

REGULAR MEETING OF THE PLANNING COMMISSION, CITY OF EL CENTRO, COUNCIL CHAMBERS, 1275 W. MAIN STREET, EL CENTRO, CA 92243

TUESDAY, MAY 6, 2008

5:30 P.M.

COPIES OF THE STAFF REPORT FOR EACH AGENDA ITEM ARE AVAILABLE FOR PUBLIC INSPECTION IN THE PLANNING DEPARTMENT OFFICE. FOR FURTHER INFORMATION, PLEASE CONTACT THE PLANNING DEPARTMENT AT CITY HALL, MONDAY THROUGH FRIDAY, 8:00 A.M. TO 5:00 P.M.

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. 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 PERSON NOT SATISFIED WITH THE DECISION OF THE PLANNING COMMISSION MAY FILE AN APPEAL TO THE CITY COUNCIL THROUGH THE OFFICE OF THE CITY CLERK, EXCEPT WHEN THE DECISION OF THE PLANNING COMMISSION IS FINAL.

CHAIRPERSON: Walk

PLANNING COMMISSION: Armenta, Seivertson, Hunt, Jackson, Pipkin, West

CALL TO ORDER: Roll Call

AGENDA

CONSENT ITEMS: All items appearing here will be acted upon by one motion, without discussion. Should any Commissioner or other person request that any item be considered separately, that item will then be taken up at a time as determined by the Chairperson.

1. Approval of minutes of the regular meeting of March 4, 2008, adjourned meeting of March 24, 2008, special meeting of March 31, 2008 and the regular meeting of April 1, 2008.
2. Finding of Conformity with the General Plan – Proposed abandonment of a partial street right-of-way easement. The abandonment of the partial right-of-way easement consists of the 20 feet of the northerly side of Commercial Avenue, between First Street and Dogwood Avenue located in Tract 96½, T.16S., R.14E., S.B.M.

Commission Action:

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PUBLIC HEARINGS:

3. Public Hearing – Tentative Parcel Map No. 054-430-006 – The project proposes the subdivision of a single parcel of land in order to create two (2) parcels on property located at 2350 S. Weakley Street. The project site consists of a 2.25 acre parcel of land containing an abandoned 5, 000 square foot metal building. The site is further described as Parcel 4 of PM 6-25. Access to the site will be from Weakley Street (Continued from 4-1-08).

Presentation: Director of Planning & Zoning

Commission Action:

4. Public Hearing – Tentative Subdivision Map – Executive Suites Condominiums – The project proposes the conversion of an existing two story, 46 guest room motel and five (5) commercial office spaces to a 39 unit office condominium complex on property located at 725 W. State Street. The site is further described as 053-181-003. The proposed office condominiums will range in size from 300 square feet to 600 square feet. Vehicular access to the site is proposed from a 24 foot wide driveway located along State Street and egress will be provided through a 20 foot wide alley located along the southern perimeter of the site easterly to S. 7th Street. Full municipal services are available to the site.

Presentation: Director of Planning & Zoning

Commission Action:

5. Public Hearing – General Plan Amendment No. 08-01 – The project proposes a general plan amendment from low density residential to rural residential for 15± acres of land located north of Horne Road , east of S.Eighth Street and south of Lancaster Road. The project area along with 72± acres of land located along Horne Road between S. Eighth Street and S. Fourth Street will be undergoing annexation proceedings to the City in order to allow residents the ability of obtaining full municipal services. The Rural Residential designation provides for the preservation of existing low density detached single-family dwelling units and accessory buildings that were developed in the County, on lots larger than the City minimum lot size, prior to annexation to the City. This designation allows a maximum of 2 dwelling units per net acre.

Presentation: Director of Planning & Zoning

Commission Action:

6. Public Hearing - Change of Zone No. 07-05 - The project proposes a change of zone (pre-zoning) from County A-IU, limited agriculture-urban area to City RR, Rural Residential for 87± acres of land located along Horne Road and Lancaster Road, between S. Eighth Street and S. Fourth Street (State Route 86). The site will be undergoing annexation proceedings to the City in order to allow residents the ability of obtaining full municipal services. The Rural Residential designation provides for the preservation of existing low density detached single-family dwelling units and accessory buildings that were developed in the Country on lots larger than the City minimum lot size, prior to annexation to the City. This designation allows a maximum of 2 dwelling units per net acre.

Presentation: Director of Planning & Zoning

Commission Action:

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7. Public Hearing – Amendment to Conditions of Approval for The Plaza – Imperial Valley – Amendment to certain conditions of approval previously approved under City Council Resolutions No. 06-157 and 07-130

approving site plan conditions for the development of a 350,000 square foot commercial retail center on 38± acres of land generally located on the northeast corner of Danenberg Drive and Dogwood Avenue. The amendment proposes the phasing of certain traffic mitigation measures identified in the final Environmental Impact Report for the Plaza-Imperial Valley. The site is further described as APN 054-430-001; 054-430-002; 054-430-003; 054-430-004 and 054- 430-012. A final Environmental Impact Report (No. 05-20) was previously prepared and approved for this project.

Presentation: Director of Planning & Zoning/Director of Public Works/City Consultants.

Commission Action:

8. Action Information Items:

PUBLIC COMMENTS: Any member of the public wishing to address this body concerning matters within its jurisdiction may do so at this time. The Chairperson reserves the right to place a time limit on each presentation.

ADJOURNMENT: