



## **PLANNING COMMISSION MEETING**

### **MARCH 23, 2009**

*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  
Tony AMBROSE  
Star BALES  
Paul CIRCO  
Darrin J. MROZ

**COMMISSIONERS ABSENT:** None

**OTHERS PRESENT:** Melissa AYRES, Director of Community Development  
Barbara RAMIREZ, Principal Planner  
Barbara LUCK, Assistant City Attorney  
Ron Luis VALLES, Administrative Secretary

SOTTILE explained the mission of the Planning Commission and the proper procedure for speaking before the Commission and asked for proper decorum during the meeting. SOTTILE welcomed comments under Public Comments. No one came forward.

**MINUTES OF 3-9-09**                      Motion was made by AMBROSE, seconded by CIRCO to approve the Minutes of the Planning Commission meeting of March 9, 2009; carried 5-0.

#### **UPDATE ON DOWNTOWN SPECIFIC PLAN**

This was a discussion item about key features of the draft Downtown Specific Plan and public comments received on the Plan.

Applicant:                      City Initiated – Planning Commission / (619) 441-1471  
Project Planner:              Melissa Ayres / Barbara Ramirez / (619) 441-1741

AYRES provided some history on the Downtown Specific Plan. She informed that five Neighborhood Forums were held within the last two months to update the public on the progress of this large-scale planning project. The forums, which had an average attendance of 31 individuals, focused on District #1 -- The Historic Heart of the City; District

#2 -- Transit and Business District; District #3 -- Lifetime Learning District; District #4 -- Marketplace District, and District #5 -- Community Recreation District.

She emphasized some of the features including proposed land uses, primary retail corridors, pedestrian and bicycle routes and public transit, new streets and alleys, open space, building height, and schematic drawings for activity centers in each district.

Discussion ensued from Commissioners regarding eminent domain, taxes, specific downtown redevelopment uses. AYRES noted that this would be a 30-year plan with a possible review every five years.

She noted that an environmental impact report will be prepared and public hearings will be held to consider adopting the plan.

### **DISCUSSION OF COMPREHENSIVE ZONING ORDINANCE UPDATE**

This was an informational session on an update of the Zoning Ordinance.

Applicant: Initiated by the City of El Cajon / (619) 441-1741  
Project Planner: Eric Craig / (619) 441-1782

CRAIG provided a Powerpoint presentation, summarizing the staff report. He noted that staff has undertaken this major project of preparing a comprehensive update of Title 17 of the El Cajon Municipal Code, also known as the Zoning Ordinance. The goal is to make it more "user-friendly" by eliminating discontinuity, redundancies, and complicated language.

The new format would divide the ordinance into two major sections: one describing administrative requirements and processes, and the other section describing zones, land uses, and development standards. The staff is working towards completing the revisions and presenting the revised Zoning Ordinance before the Commission and Council before the end of the fiscal year.

Discussion was held regarding front-yard landscaping and paving, the use of temporary shade structures as carports and metal shipping containers. The Commissioners were encouraged to complete a questionnaire by CRAIG and submit it to the Planning Division with their recommendations and feedback.

### **OTHER ITEMS FOR CONSIDERATION:**

NONE

### **STAFF COMMUNICATIONS**

RAMIREZ reminded Commissioners of the mandatory online Ethics Training that needs to be completed before Monday, April 6, 2009. The certificates may be sent to RAMIREZ or VALLES and they will be forwarded to Human Resources Department at City Hall.

**COMMISSIONER REPORTS/COMMENTS**


None

**ADJOURNMENT**

Motion was made by AMBROSE, seconded by CIRCO to adjourn the meeting of the El Cajon City Planning Commission at 9:11 p.m. this 23rd of March, 2009 until April 6, 2009 at 7:00 p.m.; carried 5-0.

  
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Anthony SOTTILE, Chairman

ATTEST:

  
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Melissa AYRES, Secretary

APPROVED

APR 06 2009

AS PRESENTED