



MINUTES

PLANNING COMMISSION MEETING

April 1, 2014

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, Chairman
 Adel DANKHA
 Luis HERNANDEZ
 Anthony SOTTILE

COMMISSIONERS ABSENT: Darrin J. MROZ, Vice Chairman

STAFF PRESENT: Anthony Shute, Planning Manager / Planning Commission Secretary
 Barbara LUCK, Assistant City Attorney
 Noah ALVEY, Associate Planner
 Patricia HAMILTON, Secretary

CIRCO explained the mission of the Planning Commission.

CONSENT CALENDAR

Motion was made by SOTTILE, seconded by HERNANDEZ, to pull the minutes of the Planning Commission meeting of March 18, 2014; carried 4-0.

HERNANDEZ clarified his comments relating to the Camden Yards project and requested they be consolidated and reflected in the March 18, 2014 minutes.

Motion was made by HERNANDEZ, seconded by SOTTILE, to amend the minutes of the Planning Commission meeting of March 18, 2014 to reflect comments made by Commissioner HERNANDEZ; carried 4-0.

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Motoworld
Request:	Expansion of an existing motorcycle and off-road vehicle dealership
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL

Project Number(s):	Amendment of Conditional Use Permit No. 1925	
Location:	315-345 North Magnolia Avenue	
Applicant:	Motoworld of El Cajon (Brian Juhnke); 619.442.0941	
Project Planner:	Noah Alvey; 619.441.1773; nalvey@cityofelcajon.us	
City Council Hearing Required?	Yes	April 22, 2014
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 Amendment of Conditional Use Permit No. 1925, subject to conditions 	

ALVEY summarized the agenda report in a PowerPoint presentation.

HERNANDEZ mentioned in the agenda report that Specific Plan 182 calls for some prohibited uses, but didn't see a list. He asked staff to identify the prohibited uses.

ALVEY answered that Specific Plan 182 does identify specific uses that the City Council identified which would conflict with the goals of what the City is trying to achieve in the downtown area, such as tattoo parlors and check cashing businesses.

HERNANDEZ asked if the allowed outdoor activity is limited to the front of the building where they have the motorcycles displayed.

ALVEY answered the outdoor display area is primarily in front, but they do have some loading and storage in the rear of the property, and were approved under the existing CUP, No complaints have been received from the residential uses.

SOTTILE recalled a shared parking agreement exists with the courthouse and asked if it was still in existence.

ALVEY responded that the parking agreement is still in effect, and the overall shopping center has sufficient on-site parking to accommodate each of the uses on the property.

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

Brian JUHNKE approached the podium and thanked the Commission for hearing their request. He also thanked City staff, especially Tony SHUTE and Noah ALVEY. He said this project is a time sensitive project because the Indian factory has them on a fast track to open.

Richard SALDANO, spoke next. He advised he was present to answer any technical questions on the design of the project.

HERNANDEZ noted during his site visit that a couple of tents were outside in the back of the property and there appeared to be some work being done as well.

JUNKHE responded they are pop-up tents and only come out when it is raining. The tents come down when there is no rain.

DANKHA asked if additional workers would be hired.

JUNKHE anticipated that at the start they may hire six to eight additional employees. As business grows they would anticipate more.

CIRCO commented he worked at the center for two years and was impressed how they conduct their business and that items were always put away at night.

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

HERNANDEZ said it was obvious that the center is not designed to have a motorcycle dealership. He suggested two trees in a row every so often that creates a nice break from a line of motorcycles. He also suggested to have an additional condition that would require them to provide a noise analysis if complaints were received. In summary, the two items of importance were to keep the rear of the building looking neat and provide potted trees in the front display area.

ALVEY responded there is an existing condition of approval to require an accessible path of travel be maintained in front of the property.

Also, the on-going conditions of approval require the applicant continue to operate in conformance with zoning code standards. They have been in operation for ten years in a manner that has been compatible with the surrounding properties.

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

JUNKHE understands the Commissioner's concern with potential noise issues and they have done their best to limit it over the years by testing inside the building and off-site. The primary issue with noise is with the testing of off-road vehicles. The new facility will house street legal vehicles only.

HERNANDEZ was in agreement that the issue of noise was covered under the performance standards.

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

SOTTILE remembers the commercial center before townhouses were built and Motoworld was there first.

HERNANDEZ appreciated the applicant being receptive to some of the suggested enhancements and did want to see the business continue to succeed.

DANKHA also appreciated the project and the business in our City.

HERNANDEZ asked that we include a landscape condition.

SHUTE advised that to add a condition, the Commissioners can state the condition as they want it worded within the motion.

HERNANDEZ suggested the wording.

He further clarified for staff the row should include two or three trees per row, two in front and one adjacent to the building, which will break up and create a canopy for pedestrians to walk through.

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

JUNKHE would not be averse to decorating with potted plants in front of the building, but if two or three are required every 50 feet it would create a real traffic issue.

HERNANDEZ suggested the applicant work with staff.

SALADO agreed they would like to work with the Planning Manager and staff and use the elevation to place trees as suggested.

SOTTILE concurred to give leeway for the applicant and staff to see what is best for that location.

SHUTE will obtain concurrence from the applicant on a tree enhancement program to the satisfaction of the Commissioners and add as a condition to the resolution. He reminded the Commissioners that they would be making a recommendation to the City Council, so another opportunity will be available to discuss conditions in front of the City Council.

CIRCO added that the condition could state that the applicant would work with staff.

SHUTE advised the language is general enough and that the addition of trees can be worked out with staff.

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

Motion was made by SOTTILE, seconded by HERNANDEZ, to adopt the next resolution in order subject to the additional condition of landscaping discussed in their meeting, recommending City Council approval of Amendment of Conditional Use Permit No. 1925, subject to conditions; carried 4-0.

A revote was called by LUCK for the adoption of the Planning Commission meeting minutes of March 18, 2014 because Commissioner DANKHA was not present during that meeting.

Motion was made by CIRCO, seconded by HERNANDEZ, to amend the minutes of the Planning Commission meeting of March 18, 2014 to reflect comments made by Commissioner HERNANDEZ; carried 3-0 (Dankha abstained).

Agenda Item:	3
Project Name:	Zoning Code Omnibus Update - Regulatory Streamlining & City Council Direction
Request:	Initiate General Plan, Zoning Code and Certain Specific Plan Amendments
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Zoning Code Amendment No. 426
Location:	City Wide
Applicant:	El Cajon Planning Commission
Project Planner:	Anthony Shute, AICP
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and

	2. MOVE to adopt the next resolution in order AUTHORIZING staff to study and prepare various potential changes to land use regulations
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SHUTE summarized the agenda report.

SOTTILE voiced three concerns: 1) doesn't want to see government politics prevail in the name of streamlining; 2) electric fencing should only be allowed if absolutely necessary since there could be liability exposure; 3) difference between second-hand items versus antiques could become a constitutional problem 4) hookah lounges and the personal use of hookahs and e-cigarettes should be considered as two separate issues.

SHUTE noted SOTTILE's concerns.

HERNANDEZ suggested staff look at establishing a line of site standard for commercial driveways. And allow the Planning Commissioners to review large development projects in a preliminary fashion in order to give them enough time for a thorough review.

LUCK added this would necessitate a public hearing so as not to be in violation of the Brown Act.

CIRCO was not aware there was a moratorium on new secondhand merchandise. He added he wanted to hear more about the sale of gold jewelry and electronics.

There were no speakers present so the meeting was not opened for public comment.

Motion was made by HERNANDEZ, seconded by CIRCO, to adopt the next resolution in order authorizing staff to study and prepare various potential changes to land use regulations; carried 4-0.

OTHER ITEMS FOR CONSIDERATION

None

STAFF COMMUNICATIONS

Agenda Item:	4
Project Name:	Administrative Decisions Biannual Report
STAFF RECOMMENDATION:	ACCEPT REPORT
Recommended Actions:	1. Discuss the administrative decisions report; 2. ACCEPT report.

SHUTE outlined the report and the Commissioners thanked staff for taking on extra duties to help the public streamline their minor amendments and substantial conformance reviews without having to appear before the Planning Commission. All agreed it was an excellent report and accepted it with its new format.

HERNANDEZ advised that he would bring his notes from the Academy League of Cities Conference to share at the next meeting.

ADJOURNMENT

Motion was made by CIRCO, seconded by HERNANDEZ, to adjourn the meeting of the El Cajon Planning Commission at 8:05 p.m. this 1st day of April until April 15, 2014, at 7:00 p.m.; carried 4-0.

Paul CIRCO, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary