



# MINUTES

## PLANNING COMMISSION MEETING

### September 2, 2014

*The meeting of the El Cajon Planning Commission was called to order at 7:05 p.m.*

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE**

**COMMISSIONERS PRESENT:** Paul CIRCO, Chairman  
 Darrin MROZ, Vice Chairman  
 Adel DANKHA  
 Anthony SOTTILE

**COMMISSIONERS ABSENT:** Luis HERNANDEZ

**STAFF PRESENT:** Anthony Shute, Planning Manager / Planning Commission Secretary  
 Barbara LUCK, Assistant City Attorney  
 Patricia Hamilton, Secretary

CIRCO explained the mission of the Planning Commission.

**CONSENT CALENDAR**

Motion was made by SOTTILE, seconded by MROZ, to adopt the minutes of the Planning Commission meeting of August 19, 2014; carried 3-0 (HERNANDEZ absent, DANKHA abstained).

**PUBLIC HEARING ITEMS**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Vey's PowerSports</b>
<b>Request:</b>	<b>Establish motorcycle sales, service and repair within an existing building, and construct an eight foot high security fence</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2208
<b>Location:</b>	690 North Second Street
<b>Applicant:</b>	Vey's Powersports (Stephen Cavadias); 619.957.3636; stc1@cox.net
<b>Project Planner:</b>	Eric Craig; 619.441.1742; ecraig@cityofelcajon.us
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order approving Conditional Use Permit No. 2208, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE confirmed with SHUTE the proposed eight-foot security wall would consist of six feet masonry and two feet wrought iron.

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

David GAGNIRE, a neighbor, approached the podium with two concerns: 1) test driving bikes on city streets and the hours of operation.

CIRCO asked if the hours of operation were in the proposed resolution.

SHUTE advised they were not, however, recommended hours of operation could be added together with a restriction of motorized vehicle testing on adjacent city streets.

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

CIRCO said that testing seemed to be the big issue, but the proposed resolution states any testing would be performed indoors. He suggested a condition be added to restrict motor vehicle testing on city streets.

All other Commissioners agreed this is a great project and business for the area.

Motion was made by CIRCO, seconded by DANKHA, to adopt the next resolution in order approving Conditional Use Permit, adding a condition that there shall be no motorized vehicle testing on adjacent city streets; carried 4-0.

**STAFF COMMUNICATIONS:**

SHUTE advised the Planning Commission meeting of September 16, 2014 has been canceled.

The staff now has digital access to the Zoning Code via WiFi. The code can now be presented on the video screen in Chambers

**ADJOURNMENT**

Motion was made by MROZ, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 7:25 p.m. this 2nd day of September until October 7, 2014, at 7:00 p.m.; carried 4-0.

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Paul CIRCO, Chairman

ATTEST:

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Anthony SHUTE, AICP, Secretary