



MINUTES PLANNING COMMISSION MEETING July 19, 2022

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 (Chair)
Rebecca POLLACK-RUDE (Vice Chair)
Paul CIRCO
Anthony SOTTILE

COMMISSIONERS ABSENT: Elizabeth VALLES

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
Roxana GUZMAN, Administrative Secretary

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 June 7, 2022

Motion was made by CIRCO, seconded by POLLACK-RUDE, to approve the June 7, 2022 minutes; motion carried 4-0, with VALLES absent.

Motion was made by MROZ, seconded by SOTTILE, to delay discussion of item 2, Oakdale and Mint subdivision, to the end of the meeting; motion carried 4-0, with VALLES absent.

PUBLIC HEARING ITEM:

Agenda Item:	3
Project Name:	Panchos Mexican Grill
Request:	Establish On-Sale Beer and Wine Alcohol Sales
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2022-0006
Location:	777 Broadway
Applicant:	Manuel Espinoza of Panchos Mexican Grill; panchosmexgrill@gmail.com
Project Planner:	Spencer Hayes; shayes@elcajon.gov; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING CUP-2022-0006, subject to conditions

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES providing answers.

MROZ opened the public hearing.

ESPINOSA spoke in support of the project.

Motion was made by MROZ, seconded by SCOTT, to close the public hearing; motion carried 4-0, with VALLES absent.

Motion was made by SOTTILE, seconded by POLLACK-RUDE, to approve Conditional Use Permit No. 2022-0006; motion carried 4-0, with VALLES absent.

Agenda Item:	4
Project Name:	Botani Familia Pizzeria
Request:	Establish On-Sale Beer and Wine Alcohol Sales
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2022-0007

Location:	665 Jamacha Road
Applicant:	Haytham Botany; kleche82@yahoo.com
Project Planner:	Spencer Hayes; shayes@elcajon.gov; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	3. Conduct the public hearing; and 4. MOVE to adopt the next resolution in order APPROVING CUP-2022-0007, subject to conditions

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES providing answers.

MROZ opened the public hearing.

There were no public speakers for this item.

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

Motion was made by MROZ, seconded by CIRCO, to approve Conditional Use Permit No. 2022-0007; motion carried 4-0, with VALLES absent.

Agenda Item:	5
Project Name:	Naranja 3-Unit Development
Request:	New common interest development for three single-family detached residences
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Planned Unit Development (PUD) No. 2020-0001 Tentative Parcel Map (TPM) No. 2021-0002
Location:	1325 Naranja Avenue
Applicant:	Rabie Mikha; rabie.mikha@gmail.com; 619-729-5953
Project Planner:	Spencer Hayes; shayes@elcajon.gov; 619-441-1656
City Council Hearing Required?	Yes August 9, 2022
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the CEQA exemption, PUD No. 2020-0001, and TPM No. 2021-0002, subject to conditions.

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES providing answers.

MROZ opened the public hearing.

MIKHA spoke in support of his project. Commissioners conversed with MIKHA about the project.

Javier DEL REAL owns neighboring property and spoke in support of the project and asked about parking. HAYES clarified the number of onsite parking spaces.

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

Motion was made by POLLACK-RUDE, seconded by CIRCO, to recommend City Council approval of the CEQA exemption, PUD No. 2020-0001, and TPM No. 2021-0002; motion carried 4-0, with VALLES absent.

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 continued public hearing; and2. MOVE to adopt the next resolutions in order, approving the CEQA exemption and TPM No. 2021-0004, subject to conditions.

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY and SANCHEZ providing information.

MROZ opened the public hearing.

SHAHAB spoke in support of his project.

Carley FLOT spoke in opposition

Norma MURPHY spoke in opposition

Timothy SWING spoke in opposition

Martha AVERY owns neighboring property and had questions for Commission and staff regarding her financial responsibility if she was to do a lot split.

Dave BAGALINI spoke in opposition

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

Commissioners discussed the project with staff.

MROZ reopened the public hearing for more public comment.

BAGALINI spoke again with further comments.

Motion was made by MROZ, seconded by POLLACK-RUDE, to close the public hearing; motion carried 4-0, with VALLES absent.

Motion was made by MROZ, seconded by POLLACK-RUDE, to approve the CEQA exemption and the Tentative Parcel Map No. 2021-0004; motion carried 3-1 (MROZ, POLLACK-RUDE, and SOTTILE; CIRCO) and VALLES absent.

OTHER ITEMS FOR CONSIDERATION

There were none.

STAFF COMMUNICATIONS:

There were none.

COMMISSIONER REPORTS/COMMENTS:

CIRCO asked if El Cajon has a tree preservation initiative.

ALVEY responded that staff does take into consideration natural occurring elements of a property and encourages applicants to work to preserve them.

ADJOURNMENT:

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:39 p.m. this 19th day of July, 2022, until 7:00 p.m., Tuesday, August 2, 2022; motion carried 4-0, with VALLES absent.



Darrin MROZ, Chair

ATTEST:



Noah ALVEY, Secretary