



## MINUTES PLANNING COMMISSION MEETING NOVEMBER 5, 2019

*The meeting of the El Cajon Planning Commission was called to order at 7:05 p.m.*

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

**COMMISSIONERS PRESENT:** Darrin MROZ, Chair  
Humbert CABRERA  
Paul CIRCO  
Anthony SOTTILE

**COMMISSIONERS ABSENT:** Veronica LONGORIA, Vice Chair

**STAFF PRESENT:** Melissa DEVINE, Planning Manager  
Lorena CORDOVA, Assistant Planner  
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:**

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

Motion was made by MROZ, seconded by SOTTILE, to approve the October 1, 2019 minutes; carried 4-0-0 (LONGORIA – absent).

**PUBLIC HEARING ITEMS:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Relocation of Temporary Auto Sales at Parkway Plaza</b>
<b>Request:</b>	<b>Relocate temporary auto sales</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number:</b>	Amendment to Conditional Use Permit (CUP) No. 2214
<b>Location:</b>	415 Fletcher Parkway
<b>Applicant:</b>	Carl Ball, Star-West Parkway Plaza Mall LP
<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 the amendment to CUP No. 2214, subject to conditions.</li> </ol>

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

The public hearing was opened.

No one spoke in favor or opposition.

Motion was made by MROZ, seconded by CIRCO, to close the public hearing; carried 4-0-0 (LONGORIA – absent).

Commissioners questioned if parking garage was used for storage or sales, and also if restroom facilities were provided. Devine responded that there is an agreement for vehicle storage in the parking structure and no restroom facilities are provided with the events.

Motion was made by SOTTILE, seconded by CABRERA, to adopt the resolution approving the Amendment of Conditional Use Permit No. 2214 to relocate the ten temporary auto sales events at the Parkway Plaza Shopping Mall, subject to conditions; carried 4-0-0 (LONGORIA – absent).

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Hall Family House Historic Designation</b>
<b>Request:</b>	<b>Consider the historic designation of the Jesse Phillip Rexford and Charlotte Hall Family Ranch House</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number:</b>	Historic Resource No. 3
<b>Location:</b>	436 Provo Street – Terminus of the Provo Street cul-de-sac

<b>Applicant:</b>	Scott and Sheri Strothers, <a href="mailto:sheri.strothers@gmail.com">sheri.strothers@gmail.com</a> , 619-957-4374
<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   December 10, 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 HR No. 3.</li> </ol>

CORDOVA summarized the staff report through a PowerPoint presentation. She informed that Johnson & Johnson Architecture prepared the “Hall Family Ranch House Nomination Report for Historic Designation” report. Staff recommended that the Planning Commission adopt the resolution recommending City Council approval of the Historic Resource Designation.

SOTTILE favored the historic designation, and asked if it could be sold after it was designated as a historic landmark, and staff replied affirmatively.

CIRCO complimented the project

The public hearing was opened.

Mr. Paul JOHNSON, who along with Sarai of Johnson & Johnson Architecture, prepared the nomination report, spoke in favor. In response to MROZ, he said that the house has a full basement.

CABRERA liked the report and supported this project. He declared that it would be difficult to build this house today.

Mr. and Mrs. Scott and Sherri STROTHERS, property owners, spoke in favor. Regarding SOTTILE’s question earlier, they responded that they have no intent of selling and were enthusiastic about sharing this house with the community.

Motion was made by MROZ, seconded by CIRCO, to close the public hearing; carried 4-0-0 (LONGORIA – absent).

CIRCO praised this house, and stated that even if one of the five conditions for historic designation was presented, he would vote for approval. Commissioners were in favor.

Motion was made by CIRCO, seconded by SOTTILE, to adopt the resolution recommending City Council approval of Historic Resource Designation No. 3 for the J.P.R. and Charlotte Hall Family Ranch House; carried 4-0-0 (LONGORIA – absent).

<b>Agenda Item:</b>	<b>4</b>
<b>Project Name:</b>	<b>Appeal of the Denial of Minor Use Permit No. 12</b>
<b>Request:</b>	<b>Approve Minor Use Permit Minor Use Permit No. 12 for</b>

	<b>Adult Day Health Center</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>DENY APPEAL</b>
<b>Project Number:</b>	Minor Use Permit (MUP) No. 12
<b>Location:</b>	450 Fletcher Parkway
<b>Applicant:</b>	Dmitry Braverman, 619.433.3398
<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, DENYING the appeal.</li> </ol>

DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolution denying the appeal of staff decision, citing insufficient parking, inadequate loading and unloading area, traffic circulation and potential impacts on neighboring businesses.

The public hearing was opened.

Mr. Dmitry BRAVERMAN, the applicant, spoke in favor and asked Commissioners to give him the opportunity to have this project. He mentioned that the shopping center is underutilized and the property has been vacant for three years.

CABRERA asked if a parking/land use agreement could be considered, and applicant responded that he would need to work with the current resources.

Motion was made by MROZ, seconded by CABRERA, to close the public hearing; carried 4-0-0 (LONGORIA – absent).

Commissioners were concerned about traffic circulation, parking, fire lane access, and the proposed 300 clients.

Motion was made by CABRERA, seconded by SOTTILE, to adopt the resolution denying the appeal of staff’s decision of Minor Use Permit No. 12; carried 4-0-0 (LONGORIA – absent).

MROZ noted that the appeal period for this item ends at 5:00 p.m., Monday, November 18, 2019.

**OTHER ITEMS FOR CONSIDERATION:**

DEVINE presented highlights of the recently-adopted Ethics Policy for the City.

The Commission reviewed and concurred with the proposed 2020 Planning Commission meeting schedule.

**COMMUNICATIONS:**

DEVINE provided status updates.

CABRERA mentioned that he was at the grand opening of the Salvation Army Community Center on East Main Street, and commended staff on the terrific job they did on this project.

CIRCO asked about Kaiser Hospital update and staff replied there is none.

DEVINE noted that the State passed new housing legislation applicable to Accessory Dwelling Units and City will make changes to comply with state's changes.

**ADJOURNMENT:**

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:10 p.m. this 5th day of November 2019 until 7:00 p.m., Tuesday, November 19, 2019; carried 4-0-0 (LONGORIA – absent).



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Darrin MROZ, Chair

ATTEST:



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Melissa DEVINE, Secretary