



MINUTES PLANNING COMMISSION MEETING November 1, 2016

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: Anthony SOTTILE, Chairman
Paul CIRCO
Jerry TURCHIN
Veronica LONGORIA

COMMISSIONERS ABSENT: Darrin MROZ, Vice Chairman

STAFF PRESENT: Majed Al-Ghafry, Assistant City Manager
Anthony SHUTE, Deputy Director / Planning Commission Secretary
Barbara LUCK, Assistant City Attorney
Melissa DEVINE, Senior Planner
Ron Luis VALLES, Administrative Secretary

SOTTILE explained the mission of the Planning Commission.

Under Public Comment, no one approached the podium.

CONSENT CALENDAR

Agenda Item:	1
	Planning Commission minutes of October 18, 2016

Motion was made by CIRCO, seconded by SOTTILE, to adopt the minutes of the Planning Commission meeting of October 18, 2016; carried 3-0 (MROZ – absent; TURCHIN, abstained due to absence at meeting).

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	El Cajon Animal Care
Request:	Animal Care Facility and Associated Uses
CEQA Recommendation:	Mitigated Negative Declaration
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2163
Location:	East side of North Marshall Avenue between West Bradley and Vernon Way

Applicant:	City of El Cajon
Project Planner:	Anthony Shute; tonys@cityofelcajon.us ; 619.441.1742
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 Mitigated Negative Declaration and Conditional Use Permit No. 2163, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

Ms. Peggy BUFFO, president of the Aces Foundation praised the project and commended city staff for the project

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

Commissioners liked the design and praised the project. CIRCO noted that former Planning Commissioner Star BALES would have liked the project for its beautiful design and facade.

Motion was made by CIRCO, seconded by TURCHIN, to adopt the next resolution in order approving proposed Conditional Use Permit No. 2163, subject to conditions; carried 4-0 (MROZ – absent).

Agenda Item:	3
Project Name:	C & D Towing
Request:	Expansion of tow services and impound yard
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVED
Project Number(s):	Amendment of Conditional Use Permit (CUP) No. 1638
Location:	1101 and 1105 North Marshall Avenue
Applicant:	C & D Towing (Salar Mansur); sal@cdtowing.com ; 619.577.2277
Project Planner:	Melissa Devine; mdevine@cityofelcajon.us ; 619.441.1773
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 of CUP No. 1638, subject to conditions

DEVINE summarized the agenda report in a PowerPoint presentation.

Commissioners had questions regarding leaking fluids from cars.

SOTTILE opened the public hearing.

Mr. Chuck STURROCK, project applicant, responded to concerns about leaking fluids from impounded cars and noted that they would take preventative measures. He also noted that they do have secondary containment in place.

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

Motion was made by SOTTILE, seconded by LONGORIA, to adopt the next resolution in order approving proposed Amendment of Conditional Use Permit No. 1638, adding Condition 6.g. -- “All vehicles leaking fluids must be parked on paved parking areas in the impound yards.” and Condition 19. under Permit Compliance – “City staff will conduct a review of the site conditions for compliance with the conditions of approval six months after the approval date.” and subject to conditions; carried 4-0 (MROZ – absent).

Agenda Item:	4
Project Name:	Verizon Wireless at Chase Avenue
Request:	Establish a wireless communications facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2231
Location:	378 West Chase Avenue
Applicant:	Verizon c/o Cortel (Andrea Urbas); andrea.urbas@cortel-llc.com ; 909.528.6925
Project Planner:	Lorena Cordova; lcordova@cityofelcajon.us ; 619.441.1539
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 CUP No. 2231, subject to conditions

SHUTE noted that the applicant requested a continuance to the Planning Commission meeting of Tuesday, December 6, 2016 at 7 p.m.

There were no speakers for this item.

Motion was made by SOTTILE, seconded by CIRCO, to continue the proposed Conditional Use Permit No. 2231 to the Planning Commission meeting at 7 p.m., Tuesday, December 6, 2016, in Council Chambers; carried 4-0 (MROZ – absent).

Agenda Item:	5
Project Name:	Bender PRD – Planned Residential Development
Request:	Development of a 5-unit residential project
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL

Project Number(s):	Zone Reclassification No. 2318, Planned Residential Development No. 70, and Tentative Subdivision Map No. 664	
Location:	1245 Tres Lomas	
Applicant:	RLM Surf LLC (Jeffery Bender);	
Project Planner:	Lorena Cordova; lcordova@cityofelcajon.us 619.441.1539;	
City Council Hearing Required?	Yes	TBD
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 proposed CEQA exemption, Zone Reclassification No. 2318, Planned Residential Development No. 70, and Tentative Subdivision Map No. 664, subject to conditions 	

SHUTE summarized the agenda report in a PowerPoint presentation. He also noted corrected resolutions were provided to the Commissioners, which moved the Helix Water comments from the Zone Reclassification to the Planned Residential Development resolution.

SOTTILE opened the public hearing.

Mr. Jeffrey BENDER, project applicant, spoke and noted he had worked with staff extensively to work on these higher-end, energy efficient homes. Commissioners praised elevations.

Mr. John CURTIS was concerned of density and noted that if this is approved, it will create more applications and increase development in the neighborhood. He did not support the project.

Commissioners noted the City is trying to increase housing and homeownership opportunities.

Ms. Emmy RODGERS, indicated she does not support the rezoning as it does not support needs and character of existing neighborhood. Current home owners complied with zone requirements of additional two per lot. She and other residents did not support increased density in this project.

Mr. John SARIDAKIS, noted that he is a developer of Tres Lomas in 1985. He was opposed to the increase of density the property and will oppose the development.

Mr. John TAYLOR, noted that they concur with neighbors and are opposed to the rezoning proposal. He emphasized to increase the homes from one to five homes, sets an extra-ordinary precedent. He added that the zoning change will allow developer to change other lots changing the build of neighborhood.

Mr. Lawrence SCHULTE, opposed spot rezoning of one lot on the street. It would create additional traffic, street parking, fire, trash, effects on home prices, water drainage and usage.

Ms. Kathleen MEEK, is speaking on behalf of various residents on Tres Lomas. She noted this is a caring community of neighbors, and said that building five houses is absurd.

Mr. Chris MAKRIS, noted that if PRD zoning is allowed, it will reduce the property values of his and adjoining home owners. He does support two new homes, but not five homes. He requested that the item be continued to allow home owners additional time to seek legal advice. [The Chairman noted that this item will go to the City Council for approval, and that the Commission cannot consider property values in its decision.]

Mr. James MEEK, addressed the environmental concerns that this project would create.

Mr. Michael MASCHMEIER, lives next to property. He noted that his concerns were addressed by previous speakers. [There was an issue with the tape recorder and a recess was called by the Chairman.] He noted that HOA or law enforcement cannot enforce several issues on parking. He said that the property is not over an acre. He was opposed to five houses on the property.

Mr. Daniel RODGERS, noted that previous individuals have complied with current zoning requirements. He is opposed to spot rezoning, and once that one lot is rezoned then the precedent will change. He did request a continuance to allow residents more time to review this proposal. He cited Mayor Wells quote that development is important but not at the expense of the quality of life of the citizens of El Cajon. RODGERS said this proposal is against that.

Ms. Margaret MASCHMEIER, noted that the houses will be built and looking into back yard, affecting their solar, quality of life and privacy. She supported current zone rules. She noted public safety concerns.

TAYLOR re-approached the podium. He addressed density concerns due to zoning changes. He said the residents are opposed to this. He read a letter from former resident of Tres Lomas who wanted to increase properties on lots and was denied.

Ms. Kathie MAKRIS, has been there for 30 years and opposed increase in density.

Mr. Allen DUEBER has seen El Cajon developed. He referred to mural in council chambers and asked that they envision five homes built in front, which would affect the view. He opposed spot zoning and higher density in this location.

Mr. Pete SARIDAKIS, a resident of Tres Lomas Drive since 1986. He addressed parking concerns and noted project will change the character of neighborhood.

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

LONGORIA said that she will not support dense projects, until the General Plan and Zoning Plan are linked together. She did not support five homes fitting in this project. She recommended that residents go to the City Council and share their concerns.

Motion was made by SOTTILE, seconded by TURCHIN, to continue the proposed Zone Reclassification No. 2318, Planned Residential Development No. 70, and Tentative Subdivision Map No. 664 to the Planning Commission meeting at 7 p.m., Tuesday, December 6, 2016, carried 2-2 (SOTTILE – TURCHIN, yes; CIRCO – LONGORIA, NO; MROZ – absent).

STAFF COMMUNICATIONS

There were none.

ADJOURNMENT

Motion was made by LONGORIA, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 9:48 p.m. this first day of November until December 6, 2016; carried 4-0 (MROZ – absent).

Anthony SOTTILE, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary