



MINUTES PLANNING COMMISSION MEETING November 7, 2017

The meeting of the El Cajon Planning Commission was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE. [Boy Scout Troop No. 303 leaders and members were present in the audience. One Boy Scout led the Pledge of Allegiance.]

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

COMMISSIONERS ABSENT: Darrin MROZ, Chairman

STAFF PRESENT: Anthony SHUTE, Director / Planning Commission Secretary
Spencer HAYES, Junior Planner
Barbara LUCK, City Attorney
Ron Luis VALLES, Administrative Secretary

Vice Chair CIRCO explained the mission of the Planning Commission.

PUBLIC COMMENT:

No one spoke.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of October 3, 2017

Motion was made by SOTTILE, seconded by TURCHIN, to approve the October 3, 2017 minutes; carried 4-0. (MROZ, absent).

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	Fuerte's New York Pizzeria
Request:	On-sale beer and wine service at a proposed full service restaurant
CEQA Recommendation:	Exempt

STAFF RECOMMENDATION:	NO ACTION
Project Number(s):	Conditional Use Permit (CUP) No. 2242
Location:	937 Parkway Plaza
Applicant:	Fuerte's New York Pizzeria. (Summer Lawrence); summernl87@gmail.com ; 619.944.2909
Project Planner:	Alfonso Camacho; acamacho@cityofelcajon.us ; 619.441.1782
City Council Hearing Required?	No
Recommended Actions:	1. No action needed

SHUTE informed that there was already an existing conditional use permit for this property (formerly Bob's Big Boy and Ruby Diners). Since a public notice was posted, we brought it before the Planning Commission, but no action is required.

No one spoke in favor or opposition.

No action was needed.

Agenda Item:	3
Project Name:	West Cypress Second Unit
Request:	Modification of development standards
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2241
Location:	188 West Cypress Avenue
Applicant:	Kelly & Kathleen O'Fallon; 619.820.0985
Project Planner:	Spencer Hayes; 619.441.1656; shayes@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt next resolution in order approving Conditional Use Permit No. 2241, subject to conditions

HAYES summarized the agenda report in a PowerPoint.

Mr. Joe DARIN, the project applicant, responded to questions on height and improvements.

No one spoke in opposition.

Motion was made by CIRCO, seconded by TURCHIN, to close the public hearing; carried 4-0 (MROZ, absent).

Commissioners addressed building setbacks, bringing the property into compliance, and building permits.

Motion was made by CIRCO, seconded by TURCHIN, to close the public hearing; carried 4-0 (MROZ, absent).

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next Resolution in order APPROVING Conditional Use Permit No. 2241, subject to conditions; carried 4-0 (MROZ, absent).

Agenda Item:	4
Project Name:	Salvation Army Multi-Purpose Community Center
Request:	Extend approval period for one year
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2225
Location:	1025 East Main Street
Applicant:	Captain Sean Kelsey
Project Planner:	Anthony Shute, 619.441.1742, tonys@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	1. MOVE to adopt the next resolution in order approving the extension of time for CUP No. 2225

SHUTE provided an update on this project.

Captain Sean KELSEY thanked the Commission and noted that building plans should be submitted in December.

No one spoke in opposition.

Motion was made by TURCHIN, seconded by CIRCO, to close the public hearing; carried 4-0 (MROZ, absent).

Motion was made by LONGORIA, seconded by TURCHIN, to adopt the next Resolution in order APPROVING the extension of time for Conditional Use Permit No. 2225; carried 4-0 (MROZ, absent).

STAFF COMMUNICATIONS:

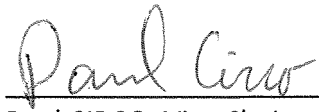
The Planning Commission reviewed and accepted the proposed Planning Commission dates for 2018.

SHUTE informed that the Mixed Use Overlay Project will go to the City Council on November 14, 2017, and the Transit District Specific Plan is expected to be presented to the Commission around March 2018. He provided updates on Mercedes-Benz, Jaguar/Land Rover, Courtyard by Marriott and Hampton Inn. He also responded to Commission inquiries regarding the Dunkin Donuts, a coffee house on East Main, and the Cornerstone Project.

ADJOURNMENT:

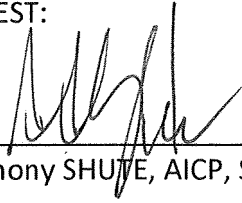
Motion was made by LONGORIA, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 7:38 p.m. this 7th day of November until November 21, 2017; carried 4-0 (MROZ, absent).

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Paul CIRCO, Vice Chairperson

ATTEST:



Anthony SHULTE, AICP, Secretary