



MINUTES PLANNING COMMISSION MEETING November 7, 2023

The meeting of the El Cajon Planning Commission was called to order at 7:01 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
Mario SANCHEZ, Deputy Director of Public Works
Barbara LUCK, Staff Attorney
Spencer HAYES, Associate Planner
Sable BELTRAN, Assistant Planner
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 September 19, 2023

PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	Literacy First Charter School Expansion
Request:	Increase student enrollment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2023-0007
Location:	1012 E. Bradley Ave.
Applicant:	Literacy First Charter Schools; Steve Robinson; steve.robinson@LFCSINC.org
Project Planner:	Spencer Hayes; 619-441-1656; shayes@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order approving the CEQA determination and CUP No. 2023-0007, subject to conditions.

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY and HAYES providing answers.

MROZ opened the public hearing.

Project Representative Debbie BEYER spoke in support of the project.

Project Representative Steve ROBINSON spoke in support of the project.

COMMISSIONERS asked questions of project representatives.

Neighboring property owner Don MITCHELL spoke regarding the project with questions regarding traffic on East Bradley Avenue.

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

COMMISSIONERS discussed the item.

Motion was made by POLLACK-RUDE, seconded by EDISON, to adopt the next resolutions in order approving the CEQA determination and CUP No. 2023-0007 (CUP-2023-0007), subject to conditions, and adding a condition to coordinate with the City Traffic Engineer to implement road striping or other measures to prevent vehicles from blocking the intersections of Pepper Villa Drive and Woodburn Street with East Bradley Avenue; motion carried 5-0.

Agenda Item:	3
Project Name:	G&M Automotive Fueling Station
Request:	Rebuild an existing gas station.
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2023-0002
Location:	398 El Cajon Boulevard
Applicant:	Karl Huy; khuy@tci-eng.com ; 714-693-9388
Project Planner:	Sable Beltran, sbeltran@elcajon.gov , 619-441-1782
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 and CUP No. 2023-0002, subject to conditions.

BELTRAN summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY and BELTRAN providing answers.

MROZ opened the public hearing.

Project Representative Karl HUY spoke in support of the project.

El Cajon resident Patrick GRILLOT spoke in opposition to the project.

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 POLLACK-RUDE, to adopt the next resolutions in order approving the CEQA determination and CUP No. 2023-0002 (CUP-2023-0002), subject to conditions; motion carried 5-0.

OTHER ITEMS FOR CONSIDERATION:

There were no other items for consideration.

STAFF COMMUNICATIONS:

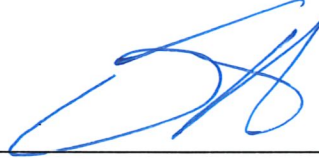
Deputy Director of Public Works Mario SANCHEZ gave a PowerPoint presentation regarding the Public Works El Cajon Boulevard Roundabout and West Main Street improvements.

COMMISSIONER REPORTS/COMMENTS:

There were no COMMISSIONER reports or comments.

ADJOURNMENT:

Motion was made by MROZ, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 8:17 p.m. this 7th Day of November, 2023, until 7:00 p.m., Tuesday, November 21, 2023; motion carried 5-0.



Darrin MROZ, Chair

ATTEST:



Noah ALVEY, Secretary