



City of El Cajon

Planning Commission Agenda

Tuesday, May 16, 2023 Meeting

7:00 PM

DARRIN MROZ, Chair
REBECCA POLLACK-RUDE, Vice Chair
PAUL CIRCO
SHANNON EDISON
ANTHONY SOTTILE

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA, 92020

Please note that, pursuant to State and County Health Orders, in-person meetings have resumed. The public is welcome to attend and participate.

The meeting will be live-streamed through the City website at: <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>.

To submit written comments on an item on this agenda, or a Public Comment, please e-mail the comments with Planning Commission in the subject line to planning@elcajon.gov before 5 p.m. on Tuesday, May 16, 2023. Comments will be limited to 300 words and will be entered into the official Commission Meeting Record.

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the Commission meeting, please contact our office at 619-441-1742, option 3, as soon as possible.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRPERSON'S WELCOME

PUBLIC COMMENT

This is the opportunity for the public to address the Commission on any item of business within the jurisdiction of the Commission that is not on the agenda. Under state law no action can be taken on items brought forward under Public Comment except to refer the item to staff for administrative action or to place it on a future agenda. Non-agenda public comments must be submitted before the end of public comment during the meeting.

CONSENT

Agenda Item:	1
	Planning Commission minutes of May 2, 2023

Decisions and Appeals - A decision of the Planning Commission is final unless appealed within 10 days of the date of the Commission's action. The appeal period for the items on this Agenda will end on Tuesday, May 30, 2023, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	El Cajon Inn & Suites
Request:	Consider revocation of deemed approved status for a lodging establishment and approval of a conditional use permit for the continued operation of the lodging establishment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	Revoke deemed approved status and approve Conditional Use Permit (CUP) No. 2023-0003
Location:	1368 East Main Street
Applicant:	Nilesh Patel; 858-442-2495; nilesh@stoneviewproperties.com
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; 2. Adopt the next resolutions in order revoking deemed approved status, approving a CEQA exemption, and approving Conditional Use Permit No. 2023-0003, subject to conditions; and 3. Direct staff to schedule a review of Conditional Use Permit No. 2023-0003 within the next 90 days.

Agenda Item:	3
Project Name:	Madar Variance
Request:	Variance
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number	Variance (VAR) No. 2023-0001
Location:	829 Wakefield Court
Applicant:	Creative Design and Build, Guy Madar, guycreativednb@gmail.com ; 310-282-7276
Project Planner:	Mike Viglione; 619-441-1773; mviglione@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 4. Conduct the public hearing; and 5. MOVE to adopt the next resolutions in order approving the CEQA determination, and VAR No. 2023-0001 subject to conditions.

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6. OTHER ITEMS FOR CONSIDERATION

7. STAFF COMMUNICATIONS

8. COMMISSIONER REPORTS/COMMENTS

9. ADJOURNMENT

This Planning Commission meeting is adjourned to June 6, 2023 at 7 p.m.