



MINUTES PLANNING COMMISSION MEETING May 16, 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)
Anthony SOTTILE
Shannon EDISON

COMMISSIONERS ABSENT: Paul CIRCO

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Mario SANCHEZ, Deputy Director of Public Works
Mike VIGLIONE, Senior 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 May 2, 2023

Motion was made by MROZ, seconded by POLLACK-RUDE, to approve the May 2, 2023 minutes; motion carried 4-0, with CIRCO absent.

PUBLIC HEARING ITEM:

Chair MROZ announced a change in order for Public Hearing Items, to start with the Madar Variance item, and the revocation item last. Other COMMISSIONERS gave their approval.

Agenda Item:	3
Project Name:	Madar Variance
Request:	Variance
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number	Variance (VAR) No. 2023-0001
Location:	829 Wakefield Court
Applicant:	Creative Design and Build, Guy Madar, guycreativednb@gmail.com ; 310-282-7276
Project Planner:	Mike Viglione; 619-441-1773; mviglione@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolutions in order approving the CEQA determination, and VAR No. 2023-0001 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 Guy MADAR spoke in support of the project.

Motion was made by MROZ, seconded by SOTTILE, to close the public hearing; motion carried 4-0, with CIRCO absent.

COMMISSIONERS discussed the item.

Motion was made by EDISON, seconded by SOTTILE, to adopt the next resolutions in order APPROVING the CEQA determination and the proposed Variance VAR-2023-0001; motion carried 4-0, with CIRCO absent.

Agenda Item:	2
Project Name:	El Cajon Inn & Suites
Request:	Consider revocation of deemed approved status for a lodging establishment and approval of a conditional use permit for the continued operation of the lodging establishment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	Revoke deemed approved status and approve Conditional Use Permit (CUP) No. 2023-0003
Location:	1368 East Main Street
Applicant:	Nilesh Patel; 858-442-2495; nilesh@stoneviewproperties.com
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. Adopt the next resolutions in order revoking deemed approved status, approving a CEQA exemption, and approving Conditional Use Permit No. 2023-0003, subject to conditions; and 3. Direct staff to schedule a review of Conditional Use Permit No. 2023-0003 within the next 90 days.

ALVEY summarized the staff report through a PowerPoint presentation.

El Cajon Police Department Captain Rob RANSWEILER spoke regarding a shooting at 1368 East Main Street that occurred on December 12, 2022, and their ensuing investigation. COMMISSIONERS asked questions.

ALVEY concluded his report.

COMMISSIONERS asked questions with ALVEY providing answers.

MROZ opened the public hearing.

Project representative Sally SCHIFMAN spoke and gave a presentation regarding the property owner's and manager's response to the events on December 12, 2022 and the Notices of Violation from City staff. SCHIFMAN requested that COMMISSIONERS not revoke the establishment's Deemed Approved status, and not require a Conditional Use Permit.

Project legal representative Robert GARMO spoke regarding the property, also requesting that the Deemed Approved status not be revoked, and no Conditional Use Permit be required.

Property manager Sunny PATEL spoke regarding the property and gave details about events on December 12, 2022.

Property owner Nilesh PATEL submitted a speaker card but declined to speak.

Motion was made by MROZ, seconded by POLLACK-RUDE, to close the public hearing; motion carried 4-0, with CIRCO absent.

COMMISSIONERS discussed the item. ALVEY spoke regarding Deemed Approved and Conditional Use Permit differences.

MROZ opened the public hearing to allow Robert GARMO to ask another question regarding options for regulating the property. COMMISSIONERS spoke with GARMO regarding the question. LUCK spoke about the Deemed Approved status versus legal, non-conforming status.

Motion was made by MROZ, seconded by SOTTILE, to close the public hearing; motion carried 4-0, with CIRCO absent.

COMMISSIONERS spoke about additional conditions to be added to the Conditional Use Permit.

Motion was made by SOTTILE, seconded by MROZ, to adopt the next resolutions in order revoking deemed approved status for lodging establishment at 1368 East Main Street, approving the CEQA exemption, approving Conditional Use Permit No. 2023-0003, subject to conditions and additional conditions from staff, and directing staff to schedule a public hearing to review CUP-2023-0003 within 90 days; motion carried 4-0, with CIRCO absent.

OTHER ITEMS FOR CONSIDERATION:

There were no other items for consideration.

STAFF COMMUNICATIONS:

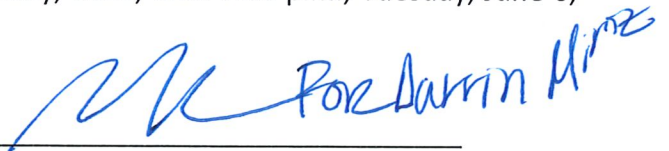
There were no staff communications.

COMMISSIONER REPORTS/COMMENTS:

There were no commissioner reports or comments.

ADJOURNMENT:

Motion was made by MROZ, seconded by POLLACK-RUDE, to adjourn the meeting of the El Cajon Planning Commission at 8:43 p.m. this 16th Day of May, 2023, until 7:00 p.m., Tuesday, June 6, 2023; motion carried 4-0, with CIRCO absent.



Darrin MROZ, Chair

ATTEST:



Noah ALVEY, Secretary