



## MINUTES PLANNING COMMISSION MEETING JANUARY 21, 2020

*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  
Alfonso CAMACHO, Assistant Planner  
Spencer HAYES, Assistant Planner  
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 November 5, 2020</b> |

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

**PUBLIC HEARING ITEMS:**

|                                       |   |
|---------------------------------------|---|
| <b>Agenda Item:</b>                   | <b>2</b>  |
| <b>Project Name:</b>                  | <b>Wings-n-Things</b>   |
| <b>Request:</b>                       | <b>On-sale Beer and Wine</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. 2260   |
| <b>Location:</b>                      | 522 North 2 <sup>nd</sup> Street  |
| <b>Applicant:</b>                     | Joseph Sacco, Wings n Things; 619-405-0245;<br><a href="mailto:JoeSacco4@aol.com">JoeSacco4@aol.com</a>   |
| <b>Project Planner:</b>               | Alfonso Camacho; 619-441-1782;<br><a href="mailto:acamacho@cityofelcajon.us">acamacho@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 resolutions in order APPROVING the proposed CEQA exemption and CUP No. 2260, subject to conditions.</li> </ol> |

CAMACHO 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.

Mr. Michael and Joseph SACCO, project applicants, spoke in favor.

Ms. Aida SELFANI, property owner representative, responded to questions about homeless in the area and stated that they have a security office on-site and patrols.

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

Motion was made by LONGORIA, seconded by CABRERA, to adopt the resolution approving Conditional Use Permit No. 2260, subject to conditions; carried 5-0-0.

The appeal period for this item ends at 5:00 p.m., Friday, January 31, 2020.

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|------------------------------|---|
| <b>Agenda Item:</b>          | <b>3</b>  |
| <b>Project Name:</b>         | <b>AT&amp;T Freestanding Tower Wireless Facility</b>              |
| <b>Request:</b>              | <b>55-foot tall freestanding wireless communications facility</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. 2249                             |
| <b>Location:</b>             | 333 Walter Way  |

|                                       |   |
|---------------------------------------|---|
| <b>Applicant:</b>                     | M&M Telecom Inc.; Morgan Norville   |
| <b>Project Planner:</b>               | Alfonso Camacho; <a href="mailto:acamacho@cityofelcajon.us">acamacho@cityofelcajon.us</a> ; 619-441-1782  |
| <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 resolutions in order APPROVING proposed CEQA exemption and CUP No. 2249, subject to conditions.</li> </ol> |

CAMACHO summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolution approving the Conditional Use Permit.

In response to CABRERA, CAMACHO informed that parking was redesigned and restriped, but the same number of parking spaces remains.

The public hearing was opened.

Ms. Morgan NORVILLE, project applicant, spoke in favor and noted that they have worked with staff and changed the initial palm to a broadleaf design to better conceal the antennas.

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

Commissioners acknowledged that the broadleaf design is preferred.

Motion was made by LONGORIA, seconded by CABRERA, to adopt the resolution recommending approval of Conditional Use Permit No. 2249; subject to conditions, carried 5-0-0.

The appeal period for this item ends at 5:00 p.m., Friday, January 31, 2020.

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| <b>Agenda Item:</b>                   | 4  |
| <b>Project Name:</b>                  | Vista Palms Residences   |
| <b>Request:</b>                       | Motel conversion to single-room occupancy residence  |
| <b>CEQA Recommendation:</b>           | Exempt   |
| <b>STAFF RECOMMENDATION:</b>          | APPROVE  |
| <b>Project Number(s):</b>             | Conditional Use Permit (CUP) No. 2258  |
| <b>Location:</b>                      | 1250 El Cajon Boulevard  |
| <b>Applicant:</b>                     | Dominick Veliko-Shapko, <a href="mailto:dvs011@gmail.com">dvs011@gmail.com</a> , 619-756-5858      |
| <b>Project Planner:</b>               | Spencer Hayes, <a href="mailto:shayes@cityofelcajon.us">shayes@cityofelcajon.us</a> , 619-441-1656 |
| <b>City Council Hearing Required?</b> | No   |
| <b>Recommended Actions:</b>           | 1. Conduct the public hearing; and   |

|  |  |
|--|--|
|  | <ol style="list-style-type: none"> <li>2. MOVE to adopt the next resolutions in order approving the CEQA exemption and Conditional Use Permit (CUP) No. 2258, subject to conditions; and</li> <li>3. MOVE to adopt the next resolution in order terminating the Deemed Approved Lodging Establishment status.</li> </ol> |
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HAYES summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions approving the Conditional Use Permit and terminating the Deemed Approved Lodging Establishment. Staff informed that there were number formatting issues with the resolution for the Conditional Use Permit and after condition #28, number 31 should be changed to 29, and sequentially after that. There are no missing conditions.

In response to MROZ, DEVINE informed that this project will help with the Regional Housing Needs Assessment (RNHA) goals.

SOTTILE liked the detail of the Management Plan.

CIRCO addressed adding an elevator to the complex.

CABRERA emphasized about having a fire wall between units. DEVINE noted that these are conceptual plans and the construction detail will be reviewed by Building and Fire Safety.

The public hearing was opened.

Mr. Scott TULK, project representative, spoke in favor of project and responded to questions regarding kitchenettes, landscaping, security, elevator and rents.

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

Commissioners praised this project, the applicant and previous projects. LONGORIA inquired about a six-month or 12-month review, and staff determined a 12-month review would work, unless there is an issue. CABRERA readdressed his concerns about fire partitions especially since this is a four-story building.

The public hearing was re-opened.

TULK re-approached podium and noted that he met with City's Building and Fire Safety Official and that the units have existing firewall separations.

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

Motion was made by MROZ, seconded by LONGORIA, to adopt the resolutions approving Conditional Use Permit No. 2258, subject to conditions, and terminating the Deemed Approved Lodging Establishment status; carried 5-0-0.

The appeal period for this item ends at 5:00 p.m., Friday, January 31, 2020.

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|------------------------------|--|
| <b>Agenda Item:</b>          | <b>5</b>   |
| <b>Project Name:</b>         | <b>Administrative Decisions Biannual Report</b>                          |
| <b>STAFF RECOMMENDATION:</b> | <b>ACCEPT REPORT</b>   |
| <b>Recommended Actions:</b>  | 1. Discuss the administrative decisions report; and<br>2. ACCEPT report. |

Commissioners inquired regarding the water storage on west Broadway and playgrounds and parking spaces. The report was accepted.

**OTHER ITEMS FOR CONSIDERATION:**

There were no items.

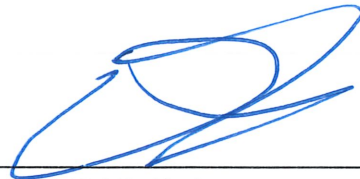
**COMMUNICATIONS:**

DEVINE presented the new zoning map on the city website. She also informed that the City Council is accepting applications for Planning Commission. She added that the first Deemed Approved Lodging inspections will take place this month and provided updates on projects.

LONGORIA asked if there was going to be a February 4, 2020 Planning Commission meeting, and staff replied that it would probably be cancelled. LONGORIA noted that she enjoyed serving on the Planning Commission and hopes to continue serving as a Commissioner in the future.

**ADJOURNMENT:**

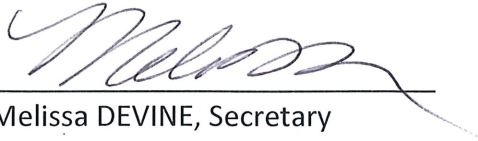
Motion was made by CIRCO, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 8:02 p.m. this 21st day of January 2020 until 7:00 p.m., Tuesday, February 4, 2019; carried 5-0-0.



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Darrin MROZ, Chair

ATTEST:



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Melissa DEVINE, Secretary