

**CITY OF EL CENTRO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
AUGUST 14, 2018**

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.

Chairman Aaron Popejoy presided over the meeting.

CALL TO ORDER

ROLL CALL

	Attendee Name	Title
Present:	Aaron Popejoy Alfonso Juarez Sergio Lopez Param Maroke Evelia Jimenez Jack Dunnam	Chairman Commissioner Vice Chairman Commissioner Commissioner Commissioner
Absent:	Richard Inman	Commissioner

STAFF ATTENDANCE

Norma M. Villicana, Director of Community Development
Frank Soto, Assistant Director of Community Development
Angel Hernandez, Assistant Planner
Abraham Campos, Deputy Public Works Director
Trey Faubion, Battalion Chief
Yvonne Cordero, Staff Assistant

CONSENT AGENDA

- 1. Approval of minutes of the regular Planning Commission meeting of June 12, 2018.**

Commissioner Juarez motioned to approve the meeting minutes from June 12, 2018 and Commissioner Maroke seconded the motion.

RESULT:	ADOPTED
MOVER:	Al Juarez, Commissioner
SECONDER:	Param Maroke, Commissioner
AYES:	Juarez, Popejoy, Maroke, Dunnam, Jimenez
ABSENT:	Inman

PUBLIC HEARINGS

2. Public Hearing- Time Extension for Las Aldeas Tentative Subdivision Map

Associate Planner, Angel Hernandez, gave a presentation on the project. The Las Aldeas Tentative Subdivision Map was approved on July 28, 2009 and is due to expire on July 28, 2018. The property owners submitted a request for a one-year time extension on the expiration of the map. The City's Subdivision ordinance allows for a total of three one-year extensions. If the one-year extension is granted, the tentative subdivision map will expire on July 28, 2019.

Chairman Popejoy inquired about the time extension limit. Mr. Hernandez affirmed that the city code limit is twelve months and can be requested up to three times.

Motion to approve Resolution 18-09 for the Tentative Subdivision Map Time Extension for Las Aldeas was made by Commissioner Dunnam and seconded by Vice-Chairman Lopez.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jack Dunnam, Commissioner
SECONDER:	Sergio A. Lopez, Vice Chairman
AYES:	Popejoy, Juarez, Lopez, Maroke, Jimenez, Dunnam
ABSENT:	Inman

3. Public Hearing- Conditional Use Permit 18-07 for Villa Del Sol Studios at 1425 Adams Ave.

Angel Hernandez, Associate Planner, gave a presentation on the project. The project consists of the conversion of an existing motel to a sixty-two (62) single room occupancy building at 1425 Adams Avenue.

Applicant, Heriberto Ocejo, spoke in favor of the project and addressed the Commission's inquiries regarding parking.

Chairman Popejoy commended the applicant for the building improvements he has made on various buildings within city's the blighted areas.

Motion to approve Resolution 18-10 for Conditional Use Permit 18-07 was made by Commissioner Juarez and seconded by Commissioner Maroke.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Alfonso Juarez, Commissioner
SECONDER:	Param Maroke, Commissioner
AYES:	Popejoy, Juarez, Lopez, Maroke, Jimenez, Dunnam
ABSENT:	Inman

4. Public Hearing- Conditional Use Permit 18-09 for Self-Storage Facility at 1745 S. 4th Street.

Angel Hernandez, Associate Planner, gave a presentation on the project. The project consist of the construction of a two (2) story self-storage building with 624 storage units, four (4) single-story buildings containing a total of 74 exterior storage units , and remodeling of the existing buildings. Mr. Hernandez provided an overview of the conditions for the project.

U-Haul Representative, Joe Krueger addressed the Commission's concerns over the landscaping plan.

Motion to approve Resolution 18-11 for Conditional Use Permit 18-09 was made by Commissioner Juarez and seconded by Commissioner Dunnam.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Alfonso Juarez, Commissioner
SECONDER:	Jack Dunnam, Commissioner
AYES:	Popejoy, Juarez, Lopez, Maroke, Jimenez, Dunnam
ABSENT:	Inman

5. Public Hearing- Tentative Parcel Map 18-01 at 1402 W. Pico Avenue
The project proposes the subdivision of a 7.1 acre parcel of land in order to create four (4) parcels on property located at the northeast corner at 1402 W. Pico Avenue. The site is further identified as APN 044-261-002.

Angel Hernandez, Associate Planner, gave a presentation on the proposed project. The project proposes the subdivision of a 7.1-acre parcel of land to create four parcels at 1402 W. Pico. Mr. Hernandez explained that the Circulation Element and Land Use Element calls for the implementation of a circulation plan the will permit the subdivision of lots to allow for the installation of additional local roads. In that regard, the project will be required to dedicate approximately 8,325 square feet of land for the future westerly extension of Lincoln Avenue.

Commissioner Dunnam and Chairman Popejoy disclosed that they previously met with the applicant regarding his project.

Commissioner Dunnam requested information regarding the City's Circulation Element. Abraham Campos, Director of Public Works, provided the information from the Circulation Element that affects the applicant's project.

Applicant, Derek Dessert, spoke in favor in the project and opposed condition 6, which requires the applicant to provide an irrevocable offer of dedication for public right-of-way for the future expansion of Lincoln Avenue. Mr. Dessert expressed his concern that the westerly extension of Lincoln Avenue was not feasible and not necessary for future development.

After further discussion, a motion was made by Commissioner Dunnam, and seconded by Commissioner Lopez to remove condition 6, the requirement to dedicate land for the future extension of Lincoln Avenue.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Jack Dunnam, Commissioner
SECONDER:	Sergio A. Lopez, Vice Chairman
AYES:	Popejoy, Lopez, Maroke, Jimenez, Dunnam
NAYS:	Juarez
ABSENT:	Inman

6. Public Hearing- Conditional Use Permit 18-08 for Self- Storage Facility at 1402 W. Pico Avenue.

Angel Hernandez, Associate Planner, gave a project presentation to the Commission. The project proposes the establishment of a 4.28-acre self-storage facility on property located at 1402 W. Pico Avenue. The project consists of the construction of four self-storage buildings and an office building. Mr. Hernandez provided an overview of the conditions required for the project.

Commissioner Dunnam commented on the project's requirement that a minimum of 15% of the project site must be landscaped. Mr. Dunnam further commented that many projects throughout the city lack do not maintain the landscaping once the project has been approved by the City. Norma Villicaña, Community Development Director, assured the Commission that Code Enforcement monitors commercial properties' landscaping. A discussion regarding the project's landscaping requirements ensued.

Applicant, Robert Ferrara, spoke in opposition of the requirement to provide fifteen percent landscaping and condition twenty-one for a six-foot block wall trash enclosure. Mr. Ferrara proposed an indoor trash area as an option.

Frank Soto, Building Official informed the Commission that trash containers cannot be placed in an enclosed area as it is a fire code violation.

Applicant, Derek Dessert, addressed staff and the Commission's concerns regarding the trash bin and landscaping requirements.

Chairman Popejoy proposed amending the Resolution to require applicant to meet building codes, fire codes and CR&R requirements for the trash enclosure, allowing for negotiations with City staff for landscaping requirements and the elimination of condition 13, which references the requirement to dedicate right-of-way.

After considerable discussion, a motion was made by Commissioner Juarez and seconded by Commissioner Maroke to approve Resolution 18-13 with the following amendments: Remove condition 13, referencing the right of way dedication and amend condition 16 to reduce the landscape requirement to 12% of the building area.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Alfonso Juarez, Commissioner
SECONDER:	Param Maroke, Commissioner
AYES:	Popejoy, Juarez, Lopez, Maroke, Jimenez, Dunnam
ABSENT:	Inman

NON-ACTION INFORMATION ITEMS

7. Community Development Monthly Report

PUBLIC COMMENTS

No public comments received.

ADJOURNMENT

Meeting adjourned at 7:15 p.m.