



MINUTES PLANNING COMMISSION MEETING October 3, 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
Melissa DEVINE, Senior Planner
Barbara LUCK, City Attorney
Ron Luis VALLES, Administrative Secretary

Chairman MROZ explained the mission of the Planning Commission.

PUBLIC COMMENT:

No one spoke.

CONSENT CALENDAR:

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

[CIRCO advised that even though he was absent at the September 5 meeting, he did review the minutes as presented.]

Motion was made by MROZ, seconded by LONGORIA, to approve the September 5, 2017 Planning Commission minutes; carried 5-0.

Agenda Item:	2
	Planning Commission minutes of September 19, 2017

Motion was made by MROZ, seconded by LONGORIA, to approve the September 19, 2017 minutes; carried 5-0.

PUBLIC HEARING ITEMS:

Agenda Item:	3
Project Name:	Mixed-Use Overlay – Creating Vibrant Neighborhoods
Request:	Application of the Mixed-Use Overlay Zone
CEQA Recommendation:	Environmental Impact Report (EIR) No. 89
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	General Plan Amendment No. 2016-01, Zone Reclassification No. 2320, Zoning Code Amendment 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:	<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 EIR No. 89, GPA No. 2016-01, ZR No. 2320, ZCA No. 432, and amendments to SP Nos. 19 and 182

DEVINE summarized the agenda report in a PowerPoint.

Commissioners discussed signs, window sign limitations, public safety services to accommodate growth, and the need for updates of larger projects which are approved by the Director.

Mr. Daryl PRIEST, spoke in favor and commended city staff for foresight with this project.

No one spoke in opposition.

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

Commissioners praised staff and project. LONGORIA recommended changes to M-U Overlay regulations pertaining to window sign limitation and prohibiting neon.

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next Resolution in order RECOMMENDING CITY COUNCIL CERTIFY the Final Environmental Impact Report No. 89, adopt findings and a statement of overriding considerations, and approve a Mitigation Monitoring & Reporting Program for the Mixed-Use Overlay Project; carried 5-0 .

Motion was made by CIRCO, seconded by LONGORIA, to adopt the next Resolutions in order RECOMMENDING CITY COUNCIL APPROVAL of the General Plan Amendment No. 2016-01; Zone

Reclassification No. 2320; Zoning Code Amendment No. 432, and Amendments to Specific Plan No. 19 and Specific Plan No. 182; carried 5-0 .

The City Council public hearing is set for 7 p.m., Tuesday, November 14, 2017.

STAFF COMMUNICATIONS:

SHUTE noted that the City and Live Nation are in the final stages of a draft agreement that will allow Live Nation to program events at the East County Performing Arts Center; the Courtyard by Marriott is aiming to be completed in November; the Mercedes Benz dealership on Marshall should be completed before the end of the year; and the Jaguar/Land Rover dealership is expecting to start at the beginning of 2018.

Commissioners asked about the Salvation Army on East Main and Cornerstone Place project. Staff will provide updates at the next meeting.

CIRCO informed about the Community Forum that will be held on Tuesday, October 10, 2017 at 7 p.m. in City Council Chambers.

SHUTE informed that at 3 p.m. City Council meeting on Tuesday, October 10, 2017, Planning staff and Commissioners will be honored by the Mayor and City Council for its contributions to the city during National Community Planning Month celebrations. He encouraged Commissioners to attend.

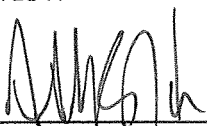
ADJOURNMENT:

Motion was made by MROZ, seconded by LONGORIA, to adjourn the meeting of the El Cajon Planning Commission at 7:57 p.m. this 3rd day of October until October 17, 2017; carried 5-0.



Paul CIRCO, Vice Chairperson

ATTEST:



Anthony SHUTE, AICP, Secretary