



## MINUTES PLANNING COMMISSION MEETING JANUARY 15, 2019

*The meeting of the El Cajon Planning Commission was called to order at 7:01 p.m.*

### **PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.**

Diyako CODY of Boy Scout Troop 339 delivered the pledge of allegiance.

**COMMISSIONERS PRESENT:** Paul CIRCO, Chair  
Anthony SOTTILE, Vice Chair  
Darrin MROZ  
Veronica LONGORIA

**COMMISSIONERS ABSENT:** Jerry TURCHIN

**STAFF PRESENT:** Melissa DEVINE, Senior Planner  
Barbara LUCK, City Attorney  
Lorena CORDOVA, Associate Planner  
Ron Luis VALLES, Administrative Secretary

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

### **PUBLIC COMMENT:**

There were no comments.

### **CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of November 6, 2018</b>

Motion was made by MROZ, seconded by SOTTILE, to approve the November 6, 2018 minutes; carried 4-0 (TURCHIN – absent).

**PUBLIC HEARING ITEM:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Oak Tree Academy</b>
<b>Request:</b>	<b>Addition of an Adjoining Vacant Parcel</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Amendment to Conditional Use Permit (CUP) No. 379
<b>Location:</b>	1375 East Washington Avenue
<b>Applicant:</b>	Oak Tree Academy, LLC (Roseann Rinear), <a href="mailto:drororick@aol.com">drororick@aol.com</a> , 619-805-5314
<b>Project Planner:</b>	Lorena Cordova, <a href="mailto:lcordova@cityofelcajon.us">lcordova@cityofelcajon.us</a> , 619.441.1539
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order approving the proposed CEQA exemption and Amendment to Conditional Use Permit (CUP) No. 379, subject to conditions.

CORDOVA provided a PowerPoint presentation, and noted that staff recommended approval. She added that the General Plan designation be corrected to include “Low” to Medium Density in the resolution.

Dr. Roseann RINEAR, the applicant, commended staff and in response to Chairman, accepted conditions of approval.

There was no additional public testimony.

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

Motion was made by LONGORIA, seconded by CIRCO, to adopt the next Resolution in order approving the CEQA exemption and the Amendment of Conditional Use Permit No. 379, for the addition of an adjoining vacant parcel, adding “Low” to the General Plan designation of Low Medium Density, and subject to conditions; carried 4-0 (TURCHIN – absent).

The appeal period for this item ends on Monday, January 28, 2019 at 5:00 p.m.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Appeal of Director’s Decision</b>
<b>Request:</b>	<b>Allow a detached metal garage</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>DENY</b>
<b>Project Number(s):</b>	Appeal of a Director’s Decision

<b>Location:</b>	1680 Goldstone Street
<b>Applicant:</b>	Raymond Bolton
<b>Project Planner:</b>	Anthony Shute; 619-441-1742; <a href="mailto:tonys@cityofelcajon.us">tonys@cityofelcajon.us</a>
<b>City Council Hearing Required?</b>	No
<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 DENYING proposed appeal of the Director's Decision.</li> </ol>

DEVINE provided a PowerPoint presentation, and noted that staff was recommending that the Planning Commission adopt the proposed resolution denying the proposed appeal. She also mentioned that there were two resolutions for the Commission's consideration, one to deny and the other to approve the applicant's request, with related findings.

Mr. Aaron BOLTON, the applicant's son spoke in favor of the project and apologized for building the structure. [Six copies of photos, the speaker's presentation and two letters in support of the structure were presented to City Attorney, who then distributed to Commissioners and staff for review.]

Mr. Raymond BOLTON, the applicant, spoke in favor and urged Commission to approve his request for the appeal.

Ms. Diane ANGUS, a neighbor urged Commission to grant Bolton's request for an appeal and noted he is a model resident and his property is well kept.

Mr. Bill GAUKEL, a nearby resident, voiced opposition to the structure and noted it is an eyesore and looks like a warehouse.

Mr. Doug TYLER, who owns the property to the north voiced opposition to the structure. [He presented a copy of a photo of his view from his property to the City Attorney which was forwarded to Commissioners and staff.]

No additional speakers spoke.

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

Commissioners expressed displeasure with the applicant for building the structure without proper permits after staff did not approve the structure. They discussed various structures in El Cajon, and recommended that the issue of metal accessory structures be addressed with the next zoning code update.

Motion was made by MROZ, seconded by SOTTILE, to continue the applicant's request for an appeal of the Director's Decision to a future meeting once the issue is addressed in the zoning code; VOTE: (CIRCO, Abstain; SOTTILE & MROZ, Yes; LONGORIA, No; TURCHIN, Absent.) [This motion passed, due to El Cajon Municipal Code 2.12.080.D, which states, "An abstention (as

opposed to a disqualification) shall constitute an affirmative vote, so long as there is at least one additional affirmative vote other than an abstention.”]

The item will be heard at the next regularly-scheduled Planning Commission meeting, and will be re-noticed.

<b>Agenda Item:</b>	4
<b>Project Name:</b>	Zoning Code Update
<b>Request:</b>	Initiate Zoning Code Amendment
<b>CEQA Recommendation:</b>	Exempt
<b>STAFF RECOMMENDATION:</b>	APPROVE
<b>Project Number(s):</b>	Zoning Code Update No. 437
<b>Location:</b>	Citywide
<b>Applicant:</b>	El Cajon Planning Commission
<b>Project Planner:</b>	Alfonso Camacho, 619-441-1782; <a href="mailto:acamacho@cityofelcajon.us">acamacho@cityofelcajon.us</a> Spencer Hayes, 619-441-1656; <a href="mailto:shayes@cityofelcajon.us">shayes@cityofelcajon.us</a>
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	3. Conduct the public hearing; and 4. MOVE to adopt the next resolution in order initiating an amendment to the El Cajon Zoning Code.

DEVINE provided a presentation, and noted that staff was recommending that the Planning Commission adopt the proposed resolution initiating the amendment to Zoning Code.

No one spoke in favor or opposition to the application.

Commissioners added a review of sign ordinance, plus addition of carports, temporary shade structures and RV garages and requested a workshop at the next meeting.

Motion was made by CIRCO, seconded by MROZ, to adopt the next Resolution in order initiating an amendment to the El Cajon Zoning Code, addressing code cleanup, accessory dwelling units, playgrounds and parks, outdoor dining areas, on-sale alcohol establishments within the Regional Commercial zone, freestanding wireless communications facilities, commercial zone parking requirements for restaurants, panhandle lots within the RS-67 zone, review of sign ordinance, and the addition of carports, temporary shade structures and RV garages; carried 4-0 (TURCHIN – absent).

**STAFF COMMUNICATIONS:**

DEVINE provided updates on several projects throughout the city, including Hampton Inn, In-N-Out Burger, old Sears building, Dentt Industrial, Salvation Army building on East Main Street and the residential project on Travelodge and West Main Street.

**ADJOURNMENT:**

Motion was made by SOTTILE, seconded by MROZ, to adjourn the meeting of the El Cajon Planning Commission at 8:41 p.m. this 15th day of January 2019 until February 5, 2019; carried 4-0 (TURCHIN – absent).



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Paul CIRCO, Chair

ATTEST:



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Melissa DEVINE, Secretary