



MINUTES

PLANNING COMMISSION MEETING

March 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

COMMISSIONERS ABSENT: Veronica LONGORIA

STAFF PRESENT: Anthony SHUTE, Deputy Director / Planning Commission Secretary
 Melissa Devine, Senior Planner
 Barbara LUCK, Assistant City Attorney
 Ron Luis VALLES, Administrative Secretary

SOTTILE explained the mission of the Planning Commission.

PUBLIC COMMENT:

No one spoke.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of February 21, 2017

Motion was made by MROZ, seconded by CIRCO, to adopt the minutes of the Planning Commission meeting of February 21, 2017; carried 4-0 (LONGORIA, absent).

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	Mixed-Use Overlay
Request:	Workshop
CEQA Recommendation:	Environmental Impact Report
STAFF RECOMMENDATION:	NONE

Project Number(s):	General Plan Amendment No. 2016-01 Zone Reclassification No. 2320 Zoning Code Update No. 432	
Location:	City Wide	
Applicant:	El Cajon Planning Commission	
Project Planner:	Melissa Devine, 619.441.1733	
City Council Hearing Required?	N/ A	
Recommended Actions:	1. Planning Commission Input is requested	

DEVINE summarized the agenda report in a PowerPoint presentation and asked Commissioners for direction.

Commissioners addressed height, parking, setbacks, density, and the four proposed areas. Discussion was focused on design quality and density. In response to public hearing notices for projects that go before the Planning Commission, staff informed that under the proposed M-U Overlay Zone projects will be processed administratively and that a Notice of Application goes to neighbors in a 300-foot radius of the project when an application is submitted.

The Commission preferred to see the proposed M-U Overlay project return for formal consideration in two hearings. The first would be the Downtown and East Main areas, while Fletcher Parkway and Parkway Plaza will be considered next.

Agenda Item:	3	
Project Name:	Downtown Parking Availability	
Request:	Initiate Downtown Master Plan Amendment	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	Accept Report and Adopt Resolution of Intent	
Project Number(s):	Specific Plan No. 182 Amendment	
Location:	Downtown El Cajon	
Project Planner:	Anthony Shute; 619-441-1742	
City Council Hearing Required?	No	
Recommended Actions:	2. Discuss the report; and 3. Adopt proposed resolution of intent to amend the Downtown Specific Plan (SP No. 182)	

SHUTE summarized the agenda report in a PowerPoint presentation.

Motion was made by SOTTILE, seconded by CIRCO, to accept the report and adopt the Resolution of Intention to initiative an Amendment to Specific Plan No. 182 directing staff to prepare for consideration an Amendment to remove the requirement for a Conditional Use Permit for reduced parking for new developments and change of use or expansion in an existing building; carried 4-0 (LONGORIA, absent).

ELECTION OF OFFICERS:

Motion was made by SOTTILE, seconded by CIRCO, to elect Darrin MROZ as Chairman; carried 4-0 (LONGORIA, absent).

Motion was made by MROZ, seconded by SOTTILE, to elect Paul CIRCO as Vice Chairman; carried 4-0 (LONGORIA, absent).

ADJOURNMENT:

Motion was made by CIRCO, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 8:07 p.m. this 21st day of March until April 4, 2017; carried 4-0 (LONGORIA, absent).



Paul CIRCO, Vice Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary