



## MINUTES PLANNING COMMISSION MEETING MAY 21, 2019

*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  
Veronica LONGORIA, Vice Chair  
Paul CIRCO  
Anthony SOTTILE

**COMMISSIONERS ABSENT:** Vacant

**STAFF PRESENT:** Melissa DEVINE, Senior Planner  
Barbara LUCK, City Attorney  
Lorena CORDOVA, Associate Planner  
Susan A. STOLLER, Community Relations Officer  
Ron Luis VALLES, Administrative Secretary

Chairman MROZ explained the mission of the Planning Commission and meeting procedures.

### **PUBLIC COMMENT:**

There were no comments.

### **CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of April 2, 2019</b>

Motion was made by MROZ, seconded by CIRCO, to approve the April 2, 2019 minutes; carried 4-0.

**PUBLIC HEARING ITEMS:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Weld Storage Containers</b>
<b>Request:</b>	<b>Allow prefabricated storage containers</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit No. 2251
<b>Location:</b>	North side of Weld Boulevard between Gillespie Way and Windmill View Road
<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>	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. 2251, subject to conditions.</li> </ol>

CORDOVA summarized the staff report through a PowerPoint presentation. She noted that two emails were received before the meeting and staff provided the requested information. Staff recommended that the Planning Commission adopt the proposed resolution approving the Conditional Use Permit.

Motion was made by MROZ, seconded by SOTTILE, to close the public hearing; carried 4-0.

Mr. Ken SMITH, the architect, replied to LONGORIA that he did not believe hazardous materials would be stored in the containers.

Motion was made by SOTTILE, seconded by LONGORIA, to adopt the proposed resolution approving Conditional Use Permit No. 2251 for prefabricated storage containers at an existing industrial development on the north side of Weld Boulevard between Gillespie Way and Windmill View Road in the M (Manufacturing) Zone; APN: 384-232-04; General Plan Designation: Light Industrial, subject to conditions; carried 4-0.

The appeal period for this item ends on Monday, June 3, 2019 at 5:00 p.m.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Deemed Approved Lodging Establishment Hotel and Motel Program</b>
<b>Request:</b>	<b>Zoning Code Amendment</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Zoning Code Amendment No. 436
<b>Location:</b>	Citywide
<b>Applicant:</b>	City of El Cajon – Planning

<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>	Yes	June 11, 2019 at 7:00 p.m.
<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 recommending City Council approval of proposed CEQA exemption and Zoning Code Amendment No. 436.</li> </ol>	

DEVINE summarized the staff report in a PowerPoint presentation. She noted that the security performance standards were inadvertently omitted from the draft ordinance. She read these standards and indicated that these would be included in the draft ordinance brought the City Council. Staff recommended that the Planning Commission adopt the proposed resolution recommending City Council approval.

Mr. David SHOREY, an Institute for Public Strategies employee, noted that deemed approved ordinances are beneficial for business owners and the city.

Mr. Chetan PATEL, a motel owner, addressed challenges facing his business and surrounding area, including problem guests, graffiti and homeless. [PATEL presented color copies of a photograph depicting graffiti next to his motel. The copies were distributed to Commissioners and staff.] PATEL noted that he reported it five times and the graffiti has not been removed. Staff will investigate and work with the graffiti removal vendor contracted by the city. He identified specific concerns related to standards pertaining to graffiti removal, nuisance activity, and the posting of code compliance contact information in rooms.

STOLLER noted that she oversees the Crime Free Program and commended motel owners for working with city and did acknowledge the challenges.

Motion was made by MROZ, seconded by CIRCO, to close the public hearing; carried 4-0.

Motion was made by SOTTILE, seconded by CIRCO, to adopt the revised resolution recommending City Council approval of the CEQA exemption and Zoning Code Amendment No. 436, Deemed Approved Lodging Establishment as shown in the Exhibit A to the resolution with two modifications: changing the graffiti removal deadline from 72 hours to 7 days consistent with the citywide standard and removing the requirement for code compliance contact information to be posted in each room; carried 4-0.

This item will be heard at a City Council public hearing at 7:00 p.m., Tuesday, June 11, 2019.

#### **COMMUNICATIONS:**

DEVINE noted that Planning Commissioner Phil ORTIZ was named to the City Council. She also provided updates on projects in the city, including, Hampton Inn, In-N-Out, Dentt Industrial, Salvation Army, Cornerstone, Main Ranch, Sears, Main Street Mixed Use, self-storage buildings on South Marshall, El Cajon Boulevard PACE center, Texas Roadhouse restaurant, Shadow Mountain subdivision and Burning Beard Brewery.

She also invited Commissioners to the Climate Action Plan public workshop at the El Cajon Library Wednesday night.

SOTTILE recommended that staff research a Deemed Approved relating to homelessness.

**ADJOURNMENT:**


Motion was made by MROZ, seconded by LONGORIA, to adjourn the meeting of the El Cajon Planning Commission at 8:00 p.m. this 21st day of May 2019 until 7:00 p.m., Tuesday, June 4, 2019; carried 4-0.



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Darrin MROZ, Chair

ATTEST:



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Melissa DEVINE, Secretary