

PLANNING COMMISSION

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AGENDA

CITY OF EL CENTRO PLANNING COMMISSION

REGULAR MEETING

**EL CENTRO POST OFFICE PAVILLION
230 SOUTH 5TH STREET
EL CENTRO, CA 92243**

**TUESDAY, JUNE 10, 2014
5:30PM**

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.

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 Meeting Minutes of May 13, 2014.

PUBLIC HEARINGS

2. **Tentative Parcel Map No. 14-01** – The project proposes the subdivision of a single parcel of land in order to create three (3) parcels on property located at 491 E. Heil Avenue in the R-1, single family residential zone. The project site consists of a .68± acre parcel of land containing a single family residence along the western portion of the site. Each of the proposed parcels would have access from E. Heil Avenue. The project site is further identified by APN 053-761-012.

Presentation: Michael Coyne, Assistant Planner

Recommendation: a) Motion to adopt applicable findings under Planning Commission Resolution No. 14-____, conditionally approving Tentative Parcel Map No. 14-01.

3. **Change of Zone No. 14-01 and General Plan Amendment No. 14-01** – The project proposes a change of zone from CD (Downtown Commercial) to CG (General Commercial) for a 0.32 acre parcel located at 412 W. State Street. Concurrent with the change of zone, a General Plan Amendment is required to amend the Land Use Map for consistency with the Zoning Map. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act and will be considered by the Planning Commission.

Presentation: Adriana C. Nava, Associate Planner

Recommendation: a) Motion to adopt Planning Commission Resolution No. 14 - ____, finding that Negative Declaration No. 14-01 was considered for the proposal.
b) Motion to adopt Planning Commission Resolution No. 14 - ____, recommending approval of Change of Zone 14-01.
c) Motion to adopt Planning Commission Resolution No. 14 - ____, recommending approval of General Plan Amendment 14-01.

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.

