



## MINUTES PLANNING COMMISSION MEETING March 20, 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:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of March 6, 2018</b>

Motion was made by CIRCO, seconded by MROZ, to approve the March 6, 2018 minutes; carried 5-0.

**PUBLIC HEARING ITEMS:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Taste of the Himalayas</b>
<b>Request:</b>	<b>Establish On-Site Beer and Wine Alcohol Sales</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. 2243
<b>Location:</b>	1784 East Main Street
<b>Applicant:</b>	Dilmaya Laxme, LLC (Dipak Thakuri); 619-414-8699; <a href="mailto:dilip8699@yahoo.com">dilip8699@yahoo.com</a>
<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>	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING CUP No. 2243, subject to conditions

SHUTE summarized the agenda report in a Power Point presentation.

The applicant was present in the audience but did not speak.

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

Motion was made by TURCHIN, seconded by SOTTILE, to adopt the next Resolution in order approving Conditional Use Permit No. 2243, to conduct on-sale beer and wine sales at a restaurant in the Neighborhood Commercial (C-N) Zone, APN: 507-120-22, General Plan Designation: Neighborhood Commercial (NC); carried 5-0.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Zoning Code Omnibus Update</b>
<b>Request:</b>	<b>Zoning Code Amendment</b>
<b>CEQA Recommendation:</b>	<b>Negative Declaration</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL ADOPTION OF THE NEGATIVE DECLARATION AND APPROVAL OF THE ZONING CODE AMENDMENT</b>
<b>Project Number(s):</b>	Zoning Code Amendment No. 433
<b>Location:</b>	Citywide
<b>Applicant:</b>	City of El Cajon
<b>Project Planner:</b>	Lorena Cordova, 619-441-1539, <a href="mailto:lcordova@cityofelcajon.us">lcordova@cityofelcajon.us</a>
<b>City Council Hearing Required?</b>	Yes   To Be Determined
<b>Recommended Actions:</b>	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the Negative Declaration and Zoning Code Amendment No. 433

SHUTE summarized the agenda report in a Power Point presentation.

No one spoke in favor or in opposition.

Commissioners had questions about accessory dwelling units, accessory buildings, massage parlors, adult entertainment, and beekeeping. Additionally some Commissioners asked questions about

change of use in an existing building without requiring additional parking spaces for uses that have a higher parking requirement and recommended that that item be considered at a future meeting.

Motion was made by LONGORIA, seconded by CIRCO, to delete the proposed change of use parking standards from Zoning Code Amendment No. 433; carried 4-1 (MROZ, no).

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next Resolutions in order recommending City Council adoption of a Negative Declaration for the Zoning Code Update and Zoning Code Amendment No. 433, deleting the proposed change of use for parking standards; carried 5-0.

**STAFF COMMUNICATIONS:**

In Director's Report, SHUTE provided updates on various projects, including Dunkin' Donuts, Hampton Inn, Bella Terraza, and South Magnolia project.

**ADJOURNMENT:**

Motion was made by MROZ, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 7:43 p.m. this 20th day of March 2018 until April 3, 2018; carried 5-0.

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Darrin MROZ, Chair

ATTEST:

Anthony SHUTE, AICP, Secretary