



MINUTES

PLANNING COMMISSION MEETING

NOVEMBER 23, 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
Anthony AMBROSE
Star BALES
Darrin J. MROZ

COMMISSIONERS ABSENT: Paul CIRCO

OTHERS PRESENT: Dennis DAVIES, Deputy Director, Public Works
Barbara LUCK, Assistant City Attorney
Tony SHUTE, Senior Planner
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 adopt the Planning Commission minutes of
November 9, 2009; carried 4-0 (CIRCO – absent).

CONDITIONAL USE PERMIT NO. 2118

This was a public hearing for a request to construct an accessory structure greater than 800 square feet with bathroom facilities. The subject property is located at the terminus of La Sombra Drive, and is addressed 677 La Sombra Drive.

APN: 487-600-08
General Plan: Low Density Residential (L-R)
Zoning: Residential One-Family 6,000 sq. ft. Hillside (R-1-6-H)
Applicant: Robert Conley / 619.444.2111
Project Planner: Noah Alvey / 619.441.1773

SHUTE summarized the staff report. He noted that in response to the public hearing notice, staff received a letter from nearby residents Gary D. and Alice K. Anderson, 652 La Sombra Drive, El Cajon, CA 92020, on Thursday, November 19, 2009 (after the agenda packets were posted and distributed). The residents complained that the applicant allegedly was operating a construction business from the subject property. SHUTE noted that the Zoning Ordinance does allow a home-based business as long as it doesn't change the residential character of the area.

SHUTE said that staff recommended that the Planning Commission grant this conditional use permit.

SOTTILE asked if there was any evidence about a commercial business being operated from the residence. SHUTE replied that the letter was the first time staff became aware of any concerns regarding this property.

SOTTILE opened the public hearing and invited any speakers to the podium. No one approached the podium, and SHUTE recommended to the Chairman that the applicant come forward to address issues in the letter.

Mr. Robert CONLEY, 677 La Sombra Drive, El Cajon, CA 92020, is the applicant. He noted that he is a retired contractor and emphasized that he was not operating a business from his home. He agreed to the conditions of approval as noted in the staff report.

No other speakers approached the podium.

Motion was made by AMBROSE, seconded by MROZ to close the public hearing; carried 4-0 (CIRCO – absent).

Motion was made by BALES, seconded by MROZ to adopt the proposed Resolution No. 10586 GRANTING Conditional Use Permit No. 2118, subject to conditions; carried 4-0 (CIRCO – absent).

The appeal period for this item ends at 5 p.m., Monday, December 7, 2009.

CONDITIONAL USE PERMIT NO. 2119

This was a public hearing for a request to conduct a circus on February 25 through March 8, 2010. The subject property is located on the south side of Fletcher Parkway between North Johnson Avenue and State Route 67, and is addressed as 415 Fletcher Parkway.

APNs:	482-270-33 thru -37, -41, -42, -48, -50 thru -57
General Plan:	Special Development Area No. 8 (SDA #8) / Regional Commercial (RC)
Zoning:	Regional Commercial (C-R)
Applicant:	Tabares Entertainment (Mark Landon) / 909.986.75.02
Project Planner:	Eric Craig / 619.441.1782

SHUTE summarized the staff report and emphasized that staff received complaints from the City Manager and City Council pertaining to the location of the circus and it being a visual distraction from the Parkway Plaza mall.

In conversations with the City Manager's office, the applicant agreed to install some screening material and also to relocate the circus trailers and trucks towards the back of the mall. He noted that there would be no animal performances and alcohol would not be served at this year's circus.

Staff recommended that the conditional use permit be granted.

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

Mr. Mark LANDON, Tabares Entertainment, Inc., 2534 S. Pleasant Avenue, Ontario, CA 91761, is the applicant. He agreed with the conditions of approval. He mentioned that he would like to invite the City Manager to the circus so that she could see the new layout.

AMBROSE had no concerns and MROZ noted that the circus is in a good location. BALES thanked staff and the applicant for working on the concerns, and praised the positive visual statement that the circus will make.

No other speakers approached the podium.

Motion was made by AMBROSE, seconded by BALES to close the public hearing; carried 4-0 (CIRCO – absent).

Motion was made by AMBROSE, seconded by SOTTILE to adopt the proposed Resolution No. 10587 GRANTING Conditional Use Permit No. 2119, subject to conditions; carried 4-0 (CIRCO – absent).

The appeal period for this item ends at 5 p.m., Monday, December 7, 2009.

OTHER ITEMS FOR CONSIDERATION:

There were none.

STAFF COMMUNICATIONS

SHUTE announced that the City Council, at its November 17, 2009 meeting, re-appointed Tony SOTTILE as a Planning Commissioner. His four-year term will expire on January 31, 2014. [Staff and Commissioners applauded SOTTILE.]

He also informed that Assistant Planner Eric CRAIG recently had an article that was published in the San Diego Chapter's American Planning Association newsletter. A copy of the article, entitled, "Regional Planning is the name of the game in the Lake Tahoe Watershed" (based on workshops that he attended at the recent statewide conference of the California American Planning Association), was included in the Commissioner's binders.

COMMISSIONER REPORTS/COMMENTS

There were none.

ADJOURNMENT

Motion was made by BALES, seconded MROZ by to adjourn the meeting of the El Cajon City Planning Commission at 7:22 p.m. this 23rd day of November, 2009 until December 14, 2009 at 7:00 p.m.; carried 4-0 (CIRCO – absent).

Anthony SOTTILE, Chairman

ATTEST:

Melissa AYRES, Secretary