



MINUTES

PLANNING COMMISSION MEETING

November 5, 2012

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: Paul CIRCO, Vice Chairman
Star BALES
Anthony SOTTILE

COMMISSIONERS ABSENT: Darrin J. MROZ, Chairman
Adel DANKHA

STAFF PRESENT: Manjeet RANU, Planning Manager / Planning
Commission Secretary
Michael REID, Staff Attorney
Ron Luis VALLES, Administrative Secretary

CIRCO explained the mission of the Planning Commission.

PUBLIC COMMENT

Anchi MEI, representative from International Rescue Committee, noted that there is a proposed Downtown El Cajon Farmers' Market at Prescott Promenade that is scheduled to start on March 21, 2013. She also informed that they will be having a logo design contest for the market and the winner could win \$150. She sought participation and in the Market Advisory Committee. MEI also distributed farmers' market and logo design flyers that featured the information in Spanish, Arabic and English.

CONSENT CALENDAR

Motion was made by CIRCO, seconded by SOTTILE, to continue the adoption of the minutes of the Planning Commission meeting held on October 8, 2012, to the December 10, 2012, meeting (due to lack of quorum with the abstention of BALES due to her absence from the October 8th meeting); carried 3-0 (MROZ and DANKHA, absent).

PUBLIC HEARING ITEMS

AGENDA ITEM NO. 2 – AMEND EL CAJON MUNICIPAL CODE TITLE 17 (ZONING) AND SPECIFIC PLAN 182 (DOWNTOWN)

This was a public hearing on proposed amendments to Title 17 (Zoning) of the El Cajon Municipal Code for the purpose of a technical cleanup, making clarifications and revising standards in the text of Title 17; allowing the keeping of chickens for personal food production; allowing for community gardens; establishing a process for administrative approval of minor amendments to entitlements; and amending Specific Plan 182 to provide more flexibility to accommodate signage to promote pedestrian activity downtown.

Applicant: City of El Cajon
Project Planner: Eric Craig / 619.441.1782
Email: ecraig@cityofelcajon.us

RANU summarized the staff report and recommended the following changes to proposed Resolution No. 10706: 1) Strike the reference in Section 17.040.20, regarding unintentional reference to Administrative Zoning Permits and community gardens; and 2) revise Section 17.140.155.c – to allow for entertainment-oriented refrigerator appliances with wet bars.

CIRCO opened the public hearing and invited any speakers to the podium.

Shreya SASAKI, from Kaiser Permanente approached the podium and thanked Commission for supporting and allowing community gardens in El Cajon.

Ann BARRON, coordinator of the proposed community garden on East Main Street, noted that they are set to start with the participation of 40 interested families.

Jeff DAVIES, Executive Director of the El Cajon Downtown Promenade District, noted that he was working with staff on developing a standardized and attractive A-frame sign in downtown area. He displayed a design of a proposed uniform sandwich board sign that will be provided to businesses, where the information could be updated within the board.

Lily SCHWORM spoke next. She thanked staff and commissioners for their time and efforts on allowing chickens in El Cajon. She also commended work on allowing community gardens.

No other speakers approached the podium.

Motion was made by BALES, seconded by SOTTILE, to close the public hearing; carried 3-0 (MROZ and DANKHA, absent).

SOTTILE asked that administrative changes to adult entertainment permits be prohibited. Staff thought it was an excellent suggestion.

Motion was made by SOTTILE, seconded by BALES, to adopt the proposed Resolution No. 10706, recommending City Council approval of amendments to Title 17, with the following modifications: Strike the reference in Section 17.040.20, regarding unintentional reference to Administrative Zoning Permits and community gardens; revise Section 17.140.155.c – to allow for entertainment-oriented refrigerator appliances with wet bars; Expressly exclude adult entertainment permits from administrative changes under Chapters 17.57 and 17.63), subject to conditions; carried 3-0 (MROZ and DANKHA, absent).

Motion was made by CIRCO, seconded by BALES, to adopt the proposed Resolution No. 10707, recommending City Council approval of Specific Plan 182, subject to conditions; carried 3-0 (MROZ and DANKHA, absent).

These items are tentatively scheduled for the City Council meeting on December 11, 2012, at 7 p.m.

OTHER ITEMS FOR CONSIDERATION

There were none.

STAFF COMMUNICATIONS

AGENDA ITEM NO. 3 – MAJOR / MINOR CHANGE OF PLANNED UNIT DEVELOPMENT NO. 336

This was a staff communication on a request for changes to the approved building footprints and elevations of a previously approved planned unit development. The subject property is located on the terminus of Cary Court, between Granite Hills Drive and Egret Way, and is currently vacant. The Commission felt that the changes were an improvement to the project. No action by the commission was required.

RANU informed Commissioners and staff that the next Planning Commission meeting will be held on December 10, 2012 at 7 p.m.

He also informed that Melissa Ayres will retire as Director of Community Development at the end of the year. He praised her and noted it was a pleasure working with her. He also informed that Rob Turner, Director of Public Works, will also retire at the end of the year.

COMMISSIONER REPORTS/COMMENTS

BALES encouraged that everyone vote in tomorrow's election.

ADJOURNMENT

Motion was made by SOTTILE, seconded by BALES, to adjourn the meeting of the El Cajon Planning Commission at 7:28 p.m. this 5th day of November, 2012 until December 10, 2012, at 7:00 p.m.; carried 3-0 (MROZ and DANKHA, absent).

Darrin J. MROZ, Chairman

ATTEST:

Manjeet RANU, AICP, Secretary