



## MINUTES

### PLANNING COMMISSION MEETING

**APRIL 26, 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:** Melissa AYRES, Director of Community Development  
Barbara K. RAMIREZ, Principal Planner  
Michael REID, Staff Attorney  
Michael GRIFFITHS, Deputy Director of 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 BALES,  
to adopt the minutes of special Planning Commission  
meeting of April 19, 2010 at 7 p.m.; carried 5-0.

[AMBROSE recused himself from the meeting as his employer is the project's civil engineer of the next public hearing items. He left Council Chamber at 7:07 p.m. SOTTILE introduced the next agenda items.]

## **ZONE RECLASSIFICATION NO. 2302**

This was a public hearing on a request to rezone property from the Residential One-Family (R-1-6) zone to the Residential Two-Family (R-2) zone. The subject properties are located on the east side of South Lincoln Avenue between Lynn Place and East Washington Avenue, and are addressed 619-623 Lincoln Avenue.

APNs: 488-371-01 & 493-101-01  
General Plan: Medium Density Residential (MR)  
Zoning: Residential One-Family (R-1-6)  
Applicant: Juan Pinto / 619.952.3691  
Project Planner: Tony Shute / 619.441.1705

*(This application was accompanied by two companion items, for which the site description and contact information are the same.)*

**AND**

## **PLANNED UNIT DEVELOPMENT NO. 339**

This was a public hearing on a request for a planned unit development for a 15-unit common interest residential development.

**AND**

## **TENTATIVE SUBDIVISION MAP NO. 653**

This was a public hearing on a request for 16 lots for residential purposes.

RAMIREZ noted that the same rezoning request and development plan were approved in 2006. Because the conditions of approval were not satisfied, the approvals expired. She summarized the staff reports, and concluded that staff believed the Commission could make all the necessary findings to recommend City Council approval of the three applications.

SOTTILE announced the public hearings were open and invited any speakers to the podium.

**Mr. Ambrose WONG**, Burkett & Wong Engineers, 3434 Fourth Avenue, San Diego, CA 92103. He clarified the required wall on the east property line might need to be moved back as it appears to be on an easement where the storm drain is located. RAMIREZ noted that she doesn't foresee a problem in making that change. In reply to SOTTILE, the speaker indicated that he read and agreed with all conditions.

No other speakers approached the podium.

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

SOTTILE said that he liked the floor plans and exterior elevations. CIRCO noted that one of the houses on the subject project was built in 1924. He wondered if that would create any problems in having to move or preserve the building. RAMIREZ replied that the building is not in good condition and its demolition would not be a significant issue.

Motion was made by CIRCO, seconded by BALES, to adopt the proposed Resolution No. 10610, recommending City Council approval of Zone Reclassification No. 2302; carried 4-0 (AMBROSE – abstained).

Motion was made by MROZ, seconded by SOTTILE, to adopt the proposed Resolution No. 10611 recommending City Council approval of Planned Unit Development No. 339; carried 4-0 (AMBROSE – abstained).

Motion was made by CIRCO, seconded by BALES, to adopt the proposed Resolution No. 10612 recommending City Council approval of Tentative Subdivision Map No. 653; carried 4-0 (AMBROSE – abstained).

These items are tentatively scheduled for a City Council public hearing on May 25, 2010 at 7 p.m.

[AMBROSE returned to Council Chamber at 7:17 p.m.]

### **CONDITIONAL USE PERMIT NO. 2126**

This was a public hearing on a request to establish a restaurant and microbrewery in an existing building with on- and off-premise alcohol sales, reduced parking, live entertainment and outdoor dining. The subject property is located on the northwest corner of North Magnolia Avenue and West Main Street, and is addressed 110 North Magnolia Avenue.

APN:	487-192-56
General Plan:	Special Development Area #9 / General Commercial
Zoning:	General Commercial (GC)
Applicant:	Downtown El Cajon Brewing Co., Inc. (Howard Fisher) / 619.823.3504

RAMIREZ outlined the staff report and noted hours of operation, parking issues, stage for live entertainment, and the exemption from required distance separation from sensitive uses because the proposed dining area exceeds the bar area. She also mentioned that the El Cajon Community Development Corporation's Design Review Committee approved the exterior modifications.

Staff is recommending that Planning Commission and City Council approve this project, noting that it is compatible with surrounding areas, not detrimental to public health, safety, and welfare, in the best interest of public convenience and necessity, and will not result in parking inadequacies.

MROZ noted that the parking issue would not be a major concern due to additional spaces being available in the evening. RAMIREZ confirmed high parking vacancy rates during evening hours.

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

**Mr. David MEADOWS**, 617 South Cedros Avenue, Solana Beach, CA 92075, informed that he has over 25 years of experience in the brewery industry, and is knowledgeable in making over 25 different styles of beer.

BALES asked if the restaurant would be similar to a brewery in Mission Valley with the containers on-site, and the speaker replied affirmatively.

In response to MROZ, he said that the target opening date is set for July, 2010.

**Mr. Steven MEADOWS**, 1193 Old Pomorado Road, Poway, CA 92064, mentioned that while his brother David has brewery experience, he has restaurant experience. In response to the Chairman, the speaker agreed to all conditions.

No other speakers approached the podium.

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

AMBROSE praised this as a great project.

Motion was made by AMBROSE, seconded by MROZ, to adopt the proposed Resolution No. 10608 recommending City Council approval of Conditional Use Permit No. 2126; carried 5-0.

This item is tentatively scheduled for a City Council public hearing on May 25, 2010 at 7 p.m.

**AMENDMENT OF EL CAJON MUNICIPAL CODE RE: TITLE 17 (ZONING ORDINANCE AMENDMENT NO. 415)**

This was a public hearing on a Planning Commission initiated request to update Title 17 of the El Cajon Municipal Code (Zoning Ordinance) to accomplish the following: bring it into consistency with State laws; codify legal findings; streamline development review processes; refine working titles; remove ambiguities and duplication; reorganize regulations in a user-friendly format; and modernize land use classifications. *(This is tentatively scheduled for the City Council meeting on May 25, 2010 at 7 p.m.)*

RAMIREZ stated that the Commissioners have worked out several issues during the previous workshops. She noted that this is a public hearing and the second Planning Commission hearing is scheduled for May 10, 2010 at 7 p.m.

AMBROSE asked about temporary shade structures as he noticed that at the Kurdish refugee center on Washington Avenue, there are substantial shade structures for cars. AYRES noted that there has not been a problem in commercial areas, but rather in residential areas. BALES mentioned that she believes that the business is not aware that it is a problem and recommended that city staff inform the property owner that they are not allowed in the City of El Cajon.

AMBROSE also asked about parking of R.V.'s and boats on landscaped areas in front yards. He mentioned that properties on cul de sacs have narrow frontage. He was wondering if it was going to be an issue. AYRES replied that Planning staff will research the issue and address it at the next public hearing.

SOTTILE asked about parking of R.V.'s on front yard with gravel or bricks. AYRES replied that the code is written that parking is allowed in a designated parking stall or driveway. Fifty percent of the front yard could be landscaping, which could be plant material or bricks. But parking is only allowed on the designated area, usually the concrete area of the driveway. It is not permitted on paved bricks under living room window, or the walkway from the driveway to the front door.

Staff received no other questions from the Commissioners, and no one else came forward to address the Commission on this item.

REID advised that the motion should be to continue and not close the public hearing.

Motion was made by SOTTILE, seconded by CIRCO, to CONTINUE Amendment of El Cajon Municipal Code Re: Title 17 (Zoning Ordinance Amendment No. 415) to the Planning Commission meeting of May 10, 2010 at 7 p.m.; carried 5-0.

AYRES noted that the Commissioners could keep their binders with the notes until the next meeting. Replacement pages will be reprinted; however, they will only have minor style or typographical corrections, and no substantive changes. She mentioned that staff is waiting for the City Attorney's changes or recommendations.

#### **OTHER ITEMS FOR CONSIDERATION:**

There were none.

#### **STAFF COMMUNICATIONS**

There were none.

#### **COMMISSIONER REPORTS/COMMENTS**

AMBROSE distributed a handout to Commissioners from Western City magazine with tips on reading an Environmental Impact Report.

**ADJOURNMENT**

Motion was made by CIRCO, seconded by AMBROSE, to adjourn the meeting of the El Cajon City Planning Commission at 7:39 p.m. this 26th day of April, 2010 until May 10, 2010 at 7:00 p.m.; carried 5-0.

---

Anthony SOTTILE, Chairman

ATTEST:

---

Melissa AYRES, Secretary