



MINUTES PLANNING COMMISSION MEETING June 7, 2016

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: Anthony SOTTILE, Chairman
Darrin MROZ, Vice Chairman
Veronica LONGORIA
Paul CIRCO
Jerry TURCHIN

COMMISSIONERS ABSENT: None

STAFF PRESENT: Anthony SHUTE, Deputy Director / Planning Commission Secretary
Yasmin Arellano, City Engineer and Deputy Director of Public Works
Barbara LUCK, Assistant City Attorney
Eric CRAIG, Assistant Planner
Patricia Hamilton, Secretary

SOTTILE explained the mission of the Planning Commission.

CONSENT CALENDAR

Agenda Item:	1
	Planning Commission minutes of May 17, 2016

Motion was made by CIRCO, seconded by MROZ, to adopt the minutes of the Planning Commission meeting of May 17, 2016; carried 5-0.

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Skyridge Project
Request:	Rezone subject property from RS-6 to RM-2200 and develop 19 rowhomes
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Zone Reclassification No. 2319, Planned Unit Development No. 345 and Tentative Subdivision Map No. 666
Location:	1044 South Mollison Avenue

Applicant:	Skyridge Partners LLC (Asher Burke); asher.burke@gmail.com ; 858.735.8074
Project Planner:	Eric Craig; ecraig@cityofelcajon.us ; 619.441.1782
City Council Hearing Required?	Yes June 28, 2016
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 proposed Zone Reclassification No. 2319, Planned Unit Development No. 345 and Tentative Subdivision Map No. 666, subject to conditions.

CRAIG summarized the agenda report in a PowerPoint presentation. He noted a correction that the residences range from 1,199 square feet to 1,475 square feet.

SOTTILE opened the public hearing.

ASHER BURKE, developer, approached the podium. He advised he was in agreement with all conditions of approval.

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

CIRCO asked about the proposed landscaping and the number of trees planned. After further review of the landscape plan he was satisfied there would be plenty of shade provided.

LONGORIA expressed that she liked the project, however had concerns relative to the high density and was in favor of reducing the number of units to twelve. She also asked if there was any opposition from surrounding homeowners.

Staff explained the project is consistent with the General Plan designation of 18 to 20 units per acre. It also meets all development standards of the PUD and subdivision ordinances. It was recommended that the Commissioners approve the project consistent with the General Plan. Also, there has been no opposition from the homeowners on Billings.

Motion was made by MROZ, seconded by CIRCO, to adopt the next resolution in order approving proposed Planned Unit Development No. 345, Tentative Subdivision Map No. 666 and Zone Reclassification No. 2319, subject to conditions; carried 3-2 (Longoria and Turchin denied).

Agenda Item:	3
Project Name:	927 Broadway Off-Sale Alcohol Sales
Request:	Terminate Deemed Approved Status and Revoke CUP No. 1498 for off-sale beer and wine sales
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 1498

Location:	927 Broadway
Applicant:	Iverson 2002 Family Trust
Project Planner:	Eric Craig; ecraig@cityofelcajon.us; 619.441.1782
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 terminating Deemed Approved Status and revoking Conditional Use Permit No. 1498

CRAIG summarized the agenda report.

SOTTILE opened the public hearing.

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

Motion was made by CIRCO, seconded by LONGORIA, to terminate the Deemed Approved Status and Revoke Conditional Use Permit No. 1498.

OTHER ITEMS FOR CONSIDERATION

None

STAFF COMMUNICATIONS

SHUTE gave an update on the three off-sale alcohol outlets that came before the Commission in 2015 for non-compliance with the Deemed Approved Ordinance.

SHUTE outlined the Transit-Supportive land Use & Mobility Plan Project.

COMMISSIONER REPORTS/COMMENTS

In answer to question on the “Rocky” signs, SHUTE advised the sign exceeds city signage standards and the owner has been cited numerous times to remove the sign.

ADJOURNMENT

Motion was made by TURCHIN, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 8:00 p.m. this 7th day of June until June 21, 2016; carried 5-0.

Anthony SOTTILE, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary