



MINUTES PLANNING COMMISSION MEETING AUGUST 6, 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: Darrin MROZ, Chair
Veronica LONGORIA, Vice Chair
Humbert CABRERA
Anthony SOTTILE

COMMISSIONERS ABSENT: Paul CIRCO

STAFF PRESENT: Melissa DEVINE, Planning Manager
Barbara LUCK, City Attorney
Ron Luis VALLES, Administrative Secretary

Chairman MROZ explained the mission of the Planning Commission and meeting procedures.

PUBLIC COMMENT:

There was no public comment.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of July 16, 2019

Motion was made by LONGORIA, seconded by SOTTILE, to approve the July 16, 2019 minutes; carried 4-0 (CIRCO, absent – SOTTILE, who was absent at the previous meeting, noted for the record that he read the minutes).

PUBLIC HEARING ITEM:

Agenda Item:	2 – continued from January 15, and February 5, 2019
Project Name:	Appeal of Director’s Decision
Request:	Allow a detached metal garage
CEQA Recommendation:	Not applicable
STAFF RECOMMENDATION:	DENY
Project Number(s):	Appeal of Director’s Decision
Location:	1680 Goldstone Street
Applicant:	Raymond Bolton
Project Planner:	Anthony Shute, 619.441.1742, tshute@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order DENYING appeal of the Director’s Decision.

LUCK asked CABRERA if he read the previous staff reports, minutes and materials provided to him and he replied affirmatively. [CABRERA was not a Commissioner when items were deliberated on January 15, and February 5, 2019.]

DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolution recommending DENIAL of the appeal of the Director’s Decision.

LUCK advised that the Commission cannot add conditions or requirements.

Commissioners addressed the need for exterior materials other than corrugated metal and the construction of the building without permits, city review and inspections, and potential issues with the unpermitted structure.

MROZ reopened the public hearing from the February 5, 2019 Planning Commission meeting.

Mr. Ray BOLTON, the property owner and appellant, apologized for building without permits and stated that it was not feasible to add stucco or roofing material to the structure.

Mrs. Tammy ESQUIVEL, a neighbor, liked the detached metal garage and noted that the surrounding neighbors like it as well.

Mr. Brian HETZ, a neighbor, spoke in support and recommended that a fire retardant material could be sprayed on to the structure. He noted that the building is an asset and not a liability.

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

[Appellant requested to address Commission. The public hearing was re-opened.]

Mr. Ray BOLTON, the property owner, noted that when the code was updated that metal buildings should have been allowed. He said that the building protects his investment of the motor home, and emphasized that in El Cajon there are many recreational vehicles that are an eyesore and many have the unsightly metal poles and tarps. DEVINE clarified that the Zoning Code was updated to include architectural standards that allow for alternative materials such as metal.

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

The Commission expressed that the building could not be determined to be compliant as is and the appellant should work with staff to add compatible exterior materials or appeal to the City Council where conditions could be added.

Motion was made by MROZ, seconded by CABRERA, to adopt the proposed Resolution No. 10986 DENYING of the appeal of the Director's Decision allowing a detached metal garage; carried 4-0 (CIRCO, absent).

This item could be appealed to the City Council by filing before 5:00 p.m., Friday, August 16, 2019.

COMMUNICATIONS:

DEVINE provided updates on various projects, including The Magnolia performing arts center, 101 East Main Street, and Hampton Inn.

ADJOURNMENT:

Motion was made by LONGORIA, seconded by CABRERA, to adjourn the meeting of the El Cajon Planning Commission at 8:06 p.m. this 6th day of August 2019 until 7:00 p.m., Tuesday, August 20, 2019; carried 4-0 (CIRCO, absent).



Darrin MROZ, Chair

ATTEST:



Melissa DEVINE, Secretary