



MINUTES

PLANNING COMMISSION MEETING

JUNE 11, 2007

The meeting of the El Cajon City Planning Commission is called to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

COMMISSIONERS PRESENT: AMBROSE, BLACK, SOTTILE, WELLS

COMMISSIONERS ABSENT: WOODS

OTHERS PRESENT:
RAMIREZ, Principal Planner
FOSTER, Assistant City Attorney
DAVIES, Deputy Director, Engineering, Public Works
VALLES, Administrative Secretary

WELLS explains the mission of the Planning Commission and the proper procedure for speaking before the Commission and asks for proper decorum during the meeting.

MINUTES OF 5-21-07 Motion by SOTTILE, second by AMBROSE to approve the Minutes of May 21, 2007 pro forma. Motion carries 4-0 (WOODS – absent).

MINUTES OF 5-24-07 Motion by SOTTILE, second by AMBROSE to approve the Minutes of a Special Meeting of the Planning Commission on May 24, 2007 pro forma. Motion carries 3-0 (BLACK – abstain due to his absence from the May 24, 2007 special meeting / WOODS – absent).

AMENDMENT OF CONDITIONAL USE PERMIT 1264 – Signtech Electrical Advertising Inc. for Newport Diversified Inc.
(public hearing) Resolution 10437
PC meeting: 06-11-07

The subject property is located on the north side of Fletcher Parkway between N. Cuyamaca St. and N. Marshall Ave., and addressed as 1280 Fletcher Parkway; APN: 482-121-33-00; General Plan Designation: Regional Retail Commercial.

Request electronic message display sign in the C-R (Regional Commercial) zone.

RAMIREZ summarizes the staff report, noting that the applicant would like to install an “electronic message display” component to an existing pole sign for the existing Parkway Bowl Center at 1280 Fletcher Parkway. This is the third application for an electronic message display sign since the 2002 Sign Ordinance amendment to allow these signs by conditional use permit.

The applicant is proposing to remove the manual existing message board and replace it with an electronic message display that is approximately eight feet high by 14 feet wide on each side. The proposed display area will be monochrome with a black background and a single foreground color. The electronic message display is intended to convey the on-going activities at Parkway Bowl and will run as much as 24 hours each day.

RAMIREZ notes that staff is recommending that the proposed electronic message display follow the Caltrans standards for message frequency [a minimum four-second message display (on) followed by a minimum one-second interval between messages (off)]. There is no specific criterion for lighting. As an ongoing condition of approval, the applicant must ensure that the lighting intensity is not a nuisance to adjacent properties.

WELLS announces that the public hearing is now open.

Mr. Ron WESTPHAL, Parkway Bowl, 1280 Fletcher Parkway, El Cajon, CA 92020, is the applicant representative. He accepts the conditions of approval.

No one else comes forward to speak.

Motion by BLACK, second by SOTTILE to close the public hearing; carries 4-0 (WOODS – absent).

Motion by SOTTILE, second by BLACK to GRANT Amendment of Conditional Use Permit 1264 for an electronic message sign as part of an existing pole sign; carries 4-0 (WOODS – absent).

The appeal period ends at 5 p.m., Monday, June 25, 2007.

CONDITIONAL USE PERMIT 2043 – Tabares Entertainment (dba Circus Vargas) for Westfield Parkway Plaza

(public hearing) Resolution No. 10438

PC meeting: 06-11-07

The subject property is located on the east side of N. Johnson Avenue between Fletcher Parkway and Interstate 8, and addressed as 415 Fletcher Parkway; APN: 482-270-48; General Plan Designation: Regional Retail Commercial.

Request to conduct a circus from July 19-23, 2007 in the C-R (Regional Commercial) zone.

RAMIREZ explains that the applicant would like to conduct a circus within a 300' by 300' area in the Parkway Plaza parking lot to the west of the Wal-Mart store. The proposed circus would not feature exotic animals, although the circus will use domesticated animals (dogs and cats) and a snake as part of the performance. Furthermore, no carnival rides, games of chance, or outside vendors are proposed. No alcohol will be sold or served at this event. Patrons will park outside of the circus area in the mall parking lot. Set-up will take place on June 17 and 18.

The proposed circus would generate a limited amount of traffic and create a limited amount of noise. However, the area surrounding the subject site is developed with heavy retail commercial uses accustomed to lots of traffic and noise.

RAMIREZ adds that comments were received from the Public Works Department, Building Division, Fire Department, and Police Department. The requirements have been incorporated as conditions of approval. Staff received no public input in response to the public hearing notice.

WELLS announces that the public hearing is now open.

Mr. Mark LANDON, 2534 S. Pleasant Avenue, Ontario, CA 91761, is the applicant's representative. He agrees with the conditions, except sought clarification regarding inconsistencies from Police and Fire Department comments on perimeter fencing.

RAMIREZ replies that this issue was discussed with the speaker earlier today. The Planning staff is inclined to stipulate that no perimeter fencing be required in conformance with the Fire Department's comments.

No one else comes forward to speak.

Motion by BLACK, second by AMBROSE to close the public hearing; carries 4-0 (WOODS – absent).

AMBROSE notes that the Commission has approved these requests in the past, and to his knowledge there have been no concerns.

Motion by AMBROSE, second by SOTTILE to GRANT Conditional Use Permit 2043 for a circus in the C-R zone from July 19 to July 23, 2007, subject to conditions; carries 4-0 (WOODS – absent).

The appeal period ends at 5 p.m., Monday, June 25, 2007.

CONDITIONAL USE PERMIT 2044 – Evodio Garcia (Garcia’s Puebla Mercado) for Arnold K. Fieser

(public hearing) Resolution No. 10439

PC meeting: 06-11-07

The subject property is located on the northwest side of E. Main Street, between E. Madison Ave. and Melody Lane, and addressed as 1398 E. Main Street; APN: 489-180-49-00; General Plan Designation: General Retail Commercial.

Request a take-out only service restaurant in the C-2 (General Commercial) zone.

RAMIREZ provides a summary of the application to establish a take-out only restaurant and retail food sales within an existing building in the C-2 zone. There are no proposed tables or counter tops designed or intended for the on-site consumption of food, and the applicant’s request acknowledges that food will not be sold for on-site consumption. There appears to be adequate parking to support the proposed use.

Staff is recommending that the applicant construct a trash enclosure at the subject site prior to a Certificate of Occupancy being issued for the take-out only restaurant. It must be located outside of the 10-foot exterior setback. Additionally, staff recommends that the applicant install landscaping and a working irrigation system in the area between the dumpster and the building. The applicant should coordinate this work with the property owner.

Staff received no public input regarding this item.

WELLS announces that the public hearing is now open.

Mr. Evodio GARCIA, Garcia’s Puebla Mercado, 1398 E. Main Street, El Cajon, CA 92021, is the applicant. He agrees to the conditions of approval.

No one comes forward to speak.

Motion by BLACK, second by SOTTILE to close the public hearing; carries 4-0 (WOODS – absent).

Motion by BLACK, second by SOTTILE to GRANT Conditional Use Permit 2044 for a take-out only restaurant in the C-2 zone, subject to conditions; carries 4-0 (WOODS – absent).

The appeal period ends at 5 p.m., Monday, June 25, 2007.

AMENDMENT OF CONDITIONAL USE PERMIT 194 – Planning Commission (Foothills Christian High School)

(discussion)

PC meeting: 06-11-07

The subject property is located on the south side of Dryden Road between Garfield Avenue and Falmouth Drive, and addressed as 2321 Dryden Road; APN: 486-103-27 and –29; General Plan Designation: Low Density Residential.

Request one-year review of private high school for compliance with conditions in the R-1-6 (Residential One-Family 6,000 sq. ft.) zone

RAMIREZ reminds Commissioners that this proposal was to relocate an existing private high school (Venture Christian High School) from its downtown El Cajon location to the subject property. Because the proposal generated considerable public interest, staff worked with the school proponents and the neighbors for many months in preparing documentation and a report to the Planning Commission. The Planning Commission approved the project; however, the decision was appealed and the Amendment of the Conditional Use Permit 194 was also reviewed by the City Council that denied the appeal.

RAMIREZ notes that through ongoing work with the applicant, communication with neighbors, and random visits to the subject property and the surrounding area, it is staff's opinion that the applicant has met the City's expectations for compliance.

To the record of recent correspondence included as attachments to the staff report, RAMIREZ notes an additional item from Anthony Talamantez (dated June 9, 2007). The consensus seems to be one of mutual appreciation for how things have turned out so far. Neighbors have expressed an interest in having the school site used as an election polling place. The school has already made the offer to the Registrar of Voters. [This was not a CUP condition of approval.]

RAMIREZ continues, indicating that, as part of this review, staff interviewed the school principal, Mr. Loren Naffziger regarding the ongoing conditions of approval. Staff determined that the school has been operated in compliance. Staff did, however, seek clarification regarding the use of "exterior bells, horns, or loudspeakers" as noted by Mr. Talamantez. Mr. Naffziger stated that there is an exterior light and an interior buzzer being used. It is possible that the buzzer may be heard outside if a classroom door is left open.

Staff learned that next year's enrollment will likely exceed this year's (232 students). School officials are fully aware that when the enrollment exceeds 250, they will have to demonstrate greater participation in alternative transportation.

RAMIREZ summarizes that the record shows the school has operated in a manner that is compatible with surrounding properties. No further reviews are scheduled.

WELLS invites any speakers to come forward.

Mr. Loren NAFFZIGER, 1663 Buckeye Drive, El Cajon CA 92021, is the principal of the school. He thanked the Commission and the City, and stated that they are committed to being good neighbors. He refers to a March 2007 meeting between the school and neighbors, where they mitigated many issues and concerns. The next meeting will be scheduled in September.

SOTTILE, BLACK, WELLS and AMBROSE commend the school for resolving issues and their commitment of being good neighbors.

No one else comes forward to speak.

Motion by AMBROSE, second by BLACK to ACCEPT AND FILE the staff report for Amendment of Conditional Use Permit 194; carries 4-0 (WOODS - absent).

PRE-DRAFTED RESOLUTIONS

Motion by BLACK, second by SOTTILE to adopt Resolution Nos. 10437, 10438 and 10439, pro forma; carries 4-0 (WOODS – absent).

ORAL COMMUNICATIONS

RAMIREZ notes that there was interest in having a debriefing session from the May 24, 2007 Little Italy tour at a future Planning Commission meeting. She asks if the meeting on June 25, 2007 would be acceptable? Commissioners replied affirmatively.

BLACK extends an invitation to the “Wings Over Gillespie” air show on June 15 and 16. He also invites that the posters he provided to Commissioners and staff be posted at visible places to further promote the event. BLACK will be available at “Wings Over Gillespie” to introduce any individuals to several World War II heroes / veterans who will be attendance.

CORRESPONDENCE

No correspondence.

ADJOURNMENT

Motion by AMBROSE, second by SOTTILE to adjourn the meeting of the El Cajon City Planning Commission at 7:35 p.m. this 11th day of June, 2007 until Monday, June 25, 2007 at 7:00 p.m.; carries 4-0 (WOODS – absent).

William D. WELLS, Chair

ATTEST:

James S. GRIFFIN, Secretary