



MINUTES PLANNING COMMISSION MEETING September 20, 2022

The meeting of the El Cajon Planning Commission was called to order at 7:02 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

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

COMMISSIONERS ABSENT: None

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Barbara LUCK, Staff Attorney
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 August 16, 2022

Motion was made by CIRCO, seconded by VALLES, to approve the August 16, 2022 minutes; motion carried 5-0.

PUBLIC HEARING ITEM:

CIRCO recused.

Agenda Item:	2
Project Name:	Shadow Mountain Athletic Field Improvements
Request:	Replacement bleachers and field netting
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Minor Amendment (MA) No. 2022-0008
Location:	2100 Greenfield Drive
Applicant:	Trev Holman; trev.holman@shadowmountain.org
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order, approving the CEQA exemption and MA-2022-0008 to Specific Plan No. 523 subject to conditions.

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

MROZ opened the public hearing.

Bryan SNOW is Executive Pastor of Shadow Mountain Community Church and spoke in support of the project.

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

COMMISSIONERS discussed the item.

Motion was made by VALLES, seconded by SOTTILE, to approve Minor Amendment No. 2022-0008 subject to conditions as amended to include additional future architectural enhancements incorporating features from the April 20, 2021 approved elevations or other similar features as determined by the Community Development Department Director; motion carried 4-0, with CIRCO disqualified.

Agenda Item:	3
Project Name:	Appeal of Director's Determination – ALDI Store
Request:	An Appeal of the Director's Denial of a Finding of Public Convenience or Necessity for an Off-Sale Alcohol License
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	CONTINUANCE TO A DATE CERTAIN, OCTOBER 4, 2022
Location:	123 Fletcher Parkway
Applicant:	S. Douglas Kerner; kerner@higgslaw.com
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. Continue the public hearing to a date certain, October 4, 2022

ALVEY confirmed that the applicant is requesting that this Agenda Item be continued to a date certain, October 4, 2022.

Motion was made by MROZ, seconded by VALLES, to continue agenda item to a date certain, October 4, 2022; motion carried 5-0.

OTHER ITEMS FOR CONSIDERATION:

ALVEY requested that the Planning Commission consider a Resolution of Intention to Amend the Zoning Code to consider redefining lodging establishments, allowed uses, and certain performance standards.

COMMISSIONERS asked questions with ALVEY providing answers

COMMISSIONERS discussed the Resolution of Intention

Motion was made by SOTTILE, seconded by CIRCO, to adopt the Resolution of Intention; motion carried 5-0.

STAFF COMMUNICATIONS:

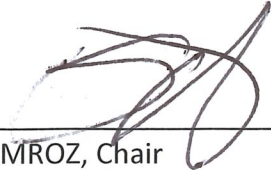
ALVEY informed COMMISSIONERS that the City Council denied an appeal of the Planning Commission's decision regarding TPM No. 2021-0004.

COMMISSIONER REPORTS/COMMENTS:

There were none.


ADJOURNMENT:

Motion was made by MROZ, seconded by VALLES, to adjourn the meeting of the El Cajon Planning Commission at 7:25 p.m. this 20th day of September, 2022, until 7:00 p.m., Tuesday, October 4, 2022; motion carried 5-0.



Darrin MROZ, Chair

ATTEST:



Noah ALVEY, Secretary