



MINUTES PLANNING COMMISSION MEETING May 3, 2022

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)
Paul CIRCO
Rebecca POLLACK-RUDE
Elizabeth VALLES

COMMISSIONERS ABSENT: None

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Barbara LUCK, Staff Attorney
Mario SANCHEZ, Deputy Director of Public Works
Spencer HAYES, Associate Planner
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:

Agenda Item:	1
	Planning Commission minutes of March 1, 2022

Motion was made by CIRCO, seconded by MROZ, to approve the March 1, 2022 minutes; motion carried 5-0.

PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	Oakdale and Mint Subdivision
Request:	Two-lot subdivision in the RS-6 zone
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Tentative Parcel Map (TPM) No. 2021-0004
Location:	Terminuses of Oakdale and Mint Avenues
Applicant:	Delgesh Shahab; delgeshshahab@gmail.com
Project Planner:	Spencer Hayes; shayes@elcajon.gov; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolution in order, approving the CEQA exemption and TPM No. 2021-0004, subject to conditions.

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES and ALVEY providing answers.

SOTTILE opened the public hearing.

One public comment was received before the meeting expressing concerns about the project and distributed to each Commissioner, and several people expressed concerns about the project during the meeting. Applicant SHAHAB requested a continuance to consider different options.

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

Motion was made by CIRCO, seconded by POLLACK-RUDE, to continue TPM-2021-0004 to a date uncertain, and re-notice the public hearing; motion carried 5-0.

OTHER ITEM FOR CONSIDERATION:

Agenda Item:	3
Project Name:	Babylon Palace
Request:	Review banquet hall operation with on sale alcoholic beverages and joint-use parking
STAFF RECOMMENDATION:	ACCEPT REPORT
Project Number(s):	Conditional Use Permit (CUP) No. 2205
Location:	456 North Magnolia Avenue
Applicant:	Babylon Palace (Mike Terzibachian); 619-807-2260
Project Planner:	Noah Alvey; nalvey@elcajon.gov; 619-441-1795
City Council Hearing Required?	No
Recommended Actions:	1. Discuss the report; and 2. ACCEPT report.

ALVEY summarized the staff report through a PowerPoint presentation.

El Cajon Police Lieutenant Nick SPRECCO spoke to Commission regarding increased calls for service from February 2021 to February 2022.

Babylon Palace operator Mike TERZIBACHIAN spoke to Commission about the operation and changes made to address ECPD concerns.

STAFF COMMUNICATIONS:

There were none.

ADJOURNMENT:

Motion was made by POLLACK-RUDE, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 9:22 p.m. this 3rd day of May, 2022, until 7:00 p.m., Tuesday, May 17, 2022; carried 5-0.



Anthony SOTTILE, Chair

ATTEST:



Noah ALVEY, Secretary