



MINUTES PLANNING COMMISSION MEETING July 19, 2016

The meeting of the El Cajon Planning Commission was called to order at 7:00 p.m.

Chairman SOTTILE noted the recent death of former Planning Commissioner Adel DANKHA, and said that he served the Commission and City of El Cajon well during his term.

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: Majed AL-GHAFRY, Assistant City Manager
Anthony SHUTE, Deputy Director / Planning Commission Secretary
Barbara LUCK, Assistant City Attorney
Ron VALLES, Administrative Secretary

SOTTILE explained the mission of the Planning Commission.

CONSENT CALENDAR

Agenda Item:	1
	Planning Commission minutes of June 7, 2016

Motion was made by LONGORIA, seconded by CIRCO, to adopt the minutes of the Planning Commission meeting of June 7, 2016; carried 5-0.

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	172 Wells Rezoning
Request:	Rezone property from Office Professional (O-P) to Residential Multi-family (RM-1450)
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Zone Reclassification (ZF) No. 2321
Location:	172 Wells Avenue

Applicant:	Faisal Yacoub; faghka_2777@yahoo.com; 858.735.8074
Project Planner:	Lorena Cordova; lcordova@cityofelcajon.us; 619.441.1539
City Council Hearing Required?	Yes August 9, 2016
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 Zone Reclassification No. 2321, subject to conditions.

SHUTE summarized the agenda report in a PowerPoint presentation.

LONGORIA noted that this is another project that encourages residential development.

SOTTILE opened the public hearing.

Faisal YACOUB addressed the Commission. He noted finding reasonably priced units for rent is difficult. Commissioners encouraged owner-occupied units and thanked him for efforts.

In response to Chairman SOTTILE, the property owner replied that he did not read conditions of approval. SOTTILE recommended that he read them.

Rabie MIKHA, designer, approached the podium. He noted that the property is very small and residential use is more functional. Commissioners reiterated support of owner-occupied use of property.

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

Motion was made by MROZ, seconded by SOTTILE, to adopt the next resolution in order recommending City Council approval of proposed Zone Reclassification No. 2321, subject to conditions; carried 5-0.

Agenda Item:	3
Project Name:	Sombrero's Restaurant Storage
Request:	Additional storage for an existing restaurant without providing additional parking spaces
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Amendment of Conditional Use Permit (CUP) No. 1616
Location:	1215 West Main Street
Applicant:	Studio 76 Inc. (Jorge Gonzalez); Jorge.studio76@gmail.com; 619.339.6897
Project Planner:	Lorena Cordova; lcordova@cityofelcajon.us; 619.441.1539
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 Amendment of Conditional Use Permit No. 1616, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

Commissioners commended the applicant for having a clean restaurant, and keeping the property clean.

SOTTILE opened the public hearing.

Jorge CORREA, Jr., applicant, 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.

Motion was made by CIRCO, seconded by LONGORIA, to adopt the next resolution in order approving proposed Amendment of Conditional Use Permit No. 1616, subject to conditions; carried 5-0.

STAFF COMMUNICATIONS

SHUTE presented the Administrative Decisions Biannual Report. In response to Commissioners, SHUTE replied a denial notice for Substantial Conformance Review was mailed to SAC Wireless for T-Mobile at 525 Jamacha Road with various options.

In response to LONGORIA's previous comments to attract investment in El Cajon, SHUTE updated the Commission of many positive projects that are taking place in the City of El Cajon, including new Mercedes Benz dealership, Panera Bread, Jamba Juice, Dunkin Donuts, Starbucks, Courtyard by Marriot and Hampton Inn. He also noted staff's ongoing efforts through the Housing Element Rezoning project, working with an architect firm on design principles in El Cajon, and emphasized that the City does not have development impact fees as other cities.

ADJOURNMENT

Motion was made by CIRCO, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 8:03 p.m. this 19th day of July until August 2, 2016; carried 5-0.

Anthony SOTTILE, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary