



# MINUTES

## PLANNING COMMISSION MEETING

### December 2, 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 MROZ

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

SOTTILE explained the mission of the Planning Commission.

#### CONSENT CALENDAR

Motion was made by HERNANDEZ, seconded by DANKHA, to adopt the minutes of the Planning Commission meeting of October 21, 2014; carried 3-0 (Mroz absent, Circo absent).

#### PUBLIC HEARING ITEMS

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Royal Palace Banquet Hall</b>
<b>Request:</b>	<b>Establishment of a banquet hall and an addition to an existing restaurant with on sale alcoholic beverage service</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Amendment of Conditional Use Permit No. 1416
<b>Location:</b>	1340 Broadway
<b>Applicant:</b>	Royal Palace Banquet Hall (Namir Mattia); 619.442.9900
<b>Project Planner:</b>	Eric Craig; 619.441.1782; ecraig@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 adopting proposed Amendment of Conditional Use Permit No. 1416</li> </ol>

SHUTE summarized the agenda report in a PowerPoint presentation.

HERNANDEZ asked that the applicant consider additional landscaping enhancements and provided a sketch of his suggestions.

SHUTE added the code is silent for additional landscaping at existing sites except to bring existing deficient landscape planting areas into compliance. However, the Planning Commissioners do have the discretion to set additional landscaping conditions if warranted.

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

Namir MATTIA, owner of Royal Palace, approached the podium. He was in agreement with all the conditions of approval and reviewed the sketch of proposed landscape improvements.

SHUTE mentioned there are 177 parking spaces, of which ten are in non-compliance located within the ten foot setback area on Broadway. The site is over by twenty spaces where the additional landscaping could be included.

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

All Commissioners agreed this was a great project and were pleased that the applicant was open to additional landscaping.

Motion was made by HERNANDEZ, seconded by DANKHA, to adopt the next resolution in order approving Amendment of Conditional Use Permit No. 1416, with conditions; carried 4-0.

The appeal period for this item ends on Friday, December 12, 2014 5:00 p.m.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Zoning Code Omnibus Update and General Plan Amendment</b>
<b>Request:</b>	<b>Amendment of El Cajon General Plan and El Cajon Municipal Code Title 17 (Zoning) – Zoning Code Omnibus Update and General Plan Amendment</b>
<b>CEQA Recommendation:</b>	<b>Negative Declaration</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
Project Number(s):	General Plan Amendment No. 2014-01 Zoning Code Amendment No. 427
Location:	City Wide
Applicant:	El Cajon Planning Commission
Project Planner:	Melissa Devine; 619.441.1742; mdevine@cityofelcajon.us
City Council Hearing Required?	Yes   December 9, 2014
Recommended Actions:	<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 Negative Declaration, General Plan Amendment No. 2014-01, and Amendment of Zoning Code No. 427</li> </ol>

DEVINE summarized the agenda report in a PowerPoint presentation.

HERNANDEZ mentioned the proposed panhandle lot definition and asked if it required additional “easement” language in order to address landlocked parcels.

CIRCO arrived in Chambers.

SHUTE advised the code does not allow landlocked parcels and that new parcels must front on a dedicated street.

HERNANDEZ requested the addition of a minimum residential density be included in the mixed-use zone and that the City Council may want to adopt a design review board to ensure quality design.

SHUTE responded the Overlay Zone is intended to allow experienced mixed-use developers the flexibility to make a density determination based on current market conditions. Staff's approach is to provide flexibility and let the market decide.

HERNANDEZ suggested that over-height fences be located behind the front yard setback area.

DEVINE added that the setback requirements for higher fences in front yard setbacks would still apply and be subject to a line-of-sight determination.

HERNANDEZ also suggested a definition be included in the code for massage parlors.

DEVINE advised that all three suggestions regarding the inclusion of a minimum residential density in the mixed-use zone, the restriction of over-height fences in front yard setbacks, and a definition for massage parlors would be taken into consideration and forwarded to City Council.

SOTTILE opened the public hearing and invited any speakers to the podium. There were no speakers.

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

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 General Plan Amendment No. 2014-01, and Amendment of Zoning Code No. 427; carried 4-0.

#### **STAFF COMMUNICATIONS**

Administrative Decisions Biannual Report was introduced by SHUTE with fourteen minor amendments and substantial conformance review action items. Commissioners approved the report and were pleased to see that El Cajon had taken the approach to streamline minor projects in this manner.

#### **ADJOURNMENT**

Motion was made by CIRCO, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 7:58 p.m. this 2nd day of December until January 6, 2015, at 7:00 p.m.; carried 5-0.

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Paul CIRCO, Chairman

ATTEST:

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Anthony SHUTE, AICP, Secretary