CITY OF EL CENTRO PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF APRIL 14, 2015

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 Harold Walk presided over the meeting.

CALL TO ORDER

ROLL CALL

	Attendee Name	Title
Present:	Harold Walk Darian Chell Sergio Lopez Cheyenne Gaddis Evelia Jimenez Marcela Miranda Jack Dunnam	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner Commissioner Commissioner

STAFF PRESENT

Norma Villicana, Community Development Director
Frank Soto, Assistant Community Development Director
Kris M. Becker, City Attorney
Abraham Campos, Senior Engineer
Adriana Nava, Associate Planner
Angel Hernandez, Assistant Planner
Yvonne Cordero, Staff Assistant

CONSENT AGENDA

1. **Approval of Planning Commission minutes for February 10, 2015.**

2. **Approval of Planning Commission minutes for March 10, 2015.**

Commissioner Miranda requested a correction to the minutes of March, 10, 2015 – Item 4 to reflect that she asked the question regarding the location of the pump station. The minutes erroneously reflect that Commission Jimenez asked the question. Norma Villicana, Community Development Director assured that the minutes would be amended to reflect the correction.

3. **Request of Finding of Public Convenience and Necessity and Necessity to allow the issuance of an alcohol beverage license to allow the on-sale of beer and wine (Type 42 License) for Strangers Music and Arts Venue located at 115 N. 5th Street.**

It was moved by Chell and seconded by Lopez to approve the Consent Agenda, as amended.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Darian Dax Chell, Vice-Chairperson
SECONDER:	Sergio A. Lopez, Commissioner
AYES:	Walk, Chell, Lopez, Gaddis, Jimenez, Miranda, Dunnam

PUBLIC HEARINGS

4. <u>Public Hearing - Conditional Use Permit 14-07</u>- The project proposes the phased development of a church and ancillary buildings on 4.08 acres of vacant property located at 1099 Pico Avenue in the R1 (Single Family) Zone. Pursuant to Section 15301 of the California Environmental Quality Act Guidelines, it has been determined this project is exempt for formal environmental review.

Angel Hernandez, Assistant Planner, described the project and provided a presentation. The church facility is proposed to be developed in four phases that would ultimately consist of four buildings, a 159-space parking lot and a recreation area.

Vice-Chairman Chell requested clarification on the requirements for sidewalk and curbs. Mr. Hernandez informed him that sidewalk, curb and gutter along 12th Street must be constructed prior to Phase 1; and street improvements (half street and a parking lane) must be constructed prior to the completion of Phase 2.

Commissioner Gaddis questioned the accessibility to the multi-purpose building. Mr. Hernandez responded that one of the conditions in Phase 1 was to provide pedestrian access from outside the property to the building.

Vice-Chairman Chell asked about the requirements on the east side of the property. Mr. Hernandez responded that a 6 foot masonry wall is required under Phase 1.

At this time, Chairperson Walk opened the Public Hearing.

Applicant John Quinones, spoke in favor of the project, but expressed concern over the block wall and street requirements. Chairperson Walk asked the applicant if he understood the conditions that are being required and reminded the applicant that he had the option of asking for a reconsideration of the conditions.

Project Engineer Tim Jones suggested various project changes for cost-saving measures. Mr. Jones agreed that the conditions are workable, but would like to further discuss cost sharing, the south block wall, secondary access and street requirements with City staff.

Commissioner Gaddis requested further information regarding the recreation area located along the south boundary of the site. Mr. Jones explained that the area serves as a buffer between the canal and the facilities.

Vice-Chairman Chell inquired if the applicant decided not to have a 12th Street entrance to the property, would they be required to pave it? Abraham Campos, Senior Engineer stated that having a fire access on 12^{th} Street is necessary. Mr. Chell further asked if the masonry wall was necessary or if a chain link fence with privacy slats suffice. Assistant Planner, Angel Hernandez explained that city code states any property abutting an irrigation canal must have a six foot masonry wall for safety reasons and the surrounding six foot fence recommended in the conditions is to reduce disturbances to area residents.

Commissioner Dunnam asked Engineer Campos if development standards for the City changed from requiring a half street to requiring two lanes and a parking lane. Abraham Campos explained there have been no changes in development standards and that the City's definition of a half street is two lanes and a parking lane.

After considerable discussion regarding the secondary access and street improvements, it was moved by Chell and seconded by Miranda to continue the Public Hearing to May 12, 2015 to allow staff and applicant to review the conditions of approval.

RESULT:	**TABLED [UNANIMOUS]**	**Next: 5/12/2015 5:30 PM**
MOVER:	Darian Dax Chell, Vice-Chairperson	
SECONDER:	Marcela Miranda, Commissioner	
AYES:	Walk, Chell, Lopez, Gaddis, Jimenez, Miranda, Dunnam	

5. <u>Public Hearing - Conditional Use Permit 15-01</u> – The project proposes the establishment of an upholstery shop at 771 Broadway within the CD (Downtown Commercial) Zone. Pursuant to Section 15303 of the California Environmental Quality Act Guidelines, this project is exempt from formal environmental review.

Angel Hernandez, Assistant Planner, described the project and provided a presentation. The applicant is requesting the issuance of a Conditional Use Permit to allow the operation of an upholstery shop in downtown commercial zone.

At this time, Chairman Walk opened the Public Hearing.

Vice-Chairman Chell inquired about restroom requirements for the project. Mr. Hernandez stated that based on occupancy, the business is required one ADA compliant unisex restroom.

Chairman Walk inquired if there were any other ADA requirements for the project. Mr. Hernandez replied there were no other issues other than the repair of the broken sidewalk along the project frontage. Vice-Chairman Chell asked about the repair process of the broken sidewalk. Abraham Campos, Senior Engineer, stated that due to the deteriorated condition of the sidewalk, removal and replacement will be necessary.

Commissioner Gaddis asked if ADA access to the entrance was required. Building Official, Frank Soto, replied that ADA requirements would only apply to the office area or any area that is accessible to the public.
Commissioner Dunnam stated that it appears from the signage that the business is already in operation. Mr. Hernandez stated that the business is currently in non-conforming status. The

approval of the Conditional Use Permit would allow for the use in the downtown area. Commissioner Dunnam further inquired about the off-site parking requirement in the downtown area. Norma Villicana, Community Development Director, informed the Commission that there are no off-street parking requirements in the downtown commercial zone.

Commissioner Miranda commented that upholstery customers usually don't stay at the business for a long period of time; therefore parking would not be a problem. Applicant Gabriel Lazos confirmed that customers only drop off or pick up items and do not stay at the business for extended periods of time.

Chairman Chell asked if the painting of the building was a requirement or a request. Assistant Planner, Angel Hernandez responded that buildings in the downtown commercial zones are required to be painted in earth tones.

After no further comments, Chairperson Walk closed the public hearing.

Commissioner Gaddis asked City Attorney, Kris M. Becker if she should abstain from voting due to her business located at 582 Broadway. Ms. Becker informed Commissioner Gaddis that she should abstain if her business was situated 500 feet from the project site.

It was moved by Chell and seconded by Miranda to adopt Planning Commission Resolution No. 15- 06 approving Conditional Use Permit No. 15-01.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Darian Dax Chell, Vice-Chairperson
SECONDER:	Marcela Miranda, Commissioner
AYES:	Walk, Chell, Lopez, Gaddis, Jimenez, Miranda, Dunnam

6. Edwards Change of Zone 14-04 and General Plan Amendment 14-04 - The project proposes a Change of Zone from R1 (Single-Family Residential) to CN (Neighborhood Commercial for a 4.32-acre property situated at the southwest corner of La Brucherie Avenue and W. Main Street. Concurrent with the re-zone, a General Plan Amendment is required to amend the Land Use Map to change the land us designation from Low Density Residential to General Commercial for consistency with the Zoning Map.

Adriana Nava, Associate Planner, described the project and provided a presentation. Mitigated Negative Declaration 14-05 was prepared for the project. Mitigation measures for the project include the requirement for right-of-way dedication for both Main Street and La Brucherie Avenue to ensure that the roadways are in concert with future land development.

Applicant representative, Randy Varley spoke in favor of approving the project and proposed ideas of developing the area with commercial buildings to increase the value and beautify La Brucherie Road. Vice-Chairman Chell asked Mr. Varley what the increase in value would be with the zone change to CG. Mr. Varley informed the commission the increase estimate would be $12 per foot within the next two years.

Martin Tracy spoke in favor of developing the project site and surrounding properties with commercial development and suggested changing the zones of surrounding areas to Neighborhood Commercial as well. Chairman Walk agreed that the City is overdue for a comprehensive General Plan update. Norma Villicana, Community Development Director, stated that a citywide General Plan Amendment update would be costly and staff is currently seeking grant funds.

Doug Wasser, 202 S. 21st Street, expressed his concerns about the possibility of a commercial development being located behind his property and requested information regarding setback requirements between commercial and residential properties. Mr. Wasser commented that there is sufficient commercial space half a mile away at the Valley Plaza.

There being no further comments, Chairman Walk closed the public hearing.

It was moved by Chell and seconded by Lopez to adopt Planning Commission Resolution No. 15-07, recommending the approval of Mitigated Negative Declaration 14-05 to City Council.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Darian Dax Chell, Vice-Chairperson
SECONDER:	Sergio A. Lopez, Commissioner
AYES:	Walk, Chell, Lopez, Gaddis, Jimenez, Miranda, Dunnam

It was moved by Chell and seconded by Lopez to adopt Planning Commission Resolution No. 15-08, recommending the approval of Change of Zone 14-04.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Darian Dax Chell, Vice-Chairperson
SECONDER:	Sergio A. Lopez, Commissioner
AYES:	Walk, Chell, Lopez, Gaddis, Jimenez, Miranda, Dunnam

It was moved by Chell and seconded by Lopez to adopt Planning Commission Resolution No. 15-09, recommending the approval of General Plan Amendment 14-04.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Darian Dax Chell, Vice-Chairperson
SECONDER:	Sergio A. Lopez, Commissioner
AYES:	Walk, Chell, Lopez, Gaddis, Jimenez, Miranda, Dunnam

NEW BUSINESS

8. Appointment of one (1) Commissioner to the Vision 2050 Committee - Motion to appoint a member of the Planning Commission to the Vision 2050 Committee.

Chairman Walk expressed his desire to be a member of the Mayor's Vision 2050 Committee. Vice-Chairman Chell nominated Chairman Walk and a unanimous vote resulted.

NON-ACTION INFORMATION ITEMS

PUBLIC COMMENTS

No public comments received.

ADJOURNMENT

Meeting adjourned at 7:06 p.m.