



# MINUTES

## PLANNING COMMISSION MEETING

### April 21, 2015

*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, Chairman  
 Paul CIRCO, Vice Chairman  
 Luis HERNANDEZ  
 Anthony SOTTILE  
 Jerry TURCHIN

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Anthony SHUTE, Planning Manager / Planning Commission Secretary  
 Barbara LUCK, Assistant City Attorney  
 Melissa DEVINE, Senior Planner  
 Patricia HAMILTON, Secretary

Mroz explained the mission of the Planning Commission.

**CONSENT CALENDAR**

**Planning Commission Minutes**

Motion was made by MROZ, seconded by CIRCO, to adopt the minutes of the Planning Commission meeting of March 17, 2015; carried 5-0.

**PUBLIC HEARING ITEMS**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Main Street Residences</b>
<b>Request:</b>	<b>Mixed-Use Development Project with Reduced Parking, Setbacks, and increased Building Height</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>WITHDRAW</b>
<b>Project Number(s):</b>	Conditional Use Permit No. 2216
<b>Location:</b>	925-939 West Main Street
<b>Applicant:</b>	Affirmed Housing Group (Jimmy Silverwood); 858.386.5178; JAMES@AFFIRMEDHOUSING.COM
<b>Project Planner:</b>	Lorena Cordova; 619.441.1539; lcordova@cityofelcajon.us
<b>City Council Hearing Required?</b>	No

	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. Receive public testimony; and</li> <li>3. MOVE to approve request for withdrawal of Conditional Use Permit No. 2216.</li> </ol>
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SHUTE explained this item was continued from the Planning Commission of March 17, 2015, and that the applicant has since requested to withdraw the proposed project.

MROZ opened the public hearing and invited any speakers to the podium. No one spoke on this item.

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

Motion was made by CIRCO, seconded by HERNANDEZ, to approve the withdrawal of Conditional Use Permit No. 2216; carried 5-0.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Broadway Adult Day Care</b>
<b>Request:</b>	<b>Adult Day Care facility</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit No. 2218
<b>Location:</b>	1340 Broadway
<b>Applicant:</b>	CA Reliable Medical Systems, Inc. (Gregory Braverman); 323.333.5383
<b>Project Planner:</b>	Melissa Devine; 619.441.1773; medvine@cityofelcajon.us
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order approving proposed Conditional Use Permit No. 2218, subject to conditions</li> </ol>

DEVINE summarized the agenda report in a PowerPoint presentation.

TURCHIN asked if all conditions previously required on a previous CUP were completed.

DEVINE answered they had not. Conditions associated with this current CUP are proposed.

SOTTILE confirmed with DEVINE that the proposed use would only be during daytime hours.

HERNANDEZ asked which conditions are required.

DEVINE explained.

SHUTE added that the first CUP, which was for a building expansion, was for an entirely different use, and the applicant has not yet exercised his right to trigger the condition. This CUP proposed by a different applicant is for a different use which includes only minor tenant improvements; however some of the conditions from the first CUP are being carried forward.

HERNANDEZ asked for clarification.

DEVINE explained the two different uses will on be operating at the same time.

MROZ opened the public hearing and invited any speakers to the podium.

Namir MATTIA, owner of the property, approached the podium. He stated he was in protest of the landscaping condition because it would eliminate a lot of parking spaces used by their business.

DEVINE clarified that the more comprehensive landscaping condition is connected to the prior CUP for Royal Palace.

Gregory BRAVERMAN, applicant for CA Reliable Medical Systems, spoke next. He advised that all meals to be served during the day will be brought in from outside. They would not be using the kitchen for food preparation.

Bill KACHI, representing Royal Palace, also spoke about the proposed project and the differences between the two uses on the property.

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

HERNANDEZ stated that the two projects at the same location do not seem to work together. He suggested a continuance.

LUCK advised that the parking lot landscaping is a condition of the first CUP and is not under consideration with the application before them tonight.

HERNANDEZ recommended the two CUPs be reconciled into a unified project.

DEVINE added the applicant is in agreement with the minor conditions associated with the CUP before the Commission.

SHUTE also added that if and when Royal Palace chooses to pull a building permit for the building addition, then at that time it would trigger the extensive improvements conditioned by Public Works.

MROZ reopened the public hearing for additional clarification.

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

Motion was made by CIRCO, seconded by MROZ, to adopt the next resolution in order approving proposed Conditional Use Permit No. 2218, with conditions; carried 5-0.

The appeal period for this item ends on Friday, April 21, 2015 at 5:00 p.m.

#### **4. STAFF COMMUNICATIONS**

Housing element Implementation – A PowerPoint of upcoming General Plan Amendments, rezonings, and Specific Plan Amendments was presented to the Commissioners.

#### **ADJOURNMENT**

Motion was made by MROZ, seconded by HERNANDEZ, to adjourn the meeting of the El Cajon Planning Commission at p.m. this 21st day of April until May 5, 2015, at 8:10 p.m.; carried 5-0.

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Darrin J MROZ, Chairman

ATTEST:

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Anthony SHUTE, AICP, Secretary