



MINUTES PLANNING COMMISSION MEETING OCTOBER 1, 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
Humbert CABRERA
Paul CIRCO
Anthony SOTTILE

COMMISSIONERS ABSENT: None

STAFF PRESENT: Melissa DEVINE, Planning Manager
Barbara LUCK, City Attorney
Ron Luis VALLES, Administrative Secretary

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

PUBLIC COMMENT:

There was no public comment.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of September 3, 2019

Motion was made by SOTTILE, seconded by CIRCO, to approve the September 3, 2019 minutes; carried 5-0-0.

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	Texas Roadhouse
Request:	On-sale alcohol at proposed restaurant building
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Amendment to Conditional Use Permit No. 1862 and Minor Amendment to Specific Plan No. 19
Location:	103 Fletcher Parkway
Applicant:	Steve Durler, Project Passion Restaurant Group.; 619-840-1600
Project Planner:	Alfonso Camacho; 619-441-1782; acamacho@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order, approving AM CUP No. 1862, subject to conditions

DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions approving the project.

LONGORIA asked if there was going to be outdoor seating and DEVINE replied no.

The public hearing was opened.

Mr. Steve DURLER, the applicant, said the restaurant is planned to be open by March 2020, and said that they will be engaged in the community.

LONGORIA recommended that the landscaping be maintained on this prominent corner.

CABRERA noted that he liked cedar on the outside and favored designs of other Texas Roadhouse locations.

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

CABRERA commented on the design and materials used for outside of building, and favored designs from other Texas Roadhouse locations.

Commissioners praised the project.

The public hearing was reopened.

DURLER mentioned that design will follow the Las Vegas location.

SOTTILE liked the building design.

LONGORIA noted that she did like the Las Vegas design.

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

Motion was made by LONGORIA, seconded by MROZ, to adopt the resolution approving the California Environmental Quality Act (CEQA) determination and amendment to Conditional Use Permit No. 1862 subject to conditions for redevelopment of a restaurant and the conduct of on-sale alcohol service at 103 Fletcher Parkway; carried 4-1-0 (CABRERA, no).

Agenda Item:	3
Project Name:	Vista Oaks SRO
Request:	Motel conversion to single-room occupancy hotel
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2256
Location:	1556 East Main Street
Applicant:	Dominick Veliko-Shapko, dvs011@gmail.com 619-756-5858
Project Planner:	Alfonso Camacho; 619-441-1782; acamacho@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	3. Conduct the public hearing; and 4. MOVE to adopt the next resolution in order, approving the CEQA exemption and CUP No. 2256, subject to conditions.

DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions approving the project.

In response to MROZ, DEVINE said that there were 209 calls from service at Vista Oaks in 2018.

LONGORIA asked if the Planning Commission imposed a six-month review on the Vista Oaks project and DEVINE replied affirmatively.

Discussion ensued over occupancy of the units.

CABRERA asked if conditions would require ADA compliance. DEVINE replied affirmatively.

The public hearing was opened.

Mr. Scott TULK, the project representative, replied that there were 12 units in back that were larger. He noted that they participated in the Crime Free program for Vista Pines property and will be participating in the program with this project.

In response to LONGORIA, **Ms. Amanda HALL** noted that the larger units in back would accommodate three people and the smaller units will have two people.

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

Commissioners praised the reduction of calls for service at the previous Vista Pines SRO application.

CABRERA is concerned about this site and noted there were fires in units on north side of property.

Motion was made by LONGORIA, seconded by CABRERA, to adopt the resolution approving the California Environmental Quality Act (CEQA) exemption and Conditional Use Permit No. 2256, subject to conditions for the conversion of an existing motel to a single-room occupancy at 1556 East Main Street, modifying condition 5, that the 12 larger units shall have a maximum of three occupants and the remaining 72 units shall have a maximum of two occupants; carried 5-0-0.

COMMUNICATIONS:

DEVINE provided status updates on Salvation Army and Cornerstone, which are planned for completion in October. She noted that Shadow Mountain Residential Subdivision project was approved at City Council. She informed the Commission that there are pending applications for a Historic designation, an expansion project at St. Madeleine Sophie's, and the conversion of the Rodeway Inn to an SRO.

LONGORIA reminded Commissioners to attend the presentation of the Community Planning Month proclamation presentation at the City Council meeting at 3 p.m., Tuesday, October 8, 2019.

ADJOURNMENT:

Motion was made by MROZ, seconded by LONGORIA, to adjourn the meeting of the El Cajon Planning Commission at 7:54 p.m. this 1st day of October 2019 until 7:00 p.m., Tuesday, October 15, 2019; carried 5-0-0.



Darrin MROZ, Chair

ATTEST:



Melissa DEVINE, Secretary