



MINUTES

PLANNING COMMISSION MEETING

October 18, 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
 Paul CIRCO
 Veronica LONGORIA

COMMISSIONERS ABSENT: Jerry TURCHIN

STAFF PRESENT: Majed AL-GHAFRY, Assistant City Manager
 Anthony SHUTE, Deputy Director / Planning Commission Secretary
 Melissa DEVINE, Senior Planner
 Barbara LUCK, Assistant City Attorney
 Ron Luis VALLES, Administrative Secretary

SOTTILE explained the mission of the Planning Commission. Under Public Comment, no one approached the podium.

CONSENT CALENDAR

Agenda Item:	1
	Planning Commission minutes of September 20, 2016

Motion was made by CIRCO, seconded by LONGORIA, to adopt the minutes of the Planning Commission meeting of September 20, 2016, which were modified, under Item No. 3, the South Anza Rezoning project, the sentence was changed to “LONGORIA stated that the city should look at spot zoning and making sure that the zoning map is current with the General Plan map.”; carried 4-0 (Turchin-absent).

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	St. Ephrem Church
Request:	New social hall at an existing religious facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Amendment of Conditional Use Permit No. 1814
Location:	750 Medford Street

Applicant:	St. Ephrem Church (Reverend Toufic Nasr); 619.337.1350
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 proposed Amendment of Conditional Use Permit No. 1814, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

Deacon George GHOSN, representing Reverend Nasr, in response to the Chair, said that they accepted conditions of approval.

Mr. Roger REYNOLDS, architect for the project, spoke in favor of the project and noted some of the features.

Mr. J.F. SLIEMAN, engineer and church member, spoke in favor and emphasized that they are replacing an old, deteriorating facility, and also ensuring ADA compliance.

Ms. Cheryl DENTT, a neighbor, shared concerns over the height of the building, the footprint of the building expanding from 2,000 to 7,000 square feet, and geological concerns. Noise and parking concerns were addressed.

SLIEMAN returned to the podium. He responded that they will not be touching the slope. The proposed footprint will be at least six feet away from the retaining wall. He also noted that no parking spots will be eliminated.

In response to the Chair's question, SLIEMAN responded that 90% of the time parking is within the church property. He also noted that they have shared parking with the neighboring Our Lady of Grace Church.

Mr. Renee SHERRY-FARRELL, a neighbor, concurred with parking issues, especially during the annual festival. She was also concerned with high noise levels once construction begins.

MROZ asked the architect about parking. SLIEMAN noted that they will do a concerted effort to inform parishioners on parking. He did note that during their annual festival where parking spaces at both churches are filled, and they arrange with a shuttle with off-site location. They will work with neighbors about parking concerns.

Motion was made by SOTTILE, seconded by MROZ, to close the public hearing; carried 4-0 (Turchin – absent).

Motion was made by SOTTILE, seconded by MROZ, to adopt the next resolution in order approving proposed Amendment of Conditional Use Permit No. 1814, subject to conditions; carried 4-0 (Turchin – absent).

Agenda Item:	3
Project Name:	Oakdale Residences
Request:	Amend General Plan and Zoning Map, and approve the construction of an 15-unit common interest residential project
CEQA Recommendation:	Adopt Mitigated Negative Declaration
STAFF RECOMMENDATION:	RESCHEDULED TO THE FIRST AVAILABLE MEETING.
Project Number(s):	General Plan Amendment No. 2015-01, Zone Reclassification No. 2317, Planned Unit Development No. 343, and Tentative Subdivision Map No. 663
Location:	Northwest corner of Oakdale Lane and Oakdale Avenue
Applicant:	Ray Kafaji; rkafaji@aol.com ; 619.665.4464
Project Planner:	Lorena Cordova; lcordova@cityofelcajon.us ; 619.441.1539
City Council Hearing Required?	Yes Initially noticed for November 15, 2016. New date will be set.
Recommended Actions:	This project will be rescheduled to the first available meeting.

SOTTILE opened the public hearing.

Mr. Jim WIENRICH, a neighboring resident, shared concerns over the limited street parking in the area.

Motion was made by CIRCO, seconded by LONGORIA, to reschedule this item to the first available meeting; carried 4-0 (Turchin – absent).

SHUTE added that a new public hearing notice will be sent.

Agenda Item:	4
Project Name:	Mallonee Condo Conversion
Request:	Condominium conversion of nine existing apartment units
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Planned Unit Development No. 344 and Tentative

	Subdivision Map No. 665
Location:	411 Emerald Avenue
Applicant:	Westone Management Consultants (Joseph Scarlatti); westone.ca@gmail.com ; 619.334.3670
Project Planner:	Lorena Cordova; lcordova@cityofelcajon.us 619.441.1539;
City Council Hearing Required?	Yes November 15, 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 Planned Unit Development No. 344 and Tentative Subdivision Map No. 665, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

Mr. Joseph SCARLATTI, who is representing the applicant, asked that under Condition 3.m in the proposed resolution the second stairway exit be eliminated. SHUTE noted that clarity could be added to the condition but it could not be eliminated.

Mr. David MARRS, a neighboring resident, encouraged that a condition be added to encourage owner occupancy of the units.

Commissioners praised the proposed project.

Motion was made by SOTTILE, seconded by CIRCO, to close the public hearing; carried 4-0 (Turchin – absent).

Motion was made by CIRCO, seconded by MROZ, to adopt the next resolutions in order recommending City Council approval of proposed Planned Unit Development No. 344 and Tentative Subdivision Map No. 665, subject to conditions; carried 4-0 (Turchin – absent).

OTHER ITEMS FOR CONSIDERATION

The proposed 2017 Planning Commission meeting scheduled was approved.

Motion was made by MROZ, seconded by SOTTILE, to accept the proposed 2017 Planning Commission meeting calendar; carried 4-0 (Turchin – absent).

DEVINE provided an update on the Transit District Specific Plan and noted that the project will return to the Planning Commission and City Council towards the end of 2017. SHUTE emphasized that having the plan in place will allow the city to be more competitive for capital improvement grants.

ADJOURNMENT

Motion was made by CIRCO, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 8:29 p.m. this 18th day of October until November 1, 2016; carried 4-0 (Turchin – absent).

Anthony SOTTILE, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary