



MINUTES PLANNING COMMISSION MEETING APRIL 2, 2019

The meeting of the El Cajon Planning Commission was called to order at 7:02 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Paul CIRCO, Chair
Anthony SOTTILE, Vice Chair
Darrin MROZ
Phil ORTIZ

COMMISSIONERS ABSENT: Veronica LONGORIA

STAFF PRESENT: Melissa DEVINE, Senior Planner
Barbara LUCK, City Attorney
Spencer HAYES, Assistant Planner
Sue STOLLER, Community Relations Officer, ECPD
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 March 19, 2019

Motion was made by SOTTILE, seconded by CIRCO, to approve the March 19, 2019 minutes; carried 4-0 (LONGORIA – absent).

WORKSHOP:

Agenda Item:	2
Project Name:	Deemed Approved Lodging Establishment Hotel and Motel Program
Request:	Workshop
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	No Action
Project Number(s):	Zoning Code Amendment No. 436
Location:	Citywide
Project Planner:	City of El Cajon – Planning
City Council Hearing Required?	No
Recommended Actions:	1. Workshop item. No action requested.

DEVINE, LUCK and STOLLER summarized the staff report through a PowerPoint presentation.

Mr. Chetan PATEL noted the efforts he has made to minimize problem guests and shared concerns over the police response to calls for assistance with homeless people and problem customers.

STOLLER did respond that police priority is life and death situations. They are working with dispatch on lowering response times.

Mr. Rick STOCKELBURG shared concerns over not sharing guest lists, vagueness in ordinance, removing the rentals per day requirement, and homeless nuisance concerns.

Mr. Biren NATHA noted there is a reluctance from guests to provide personal information through a form from the Police’s Crime Free Motel and Hotel Program.

DEVINE explained that this ordinance is to deal with severe problem properties.

Commissioners noted that there were initial concerns about the deemed approved alcohol ordinance, but it helped to remove the problem liquor stores.

This is a workshop item and no action is requested.

[A recess was called at 8:13 p.m. The meeting resumed at 8:22 p.m.]

PUBLIC HEARING ITEM:

Agenda Item:	3
Project Name:	Zoning Code Omnibus Update
Request:	Zoning Code Amendment
CEQA Recommendation:	Exempt

STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Zoning Code Amendment No. 437
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Spencer Hayes; shayes@cityofelcajon.us ; 619-441-1656 Alfonso Camacho; acamacho@cityofelcajon.us ; 619-4411782
City Council Hearing Required?	Yes To Be Determined
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 Zoning Code Amendment No. 437.

HAYES summarized the staff report in a PowerPoint presentation. Staff was recommending that the Planning Commission adopt the proposed resolution recommending City Council approval.

Mr. Robert CALLOWAY, president of the Pacific Southwest Association of Realtors, submitted a letter urging that the owner occupancy and parking requirements be removed for Accessory Dwelling Units.

In response to MROZ, DEVINE noted that having an owner occupy one of the units ensures that the properties receive a high level of maintenance.

Ms. Rebecca POLLACK-RUDE, a realtor, voiced opposition to the parking requirement in the Accessory Dwelling Unit.

Ms. Tracy MORGAN-HOLLINGWORTH, voiced opposition to the owner-occupied and parking requirements, and recommended that El Cajon incorporate exceptions from the owner occupancy requirement.

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

Motion was made by SOTTILE, seconded by ORTIZ, to approve the proposed modified resolution recommending City Council approval of Zoning Code Amendment No. 437, included as Exhibit A; carried 4-0 (LONGORIA, absent).

This item will be heard at a future City Council public hearing at date and time to be determined.

DEVINE noted that a letter had been submitted in support of the draft Ordinance by the ECEDC.

ELECTION OF OFFICERS:

Motion was made by SOTTILE, seconded by CIRCO, to elect MROZ as Chairman; carried 4-0 (LONGORIA, absent).

Motion was made by CIRCO, seconded by MROZ, to elect LONGORIA as Vice Chairman; carried 4-0 (LONGORIA, absent).

COMMUNICATIONS:

DEVINE responded to LONGORIA'S concerns from the previous meeting. DEVINE noted that code enforcement investigated and Royal Sweets LED lighting is in compliance , and the Babylon Palace adult day care facility is in compliance with a maximum of 360 clients. She provided a status update on Hampton Inn and In-N-Out Burger.

ADJOURNMENT:

Motion was made by CIRCO, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 9:00 p.m. this 2nd day of April 2019 until 7:00 p.m., Tuesday, April 16, 2019; carried 4-0 (LONGORIA, absent).



Paul CIRCO, Chair

ATTEST:



Melissa DEVINE, Secretary