



MINUTES PLANNING COMMISSION MEETING April 18, 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
Anthony SOTTILE
Shannon EDISON

COMMISSIONERS ABSENT: NONE

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Anthony SHUTE, Director of Community Development
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 April 4, 2023

Motion was made by MROZ, seconded by SOTTILE, to approve the April 4, 2023 minutes; motion carried 5-0.

PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	Zoning Code Update
Request:	Zoning Code Amendment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Zoning Code Amendment No. ZCA-2023-0001
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov
City Council Hearing Required?	Yes May 23, 2023
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolution in order recommending City Council approval of the proposed Zoning Code Amendment No. ZCA-2023-0001.

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

MROZ opened the public hearing.

Ryan MIKHA spoke in support of the Zoning Code Update.

Resident Tina SHAW submitted a speaker card but didn't request to speak.

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

COMMISSIONERS discussed the item and asked ALVEY questions.

Motion was made by SOTTILE, seconded by CIRCO, to adopt the next resolution in order recommending City Council approval of the proposed ZCA-2023-0001; motion carried 5-0.

Agenda Item:	3
Project Name:	550 Montrose Court (Motel 6)
Request:	Consider revocation of deemed approved status for a lodging establishment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	Revoke deemed approved status
Location:	550 Montrose Court
Applicant:	City of El Cajon
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; and 2. MOVE to adopt the next resolution in order revoking deemed approved status; 3. Direct the operator or property owner to complete certain activities within the next 30 days; and 4. Direct staff to schedule a public hearing to consider an amendment or revocation of CUP No. 1123 within the next 90 days.

ALVEY summarized the staff report through a PowerPoint presentation.

El Cajon Police Department Chief Mike MOULTON spoke to COMMISSIONERS regarding recent criminal activity at the property.

COMMISSIONERS asked questions with ALVEY and MOULTON providing answers.

MROZ opened the public hearing.

Hotel owner representative Jason SACCUZZO spoke in opposition to the revocation action.

Hotel manager Mark ROLFES spoke in opposition to the revocation action.

COMMISSIONERS asked questions of SACCUZZO and ROLFES.

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

COMMISSIONERS discussed the item, asking questions of ALVEY and SHUTE.

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next resolution in order revoking deemed approved status. COMMISSIONERS also directed hotel operator to resolve unpermitted vehicle gate blocking fire access, implement security, and maintain property free of trash and debris during the next 30 days, and directed the operator to submit an Operations/Management

Plan, owner/operator affidavit, completion of human trafficking training, and to provide a monthly report regarding Emergency Housing Placement Program(s) participation within 45 days. Lastly, COMMISSIONERS directed staff to schedule a public hearing to consider amendment or revocation of CUP No. 1123 within 90 days; motion carried 5-0.

OTHER ITEMS FOR CONSIDERATION:

There were no other items for consideration.

STAFF COMMUNICATIONS:

There were no commissioner reports or comments.

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 8:15 p.m. this 18th Day of April, 2023, until 7:00 p.m., Tuesday, May 2, 2023; motion carried 5-0.



Darrin MROZ, Chair

ATTEST:



Noah ALVEY, Secretary