



MINUTES

PLANNING COMMISSION MEETING

July 21, 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
 Luis HERNANDEZ
 Anthony SOTTILE
 Jerry TURCHIN

COMMISSIONERS ABSENT: Paul CIRCO, Vice Chairman

STAFF PRESENT: Anthony SHUTE, Planning Manager / Planning Commission Secretary
 Dennis DAVIES, Deputy Director / Public Works
 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 MROZ, seconded by SOTTILE, to adopt the minutes of the Planning Commission meeting of July 7, 2015; carried 4-0.

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Orlando Specific Plan
Request:	Demolition of an existing single-story commercial building and the construction of two new single-story commercial buildings, a drive-through, outdoor dining areas, parking lot improvements and new landscaping.
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amendment of Specific Plan No. 174
Location:	888 North Johnson Avenue
Applicant:	888 Johnson El Cajon LLC (Michael P. Orlando); 760.452.2611; mike@orlandocompany.com
Project Planner:	Lorena Cordova; 619.441.1539; lcordova@cityofelcajon.us

City Council Hearing Required?	Yes	August 11, 2015
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval of the proposed Amendment of Specific Plan No. 174 	

CORDOVA summarized the agenda report in a PowerPoint presentation.

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

Mike MERRILL, architect for the project, approached the podium to answer questions. He advised that the landscaping proposed along the length of the drive-way will be dense enough to shield the cars from view. Also, the function of the long drive-way is so cars do not cue into the parking lot. It is also a Panera development requirement.

Motion was made by MROZ, seconded by HERNANDEZ, to close the public hearing; carried 4-0.

Motion was made by HERNANDEZ, seconded by SOTTILE, to adopt the next resolution in order RECOMMENDING City Council approval of proposed Amendment of Specific Plan No. 174; carried 4-0.

Agenda Item:	3	
Project Name:	Bostonia Court	
Request:	Eleven-lot single-family development	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL	
Project Number(s):	Planned Residential Development No. 69, Tentative Subdivision Map No. 661 and Zone Reclassification No. 2316	
Location:	1196 Bostonia Street	
Applicant:	Priest Development Corporation (Daryl R. Priest); 619.444.4476	
Project Planner:	Lorena Cordova; 619.441.1539; lcordova@cityofelcajon.us	
City Council Hearing Required?	Yes	August 11, 2015
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval of proposed Planned Residential Development No. 69, Tentative Subdivision Map No. 661 and Zone Reclassification No. 2316, subject to conditions 	

MROZ recused himself and left Chambers.

CORDOVA summarized the agenda report in a PowerPoint presentation.

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

David JERSE spoke first and expressed his concerns about the alley and security. He suggested that possibly a fence should be installed along the length of the alley to deter crime.

Daryl PRIEST, owner, spoke next. He stated that the development of single-family homes would be the crime deterrent, since homeowners tend to patrol their own neighborhoods.

Motion was made by HERNANDEZ, seconded by TURCHIN, to close the public hearing; carried 3-0.

Motion was made by HERNANDEZ, seconded by SOTTILE, to adopt the next resolutions in order RECOMMENDING City Council approval of proposed Class 32 CEQA Exemption, Zone Reclassification No. 2316, Planned Residential Development No. 69, and Tentative Subdivision Map No. 661; carried 3-0.

MROZ returned to Council Chambers.

ADJOURNMENT

Motion was made by MROZ, seconded by HERNANDEZ, to adjourn the meeting of the El Cajon Planning Commission at 7:45 p.m. this 21st day of July until August 4, 2015, at 7:00 p.m.; carried 4-0.

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary