



MINUTES PLANNING COMMISSION MEETING November 15, 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
Mike VIGLIONE, Senior Planner
Roxana GUZMAN, Administrative Secretary

Chair MROZ opened the Planning Commission meeting explaining the rules of conduct.

PUBLIC COMMENT:

Patrick GRILLOT, resident of the City of El Cajon, thanked and congratulated the City of El Cajon on the Housing Element that was recently approved by HCD.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of November 1, 2022

Motion was made by VALLES, seconded by POLLACK-RUDE, to approve the November 1, 2022 minutes; motion carried 5-0.

PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	Off-Sale Alcohol Sales at Parkway Plaza
Request:	Amend Specific Plan No. 19 to expand opportunities for off-sale alcohol sales at Parkway Plaza
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Location:	Parkway Plaza; south side of Fletcher Parkway between North Johnson Ave., Interstate 8, and State Route 67
Applicant:	S. Douglas Kerner; kerner@higgslaw.com
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov
City Council Hearing Required?	Yes December 13, 2022
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolutions in order recommending City Council approval of the proposed CEQA exemption and to amend Specific Plan No. 19 to allow for off-sale alcohol sales subject to specific standards

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 request.

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

COMMISSIONERS discussed the item.

Motion was made by CIRCO, seconded by POLLACK-RUDE, to adopt the next resolutions in order recommending City Council approval of the proposed CEQA exemption and to amend Specific Plan No. 19 to allow for off-sale alcohol sales subject to specific standards; motion carried 5-0.

Agenda Item:	3
Project Name:	Neighborhood Healthcare General Plan Amendment
Request:	General Plan Amendment and Zoning Reclassification
CEQA Recommendation:	Negative Declaration
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	General Plan Amendment (GPA) No. 2021-0002 Zoning Reclassification (ZR) No. 2021-0001 Negative Declaration (CEQA) No. 2022-0002
Location:	470 North Mollison Avenue
Applicant:	Mike DeLeon, Neighborhood Healthcare; 760-520-8601
Project Planner:	Mike Viglione, mviglione@elcajon.gov, 619-441-1773
City Council Hearing Required?	Yes December 13, 2022
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of CEQA Negative Declaration No. 2022-0002, GPA-2021-0002, and ZR-2021-0001.

VIGLIONE summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with VIGLIONE providing answers.

MROZ opened the public hearing.

Applicant, Karl HIGGINS, spoke in support of the project

GRILLOT spoke in support of the project.

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 MROZ, seconded by VALLES, to adopt the next resolutions in order recommending City Council approval of CEQA Negative Declaration No. 2022-0002, GPA-2021-0002, and ZR-2021-0001; motion carried 5-0.

Agenda Item:	4
Project Name:	2022 Zoning Code Amendment
Request:	Initiate Zoning Code Amendment
CEQA Recommendation:	EXEMPT
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	ZCA-2022-0001
Location:	Citywide
Applicant:	Community Development Department
Project Planner:	Noah Alvey; nalvey@elcajon.gov ; 619-441-1795
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, initiating an amendment to the El Cajon Zoning Code.

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

MROZ opened the public hearing.

GRILLOT spoke in support of the request.

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

COMMISSIONERS discussed the item.

Motion was made by SOTTILE, seconded by CIRCO, to adopt the next resolution in order, initiating an amendment to the El Cajon Zoning Code; motion carried 5-0.

OTHER ITEMS FOR CONSIDERATION:

STAFF COMMUNICATIONS:

ALVEY announced that Community Development has added a new staff member, Sable BELTRAN, Junior Planner.

COMMISSIONER REPORTS/COMMENTS:

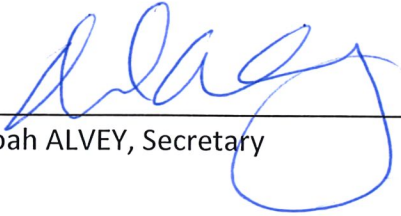
ADJOURNMENT:

Motion was made by MROZ, seconded by VALLES, to adjourn the meeting of the El Cajon Planning Commission at 7:51 p.m. this 15th day of November, 2022, until 7:00 p.m., Tuesday, December 6, 2022; motion carried 5-0.



Darrin MROZ, Chair

ATTEST:



Noah ALVEY, Secretary