



PLANNING COMMISSION MEETING

MAY 4, 2009

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

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

ROLL CALL:

COMMISSIONERS PRESENT: Anthony SOTTILE, Chairman
Tony AMBROSE
Star BALES
Paul CIRCO
Darrin J. MROZ

COMMISSIONERS ABSENT: None

OTHERS PRESENT: Barbara RAMIREZ, Principal Planner
Barbara LUCK, Assistant City Attorney
Michael GRIFFITHS, Deputy Director, Public Works /
Private Development
Ron Luis VALLES, Administrative Secretary

SOTTILE briefly explained the mission of the Planning Commission. SOTTILE welcomed comments under Public Comments. No one came forward.

CONSENT CALENDAR Motion was made by AMBROSE, seconded by BALES
to approve the Minutes from the Planning Commission
meeting of April 20, 2009; carried 5-0.

CONDITIONAL USE PERMIT NO. 2083 (MINOR)

This was a public hearing on a request to establish a privately-operated outdoor recreational facility (soccer fields) at a public school. The subject property is located on the west side of Fourth Street, between Granite Hills Drive and East Madison Avenue, and is addressed 1570 Melody Lane.

APNs: 511-210-19
General Plan: Junior High School (JH)
Zoning: Residential One-Family, 6,000 sq. ft. (R-1-6)
Applicant: Ronald Pennock / 619.818.2873
Project Planner: Noah Alvey / 619.441.1773

RAMIREZ summarized the staff report. Additionally, she suggested that a new condition 3.g. be added to the resolution, to read as follows: "The facility operator shall be a non-profit entity."

SOTTILE opened the public hearing, and invited any speakers to the podium.

Mr. Ron PENNOCK, 1673 Lomacita Terrace, El Cajon, CA 92020, is the applicant, representing the San Diego Indoor Soccer Association. He informed that this application process has taken at least five years. Initially it started with the City Council that amended the list of uses allowed by conditional use permit to include "Sports facilities on school / public property". Additionally, he worked extensively with the State's Division of the State Architect (DSA), consultants, architects and surveyors on this project.

SOTTILE asked if he agreed to the conditions of approval, especially the new condition 3.g. as recommended by staff. The speaker answered affirmatively.

AMBROSE asked how the speaker's experience was with the state's DSA. PENNOCK replied that it was difficult, and noted several regulations that the state required compliance.

PENNOCK added that the project has received the support of neighbors near the subject property. Several neighbors will be a part of the association's board.

CIRCO asked how far the restrooms were from the soccer facility. PENNOCK replied about 600 to 700 feet. He noted that it was not financially feasible to build restrooms, and referenced other local sports facilities and parks that had restroom facilities at a similar distance, and one that had no restroom facility.

BALES commended the project and noted that there is a lot of interest in soccer. It is very good for the community. PENNOCK added that it is a strong, multi-cultural sport plus there is a growing demand for soccer.

Mr. Brent KELLER, 1578 Fargo Avenue, El Cajon, CA 92019, spoke in favor of the project. He mentioned that he has eight children and five attended Granite Hills High School. This project will provide great enhancement opportunities to children. He pleaded that the Commission support the application.

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

Motion was made by AMBROSE, seconded by CIRCO to amend Resolution No. 10552, adding condition 3.g. "The facility operator shall be a non-profit entity."; carried 5-0.

Motion was made by AMBROSE, seconded by BALES to adopt Resolution No. 10552, as amended, granting Conditional Use Permit No. 2083, subject to conditions; carried 5-0.

The appeal period for this item ends at 5 p.m., Monday, May 18, 2009 at 5 p.m.

OTHER ITEMS FOR CONSIDERATION:

There were none.

STAFF COMMUNICATIONS

There were none.

COMMISSIONER REPORTS/COMMENTS

There were none.

ADJOURNMENT

Motion was made by CIRCO, seconded by MROZ to adjourn the meeting of the El Cajon City Planning Commission at 7:27 p.m. this 4th of May, 2009 until May 18, 2009 at 7:00 p.m.; carried 5-0.

Anthony SOTTILE, Chairman

ATTEST:

Melissa AYRES, Secretary