



## MINUTES PLANNING COMMISSION MEETING JUNE 18, 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  
Spencer HAYES, Assistant Planner  
Ron Luis VALLES, Administrative Secretary

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

### **PUBLIC COMMENT:**

Two representatives for workers of the local Carpenters Union expressed concerns over cash-paying and non-legitimate contractors who bring out of state workers that receive lower wages. They requested that City approved projects have a mandate that they hire local workers.

### **CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of June 4, 2019</b>

Motion was made by CIRCO, seconded by LONGORIA, to approve the June 4, 2019 minutes; carried 4-0.

**PUBLIC HEARING ITEM:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Granite Hills Rezoning</b>
<b>Request:</b>	<b>Rezone from RS-9 to RS-6</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Zone Reclassification (ZR) No. 2330
<b>Location:</b>	1377 and 1389 Granite Hills Drive
<b>Applicant:</b>	Ibtsam Yousif; 619-623-2282; basmahanna619@gmail.com
<b>Project Planner:</b>	Alfonso Camacho; 619-441-1782; acamacho@cityofelcajon.us
<b>City Council Hearing Required?</b>	Yes   July 9, 2019
<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 the proposed Zone Reclassification No. 2330</li> </ol>

CAMACHO summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the proposed resolution recommending City Council approval of the proposed CEQA exemption and Zone Reclassification.

No one spoke in favor or opposition to the project.

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

Motion was made by CIRCO, seconded by MROZ, to adopt the proposed resolutions recommending City Council approval of California Environmental Quality Act (CEQA) exemption and Zone Reclassification No. 2230; and subject to conditions; carried 4-0.

This item will be heard at a City Council public hearing at 7:00 p.m., Tuesday, July 9, 2019.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Burning Beard Brewery</b>
<b>Request:</b>	<b>Ancillary Restaurant Use to Existing Brewery</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. 2252
<b>Location:</b>	781 Vernon Way
<b>Applicant:</b>	Jeff Weiderkehr; 619-884-4716; jeff@burningbeardbrewing.com
<b>Project Planner:</b>	Alfonso Camacho; 619-441-1782; acamacho@cityofelcajon.us

<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 Conditional Use Permit No. 2252, subject to conditions.

CAMACHO summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the proposed resolution APPROVING the proposed CEQA exemption and Conditional Use Permit No. 2252, subject to conditions; carried 4-0.

The business owners were in the audience, but no one spoke in favor or opposition.

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

Commissioners clarified that the business would open at 12:00 p.m. and not 12:00 a.m. Staff concurred.

Motion was made by SOTTILE, seconded by LONGORIA, to adopt the proposed resolutions approving the California Environmental Quality Act (CEQA) exemption and Conditional Use Permit No. 2252, and subject to conditions; carried 4-0.

<b>Agenda Item:</b>	4	
<b>Project Name:</b>	Climate Action Plan	
<b>Request:</b>	New Climate Action Plan	
<b>CEQA Recommendation:</b>	Environmental Impact Report	
<b>STAFF RECOMMENDATION:</b>	RECOMMEND CITY COUNCIL APPROVAL	
<b>Project Number(s):</b>	Environmental Impact Report No. 91	
<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	July 9, 2019
<b>Recommended Actions:</b>	1.	Conduct the public hearing; and
	2.	MOVE to adopt the next resolutions in order recommending City Council approval of EIR No. 91 and the Climate Action Plan.

CORDOVA and DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the proposed resolution recommending City Council certifying the Environmental Impact Report No. 91 and approving the Climate Action Plan.

Mr. Hatem MOHTASEB, representing the Partnership for the Advancement of New Americans (PANA), stressed the importance of affordable housing and having housing near employment centers.

Ms. Maleeka MARSDEN noted that affordable housing be located near transit, and having 100% clean energy goals instead of 80%, enforceable measures and a social equity section.

Ms. Hannah SANDERS, an intern with Climate Action Campaign, encouraged a progressive climate Action Plan, 100% clean energy goals, more trees, and social equity in the plan

Mr. Dennis SELDER recommended that the Forrester Creek Project and its benefits be incorporated into the Climate Action Plan.

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

Commissioners requested that a supporting measure be added to develop a tree preservation and replanting ordinance.

Motion was made by CIRCO, seconded by MROZ, to adopt the proposed resolutions recommending City Council adopt the findings and certify the Final Environmental Impact Report No. 91, and recommending City Council Approval of the Climate Action Plan as amended with the addition of the tree preservation and replanting measure; carried 4-0.


This item will be heard at a City Council public hearing at 7:00 p.m., Tuesday, July 9, 2019.

**COMMUNICATIONS:**

DEVINE, in a presentation using the Development Projects' Story Map available on the City's website, gave updates on the Sears project, PACE Center, Mazda of El Cajon and Marshall Avenue storage. She added the City will be accepting applications for the Planning Commission vacancy. The deadline is 4:30 p.m., June 27 and applicants will be interviewed on July 9, 2019 at 7:00 p.m. She added that In-N-Out restaurant on Fletcher Parkway will have a Grand Opening on June 20, 2019.

**ADJOURNMENT:**


Motion was made by LONGORIA, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:18 p.m. this 18th day of June 2019 until 7:00 p.m., Tuesday, July 216, 2019; carried 4-0.



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Darrin MROZ, Chair

ATTEST:



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Melissa DEVINE, Secretary