



MINUTES

PLANNING COMMISSION MEETING

MARCH 8, 2010

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
Paul CIRCO
Darrin J. MROZ

COMMISSIONERS ABSENT: None

OTHERS PRESENT: Barbara K. RAMIREZ, Principal Planner
Michael REID, Staff Attorney
Dennis DAVIES, Deputy Director – Public Works
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 MROZ,
to adopt the Planning Commission minutes of
February 22, 2010; carried 5-0.

AMENDMENT OF SPECIFIC PLAN NO. 106

This was a public hearing on a request to convert existing retail/office space into 10 age-restricted (senior) apartments. The subject property is located on the west side of North Mollison Avenue between Interstate 8 and East Madison Avenue, and is addressed 596 North Mollison Avenue.

APN: 488-380-40
General Plan: General Retail Commercial (GC)

Zoning: General Commercial (C-2)
Applicant: Eddie Hamana / 619.987.6362
Project Planner: Noah Alvey / 619.441.1773

RAMIREZ summarized the staff report. She noted that an air quality study evaluated air quality on the second floor of the existing building and the air quality in the second floor vacant space is within standards for residential exposures. She noted staff believes that all the Commission can make the required findings to recommend City Council approval of the proposed project.

SOTTILE announced the public hearing is open and invited any speakers to the podium.

No one approached the podium.

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

SOTTILE noted that he recalled the applicant's previous application of having apartments before the commission but there were concerns of play areas for children and possible danger to them by playing in parking lots near gas station. His concern is having an elevator for senior citizens, and staff informed him that an elevator is available.

AMBROSE commended staff for a very good staff report. He also noted that the applicant has come a long way in attempting to solve his problem.

Motion was made by AMBROSE, seconded by CIRCO, to adopt the proposed Resolution No. 10606 recommending City Council approval of Amendment of Specific Plan No. 106, subject to conditions [and correcting a clerical error in the second paragraph of the first page of the resolution changing "conditional use permit" to "amendment of specific plan"]; carried 5-0.

This item is tentatively scheduled for a City Council public hearing on April 13, 2010 at 7 p.m.

SPECIFIC PLAN NO. 519

This was a public hearing on a request for interconnecting access between structures on adjacent properties in lieu of a lot consolidation. The subject properties are located on the north side of East Main Street between North Magnolia Avenue and Sulzfeld Way and are addressed 176 and 182 East Main Street.

APNs: 488-083-20, -21, -22 and -23
General Plan: Regional Commercial (RC) / Special Development Area No. 9 (SDA #9)
Zoning: Regional Commercial (C-R)
Applicant: Gabriel F. Marrujo / 619.990.9202
Project Planner: Barbara Ramirez / 619.441.1771

RAMIREZ presented the staff report, noting that the interconnecting access will facilitate adding more around-floor indoor dining space for Downtown Café guests. She noted that staff believes that the Commission can make the required findings to recommend that the City Council approve the proposed specific plan. She added that the properties will continue to operate under separate and independent conditional use approvals for each business, CUP No. 1813 and No. 1846.

SOTTILE opened the public hearing and invited any speakers to address the Commission.

Mr. Gabriel F. MARRUJO, 776 El Monte Road, El Cajon, CA 92020, is the applicant. He noted that they would use the indoor space of about 1200 square feet during the winter months, when business is slow.

No other speakers approached the podium.

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

Motion was made by MROZ, seconded by CIRCO, to adopt the proposed Resolution No. 10607 recommending City Council approval of Specific Plan No. 519, subject to conditions; carried 5-0.

This item is tentatively scheduled for a City Council public hearing on April 13, 2010 at 7 p.m.

OTHER ITEMS FOR CONSIDERATION:

There were none.

STAFF COMMUNICATIONS

RAMIREZ reminded the Commissioners about the special meeting with the El Cajon Historical Society on Wednesday, March 10, 2010 at the Knox House, 280 North Magnolia Avenue.

COMMISSIONER REPORTS/COMMENTS

There were none.

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ADJOURNMENT

Motion was made by CIRCO, seconded by MROZ, to adjourn the meeting of the El Cajon City Planning Commission at 7:22 p.m. this 8th day of March, 2010 until the next regular meeting on March 22, 2010 at 7:00 p.m.; carried 5-0.

Anthony SOTTILE, Chairman

ATTEST:

Melissa AYRES, Secretary