



MINUTES

PLANNING COMMISSION MEETING

JULY 23, 2007

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

PLEDGE OF ALLEGIANCE

COMMISSIONERS PRESENT: William D. WELLS, Chairman
Tony AMBROSE
Tom BLACK
Anthony SOTTILE
Gary WOODS

COMMISSIONERS ABSENT: None

OTHERS PRESENT: Barbara RAMIREZ, Principal Planner
Noah ALVEY, Associate Planner
Eric CRAIG, Assistant Planner
Lisa FOSTER, Assistant City Attorney
Dennis DAVIES, Deputy Director, Public Works /
Engineering Division
Ron Luis VALLES, Administrative Secretary
Patricia HAMILTON, 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 07-09-07

Motion by SOTTILE, second by WOODS to approve the Minutes of July 9, 2007 pro forma. Motion carries 4-0 (AMBROSE – abstain due to absence at July 9, 2007 Planning Commission meeting).

AMENDMENT OF CONDITIONAL USE PERMIT 472 – Planning Commission
(Foodmaker – Jack in The Box)

(continued public hearing)

PC mtg 07-23-07

The subject property is located on the southeast corner of West Main Street and Van Houten Avenue, and addressed as 393 West Main Street; APN: 487-331-02, -03, -04; General Plan Designation: SDA 9 (Downtown Redevelopment / General Retail Commercial).

Request to consider revocation of a conditional use permit for drive-through facilities in conjunction with a fast-food restaurant in the C-2 (General Commercial) zone. ***(Continued from the Planning Commission meeting of May 21, 2007).***

WELLS announces that the public hearing is still open.

FOSTER explains that since this item is a revocation of a conditional use permit, it will need to be handled as an administrative hearing. She administers the oath to accept testimony from the applicant's representative, a police officer [Operations Captain Pat SPRECCO] and two staff members [ALVEY and RAMIREZ].

ALVEY testifies that this item was continued from the May 21, 2007 Planning Commission meeting so that staff could continue to monitor the subject site and determine if the actions taken by Jack in The Box have rectified the problems associated with homeless individuals and a high number of responses by the Police Department.

ALVEY reports that Jack in The Box has taken steps to address the City's concerns. They hired temporary security for the store and implemented several policies to curb problems at the store.

In response to the City's request for comments, the El Cajon Community Development Corporation (CDC) noted that the on-site security guard has helped alleviate the majority of problems at the site. CDC Ambassadors have also experienced full cooperation with the store management.

ALVEY notes that the Police Department's comments recommend that Jack in The Box continue to provide uniformed security during times that the dining room is open. Eighteen calls for service have occurred over the last three months.

Staff also received a memorandum from Jack in The Box that stated that they will phase-out the security guard next week because the interactive security camera system has been installed. Staff visited the subject site and verified that three outdoor monitoring cameras have been installed. The memorandum also states that they will stagger security coverage to perplex the transient traffic that may try to time their visits.

ALVEY notes that conditions have improved at the subject site. Staff is recommending that the public hearing be continued to October 22, 2007 to allow additional time for staff to monitor the site and to verify that conditions do not deteriorate if the security guard is phased out. The next 90 days will demonstrate the effectiveness of the security cameras versus the human security guards.

Mr. Paul URBINA, 6243 Lake Leven, San Diego, CA 92119, is the applicant's representative. He informs that a total of nine cameras have been installed. They will be working with restaurant management to ensure that transient and homeless issues are resolved.

BLACK mentions that he has noticed improvement with the security guard present at the site. He asks if the guard will be phased out and URBINA replies that they will try for a 30- to 60-day trial run. URBINA emphasizes that the security system is interactive where employees could monitor any illegal activity and through a microphone system inform the individuals to stop the activity. Police could be called if there is a problem.

AMBROSE is concerned of having only a security camera monitoring system and he prefers that Jack in The Box continue to have an armed security guard on the premises.

No one else comes forward to be heard.

Motion by BLACK, second by WOODS to CONTINUE Amendment of Conditional Use Permit 472 to the Planning Commission meeting of October 22, 2007; carries 5-0.

AMENDMENT OF CONDITIONAL USE PERMIT 773 – Richard Preston

(public hearing) Resolution No. 10446

PC mtg 07-23-07

The subject property is located on the northwest side of East Main Street between Broadway and North Third Street, and addressed as 1546 East Main Street; APN: 507-310-37, General Plan Designation: General Retail Commercial.

Request to renew a conditional use permit for RV and automobile repair in conjunction with used car, RV and trailer sales in the C-2 (General Commercial) zone.

CRAIG provides a summary of the staff report. He notes that the property has been used for RV service, sales and repair for over 30 years. In that time, the business operation has been significantly expanded, yet there have been no significant problems with the operation of the business and there is no history of code enforcement complaints. In staff's opinion, this business is compatible with surrounding development.

Staff visited the site and did note four code violations. Specifically, there is an un-permitted metal shipping container in a designated parking area, some pallets loaded with parts and supplies in a designated parking area, and some scrap metal and other miscellaneous items being stored outdoors in a designated parking area. Furthermore, there is an

individual living in a camper that is in the customer parking lot and is visible from East Main Street.

Staff is recommending that the metal shipping container and watchman's quarters be removed, permitted or relocated. Staff is also recommending that that all pallets, scrap metal and other miscellaneous parts and supplies be moved indoors.

WELLS announces the public hearing is now open.

Mr. Rick PRESTON, 1546 East Main Street, El Cajon, CA 92020, is the applicant. He agrees with the conditions, yet asks that the security guard remain at the present location. The guard is a deterrent to the crime in the area and he has infrared cameras monitoring the subject property and surrounding property. Waste from the camper is deposited into a portable sewage tank and then disposed into sewer system.

He also refers to a letter that he received from an inventory buyout firm in Wisconsin that will be removing the pallets from the site. [The letter was not submitted to the Planning Commission.]

In response to BLACK'S question of how long has the security guard and the camper been present on the premises, PRESTON replies six years. He adds that the guard has been a deterrent to crime and drug usage in the area. The guard has access to the property and will investigate when an alarm is activated, saving El Cajon Police time and resources.

AMBROSE thanks the applicant for providing a level of security in the area. He recommends that a sewer hookup is not necessary for the property. RAMIREZ notes that the Director of Community Development will determine whether the current camper will stay at the current location. BLACK agrees with AMBROSE on location of camper and that it is unnecessary to require a sewer hookup.

No one else comes forward to be heard.

Motion by AMBROSE, second by BLACK to close the public hearing; carries 5-0.

Motion by AMBROSE, second by BLACK to GRANT Amendment of Conditional Use Permit 773 for RV and automobile repair in conjunction with used car, RV and trailer sales in the C-2 (General Commercial) zone; carries 5-0.

The appeal period for this item ends at 5 p.m. on August 6, 2007.

AMENDMENT OF CONDITIONAL USE PERMIT 1641 – Mike Nasser

(discussion)

PC mtg 07-23-07

The subject property is located on the northeast corner of N. Second Street and Greenfield Drive, and addressed as 1313 N. Second Street; APN: 484-071-19; General Plan Designation: General Retail Commercial.

Request 90-day review of auto sales and light auto repair in the C-2 (General Commercial) zone.

ALVEY informs that when the Planning Commission granted Amendment of Conditional Use Permit 1641 on April 23, 2007, as a condition of approval, the Commission required a 90-day review to ensure that the business operator has maintained the property and complied with all conditions of approval.

The staff conducted site visits on May 16, 2007 and July 11, 2007 and noted that the applicant complied with the conditions by removing the storage addition and the tree stumps in the southeasterly corner of the site. The applicant has also installed several trees along each of the street frontages.

ALVEY noted that the applicant would not attend tonight's Planning Commission meeting.

Motion by BLACK, second by SOTTILE to ACCEPT AND FILE THE REPORT for Amendment of Conditional Use Permit 1641; carries 5-0.

PRE-DRAFTED RESOLUTIONS

Motion by WOODS, second by SOTTILE to adopt Resolution No. 10446, pro forma; carries 5-0.

ORAL COMMUNICATIONS

BLACK advises that the El Cajon Video and Film Festival will be held on Saturday, August 18, 2007. Two feature films and 13 shorts films from students and emerging filmmakers will be show cased.

CORRESPONDENCE

There was no correspondence.

ADJOURNMENT

Motion by SOTTILE, second by AMBROSE to adjourn the meeting of the El Cajon City Planning Commission at 7:37 p.m. this 23rd day of July, 2007 until Monday, August 13, 2007 at 7 p.m.; carries 5-0.

William D. WELLS, Chair

ATTEST:

James S. GRIFFIN, Secretary