



MINUTES PLANNING COMMISSION MEETING October 4, 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
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 September 20, 2022

Motion was made by CIRCO, seconded by VALLES, to approve the September 20, 2022 minutes; motion carried 5-0.

PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	Appeal of Director’s Determination – ALDI Store
Request:	Finding of Public Convenience or Necessity for an Off-Sale Alcohol License
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
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. MOVE to adopt the next resolution in order, denying the appeal of the Community Development Department Director’s determination that the public convenience or necessity would not be served by the issuance of an off-sale alcohol license.

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

MROZ opened the public hearing.

Skip JANES spoke in support of the appeal.

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

COMMISSIONERS discussed the item.

Motion was made by SOTTILE, seconded by CIRCO, to deny the appeal of Director’s Determination; motion 4-1 (CIRCO POLLACK-RUDE, SOTTILE, and VALLES; MROZ).

Agenda Item:	3
Project Name:	7-Eleven Off-Sale Alcohol Sales
Request:	Add off-sale alcohol (Type 20 ABC License) to an existing convenience store
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	CONTINUANCE TO A DATE CERTAIN, OCTOBER 18, 2022

Location:	500 N. Second St.
Applicant:	R. Bruce Evans; bevans@ssjlaw.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 18, 2022

ALVEY confirmed that the applicant is requesting that this Agenda Item be continued to a date certain, October 18, 2022.

Motion was made by MROZ, seconded by VALLES, to continue agenda item to a date certain, October 18, 2022; motion carried 5-0.

Agenda Item:	4
Project Name:	Amendment of the Zoning Code – Lodging Establishments
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	CONTINUANCE TO A DATE UNCERTAIN
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov
City Council Hearing Required?	Yes To Be Determined
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. Continue the public hearing to a date uncertain

ALVEY confirmed that staff is recommending that this Agenda Item be continued to a date uncertain and that the Agenda Item will be rescheduled based on future direction from the City Council.

Motion was made by MROZ, seconded by SOTTILE, to continue agenda item to a date uncertain; motion carried 5-0.

OTHER ITEMS FOR CONSIDERATION:

STAFF COMMUNICATIONS:

October is Planning Community month. ALVEY invited Commissioners to attend the City Council meeting on October 11, 2022 at 3:00 pm.

COMMISSIONER REPORTS/COMMENTS:

ADJOURNMENT:

Motion was made by MROZ, seconded by POLLACK-RUDE, to adjourn the meeting of the El Cajon Planning Commission at 8:18 p.m. this 4th day of October, 2022, until 7:00 p.m., Tuesday, October 18, 2022; motion carried 5-0.



Rebecca POLLACK-RUDE, Vice Chair

ATTEST:



Noah ALVEY, Secretary