



MINUTES PLANNING COMMISSION MEETING July 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, Community Development
Mario SANCHEZ, Deputy Director, Engineering Services
Sable BELTRAN, Assistant Planner
Spencer HAYES, Associate Planner
Mike VIGLIONE, Senior Planner
Morgan FOLEY, City 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 June 18, 2024

Motion was made by SOTTILE, seconded by MROZ, to approve the June 18, 2024 minutes; motion carried 5-0.

PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	Medical Waste Treatment Facility
Request:	Medical waste treatment and transfer facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2024-0005
Location:	1850 Gillespie Way
Applicant:	Rob Trabucco on behalf of Medical Environmental Technologies, LLC; rob@met-bio.com ; 619-448-2000
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 proposed CEQA exemption and CUP No. 2024-0005, subject to conditions.

BELTRAN summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with BELTRAN providing answers.

POLLACK-RUDE opened the public hearing.

Project applicant Rob TRABUCCO spoke in support of the project.

Neighboring property owner Robert TSCHANTZ asked questions about the project.

COMMISSIONERS asked questions of TRABUCCO and staff with ALVEY providing answers

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

COMMISSIONERS discussed the item.

Motion was made by CIRCO, seconded by EDISON, to adopt the next resolutions in order approving the proposed CEQA exemption and CUP No. 2024-0005, subject to conditions; motion carried 5-0.

Agenda Item:	3
Project Name:	Cajon View Five-lot Subdivision
Request:	Proposed five-lot residential subdivision, with alternative access, in the RS-14 zone
CEQA Recommendation:	Mitigated Negative Declaration
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Specific Plan (SP) No. 2023-0003 Tentative Subdivision Map (TSM) No. 2022-0008
Location:	Northwest corner of Cajon View Drive and Avocado Avenue; APNs 493-391-13-00 & 493-441-35-00
Applicant:	Salim Chagan; salchagan@gmail.com ; 619-328-7876
Project Planner:	Spencer Hayes; shayes@elcajon.gov ; 619-441-1656
City Council Hearing Required?	Yes August 13, 2024
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council APPROVAL of the Mitigated Negative Declaration; and 3. MOVE to adopt the next resolutions in order recommending City Council APPROVAL of SP-2023-0003 and TSM-2022-0008, subject to conditions.

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES and ALVEY providing answers.

POLLACK-RUDE opened the public hearing.

Project applicant Sal CHAGAN spoke in support of the project.

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

COMMISSIONERS discussed the item.

Motion was made by POLLACK-RUDE, seconded by CIRCO, to adopt the next resolutions in order recommending City Council approve the Mitigated Negative Declaration, SP-2023-0003 and TSM No. 2022-0008, subject to conditions; motion carried 5-0.

Agenda Item:	4	
Project Name:	Lennar Townhomes	
Request:	132-Unit Townhomes	
CEQA Recommendation:	Subsequent Activity under previously certified PEIR	
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL	
Project Number(s):	Site Development Plan Permit (SDP) No. 2023-0009 Tentative Subdivision Map (TSM) No. 2023-0013	
Location:	1050 – 1058 East Main Street; APN 489-130-19-00	
Applicant:	Lennar Homes; David Shepherd; david.shepherd@lennar.com ; 858-618-4919	
Project Planner:	Noah Alvey; nalvey@elcajon.gov ; 619-441-1795	
City Council Hearing Required?	Yes	August 13, 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 CEQA determination, SDP No. 2023-0009, and TSM No. 2023-0013, subject to conditions. 	

VIGLIONE summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with VIGLIONE providing answers.

POLLACK-RUDE opened the public hearing.

Project applicant David SHEPHERD spoke in support of the project.

COMMISSIONERS asked questions with SHEPHERD providing answers.

Neighboring property owner Shannon BOYCE spoke regarding concerns about parking.

El Cajon business owner Robert TENDICK spoke in support of the project.

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 SOTTILE, seconded by MROZ, to adopt the next resolutions in order recommending City Council approval of the CEQA determination, SDP No. 2023-0009, and TSM No. 2023-0013, subject to conditions; motion carried 5-0.

OTHER ITEMS FOR CONSIDERATION:

There were no other items for consideration.

STAFF COMMUNICATIONS:

There were no STAFF reports or comments.

COMMISSIONER REPORTS/COMMENTS:

There were no COMMISSIONER reports or comments.

ADJOURNMENT:

Motion was made by POLLACK-RUDE, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:07 p.m. this 16th day of July, 2024, until 7:00 p.m., Tuesday, August 6, 2024; motion carried 5-0.



Rebecca POLLACK-RUDE, Chair

ATTEST:



Noah ALVEY, Secretary