



MINUTES

PLANNING COMMISSION MEETING

October 7, 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
Paul CIRCO, Vice Chairman
Adel DANKHA
Darrin J. MROZ

COMMISSIONERS ABSENT: Star BALES

STAFF PRESENT: Majed AL-GHAFRY, Assistant City Manager
Manjeet RANU, Planning Manager / Planning
Commission Secretary
Michael REID, Assistant City Attorney
Patricia HAMILTON, 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 of September 23, 2013; carried 4-0.

PUBLIC HEARING ITEMS

AGENDA ITEM NO. 2 – MAYA’S DELI – CONDITIONAL USE PERMIT NO. 2183

This was a public hearing on a request for an on-sale beer and wine license in conjunction with an existing restaurant. The subject property is addressed as 450 Fletcher Parkway, Suite 114. This project is exempt from the California Environmental Quality Act (CEQA).

APNs: 483-071-36
General Plan: Regional Commercial (RC)
Zoning: Regional Commercial (C-R)
Applicant: Maya’s Deli (Rami & May Nasser) / 619.252.3540
Project Planner: Tony Shute / 619.441.1705
Email: tonys@cityofelcajon.us and include “CUP 2183” in Subject Line.

In a PowerPoint presentation, RANU summarized the staff report.

SOTTILE asked if there might be an issue due to the fact that this restaurant is in an over-concentration area, even though there will be no off-sale.

RANU confirmed that the restaurant is in an over-concentration area. However, this is a large census tract which includes part of the airport and industrial and regional commercial employment areas, so while not many people live here, many do work and shop in the area. The purpose of the restaurants are to serve those customers. Due to these reasons, staff did not feel there was an over-concentration of restaurants with on-sale service.

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

Tom MC NEILL, broker representing applicant, approached the podium and advised he was available to answer any questions and that the applicant was in agreement with all conditions of approval. He added that the majority of the business for Maya's Deli is from Home Depot, who tend to gather there in the evenings.

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

Motion was made by CIRCO, seconded by MROZ, to adopt the next resolution in order granting Conditional Use Permit No. 2183, subject to conditions; carried 4-0.

The appeal for this item ends at 5:30 p.m., Thursday, October 17, 2013.

AGENDA ITEM NO. 3 – 2014 PLANNING COMMISSION MEETING SCHEDULE

The 2014 Planning Commission meeting schedule was discussed. The suggested date change from Monday to Tuesday would allow time to notice and produce materials for subsequent City Council meetings on their alternate Tuesdays.

Motion was made by SOTTILE, seconded by CIRCO, to approve the 2014 Planning Commission meeting schedule; carried 4-0.

STAFF COMMUNICATIONS

RANU outlined staff's first attempt to simplify and consolidate the staff report format and solicited feedback from the Commissioners. Suggestions were received and the staff report will be fine tuned before next meeting.

ADJOURNMENT

Motion was made by CIRCO, seconded by DANKHA, to adjourn the meeting of the El Cajon Planning Commission at 7:22 p.m. this 7th day of October, 2013 until October 21, 2013, at p.m.; carried 4-0.

Anthony SOTTILE, Chairman

ATTEST:

Manjeet RANU, AICP, Secretary