



## MINUTES PLANNING COMMISSION MEETING November 16, 2021

*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:** Anthony SOTTILE (Chair)  
Darrin MROZ (Vice Chair)  
Rebecca POLLACK-RUDE  
Elizabeth VALLES

**COMMISSIONERS ABSENT:** Paul CIRCO

**STAFF PRESENT:** Anthony SHUTE, Director of Community Development  
Spencer HAYES, Associate Planner  
Jaime CAMPOS, Associate Civil Engineer  
Laura JUSZAK, Administrative Secretary

Chair SOTTILE opened the Planning Commission meeting explaining the rules of conduct.

**PUBLIC COMMENT:**

There was no public comment.

**CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of October 5, 2021</b>

Motion was made by VALLES, seconded by MROZ, to approve the October 5, 2021 minutes; carried 4-0.

**PUBLIC HEARING ITEM:**

<b>Agenda Item:</b>	<b>2</b>	
<b>Project Name:</b>	<b>Mollison Market Off-Sale Alcohol</b>	
<b>Request:</b>	<b>Add off-sale alcohol (Type-20) to an existing convenience store</b>	
<b>CEQA Recommendation:</b>	<b>Exempt</b>	
<b>STAFF RECOMMENDATION:</b>	<b>CONTINUANCE TO A DATE UNCERTAIN</b>	
<b>Project Number(s):</b>	Conditional Use Permit (CUP)-2021-0003	
<b>Location:</b>	725 South Mollison Avenue	
<b>Applicant:</b>	ABC Design (Rick Trepte); 619-992-6337	
<b>Project Planner:</b>	Alfonso Camacho; 619-441-1782; acamacho@elcajon.gov	
<b>City Council Hearing Required?</b>	No	
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Open the public hearing; and</li> <li>2. Continue the public hearing to a date uncertain.</li> </ol>	

No public comments were received before or during the meeting.

SOTTILE opened the public hearing.

Motion was made by SOTTILE, seconded by VALLES, to close the public hearing; motion carried 4-0.

Motion was made by SOTTILE, seconded by MROZ, to continue Conditional Use Permit (CUP) No. 2021-0003; motion carried 4-0.

<b>Agenda Item:</b>	<b>3</b>	
<b>Project Name:</b>	<b>Quick Trip Inc. Propane Tank</b>	
<b>Request:</b>	<b>Construct a 10-foot tall propane tank</b>	
<b>CEQA Recommendation:</b>	<b>Exempt</b>	
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>	
<b>Project Number(s):</b>	Minor Amendment (MA)-2021-0005	
<b>Location:</b>	596 North Mollison Avenue	
<b>Applicant:</b>	Cabrera and Associates; 619-588-4307	
<b>Project Planner:</b>	Spencer Hayes; 619-441-1656; shayes@elcajon.gov	
<b>City Council Hearing Required?</b>	No	
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Open the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order, APPROVING MA-2021-0005.</li> </ol>	

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

No public comments were received before or during the meeting.

SOTTILE opened the public hearing. Business owner Eddie HAMANA spoke to Commissioners about the project.

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

Motion was made by POLLACK-RUDE, seconded by VALLES, to approve Minor Amendment (MA) No. 2021-0005; motion carried 4-0.

<b>Agenda Item:</b>	<b>4</b>	
<b>Project Name:</b>	<b>Zoning Code Update</b>	
<b>Request:</b>	<b>Zoning Code Amendment</b>	
<b>CEQA Recommendation:</b>	<b>Exempt</b>	
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>	
<b>Project Number(s):</b>	Zoning Code Amendment No. ZCA-2021-0002	
<b>Location:</b>	Citywide	
<b>Applicant:</b>	City of El Cajon	
<b>Project Planner:</b>	Spencer Hayes; 619-441-1656; shayes@elcajon.gov Alfonso Camacho; 619-441-1782; acamacho@elcajon.gov	
<b>City Council Hearing Required?</b>	Yes	December 14, 2021
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Open the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order, RECOMMENDING City Council approve ZCA-2021-0002.</li> </ol>	

SHUTE summarized the proposed code amendment in a PowerPoint Presentation.

Commissioners asked various questions and confirmed the proposed amendments were appropriate.

Motion was made by MROZ, seconded by POLLACK-RUDE, to recommend City Council approve ZCA-2021-0002; motion carried 4-0.

Staff brought 2022 Planning Commission calendar forward for review and concurrence by Commissioners.

**STAFF COMMUNICATIONS:**

**ADJOURNMENT:**

Motion was made by SOTTILE, seconded by MROZ, to adjourn the meeting of the El Cajon Planning Commission at 7:54 p.m. this 16th day of November 2021 until 7:00 p.m., Tuesday, December 7, 2021; carried 4-0.



Anthony SOTTILE, Chair

ATTEST:



Anthony SHUTE, Secretary