



MINUTES

PLANNING COMMISSION MEETING

February 27, 2012

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: Darrin J. MROZ, Chairman
Paul CIRCO, Vice Chairman
Anthony AMBROSE
Star BALES
Anthony SOTTILE

COMMISSIONERS ABSENT: None

OTHERS PRESENT: Michael GRIFFITHS, Deputy Director – Public Works
Manjeet RANU, Planning Manager/Planning Secretary
Noah ALVEY, Associate Planner
Eric CRAIG, Assistant Planner
Tony SHUTE, Senior Planner
Michael REID, Staff Attorney
Ron Luis VALLES, Administrative Secretary

MROZ explained the mission of the Planning Commission and welcomed comments under Public Comments. No one came forward.

CONSENT CALENDAR: Motion was made by CIRCO, seconded by AMBROSE,
to adopt the minutes of the El Cajon City Council and
Planning Commission special meeting held on
December 13, 2011; carried 5-0.
Motion was made by CIRCO, seconded by AMBROSE,
to adopt the minutes of the Planning Commission
meeting held on December 15, 2011; carried 4-0,
(MROZ abstained due to absence at meeting).

PUBLIC HEARING ITEMS

AGENDA ITEM NO. 3 – AMENDMENT OF CONDITIONAL USE PERMIT NO. 571 – SUPER STAR AUTOMOTIVE FUELING STATION

This was a public hearing on a request to remodel an existing automotive fueling station including the expansion of the convenience market, the relocation of fueling islands, and the addition of a car wash. The subject property is located on the northeast corner of West Main Street and North Marshall Avenue, and addressed as 1090 West Main Street. This project is exempt from the California Environmental Quality Act (CEQA).

APN: 487-121-41
General Plan: Light Industrial (LI)
Zoning: Heavy Commercial – Light Industrial (C-M)
Applicant: HRF of San Diego (Hani Toma) / 619.466.0000
Project Planner: Noah Alvey / 619.441.1773
Email: nalvey@cityofelcajon.us and include “AM CUP 571” in Subject Line.

In a PowerPoint presentation, ALVEY summarized the staff report.

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

Alan AUSTIN, consultant, approached the podium. He addressed Condition 4.b. in the proposed resolution and noted the applicant would like to keep the pole sign and convert it to a flag pole.

AMBROSE sought clarification on the pole sign from staff. ALVEY explained the proposed condition stipulating to convert the sign to a flag pole must be included in the construction documents, if not; the sign would need to be removed.

No other speakers approached the podium.

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

Motion was made by MROZ, seconded by SOTTILE, to adopt the proposed Resolution No. 10680 recommending City Council approval of Amendment of Conditional Use Permit No. 571, subject to conditions; carried 5-0.

This item is tentatively scheduled for the City Council meeting on March 27, 2012 at 7 p.m.

AGENDA ITEM NO. 4 – CONDITIONAL USE PERMIT NO. 2160 (MINOR) – AUTOBAHN AUTOMOBILE DISMANTLING

This was a public hearing on a request to conduct an auto dismantling business with parts sales operation and other light industrial / warehousing uses in an existing building. The subject property is addressed as 1067-1071 Industrial Place. This project is exempt from the California Environmental Quality Act (CEQA).

APNs: 487-121-09, 10 & 72
General Plan: Light Industrial (LI)
Zoning: Manufacturing (M)
Applicant: Autobahn, Inc. / 619.444.2290
Project Planner: Eric Craig / 619.441.1782
Email: ecraig@cityofelcajon.us and include "CUP 2160" in Subject Line.

In a PowerPoint presentation, CRAIG summarized the staff report.

MROZ asked staff if the condition relative to the barbed wire extending over the fence line had been addressed with the applicant and CRAIG stated it had.

CIRCO suggested Condition 2.j. be changed to reflect North Marshall instead of North Johnson.

SOTTILE confirmed with staff the fence sits on the property line.

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

Cameron CZUBERNAT, broker representing applicant, approached the podium and gave a background on the property, which included several helpful meetings with City staff. He brought up two items: 1) The trash container would be placed inside the building, and 2) they were aware of the barbed wire condition and it would be addressed.

Sean STEELE, partner of Autobahn, explained how his dismantling business is conducted and was excited to continue his business in El Cajon. He mentioned that he would be relocating from Vernon Street and chose El Cajon after considering other sites outside the city limits.

BALES and SOTTILE both commended the applicant and thanked him for remaining in El Cajon.

No other speakers approached the podium.

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

Motion was made by AMBROSE, seconded by BALES, to change Condition 2.j. in the proposed resolution to delete North Johnson and adds North Marshall in its place, and then adopted the proposed Resolution No. 10682, approving Conditional Use Permit No. 2160; carried 5-0.

The appeal for this item ends at 5:30 p.m., Thursday, March 8, 2012.

**AGENDA ITEM NO. 5 – CONDITIONAL USE PERMIT NO. 2158 (MINOR) – RDA
AUTO GLASS**

This was a public hearing on a request to establish an auto windshield repair/replacement business, permit a 676-square-foot unpermitted building for auto use, and a 1,011-square-foot storage building. The subject property is addressed as 972 and 976 Broadway. This project is exempt from the California Environmental Quality Act (CEQA).

APN: 484-291-08
General Plan: General Commercial (G-C)
Zoning: General Commercial (G-C)
Applicant: RDA Auto Glass / 619.368.7769
Project Planner: Tony Shute / 619.441.1705
Email: tonys@cityofelcajon.us and include “CUP 2158” in Subject Line.

In a PowerPoint presentation, SHUTE summarized the staff report.

MROZ stated he felt there was no need for a masonry wall at this location since there were no residences in close proximity. In addition, it would cause the applicant additional unnecessary costs.

AMBROSE agreed, however, stated the ordinance does state the masonry wall is required and many property owners in the city have already complied.

BALES suggested that maybe a longer time frame would be appropriate for construction of the wall due to the state of the economy.

SHUTE clarified that typically a masonry block wall would be required in connection with substantial improvements to commercial property with a more intense use or to any new commercial development. A change of use has not historically required the six-foot high wall. He added the applicant had been apprised of the conditions of approval throughout the process.

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

Bill KACHI, project engineer, thanked staff for their work, however, mentioned the masonry wall and the removal of two parking spaces for new landscaping were a concern to him. He argued a wall is for sound attenuation and the applicant’s business only comprises of window replacement. There would be no auto body work or heavy commercial use. The chain-link fence with slats should be sufficient for this property. In addition, he felt the landscaping could be placed elsewhere on the site since the applicant would like to retain the parking spaces in front for customer convenience.

SHUTE answered MROZ by confirming the city code requires a ten-foot setback be landscaped with parking behind. The Traffic Engineer also had indicated parking spaces should not be within 25 feet of the curb because of on-site maneuverability with passing traffic causing safety problems.

KACHI did point out other properties along the street had parking out front as well.

SHUTE clarified this condition was a recommendation from the Traffic Engineer and not a zoning code condition. He showed on the site plan where parking is currently located and indicated there was more than sufficient parking on site and it exceeded the standard by about two spaces.

BALES confirmed with SHUTE that landscaping was located at this spot at one time. It was removed some time ago to create the two parking spaces and she noted the site would look more attractive without the parking up front.

KACHI summed up by stating the applicant would like to retain the parking spaces up front for the convenience of customers. He also requested the condition for the masonry wall be removed since it was not necessary as a sound barrier and was too costly to construct.

Daniel YAKOB, partner of Auto Glass spoke next. He explained they were a small business operation with no hazardous materials. He added that if there was anything else they could do to beautify the property it would be considered, however being a small business they could not afford to construct the wall.

Ike SAMADI, property owner, spoke next. He advised since he purchased the property, he had invested quite a bit of money in upgrades.

SOTTILE asked if a condition was previously required in the code for block walls between commercial and residential properties and asked if the Commissioners were to override this condition with a waiver if it could set a precedent.

REID explained this is a unique piece of property and it has a legal non-conforming fence, therefore this situation would not override the code.

The Commissioners agreed the masonry wall was not necessary, but the landscaping requirement should remain since it is part of the city code and not a legal non-conforming situation.

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

Motion was made by SOTTILE, seconded by MROZ, to delete condition 3.a. removing the masonry wall condition and to modify condition 2.e. to accept the revised Building and Fire Safety comments dated February 27, 2012, and then adopted the proposed Resolution No. 10681, approving Conditional Use Permit No. 2158; carried 5-0.

The appeal for this item ends at 5:30 p.m., Thursday, March 8, 2012.

AGENDA ITEM NO. 8 – PRESENTATION ON AIRPORT LAND USE COMPATIBILITY PLANNING

Angela JAMISON, Manager of Airport Planning with the San Diego Regional Airport Authority, provided a PowerPoint presentation about airport land use compatibility planning and an overview of the Gillespie Field and Montgomery Field airport Land Use Compatibility Plans.

AGENDA ITEM NO. 6 – GENERAL PLAN AMENDMENT NO. 2011-01, ZONE RECLASSIFICATION NO. 2305, AMENDMENT OF SPECIFIC PLAN NO. 19 AND MITIGATED NEGATIVE DECLARATION- FORMER POLICE STATION SITE DECOMMISSIONING

This was a public hearing on a City-initiated proposal to 1) change the General Plan land use designation of three properties located at 100 Fletcher Parkway from Public Institution (PI) / Special Development Area No. 8 (SDA No. 8) to Regional Commercial (RC); 2) to rezone the subject properties from the C-N (Neighborhood Commercial), M (Manufacturing) and RS-6 (Residential Single-Family, 6,000 sq. ft.), respectively, to the C-R (Regional Commercial) zone; and 3) amend Specific Plan (SP) No. 19 to remove the subject properties from its governance. The Planning Commission also considered a proposed Mitigated Negative Declaration for the proposed project.

APN: 483-071-52 & Adjacent Caltrans Property
Applicant: City of El Cajon
Project Planner: Tony Shute / 619.441.1705
Email: tonys@cityofelcajon.us and include “100 Fletcher Pkwy” in Subject Line.

In a PowerPoint presentation, SHUTE summarized the staff report.

AMBROSE asked staff who currently owns the property and was concerned that they were rushing this project through for approval without adequate time to receive public comments on the environmental document.

In reply to AMBROSE, SHUTE advised that ownership of the site has passed on to the successor agency, the City of El Cajon, and the City is obligated to dispose of the property. Also, no decision would be made at this point since the Planning Commission would be making a recommendation to City Council in concert with any public comments on the environmental document.

RANU explained that the Commission had the option to continue the hearing should they want to wait for the end of the public review period or the environmental document.

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

No speakers approached the podium.

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

Motion was made by CIRCO, seconded by BALES, to adopt proposed Resolution Nos. 10683, 10684, 10685 and 10686 recommending City Council approval of the General Plan Amendment No. 2011-01, Zone Reclassification No. 2305, Amendment of Specific Plan No. 19 and Mitigated Negative Declaration, respectively, subject to conditions; carried 5-0.

This item is tentatively scheduled for the City Council meeting on April 10, 2012 at 7 p.m.

STAFF COMMUNICATIONS

ELECTION OF OFFICERS

Darrin MROZ was re-elected as Chairperson and Paul CIRCO as Chair Pro Tem for the Planning Commission to serve from February 2012 until February 2013, pursuant to El Cajon Municipal Code §2.24.080.

CONDITIONAL USE PERMIT NO. 2153 – WALGREENS

This was a proposed color scheme modification to the west elevation of the Walgreens Pharmacy store, which was recommended for approval to the City Council at the Planning Commission meeting of October 24, 2011. The Commissioners supported the minor modifications to the elevations.

CLARIFICATIONS AND IMPROVEMENTS TO THE DISCRETIONARY PROJECT REVIEW PROCESS

In a PowerPoint presentation, RANU provided an overview of clarified and improved guidance regarding the discretionary review process, along with new content that is available on the Planning Division web page.

ANNUAL STATEMENT OF ECONOMIC INTERESTS (FORM 700)

RANU reminded Commissioners that they are to file their Annual Statement of Economic Interests (Form 700) covering the period of January 1, 2011 through December 31, 2011 in the Office of the City Clerk by 5:30 p.m. on April 2, 2012. This requirement is pursuant to the California Political Reform Act and the City's Conflict of Interest Code.

COMMISSIONER REPORTS/COMMENTS

None

ADJOURNMENT

Motion was made by CIRCO, seconded by MROZ, to adjourn the meeting of the El Cajon Planning Commission at 9:25 p.m. this 27th day of February 27, 2012 until March 12, 2012 at 7:00 p.m.; carried 5-0.

Darrin J. MROZ, Chairman

ATTEST:

Manjeet RANU, AICP, Secretary