



# MINUTES

## PLANNING COMMISSION MEETING

### October 21, 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  
 Darrin MROZ  
 Anthony SOTTILE

**COMMISSIONERS ABSENT:** NONE

**STAFF PRESENT:** Anthony Shute, Planning Manager / Planning Commission Secretary  
 Casey SHAW, Assistant City Attorney  
 Dennis DAVIES, Deputy Director of Public Works  
 Lorena CORDOVA, Associate Planner  
 Melissa DEVINE, Senior Planner  
 Patricia Hamilton, Secretary

CIRCO explained the mission of the Planning Commission.

**CONSENT CALENDAR**

Motion was made by SOTTILE, seconded by DANKHA, to adopt the minutes of the Planning Commission meeting of October 7, 2014; carried 4-0 (Mroz abstained).

**PUBLIC HEARING ITEMS**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Magnolia Trails</b>
<b>Request:</b>	<b>Development of a 44-unit residential project</b>
<b>CEQA Recommendation:</b>	<b>Mitigated Negative Declaration</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL OF RESIDENTIAL PROJECT APPROVE REVOCATION OF NON-PERTINENT CUPS</b>
<b>Project Number(s):</b>	Zone Reclassification No. 2313, Planned Residential Development No. 68, and Tentative Subdivision Map No. 659
<b>Location:</b>	Southeast corner of Chase and Magnolia Avenues
<b>Applicant:</b>	Raymond Dorame, SAM-El Cajon 55 LLC

<b>Project Planner:</b>	Melissa Devine; 619.441.1773; mdevine@cityofelcajon.us	
<b>City Council Hearing Required?</b>	Yes	November 18, 2014
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order recommending City Council approval of the Mitigated Negative Declaration; zoning reclassification from RM-4300, RS-6, and RS-20 zones to the PRD-Low zone; planned residential development; and tentative subdivision map, subject to conditions.</li> <li>3. MOVE to adopt the next resolution in order revoking conditional use permit no. 2, 3, 110, and 175.</li> </ol>	

HERNANDEZ recused himself because of a financial conflict with the developer's engineer and left the Chambers.

SHUTE introduced new members of the team: Melissa Devine, Senior Planner; Lorena Cordova, Associate Planner; and Casey Shaw, Assistant City Attorney.

DEVINE summarized the agenda report in a PowerPoint presentation.

SOTTILE asked what separated the development from the elementary school.

DEVINE answered a six-foot masonry wall was proposed.

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

Ray DORAME, applicant from Mastercraft Homes, outlined the project and praised staff for facilitating a better project. He suggested one change to a condition of approval regarding an easement.

Dennis DAVIES advised that this would be satisfactory and will work with the applicant.

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

All Commissioners praised the project, in particular the design of the homes.

Motion was made by CIRCO, seconded by DANKHA, to adopt the next resolutions in order recommending City Council approval of the Mitigated Negative Declaration; proposed Zone Reclassification No. 2313; proposed Planned Residential Development No. 68; and proposed Tentative Subdivision Map No. 659; carried 4-0.

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next resolution in order recommending City Council approval of proposed revocation of Conditional Use Permit Nos. 2, 3, 110, and 175; carried 4-0.

HERNANDEZ returned to Chambers.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Peterson Garage Addition</b>
<b>Request:</b>	<b>Detached garage addition with bathroom</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit No. 2212
<b>Location:</b>	1228 Andover Road
<b>Applicant:</b>	Peterson Family Trust (Joyce Peterson); 619.884.6088; jpeters1@san.rr.com
<b>Project Planner:</b>	Lorena Cordova; 619.441.1539; lcordova@cityofelcajon.us
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order approving Conditional Use Permit No. 2212, subject to conditions</li> </ol>

CORDOVA summarized the agenda report in a PowerPoint presentation.

HERNANDEZ clarified with SHUTE that accessory structures over 800 square feet require a minor CUP.

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

Ron PETERSON, applicant, advised the proposed garage is to store his four antique vehicles.

HERNANDEZ confirmed with PETERSON that the proposed garage would be used for vehicle storage.

Joyce PETERSON, applicant, indicated she talked with neighbors prior to the application and there were no objections.

Nathan PETERSON spoke next. He added that he is the landlord of the house and assured the Commissioners that there would be no noise generated from the proposed garage.

May PAULS, sister (representing Manal Yousif), resident at 1255 Bosworth Street spoke next in opposition of the project. She said the proposed garage is very close to their house and the massive wall of the structure will block their view. Potential fire was another concern.

CIRCO advised there would be no mechanical work on the vehicles since this type of activity is against the Zoning Code.

PAULS requested that possibly the structure could be relocated on the lot so as not to block their view.

Roy JOHNSON, builder, approached the podium to answer questions relative to the structure.

CIRCO asked if the proposed garage could be moved to the center of the property.

JOHNSON responded that the structure could be moved; however it would leave unusable space in the rear of the property.

MROZ added moving the structure three feet would not change the view significantly.

CORDOVA advised the site plan indicates a five foot setback feet from the property line.

CIRCO asked if the structure could be moved to the west.

JOHNSON answered this would not accomplish much.

SHUTE added that if the structure was relocated closer than five feet to the property lines there would be a need for added fire protection.

Motion was made by HERNANDEZ, seconded by MROZ, to close the public hearing; carried 5-0.

CIRCO mentioned that trying to find common ground would be difficult.

SOTTILE added he is a strong believer in property rights as long as they do not impact other property owner rights. However, no matter where the building is located, it won't change the view from the Bosworth Street house.

HERNANDEZ voiced concerns that the proposed structure's height is six to eight feet higher than the existing home and the mass of the building is not a good fit for the neighborhood. He questioned the need for a mezzanine and asked the applicant change the pitch of the roof.

CIRCO suggested the neighbors talk to each other to help alleviate any potential future problems that may arise. The building is well designed, but the applicant may want to take a look at changing the roof, which might help to soften the appearance of the structure.

Motion was made by CIRCO, seconded by DANKHA, to adopt the next resolution in order approving Conditional Use Permit No. 2212, with conditions; carried 4-1 (HERNANDEZ voted no).

The appeal period for this item ends on Friday, October 31, 2014 5:00 p.m.

<b>Agenda Item:</b>	<b>4</b>
<b>Project Name:</b>	<b>Babylon Palace</b>
<b>Request:</b>	<b>Establish a banquet hall with on sale of alcoholic beverages and joint-use parking</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Conditional Use Permit No. 2205
<b>Location:</b>	456 and 460 North Magnolia Avenue
<b>Applicant:</b>	Babylon Palace (Mike Terzibachian); 619.807.2260
<b>Project Planner:</b>	Eric Craig; 619.441.1782; ecraig@cityofelcajon.us
<b>City Council Hearing Required?</b>	Yes   November 18, 2014
<b>Recommended Actions:</b>	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval of proposed Conditional Use Permit No. 2205, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

HERNANDEZ confirmed with SHUTE that the building has historically been used for retail.

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

Mike TERZIBACHIAN, applicant, shared the project description.

SOTTILE asked if the hall would be open to the public.

TERZIBACHIAN answered no.

Alan AUSTIN, architect, spoke in support of the project and was available to answer any questions.

HERNANDEZ mentioned that the driveway from Magnolia was short which could cause a back-up of vehicles.

AUSTIN responded there is sufficient access to the site from a two-way driveway and from the alley.

Motion was made by SOTTILE, seconded by MROZ, to close the public hearing; carried 5-0.

Motion was made by SOTTILE, seconded by DANKHA, to adopt the next resolution in order recommending City Council approval of Conditional Use Permit No. 2205, with conditions; carried 5-0.

#### **COMMISSIONER REPORTS/COMMENTS**

HERNANDEZ advised he would not be in attendance at the next scheduled meeting on November 4, 2014.

#### **ADJOURNMENT**

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:28 p.m. this 7th day of October until November 4, 2014, at 7:00 p.m.; carried 5-0.

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Paul CIRCO, Chairman

ATTEST:

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Anthony SHUTE, AICP, Secretary