED:	Popejoy

PUBLIC HEARINGS

2. Public Hearing- Tentative Parcel Map 20-01 for 2712 S. 4th Street

Chuck Powers, applicant, is requesting a tentative parcel map (TPM) to subdivide the parcel at 2712 S. 4th Street (APN 053-740-053). The project is located 424 feet north of the northwest corner of N. 4th Street and Danenberg Drive. If approved, the TPM would allow for the creation of two parcels and dedication of road right-of-way. The project site is currently vacant and there no plans to develop the properties. Pursuant to Section 15315 "Minor Land Divisions" of the California Environmental Quality Act Guidelines, it has been determined that this project is exempt from further environmental review.

Assistant Planner, Christian Rodriguez, presented the project to the Planning Commission.

Commissioner Bertussi inquired about the city's future plan for extending Lancaster Road. Mr. Rodriguez informed the Commission that Lancaster Road's expansion is in the city's General Plan, but will only be extended as annexations and city projects along Lancaster are approved. Abraham Campos, Public Works Director, further explained the details and requirements for the expansion. Vice-Chairman Dunnam inquired about available funding sources for project area residents to assist them with the cost of connecting to municipal water and sewer services. Norma Villicaña, Community Development Director, explained that income level based funding sources are available for residents that might need the assistance.

Motion to approve Resolution 20-15 for Tentative Parcel Map 20-01 was made by Commissioner Alvarez and seconded by Commissioner Lopez.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Alvarez, Commissioner
SECONDER:	Sergio A. Lopez, Commissioner
AYES:	Jimenez, Dunnam, Maroke, Bertussi, Alvarez, Lopez
EXCUSED:	Popejoy

3. Public Hearing- Conditional Use Permit 20-02 for 7-Eleven at 2503 S. Dogwood Avenue

The project proposes the construction and operation of a sixteen (16) pump gasoline station and 3,010 square foot convenience store on property located at the northeast corner of Wake Avenue and S. Dogwood Avenue. The site is further identified as 2503 S. Dogwood Avenue with APN 054-430-049. The property is located within the CG (General Commercial) Zone, which requires gasoline stations to obtain a conditional use permit.

Assistant Planner, Christian Rodriguez, presented the project to the Commission. Commissioner Maroke recused himself due to a conflict of interest.

Mr. Rodriguez and Abraham Campos, Public Works Director, addressed the Commissioner's traffic concerns and possible expansion plans. Mr. Rodriguez also answered Vice-Chairman Dunnam's inquiries regarding the project's stormwater and retention basin requirements and informed the Commission that meetings with IID resulted in an agreement to underground the

Steve Pollock from Kimley-Horn on behalf of 7-Eleven spoke in favor of the project. Mr. Campos requested that the resolution be amended to add a condition for an intersection study at Wake Avenue and South Dogwood to determine a fair share contribution for the signal light location. Mr. Pollock agreed to the condition. Commissioner Lopez asked if 7-Eleven would be reimbursed from future developments for the fair share. Mr. Campos clarified that the study would only require 7-Eleven to pay based on their proposed estimated traffic use, however the study could potentially determine that 7-Eleven would have to reimburse previous developments, such as Hampton Inn, IV Plaza and The Commons, that may have paid a higher rate.

Motion to approve Resolution 20-14 with revised condition number thirty-eight for Conditional Use Permit 20-02 was made by Commissioner Lopez and seconded by Commissioner Alvarez.

RESULT:	ADOPTED [5 TO 0]
MOVER:	Sergio A. Lopez, Commissioner
SECONDER:	Andy Alvarez, Commissioner
AYES:	Jimenez, Dunnam, Bertussi, Alvarez, Lopez
EXCUSED:	Popejoy
RECUSED:	Maroke

NON-ACTION INFORMATION ITEMS

4. Community Development Monthly Project Report for October 2020

REORGANIZATION OF PLANNING COMMISSION

5. Motion to appoint Planning Commission Chairperson for December 2020 through November 2021

Planning Commission Secretary, Norma Villicaña opened the nominations for Planning Commission Chairperson for the coming year. Commissioner Lopez nominated Commissioner Bertussi for Chairperson with no other nominations received. Motion for Ashley Bertussi to serve as Planning Commission Chairperson was made by Commissioner Lopez and seconded by Commissioner Maroke.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sergio A. Lopez, Commissioner
SECONDER:	Param Maroke, Commissioner
AYES:	Jimenez, Dunnam, Maroke, Bertussi, Alvarez, Lopez
EXCUSED:	Popejoy

6. Motion to appoint Planning Commission Vice-Chairperson for December 2020 through November 2021

Chairperson Bertussi opened nominations for Planning Commission Vice-Chairperson. Commissioner Lopez nominated Commissioner Alvarez with no other nominations received. Motion for Commissioner Alvarez to service as Vice-Chairperson was made by Commissioner Lopez and seconded by Chairperson Bertussi.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sergio A. Lopez, Commissioner
SECONDER:	Ashley Bertussi, Commissioner
AYES:	Jimenez, Dunnam, Maroke, Bertussi, Alvarez, Lopez
EXCUSED:	Popejoy

PUBLIC COMMENTS

No public comments received.

ADJOURNMENT

Meeting adjourned at 6:10 p.m.