

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

TUESDAY, MARCH 2, 2010

5:30 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.

CHAIRPERSON: West

PLANNING COMMISSION: Piscopo, Walk, Caldwell, Seivertson, Jackson, Jimenez

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 November 3, 2009 and regular meeting of January 5, 2010.

Commission Action:

PUBLIC HEARINGS:

2. Public Hearing – General Plan Amendment No. 09-03 – Proposal to amend the General Plan land use designation from Low Density Residential to Public Community Facilities usage for properties located at 1225 & 1243 Ross Avenue and 1258 & 1262 Poplar Drive. The Public Community Facilities land use designation includes parcels under public or semipublic ownership. The general plan amendment is being proposed to allow for the expansion of an existing at-grade parking lot on Ross Avenue and relocation of displaced medical offices from Ross Avenue to Poplar Drive. Full municipal services are available to the project site. The project site is further identified by APN 503-501-006; 007; 011 and 012.

Presentation: Director of Planning & Zoning

Commission Action: Open public hearing, (3 minute time limit per presentation) discussion.
Close public hearing, discussion.

Motion to file Negative Declaration No. 09-04 (a)

Over→

3. Public Hearing - Change of Zone No. 09-02 – The project proposes a rezoning from R1, single-family residential to LU, limited use for properties located at 1225 & 1243 Ross Avenue and 1258 & 1262 Poplar Drive. The change of zone is being proposed to accommodate the expansion of an existing at grade parking lot on Ross Avenue and relocation of displaced medical offices from Ross Avenue to Poplar Drive. Full municipal services are available to the project site. The project site is further identified by APN 503-501-006; 007; 011 and 012.

Presentation: Director of Planning & Zoning

Commission Action: Open public hearing, (3 minute time limit per presentation) discussion.
Close public hearing, discussion.

Motion to file Negative Declaration No. 09-04 (b)

4. Public Hearing – Conditional Use Permit No. 10-02 – The project consists of an amendment to Conditional Use Permit No. 08-08 to allow the storage of recreational vehicles within an existing automobile storage yard on property located at 110 W. Commercial Avenue, further identified by APN 053-061-013.

Presentation: Director of Planning & Zoning

Commission Action: Open public hearing, (3 minute time limit per presentation) discussion.
Close public hearing, discussion

Project is exempt from formal environmental review.

Motion to approve, disapprove or continue public hearing

5. Public Hearing - Conditional Use Permit No. 10-03 – The project proposes the conversion of approximately 55,000 square feet of commercial retail space to a K-8 Charter School (Imagine Schools) on property located at 1150 N. Imperial Avenue (old Sears building), further identified by APNs 064-470-028 and 064-470-037. The project site encompasses three (3) acres of two parcels of land totaling 9.5± acres in size.

Presentation: Director of Planning & Zoning

Commission Action: Open public hearing, (3 minute time limit per presentation) discussion.
Close public hearing, discussion

Project is exempt from formal environmental review.

Motion to approve, disapprove or continue public hearing

6. Non-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:

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 Planning & Zoning Department 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 assistant to participate in this meeting, you should contact the office of the Planning & Zoning Department at (760) 337-4545. Notification at least 72 hours prior to the meeting will enable the City to make reasonable arrangement to assure accessibility to this meeting.