



MINUTES

PLANNING COMMISSION MEETING

September 26, 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
Michael REID, Staff Attorney
Ron Luis VALLES, Administrative Secretary

CONSENT CALENDAR: Motion was made by CIRCO, seconded by BALES, to adopt the minutes of the Planning Commission meeting of September 12, 2011; carried 5-0.

MROZ explained the mission of the Planning Commission and welcomed comments under Public Comments.

PUBLIC HEARING ITEMS

AGENDA ITEM NO. 5. AMENDMENT OF CONDITIONAL USE PERMIT NO. 620

This was a public hearing on a request to relocate an existing auto dismantling business and to establish a new towing and vehicle impound yard at the site. The subject property is located on the west side of Pioneer Way between Vernon and Cypress Streets, and addressed as 1416 Pioneer Way. This project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities).

APN: 483-021-30
General Plan: Industrial Park (IP)
Zoning: M (Manufacturing)
Applicant: Severin Mobile Towing, Inc. – dba USA Auto Wrecking
(Asad Raffo) / 619.444.1800
Project Planner: Eric Craig / 619.441.1782
Email: ecraig@cityofelcajon.us and include “AM CUP 620” in
Subject Line

In a PowerPoint presentation RANU summarized the staff report.

MROZ opened the public hearing and invited any speakers to the podium. No speakers approached the podium.

RANU added that staff received a late response from Helix Water District. Copies were distributed to the Commissioners and applicant for review. He added that a minor change would be made to the resolution including the water district’s comments.

MROZ asked staff if there was a possibility the Fire Department would want to upgrade for fire protection.

RANU advised it would be taken up during the building permit process.

MROZ asked the applicant if the Helix Water comments met with his approval.

Jeffrey TISDALE, property owner, approached the podium and advised he had no issues with any of the conditions recommended by staff, including the addition of the Helix Water District comments.

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

Motion was made by AMBROSE, seconded by CIRCO, to adopt the revised Resolution No. 10675 to add condition #2.g. to read, “The applicant shall comply with the requirements of Helix Water District, as noted in the attached comments labeled “Exhibit E” and dated 9-19-11”; subject to conditions; carried 5-0.

The appeal period for this item ends at 5 p.m., Thursday, October 6, 2011.

RANU advised the Commissioners needed to address the continuance of Agenda Items 2, 3 and 4.

Motion was made by MROZ, seconded by SOTTILE, to continue the public hearing for Agenda Item Nos. 2, 3 & 4 to a future undetermined date; carried 5-0.

REID advised the Planning Commission minutes of September 12, 2011, which the Commissioners unanimously approved, required to be revisited since AMBROSE was not present at that meeting.

Motion was made by AMBROSE, seconded by BALES, to reconsider the minutes of September 12, 2011; carried 5-0.

Motion was made by SOTTILE, seconded by CIRCO, to adopt the minutes of the Planning Commission meeting of September 12, 2011; carried 4-0 (AMBROSE absent).

AMBROSE requested a future presentation on the County's Airport Land Use Commission and plans pertaining to Gillespie Field airport.

RANU advised would try to bring representatives from the Gillespie Airport staff's Airport Land Use Commission for a presentation at a future meeting. He added there is a County draft environmental impact report out for public review on the 70 acre speedway site with a deadline of 10-31-11.

MROZ asked if the land must be used specifically for aviation type businesses.

RANU responded the FAA provides funds for development of airport land and wants to make sure it is used for aviation type purposes. At the future meeting, staff will provide an update on what the speedway project involves.

OTHER ITEMS FOR CONSIDERATION

None

STAFF COMMUNICATIONS

None

COMMISSIONER REPORTS/COMMENTS

None

ADJOURNMENT

Motion was made by CIRCO, seconded by BALES, to adjourn the meeting of the El Cajon Planning Commission at 7:18 p.m. this 26th day of September, 2011 until October 10, 2011 at 7:00 p.m.; carried 5-0.

Darrin J. MROZ, Chairman

ATTEST:

Manjeet RANU, AICP, Secretary