



MINUTES PLANNING COMMISSION MEETING August 21, 2018

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, Chair
Veronica LONGORIA
Jerry TURCHIN

COMMISSIONERS ABSENT: Darrin MROZ
Anthony SOTTILE, Vice Chair

STAFF PRESENT: Anthony SHUTE, Director / Planning Commission Secretary
Barbara LUCK, City Attorney
Spencer HAYES, Assistant Planner
Ron Luis VALLES, Administrative Secretary

Chair CIRCO explained the mission of the Planning Commission and meeting procedures.

PUBLIC COMMENT:

There was none.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of July 17, 2018

Motion was made by CIRCO, seconded by TURCHIN, to approve the July 17, 2018 minutes; carried 3-0 (MROZ, SOTTILE, absent).

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	Emerald Rezoning
Request:	Rezone from RM-4300 to RM-2200

CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Zone Reclassification (ZR) No. 2329
Location:	644-646 Emerald Avenue
Applicant:	Cory Binns; 619-559-7954; corybinns@gmail.com
Project Planner:	Spencer Hayes; 619-441-1656; shayes@cityofelcajon.us
City Council Hearing Required?	Yes September 25, 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 proposed Zone Reclassification No. 2329

HAYES provided a PowerPoint presentation, and noted that staff recommended City Council approval.

Mrs. Anna BINNS, the property owner’s representative, spoke and accepted conditions of approval.

There was no additional public testimony.

Motion was made by LONGORIA, seconded by CIRCO, to close the public hearing; carried 3-0 (MROZ, SOTTILE, absent).

Motion was made by LONGORIA, seconded by CIRCO, to adopt the next Resolution in order recommending City Council approval of Zone Reclassification No. 2329, and subject to conditions; motion did not carry 2-1 (TURCHIN, NO; MROZ, SOTTILE, absent). The vote was not a majority of the Commission needed for a decision. In this instance, a decision must be adopted by a majority vote of the total membership of the Commission. The word “majority” means three votes.

Discussion between the Commissioners ensued over land use and a revote was taken.

Motion was made by LONGORIA, seconded by CIRCO, to adopt the next Resolution in order recommending City Council approval of the Zone Reclassification No. 2329, and subject to conditions; motion did not carry 2-1 (TURCHIN, NO; MROZ, SOTTILE, absent).

This item has been continued to the Planning Commission meeting at 7 p.m., Tuesday, September 18, 2018, and will be re-noticed for a future City Council meeting.

STAFF COMMUNICATIONS:

In the Director’s report, SHUTE provided a PowerPoint presentation with photos of featured projects in El Cajon, including the Animal Shelter, that was nominated for an Orchid Award, Auto Zone on Ballantyne, iWash Car Wash, Dunkin Donuts, Starbucks on North Mollison, Cornerstone Place, Habitat for Humanity, Main Ranch (formerly Bella Terraza), Dentt Industrial, Salvation Army, Hampton Inn, and Sears building remodel at Parkway Plaza.

ADJOURNMENT:

Motion was made by CIRCO, seconded by LONGORIA, to adjourn the meeting of the El Cajon Planning Commission at 7:38 p.m. this 21st day of August 2018 until September 4, 2018; carried 3-0 (MROZ, SOTTILE, absent).

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Paul Circo
Paul CIRCO, Chair

ATTEST:

Anthony SHUTE
Anthony SHUTE, AICP, Secretary