



MINUTES

PLANNING COMMISSION MEETING

September 20, 2016

The meeting of the El Cajon Planning Commission was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

COMMISSIONERS PRESENT: Anthony SOTTILE, Chairman
 Darrin MROZ, Vice Chairman
 Paul CIRCO
 Jerry TURCHIN
 Veronica LONGORIA

COMMISSIONERS ABSENT: None

STAFF PRESENT: Anthony SHUTE, Deputy Director / Planning Commission Secretary
 Yazmin ARELLANO, City Engineer and Deputy Director of Public Works
 Barbara LUCK, Assistant City Attorney
 Ron Luis VALLES, Administrative Secretary

SOTTILE explained the mission of the Planning Commission.

Under Public Comment, no one approached the podium.

CONSENT CALENDAR

Agenda Item:	1
	Planning Commission minutes of August 16, 2016

Motion was made by MROZ, seconded by SOTTILE, to adopt the minutes of the Planning Commission meeting of August 16, 2016; carried 5-0.

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	City Bistro
Request:	Establish On-Site Beer, Wine, and Distilled Spirits
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2232
Location:	1248 East Main Street
Applicant:	Sebas, Inc. dba city Bistro (Waadell Hanna); citybistro1@yahoo.com ; 619.520.2286

Project Planner:	Anthony Shute; tonys@cityofelcajon.us ; 619-441-1742
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order approving proposed Conditional Use Permit No. 2232, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

Mr. Waadell HANNA, the applicant, thanked everyone and accepted conditions of approval.

Motion was made by CIRCO, seconded by LONGORIA, to close the public hearing; carried 5-0.

Motion was made by CIRCO, seconded by MROZ, to adopt the next resolution in order approving proposed Conditional Use Permit No. 2232, subject to conditions; carried 5-0.

Agenda Item:	3
Project Name:	South Anza Rezoning
Request:	Rezone from C-G to RM-2200
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Zone Reclassification (ZR) No. 2323
Location:	693 South Anza Street
Applicant:	Khalid Yacoub / BSDC, LLC; 619.307.9321
Project Planner:	Lorena Cordova; lcordova@cityofelcajon.us ; 619.441.1539
City Council Hearing Required?	Yes October 11, 2016
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval of Zone Reclassification No. 2323, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

LONGORIA stated that the city should look at spot zoning and making sure that the zoning map is current with the general plan map.

Mr. Juan QUEMADO noted that the property is small and he would be able to construct two units instead of three.

SOTTILE opened the public hearing.

Motion was made by SOTTILE, seconded by MROZ, to close the public hearing; carried 5-0.

Motion was made by SOTTILE, seconded by MROZ, to adopt the next resolution in order recommending City Council approval of Zone Reclassification No. 2323, subject to conditions; carried 4-1 (LONGORIA – NO).

SHUTE said that this item will require a second public hearing and will be heard at a future City Council meeting, which will be re-noticed.

STAFF COMMUNICATIONS

Mr. Bryan Gaze of Circulate San Diego and Staff gave a joint presentation outlining the City's progress on an Active Transportation Plan.

ADJOURNMENT

Motion was made by SOTTILE, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 8:01 p.m. this 20th day of September until October 4, 2016; carried 5-0.

Anthony SOTTILE, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary