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

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

ROLL CALL:

COMMISSIONERS PRESENT:  Anthony SOTTILE, Chairman
                          Anthony AMBROSE
                          Star BALES
                          Paul CIRCO
                          Darrin J. MROZ

COMMISSIONERS ABSENT:  None

OTHERS PRESENT:  Melissa AYRES, Director of Community Development
                  Barbara K. RAMIREZ, Principal Planner
                  Michael REID, Staff Attorney
                  Eric CRAIG, Assistant Planner

SOTTILE briefly explained the mission of the Planning Commission. SOTTILE welcomed comments under Public Comments. No one came forward.

PUBLIC COMMENT:  A citizen, Brad ALT, informed the Planning Commission that he wants to locate his Equinox LaserTag business in El Cajon. He noted that the old Salvation Army Building, located at 101 East Main Street is currently vacant. He asked what type of business would the Planning Commission like to see in this building. REID reminded the Commission that no action can be taken on Public Comment, and that they could not form a collective opinion; however, they could refer to staff for consideration.

CONSENT CALENDAR:  Motion was made by CIRCO, seconded by AMBROSE, to adopt the Planning Commission minutes of March 22, 2010 at 7 p.m.; carried 5-0.
There were no public hearing items.

**OTHER ITEMS FOR CONSIDERATION:**

**AMENDMENT OF ZONING ORDINANCE WORKSHOP**

AYRES reviewed some of the aspects of the current code which need revising (i.e., compliance with changes in State law, etc.

CRAIG presented a Powerpoint, first summarizing and covering the following topics:
- What is zoning?
- Reasons for the proposed update
- Examples of update categories (i.e., user-friendliness, business friendliness, etc.)
- Key components of the upcoming proposal to update the Zoning Ordinance, and specific topics for discussion by and / or direction from the Commission.

He mentioned that staff is requesting feedback from the Planning Commission.

Regarding security or “concertina” wire on properties, SOTTILE noted that it is ugly especially in residential areas, and likes the higher fence alternative. In reply to AMBROSE, height of 8 feet and the types of fence material that would be covered. MROZ had questions on barbed wire used on residential properties. Staff replied that it is only abutting alleys. SOTTILE inquired whether studies show that higher fencing keeps out the negative element. CRAIG noted that was not included in staff’s research on this topic.

CRAIG explained current regulations require director to review requests for large family day care but noted no performance standards existed in Zoning Ordinance. Criteria discussed were issues of spacing and concentration, traffic control, parking availability, noise. Commissioners had questions on state requirements and safety considerations. MROZ suggested checking for sexual predators as one of the checklist items.

Discussion ensued about a lower parking requirement if a restaurant is located within a shopping center. AYRES recommended applying a standard commercial parking rate rather than the higher ratio currently in use. AMBROSE concurred. SOTTILE offered that we need to promote commerce. CIRCO suggested limiting the number of restaurants located in the same center. BALES noted that revising the parking ratio would encourage more restaurants and supported the change.

AYRES explained that brokers are looking for interim uses of vacant or abandoned commercial property. Staff is seeking Commissioners’ comments on allowing long-term vehicle storage (operable vehicles, not junk cars). SOTTILE supported this idea, but prefers no [view-obscuring] fencing so that good visibility may deter vandalism. AMBROSE believes storage of new vehicles will need fencing, security, and lighting. He favors the temporary use permit process rather than conditional use permit process. CIRCO supported the idea. BALES accepted staff’s suggestion to allow this interim use while the City awaits a development proposal.
Concerning the timeline of Zoning Ordinance Update, AYRES advised that it depends on the Planning Commission and City Attorney’s comfort level with the proposed changes. The Planning Commission will have a public hearing on April 26, 2009, while the City Council will review this at its second meeting in May.

CIRCO liked the new code format, and wondered if a map could be added. AYRES replied that a Geographic Information System (GIS) layer is being developed for online use.

[There was a recess at 8:37 p.m. and the meeting resumes at 8:47 p.m.]

Commissioners agreed they need more time to study the proposed changes, and decided to continue their discussion to a special meeting on Monday, April 17, 2010. AYRES clarified that this Amendment of Zoning proposal is for the entire City. She asked for feedback on convenience markets selling liquor within 500 feet of residential property. The proposed rule is that a convenience market with 10 percent or less of retail display area devoted to any/all alcohol, could apply for a conditional use permit. She noted that an additional finding would be added to address over-concentration of packaged liquor sales in the census tract.

STAFF COMMUNICATIONS

There were none.

COMMISSIONER REPORTS/COMMENTS

There were none.

CONTINUANCE

Motion was made by BALES, seconded by AMBROSE, to continue the workshop discussion on the proposed Zoning Ordinance Amendment to a Special Meeting on Monday, April 19, 2010 at 7:00 p.m.; carried 5-0. The meeting was adjourned at 9:05 p.m.

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Anthony SOTTILE, Chairman

ATTEST:

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Melissa AYRES, Secretary