



MINUTES PLANNING COMMISSION MEETING MARCH 19, 2019

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
Anthony SOTTILE, Vice Chair
Veronica LONGORIA
Darrin MROZ
Phil ORTIZ

COMMISSIONERS ABSENT: None

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:

Agenda Item:	1
	Planning Commission minutes of February 5, 2019

Motion was made by MROZ, seconded by LONGORIA, to approve the February 5, 2019 minutes; carried 5-0.

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	369 North Second Off-Sale Alcohol Sales
Request:	Terminate deemed approved status for off-sale alcohol sales
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	Terminate deemed approved status
Location:	369 North Second Street
Applicant:	City of El Cajon - Planning
Project Planner:	Lorena Cordova, 619.441.1539, lcordova@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order terminating deemed approved status.

CORDOVA provided an update in a PowerPoint presentation. Staff was recommending that the Deemed Approved Status for Off-sale alcohol sales at 369 North Second Street be terminated.

No one spoke in favor or opposition.

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

Motion was made by SOTTILE, seconded by MROZ, to approve the proposed resolution terminating Deemed Approved Status for off-sale alcohol sales at 369 North Second Street in the C-G (General Commercial) zone, APN: 489-180-05, General Plan designation: General Commercial (CG); carried 5-0.

The appeal period for this item ends on Friday, March 29, 2019 at 5:00 p.m.

Agenda Item:	3
Project Name:	Downtown Master Plan Amendment
Request:	Amend sign provisions
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Specific Plan No. 182 Amendment
Location:	Downtown El Cajon
Project Planner:	Anthony Shute; 619-441-1742
City Council Hearing Required?	Yes March 26, 2019 at 3:00 p.m.
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 amendment to Specific Plan (SP No. 182).

DEVINE provided the staff report in a PowerPoint presentation.

No speakers spoke in favor or opposition.

Motion was made by MROZ, seconded by SOTTILE, to approve the proposed and revised Planning Commission resolution recommending City Council approval of proposed amendments to Specific Plan No. 182 allowing for free-standing signs up to 20 feet high on qualifying development sites; carried 5-0.

This item has been joint-noticed for the City Council public hearing at 3:00 p.m., Tuesday, March 26, 2019, in the City Council Chambers, 200 Civic Center Way, El Cajon, California.

Agenda Item:	4
Project Name:	Municipal Code Exemption
Request:	Exempt City projects from the Zoning Code
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amendment to the Zoning Code No. 438
Location:	Citywide
Project Planner:	Anthony Shute; 619-441-1742
City Council Hearing Required?	Yes March 26, 2019 at 3:00 p.m.
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 amendment to the Zoning Code

DEVINE provided a verbal staff report.

No speakers spoke in favor or opposition.

Commissioners expressed the following concerns about exempting city projects from the zoning code: the lack of transparency and noticing to the public, giving the city carte blanche on city projects, and the city not following the same laws that apply to citizens.

Motion was made by LONGORIA, seconded by MROZ, to DENY the proposed Planning Commission resolution recommending City Council approval of Zoning Code Amendment No. 438 that amends Title 17 by adding a new Section 17.35.070 exempting City projects from the Zoning Code and any applicable Specific Plan; carried 5-0.

Motion was made by CIRCO, seconded by MROZ, to APPROVE a Planning Commission resolution with alternative findings recommending City Council DENIAL of Zoning Code Amendment No. 438 that amends Title 17 by adding a new Section 17.35.070 exempting City projects from the Zoning Code and any applicable Specific Plan; carried 5-0.

This item has been joint-noticed for the City Council public hearing at 3:00 p.m., Tuesday, March 26, 2019, in the City Council Chambers, 200 Civic Center Way, El Cajon, California.

COMMUNICATIONS:

DEVINE provided an update of various projects in the City, including the SEARS property redevelopment, proposed PACE center at 875 El Cajon Boulevard, the proposed self-storage facility on Marshall Avenue, the upcoming motel/hotel workshop, the Climate Action Plan, and the Magnolia Performing Arts Center. ORTIZ presented highlights on the League of California Cities' Planning Commissioners Academy that he attended on March 6 – 8, 2019 in Long Beach, California. LONGORIA noted that she believes the Royal Place has over 400 people in their adult day care, and also noted concerns about the signs at Royal Sweets on Mollison. Code compliance staff will investigate.

ADJOURNMENT:

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 7:59 p.m. this 19th day of March 2019 until 7:00 p.m., Tuesday, April 2, 2019; carried 5-0.

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Paul Circo

Paul CIRCO, Chair

ATTEST:

Melissa Devine

Melissa DEVINE, Secretary