



MINUTES PLANNING COMMISSION MEETING December 6, 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
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 of Public Works/City Engineer
Barbara LUCK, Assistant City Attorney
Ron Luis VALLES, Administrative Secretary

SOTTILE explained the mission of the Planning Commission. He noted that proper rules and decorum will be followed.

PUBLIC COMMENT:

Under Public Comment, John CURTIS approached the podium. He inquired if there were any ordinances that would protect homeowners with solar panels when neighboring property owners build high structures that would obstruct effectiveness of solar panels. The item was referred to staff.

CONSENT CALENDAR:

LUCK asked MROZ if he reviewed the audio file that was provided to him and read the staff report and minutes from the November 1, 2016 Planning Commission meeting and was prepared to participate in all the items at this meeting. MROZ replied affirmatively.

Agenda Item:	1
	Planning Commission minutes of November 1, 2016

Motion was made by CIRCO, seconded by SOTTILE, to adopt the minutes of the Planning Commission meeting of November 1, 2016; carried 5-0.

PUBLIC HEARING ITEMS:

Agenda Item:	2 (ITEM CONTINUED FROM 11-1-16 PC MEETING)
Project Name:	Verizon Wireless
Request:	Establish a wireless communications facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit 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 proposed Conditional Use Permit No. 2231, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

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

Motion was made by CIRCO, seconded by TURCHIN, to adopt the next resolution in order approving proposed Conditional Use Permit No. 2231, subject to conditions; carried 5-0.

Agenda Item:	3 (ITEM CONTINUED FROM 11-1-16 PC MEETING)
Project Name:	Bender Residences – 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

Mr. Jeff BENDER, the applicant, spoke in favor of the project.

Fifteen individuals spoke against the proposed project and cited concerns over public safety, health, character of the neighborhood, public necessity, setback exemptions, zoning, environment, and current zoning regulations and not allow five houses. The individuals speaking against the Tres Lomas project included: Ms. Janet CARLSON, Mr. Steve GOBLE, Mr. Larry SCHULTE, Mr. Pete SARIDAKIS, Ms. Emmy RODGERS, Ms. Lelia HUNSAKER, Ms. Margaret MASCHMEIER, Mr. Dan RODGERS, Mr. Chris MAKRIS, Mr. John CURTIS, Mr. Michael MASCHMEIER, Ms. Marie LITTLE, MR. John SARIDAKIS, Ms. Kathie MAKRIS, and Ms. Lindy GOBLE.

LONGORIA was opposed to the project as she did not think it blended with community. She supported three homes, but not five. TURCHIN cited recent news articles on the need for more affordable housing and housing units. CIRCO noted that it is a difficult balance citing community concerns versus the property owners' rights to build. MROZ noted that this was one of the nicest projects he has seen. SOTTILE noted that there were three issues, the rights of the owner, the need for more housing and the community concerns.

Motion was made by SOTTILE, seconded by MROZ, 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; carried 3-2 (SOTTILE, MROZ, TURCHIN – yes; CIRCO and LONGORIA, no).

A City Council public hearing will be noticed at a date to be determined.

Agenda Item:	4
Project Name:	Downtown Specific Plan Amendment
Request:	Amendment of Specific Plan No. 182 to remove the subject property from the specific plan area
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Project Number(s):	Amendment of Specific Plan No. 182
Location:	500 North Magnolia Avenue
Applicant:	500 N Magnolia, LLC (Ashok K Gupta); helixdevelopment@hotmail.com ; 858.455.7320
Project Planner:	Melissa Devine; mdevine@cityofelcajon.us ; 619-441-1773
City Council Hearing Required?	No Not Scheduled
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order DENYING proposed Amendment of Specific Plan No. 182

SHUTE noted that this item will be continued to the Planning Commission meeting at 7:00 p.m., Tuesday, January 17, 2017 in City Council Chambers.

No speakers addressed this item.

Motion was made by SOTTILE, seconded by LONGORIA, to continue the proposed Amendment of Specific Plan No. 182 and Site Development Plan No. 1500 to the Planning Commission meeting at 7:00 p.m., Tuesday, January 17, 2017 in City Council Chambers; carried 5-0. The item will be re-noticed.

Agenda Item:	5	
Project Name:	Appeal of Director's Decision	
Request:	Allow for a large detached metal garage	
Location:	1890 Calle Del Conejo	
Applicant:	Michael Maio; mmaio@hillsidecomposites.com ; 858.792.7600	
Project Planner:	Melissa Devine; mdevine@cityofelcajon.us ; 619-441-1773	
City Council Hearing Required?	No	

SHUTE summarized the agenda report.

SOTTILE opened the public hearing.

Mr. Michael MAIO, the applicant, noted that there have been several fires in the area. He spoke with Planning staff and noted that city officials signed off on project. He presented photos to the City Attorney, which were forwarded to Commissioners. He noted that staff stamped approval for him to proceed. [Staff noted that the applicant was referring to a storm water erosion control plan and not approval for the project.] He disagrees with the City on the definition of architecturally compatible and said that the code does address to the materials.

Ms. Carol LA CROIX, a neighboring resident, spoke against the project and noted that the structure would obstruct view from her property.

Mr. Timothy SULLIVAN, a friend of the applicant, noted that Mr. MAIO did significant improvements when he became the owner and cleaned the property substantially. He supported the metal structure.

Mr. Melvyn MARK, a neighbor, spoke against the project, and said there are codes and they should be followed. He said that metal structures could still be damaged by fire, and emphasized that said an industrial metal building is not allowed in the residential area.

Mr. David CARDONE noted that the Commission should focus on whether the structure is architecturally and aesthetically compatible. He added that the applicant followed the process and was told by staff that it was allowed. He offered to adjust plans to comply with city.

Ms. Diane BAUMAN said that her house overlooks the subject property. She has no objections to the metal building and applicant has done due diligence to make it cosmetically pleasing.

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

Motion was made by MROZ, seconded by SOTTILE, to adopt the next resolution in order denying the proposed appeal of the Director's Decision; carried 4-1 (SOTTILE, CIRCO, LONGORIA, TURCHIN, yes; MROZ, no).

LONGORIA noted that her vote was in error. The initial motion was withdrawn.

Motion was made by MROZ, seconded by SOTTILE, to adopt the next resolution in order denying the proposed appeal of the Director's Decision; carried 3-2 (SOTTILE, CIRCO, TURCHIN, yes; LONGORIA, MROZ, no).

The appeal period for this item will end on Monday, December 19, 2016 at 5:30 p.m.

STAFF COMMUNICATIONS:

SHUTE informed that the second workshop for the Transit Specific Plan will take place at 6 p.m. on Thursday, December 8, 2016, at Renette Park in El Cajon. LONGORIA said she attended the last meeting and highly commended staff on doing an excellent job. She said that the Transit Specific Plan captures the Housing Element and moves the city in the right direction.

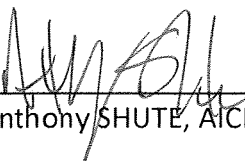
ADJOURNMENT:

Motion was made by CIRCO, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 9:27 p.m. this 6th day of December until January 3, 2017; carried 5-0.



Anthony SOTTILE, Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary