



## MINUTES PLANNING COMMISSION MEETING JULY 21, 2020

*The meeting of the El Cajon Planning Commission was called to order at 7:02 p.m.*

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

**COMMISSIONERS PRESENT:** Paul CIRCO (Chair) / *(via virtual platform)*  
Humbert CABRERA *(via virtual platform)*  
Darrin MROZ *(via virtual platform)*  
Rebecca POLLACK-RUDE *(via virtual platform)*  
Anthony SOTTILE (Vice Chair) *(via virtual platform)*

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Anthony SHUTE, Director of Community Development /  
*(via virtual platform)*  
Barbara LUCK, City Attorney / *(via virtual platform)*  
Alfonso CAMACHO, Assistant Planner / *(via virtual platform)*  
Spencer HAYES, Assistant Planner / *(via virtual platform)*  
Ron Luis Valles, Administrative Secretary / *(via virtual platform)*

Chairman CIRCO explained the procedures of the virtual meeting, which is in compliance with the State of California Governor's Executive Order, and the County of San Diego's Health Officer's Orders.

### **PUBLIC COMMENT:**

There were no online comments or any emails submitted before the meeting.

### **CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of June 16, 2020</b>

Motion was made by SOTTILE, seconded by CIRCO, to approve the June 16, 2020 minutes; carried 5-0.

**PUBLIC HEARING ITEMS:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Parkway Plaza Personal Storage</b>
<b>Request:</b>	<b>Allow a personal storage facility at Parkway Plaza shopping center</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Specific Plan (SP) Amendment No. 2019-0002 amending SP No. 19 and Conditional Use Permit (CUP) No. 2019-0010
<b>Location:</b>	575 Fletcher Parkway
<b>Applicant:</b>	Chris Mrozinski, Seritage SRC Financial LLC, 619.441.2500
<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>	Yes   This hearing will be noticed for 3 p.m., Tuesday, August 11, 2020
<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 recommending approval of the CEQA exemption, SP Amendment No. 2019-0002 amending SP No. 19, and CUP No. 2019-0010, subject to conditions.</li> </ol>

CAMACHO summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions recommending City Council approval.

The public hearing was opened.

There were no comments submitted online.

The applicant and three representatives spoke in support.

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

Commissioners praised the project for making good use of a difficult space.

Motion was made by CABRERA, seconded by MROZ, to adopt the resolutions recommending City Council approval of the CEQA Exemption, Specific Plan Amendment No. 2019-0002 amending SP No. 19, and Conditional Use Permit No. 2019-0010, subject to conditions; carried 5-0.

This item will be noticed for a City Council public hearing at 3 p.m., Monday, August 11, 2020.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Emergency Housing</b>

<b>Request:</b>	Amend the Zoning Code to allow an emergency housing pilot program	
<b>CEQA Recommendation:</b>	Exempt	
<b>STAFF RECOMMENDATION:</b>	RECOMMEND CITY COUNCIL APPROVAL	
<b>Project Number(s):</b>	Zoning Code Amendment No. 2020-0001	
<b>Location:</b>	Citywide	
<b>Applicant:</b>	City of El Cajon	
<b>Project Planner:</b>	Anthony Shute, 619.441.1742, <a href="mailto:tshute@cityofelcajon.us">tshute@cityofelcajon.us</a>	
<b>City Council Hearing Required?</b>	Yes	3:00 p.m., August 11, 2020
<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 approval of the Zoning Code Amendment allowing emergency housing.</li> </ol>	

SHUTE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolution recommending City Council approval.

The public hearing was opened.

Three public comments, received via email before the meeting, supported the amendment and were read. Two individuals spoke in favor.

Discussion ensued over the operation process, location of 13 properties that may qualify, and receiving future updates on status of the program.

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

Commissioners liked this pilot project.

Motion was made by CIRCO, seconded by POLLACK-RUDE, to adopt the resolutions recommending City Council approval of Zoning Code Amendment NO. 2020-0001 that amends Title 17 by adding a new section 17.225.185 allowing for emergency housing on select sites under specific criteria, subject to conditions; carried 5-0.

This item was joint-noticed for a City Council public hearing at 3:00 p.m., August 11, 2020.

<b>Agenda Item:</b>	4
<b>Project Name:</b>	Administrative Decisions Biannual Report
<b>STAFF RECOMMENDATION:</b>	ACCEPT REPORT
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Discuss the administrative decisions report; and</li> <li>2. ACCEPT report.</li> </ol>

CAMACHO summarized the report.

Commissioners accepted report; no vote required.

**OTHER ITEMS FOR CONSIDERATION:**

None.

**ADJOURNMENT:**

Motion was made by CIRCO, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 8:29 p.m. this 21st day of July 2020 until 7:00 p.m., Tuesday, August 4, 2020; carried 5-0.

Paul Circo  
Paul CIRCO, Chair

ATTEST:

Melissa Devine  
Melissa DEVINE, Secretary