



MINUTES

PLANNING COMMISSION MEETING

October 7, 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
 Adel DANKHA
 Luis HERNANDEZ
 Anthony SOTTILE

COMMISSIONERS ABSENT: Darrin MROZ

STAFF PRESENT: Anthony Shute, Planning Manager / Planning Commission Secretary
 Barbara LUCK, Assistant City Attorney
 Dennis DAVIES, Deputy Director of Public Works
 Patricia Hamilton, Secretary

CIRCO explained the mission of the Planning Commission.

CONSENT CALENDAR

Motion was made by SOTTILE, seconded by CIRCO, to adopt the minutes of the Planning Commission meeting of September 2, 2014; carried 3-0 (Hernandez abstained, Mroz absent).

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Foundation Lane II
Request:	Construct the second phase of an affordable, common-interest residential development
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Amendment of Planned Unit Development No. 334, Conditional Use Permit No. 2213 and Tentative Subdivision Map No. 658
Location:	East side of Avocado Avenue, between East Washington and East Renette Avenues
Applicant:	San Diego Habitat for Humanity (Kenneth Kosman)
Project Planner:	Eric Craig; 619.441.1782; ecraig@cityofelcajon.us
City Council Hearing Required?	Yes 11-18-14
Recommended Actions:	1. Conduct the public hearing; and

	2. MOVE to adopt the next resolutions in order recommending City Council approval of proposed Amendment of Planned Unit Development No. 334, Conditional Use Permit No. 2213 and Tentative subdivision Map No. 658
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SHUTE summarized the agenda report in a PowerPoint presentation.

HERNANDEZ sought clarification from staff that there are two visitor parking spaces between each of the existing units and the carports are for private use.

SOTTILE confirmed with staff that the Fire Department turn-around was sufficient.

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

Ken KOSMAN, applicant from San Diego Habitat for Humanity, approached the podium in support of the project, and advised he was there to answer any questions.

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

CIRCO confirmed with SHUTE the partial vacation of the right-of-way on the Pauline Avenue cul-de-sac would happen at a later date.

HERNANDEZ praised the project and thought it created a great ambience to the neighborhood. Concerns and suggestions he passed on to staff were:

- Drainage channel maintenance and appearance from the Pauline street view.
- Ongoing landscape maintenance.
- Rolled curbs would be consistent with the surrounding residential development.
- Potentially relocate the proposed sidewalk from the east to the west side of the proposed driveway.

SHUTE advised the drainage channel maintenance issue would be included in the Landscape Design Package and reviewed with Storm Water. Staff would work with the applicant to discuss landscape maintenance; and will advise Engineering regarding the type of curbs, and relocation of the sidewalk.

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the next resolution in order recommending City Council approval of proposed California Environmental Quality Act (CEQA) Exemption; carried 4-0.

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the next resolution in order recommending City Council approval of proposed Amendment of Planned Unit Development No. 334; carried 4-0.

Motion was made by CIRCO, seconded by DANKHA, to adopt the next resolution in order recommending City Council approval of proposed Conditional Use Permit No. 2213; carried 4-0.

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next resolution in order recommending City Council approval of proposed Tentative Subdivision Map No. 658; carried 4-0.

SHUTE advised that a new public notice will be issued for the rescheduled City Council date of November 18,

2014.

Agenda Item:	3
Project Name:	Babylon Palace Banquet Hall
Request:	Convert existing retail building into a banquet/ballroom with shared parking
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2205
Location:	456 North Magnolia Avenue
Applicant:	Babylon Palace (Mike Terzibachian); 619.807.2260
Project Planner:	Eric Craig; 619.441.1782; ecraig@cityofelcajon.us
City Council Hearing Required?	Yes November 18, 2014
Recommended Actions:	1. Reschedule to October 21, 2014

SHUTE advised the project would be rescheduled to October 21, 2014.

CIRCO opened and closed the public hearing since no speakers were present.

Motion was made by HERNANDEZ, seconded by SOTTILE, to continue to the Planning Commission meeting of October 21, 2014; carried 4-0.

Agenda Item:	4
Project Name:	Parkway Plaza Off-site Outdoor Automobile Sales
Request:	Ten off-site, short duration automobile sales events
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2214
Location:	415 Parkway Plaza
Applicant:	Jim Kobe; 619.579.9974; jkobe@starwoodretail.com
Project Planner:	Anthony Shute; 619.441.1742; tonys@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order approving Conditional Use Permit No. 2214, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

HERNANDEZ asked staff if there were any complaints about traffic congestion or accident reports. SHUTE responded that the City has not received any complaints concerning traffic or accidents, likely because the events have not been held during the holidays in November and December.

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

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

Motion was made by HERNANDEZ, seconded by DANKHA, to adopt the next resolution in order approving Conditional Use Permit No. 2214, with conditions; carried 4-0.
The appeal period for this item ends on Friday, October 17, 2014 5:00 p.m.

OTHER ITEMS FOR CONSIDERATION:

2015 Planning Commission Meeting Schedule approved; carried 4-0.

ADJOURNMENT

Motion was made by CIRCO, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 7:40 p.m. this 7th day of October until October 21, 2014, at 7:00 p.m.; carried 4-0.

Paul CIRCO, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary