



MINUTES

PLANNING COMMISSION MEETING

February 21, 2017

The meeting of the El Cajon Planning Commission was called to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

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

COMMISSIONERS ABSENT: None

STAFF PRESENT: Majed Al-Ghafry, Assistant City Manager
 Anthony SHUTE, Deputy Director / Planning Commission Secretary
 Yazmin Arellano, Deputy Director / City Engineer
 Melissa Devine, Senior Planner
 Lorena CORDOVA, Associate Planner
 Barbara LUCK, Assistant City Attorney
 Ron Luis VALLES, Administrative Secretary

MROZ explained the mission of the Planning Commission.

PUBLIC COMMENT:

Majed AL-GHAFFRY, Assistant City Manager, informed that he is leaving the City of El Cajon to be the Assistant City Manager for the City of Dallas, Texas. He commended the Commissioners and their excellent service to the City of El Cajon. Commissioners congratulated AL-GHAFFRY and thanked him for his work with the City of El Cajon.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of February 7, 2017

Motion was made by LONGORIA, seconded by CIRCO, to adopt the minutes of the Planning Commission meeting of February 7, 2017; carried 5-0.

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	Oakdale Residences
Request:	Development of a 15-unit residential project
CEQA Recommendation:	Mitigated Negative Declaration (MND)
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	General Plan Amendment No. 2015-01; Zone Reclassification No. 2317; Planned Unit Development No. 343; Tentative Parcel Map No. 663
Location:	Northwest corner of Oakdale Lane and Oakdale Avenue
Applicant:	Gulf Development & Construction Corporation (Ray Kafaji); rkafaji@aol.com ; 619.665.4464
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619.441.1539
City Council Hearing Required?	Yes To be determined
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 Mitigated Negative Declaration, General Plan Amendment No. 2015-01, Zone Reclassification No. 2317, Planned Unit Development No. 343, and Tentative Parcel Map No. 663, subject to conditions

CORDOVA summarized the agenda report in a PowerPoint presentation, and informed that the applicant made several changes to the project based on concerns addressed at the January 17, 2017 Planning Commission meeting. ARELLANO informed about traffic analysis that were made on Oakdale and Second Street.

SOTTILE opened the public hearing.

Mr. Juan QUEMADO is the project designer. He noted that they made windows higher and smaller.

Ms. Teresa WILKINSON is the environmental consultant and noted that the project was found not to have any significant impacts. They also found it was compatible with surrounding area, and said that traffic did not have significant impacts.

Mr. Victor RODRIGUEZ is the registered civil engineer and addressed parking and setbacks. He did note that the traffic signals on Second and Oakdale are not synchronized and might be adding to congestion in the area.

Ms. Brenda HARVEY, a nearby resident, emphasized concerns over traffic, and said that residents will not be using garages for parking, but for storage. In response to TURCHIN, CORDOVA replied that the CCR's noted that garages must be used for parking.

Ms. Christina BRANSCOMB addressed concerns of increased traffic and congestion.

Ms. Nicolette BARBER reiterated traffic and parking concerns and addressed the projected 120 daily trips adding to the congestion.

Mr. Frank STANGLER commended the Commissioners and staff for attention to detail, especially the windows facing the west side. He was concerned about loss of privacy.

Ms. Amethyst LAWSON noted that even though windows are higher, she was still concerned about privacy.

Ms. Peggy ARBUCKLE lives in the area and addressed privacy and traffic congestion.

Mr. Juan QUEMADO re-approached the podium. He informed that the windows on the left side could be eliminated, or they could be made higher.

MROZ noted the windows could be higher, and appreciated the applicant's willingness to work. CORDOVA noted that windows are needed for light instead of having a blank wall.

LONGORIA asked if windows could be opaque to limit views, but still have a light source.

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

CIRCO commended applicant and city for working to address concerns. He emphasized that the project will not have a significant impact to the area. TURCHIN said that the owners of the units should be entitled to sunshine and light. MROZ commended developer for making changes. LONGORIA liked the project. She suggested of adding wrought iron to top floor on the blank wall on the east elevation. She liked the windows to be opaque. She recommended that the patios facing the freeway be prevented from having unsightly materials. SOTTILE really liked the project and commended the applicant for addressing concerns.

Motion was made by SOTTILE, seconded by TURCHIN, to adopt the next resolutions in order recommending City Council approval of proposed Mitigated Negative Declaration, General Plan Amendment No. 2015-01, Zone Reclassification No. 2317, Planned Unit Development No. 343, adding conditions of that the west facing windows be opaque, wrought iron on the east elevation and no tarps or storage on the patios/balconies, and Tentative Subdivision Map No. 663; carried 5-0.

This item will be presented to the City Council at a date to be determined.

Agenda Item:	3
Project Name:	Kaminsky Auto Dealership
Request:	New automobile dealership
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Zone Reclassification No. 2322 and Specific Plan No. 529
Location:	1100 Wagner Drive
Applicant:	Gary Kaminsky; garykaninsky@toyotaofelcajon.us ; 619.270.3005
Project Planner:	Anthony Shute; tonys@cityofelcajon.us ; 619.441.1742
City Council Hearing Required?	Yes March 14, 2017
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 Zone Reclassification No. 2322 and Specific Plan No. 529, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

Mr. Kerry SCHIMPF, a commercial real estate broker, noted that he has been working with the Kaminsky's on this project.

Mr. Joel WAYMIRE, with Polaris Consultants, the civil engineers for the project, noted that there will be no structures on top the water main that runs under the property. In response to LONGORIA, he informed that the lighting would be facing downwards and limiting brightness to neighboring properties.

Mr. Bill FISCHBECK representing the applicant emphasized the great improvement to the area that this project will bring.

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

Commissioners commended the applicants, and what this project will bring.

Motion was made by MROZ, seconded by CIRCO, to adopt the next resolutions in order approving proposed CEQA Exemption, Zone Reclassification No. 2322, and Specific Plan No. 529, subject to conditions; carried 5-0.

Agenda Item:	4
Project Name:	Café Amor Mio
Request:	Café with outdoor seating and reduction in parking
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2235
Location:	182 East Main Street
Applicant:	Marrujo Family Properties, LLC (Arnulfo Valdez); arkysale@hotmail.com ; 619.621.7642
Project Planner:	Spencer Hayes; shayes@cityofelcajon.us ; 619.441.1656
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 Conditional Use Permit No. 2235, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

Mr. Gabriel MARRUJO, the applicant spoke in favor. TURCHIN commended the applicant on this projects and on being a “hands-on” operator.

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

Motion was made by TURCHIN, seconded by MROZ, to adopt the next resolution in order approving proposed Conditional Use Permit No. 2235, subject to conditions; carried 5-0.

Melissa DEVINE presented a PowerPoint on the Mixed Use Overlay Project (Housing Element Rezoning), including history, designated investment areas, and next steps to the Planning Commission.

ADJOURNMENT:

Motion was made by TURCHIN, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 9:07 p.m. this 21st day of February until March 7, 2017; carried 5-0.

Anthony SOTTILE, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary