



MINUTES PLANNING COMMISSION MEETING August 1, 2017

The meeting of the El Cajon Planning Commission was called to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

COMMISSIONERS PRESENT: Darrin MROZ, Chairman
Paul CIRCO, Vice Chairman
Veronica LONGORIA
Anthony SOTTILE
Jerry TURCHIN

COMMISSIONERS ABSENT: None

STAFF PRESENT: Anthony SHUTE, Director / Planning Commission Secretary
Yazmin ARELLANO, Deputy Director of Public Works/City Engineer
Lorena CORDOVA, Associate Planner
Alfonso CAMACHO, Assistant Planner
Barbara LUCK, Assistant City Attorney
Ron Luis VALLES, Administrative Secretary

MROZ explained the mission of the Planning Commission, and noted that the appeal date for items on this agenda is 5 p.m., Monday, August 14, 2017, as City Hall will be closed on Friday, August 11, 2017.

PUBLIC COMMENT:

No one spoke.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of June 20, 2017

Motion was made by CIRCO, seconded by LONGORIA, to adopt the minutes [two pages were missing from the electronic version; however, Commissioners reviewed and approved the paper version] of the Planning Commission meeting of June 20, 2017; carried 5-0.

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	West Park Mixed Use Development
Request:	Adopt Mixed-Use Residential and Commercial Project with Five Units, and Reduced Parking
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2224
Location:	North side of Park Avenue between North Magnolia Avenue and Chambers Street
Applicant:	East County Respite Home Care, Inc. (Margaret Goldman); 619.561.9530; eastcountyrespite@yahoo.com
Project Planner:	Lorena Cordova, 619.441.1539, lcordova@cityofelcajon.us .
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 Conditional Use Permit No. 2224, subject to conditions

CORDOVA summarized the agenda report in a PowerPoint.

Ms. Margaret GOLDMAN, the applicant, addressed damage and vandalism caused by homeless to the property. She noted that the proposed investments should alleviate those concerns.

Mr. Dan MANNIX, the architect, addressed improvements in security and parking.

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

Commissioners addressed roof lines, building footprints, parking and increased security and praised the project.

Motion was made by LONGORIA, seconded by CIRCO, to adopt the next Resolutions in order APPROVING the proposed CEQA exemption and Conditional Use Permit No. 2224, subject to conditions; carried 5-0.

The appeal deadline for this item is at 5 p.m., Monday, August 14, 2017.

Agenda Item:	3
Project Name:	Literacy Academy Electronic Message Display
Request:	Installation of an electronic message display at the existing monument sign location
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Amendment to Conditional Use Permit (CUP) No. 1544
Location:	698 West Main Street

Applicant:	Jerry Keough
Project Planner:	Alfonso Camacho, 619.441.1782, acamacho@cityofelcajon.us
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 resolution in order APPROVING proposed Amendment to Conditional Use Permit No. 1544, subject to conditions.

CAMACHO summarized the agenda report in a PowerPoint.

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

Motion was made by SOTTILE, seconded by MROZ, to adopt the next Resolution in order approving the Amendment to Conditional Use Permit No. 1544, subject to conditions, carried 5-0.

The appeal deadline for this item is at 5 p.m., Monday, August 14, 2017.

STAFF COMMUNICATIONS:

There was none.

ADJOURNMENT:

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 7:33 p.m. this 1st day of August until August 15, 2017; carried 5-0.

Paul CIRCO, Vice Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary