



## MINUTES PLANNING COMMISSION MEETING DECEMBER 1, 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:** 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:** Melissa DEVINE, Planning Manager / *(via virtual platform)*  
Barbara LUCK, Staff Attorney / *(via virtual platform)*  
Jeffrey MANCHESTER, Deputy Director/City Engineer, Public Works  
Spencer HAYES, Associate Planner / *(via virtual platform)*  
Ron Luis Valles, Administrative Secretary / *(via virtual platform)*  
Roxana GUZMAN, 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:**

No email comments received before the meeting or online comments during the meeting.

### **CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of October 20, 2020</b>

Motion was made by SOTTILE, seconded by POLLACK-RUDE, to approve the October 20, 2020 minutes; carried 5-0.

**PUBLIC HEARING ITEM:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Neighborhood Healthcare Non-profit Service Center</b>
<b>Request:</b>	<b>Community service organization – navigation and support center</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. 2020-0008
<b>Location:</b>	470 North Mollison Avenue
<b>Applicant:</b>	Mike DeLeon, Neighborhood Healthcare; 760-520-8601
<b>Project Planner:</b>	Spencer Hayes, shayes@cityofelcajon.us, 619-441-1656
<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. 2020-0008, subject to conditions.</li></ol>

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

The public hearing was opened.

[Ms. Jessica HILLIS, a neighbor, submitted a letter opposing the project, citing on-site and street parking, traffic congestion, food distribution and litter issues. It was distributed by email to Planning Commissioners before the meeting.]

Ms. Jessica HILLIS, a neighbor, who submitted the letter, spoke and reiterated her concerns.

Mr. Rakesh PATEL, chief executive officer of Neighborhood Health Center, spoke in favor and addressed concerns. He also noted that they have provided security services and has reduced calls for service, especially during the evening.

Mr. Mike DeLEON, the applicant with Neighborhood Healthcare, spoke in favor of the project.

Mr. Karl HIGGINS, (who could not get the audio portion working), a project representative, sent a chat message in support of project.

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

Commissioners recommended adding conditions to restrict food pantry services and a review of the project in six months.

Motion was made by CABRERA, seconded by SOTTILE, to adopt the resolutions APPROVING the CEQA Exemption, and Conditional Use Permit No. 2020-0008, adding conditions to restrict food pantry services to outside of peak school drop off and pick up times and to review the project in six months, and subject to conditions; carried 5-0.

The appeal period of this item ends at 5 p.m., Monday, December 14, 2020.

<b>Agenda Item:</b>	<b>3</b>	
<b>Project Name:</b>	<b>Business &amp; Economic Development Post-COVID</b>	
<b>Request:</b>	<b>Informational Item</b>	
<b>CEQA Recommendation:</b>	<b>EXEMPT</b>	
<b>STAFF RECOMMENDATION:</b>	<b>PROVIDE INPUT</b>	
<b>Project Number(s):</b>	N/A	
<b>Location:</b>	Citywide	
<b>Applicant:</b>	Community Development Department	
<b>Project Planner:</b>	Melissa Devine; mdevine@cityofelcajon.us; 619-441-1773	
<b>City Council Hearing Required?</b>	No	
<b>Recommended Actions:</b>	Provide feedback on recommendations	

DEVINE summarized the staff report through a PowerPoint presentation.

Commissioners supported recommendations by staff.

Mr. Aaron MILLONZI provided an online chat comment supported relaxing the requirements for food trucks.

This is an informational update and no action is requested.

<b>Agenda Item:</b>	<b>4</b>	
<b>Project Name:</b>	<b>Workshop on the Housing Element Update</b>	
<b>Request:</b>	<b>Informational Report</b>	
<b>CEQA Recommendation:</b>	<b>Not Subject to CEQA</b>	
<b>STAFF RECOMMENDATION:</b>	<b>Informational Only</b>	
<b>Project Number(s):</b>	General Plan and Housing Element	
<b>Location:</b>	Citywide	
<b>Applicant:</b>	City of El Cajon	
<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. Receive staff presentation; and</li> <li>2. Provide staff with feedback</li> </ol>	

DEVINE summarized the staff report through a PowerPoint presentation.

Commissioners provided input on density, mixed use, transit district and the RNHA goals.

Mr. Patrick GRILLOT provided an online comment and encouraged on meeting RNHA goals and increasing the supply of housing.

This is an informational update and no action is requested.

**OTHER ITEMS FOR CONSIDERATION:**

The Commission reviewed and concurred with the proposed 2021 Planning Commission meeting schedule.

**COMMUNICATIONS:**

There were no project updates from staff or Commission, but they extended holiday greetings.

**ADJOURNMENT:**

Motion was made by CIRCO, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 9:10 p.m. this 1st day of December 2020 until 7:00 p.m., Tuesday, January 5, 2021; carried 5-0.

Paul Circo

Paul CIRCO, Chair

ATTEST:



Melissa DEVINE, Secretary

for