



MINUTES PLANNING COMMISSION MEETING April 16, 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: Rebecca POLLACK-RUDE (Chair)
Paul CIRCO (Vice Chair)
Anthony SOTTILE
Shannon EDISON
Darrin MROZ

COMMISSIONERS ABSENT: NONE

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Mario SANCHEZ, Deputy Director of Public Works
Spencer HAYES, Associate Planner
Barbara LUCK, Staff Attorney
Laura JUSZAK, Administrative Secretary

Chair POLLACK-RUDE 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 2, 2024

Motion was made by SOTTILE, seconded by EDISON, to approve the April 2, 2024 minutes; motion carried 5-0.

PUBLIC HEARING ITEM:

Agenda Item:	2	
Project Name:	9-Unit Residential Development	
Request:	Proposed nine-unit common interest condominium project including affordable units, General Plan amendment and zone reclassification	
CEQA Recommendation:	Mitigated Negative Declaration	
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL	
Project Number(s):	General Plan Amendment (GPA) No. 2023-0001 Zone Reclassification (ZR) No. 2023-0001 Tentative Subdivision Map (TSM) No. 2023-0012 Site Development Plan (SDP) No. 2023-0001	
Location:	1471 East Main Street	
Applicant:	Vincent Kattoula; vince@kattoula.com ; 619-750-9650	
Project Planner:	Spencer Hayes; shayes@elcajon.gov ; 619-441-1656	
City Council Hearing Required?	Yes	May 14, 2024
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the Mitigated Negative Declaration, GPA-2023-0001, ZR-2023-0001, TSM-2023-0012, and SDP-2023-0001, subject to conditions. 	

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES providing answers.

POLLACK-RUDE opened the public hearing.

Project applicant Vince KATTOULA spoke in support of the project with a video presentation.

COMMISSIONERS asked questions with KATTOULA 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 MROZ, seconded by EDISON, to adopt the next resolutions in order recommending City Council approval of the Mitigated Negative Declaration, GPA-2023-0001, ZR-2023-0001, TSM-2023-0012, and SDP-2023-0001, subject to conditions; motion carried 5-0.

OTHER ITEMS FOR CONSIDERATION:

Agenda Item:	3
Project Name:	Administrative Determinations Report
STAFF RECOMMENDATION:	ACCEPT REPORT
Recommended Actions:	1. Discuss the administrative determinations report; and, 2. ACCEPT report.

ALVEY summarized the report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

Agenda Item:	4
Project Name:	Carroll's Community Care
Request:	Review of CUP No. 631
CEQA Recommendation:	Not Subject to CEQA
STAFF RECOMMENDATION:	Direct staff to schedule a public hearing to consider revocation of CUP No. 631 if the business is being operated in a manner that conflicts with the conditions of approval
Location:	523 Emerald Ave.
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov

ALVEY summarized the report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

Property and business owner Donald MEYERS Jr. spoke with COMMISSIONERS about the property and agreed to work with staff to resolve ongoing issues.

STAFF COMMUNICATIONS:

ALVEY asked COMMISSIONERS for a volunteer for a City Clerk's office video project featuring the Planning Commission; SOTTILE & CIRCO volunteered.

COMMISSIONER REPORTS/COMMENTS:

Commissioners asked questions and provided comments. ALVEY and SANCHEZ provided answers.

ADJOURNMENT:

Motion was made by SOTTILE, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 7:59 p.m. this 16th day of April, 2024, until 7:00 p.m., Tuesday, May 7, 2024; motion carried 5-0.



Rebecca POLLACK-RUDE, Chair

ATTEST:



Noah ALVEY, Secretary