



MINUTES

PLANNING COMMISSION MEETING

MARCH 22, 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
Michael GRIFFITHS, 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 CIRCO, to adopt the Special Joint Meeting minutes of March 8, 2010 at 4:30 p.m.; the regularly scheduled Planning Commission minutes of March 8, 2010 at 7 p.m.; and the Special Meeting of the Planning Commission on March 10, 2010 at 12:30 p.m.; carried 5-0.

PROPOSED STREET NAME CHANGE – JIMMIE JOHNSON AVENUE

This was a continued public hearing on a city-initiated proposal to change the street name of that portion of North Johnson Avenue between Arnele Avenue and Fletcher Parkway to Jimmie Johnson Avenue. *(This item was continued from the Planning Commission meeting of February 22, 2010. No re-noticing was required.)*

RAMIREZ summarized the staff report, and reminded that the City Council's referral of this item was specifically to the question of whether or not the Commission favors the proposed name change.

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

Mr. Richard HALL, P.O. Box 21177, El Cajon, CA 92021, representing the El Cajon Historical Society. Though he supported honoring Jimmie Johnson, the speaker noted that it should be done in an appropriate way. He suggested a museum named after Jimmie Johnson, with financial support coming from possibly some of his sponsors such as Lowes or Chevrolet.

Mrs. Georgette TORRES, 1719 East Madison Avenue, El Cajon, CA 92020, is the principal at Granite Hills High School. She noted that Jimmie Johnson made great contributions as a car racer and the Associated Press named him as Athlete of the Year. Additionally, she commended Jimmie's philanthropic contributions to the school, the City, and Habitat for Humanity. She requested that the City of El Cajon honor Jimmie Johnson.

AMBROSE noted that renaming a street was not enough to honor Jimmie Johnson and believed something else needed to be done. He encouraged in requesting additional input and suggestions from the community.

MROZ concurred with AMBROSE. He also suggested that Granite Hills High School could name its new aquatic facility after Jimmie. BALES also encouraged additional input from the community on how to honor Jimmie Johnson.

RAMIREZ suggested that ideas should be forwarded to the City Clerk's office, as this item will go to the City Council on April 13, 2010 at 7 p.m.

Mr. Rick MOORE, 601 El Monte Road, El Cajon, CA 92020, supported honoring Jimmie Johnson. He noted his significant contributions in El Cajon, and in the speaker's travels, El Cajon is known as Jimmie Johnson's hometown. He supported renaming a street or having a museum in his honor.

Mr. Erick ELSON, 1045 Gosling Drive, El Cajon, CA 92021, said he is a 30-year resident of El Cajon, and supported renaming a part of Johnson Avenue to Jimmie Johnson Street. He mentioned that in 2008 when the City renamed a street to Civic Center Way that it was in conflict with City Council Policy A-22 of renaming streets after U.S. presidents. He offered that sharing the existing street name is a good compromise, and suggested that I-8 be the dividing point.

Mr. Matt POCKLINGTON, P.O. Box 172, Spring Valley, CA, noted that he drove in from Phoenix, Arizona to attend tonight's Planning Commission meeting. He said that Jimmie Johnson is making history, and encouraged the Commission to consider a win-win situation. El Cajon has a chance to capitalize on the contributions and fame of Jimmie

Johnson. He mentioned that it would be great to see an Interstate 8 freeway street sign in honor of both men: "Dr. [Charles] Johnson / Jimmie Johnson."

RAMIREZ noted that individuals have the opportunity to ask the City Council to consider changing their policy.

Mrs. Kristen HULBERT ARRIVEE, 3743 Texas Street, San Diego, CA 92104, is the great granddaughter, and also in the audience was her father, the grandson of Dr. Charles JOHNSON, an El Cajon founder after whom Johnson Avenue is named. She asked the Commission not to alter the historic fabric of El Cajon by renaming the street. She suggested that something appropriate be done to honor both men.

Mrs. Linda VALDEZ, 3625 Avocado Avenue, La Mesa CA 91941, spoke in favor of having the street honor both Johnsons. She noted that Jimmie Johnson has helped a lot of people, including families and students.

Ms. Catherine UPCHURCH, 1029 Worthington Street, San Diego, CA, 92114, noted that Jimmie Johnson is a hometown hero. She believes he deserves the street name.

Mrs. Linda PATTERSON, 1353 E. Madison Avenue, El Cajon, CA 92021, represented the local car community, and noted that she assists with local car shows. She noted that the City should do something now to honor Jimmie Johnson and noted his fourth, and going on fifth, championship titles.

No other speakers approached the podium.

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

SOTTILE noted that the Planning Commission's hands are tied due to existing City Council policies. Though he feels that Jimmie Johnson should be honored, it shouldn't be to slight a historical figure in El Cajon -- Dr. Charles Johnson. He supported staff's recommendation.

AMBROSE also mentioned that the Planning Commission cannot do anything because of City Council Policy D-2, but noted that he supported that something more be done to honor Jimmie Johnson. MROZ concurred with AMBROSE.

CIRCO also agreed and recalled a business owner's testimony from the previous meeting about the costs incurred with changing the street name. He also considered the testimony of Dr. Johnson's family.

BALES suggested that Dr. Johnson's name be added to the existing "Johnson Avenue" street. She noted that having two Johnsons on the street might create confusion.

Motion was made by SOTTILE, seconded by CIRCO, to adopt the proposed Resolution No. 10604 recommending to the City Council that the street name of that portion of North Johnson Avenue between Arnele Avenue and Fletcher Parkway NOT be changed to Jimmie Johnson Avenue; carried 5-0.

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

[A recess was called at 7:47 p.m. and the meeting resumed at 7:54 p.m.]

[SOTTILE recused himself from the meeting, as the applicant of the next public hearing item is a client of his firm. He left the Council Chambers at 7:54 p.m. Chair Pro Tem MROZ announced the next agenda item.]

CONDITIONAL USE PERMIT NO. 2115 (Minor)

This was a continued public hearing on a request for a meeting hall with banquet facilities, on-sale alcoholic beverage sales and a reduction in required parking. The subject property is located on the south side of East Main Street, between South Magnolia and Claydelle Avenues, and is addressed 143 East Main Street. *(This item was continued from the Planning Commission meeting of February 8, 2010.)*

APN: 488-191-05
General Plan: General Commercial (GC) / Special Development Area No. 9 (SDA #9)
Zoning: General Commercial (C-2)
Applicant: David Malikyar (aka Daoud) / 619.249.1022
Project Planner: Noah Alvey / 619.441.1773

RAMIREZ summarized the staff report.

MROZ noted that the staff report mentioned that the El Cajon Community Development Corporation (ECCDC) provided a grant, and asked if the money was spent. RAMIREZ answered that an ECCDC representative is not present in the audience to respond to that question.

The public hearing is still open and invited any speakers to address the Commission.

Mr. David MALIKYAR, 1233 Pillsbury Lane, El Cajon, CA 92020, is the applicant. He noted that two proposals were submitted to address the Planning Commission's concerns about the absence of retail space. He said that the first proposal had a modular wall to allow the same owner to run the retail space. To answer a Commissioner's question, the ECCDC was encouraging grant funding. He spent at least four times more on improvements than the grant amount he received. Also when a staff planner visited the property, different options were discussed.

MALIKYAR continued, noting that he wants retail space for its revenue potential, and believes that his proposal for 1,000 sq. ft. [50 ft. wide by 20 ft. deep] will be as good as other storefronts on E. Main St. that are only 20 ft. wide.

For the record, RAMIREZ added that MALIKYAR submitted a letter to Planning Staff this afternoon and it was distributed to Commissioners before tonight's meeting. In response to AMBROSE, she said that this item would go to the City Council on April 27, 2010 at 7 p.m.

AMBROSE noted that he is sympathetic to the applicant's plight, but he has difficulty in supporting the meeting hall concept. He does not believe the Commission or Council can make the first and last findings in the staff report.

No other speakers approached the podium.

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

CIRCO noted that the proposed project is not something they could recommend to the City Council.

Motion was made by CIRCO, seconded by AMBROSE, to adopt the proposed Resolution No. 10609 recommending City Council denial of Conditional Use Permit No. 2115; carried 4-0 (SOTTLE – abstained).

This item is tentatively scheduled for a City Council public hearing on April 27, 2010 at 7 p.m.

[SOTTLE returned to Council Chamber at 8:10 p.m.]

OTHER ITEMS FOR CONSIDERATION:

There were none.

STAFF COMMUNICATIONS

RAMIREZ said that the Historical Society meeting was a lot of fun. She is sending a thank-you note on the Commission's behalf. She also reminded the Commissioners regarding membership in the El Cajon Historical Society.

COMMISSIONER REPORTS/COMMENTS

CIRCO informed that he is in the process of looking for a house in the City of El Cajon and was wondering about obtaining a map showing city limits. RAMIREZ referred him to *The Thomas Guide* and an address list on the City's website.

ADJOURNMENT

Motion was made by CIRCO, seconded by AMBROSE, to adjourn the meeting of the El Cajon City Planning Commission at 8:15 p.m. this 22nd day of March, 2010 until the next regular meeting on April 12, 2010 at 7:00 p.m.; carried 5-0.

Anthony SOTTILE, Chairman

ATTEST:

Melissa AYRES, Secretary