



MINUTES PLANNING COMMISSION MEETING September 19, 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: Darrin MROZ, Chairman
Paul CIRCO, Vice Chairman
Veronica LONGORIA
Anthony SOTTILE
Jerry TURCHIN

COMMISSIONERS ABSENT: None

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

Chairman MROZ explained the mission of the Planning Commission, and noted that the appeal date for items on this agenda is 5 p.m., Friday, September 29, 2017.

PUBLIC COMMENT:

No one spoke.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of September 5, 2017

[Action postponed until the next Planning Commission meeting due to error in minutes.]

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	West Main Residences
Request:	Development of a 5-unit residential project
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Planned Unit Development (PUD) No. 348 and Tentative Subdivision Map (TSM) No. 668
Location:	Northwest corner of West Main Street and Dewane Drive
Applicant:	Sameer K. Qasim; sameerqasim49@gmail.com; 626.318.6784
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us, 619-441-1539
City Council Hearing Required?	Yes October 24, 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 PUD No. 348 and TSM No. 668, subject to conditions.

CORDOVA summarized the agenda report in a PowerPoint.

Mr. Sameer QASIM, the applicant for the project, commended planning staff and spoke in favor.

Mr. Bill O’GORMAN, civil engineer, was available for questions. There were none.

Mr. Lee SKINNER, a neighboring resident sought clarification on hours of construction, noise limits, and opposed view obstruction.

Commissioners discussed wall height, height of properties, solar panels, and commended the quality of project especially since it’s one a corner triangle-shaped lot.

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

LONGORIA recommended adding a condition to prohibit tarps or storage on balconies. Commissioners commended the creative use of this challenging triangle-shaped lot and praised this project.

Motion was made by CIRCO, seconded by LONGORIA, to adopt the next Resolutions in order RECOMMENDING CITY COUNCIL APPROVAL of the CEQA Exemption; Planned Unit Development No. 348, adding a condition that all project balconies be kept free from outdoor storage materials, clutter, and unsightly covers; and, Tentative Subdivision Map No. 668; carried 5-0 .

The City Council public hearing is set for 7 p.m., Tuesday, October 24, 2017.

Agenda Item:	3
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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 Specific Plan Amendments to SP Nos. 19 and 182
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Melissa Devine, mdevine@cityofelcajon.us , 619-441-1773
City Council Hearing Required?	Yes November 14, 2017
Recommended Actions:	Information item only. Public testimony may be given, but the Planning Commission will not take action at this meeting. Public Hearing to be held on October 3, 2017.

DEVINE summarized the agenda report in a PowerPoint.

No one spoke in favor or in opposition.

Commissioners discussed density, site development plan review, the various areas under consideration, and Planning Commission review of multi-family projects.

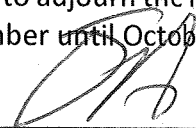
The Planning Commission public hearing for this item is set for 7 p.m., Tuesday, October 3, 2017.

STAFF COMMUNICATIONS:

In response to Commissioners, staff provided an update on several projects including the Dunkin Donuts on Fletcher Parkway, Mercedes Benz, Courtyard by Marriott, Jaguar/Land Rover and the former police station site. LONGORIA encouraged everyone to support the upcoming public safety OctoberStache fundraiser will raise funds for several East County causes.

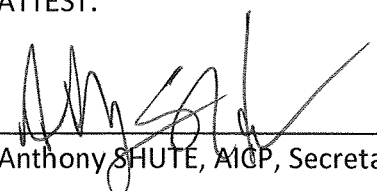
ADJOURNMENT:

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:33 p.m. this 19th day of September until October 3, 2017; carried 5-0.



Darrin MROZ, Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary