



# MINUTES PLANNING COMMISSION MEETING August 15, 2017

*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:** Paul CIRCO, Vice Chairman  
Veronica LONGORIA  
Anthony SOTTILE  
Jerry TURCHIN

**COMMISSIONERS ABSENT:** Darrin MROZ, Chairman

**STAFF PRESENT:** Anthony SHUTE, Director / Planning Commission Secretary  
Yazmin ARELLANO, Deputy Director of Public Works/City Engineer  
Melissa DEVINE, Senior Planner  
Lorena CORDOVA, Associate Planner  
Barbara LUCK, Assistant City Attorney  
Ron Luis VALLES, Administrative Secretary

Vice Chair CIRCO explained the mission of the Planning Commission, and noted that the appeal date for items on this agenda is 5 p.m., Monday, August 28, 2017, as City Hall will be closed on Friday, August 25, 2017.

**PUBLIC COMMENT:**

No one spoke.

**CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of August 1, 2017</b>

Motion was made by SOTTILE, seconded by TURCHIN, to adopt the minutes of the Planning Commission meeting of August 1, 2017; carried 4-0 (MROZ, absent).

**PUBLIC HEARING ITEMS:**

<b>Agenda Item:</b>	2
<b>Project Name:</b>	Habitat for Humanity on Ballantyne
<b>Request:</b>	General Plan Amendment, Zone Reclassification, and Tentative Subdivision Map
<b>CEQA Recommendation:</b>	Mitigated Negative Declaration
<b>STAFF RECOMMENDATION:</b>	RECOMMEND CITY COUNCIL APPROVAL
<b>Project Number(s):</b>	General Plan Amendment No. 2017-01, Zone Reclassification No. 2325, and Tentative Subdivision Map No. 669
<b>Location:</b>	585 Ballantyne Street
<b>Applicant:</b>	San Diego Habitat for Humanity
<b>Project Planner:</b>	Melissa Devine, 619-441-1773, mdevine@cityofelcajon.us.
<b>City Council Hearing Required?</b>	Yes   September 12, 2017
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order recommending City Council APPROVAL of the Mitigated Negative Declaration</li> <li>3. MOVE to adopt the next resolution in order recommending City Council APPROVAL of the proposed General Plan Amendment</li> <li>4. MOVE to adopt the next resolution in order recommending City Council APPROVAL of the Zone Reclassification</li> <li>5. MOVE to adopt the next resolution in order recommending City Council APPROVAL of the Site Development and Tentative Subdivision Map</li> </ol>

DEVINE summarized the agenda report in a PowerPoint. She noted that the applicant was recommending affordable housing concessions.

Ms. Lori PFIEFER, the applicant, spoke about the homeownership opportunity and informed that the down payment is a small amount, but the owners help build their own homes through “sweat equity.” In response to LONGORIA, she noted that families are picked on housing needs, plus the ability to pay. She added that they already have one family approved for the project, a veteran with three children.

Mr. Steve OTT, the project engineer, spoke in favor and in response to CIRCO’s concern over having additional architectural enhancement to the project, mentioned that the final product would look similar to the Habitat for Humanity’s Foundation Lane project.

No one spoke in opposition.

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

Commissioners praised Habitat for Humanity and said this project that will improve the area, and provide affordable home ownership opportunities.

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next Resolution in order recommending City Council ADOPTION of the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; carried 4-0 (MROZ, absent).

Motion was made by SOTTILE, seconded by CIRCO, to adopt the next Resolution in order recommending City Council APPROVAL of the General Plan Amendment No. 2017-01 to amend the land use element of the General Plan by redesignating the property from Low Density Residential (LR) to Medium Density Residential (MR); carried 4-0 (MROZ, absent).

Motion was made by TURCHIN, seconded by CIRCO, to adopt the next Resolution in order recommending City Council APPROVAL of the proposed Zone Reclassification No. 2325 for rezoning of property from RS-6 (Single-family residential, minimum 6,000 square feet) to RM-2200 (Multi-family residential minimum 2,200 square feet); carried 4-0 (MROZ, absent).

Motion was made by LONGORIA, seconded by CIRCO, to adopt the next Resolution in order recommending City Council APPROVAL of the proposed Site Development and Tentative Subdivision Map No. 669; carried 4-0 (MROZ, absent).

The City Council public hearing is scheduled for 7 p.m., Tuesday, September 12, 2017.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>1307-1309 Broadway Off-Sale Alcohol Sales</b>
<b>Request:</b>	<b>Terminate deemed approved status and revoke conditional use permit for off-sale alcohol</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>Terminate deemed approved status and revoke Conditional Use Permit No. 1387 for off-sale alcohol sales</b>
<b>Project Number(s):</b>	<b>Amendment to Conditional Use Permit (CUP) No. 1387</b>
<b>Location:</b>	<b>1307-1309 Broadway</b>
<b>Applicant:</b>	<b>City of El Cajon – Planning</b>
<b>Project Planner:</b>	<b>Lorena Cordova, 619-441-1539, <a href="mailto:lcordova@cityofelcajon.us">lcordova@cityofelcajon.us</a></b>
<b>City Council Hearing Required?</b>	<b>No</b>
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order, terminating deemed approve status and revoking CUP No. 1387</li> </ol>

CORDOVA summarized the agenda report in a PowerPoint.

Motion was made by LONGORIA, seconded by CIRCO, to close the public hearing; carried 4-0

(MROZ, absent).

Motion was made by LONGORIA, seconded by CIRCO, to adopt the next Resolution in order terminating the Deemed Approved status for off-sale alcohol sales; carried 4-0 (MROZ, absent).

Motion was made by CIRCO, seconded by LONGORIA, to adopt the next Resolution in order revoking Conditional Use Permit No. 1387 for off-sale beer and wine sales for a former retail market; carried 4-0 (MROZ, absent).

The appeal deadline for this item is at 5 p.m., Monday, August 28, 2017.

<b>Agenda Item:</b>	<b>4</b>
<b>Project Name:</b>	<b>Administrative Decisions Biannual Report</b>
<b>STAFF RECOMMENDATION:</b>	<b>ACCEPT REPORT</b>
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Discuss the administrative decisions report; and</li> <li>2. ACCEPT report</li> </ol>

SHUTE summarized the agenda report. Commissioners had questions on several projects, which were answered by SHUTE. The Commissioners accepted the report and commended staff for keeping them apprised.

**STAFF COMMUNICATIONS:**

In response to a query by SOTTILE, SHUTE said that the City has closed 28 illegal marijuana dispensaries. Staff is working with other City departments to close eight illegal stores. He added that this issue will be discussed at the Planning Commission meeting on Tuesday, September 5, 2017 at 7 p.m.

**ADJOURNMENT:**

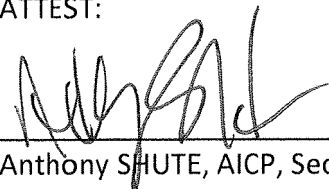
Motion was made by CIRCO, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 7:51 p.m. this 15th day of August until September 5, 2017; carried 4-0 (MROZ, absent).




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Darrin MROZ, Chairman

ATTEST:




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Anthony SHUTE, AICP, Secretary