



MINUTES PLANNING COMMISSION MEETING June 15, 2021

The meeting of the El Cajon Planning Commission was called to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Darrin MROZ (Vice Chair)
Paul CIRCO
Rebecca POLLACK-RUDE
Elizabeth VALLES

COMMISSIONERS ABSENT: Anthony SOTTILE (Chair)

STAFF PRESENT: Melissa DEVINE, Planning Manager
Spencer HAYES, Associate Planner
Barbara LUCK, Staff Attorney
Jeffrey MANCHESTER, Deputy Director Of Public Works
Laura JUSZAK, Customer Service Representative

Vice Chair MROZ opened the Planning Commission meeting explaining the rules of conduct.

PUBLIC COMMENT:

There was no public comment.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of April 20, 2021

Motion was made by CIRCO, seconded by POLLACK-RUDE, to approve the April 20, 2021 minutes; carried 4-0, with SOTTILE absent.

PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	El Cajon Boulevard Townhomes
Request:	116 New Condominium Townhomes
CEQA Recommendation:	Subsequent Activity under previously certified EIR
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Site Development Plan (SDP) No. 2021-0001, and Tentative Subdivision Map (TSM) No. 2021-0005
Location:	300 El Cajon Boulevard
Applicant:	Karen Alves; City Ventures LLC; 949-258-7515; kalves@cityventures.com
Project Planner:	Melissa Devine; 619-441-1773; mdevine@cityofelcajon.us
City Council Hearing Required?	Yes July 13, 2021
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order, recommending approval of the proposed CEQA determination and SDP No. 2021-0001 and TSM-2021-0005, subject to conditions.

DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions approving the project. Applicant Karen ALVES presented a PowerPoint and answered Commissioners' questions.

The public hearing was opened. Two letters were submitted prior to the hearing and were read into the record. One letter recommended approval. The second letter expressed opposition to the project due to the potential impact on nearby commercial and light industrial businesses.

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

Motion was made by CIRCO, seconded by POLLACK-RUDE, to adopt the resolutions recommending City Council approve the CEQA determination, Site Development Permit No. 2021-0001, and Tentative Subdivision Map No. 2021-0005; motion carried 4-0, with SOTTILE absent.

This item is joint-noticed for a City Council public hearing at 7:00 p.m., Tuesday, July 13, 2021.

Agenda Item:	3
Project Name:	Draft General Plan Amendment Workshop

Request:	Workshop
CEQA Recommendation:	NOT SUBJECT TO CEQA
STAFF RECOMMENDATION:	Provide Feedback
Project Number(s):	General Plan Amendment
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Melissa Devine, mdevine@cityofelcajon.us, 619-441-1773
City Council Hearing Required?	No
Recommended Actions:	3. Receive staff presentation; and 4. Provide staff with feedback.

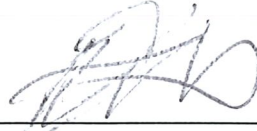
DEVINE and HAYES summarized the staff report through a PowerPoint presentation. Commissioners asked questions and provided feedback.

STAFF COMMUNICATIONS:

DEVINE notified commissioners of likely cancellation of the July 6, 2021 meeting.

ADJOURNMENT:

Motion was made by MROZ, seconded by VALLES, to adjourn the meeting of the El Cajon Planning Commission at 8:23 p.m. this 15th day of June 2021 until 7:00 p.m., Tuesday, July 6, 2021; carried 4-0 with SOTTILE absent.



Darrin MROZ, Vice Chair

ATTEST:



Melissa DEVINE, Secretary