



## **MINUTES PLANNING COMMISSION MEETING November 1, 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:** Paul CIRCO  
Anthony SOTTILE  
Elizabeth VALLES

**COMMISSIONERS ABSENT:** Darrin MROZ (Chair)  
Rebecca POLLACK-RUDE (Vice 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  
Laura JUSZAK, Administrative Secretary

Acting Chair CIRCO opened the Planning Commission meeting explaining the rules of conduct.

### **PUBLIC COMMENT:**

There was no public comment.

### **CONSENT CALENDAR:**

Prior to the Consent Calendar vote, LUCK reminded COMMISSIONERS that a unanimous vote would be required for an item to be approved due to absences by two COMMISSIONERS. LUCK informed applicants that they can request to postpone their item until all five COMMISSIONERS are present.

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of October 18, 2022</b>

Motion was made by VALLES, seconded by SOTTILE, to approve the October 18, 2022 minutes; motion carried 3-0, with MROZ & POLLACK-RUDE absent.

**PUBLIC HEARING ITEM:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Hyundai Auto Dealership</b>
<b>Request:</b>	<b>Auto Dealership</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Specific Plan (SP) No. 2022-0001, an Amendment to Specific Plan No. 452)
<b>Location:</b>	1155 Graves Avenue
<b>Applicant:</b>	John P. Kiefer; JKC Graves, LLC; 541-915-6091; j.kiefer@gokiefer.com
<b>Project Planner:</b>	Mike Viglione; 619-441-1773; <a href="mailto:mviglione@elcajon.gov">mviglione@elcajon.gov</a>
<b>City Council Hearing Required?</b>	Yes   December 13, 2022
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order, recommending City Council approval of the CEQA determination, and SP-2022-0001, an Amendment to Specific Plan No. 452, subject to conditions.</li> </ol>

VIGLIONE summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with VIGLIONE providing answers.

CIRCO opened the public hearing.

Applicant Chris GEORGE spoke in support of the project.

Architect Bryan MAC DERMOTT spoke in support of the project and answered COMMISSIONERS' questions.

Neighboring property owner Joyce PETERSON spoke in support of the project and asked questions regarding parking requirements and driveway changes.

Motion was made by CIRCO, seconded by VALLES, to close the public hearing; motion carried 3-0, with MROZ and POLLACK-RUDE absent.

COMMISSIONERS discussed the item.

Motion was made by CIRCO, seconded by VALLES, to recommend City Council approve the CEQA exemption and SP-2022-0001, an amendment to SP No. 452; motion carried 3-0, with MROZ and POLLACK-RUDE absent.

**OTHER ITEMS FOR CONSIDERATION:**

**STAFF COMMUNICATIONS:**

ALVEY informed Planning Commissioners that the State of California Department of Housing and Community Development found the General Plan Housing Element to be in compliance with State Housing Element Law on October 27, 2022.

SOTTILE asked for information about 101 East Main Street; ALVEY confirmed that a building permit has been issued and confirmed that he would provide information regarding the original project approval.

**COMMISSIONER REPORTS/COMMENTS:**

**ADJOURNMENT:**

Motion was made by SOTTILE, seconded by VALLES, to adjourn the meeting of the El Cajon Planning Commission at 7:23 p.m. this 1st day of November, 2022, until 7:00 p.m., Tuesday, November 15, 2022; motion carried 3-0, with MROZ and POLLACK-RUDE absent.



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Paul CIRCO, Acting Chair

ATTEST:



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Noah ALVEY, Secretary