



MINUTES PLANNING COMMISSION MEETING January 16, 2018

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, Chair
Paul CIRCO, Vice Chair
Veronica LONGORIA
Anthony SOTTILE
Jerry TURCHIN

COMMISSIONERS ABSENT: None

STAFF PRESENT: Anthony SHUTE, Director / Planning Commission Secretary
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:

Agenda Item:	1
	Planning Commission minutes of December 5, 2017

Motion was made by CIRCO, seconded by SOTTILE, to approve the December 5, 2017 minutes; carried 5-0.

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	Avocado Market Off-Sale Alcohol Sales
Request:	Terminate deemed approved status and revoke conditional use permit for off-sale alcohol sales
CEQA Recommendation:	Exempt

STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Amendment to Conditional Use Permit (CUP) No. 1501
Location:	852 Avocado Avenue.
Applicant:	City of El Cajon – Planning
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619.441.1539
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 resolutions in order, terminating deemed approved status and revoking CUP No. 1501.

SHUTE summarized the agenda report in a Power Point presentation.

Mr. Richard WHITE, the property owner, noted that he received a notice from the City’s Building Division that the market, which is an unreinforced masonry building, needed to meet state seismic regulations. He informed the previous tenant and they opted not to renew the lease. WHITE has been working to fix the building and requested an extension from the Planning Commission.

In response to MROZ, WHITE informed that the last time they sold alcohol was 2016.

Ms. Charnello MERRILL, a neighboring resident recommended against the sales of beer and wine at the market.

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

Commissioners noted that there is an overconcentration of licenses in the census tract, and recommended to terminate the deemed approved status, and revoke the conditional use permit.

Motion was made by LONGORIA, seconded by MROZ, to adopt the next Resolutions in order TERMINATING the Deemed Approved Status and REVOKING the Conditional Use Permit No. 1501 for off-sale alcohol sales for 852 Avocado Avenue in the RS-6 (Residential, Single-Family, 6,000 square feet) zone, APN: 493-032-12, General Plan Designation: Low Density Residential (LR); carried 5-0.

Agenda Item:	3
Project Name:	Zoning Code Update
Request:	Initiate Zoning Code Amendment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Zoning Code Update No. 433
Location:	Citywide
Applicant:	El Cajon Planning Commission
Project Planner:	Lorena Cordova, 619.441.1539, lcordova@cityofelcajon.us

City Council Hearing Required?	No	
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order initiating an amendment to the El Cajon Zoning Code	

SHUTE summarized the agenda report.

No one spoke in favor or opposition.

LONGORIA recommended that signs be added to the update. However, the City Attorney’s Office recommended signs should be looked at separately, and the Commission agreed.

Motion was made by CIRCO, seconded by MROZ, to adopt the next Resolution in order directing staff to prepare for consideration an Amendment to Title 17 of the El Cajon Municipal Code for water efficient landscaping, massage establishments, and accessory dwelling units to comply with new legislation as well as various technical cleanups, revisions, and edits; carried 5-0.

STAFF COMMUNICATIONS:

SHUTE provided updates on Dunkin Donuts, former police station demolition, Jaguar/Land Rover dealership, Bella Terrazza, Cornerstone Place, and Live Nation.

ADJOURNMENT:

Motion was made by LONGORIA, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 7:47 p.m. this 16th day of January 2018 until February 6, 2018; carried 5-0.

[The remainder of this page intentionally left blank.]

Paul Circo

Paul CIRCO, Vice Chair

ATTEST:

Anthony Shute

Anthony SHUTE, AICP, Secretary