



MINUTES

PLANNING COMMISSION MEETING

October 20, 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: Paul CIRCO, Vice Chairman
 Luis HERNANDEZ
 Anthony SOTTILE
 Jerry TURCHIN

COMMISSIONERS ABSENT: Darrin MROZ, Chairman

STAFF PRESENT: Anthony SHUTE, Deputy Director / Planning Commission Secretary
 Melissa DEVINE, Senior Planner
 Barbara LUCK, Assistant City Attorney
 Patricia Hamilton, Secretary

CIRCO explained the mission of the Planning Commission.

CONSENT CALENDAR

Planning Commission Minutes

Motion was made by SOTTILE, seconded by HERNANDEZ, to adopt the minutes of the Planning Commission meeting of October 6, 2015; carried 4-0.

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	General Plan Consistency Rezoning
Request:	Rezone select properties
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Zone Reclassification No. 2314
Location:	City wide
Applicant:	El Cajon Planning Commission
Project Planner:	Melissa Devine; 619.441.1773; mdevine@cityofelcajon.us
City Council Hearing Required?	Yes November 10, 2015
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 adoption of the Negative Declaration and approval of Zone Reclassification No. 2314

DEVINE summarized the agenda report in a PowerPoint presentation.

HERNANDEZ expressed concern that higher density zoned properties adjacent to a low density zone may be incompatible.

SOTTILE asked staff if there was an option available for a property to be removed off the list.

DEVINE responded that one site was removed from the list as requested by the property owner. However, once a property is removed from the list, a replacement site must be identified elsewhere.

HERNANDEZ confirmed with staff that the City is only identifying property within the General Plan land use designation already in place.

CIRCO opened the public hearing.

Sally JAMES spoke against the density increase for the Caltrans site. Her concerns included additional traffic along Melody Lane, and the potential negative impact on the schools in the area. She was also against any new apartments.

CIRCO assured her that the City wants to see home ownership.

DEVINE added that the property on Third Avenue is currently zoned RS-9 and is proposed RS-6, which could potentially provide up to approximately 16 single-family homes.

Joyce PETERSON spoke next specifically about the rezone proposal associated with Hart Drive. She was not in agreement with the number of units proposed. Hart Drive is only a two block street experiencing lots of parking problems. There are already apartment complexes on the north side of the street (County) and single-family homes on the south side. The addition of more living units would exacerbate the parking situation.

DEVINE added that the proposed zone is PRD, which would match the adjacent city zoning.

Theresa DILLMAN expressed her concern with the South Third Street property owned by Caltrans. She asked if there was a plan in place to sell the property to the City. Prior to the field being secured by fencing, it was a magnet for crime and drug use. She is also not a fan of apartments or townhomes due to increased pedestrian and vehicle traffic and the impact on schools, and asked if there was a moratorium on apartment development and if Joliet Street would be connected South Third Street.

CIRCO advised that Caltrans has not approached the City; the property will be rezoned from RS-9 to RS-6, which would be compatible with the surrounding properties. He did not anticipate any change in the street plan associated with Joliet Street and assured her that no apartments would be built.

Malia MEARS shared she grew up by Third Street and loved the rural feel of the area. She asked that the Caltrans property possibly be used for uses such as farming or horses, however, did add that she was in agreement with the development of single-family homes only.

Tom GRAVES asked if there was a slide or map showing what RM-2500 zoned property would look like after fully developed.

DEVINE explained this is a multi-family zone, which would include row homes and town homes. She added that all future proposals must meet high-quality design standards. A display of town homes and row houses was displayed as examples of the quality product the City has been experiencing.

Michael FOX asked if the single-family homes would be attached or detached.

CIRCO responded there would be one house per lot.

Sandra BIGNELL asked if an environmental impact report was prepared for each site. She was also concerned about the increased usage of water and how it would impact future development.

DEVINE responded that a Negative Declaration was prepared for the entire project and there were no significant impacts identified.

CIRCO added the State does not require the additional homes be built; only to make available for future development and they would look at all utilities prior to any development. However, all utilities are already available and in place in the City.

SOTTILE added the entire environmental document can be accessed on the City's website and does identify each property with more specificity.

SHUTE also advised that any member of the public could come to City Hall to review the report.

Theresa DILLMAN asked if there was a time frame for development.

CIRCO responded there is no time frame for development.

MS. FISHER approached the podium and said she did find the Negative Declaration and was able to find the answers to her questions, however, did ask if two-story houses would be allowed.

SHUTE answered that most residential zones in the City have a 35-foot height limit; however, some multi-family zones have a 20-foot height limit.

Malia MEARS asked if a variance would be possible to reduce the height limit.

SHUTE advised that variances are extremely hard to get. There are four mandatory findings that must be found by State law.

Theresa DILLMAN asked if the homes would be built like existing properties.

CIRCO answered the Planning Commission does want to see a product that fits the neighborhood.

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

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the next resolution in order recommending City Council approval; carried 4-0.

3. OTHER ITEMS FOR CONSIDERATION

4. STAFF COMMUNICATIONS

ADJOURNMENT

Motion was made by CIRCO, seconded by HERNANDEZ, to adjourn the meeting of the El Cajon Planning Commission at 8:00 p.m. this 6th day of October until November 3, 2015, at 7:00 p.m.; carried 4-0.

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary