



MINUTES PLANNING COMMISSION MEETING FEBRUARY 18, 2020

The meeting of the El Cajon Planning Commission was called to order at 7:00 p.m. New Planning Commissioner Rebecca POLLACK-RUDE, who was appointed by the City Council on February 11, 2020, was welcomed to the Commission.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Darrin MROZ, Chair
Humbert CABRERA
Paul CIRCO
Rebecca POLLACK-RUDE
Anthony SOTTILE

COMMISSIONERS ABSENT: None

STAFF PRESENT: Melissa DEVINE, Planning Manager
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:

There was no public comment.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of January 21, 2020

Motion was made by SOTTILE, seconded by CIRCO, to approve the January 21, 2020 minutes; carried 5-0-0.

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	Superior Car Wash Modifications
Request:	Modifications to an existing car wash
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. CUP-2019-0009 (Amendment)
Location:	816 North 2 nd Street
Applicant:	BNN Enterprises, Inc.; Ben Polis; 619-444-1222
Project Planner:	Spencer Hayes; shayes@cityofelcajon.us ; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order APPROVING the proposed CEQA exemption and Conditional Use Permit (CUP) No. CUP-2019-0009, subject to conditions.

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

Discussion ensued about entrance to car wash, application numbers, and sound wall.

The public hearing was opened.

No one spoke in favor or in opposition. [The applicant and representative were in the audience.]

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

Motion was made by CABRERA, seconded by CIRCO, to adopt the resolution approving Conditional Use Permit No. 2019-0009, subject to conditions; carried 5-0-0.

The appeal period for this item ends at 5:00 p.m., Friday, February 28, 2020.

Agenda Item:	3
Project Name:	Spanky's Pawn Shop Expansion
Request:	Expansion of a legal nonconforming use for storage
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2255
Location:	555 El Cajon Boulevard

Applicant:	TEPD Family Holdings LLC. dba Spanky's Pawn Shop; Thomas Derusseau; 619-549-7797	
Project Planner:	Spencer Hayes; shayes@cityofelcajon.us; 619-441-1656	
City Council Hearing Required?	No	
Recommended Actions:	3. Conduct the public hearing; and 4. MOVE to adopt the next resolutions in order APPROVING proposed CEQA exemption and CUP No. 2255, subject to conditions.	

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

The public hearing was opened.

Ms. Nica KNITE, project representative, objected to the payment of the fee for a conditional use permit and stated the storage containers were installed at recommendation of law enforcement agencies. She asked that the Planning Commission refund the fees.

CABRERA commended staff for working with the applicant to bring the property into compliance. He also commended work of applicant.

MROZ sought clarification about contacting staff, and KNITE noted that she has been in contact with city staff, Planning Commissioners, and City Council to resolve this.

DEVINE clarified that the code does not allow outdoor storage or storage containers and that typically the City does not refund an application unless it is withdrawn.

No one else spoke in favor or opposition.

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

Commissioners commended staff for working with applicant to resolve issues.

Motion was made by SOTTILE, seconded by MROZ, to adopt the resolution recommending approval of Conditional Use Permit No. 2255; subject to conditions, carried 4-0-1 (CABRERA, abstained).

The appeal period for this item ends at 5:00 p.m., Friday, February 28, 2020.

OTHER ITEMS FOR CONSIDERATION:

Motion was made by MROZ, seconded by CIRCO, to name ANTHONY SOTTILE as Vice Chair of the Planning Commission, carried 5-0-0.

COMMUNICATIONS:

DEVINE presented the informational items on upcoming Planning Initiatives, including the General Plan Amendments, Housing Element, Safety Element, and Environmental Justice Element, plus SB-2 Projects. Discussion ensued about Regional Housing Needs Allocation numbers, previous Housing Element and Accessory Dwelling Units.

CABRERA praised Doug BALDWIN, plans examiner, who recently retired, and also gave kudos to Dan PAVAO, Deputy Director and Building and Fire Safety Official, who will retire in June.

ADJOURNMENT:

Motion was made by MROZ, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 8:15 p.m. this 18th day of February 2020 until 7:00 p.m., Tuesday, March 4, 2020; carried 5-0-0.



Darrin MROZ, Chair

ATTEST:



Melissa DEVINE, Secretary