



MINUTES

PLANNING COMMISSION MEETING

MARCH 28, 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
Eric CRAIG, Assistant Planner
Michael REID, Staff Attorney
Michael GRIFFITHS, 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 CIRCO, seconded by BALES, to adopt the minutes of the Planning Commission meeting of March 14, 2011; carried 5-0.

CONDITIONAL USE PERMIT NO. 2138

This was a public hearing on a request for a Type 20 off-sale beer and wine license for an existing convenience store. The subject property is located on the north side of East Madison Avenue between North Magnolia and Graves Avenues, and addressed as 112 East Madison Avenue.

APN: 483-330-32
General Plan: General Commercial (GC) / Special Development Area No. 9 (SDA #9)

Zoning: C-G (General Commercial)
Applicant: Magnolia Family Market, Inc. / 619.447.7033
Project Planner: Noah Alvey / 619.441.1773

RANU noted the applicant is present to request a continuance for his item.

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

Mr. Arkan SOMO is the applicant. He requested a continuance to a future Planning Commission meeting. He explained that a task force was established, Alliance for a Better Community, under the direction of Council Member Jillian Hanson-Cox. The task force will meet on April 11 at the Ronald Reagan Community Center, and a report with the findings presented at the City Council meeting on April 26, 2011.

In response to SOTTILE, SOMO replied that the task force initially was formed to address alcohol-related complaints on Second Street in El Cajon. He added the task force was expanded and has the input from businesses, Communities Against Substance Abuse organization, Police Department, transition center operators, and others. It is not focused only on Second Street, and the goal of the Alliance is to invite input from all businesses in El Cajon, California. SOMO added that the goal is to have self-compliance from the retailers pertaining to alcohol sales.

SOTTILE was concerned since the public started the alcohol-related complaints and not the business owners. He said there is an issue of public safety versus profit. SOMO replied some businesses did issue complaints. He also noted the task force will address other issues such as homelessness in the area. SOMO added the Police Department distributes a "Do Not Sell" list to retailers, who would now need to sign the form to demonstrate compliance.

No other speakers approached the podium.

Motion was made by AMBROSE, seconded by CIRCO, to continue Conditional Use Permit No. 2138 to the Planning Commission meeting on May 9, 2011 at 7 p.m.; carried 5-0.

This item will be re-noticed.

CONDITIONAL USE PERMIT NO. 2144 (MINOR)

This was a public hearing on a request to establish car stereo sales and installation in an existing building. The subject property is located on the south side of Broadway between North First and Oro Streets, and addressed as 1149 Broadway.

APN: 484-182-51
General Plan: Office / Non-Retail (O/NR)
Zoning: C-G (General Commercial)
Applicant: Ala Sammaan / 619.933.2997
Project Planner: Tony Shute / 619.441.1705

In a PowerPoint presentation, RANU summarized the staff report for this minor conditional use permit that will go to City Council due to the zoning not being consistent with the General Plan designation. He noted staff is recommending that the Planning Commission adopt the proposed resolution recommending City Council approval of this conditional use permit.

He emphasized that condition #9 was modified to include more precise verbiage that there would be no simultaneous conditional use permits on the property.

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

Mr. Ala SAMMAAN is the applicant. In response to MROZ, he agreed to the conditions of approval in the proposed resolution. He emphasized he wants to serve the people in El Cajon and provide customers with great service. He also submitted five photographs [The City Staff Attorney received them and presented them to the Planning Commission Chair], noting the improvements he has made to the property. He said he has received praise from surrounding neighbors, who have also noted that having the business there will curb the homeless who would camp out in the back.

In reply to SOTTILE, SAMMAAN confirmed there would be no welding or jack hammering on the premises. MROZ noted it is a good-looking building, and SAMMAAN added that he will continue making improvements to the property. He loves the people in El Cajon and many have been receptive to his business, and some have even brought him treats.

No other speakers approached the podium.

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

Motion was made by CIRCO, seconded by AMBROSE, to adopt the revised Resolution No. 10656 modifying condition #9 to read, "Conditional Use Permit No. 2144 shall not be effective until the previously approved Conditional Use Permit No. 2109, for a full service car wash at the property addressed 1149 Broadway, has been abandoned, in writing, by the property owner, or has expired by its terms, in any event, not until CUP No. 2109 is of no force and effect."; and recommended City Council approval of Conditional Use Permit No. 2144, subject to conditions; carried 5-0.

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

AMENDMENT OF CONDITIONAL USE PERMIT NO. 444

This was a continued 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 & 23

General Plan: General Commercial (GC)
Zoning: C-G (General Commercial)
Applicant: Victor Daniel / 619.654.4286
Project Planner: Eric Craig / 619.441.1782

In a PowerPoint presentation, CRAIG summarized the staff report that was continued from the March 14, 2010 Planning Commission meeting. He noted that the applicant worked with staff and submitted a revised site plan to keep the driveway open and to provide additional landscaping elsewhere. Planning Division staff is recommending that the Planning Commission approve this conditional use permit, subject to conditions.

In reply to SOTTILE, GRIFFITHS said that all driveways will remain open. However, he added that a condition was revised to require space for ADA access around an existing traffic signal pole. He said Public Works condition #D.1 in the Exhibit B of the proposed resolution was revised to add a second sentence: "Provide a minimum of 42-inches of clearance between the traffic signal pole and the planter curb near the intersection of Fletcher Parkway and Garfield Avenue by removing and reconstructing the planter curb."

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

Mr. Victor DANIEL is the applicant. They are in agreement with the conditions, except for the requirement of having to purchase two liquor licenses. He emphasized their business is not located in a high crime area.

MROZ replied the Police Department's comments relate to a state-imposed moratorium placed on the City of El Cajon to limit the over-concentration of alcohol licenses. He told the applicant they have two years to comply with the purchase of the two liquor licenses requirement. He added they could appeal to the City Council. AMBROSE said he would not like to second-guess the Police Department and concurred that the applicant could appeal a decision to the council.

MROZ thanked the applicant for working with Planning Staff to accommodate the applicant's initial concerns of keeping the driveway open.

No other speakers approached the podium.

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

Motion was made by AMBROSE, seconded by CIRCO, to adopt the proposed Resolution No. 10655 approving Amendment of Conditional Use Permit No. 444, subject to conditions; carried 5-0.

The appeal period for this item ends at 5 p.m., Thursday, April 7, 2011.

OTHER ITEMS FOR CONSIDERATION:

There were none.

STAFF COMMUNICATIONS

POPULATION AND HOUSING FROM 2010 CENSUS INFORMATION

In a PowerPoint presentation, CRAIG summarized the staff report on 2010 Census Data relating to the County of San Diego and City of El Cajon. Also, incorporated in the presentation was the San Diego Associations of Governments' 2050 Regional Growth Forecast and 2000 Census data. CRAIG noted several trends, and emphasized the increase in the City's Latino population. Also, the housing vacancy rate is less than the County of San Diego statistics. Finally, SANDAG predicts continued growth for the region, with El Cajon estimated to increase its population to 144,515 by 2050.

SOTTILE asked where would all the people live. RANU replied the city has been working on the update of the Downtown Specific Plan. He added that there is a certain amount of population growth that is forecast for the region, and SANDAG allocates its figures based on approved plans by the member agencies, including pending projects such as the Downtown Specific Plan update.

MROZ noted growth is forecast over the next ten years. AMBROSE noted the large amount in the lower income bracket in the "Households by Income" category.

Commissioners thanked CRAIG for the presentation.

On another topic, RANU informed that Planning Commissioners will need to complete a state-mandated ethics training class. Information will be emailed to Commissioners on Tuesday morning. They have until May 31, 2011 to complete the online training class.

COMMISSIONER REPORTS/COMMENTS

CIRCO noted there are only a few of El Cajon's original ranch houses left and inquired if there is anyone that designates historical buildings or if there is an historic building catalog in El Cajon.

CRAIG replied the City has an Historic Inventory Study of historically-significant structures in El Cajon. He mentioned there are some property tax benefits to the property owner if they choose to designate their building as an historic structure. He added the Planning Commission members also serve as members of the Historic Preservation Committee, which review and approve those requests.

ADJOURNMENT

Motion was made by CIRCO, seconded by AMBROSE, to adjourn the meeting of the El Cajon Planning Commission at 7:58 p.m. this 28th day of March, 2011 until April 11, 2011 at 7:00 p.m.; carried 5-0.

Darrin J. MROZ, Chairman

ATTEST:

Manjeet RANU, AICP, Secretary