



MINUTES

PLANNING COMMISSION MEETING

September 23, 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: Majed AL-GHAFFRY, Assistant City Manager
Manjeet RANU, Planning Manager / Planning
Commission Secretary
Michael REID, Assistant City Attorney
Noah ALVEY, Associate Planner
Eric CRAIG, Assistant Planner
John PHILLIPS, Associate Engineer – Public Works
Patricia HAMILTON, Secretary

SOTTILE explained the mission of the Planning Commission.

CONSENT CALENDAR

Motion was made by BALES, seconded by MROZ, to adopt the minutes of the Planning Commission meeting of August 26, 2013; carried 5-0.

PUBLIC HEARING ITEMS

AGENDA ITEM NO. 2 – MOSSY VW SITE EXPANSION – GENERAL PLAN AMENDMENT NO. 2013-01, SPECIFIC PLAN NO. 347 AND CONDITIONAL USE PERMIT NO. 2181

This was a public hearing requesting a site upgrade of an existing automotive dealership including removal of a future roadway connection between South Johnson and West Lexington Avenues. The subject property is addressed as 300 El Cajon Boulevard. This project is exempt from the California Environmental Quality Act (CEQA).

APNs: 487-321-02, 03, 04, 20, 21, 22, 23 (300 El Cajon Blvd.)
487-321-01, 24, 25, 26 (342-360 El Cajon Blvd.)
487-321-18, 19 (230-260 El Cajon Blvd.)

General Plan: General Commercial (GC / El Cajon Blvd/Johnson Av (SDA No. 10)
Zoning: General Commercial (CG)
Applicant: Mossy Automotive Group El Cajon, Inc. / John Epps
858.581.7942
Project Planner: Noah Alvey / 619.441.1773
Email: nalvey@cityofelcajon.us and include "GPA 2013-01" in Subject Line.

In a PowerPoint presentation, ALVEY summarized the staff report.

RANU added, regardless of this project, staff believes the extension of Lexington Avenue should be removed from the General Plan because it is a relic of plans no longer being pursued.

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

John EPPS, representing Mossy VW approached the podium and was available to answer any questions. He thanked staff for their consideration of Mossy's proposal and was excited to be in El Cajon and relocating into this new location. He agreed to all conditions of approval.

BALES liked the improvements to the site, however, had concerns with the advertisement banners which were faded and torn. She asked if more color could be added to the landscaped area.

EPPS responded that he would take a look at the banners and replace if needed. Also, the architect would be better suited to answer her question on the landscaping.

Darold DAVIS, architect, advised that more landscaping is planned for the site with trees along Johnson Avenue consisting of tall, decorative palms. The tip of the property will have an enhanced circle display with enhanced pavers. He added that more colorful landscaping could be accomplished to enhance the site and could add additional annuals to the property to accomplish this.

DANKHA added he was familiar with this type of building and thanked the applicant for the project and in bringing such beauty to the area.

CIRCO was excited about getting rid of the proposed Lexington extension and seeing Mossy make the most of this corner.

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

Motion was made by CIRCO, seconded by SOTTILE, to adopt the proposed Resolution Nos. 10738,10739 and 10742 as presented recommending City Council approval of General Plan Amendment No. 2013-01, Specific Plan 347 and Conditional Use Permit No. 2181, subject to conditions; carried 5-0.

This item is tentatively scheduled for the City Council meeting on October 8, 2013, at 3 p.m.

AGENDA ITEM NO. 3 – M&W SUSHI BEER AND WINE – CONDITIONAL USE PERMIT NO. 2185

This was a public hearing on a request for an on-sale beer and wine license. The subject property is addressed as 749 Jamacha Road. This project is exempt from the California Environmental Quality Act (CEQA).

APNs: 511-280-96
General Plan: Neighborhood Commercial (NC)
Zoning: Neighborhood Commercial (C-N)

Applicant: M and W Sushi Inc. (Mingxing Zheng) / 619.995.8010
Project Planner: Eric Craig / 619.441.1782
Email: ecraig@cityofelcajon.us and include "CUP 2185" in Subject Line.

In a PowerPoint presentation, CRAIG summarized the staff report.

MROZ asked if the applicant is still in the process of obtaining their license from the state.

CRAIG answered that is correct. They need the City's approval in order to finalize their license with the Alcohol Beverage Control Board.

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

Mingxing ZHENG approached the podium to answer any questions and advised that she was in agreement with all conditions of approval.

BALES thanked the applicant for opening a much needed sushi restaurant in this area.

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

Motion was made by BALES, seconded by CIRCO, to adopt the proposed Resolution No. 10740 granting Conditional Use Permit No. 2185, subject to conditions; carried 5-0.

The appeal for this item ends at 5:30 p.m., Thursday, October 3, 2013.

AGENDA ITEM NO. 4 – ASAP TOWING – CONDITIONAL USE PERMIT NO. 2186

This was a public hearing on a request for vehicle towing and impound lot. The subject property is addressed as 427 South Marshall Avenue. This project is exempt from the California Environmental Quality Act (CEQA).

APNs: 487-480-04
General Plan: Light Industrial (LI)
Zoning: Manufacturing (M)
Applicant: ASAP Towing (Rodi R. Mikha) / 619.212.1508
Project Planner: Eric Craig / 619.441.1782
Email: ecraig@cityofelcajon.us and include "CUP 2186" in Subject Line.

In a PowerPoint presentation, CRAIG summarized the staff report.

SOTTILE asked if security lights were the only form of security proposed.

CRAIG answered it is a secured facility by nature of the fences and walls and there is security wire on top of the fences, which is permitted in this zone. The lights will light up the impound lot and if directed property would not be a problem for the adjacent residential property.

BALES voiced concern about the condition of the walls.

CRAIG advised there is a condition of approval that the walls be a decorative masonry block wall, so they will be textured or colored in some form.

CRAIG confirmed with MROZ that the green fence would be upgraded as part of the project.

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

Rodi MIKHA, owner of ASAP Towing, spoke next and advised that he was in agreement with all conditions of approval and was present to answer any questions.

SOTTILE asked if any other form of security is planned other than the security lights, such as guard dogs. He was concerned with the day care business behind the area. Also, he asked about the means of recovering the property with the deteriorated retaining wall.

MIKHA answered that security cameras would also be provided and advised that the day care center has three dogs. Also his building height is up to ten feet higher than the day care facility next door. Additionally, when he purchased the property, he obtained permission from the neighbor to re-take that portion of the property with the deteriorated wall and improve as part of his project.

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

Motion was made by CIRCO, seconded by MROZ, to adopt the proposed Resolution No. 10741 granting Conditional Use Permit No. 2186, subject to conditions; carried 5-0.

The appeal for this item ends at 5:30 p.m., Thursday, October 3, 2013.

OTHER ITEMS FOR CONSIDERATION

None

STAFF COMMUNICATIONS

RANU updated the Commissioners on the Housing Element and the alcohol deemed approved ordinance.

COMMISSIONER REPORTS/COMMENTS

None

ADJOURNMENT

Motion was made by BALES, seconded by DANKHA, to adjourn the meeting of the El Cajon Planning Commission at 8:00 p.m. this 23rd day of September, 2013 until October 7, 2013, at p.m.; carried 5-0.

Anthony SOTTILE, Chairman

ATTEST:

Manjeet RANU, AICP, Secretary