



MINUTES

PLANNING COMMISSION MEETING

December 1, 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, Deputy Director / Planning Commission Secretary
 Barbara LUCK, Assistant City Attorney
 Lorena CORDOVA, Associate Planner
 Patricia Hamilton, Secretary

MROZ explained the mission of the Planning Commission.

CONSENT CALENDAR

Planning Commission Minutes

Motion was made by SOTTILE, seconded by HERNANDEZ, to adopt the minutes of the Planning Commission meeting of November 3, 2015; carried 5-0.

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Cornerstone Place
Request:	70-unit affordable housing project for families and veteran households
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT NO. 2227
Project Number(s):	Conditional Use Permit (CUP) No. 2227
Location:	230 South Sunshine Avenue
Applicant:	South Sunshine Associates, LP (Katherine McFadden), Katherine@domusd.com , 916.273.4886
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619.441.1539
City Council Hearing Required?	Yes December 8, 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 proposed CEQA exemption; and Conditional Use Permit No. 2227, subject to conditions
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CORDOVA summarized the agenda report in a PowerPoint presentation.

Majed AL-GHAFRY approached the podium and answered Commissioners questions about funding subsidy (\$1.2 million) for property acquisition.

MROZ opened the public hearing.

Meea KANG, representing Domus Development, spoke next and outlined the project. Their focus is on in-fill development in key areas that revitalizes blighted neighborhoods. She presented a PowerPoint showcasing her completed projects. In answer to Commissioners questions and concerns, she noted:

- All their projects are owned and managed by Domus
- Targets working households that earn less than the Area Median Income (AMI)
- For this project, household categories include Veterans and families
- Veterans are always at the top of the list
- Project features include bus stop and about one-half mile from El Cajon Transit Station
- Potential office tenants would most likely entail service providers for tenants
- Funding includes investors who receive tax credits
- Regulatory deed restrictions maintain project affordability for 55 years
- The project cannot be sold during this time frame
- Project not intended to be a Section 8 project
- The community room is intended for residents use only
- El Cajon stood out after canvassing San Diego County municipalities to find the best housing opportunities
- High standard of preventative maintenance required
- Project offers lower utility bills, child care, and other amenities that are not offered in existing apartment complexes
- Domus controls the screening the potential tenants

SHUTE added that through the City there would be additional oversight of the project with the conditional use permit

Lorenzo HIGLEY, representing CASA, spoke next. He applauded the smoke free policies in place. He added there was also no reference to crime-free areas.

Peggy BUFFO spoke next. She was pleased to see the vacant lot being addressed with development; however, had some major concerns as follows:

- The size of the project with 70 units is too large for the area
- Not enough parking spaces to accommodate number of units

Daryl PRIEST, local developer spoke next. He praised the project and added that it could not be accomplished without government financing and tax credit benefits. Also, he asked the Commissioners to consider helping out the neighbors on the other side of the street in some way relative to the parking situation.

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

HERNANDEZ praised the project in its uniqueness and urban design and the effort of collaboration between the developer and the City of El Cajon. His main concern was with the parking and suggested the City should be responsible in making street parking available. He asked staff to consider development of a downtown parking management program.

MROZ asked where the nearest supermarket was located.

SHUTE answered that the closest market is on the corner of Chase and Avocado, with another one north of Highway 8 on Ballantyne. He also added there based on recent studies there are over 2,000 parking spaces available within the downtown area for visitors and residents.

TURCHIN asked the sizes of the one-bedroom and three-bedroom units.

MROZ reopened the public hearing.

KANG responded that the one-bedroom unit is 650 square feet and the three-bed-room unit was just under 1,200 square feet.

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

Commissioners all agreed the project would be a beautiful addition to the community but did have concerns, specifically the lack of parking where there is a mixture of office, single-family homes and multi-family homes. The developer did address their concerns on future maintenance of the project, but they were still concerned there may not be enough units offered to Veterans first.

SHUTE added that the downtown master plan does address most of these concerns. He also added that municipal code specifies only one parking space is required per unit for affordable housing developments.

SOTTILE asked if it was possible for the Veterans to be able to get first choice on units.

SHUTE reminded the Commissioners that the Planning Commission should base their decision on the land use issues and how the project meets the governing regulations.

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the next resolutions in order approving the proposed CEQA exemption and Conditional Use Permit No. 2227, subject to conditions; carried 5-0.

Agenda Item:	3
Project Name:	Marijuana (Cannabis) Dispensaries, Cultivation, Manufacturing, Storage, and Delivery
Request:	Zoning Code Amendment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL OF THE ZONING CODE AMENDMENT
Project Number:	Zoning Code Amendment No. 431
Location:	Citywide

Applicant:	City of El Cajon
Project Planner:	Anthony Shute, tonys@cityofelcajon.us, 619.441.1742
City Council Hearing Required?	Yes January 12, 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 the proposed CEQA exemption and Zoning Code Amendment No. 430

SHUTE summarized the agenda report and clarified language relative to the cultivation of marijuana for the Commissioners.

MROZ opened the public hearing.

Sherry WOODRUFF, a medical marijuana patient spoke first. Her concern was with the existing dispensaries. If they are to continue, better oversight is needed. Employees are not knowledgeable on the various strains and portions being sold.

Dana STEVENS, CASA representative, approached the podium next. She applauded the City in their recommendation to amend the code. She then presented a copy of the Reader magazine which advertises numerous marijuana dispensaries throughout San Diego County, including El Cajon. The product advertised includes unregulated strains with no dosage control. There are currently eight stores operating illegally in El Cajon and she encouraged a higher fine of \$25,000 be considered to cover the closure and enforcement of these stores.

SHUTE responded that in the last year the City has closed down ten to twelve dispensaries through the combined efforts of Code Enforcement, Police, and the Attorney's office. To ensure they stay closed, the City revisits the sites periodically and is now focusing on four locations. In answer to the Commissioners question, fines currently consist of \$100, \$200, \$500 and up to \$1,000 per day. When a case is settled all City resources, including fines, enforcement and legal fees are collected.

David RUYLE spoke next. He is a business owner and former police officer and was not in support of the proposed amendment, however, did agree with the prior speakers that dispensaries do need better regulation and suggested the City take action to tighten controls and set rules.

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

Commissioners agreed the City Council and citizens of El Cajon were not in support of marijuana cultivation, manufacturing, storage, deliveries or dispensaries in the City. Prohibiting them at this time is the right decision.

Motion was made by MROZ, seconded by SOTTILE, to adopt the next resolution in order recommending City Council approval of proposed Amendment of Zoning Code No. 431; carried 5-0.

4. OTHER ITEMS FOR CONSIDERATION

Agenda Item:	4
Project Name:	Proposed Planning Policy
Request:	Approve Proposed Policy

CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	None
Location:	City wide
Applicant:	El Cajon Planning Commission
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us, 619.441.1539
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Discuss the planning policy; and, 2. Accept policy

CORDOVA summarized the discussion of the planning policy proposals presented at the Planning Commission meeting of November 3, 2015.

Changes were incorporated and the policy was accepted by the Commissioners.

ADJOURNMENT

Motion was made by TURCHIN, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 9:09 p.m. this 1st day of December until January 5, 2016, at 7:00 p.m.; carried 5-0.

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary