



MINUTES

PLANNING COMMISSION MEETING

July 7, 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: Darrin MROZ, Chairman
 Paul CIRCO, 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
 Eric Craig, Assistant Planner
 Ron Luis VALLES, Administrative Secretary

MROZ explained the mission of the Planning Commission.

CONSENT CALENDAR

Planning Commission Minutes

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the minutes of the Planning Commission meeting of June 16, 2015; carried 5-0.

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Bella Terrazza
Request:	139-unit, common-interest, single-family residential development
CEQA Recommendation:	Mitigated Negative Declaration
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Conditional Use Permit No. 2220 and Tentative Subdivision Map No. 660
Location:	1950 East Main Street
Applicant:	Priest Development Corporation (Daryl R. Priest)
Project Planner:	Eric Craig; 619.441.1782; ecraig@cityofelcajon.us
City Council Hearing Required?	Yes July 28, 2015

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 and Mitigation Monitoring and Reporting Program, proposed Conditional Use Permit No. 2220 and Tentative Subdivision Map No. 660 Permit, subject to conditions.
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MROZ recused himself due to conflict of interest with the project. He exited Council Chambers at 7:06 p.m. and Vice Chairman CIRCO presided over the meeting.

CRAIG summarized the agenda report in a PowerPoint presentation, and noted that based on the findings, staff was recommending approval of the project.

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

Daryl R. PRIEST, of Priest Development Corporation, applicant, spoke in favor of the project and was available for questions.

TURCHIN asked about the timeframe for completion, and PRIEST replied that they plan to build about 8 to 12 units per month, and hope that the project would be completed within 18 months to two years.

SOTTILE said that he liked the elevations of the project.

Motion was made by CIRCO, seconded by HERNANDEZ, to close the public hearing; carried 4-0 (MROZ, recused due to conflict of interest).

CIRCO noted that he liked the project.

HERNANDEZ brought up concerns regarding accessibility for waste trucks on the western end of the property. He recommended a hammer-head design may better serve the area. CRAIG and SHUTE noted that there were no concerns in the comments received from the Fire Marshall and Waste Management. HERNANDEZ recommended that staff consider the hammer-head design for future projects.

Motion was made by SOTTILE, seconded by HERNANDEZ, to adopt the next resolutions in order RECOMMENDING City Council adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of proposed Conditional Use Permit No. 2220 and Tentative Subdivision Map No. 660, subject to conditions; carried 4-0 (MROZ, recused due to conflict of interest).

MROZ returned to Council Chambers at 7:26 p.m.

Agenda Item:	3
Project Name:	Peach Avenue Residences
Request:	Three-unit planned unit development and four lot subdivision
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Planned Unit Development No. 341 and Tentative Parcel Map No. 653
Location:	1245 Peach Avenue

Applicant:	Proframe Builders, Inc. (Jeff Mattazaro); 619.571.5368; proframe@sbcglobal.net	
Project Planner:	Eric Craig; 619.441.1782; ecraig@cityofelcajon.us	
City Council Hearing Required?	Yes	July 14, 2015
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 proposed Planned Unit Development No. 341 and Tentative Parcel Map No. 653 	

CRAIG summarized the agenda report in a PowerPoint presentation, and noted that based on the findings, staff was recommending the Planning Commission recommend City Council approval of the project.

SOTTILE sought clarification on the concrete tile roof requirement. CRAIG and SHUTE noted the City Council enacted a design policy in about 2000, recommending concrete tile roofs on housing projects instead of composite shingle roofs.

HERNANDEZ brought up space limitations in maneuverability for cars for the Lot 3 garage. CRAIG noted that the code requirement for back up space is 24 feet from a parking space. He added the pavement extends to the east of the garage entrance, which would allow a driver to turn outward and exit.

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

Jeff MATTAZARO, applicant, for the project, spoke in favor. He displayed composite shingles installed on the roofs of the houses. He noted that these are preferable to concrete tiles, which tend to break, especially when solar panels are installed on top of the houses. He requested that the concrete tile roof requirement be removed.

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

The Commissioners all concurred that the composite shingle roofs are an acceptable alternative, especially if home owners decided to install solar panels in the future. They agreed to remove Condition 2.h of the resolution that required concrete tiles.

For the record, SHUTE noted that staff received a letter about concerns of children and vehicles for the project. [Copies of the letter were distributed to Commissioners and staff before the meeting.]

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the next resolutions in order RECOMMENDING City Council approval of proposed Planned Unit Development No. 341, removing condition 2.h. of Resolution No. 10812, which stated, "Replace the composite shingle roofs on all three units with decorative concrete tile roofs."; and Tentative Parcel Map No. 653, subject to conditions; carried 5-0.

Agenda Item:	4
Project Name:	Scantibodies Electronic Message display
Request:	Electronic message board
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amendment of Conditional Use Permit No. 2101
Location:	1068 Broadway
Applicant:	Scantibodies Biologies, Inc. (Jayson Payne); 619.599.1104; jayson.payne@scantibodies.com
Project Planner:	Lorena Cordova; 619.441.1539; lcordova@cityofelcajon.us
City Council Hearing Required?	Yes July 28, 2015
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 Amendment of Conditional Use Permit No. 2101, subject to conditions

CORDOVA summarized the agenda report in a PowerPoint presentation. She added that based on the findings, staff was recommending the Planning Commission recommend City Council approval of the project.

SOTTILE asked staff if there were any other electronic message boards in El Cajon, and would there be a proliferation of those signs? Staff replied that there were electronic signs at the Elks Lodge, Walgreens, CVS, Parkway Plaza and the Toyota of El Cajon.

SOTTILE mentioned that when the initial CUP was presented to the Planning Commission, a wrought-iron fence was erected for enhanced security. He wondered if there were any issues with homeless. CORDOVA recommended that the question be answered by the applicant's representative, who is in the audience.

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

Jayson PAYNE, representing Scantibodies Biologies, in response to SOTTILE emphasized that they do not have an issue with homeless. The business complies with FDA regulations and requires three forms of identification from their clients so they don't have a homeless issue. CORDOVA reiterated that staff sent notices to surrounding area of the project and invited public to voice concerns. None was received.

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

MROZ thought the signs looked great.

HERNANDEZ was concerned with the use of the colors, and noted that they do not match the color of building and surrounding areas.

Motion was made by MROZ, seconded by HERNANDEZ, to re-open the public hearing; carried 5-0.

Julio GARCIA, a staff member with Scantibodies Biologies, responded that the colors are programmable and could be changed to comply with Commissioner's concerns.

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

HERNANDEZ encouraged that the colors be compatible with the building design and surrounding area.

TURCHIN said that he did not have any concerns with the current color scheme, and said they are subtle and do not appear to be intrusive.

Motion was made by SOTTILE, seconded by HERNANDEZ, to revise the resolution adding Condition 1.g to Resolution No. 10814, stating, "The electronic message display shall have colors compatible with the office building and the surrounding environment"; carried 3-2 (MROZ and TURCHIN, NO).

Motion was made by MROZ, seconded by CIRCO, to adopt the amended resolution RECOMMENDING CITY COUNCIL APPROVAL of proposed Amendment of Conditional Use Permit No. 2101, subject to conditions; carried 5-0.

ADJOURNMENT

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:20 p.m. this 7th day of July until July 21, 2015, at 7:00 p.m.; carried 5-0.

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary