



MINUTES

PLANNING COMMISSION MEETING

March 3, 2015

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, Chairman
 Darrin MROZ, Vice Chairman
 Luis HERNANDEZ
 Anthony SOTTILE
 Jerry TURCHIN

COMMISSIONERS ABSENT: None

STAFF PRESENT: Anthony SHUTE, Planning Manager / Planning Commission Secretary
 Barbara LUCK, Assistant City Attorney
 Lorena CORDOVA, Associate Planner
 Patricia HAMILTON, Secretary

Circo explained the mission of the Planning Commission.

CONSENT CALENDAR

Planning Commission Minutes

Motion was made by SOTTILE, seconded by MROZ, to adopt the minutes of the Planning Commission meeting of February 17, 2015; carried 3-0 (Circo and Turchin abstained)

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Camden Yards Specific Plan Amendment
Request:	Modify Specific Plan text regarding exterior maintenance and repair of structures
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amendment of Specific Plan No. 522
Location:	Southeast corner of South Magnolia and East Camden Avenues
Applicant:	G-8 Development (Philip Chodur); 619.823.3402; pchodur@sbcglobal.net
Project Planner:	Eric Craig; 619.441.1782; ecraig@cityofelcajon.us
City Council Hearing Required?	Yes March 24, 2015

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 of Specific Plan No. 522
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SHUTE summarized the agenda report. In answer to the Commissioners questions, he added that the change in text brings the project’s CC&R’s in conformance with other Homeowner’s Associations (HOAs) throughout the City.

CIRCO opened the public hearing and invited any speakers to the podium.

Chris WARBURTON, representing the applicant, approached the podium and thanked staff for their work on the project.

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

Motion was made by HERNANDEZ, seconded by MROZ, to adopt the next resolution in order recommending City Council approval of proposed Amendment of Specific Plan No. 522; carried 5-0.

Agenda Item:	3
Project Name:	Sliwa Accessory Structure with Bathroom
Request:	Add detached accessory structure with bathroom
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2215
Location:	895 Alveda Avenue
Applicant:	Vanessa and Allen Sliwa;
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 approving proposed Conditional Use Permit No. 2215, subject to conditions

CORDOVA summarized the agenda report in a PowerPoint presentation.

HERNANDEZ asked staff if this property qualified for a second single-family unit.

SHUTE answered it must meet all setback requirements therefore this property probably would not qualify because of the location of the accessory structure.

CIRCO opened the public hearing and invited any speakers to the podium.

Dawn HARRELL, neighbor, came to the podium and advised that she was in attendance to obtain more information about the project, but had no objections.

Allen SLIWA, property owner, spoke next. He agreed the property would not meet all requirements for a

second unit and there was no intention to pursue. When the property was purchased, he was not aware that the second unit was not legal until contacted by the City's Code Enforcement Officer. Subsequently, they have worked with staff and converted the unit into a recreation room with bathroom and added that they are in agreement with all conditions of approval.

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

Motion was made by SOTTILE, seconded by CIRCO, to adopt the next resolution in order approving proposed Conditional Use Permit No. 2215, with conditions; carried 5-0.

The appeal period for this item ends on Monday, March 16, 2015 at 5:30 p.m.

Agenda Item:	4
Project Name:	Ripley Accessory Structure
Request:	Exceed cumulative 800 square foot threshold
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2217
Location:	855 Lemon Avenue
Applicant:	Donald L. Ripley; 619.447.9751
Project Planner:	Melissa Devine; 619.441.1773; mdevine@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 approving proposed Conditional Use Permit No. 2217, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

CIRCO opened the public hearing and invited any speakers to the podium.

Roxanne DE BRICASSART, neighbor, approached the podium and was in opposition of the project. Her concern involved the addition of another garage with access into the alley which would increase traffic. There are already a number of rental units with large motor homes fronting on the alley. She asked the Commissioners to take a serious look at the project before considering approval.

Donald RIPLEY, applicant, spoke next. He advised that the garage would be used for storage of his 1930 model A car and a wave runner to keep them out of the weather, which would not create any additional traffic in the alley.

In answer to SOTTILE'S question, RIPLEY stated the height of the garage will be a standard height of eight feet.

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

CIRCO asked staff if there was any research performed on those divided properties fronting the alley relative to an increase of traffic.

SHUTE answered that all properties when subdivided must front on a public street. The few properties fronting on West Renette may have been subdivided many years ago before current code was in effect.

CIRCO reopened the public hearing.

Donald RIPLEY added that he has no problem in the past with his neighbors parking behind his property in the alley.

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

The Commissioners were in agreement that property owners should be able to use their property in a legal way as long as there was no impact on their neighbors and thought well of the project as proposed.

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the next resolution in order approving proposed Conditional Use Permit No. 2217, with conditions; carried 5-0.

The appeal period for this item ends on Monday, March 16, 2015 at 5:30 p.m.

STAFF COMMUNICATIONS

3. ELECTION OF OFFICERS

Darrin MROZ was elected Chairman and Paul CIRCO was elected Vice Chairman.

ADJOURNMENT

Motion was made by CIRCO, seconded by HERNANDEZ, to adjourn the meeting of the El Cajon Planning Commission at p.m. this 3rd day of March until March 17, 2015, at 7:00 p.m.; carried 5-0.

Darrin J MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary