



## MINUTES PLANNING COMMISSION MEETING February 20, 2024

*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  
Shannon EDISON

**COMMISSIONERS ABSENT:** NONE

**STAFF PRESENT:** Tony SHUTE, Director of Community Development  
Mario SANCHEZ, Deputy Director of Public Works  
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:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of November 21, 2023</b>

Motion was made by CIRCO, seconded by POLLACK-RUDE, to approve the November 21, 2023 minutes; motion carried 5-0.

**PUBLIC HEARING ITEM:**

<b>Agenda Item:</b>	2
<b>Project Name:</b>	Fire Station 7
<b>Request:</b>	Expand and renovate Fire Station 7
<b>CEQA Recommendation:</b>	Exempt
<b>STAFF RECOMMENDATION:</b>	APPROVE
<b>Project Number(s):</b>	Conditional Use Permit (CUP) 2024-0002 amending CUP No. 103
<b>Location:</b>	695 Tyrone Street
<b>Applicant:</b>	City of El Cajon, Senan Kachi; <a href="mailto:skachi@elcajon.gov">skachi@elcajon.gov</a> ; 619.441.6209
<b>Project Planner:</b>	Noah Alvey; 619-441-1795; <a href="mailto:nalvey@elcajon.gov">nalvey@elcajon.gov</a>
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order approving the CEQA determination and CUP No. 2024-0002, amending CUP No. 103, subject to conditions.

COMMISSIONERS decided to hear this item second.

SHUTE summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with SHUTE providing answers.

MROZ opened the public hearing.

Fire Chief Bent KOCH spoke regarding staffing during renovations.

COMMISSIONERS asked questions with KOCH providing answers.

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

COMMISSIONERS discussed the item.

Motion was made by SOTTILE, seconded by CIRCO, to adopt the next resolutions in order approving the CEQA determination and Conditional Use Permit No. 2024-0002 (CUP-2024-0002), amending Conditional Use Permit No. 103, subject to conditions; motion carried 5-0.

**OTHER ITEMS FOR CONSIDERATION:**

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>The Palms Restaurant and Banquet Hall</b>
<b>Request:</b>	<b>Review of CUP No. 2115</b>
<b>CEQA Recommendation:</b>	<b>Not Subject to CEQA</b>
<b>STAFF RECOMMENDATION:</b>	<b>Direct staff to schedule a public hearing to consider revocation of CUP No. 2115 if the business is being operated in a manner that conflicts with the conditions of approval</b>
<b>Location:</b>	<b>143 East Main St.</b>
<b>Applicant:</b>	<b>David Malikyar, 619.249.1022</b>
<b>Project Planner:</b>	<b>Noah Alvey; 619-441-1795; <a href="mailto:nalvey@elcajon.gov">nalvey@elcajon.gov</a></b>

COMMISSIONERS decided to hear this item first.

SHUTE spoke to COMMISSIONERS asking for any actions regarding revocation be paused.

Business owner Firas JEBO spoke with COMMISSIONERS regarding operations. JEBO agreed to contact staff regarding CUP No. 2115 conditions of approval for the business.

COMMISSIONERS directed SHUTE to work with business ownership regarding Conditional Use Permit conditions of approval.

**STAFF COMMUNICATIONS:**

There were no STAFF reports or comments.

**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 7:17 p.m. this 20<sup>th</sup> day of February, 2024, until 7:00 p.m., Tuesday, March 5, 2024; motion carried 5-0.



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Darrin MROZ, Chair

ATTEST:



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Noah ALVEY, Secretary