



MINUTES PLANNING COMMISSION MEETING SEPTEMBER 3, 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
Paul CIRCO
Anthony SOTTILE

COMMISSIONERS ABSENT: None

STAFF PRESENT: Melissa DEVINE, Planning Manager
Yazmin ARELLANO, City Engineer, Deputy Director of Public Works
Barbara LUCK, City Attorney
Alfonso CAMACHO, Assistant Planner
Spencer HAYES, Assistant Planner
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 August 6, 2019

Motion was made by LONGORIA, seconded by CIRCO, to approve the August 6, 2019 minutes; carried 5-0-0.

PUBLIC HEARING ITEMS:

Agenda Item:	2	
Project Name:	AT&T Freestanding Tower Wireless Facility	
Request:	52-foot tall freestanding wireless communications facility	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	CONTINUANCE TO A DATE UNCERTAIN	
Project Number:	Conditional Use Permit (CUP) No. 2249	
Location:	333 Walter Way - east side of Walter Way between East Main and North 2nd Streets	
Applicant:	M&M Telecom Inc.; Morgan Norville	
Project Planner:	Alfonso Camacho; 619-441-1782; acamacho@cityofelcajon.us	
City Council Hearing Required?	No	
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. Continue the public hearing to a date uncertain 	

CAMACHO noted that the applicant requested a continuance.

The public hearing was opened and there was no public comment.

Motion was made by MROZ, seconded by CIRCO, to continue this item to a future Planning Commission meeting to be determined later; carried 5-0-0.

Agenda Item:	3	
Project Name:	Marshall Personal Storage	
Request:	Allow a new personal storage facility	
CEQA Recommendation:	Subsequent Activity under previously certified EIR	
STAFF RECOMMENDATION:	APPROVE	
Project Number:	Conditional Use Permit (CUP) No. 2250	
Location:	620 and 640 South Marshall Avenue – west side of South Marshall Avenue between Palm Avenue and El Cajon Boulevard	
Applicant:	Robert Garmo, Marshall Lots LLC, 619.441.2500	
Project Planner:	Melissa Devine, 619.441.1773, mdevine@cityofelcajon.us	
City Council Hearing Required?	No	
Recommended Actions:	<ol style="list-style-type: none"> 3. Conduct the public hearing; and 4. MOVE to adopt the next resolutions in order, approving the CEQA Determination and CUP No. 2250, subject to conditions. 	

DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions approving the project.

Commissioner CABRERA recommended a flag pole at the property, and LONGORIA sought clarification on window materials.

Mr. Bruce JORDAN, architect for project, responded to Commissioners' questions regarding window materials.

Mr. Sean SAVAGE, project representative, was available for questions from Commissioners. There were none.

Mr. Cole STAFFORD, project representative, was available for questions from Commissioners. There were none.

Mr. Robert GARMO, applicant, noted that they are excited about this and future projects in El Cajon.

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

Commissioners praised the project and the improvement to the area and complemented the design parallels to the neighboring BMW dealership.

Motion was made by CABRERA, seconded by LONGORIA, to adopt resolutions approving the California Environmental Quality Act (CEQA) determination and Conditional Use Permit No. 2250 for a personal storage facility at 620 and 640 South Marshall Avenue; carried 5-0-0.

Agenda Item:	4
Project Name:	AT&T Freestanding Wireless Communications Facility
Request:	55-foot tall freestanding wireless communications facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2257
Location:	1240 Vernon Way
Applicant:	AT&T Mobility; Frank DePeralta
Project Planner:	Alfonso Camacho; 619-441-1782; acamacho@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	5. Conduct the public hearing; and 6. MOVE to adopt the next resolutions in order, approving the CEQA exemption and CUP No. 2257, subject to conditions.

CAMACHO summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions approving the project.

LONGORIA asked about alternative tree designs and commented on the top heavy appearance of the the eucalyptus-shaped wireless facility.

Mr. Paul HOKENESS, representative for AT&T, explained that the typical palm tree design would limit collocation opportunities with other wireless firms.

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

Commissioners recommended that the applicant work with city on design of wireless facility and adding additional branches to lower part of the tree.

Motion was made by LONGORIA, seconded by CIRCO, to adopt resolutions approving the California Environmental Quality Act (CEQA) exemption and Conditional Use Permit No. 2257 for a new wireless communication facility at 1240 Vernon Way, with an additional condition to add branches to the lower part of the tree; carried 5-0-0.

Agenda Item:	5
Project Name:	iNewton Child Day Care Facility
Request:	Day care facility for up to 42 children—includes building addition and private and public improvements
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2254
Location:	445 West Washington Avenue
Applicant:	iNewton Day Care; Chinh Cat Le (Cat) & Yogesh Sadhu
Project Planner:	Spencer Hayes, 619.441.1656, shayes@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 resolutions in order APPROVING the CEQA exemption and CUP No. 2254, subject to conditions.

HAYES summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions approving the project.

Commissioners addressed having covered shade over playground, traffic, elevations and colors matching the existing structure, and LONGORIA asked if Meghan’s Law can be considered.

LUCK responded that Meghan’s Law is a state law and licensing issues are not to be considered by the Commission.

Mr. Chinh Cat LE, applicant, spoke in favor of project, and said it has been a financial challenge, especially in dealing with conversion of septic to city’s sewer system.

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

Commissioners said that although there is a need for daycare, they cautioned the applicant that this project has several challenges. CABRERA recommended that wall design be added to other facades to add visual interest.

Motion was made by MROZ, seconded by SOTTILE, to adopt resolutions approving the California Environmental Quality Act (CEQA) exemption and Conditional Use Permit No. 2254 for a commercial child day care facility at 445 West Washington Avenue; carried 4-1-0 (LONGORIA, no).

[Recess was called at 7:56 p.m., and the meeting resumed at 8:02 p.m. CIRCO recused himself from the next item for conflict of interest as he is an employee Shadow Mountain. He left Council Chambers at 8:02 p.m.]

Agenda Item:	6
Project Name:	Shadow Mountain Residential Subdivision
Request:	New Common Interest Residential Subdivision
CEQA Recommendation:	Mitigated Negative Declaration
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	General Plan Amendment (GPA) No. 2017-03 Zone Reclassification (ZR) No. 2327 Amendment to Specific Plan (SP) No. 523 Tentative Subdivision Map (TSM) No. 670
Location:	2000 and 2075 East Madison Avenue
Applicant:	Bryan Snow, Shadow Mountain Community Church
Project Planner:	Melissa Devine, 619.441.1773, mdevine@cityofelcajon.us
City Council Hearing Required?	Yes September 24, 2019
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order RECOMMENDING City Council approval of the Mitigated Negative Declaration, General Plan Amendment No. 2017-03, Zone Reclassification No. 2327, Amendment to Specific Plan No. 523, and Tentative Subdivision Map No. 670.

DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions approving the project.

Commissioners asked about masonry wall requirement. DEVINE responded that this has been a City Council requirement on other projects.

Mr. Bryan SNOW, Executive Pastor of Shadow Mountain, noted that he was available for discussion.

Mr. Joel WAYMIRE, noted that the project would be compatible with neighboring properties. Initially, the project was going to be 23 units and was reduced to 19.

Mr. Michael SPILGER, attorney, was opposed to the zone change and favored the rural setting of the area. He said that parking from this project would overflow onto streets in the surrounding area. [His three minutes expired, and he mentioned that Marna McCLURE, another speaker, was yielding her three minutes to him.] He continued about losing the rural environment of the area, and noted that the church was changing the zone due to financial gain.

LONGORIA noted that she was opposed to high density in the previous Tres Lomas project that went before the Planning Commission. For that project she recommended lower density, and the project was revised.

Ms. Rosie SIERRA, a neighbor, was opposed to changing the zone to keep the character of community.

Mr. Aron LEWIS, a neighbor, was opposed to changing density.

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

DEVINE noted that the proposed zoning complies with General Plan with major difference is size of lots.

LONGORIA emphasized that she is not opposed to the project, but did not like the zoning change.

SOTTILE concurred with LONGORIA. CABRERA asked about topography of project area and said that he liked the design of project. MROZ said that the proposed project meets all the requirements.

SOTTILE asked if the applicant would consider work with staff and keep the current zoning.

[The public hearing was re-opened.]

SNOW explained that they did two community outreach meetings and the same opposition arose.

Mr. Carl KAHLECK, neighboring resident, addressed traffic concerns, especially after school finishes at Granite Hills High School.

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

Discussion ensued over having a continuance so applicant could work with staff and have smaller lot sizes.

[The public hearing was re-opened.]

DEVINE asked SNOW if applicant would re-design the subdivision within the existing zoning, or if he wanted the Commission to vote tonight. SNOW replied that he wants vote tonight.

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

LONGORIA emphasized again that this was a good project but just wanted fewer homes constructed.

Motion was made by MROZ, seconded by CABRERA, to adopt resolutions approving the Mitigated Negative Declaration, General Plan Amendment, Zone Reclassification, and Amendment to Specific Plan and Tentative Subdivision Map; MOTION FAILED 2-2-0 (MROZ, CABRERA, yes; LONGORIA, SOTTILE, no; CIRCO, recused).

The City Council will have a public hearing at 7:00 p.m., Tuesday, September 24, 2019.

[CIRCO returned to Council Chambers at 9:31 p.m.]

Agenda Item:	7
Project Name:	950 North Second Street Deemed Approved Termination
Request:	Terminate deemed approved status for off-sale alcohol sales
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	Terminate deemed approved status
Location:	950 North Second Street
Applicant:	City of El Cajon – Planning
Project Planner:	Spencer Hayes, 619.441.1656, shayes@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 3. Conduct the public hearing; and 4. MOVE to adopt the next resolution in order terminating deemed approved status.

HAYES summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolution terminating the deemed approved status for off-sale alcohol sales at 950 North Second Street.

There was no public comment.

Motion was made by MROZ, seconded by CIRCO, to adopt resolution terminating deemed approved status for off-sale alcohol sales at 950 North Second Street; carried 5-0-0.

COMMUNICATIONS:

There were none.

ADJOURNMENT:

Motion was made by SOTTILE, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 9:38 p.m. this 3rd day of September 2019 until 7:00 p.m., Tuesday, September 24, 2019; carried 5-0.



Darrin MROZ, Chair

ATTEST:



Melissa DEVINE, Secretary