



## MINUTES PLANNING COMMISSION MEETING December 6, 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:** 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  
Mario SANCHEZ, Deputy Director of Public Works  
Barbara LUCK, Staff Attorney  
Mike VIGLIONE, Senior Planner  
Laura JUSZAK, Administrative Secretary

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

### **PUBLIC COMMENT:**

One speaker, Sarah POWERS, clarifying that she was present as an affected property owner, not a representative of SDG&E.

### **CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of November 15, 2022</b>

Motion was made by CIRCO, seconded by VALLES, to approve the November 15, 2022 minutes; motion carried 5-0.

**PUBLIC HEARING ITEM:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Zoning Code Update</b>
<b>Request:</b>	<b>Zoning Code Amendment</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number:</b>	Zoning Code Amendment No. ZCA-2022-0002
<b>Location:</b>	Citywide
<b>Applicant:</b>	City of El Cajon
<b>Project Planner:</b>	Noah Alvey; <a href="mailto:nalvey@elcajon.gov">nalvey@elcajon.gov</a> ; 619-441-1795
<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 proposed Zoning Code Amendment No. ZCA-2022-0002.</li></ol>

ALVEY and VIGLIONE summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY and VIGLIONE providing answers.

MROZ opened the public hearing.

There was no public comment.

Motion was made by MROZ, seconded by VALLES, 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 resolution in order recommending City Council approval of the proposed ZCA-2022-0002; motion carried 5-0.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Greenfield Dr. &amp; E. Main St. Specific Plan</b>
<b>Request:</b>	<b>Regulate future development of a vacant property at Greenfield Dr. &amp; E. Main St.</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 No. SP-2022-0004
<b>Location:</b>	Southwest corner of Greenfield Dr. & E. Main St.
<b>Applicant:</b>	Request initiated by City Council
<b>Project Planner:</b>	Noah Alvey; <a href="mailto:nalvey@elcajon.gov">nalvey@elcajon.gov</a> ; 619-441-1795
<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 proposed CEQA exemption and SP-2022-0004, subject to conditions.</li> </ol>

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

MROZ opened the public hearing.

John CURTIS is a neighboring property owner and spoke indicating a neutral position regarding the action and requested additional information through questions for staff.

Sarah POWERS indicated she represented Sunset Highlands HOA and spoke indicating a neutral position regarding the action and requested additional information through questions for staff.

Dennis WEINREICH completed a speaker card, but declined to speak saying all his questions had been addressed by previous speakers.

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

Motion was made by SOTTILE, seconded by POLLACK-RUDE, to adopt the next resolutions in order recommending City Council approval of the CEQA exemption and SP-2022-0004; motion carried 5-0.

**OTHER ITEMS FOR CONSIDERATION:**

Staff brought 2023 Planning Commission calendar forward for review and concurrence by COMMISSIONERS.


Motion was made by POLLACK-RUDE, seconded by CIRCO, to accept the proposed 2023 Planning Commission calendar; motion carried 5-0.

**STAFF COMMUNICATIONS:**

**COMMISSIONER REPORTS/COMMENTS:**

**ADJOURNMENT:**

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 7:40 p.m. this 6<sup>th</sup> Day of December, 2022, until 7:00 p.m., Tuesday, January 17, 2023; motion carried 5-0.



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Darrin MROZ, Chair

ATTEST:



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Noah ALVEY, Secretary