



MINUTES

PLANNING COMMISSION MEETING

March 6, 2018

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: Darrin MROZ, Chair
 Paul CIRCO, Vice Chair
 Veronica LONGORIA
 Anthony SOTTILE
 Jerry TURCHIN

COMMISSIONERS ABSENT: None

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

Chair MROZ explained the mission of the Planning Commission.

PUBLIC COMMENT:

No one spoke.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of February 20, 2018

Motion was made by CIRCO, seconded by SOTTILE, to approve the February 20, 2018 minutes; carried 3-0 (LONGORIA, MROZ, abstained due to absence at meeting).

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	Weld Industrial
Request:	Amend specific plan for new industrial building

CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amendment to Specific Plan (SP) No. 246
Location:	North side of Weld Boulevard between Gillespie Way and Windmill View
Applicant:	Jason Khoury, jason@mychecklight.com , 619-277-8701
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619.441.1539
City Council Hearing Required?	Yes March 27, 2018
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 approve the CEQA exemption and amendment to SP No. 246, subject to conditions.

CORDOVA summarized the agenda report in a Power Point presentation.

Mr. Kenneth SMITH, project architect and representative, spoke in favor, and accepted conditions of approval.

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

Motion was made by CIRCO, seconded by TURCHIN, to adopt the next Resolutions in order recommending City Council approval of California Environmental Quality Act (CEQA) exemption 15332 (in-fill development), and the proposed Amendment to Specific Plan No. 246 for a new Industrial Building at an existing industrial development; carried 5-0.

Agenda Item:	3
Project Name:	Family Health Center Expansion
Request:	General Plan Amendment, Zone Reclassification, and Site Development Permit
CEQA Recommendation:	Mitigated Negative Declaration
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	General Plan Amendment (GPA) No. 2017-02 Zone Reclassification (ZR) No. 2326 Site Development Plan (SDP) No. 1509
Location:	East side of Taft Avenue between East Main Street and East Lexington Avenue
Applicant:	Family Health Centers of San Diego, Inc. (David Wisenhunt), davidw@fhcsd.org , 619-515-2569
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619.441.1539
City Council Hearing Required?	Yes March 27, 2018
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council APPROVAL of the Mitigated

	<p>Negative Declaration</p> <ol style="list-style-type: none"> 3. MOVE to adopt the next resolution in order recommending City Council APPROVAL of the proposed General Plan Amendment 4. Move to adopt the next resolution in order recommending City Council APPROVAL of the Zone Reclassification 5. Move to adopt the next resolution in order recommending City Council APPROVAL of the Site Development Permit
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CORDOVA summarized the agenda report in a Power Point presentation. She noted that corrected resolutions were presented to Commissioners, staff and the applicant before the meeting. [The applicant presented an exhibit before the meeting which was distributed to Commissioners and staff.]

Ms. Anissa GALLEGRO, of Retail Amp Design, spoke about the design of the project.

Mr. David WISENHUNT, representing Family Health Centers of San Diego, Inc., requested that the chain link fence be allowed as perimeter fencing, and not wrought iron fencing.

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

Commissioners addressed landscaping, and commended aesthetics of the project; however, they opposed the chain link fence, and emphasized that wrought iron fencing would keep the project in line with high quality design expectations especially in the downtown. TURCHIN did not like the proposed use in the downtown area.

Motion was made by SOTTILE, seconded by MROZ, to adopt the next Resolution in order recommending City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Family Health Center Expansion Project; General Plan Amendment No. 2017-02 to amend the Land Use Element of the General Plan by re-designating the property from High Density Residential to General Commercial (GC); Zone Reclassification No. 2326 for the rezoning of property from the (P) Parking) to C-G (General Commercial) zone; and, Site Development Permit No. 1509 for a new 2,860 square foot commercial building; carried 4-1 (TUCHIN, no).

[Mr. Jerry TURCHIN recused himself for conflict of interest regarding his business. He left Council Chambers at 7:44 p.m.]

Agenda Item:	4 – Continued from February 20, 2018
Project Name:	Transit District Specific Plan
Request:	Workshop
CEQA Recommendation:	Environmental Impact Report
STAFF RECOMMENDATION:	No Action
Project Number(s):	General Plan Amendment No. 2017-04 Specific Plan No. 531 Zone Reclassification No. 2328 Environmental Impact Report No. 90
Location:	Area Surrounding the El Cajon Transit Station
Applicant:	City of El Cajon – Planning
Project Planner:	Melissa Devine, 619.441.1773, mdevine@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	Workshop item. No action requested.

DEVINE presented a PowerPoint presentation on the proposed Transit District Specific Plan. Commissioners sought clarification about certain parts of the plan. The public hearing on this item will be set for the Planning Commission meeting on Tuesday, April 17, 2018 at 7:00 p.m.

No one spoke in favor or opposition.

[Mr. Jerome TURCHIN returned to Council Chambers at 8:38 p.m.]

STAFF COMMUNICATIONS:

In Director’s Report, SHUTE provided updates on Courtyard by Marriott, Hampton Inn, Bella Terrazza, Salvation Army, Cornerstone Place and Dunkin Donuts.

ADJOURNMENT:

Motion was made by LONGORIA, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:42 p.m. this 6th day of March 2018 until March 20, 2018; carried 5-0.

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Darrin MROZ, Chair

ATTEST:

Anthony SHUTE, AICP, Secretary