



MINUTES PLANNING COMMISSION MEETING October 18, 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: Rebecca POLLACK-RUDE (Vice Chair)
Paul CIRCO
Anthony SOTTILE
Elizabeth VALLES

COMMISSIONERS ABSENT: Darrin MROZ (Chair)

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Mario SANCHEZ, Deputy Director of Public Works
Barbara LUCK, Staff Attorney
Mike VIGLIONE, Senior Planner
Roxana GUZMAN, Administrative Secretary

Vice Chair POLLACK-RUDE 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 October 4, 2022

Motion was made by CIRCO, seconded by SOTTILE, to approve the October 4, 2022 minutes; motion carried 4-0, with MROZ absent.

PUBLIC HEARING ITEM:

Agenda Item:	2
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:	DENY
Project Number	Conditional Use Permit (CUP) No. 2022-0013
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; and2. MOVE to adopt the next resolution in order DENYING the request to add off-sale alcohol to an existing convenience store

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

POLLACK-RUDE opened the public hearing.

Applicant, Bruce EVANS, and business owner, Kashmira BHARUCHA, spoke in opposition of staff recommendations.

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

COMMISSIONERS discussed the item.

Motion was made by SOTTILE, seconded by CIRCO, to deny the request to add off-sale alcohol to an existing convenience store; motion carried 4-0, with MROZ absent.

Agenda Item:	3
Project Name:	Melody Lane Townhomes
Request:	29-Unit Townhomes
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number:	Specific Plan (SP) No. 2022-0002, and Tentative Subdivision Map (TSM) No. 2021-0007

Location:	Melody Lane between East Main Street & Comet Lane
Applicant:	Karen Alves; City Ventures Homebuilding, LLC; 949-258-7515; kalves@cityventures.com
Project Planner:	Mike Viglione; 619-441-1773; mviglione@elcajon.gov
City Council Hearing Required?	Yes November 8, 2022
Recommended Actions:	<ol style="list-style-type: none"> 3. Conduct the public hearing; and 4. MOVE to adopt the next resolutions in order, recommending City Council approval of the CEQA determination, SP-2022-0002 and TSM-2021-0007, subject to conditions.

VIGLIONE summarized the staff report through a PowerPoint presentation and announced that a public comment was received prior to Planning Commission Meeting, which was presented to the commissioners at the dais.

COMMISSIONERS asked questions with VIGLIONE providing answers.

POLLACK-RUDE opened the public hearing.

Karen KENRICK spoke in opposition of the project.

COMMISSIONERS asked questions with VIGLIONE and SANCHEZ providing answers.

Rachel MCCLELLAN spoke in opposition of the project.

Applicant, Karen ALVES, spoke in support of the project.

COMMISSIONERS asked questions with VIGLIONE, ALVEY, and SANCHEZ providing answers.

COMMISSIONERS asked questions with ALVES providing answers.

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

COMMISSIONERS discussed the item.

Motion was made by SOTTILE, seconded by VALLES, to adopt next resolutions in order, recommending City Council approval of the CEQA determination, SP-2022-0002 and TSM-2021-0007, and requesting that the applicant investigate the feasibility of adding a second emergency vehicle access point for the project, subject to conditions; motion carried 4-0, with MROZ absent.

OTHER ITEMS FOR CONSIDERATION:

STAFF COMMUNICATIONS:

COMMISSIONER REPORTS/COMMENTS:

ADJOURNMENT:

Motion was made by CIRCO, seconded by POLLACK-RUDE, to adjourn the meeting of the El Cajon Planning Commission at 8:20 p.m. this 18th day of October, 2022, until 7:00 p.m., Tuesday, November 1, 2022; motion carried 4-0, with MROZ absent.



Rebecca POLLACK-RUDE, Vice Chair

ATTEST:



Noah ALVEY, Secretary