



## MINUTES

### PLANNING COMMISSION MEETING

**March 11, 2013**

*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:** Anthony SOTTILE, Chairman  
Star BALES  
Paul CIRCO, Vice Chairman  
Adel DANKHA  
Darrin J. MROZ

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Manjeet RANU, Planning Manager / Planning  
Commission Secretary  
Michael GRIFFITHS, Deputy Director – Public Works  
David HARDY, Administrative Intern  
Michael REID, Staff Attorney  
Ron Luis VALLES, Administrative Secretary

SOTTILE explained the mission of the Planning Commission.

#### **CONSENT CALENDAR**

Motion was made by CIRCO, seconded by MROZ, to adopt the minutes of the Planning Commission meeting held on February 11, 2013; carried 5-0.

#### **PUBLIC HEARING ITEMS**

#### **AGENDA ITEM NO. 2 – CARD ROOMS SECOND AMENDMENT – AMENDMENT OF ZONING CODE NO. 422**

This was a continued public hearing on an amendment to Title 17 (Zoning) of the El Cajon Municipal Code pertaining to the playing of cards and similar games. This amendment will make the regulations in downtown more flexible to accommodate the reasonable needs of clubs and restaurants, but still ensure that there is not an overconcentration of card rooms in or near downtown, along with related changes applicable citywide.

Applicant: City of El Cajon  
Project Planner: Manjeet Ranu / 619.441.1742  
Email: mranu@cityofelcajon.us

In a PowerPoint presentation, RANU summarized the staff report.

SOTTILE opened the public hearing and invited any speakers to the podium. No one came forward to speak on this item.

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

BALES was pleased that this issue was crafted through the cooperation of staff, police and the community.

DANKHA agreed that what was being proposed was a good solution.

Motion was made by CIRCO, seconded by BALES, to adopt the proposed Resolution No. 10723, as presented recommending City Council approval of Amendment of Zoning Code No. 422, subject to conditions; carried 5-0.

This item is tentatively scheduled for the City Council meeting on April 23, 2013, at 7 p.m.

**AGENDA ITEM NO. 3 – MADISON SQUARE SHOPPING CENTER – AMENDMENT OF SPECIFIC PLAN NO. 65**

This was a public hearing on a request for a 9,011 square foot building addition, a 3,772 square foot pad, and the removal of redundant driveways in an existing commercial shopping center. The subject property is addressed as 520-580 North Second Street. This project is related to Agenda item #4. This project is exempt from the California Environmental Quality Act (CEQA).

APN: 518-010-07  
General Plan: Neighborhood Commercial (NC)  
Zoning: Neighborhood Commercial (C-N)  
Applicant: Madison Square Shopping Center, Inc. (Victor Salem)  
619.922.5135  
Project Planner: David Hardy / 619.441.1656  
Email: dhardy@cityofelcajon.us and include "AM SP 65" in Subject Line.

In a PowerPoint presentation, HARDY summarized the staff report.

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

William HEDENKAMP, architect for the project, approached the podium. He advised he did work closely with the representatives of the related 7-Eleven project, but had two requests of staff. He requested that the joint use driveway agreement language on the resolution be changed to "prior to occupancy" as negotiations were ongoing. This would allow the applicant to obtain building permits and start on the project upon City Council

approval. He also asked that staff be allowed to make the decision for the width of the driveway cuts to be between a 30-36 feet.

SOTTILE asked the applicant what size driveway they intended to build.

HEDENKAMP answered that the plan showed a 30 foot width and he believed this to be adequate. However, he wanted to make sure it would be wide enough since the driveway exits at Carl's Jr. and this will be an entry for the 7-11 store. He added there were reciprocal access easements currently on the site which did not quite fit the exact footprint.

SOTTILE asked if they had a minimum and maximum width in mind for the project.

HEDENKAMP answered a maximum of 35 feet.

RANU advised staff would be comfortable with an added condition stating the driveway cuts may be between 30-36 feet as determined by staff. He added that the condition regarding timing of the joint use driveway agreements gave the applicant the flexibility he sought.

HEDENKAMP concluded that he was in favor of the one change on driveway width and all other conditions of approval.

MROZ wanted clarification that the permits would not be held up while the driveway negotiations were under way.

REID interjected that there should not be a problem since the project still needed to go to City Council and a second reading, so there was plenty of time.

James WEINRICH, condo property owner in the development to the west, spoke next. His main concern was related to parking. Some parking spaces were removed several years ago along East Madison Avenue which made it difficult for people to find parking. He added there is plentiful parking on the north side of the street, so he was pleased to see the new development would be on the south side. He also suggested consideration for the installation of a traffic signal on East Madison Avenue and Shady Lane, where it is difficult to turn left during high traffic times.

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

DANKHA was in support of the project. He added it was important for the City to bring in more businesses, which in turn creates more jobs in the community. He added the new building is a great improvement and would beautify that particular corner.

BALES agreed this was a great project and added she did not believe the parking would be an issue in this area.

MROZ was also in support of the project and noted it was a great shopping center with lots of available parking. It was nice to see the pavement not currently being developed for the proposed expansion.

CIRCO liked the fact that a lot of landscaping was being added to the center with lots of trees and the removal of a couple of driveways.

SOTTILE noted he liked the elevations, that they were simple and do beautify the area.

BALES asked how the speaker could pursue the possibly of installation of a traffic signal at East Madison Avenue and Shady Lane.

HARDY responded the signal was not a part of the project, but the issue could be brought up with Public Works.

GRIFFITHS suggested the interested party stop by and see the City Traffic Engineer. He would also be happy to relay the request for him. He added the proposed signal would need to be reviewed and found to meet standards and available funding.

Motion was made by CIRCO, seconded by MROZ, to adopt the proposed Resolution No. 10722, as presented recommending City Council approval of Amendment of Specific Plan No. 65, subject to conditions; carried 5-0.

This item is tentatively scheduled for the City Council meeting on March 26, 2013, at 7 p.m.

**AGENDA ITEM NO. 4 – 7-ELEVEN AT SECOND STREET – SITE DEVELOPMENT PLAN NO. 1486**

This was a public hearing on a request to demolish an existing automotive fueling station and to construct a new convenience market at the site. The subject property is located on the northwest corner of North Second Street and East Madison Avenue and is addressed as 500 North Second Street. This project is related to Agenda Item #3. This project is exempt from the California Environmental Quality Act (CEQA).

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|------------------|---|
| APN:             | 489-310-16  |
| General Plan:    | Neighborhood Commercial (NC)                                    |
| Zoning:          | Neighborhood Commercial (C-N)                                   |
| Applicant:       | 7-Eleven, Inc. (Stephanie Brooks) / 972.828.5536                |
| Project Planner: | Eric Craig / 619.441.1782                                       |
| Email:           | ecraig@cityofelcajon.us and include "SDP 1486" in Subject Line. |

In a PowerPoint presentation, RANU summarized the staff report.

SOTTILE asked staff if there was agreement from the applicant regarding the conditional use permit with the beer and wine license condition.

RANU responded he had not heard from the applicant on this matter, but staff has been clear that this entitlement does not authorize any off-sale of alcohol.

CIRCO confirmed with staff that there would be 21 feet between the new development and rear of the convenience store.

RANU clarified that the existing approved conditional use permit currently associated with this site contains a condition that the business must get two off-sale alcohol licenses from appropriate locations and retire one. This had not been done and 7-Eleven had not requested through this application for beer and wine sales. Staff also had made it clear that it was not a part of this application.

CIRCO added the applicant did state in their project letter that other non-alcoholic beverages would be sold together with a list of other items, not including beer and wine, so they must be aware of this situation.

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

Matt SLISINSKI, representing 7-Eleven, approached the podium and advised that they understood and accepted all conditions of approval, including acknowledgment that beer and wine sales were not a part of this project, that this would open as a “dry store”.

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

CIRCO was pleased to see 7-Eleven as the anchor store at the center. All other Commissioners were in agreement this is a great project.

Motion was made by BALES, seconded by CIRCO, to adopt the proposed Resolution No. 10726, as presented recommending City Council approval of Site Development Plan No. 1486, subject to conditions; carried 5-0.

This item is tentatively scheduled for the City Council meeting on March 26, 2013, at 7 p.m.

**AGENDA ITEM NO. 5 – 540 NORTH PIERCE STREET ACCESSORY STRUCTURE WITH BTHROOM – CONDITIONAL USE PERMIT NO. 2176**

This was a public hearing on a request to convert an unfinished 550 square foot garage into an accessory structure with bathroom facilities. The subject property is addressed as 540 North Pierce Street. This project is exempt from the California Environmental Quality Act (CEQA).

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|------------------|---|
| APN:             | 487-031-13  |
| General Plan:    | Low Density Residential (LR)                                    |
| Zoning:          | Residential, Single-family, 6,000 square foot (RS-6)            |
| Applicant:       | John Baumwoll / 805.405.8250                                    |
| Project Planner: | David Hardy / 619.441.1656                                      |
| Email:           | dhardy@cityofelcajon.us and include “CUP 2176” in Subject Line. |

In a PowerPoint presentation, HARDY summarized the staff report.

SOTTILE opened the public hearing and invited any speakers to the podium and no one came forward.

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

CIRCO praised staff for taking a compliance issue to a good development project conclusion.

Motion was made by DANKHA, seconded by CIRCO, to adopt the proposed Resolution No. 10715, granting Conditional Use Permit No. 2176, subject to conditions; carried 5-0.

The appeal for this item ends at 5:30 p.m., Thursday, March 21, 2013.

### **STAFF COMMUNICATIONS**

There were none.

### **OTHER ITEMS FOR CONSIDERATION**

RANU reminded the Commissioners to turn in their Form 700 to the City Clerk's office by April 2, 2013. He also noted that staff will be incorporating into future agendas public disclosure of Commissioners' site visit/familiar with the site on a proposed project or if there are any ex-parte contacts with the public or applicant.

### **COMMISSIONER REPORTS/COMMENTS**

#### **AGENDA ITEM NO. 6 – PLANNING COMMISSIONERS LEAGUE OF CITIES CONFERENCE**

Commissioners Sottile, Bales and Dankha attended this conference and provided a report on their activities and shared what they learned, in accordance with City Council Policy G-1. They covered land use, upcoming Planning legislation, conflicts of interest, CEQA, and other issues. They commended the City for allowing them to attend this conference and highly recommended continued participation.

### **ADJOURNMENT**

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:23 p.m. this 11th day of March 11, 2013 until March 25, 2013, at 7:00 p.m.; carried 5-0.

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Anthony SOTTILE, Chairman

ATTEST:

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Manjeet RANU, AICP, Secretary