

**CITY OF EL CENTRO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
June 10, 2014**

The El Centro Planning Commission convened in a regular session at the Old Post Office Pavilion, 230 South 5th Street, El Centro, California at 5:30 p.m.

Chairperson Walk presided over the meeting.

PRESENT: Harold M. Walk
Sergio Lopez
Evelia Jimenez
Darian D. Chell
Marcela Miranda
Ron N. Merideth

ABSENT: Cheyenne M. Gaddis

STAFF PRESENT: Norma M. Villicana, Director of Community Development
Kris Becker, City Attorney
Frank Soto, Acting Building Official
Trey Faubion, Battalion Chief
Abraham Campos, Senior Engineer
Adriana Nava, Associate Planner
Michael Coyne, Assistant Planner
Patsy Robinson, Permit Center Technician

CONSENT AGENDA:

1. Approval of minutes of the regular meeting of May 13, 2014.

It was moved by Chell and seconded by Merideth that the minutes be approved as submitted.

ROLL CALL: Ayes: Walk, Chell, Jimenez, Lopez, Miranda, Merideth
Noes: None
Absent: Gaddis
Abstained: None

Motion carried

Commissioner Miranda arrived at 5:34 PM.

PUBLIC HEARING

2. Public Hearing - 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.

Mr. Coyne described the project site and surrounding uses and indicated the proposed project would create three parcels that would allow for the development of two new single family residences on the new parcels.

The Chairperson opened the public hearing.

Claudia Caldera spoke on behalf of the Applicant and provided the following address, 233 E. 4th Street, Suite J, Calexico, California. She explained she was there to answer any questions on behalf of the property owners.

No other comments were received from the public. The Chairperson closed the public hearing.

It was moved by Merideth and seconded by Chell that the Planning Commission adopt Planning Commission Resolution No. 14-07 approving Tentative Parcel Map No. 14-01.

ROLL CALL:	Ayes:	Walk, Chell, Jimenez, Lopez, Miranda, Merideth
	Noes:	None
	Absent	Gaddis
	Abstained:	None

Motion carried

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.

Ms. Nava described the project site and surrounding uses and indicated the properties that would be affected by the proposed Change of Zone.

The Chairperson opened the public hearing.

Mr. Tom Topuzes spoke on behalf of the property owner, El Centro Motors and explained that El Centro Motors has a long history of doing business in that location. He also wanted to advise the Commission that this project will offer employment opportunities, enhanced tax revenue for the city, and could stimulate business in that area.

Mr. Robert Valdez, General Manager of El Centro Motors also spoke on behalf of El Centro Motors, and advised the commission that this used car lot will have a permanent building for the office, not the modular building

No other comments were received from the public. The Chairperson closed the public hearing.

It was moved by Chell and seconded by Merideth that the Planning Commission adopt Planning Commission Resolution No. 14-08, finding that Negative Declaration No. 14-01 was considered for the proposal.

ROLL CALL: Ayes: Walk, Chell, Jimenez, Lopez, Miranda, Merideth
 Noes: None
 Absent Gaddis
 Abstained: None

Motion carried

It was moved by Chell and seconded by Merideth that the Planning Commission adopt Planning Commission Resolution No. 14-09, recommending approval of Change of Zone 14-01.

ROLL CALL: Ayes: Walk, Chell, Jimenez, Lopez, Miranda, Merideth
 Noes: None
 Absent Gaddis
 Abstained: None

Motion carried

It was moved by Chell and seconded by Merideth that the Planning Commission adopt Planning Commission Resolution No. 14-10, recommending approval of General Plan Amendment 14-01.

ROLL CALL: Ayes: Walk, Chell, Jimenez, Lopez, Miranda, Merideth
 Noes: None
 Absent Gaddis
 Abstained: None

NON-ACTION INFORMATION ITEMS

None received.

PUBLIC COMMENTS

None received.

ADJOURNMENT

There being no further business to come before the Commission the meeting was adjourned at 6:03 p.m.

Norma M. Villicaña, AICP
Secretary-Director

Patsy Robinson
Recording Clerk