



## MINUTES PLANNING COMMISSION MEETING May 15, 2018

*The meeting of the El Cajon Planning Commission was called to order at 7:03 p.m.*

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.**

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

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Anthony SHUTE, Director / Planning Commission Secretary  
Barbara LUCK, City Attorney  
Melissa DEVINE, Senior Planner  
Ron Luis VALLES, Administrative Secretary

Chair CIRCO explained the mission of the Planning Commission.

**PUBLIC COMMENT:**

There was none.

**CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of April 17, 2018</b>

Motion was made by MROZ, seconded by SOTTILE, to approve the April 17, 2018 minutes; carried 5-0.

**PUBLIC HEARING ITEMS:**

[MROZ recused himself from the following item due to financial conflict of interest. He left Council Chambers at 7:07 p.m.]

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Bostonia Greens</b>
<b>Request:</b>	<b>New Common Interest Development for seven single-family detached residences</b>
<b>CEQA Recommendation:</b>	<b>Mitigated Negative Declaration</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	General Plan Amendment No. 2016-02 Zone Reclassification No. 2324 Planned Unit Development (PUD) No. 346 Tentative Subdivision Map (TSM) No. 667
<b>Location:</b>	999 Bostonia Street
<b>Applicant:</b>	Bostonian Redevelopment Ventures LP; Greg Brown Jr.
<b>Project Planner:</b>	Melissa Devine, mdevine@cityofelcajon.us, 619.441.1773
<b>City Council Hearing Required?</b>	Yes   June 12, 2018
<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 Mitigated Negative Declaration, GPA No. 2016-02, ZR No. 2324, PUD No. 346, and TSM No. 667, subject to conditions

DEVINE summarized the agenda report in a PowerPoint presentation and noted that a revised Disclosure Statement was distributed to staff and Planning Commissioners before the meeting.

Commissioner LONGORIA recommended adding shutters, and that fencing match the color scheme of units.

Mr. Greg BROWN Jr., the applicant, commended staff and is excited about the project which would provide an entry level home to first time home buyers. He asked that condition 2.f. in the proposed PUD resolution, be modified to include light trash trucks due to pavers being installed.

Commissioner TURCHIN addressed the small yards, but the applicant and staff noted other areas for play including the nearby Bostonia Recreation Center. The applicant accepted the conditions of approval.

Motion was made by CIRCO, seconded by TURCHIN, to close the public hearing; carried 4-0 (MROZ, recused himself due to financial conflict of interest).

Commissioners praised the project, and added new condition as discussed.

Motion was made by LONGORIA, seconded by TURCHIN, to adopt the next Resolutions in order recommending City Council approval of Mitigated Negative Declaration, General Plan Amendment No. 2016-02; Zone Reclassification No. 2324; Planned Unit Development No. 346 and Tentative Subdivision Map, subject to conditions, with improved architectural elements; carried 4-0 (MROZ, recused himself due to financial conflict of interest).

[MROZ returned to Council Chambers at 7:30 p.m.]

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Regal Cinema On-Sale Beer and Wine</b>
<b>Request:</b>	<b>On-sale beer and wine at a movie theater</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. 2233
<b>Location:</b>	405 Parkway Plaza
<b>Applicant:</b>	Regal Cinema, Inc.; 865-925-9805
<b>Project Planner:</b>	Melissa Devine, 619.441.1773, <a href="mailto:mdevine@cityofelcajon.us">mdevine@cityofelcajon.us</a>
<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. 2233, subject to conditions</li> </ol>

DEVINE summarized the agenda report in a PowerPoint presentation.

Mr. Steve RAWLINGS, representing the applicant, presented a “Responsible Alcohol Service” packet to staff and Planning Commissioners. He accepted all conditions of approval.

In response to TURCHIN, Ms. Nikki SHELLENBERGER, general manager of the Regal Cinemas at Parkway Plaza, replied that alcohol would not be served in glasses, but in plastic cups.

Mr. Ken DAVIS, General Manager of Carlsbad theatre outlined procedures for serving alcohol.

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

In response to MROZ, DEVINE noted that the applicant only asked for beer and wine sales at the first floor concession stands and not the second floor. Commissioners asked for a review after 12 months.

Motion was made by LONGORIA, seconded by SOTTILE, to adopt the next Resolution approving Conditional Use Permit No. 2233, subject to conditions, including a 12-month review of the CUP; carried 5-0.

**STAFF COMMUNICATIONS:**

In Director's Report, SHUTE provided updates on various projects in the City, including Bella Terraza, Jaguar /Land Rover, Hampton Inn (old Police Station), and Dunkin Donuts.

**ADJOURNMENT:**

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:07 p.m. this 15th day of May 2018 until June 5, 2018; carried 5-0.

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*Paul Circo*

Paul CIRCO, Chair

ATTEST:

*Anthony Shute*

Anthony SHUTE, AICP, Secretary