



## **PLANNING COMMISSION MEETING APRIL 6, 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

**COMMISSIONERS ABSENT:** Darrin J. MROZ

**OTHERS PRESENT:** David COOKSY, Director – Redevelopment and Housing  
Barbara RAMIREZ, Principal Planner  
Barbara LUCK, Assistant City Attorney  
*(No Minutes Clerk was present)*

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

**CONSENT CALENDAR**                      Motion was made by AMBROSE, seconded by BALES  
to approve Consent Calendar items listed below; carried  
4-0 (MROZ – absent).

### **MINUTES OF 3-23-09**

The draft minutes were adopted pro forma.

### **RESOLUTION NO. 10546**

An extension of time was granted for Conditional Use Permit No. 2068 to construct a 14,408-square foot retail building with a drive-through pharmacy at 915 and 935 North Second Street, which is located on the northeast corner of Broadway and North Second Street.

## **RESOLUTION NO. 10547**

An extension of time was granted for Conditional Use Permit No. 2073 to construct an electronic message display for a proposed retail pharmacy at the northeast corner of North Second Street and Broadway.

## **OTHER ITEMS FOR CONSIDERATION:**

### **REDEVELOPMENT 101**

This was a discussion item to provide general information on topics related to redevelopment, such as: redevelopment law; the history of the El Cajon Redevelopment Agency (ECRA); financing mechanisms; completed projects; programs managed by the Redevelopment and Housing Department.

Applicant: City Initiated / (619) 441-1741  
Project Planner: David Cooksy / (619) 441-1775

COOKSY presented a Powerpoint entitled "Redevelopment in El Cajon – Progress Through Partnerships." He informed that the authority was given in 1948 to establish redevelopment programs in California. The El Cajon Redevelopment Agency (ECRA) was created in 1971. The agency commissioned a review of the Central Business District Redevelopment Project Area in 1986. The following year, ECRA amended the area by adding 1,548 acres of commercial, industrial and residential properties.

He noted that the project area's total acreage of 1,547.6 acres comprises 17.2% of the City of El Cajon. Of that total, residential is 24.2%; commercial, 23.8%; industrial, 32.3%; institutional, 7.6%; and streets or right-of-way are 12.1%.

COOKSY said that the gross tax increment has steadily increased from \$10.5 million in the Fiscal Year 2004-05 to more than \$15.6 million in the Fiscal Year 2008-09.

He outlined the 23 projects funded by the Agency, starting from the Parkway Plaza Expansion to the recent Wisconsin Cottages project, and provided highlights of each project.

He also spoke of future projects in partnership with the El Cajon Community Development Corporation, a Five-Year Capital Improvement Plan, and significant updates of the Downtown Specific Plan.

COOKSY informed that one of the projects, Linda Way Townhomes, will be the first ECRA residential project in 10 years. It will eliminate blight and create approximately 23 new, detached single-family homes that will be available to first-time homebuyers only. There are some additional in-fill housing projects of which sites still need to be determined; however, the projects will be consistent with the revised Specific Plan 182 that is currently being updated to guide mixed-used project development. Funds will allow some of those projects to be realized.

COOKSY added that other projects include: the creation of a City Welcome Monument at Main and Magnolia to create a "sense of place;" bringing older medians to current standards in the project area by encouraging the use of native vegetation to reduce irrigation and maintenance needs; and the Civic Center Improvement Plan that includes the Public Safety Facility.

He fielded questions from the Commissioners on topics of eminent domain and project financing.

### **STAFF COMMUNICATIONS**

There were none.

### **COMMISSIONER REPORTS/COMMENTS**

There were none.

### **ADJOURNMENT**

Motion was made by CIRCO, seconded by AMBROSE to adjourn the meeting of the El Cajon City Planning Commission at 7:48 p.m. this 6th of April, 2009 until April 20, 2009 at 7:00 p.m.; carried 4-0 (MROZ – absent).

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Anthony SOTTILE, Chairman

ATTEST:

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Melissa AYRES, Secretary