

**CITY OF EL CENTRO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
May 13, 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.

Vice-Chairperson Lopez presided over the meeting.

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

ABSENT: Harold M. Walk
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

CONSENT AGENDA:

1. Approval of minutes of the regular meeting of April 8, 2014.

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

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

Motion carried

Commissioner Merideth arrived at 5:38 PM.

PUBLIC HEARING

2. Public Hearing – Conditional Use Permit No. 14-01– The project proposes the construction of an 80-foot monopalm telecommunications tower on property located at 2352 S. 4th Street. The project site is located in the CT, (tourist commercial) zone and is further identified by APN 053-810-002. The proposed monopalm tower will consist of 12 panel antennas and accessory tower-mounted and ground equipment. Pursuant to Section 15303 of the California Environmental Quality Act Guidelines, it has been determined that this project is exempt from formal environmental review.

Mr. Coyne described the project site and surrounding uses and indicated the proposed monopalm tower would consist of twelve (12) panel antennas and accessory tower mounted and ground equipment. Mr. Coyne further described the location of the proposed tower noting that the tower would be located within a planter area, approximately 55 feet north of the existing hotel. Mr. Coyne stated that in order to ensure there is adequate clearance between the building and the proposed tower, Condition #15 has been added to require clearance from the Fire Department prior to the issuance of a building permit..

The Chairperson opened the public hearing.

Lisa Mercurio from M&M Telecom spoke on behalf of the Applicant and provided the following address, 686 Mimosa Drive, Carlsbad, California. She explained she was there to answer any questions on behalf of Verizon Wireless.

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

Commissioner Miranda asked if the Applicant would find it acceptable if the Fire Department required the location of the tower to be moved further from the building, in another planter area.

Ms. Mercurio commented that it would be an issue due to several factors given that there are limited planter areas and due to the power lines that are in close proximity. She mentioned that if they moved too far it would be an issue.

Commissioner Miranda asked what would be too far.

Ms. Mercurio answered that there are few planters left on the site that would be suitable for Verizon Wireless.

It was moved by Chell and seconded by Jimenez that the Planning Commission adopt Planning Commission Resolution No. 14-05 approving Conditional Use Permit No. 14-01.

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

Motion carried

3. Public Hearing – Zoning Ordinance Text Amendment No. 14-02– The project consists of a line item text amendment to the Manufacturing Zones Use Regulations, Section 29-69, Table 29-69.1(3) of the Zoning Ordinance to allow automobile storage yards in the ML, (light manufacturing) zone upon approval of a Conditional Use Permit application. Pursuant to General Rule Section 15061(b)(3) of the California Environmental Quality Act Guidelines (CEQA), it has been determined that this project is exempt from formal environmental review.

Mr. Coyne stated that Mr. Armando Samaniego has petitioned an amendment to the Zoning Ordinance to allow automobile storage yards in the ML (Light Manufacturing) zones. Currently, automobile storage yards are limited to the CH (Heavy Commercial) and CG (General Commercial) zones. The text amendment would allow automobile storage yards in the ML

(light manufacturing) zone upon approval of a Conditional Use Permit application. Mr. Coyne recommended the project for Commission approval.

Mr. Coyne introduced the Applicant's brother, Jose Samaniego, who was present at the Planning Commission to speak on behalf of the Applicant.

The Chairperson opened the public hearing.

No comments from the public were received.

Commissioner Chell thanked the applicant's brother for moving forward with the Zoning Text Amendment and commented that it was something that was needed for a long time.

Commissioner Miranda agreed with Mr. Chell and asked if there would be any issues in complying with the development standards required by the City.

Mr. Jose Samaniego informed there were no issues with making improvements to the property.

The Chairperson closed the public hearing.

It was moved by Chell and seconded by Jimenez that the Planning Commission adopt Planning Commission Resolution No. 14-06 recommending approval of Zoning Ordinance Text Amendment No. 14-02.

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

Motion carried

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 5:55 p.m.

Norma M. Villicaña, AICP
Secretary-Director

Adriana Nava
Recording Clerk