



## MINUTES PLANNING COMMISSION MEETING December 5, 2017

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

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Anthony SHUTE, Director / Planning Commission Secretary  
Lorena CORDOVA, Associate Planner  
Alfonso CAMACHO, Assistant Planner  
Barbara LUCK, City Attorney  
Ron Luis VALLES, Administrative Secretary

Chair MROZ explained the mission of the Planning Commission.

### PUBLIC COMMENT:

No one spoke.

### CONSENT CALENDAR:

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of November 7, 2017</b>

Motion was made by SOTTILE, seconded by CIRCO, to approve the November 7, 2017 minutes; carried 4-0. (MROZ, abstained due to absence at the meeting).

### PUBLIC HEARING ITEMS:

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Vista Pines</b>
<b>Request:</b>	<b>Motel conversion to single-room occupancy</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>

<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2240
<b>Location:</b>	East side of East Main Street between Broadway and 3 <sup>rd</sup> Street, and addressed as 1549 East Main Street.
<b>Applicant:</b>	Dominick Veliko-Shapko, <a href="mailto:dvs011@gmail.com">dvs011@gmail.com</a> , 619-756-5858
<b>Project Planner:</b>	Lorena Cordova, <a href="mailto:lcordova@cityofelcajon.us">lcordova@cityofelcajon.us</a> , 619.441.1539
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order approving CUP No. 2240, subject to conditions.</li> </ol>

CORDOVA summarized the agenda report in a Power Point presentation.

Mr. Patrick ZABROCKI, the applicant, thanked the Planning Commission and noted that have been working with staff and Police to transform the property.

Mr. Scott TULK, the owner’s representation, responded that they don’t have an intention to flip the property.

Ms. Stephanie SHROT, the on-site property manager, responded to questions on the procedure for screening new tenants.

Sergeant Greg ROBERTSON, representing the El Cajon Police Department, informed that service calls have dropped substantially since new owners took over.

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

Commissioners lauded improvements at the property. LONGORIA encouraged the applicants to be diligent. SOTTILE mentioned that it’s a difficult decision to approve this project. A recommendation was made to add a condition of having a six-month, and also a one-year review. Additionally, a condition will be added that outdoor storage shall be prohibited including residents’ personal items.

Motion was made by CIRCO, seconded by TURCHIN, to adopt the next REVISED Resolution in order APPROVING Conditional Use Permit No. 2240, subject to conditions, and adding a condition of a six-month and one-year review after operation begins; carried 5-0.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Weld Industrial</b>
<b>Request:</b>	<b>Amend specific plan for new building</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Amendment to Specific Plan (SP) No. 246
<b>Location:</b>	North side of Weld Boulevard between Gillespie Way and Windmill View, and addressed 1900 Weld Boulevard

Applicant:	Jason Khoury, <a href="mailto:jason@mychecklight.com">jason@mychecklight.com</a> , 619-277-8701
Project Planner:	Lorena Cordova, 619.441.1539, <a href="mailto:lcordova@cityofelcajon.us">lcordova@cityofelcajon.us</a>
City Council Hearing Required?	Yes   January 23, 2018
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval the amendment to SP No. 246, subject to conditions.

CORDOVA summarized the agenda report in a PowerPoint presentation.

Mr. Ken SMITH, the project architect, explained that they are working on neighboring residents' concerns of lighting and noise of current operations.

Mr. Jason KHOURY, the project applicant, also indicated they will continue to work with the current tenant on alleviating concerns.

No one spoke in opposition.

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

Commissioners liked the project and commended applicants for working on neighbors' concerns.

Motion was made by TURCHIN, seconded by MROZ, to adopt the next Resolution in order RECOMMENDING CITY COUNCIL APPROVAL of Amendment of Specific Plan No. 246, subject to conditions; carried 5-0.

[A recess was called at 8:34 p.m. and meeting resumed at 8:39 p.m.]

<b>Agenda Item:</b>	<b>4</b>
<b>Project Name:</b>	<b>The Palms Change of Hours</b>
<b>Request:</b>	<b>Reduce hours for primary use (restaurant)</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>DENY</b>
<b>Project Number(s):</b>	Minor Amendment of Conditional Use Permit No. 2115
<b>Location:</b>	143 East Main Street
<b>Applicant:</b>	Loaloa Shamoun, <a href="mailto:loaloakarana@yahoo.com">loaloakarana@yahoo.com</a> , 248-819-1422
<b>Project Planner:</b>	Alfonso Camacho; <a href="mailto:acamacho@cityofelcajon.us">acamacho@cityofelcajon.us</a> ; 619.441.1782
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	3. Conduct the public hearing; and 4. MOVE to adopt the next resolution in order DENYING the request to reduce operating time of the required primary use.

CAMACHO summarized the agenda report in a Power Point presentation.

Mr. Faris STEPHAN, representing The Palms, spoke in favor.

No one spoke in opposition.

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

Commissioners noted that the downtown area should have more retail stores and eating establishments. They also emphasized that with the upcoming agreement with Live Nation and having more concerts and events in the East County Performing Arts Center, there will be a need for restaurants.

Motion was made by MROZ, seconded by SOTTILE, to adopt the next Resolution in order DENYING the Conditional Use Permit No. 2115; carried 5-0.

The appeal deadline is Monday, December 18, 2017 at 5:00 p.m.

**STAFF COMMUNICATIONS:**

SHUTE provided updates on the Cornerstone Place groundbreaking, Courtyard by Marriott, Hampton Inn, Jaguar/Land Rover dealership, Transit District Specific Plan, and Dunkin Donuts.

**ADJOURNMENT:**

Motion was made by CIRCO, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 9:01 p.m. this 5th day of December until January 2, 2018; carried 5-0.

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Darrin MROZ, Chairperson

ATTEST:

  
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Anthony SHUTE, AICP, Secretary