



# MINUTES PLANNING COMMISSION MEETING APRIL 21, 2020

*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 *(at Council Chambers)*  
Humbert CABRERA *(remotely)*  
Paul CIRCO *(remotely)*  
Rebecca POLLACK-RUDE *(remotely)*  
Anthony SOTTILE *(remotely)*

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Melissa DEVINE, Planning Manager  
Barbara LUCK, City Attorney  
Yazmin ARELLANO, City Engineer, Deputy Director of Public Works  
Sara DIAZ, Director of Information Technology

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

**PUBLIC COMMENT:**

Six online comments were submitted: Four comments noted lack of live audio stream, and two comments emphasized that Commissioners and staff should observe social distancing guidelines and wear masks.

**CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of February 18, 2020</b>

Motion was made by MROZ, seconded by SOTTILE, to approve the February 18, 2020 minutes; carried 5-0-0.

**PUBLIC HEARING ITEMS:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Renette Wireless Communication Facility</b>
<b>Request:</b>	<b>Freestanding light poles and a wireless communication facility</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Specific Plan (SP) No. 532
<b>Location:</b>	935 Emerald Avenue
<b>Applicant:</b>	Depratti Inc.; Paul Hokeness; 858-231-8889
<b>Project Planner:</b>	Melissa Devine; <a href="mailto:mdevine@cityofelcajon.us">mdevine@cityofelcajon.us</a> ; 619-441-1742
<b>City Council Hearing Required?</b>	Yes   May 12, 2020
<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 resolutions in order RECOMMENDING City Council approval of the proposed CEQA exemption and Specific Plan (SP) No. 532, subject to conditions.</li></ol>

DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the proposed resolutions in order recommending City Council.

The public hearing was opened.

DEVINE asked Commissioners if they received comment from Leslie Burgess, who voiced opposition to the project. All Commissioners confirmed receipt.

Additionally, DEVINE noted that other public comments were received which voiced opposition to the "5-G" project. The comments were distributed via email to Commissioners before the meeting. All confirmed receipt, except CIRCO who did not receive the email. DEVINE then read the comments in to the public record.

CABRERA recommended an industrial zone site.

Discussion ensued over wiring, lighting strength and shielding, and building roof design and materials.

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

Commissioners favored the light pole construction indicating a win-win for the applicant and the city, and noted that children would benefit from recreational opportunities that the lights on the towers would provide. CABRERA voiced opposition to the cell towers, but supported the lights.

LUCK recommended an individual voice vote, after motion.

DEVINE confirmed that SOTTILE listened to entire meeting, and SOTTILE replied affirmatively.

Motion was made by SOTTILE, seconded by POLLACK-RUDE, to adopt the resolution recommending City Council approval of Specific Plan No. 532; carried 4-1-0 (CABRERA – no).

The item is joint-noticed for a City Council public hearing at 3:00 p.m., Tuesday, May 12, 2020.

<b>Agenda Item:</b>	<b>3</b>	
<b>Project Name:</b>	<b>Marshall Personal Storage</b>	
<b>Request:</b>	<b>Allow for increased height of personal storage facility</b>	
<b>CEQA Recommendation:</b>	<b>Exempt</b>	
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>	
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2250	
<b>Location:</b>	620 and 640 South Marshall Avenue	
<b>Applicant:</b>	Robert Garmo, Marshall Lots LLC, 619.441.2500	
<b>Project Planner:</b>	Melissa Devine, <a href="mailto:mdevine@cityofelcajon.us">mdevine@cityofelcajon.us</a> , 619.441.1742	
<b>City Council Hearing Required?</b>	No	
<b>Recommended Actions:</b>	3. Conduct the public hearing; and 4. MOVE to adopt the next resolutions in order APPROVING proposed CEQA determination and CUP-2019-0011 amending CUP No. 2250, subject to conditions.	

DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolution approving the Conditional Use Permit.

The public hearing was opened.

A public comment received online questioned why the height increase was not processed as a Specific Plan, instead of a Conditional Use Permit Amendment application. DEVINE responded that the increase in height is permitted through the Transit District Specific Plan.

Mr. Brian JORDAN, the project architect, addressed lighting, trash enclosure, security cameras, number of units and height of building, and a tower that was in the original design.

CABRERA liked the initial project but objected to the proposed project due to increase in number of units, building height, trash and traffic in area. He also noted lack of parking and design elements.

JORDAN said they will have an onsite manager who will manage property and will monitor trash. He will work with staff on incorporating the towers closer to original design.

Mr. Robert GARMO, the project applicant, in a response to SOTTILE, noted that self-storage units have low traffic and the trips usually offset peak commute times. He mentioned crime would be low due to numerous security cameras on property.

Motion was made by MROZ, seconded by SOTTILE, to close the public hearing; carried 4-1-0 (CABRERA , no).

CIRCO asked if the applicant could work with staff to reinstate the tower into design, and applicant replied affirmatively.

Motion was made by MROZ, seconded by CIRCO, to adopt the resolution approving Conditional Use Permit 2019-0011, amending CUP No. 2250; subject to conditions, carried 4-1-0 (CABRERA, no).

The appeal period for this item ends at 5:00 p.m., Monday May 4, 2020.

**OTHER ITEMS FOR CONSIDERATION:**

Motion was made by CIRCO, seconded by SOTTILE, to name PAUL CIRCO as Chair of the Planning Commission, carried 5-0-0.

Motion was made by MROZ, seconded by CIRCO, to name ANTHONY SOTTILE as Vice Chair of the Planning Commission, carried 5-0-0.

**COMMUNICATIONS:**

MROZ acknowledged the demolition of the building at 101 East Main Street which will be a mixed-use project with retail on ground floor and apartments on top.

DEVINE stated that the Hampton Inn was completed but the grand opening was postponed due to COVID-19.

**ADJOURNMENT:**

Motion was made by MROZ, seconded by CABRERA, to adjourn the meeting of the El Cajon Planning Commission at 9:10 p.m. this 21st day of April 2020 until 7:00 p.m., Tuesday, May 5, 2020; carried 5-0-0.

*Paul Circo*

Paul CIRCO, Chair

ATTEST:

*Melissa Devine*

Melissa DEVINE, Secretary