



MINUTES

PLANNING COMMISSION MEETING

AUGUST 27, 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
Eric CRAIG, Assistant Planner
Lisa FOSTER, Assistant City Attorney
Dennis DAVIES, Deputy Director, Public Works -
Engineering
Ron Luis 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 August 13, 2007 Motion by AMBROSE, second by SOTTILE, to approve the Minutes of August 13, 2007, pro forma. Motion carries 4-0 (WOODS – Abstain due to absence at last meeting).

RESOLUTIONS Not Previously Adopted: Motion by SOTTILE, second by BLACK, to approve Resolution #10447 granting an extension of time for Zone Reclassification 2279; carries 4-0 (WOODS – Abstain due to absence at last meeting).

AMENDMENT OF CONDITIONAL USE PERMIT 1748 – Sagart for Shahin Enterprises, Inc.

(public hearing) Resolution No. 10448

(joint-noticed CC mtg 09-25-07)

PC mtg 08-27-07

The subject property is located on the west side of El Cajon Blvd. between Millar Ave. and Richfield Ave., and addressed as 624 El Cajon Blvd.; APN: 487-500-29; General Plan Designation: SDA-10/General Retail Commercial.

Request used car sales with minor auto repair and detailing in the C-2 (General Commercial) zone. *(Continued from the Planning Commission meeting of June 25, 2007.)*

RAMIREZ informs that this item was continued to allow the applicant to work out an impending sale of the subject property. Additionally, the City was to re-notice the request to add minor auto repair and detailing, which was not included in the first public hearing notice that was sent to surrounding property owners. Staff has learned that the impending sale of the subject property to a local business has fallen through, and apparently there is no longer an intent to demolish the existing building.

Any auto repair or detailing work authorized by this CUP must be conducted within the existing garage and is for the purpose of preparing used vehicles for sale on the subject property.

RAMIREZ notes that the history of this project and compliance with the conditions of approval has been very inconsistent. Since a new buyer may still be in the offing, it is essential for the applicant to inform the new property owner of the CUP and its conditions. The applicant is strongly encouraged to continue the clean-up and restoration of the site, including the removal of the illegal addition at the rear of the building.

WELLS announces the public hearing is still open.

Mr. Shawn SAGART, 1150 San Lori Lane, El Cajon CA 92019, is the applicant. He explains that the Harley-Davidson deal that he noted at the last meeting did not materialize. He has since re-listed with Grubb & Ellis. He agrees to the conditions of approval.

No one else comes forward to be heard.

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

Motion by AMBROSE, second by BLACK, to GRANT Amendment of Conditional Use Permit 1748; carries 5-0.

This item is jointly noticed for a City Council meeting on September 25, 2007.

CONDITIONAL USE PERMIT 2048 – Goward Productions, Inc. (dba Channel Twelve 25) for Mike Fenton

(public hearing) Resolution No.10449

(joint-noticed CC mtg 09-25-07)

PC mtg 08-27-07

The subject property is located on the north side of East Main Street, between N. Magnolia Ave. and Sulzfeld Way, and addressed as 172 East Main Street; APN: 488-083-19; General Plan Designation: SDA-9 / General Retail Commercial.

Request live entertainment and reduced parking in conjunction with a proposed retail music business in the C-R (Regional Commercial) zone.

CRAIG informs that this is a proposal to open a new business on the north side of East Main Street. Since the property is in the Specific Plan 182 downtown redevelopment area, the proposal must also be approved by the El Cajon City Council.

On Friday, August 24, the applicant provided staff with a revised project narrative that requests a 17-year-old and up nightclub, plus extended hours until 1:30 a.m. on certain nights. Since the original narrative did not include a nightclub, the public hearing notice did not advertise a nightclub as part of the proposed project. Furthermore, the Police Department did not consider a nightclub operation when it provided its written comments. The City Council would need to consider the nightclub request. CRAIG also notes that there is a 10 p.m. curfew in El Cajon for children under 18.

Staff is recommending conditions to avoid negative impacts to surrounding properties, relating to the live entertainment, amplified music, parking and hours of operation.

WELLS announces the public hearing is now open.

Mr. Steve GOWARD, 115 La Cresta Heights Road, El Cajon, CA 92021, is the applicant's representative. He agrees with the conditions of approval, though notes that he has not read the staff report. WELLS explains that the staff recommendation is for approval, except for the nightclub portion and extended hours of operation. He notes that Police comments will be required on the amended request.

AMBROSE supports the proposal, but feels that a track record should be established with the business before the recent request of a nightclub and extended hours should be considered.

SOTTILE asks the applicant how he will comply with the 10 p.m. curfew for those under 18 years of age. GOWARD replies that he has not considered the curfew, but notes that he has a meeting with Police Chief Diamond to ensure legal compliance. He asks SOTTILE if he has any ideas. SOTTILE suggests that he close the business at 10 p.m., rather than later. GOWARD notes that the target audience of the business is individuals between 12 to 25 years of age, hence the name "Channeltwelve25.com."

WOODS wants to confirm that according to the floor plan, every single lesson room has a window and a door; GOWARD replies affirmatively.

BLACK wants the business to succeed, but encourages responsible adult supervision. He is concerned about combining 16-year-olds with 25-year-olds. GOWARD notes that they will be hyper-vigilant, as they want to provide a good positive environment for the kids.

WELLS is worried about kids at a nightclub congregating outside the premises which is close to a 24-hour adult entertainment store. GOWARD notes that he would like have a New York-style, sophisticated professional nightclub that has a dress code and ID (verification). WELLS explains that he is not so worried about the kids, but possibly having predatory individuals near the adolescents.

Mrs. Odie GOWARD, 115 La Cresta Heights Road, El Cajon, CA 92021, also represents applicant'. She notes that they have been extensively involved with Stoney's Kids. She mentions that they have two daughters, ages 14 and 18, and they have constantly stressed safeguards and protection for their kids.

CRAIG offers clarification regarding his previous comment that the City Council would need to consider the nightclub request. CRAIG notes that the Assistant City Attorney reminded him that the City Council could not take action on the applicant's nightclub request, as it was not advertised in the public hearing notice. The Council might refer this application back to the Planning Commission so that it could be re-noticed.

WELLS suggests to the applicant that GOWARD ask the Planning Commission to vote on the application as it stands. If the City Council is asked to consider the nightclub request, GOWARD should expect the entire application to go back to the Planning Commission for reconsideration. An alternative would be for the Commission to continue the hearing and re-notice the item.

WELLS grants a brief recess at 7:30 p.m. to allow the GOWARDS to confer. During the recess, RAMIREZ and CRAIG provide a copy of the staff report to the GOWARDS and review the proposed ongoing conditions of approval.

The meeting resumes at 7:37 p.m.

Steve GOWARD withdraws their request for a nightclub and later hours, and asks that the Planning Commission only consider their original request and grant the CUP.

No one else comes forward to be heard.

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

Motion by BLACK, second by WOODS, to GRANT Conditional Use Permit 2048; carries 5-0.

This item is jointly noticed for a City Council meeting on September 25, 2007.

**CONDITIONAL USE PERMIT 2049 – Pinery Christmas Trees (dba Pumpkin Station)
for Westfield Parkway Plaza**

(public hearing) Resolution No. 10450

PC mtg 08-27-07

The subject property is located on the east side of N. Johnson Avenue between Fletcher Parkway and I-8 freeway, and addressed as 415 Fletcher Parkway; APN: 482-270-33; General Plan Designation: SDA-8.

Request a carnival in conjunction with outdoor pumpkin sales at an existing shopping center in the C-R (Regional Commercial) zone.

RAMIREZ summarizes the staff report, noting that the event will be held on the southwest corner of Parkway Plaza, where the majority of the previous automobile sales at the mall have been located. The event is scheduled to begin on September 28, 2007 and conclude on October 31, 2007.

Since the shopping mall parking lot is becoming a popular location for outdoor sales events and activities, staff encourages Westfield to consider submitting a request for a “master conditional use permit” for the year 2008. This could authorize multiple events in a manner that is similar to how the automobile sales events have been approved. Staff recommends that the master conditional use permit be considered separately from any CUP request for multiple automobile sales.

WELLS announces the public hearing is now open.

Mr. Norm OSBOURNE, 10665 Brookview Lane, San Diego, CA 92131, is the applicant. He agrees to the conditions as outlined in the staff report. In response to Commissioner AMBROSE, he informs that baby goats, chickens and rabbits will be part of the petting zoo and that there will be a hand-washing station in the area.

No one else comes forward to be heard.

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

Motion by AMBROSE, second by BLACK, to GRANT Conditional Use Permit 2049; carries 5-0.

The appeal period for this item ends at 5 p.m. on Monday, September 10, 2007.

AMENDMENT OF CONDITIONAL USE PERMIT 1410 – John Koutsoukos (for Main Street Flowers)

(discussion)

PC mtg 08-27-07

The subject property is located on the southwest corner of East Main and Ballard Streets, and addressed as 1183 East Main St., APN: 489-380-24; General Plan Designation: General Retail Commercial.

Six-month review of a conditional use permit for an existing flower kiosk in the C-2 (General Commercial) zone.

CRAIG summarizes the history of the CUP and notes the difficulties in getting compliance with the recommended conditions. However, the applicant and business owner recently satisfied all of the recommended conditions and CRAIG notes there is a noticeable improvement in the appearance of the property.

BLACK informs that, in recent visits to the property, he observed the substandard installation of the irrigation system and believes that the sprinkler system is destined to break down within a couple of months. He recommends a continuance to review the project again for compliance.

Motion by BLACK, second by AMBROSE, to accept staff's report and request a six-month review of Amendment of Conditional Use Permit 1410; carries 5-0.

PRE-DRAFTED RESOLUTIONS

Motion by WOODS, second by BLACK, to adopt Resolution Nos. 10448, 10449 and 10450, pro forma; carries 5-0.

ORAL COMMUNICATIONS

RAMIREZ informs the Planning Commission that the complete packet, consisting of agenda, draft minutes and staff reports (except for site maps), is available on the City's internet site. The items are posted after 3 p.m., the Friday before a Planning Commission meeting. She commends Ron Valles and several City employees for working on this project.

WELLS asks about the upcoming League of California Cities upcoming conference in Sacramento, California. RAMIREZ replies that no funds were allocated for Commissioners to attend the event; however, she could provide additional information after the meeting.

CORRESPONDENCE

There is no correspondence.

ADJOURNMENT

Motion by AMBROSE, second by SOTTILE, to adjourn the meeting of the El Cajon City Planning Commission at 7:55 p.m. this 27th day of August, 2007 until Monday, September 10, 2007 at 7 p.m.; carries 5-0.

William D. WELLS, Chair

ATTEST:

James S. GRIFFIN, Secretary