



MINUTES PLANNING COMMISSION MEETING April 4, 2023

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
Shannon EDISON
Anthony SOTTILE

COMMISSIONERS ABSENT: NONE

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Mike VIGLIONE, Senior Planner
Spencer HAYES, Associate Planner
Barbara LUCK, Staff Attorney
Laura JUSZAK, 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 March 7, 2023

Motion was made by CIRCO, seconded by POLLACK-RUDE, to approve the March 7, 2023 minutes; motion carried 5-0.

Motion was made by CIRCO, seconded by POLLACK-RUDE, to approve the March 7, 2023 minutes; motion carried 5-0.

PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	Palms Residence Single Room Occupancy (SRO)
Request:	Motel conversion to single-room occupancy residence
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2022-0014
Location:	1349 East Main Street
Applicant:	Mardesich Family Trust; mardesichfamilytrust@gmail.com ; 619-913-6431
Project Planner:	Spencer Hayes, shayes@elcajon.gov , 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order approving CUP No. 2022-0014, subject to conditions.

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES providing answers.

MROZ opened the public hearing.

Project applicant Kristin BRANTZ spoke in support.

COMMISSIONERS asked questions with BRANTZ providing answers.

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 EDISON, to adopt the next resolution in order recommending City Council approval of the proposed CUP-2022-00; motion carried 5-0.

Agenda Item:	3	
Project Name:	Vista de Luna	
Request:	Motel conversion to single-room occupancy	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	
Project Number(s):	Conditional Use Permit (CUP) No. 2022-0010 and Minor Amendment (MA) No. 2023-0002	
Location:	588 North Mollison Avenue	
Applicant:	Vista International, Inc., Scott Tulk, scott@vistagroup.ca ; 403-973-8300	
Project Planner:	Mike Viglione, mviglione@elcajon.gov , 619-441-1773	
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 resolutions in order approving the CEQA determination, CUP No. 2022-0010, and MA No. 2023-0002, subject to conditions. 	

VIGLIONE summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with VIGLIONE providing answers.

MROZ opened the public hearing.

Project applicant Sally SCHIFMAN spoke in support. She requested that a condition be changed to allow the applicant 2 years to complete 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 CIRCO, seconded by MROZ, to adopt the next resolutions in order approving the CEQA Exemption, CUP-2022-0010 and MA-2023-0002, changing the condition to allow two years to complete the project; motion carried 5-0.

OTHER ITEMS FOR CONSIDERATION:

There were no other items for consideration.

STAFF COMMUNICATIONS:

VIGLIONE told COMMISSIONERS that the April 18, 2023, meeting would happen as scheduled.

COMMISSIONER REPORTS/COMMENTS:

There were no commissioner reports or comments.

ADJOURNMENT:

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 7:32 p.m. this 4th Day of April, 2023, until 7:00 p.m., Tuesday, April 18, 2023; motion carried 5-0.



Darrin MROZ, Chair

ATTEST:



Noah ALVEY, Secretary