



MINUTES

PLANNING COMMISSION MEETING

MARCH 14, 2011

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
Anthony AMBROSE
Star BALES
Paul CIRCO
Anthony SOTTILE

COMMISSIONERS ABSENT: None

OTHERS PRESENT: Manjeet RANU, Planning Manager
Noah ALVEY, Associate Planner
Eric CRAIG, Assistant Planner
Michael REID, Staff Attorney
Dennis DAVIES, Deputy Director of Public Works
Ron Luis VALLES, Administrative Secretary

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

CONSENT CALENDAR: Motion was made by SOTTILE, seconded by CIRCO, to adopt the minutes of the Planning Commission meeting of February 28, 2011; carried 5-0.

AMENDMENT OF CONDITIONAL USE PERMIT NO. 109

This was a public hearing on a request to expand an existing senior board and care facility. The subject properties are located on the west side of Dorothy Street, between East Washington Avenue and Granite Hills Drive, and addressed 768 and 794 Dorothy Street.

APNs: 514-011-10 and 514-011-39
General Plan: Low Density Residential (LR)

Zoning: RM-4300 (Residential, Multi-family, 4,300 square foot)
Applicant: Brian Ekard / 619.441.8771
Project Planner: Noah Alvey / 619.441.1773

ALVEY summarized the staff report. Staff recommended that the Planning Commission make the necessary findings and approve conditional use permit, subject to conditions.

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

Mr. Brody DEBORDE is the applicant. He mentioned that the architect of the project was also present.

Mr. Dan MANNIX is the architect for the project. He shared concerns over the width of sidewalks, replacement of trees at a recommended 2-to-1 ratio, instead of 1-to-1; not to consolidate the lots, retain flexibility in locating a/c compressors, no trash/recycle exterior cover, and also about not having the street lights requirement due to existing street lights on Granite Hills Drive.

AMBROSE noted the consolidation of two lots is a code requirement, and the Planning Commission would not have jurisdiction. In reply to a question from the Chair, ALVEY replied that the zoning ordinance requires that parking be provided on the same site as the use. With new facilities located on the northerly and southerly properties, he noted that the parking needs to be located on a single site. He noted that if the adjoining property would revert to the original use, it would no longer conform to the underlying zone regulations.

No other speakers approached the podium.

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

BALES praised the project and noted the increase of employment. AMBROSE complimented staff on analyzing the project and noted that it is pretty straight-forward.

Motion was made by AMBROSE, seconded by BALES, to adopt the proposed Resolution No. 10652 approving Amendment of Conditional Use Permit No. 109, subject to conditions; carried 5-0.

The appeal period for this item ends at 5 p.m., Thursday, March 24, 2011.

CONDITIONAL USE PERMIT NO. 2142

This was a public hearing on a request to build an 18,040 square-foot facility for a new-and-used-truck sales dealership, parts warehouse and maintenance shop with a 65-foot-high freeway-oriented sign. The subject property is located on the west side of North Johnson Avenue, between I-8 and Benedict Avenue, and addressed 500 North Johnson Avenue.

APNs: 487-121-43 and 482-250-32
General Plan: Light Industrial (LI / Special Development Area No. 10 (SDA #10)
Zoning: C-M (Heavy Commercial – Light Industrial)
Applicant: Inland Kenworth / 604.291.6021
Project Planner: Noah Alvey / 619.441.1773

ALVEY summarized the staff report, and noted two corrections to the proposed resolution. The heading of the resolution should read “recommending City Council approval” instead of “approving”. He also recommended Condition #3.e. be modified and presented the correct wording to that condition. ALVEY also noted that the applicant wanted to substitute smooth-face block for split-face and staff was okay with that. Staff is recommending the Planning Commission recommend City Council approval of the request.

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

Mr. Jim ALLMAN is the project manager. He read the staff report and is in agreement. In reply to MROZ, the applicant had no concerns over the landscape issues.

Mr. Kevin MAY, part owner of the veterinary hospital to the north of the subject property, preferred a six-foot-high masonry wall instead of a fence be installed between the properties.

ALVEY noted that a masonry wall is not required, but the Commission could allow the applicant to work with adjacent property owner to come to a solution.

AMBROSE noted that if they could work it out, it is preferable, and if there is an impasse, they could return to the City to resolve the issue. The applicant noted they would be willing to work with adjoining property owner.

No other speakers approached the podium.

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

Motion was made by CIRCO, seconded by MROZ, to revise the proposed resolution and changed the heading “recommending City Council approval” in place of “approving”; changed condition #3.e. to state, “Submit and obtain approval of a Landscape Documentation Package in accordance with Chapter 17.195 of the Zoning Ordinance and the Landscape Design Manual. The final landscape and irrigation plan shall be incorporated into the approved building plans set.”; added Condition #10, to read, “The applicant will be encouraged to work with the adjacent property owner on a solution for a wall or fence, that is subject to review and approval by staff, consistent with the Zoning Code.”; and adopted the revised Resolution No. 10653 recommending City Council approval of Conditional Use Permit No. 2142, subject to conditions; carried 5-0.

This item is tentatively scheduled for the City Council meeting on April 12, 2011 at 7 p.m.

CONDITIONAL USE PERMIT NO. 2143

This was a public hearing on a request to establish a fitness center in an existing building. The subject property is located on the south side of Fletcher Parkway, between North Johnson and North Magnolia Avenues, and is addressed 565 Fletcher Parkway.

APNs: 482-270-34 and 482-250-35
General Plan: Regional Commercial (RC) / Special Development Area No. 8 (SDA #8)
Zoning: C-R (Regional Commercial)
Applicant: Christopher Wadleigh / 714.258.1808
Project Planner: Eric Craig / 619.441.1782

CRAIG summarized the staff report. Staff recommended that the Planning Commission approve this conditional use permit, subject to conditions.

In response to SOTTILE, CRAIG replied that there would be no swimming pool at the fitness center. SOTTILE was concerned with some weight lifters who drop weights on the floor. Since the fitness center is on the second floor, he was concerned with the structural stability of the flooring. CRAIG noted the applicant would need to obtain a building permit and that process would ensure that necessary building safety codes be followed.

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

Mr. Christopher WADLEIGH, 1342 Bell Avenue, #3K, Tustin, CA 92780, is the applicant. He said Crunch Fitness has been around for over 10 years. In reply to SOTTILE, he noted the flooring has been structurally approved, especially with new building codes.

In reply to MROZ, the applicant read all of the conditions, but sought clarification on Public Works' storm water requirements as the center will be located within the mall on the second level.

DAVIES replied to MROZ that he spoke with a representative from the Westfield mall, the property owner, and there were no issues with the storm water requirements.

No other speakers approached the podium.

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

Motion was made by SOTTILE, seconded by AMBROSE, to adopt the proposed Resolution No. 10654 approving Conditional Use Permit No. 2143, subject to conditions; carried 5-0.

The appeal period for this item ends at 5 p.m., Thursday, March 24, 2011.

AMENDMENT OF CONDITIONAL USE PERMIT NO. 444

This was a public hearing on a request to convert two existing service bays at an automotive fueling station to a convenience market with Type 20 off-sale beer and wine sales. The subject property is located on the northwest corner of Fletcher Parkway and Garfield Avenue, and is addressed 2410 Fletcher Parkway.

APNs:	481-362-22 and 23
General Plan:	General Commercial (GC)
Zoning:	(C-G) General Commercial
Applicant:	Victor Daniel / 619.654.4286
Project Planner:	Eric Craig / 619.441.1782

CRAIG summarized the staff report. He emphasized staff is recommending closing the driveway access on Fletcher Parkway, thereby increasing landscaping on the property. He also noted the Police Department does not consider this to be in a high crime area or to have an over-concentration of alcohol licenses. However, since the City of El Cajon is under a moratorium for new alcohol licenses, the Police Department is recommending the applicant obtain two alcohol licenses and retire one of them to ensure there is no over-concentration.

In response to SOTTILE, CRAIG replied there are two driveways on Fletcher Parkway and two on Garfield. Staff is recommending that the eastern driveway, closer to the corner on Fletcher Parkway, be closed.

BALES sought clarification on the purchase of two alcohol licenses. CRAIG replied the two licenses be obtained within the City of El Cajon, transfer one to the business and cancel the other to prevent over-concentration in the City of El Cajon. He noted if the applicant cannot obtain the two licenses, the convenience store could still operate, but they would not be able to sell alcohol.

AMBROSE noted the handicap space appears to be farther away from the building. [CRAIG approached the map and noted the location of the ADA handicap stall.] CRAIG explained that location would allow the applicant to fulfill the parking requirements. AMBROSE said it's unfortunate that the handicap space is farther away from the entrance.

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

Mr. Victor DANIEL is the applicant. He agreed with most of the conditions of the staff report, but objected to closing the driveway. He cited maneuverability issues for gas delivery trucks and customers.

In reply to MROZ, RANU replied the recommendation to close the driveway was due to traffic safety and classification of Fletcher Parkway, as well as with the increased intensification of the site. By closing the driveway it would allow the opportunity to add landscape.

In reply to MROZ, DAVIES replied from a safety standpoint, the driveway located near the corner is not ideal. However, he did not recall a history of accidents, and the Commission could allow the driveway to remain.

CIRCO asked if the applicant could show the route of the delivery trucks into the subject property. [DANIELS approached the map and demonstrated the routes of the delivery trucks.] He noted it would be difficult for cars to exit if there are delivery trucks on the property. Delivery hours are not consistent and fluctuate on a daily basis.

AMBROSE mentioned since there have been no safety concerns, he recommended the driveway remain. CRAIG would like to see revised and updated plan from the applicant pertaining to the landscaping.

MROZ noted traffic flow would be impeded by closing the driveway. In reply to MROZ, REID and RANU replied keeping the driveway open would be considered a significant change, and recommended a continuance so the applicant could submit a revised plan which would then be reviewed by staff. The applicant requested the Planning Commission consider the soonest possible continuance date.

No other speakers approached the podium.

Motion was made by SOTTILE, seconded by BALES, to continue Amendment of Conditional Use Permit No. 444 to the Planning Commission meeting of March 28, 2011; carried 5-0.

No re-noticing will be required.

OTHER ITEMS FOR CONSIDERATION:

There were no items.

STAFF COMMUNICATIONS

RANU mentioned that Commissioner BALES has some artwork on display on the third floor of City Hall. He also reminded Commissioners that their Statement of Economic Interests Form 700 are due April 1, 2011.

COMMISSIONER REPORTS/COMMENTS

There were no items.

ADJOURNMENT

Motion was made by CIRCO, seconded by AMBROSE, to adjourn the meeting of the El Cajon Planning Commission at 8:10 p.m. this 14th day of March, 2011 until March 28, 2011 at 7:00 p.m.; carried 5-0.

Darrin J. MROZ, Chairman

ATTEST:

Manjeet RANU, AICP, Secretary