



MINUTES

PLANNING COMMISSION MEETING

MAY 24, 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: Tony SHUTE, Senior Planner
Michael REID, Staff Attorney
Michael GRIFFITHS, Deputy Director of Public Works
Ron Luis Valles, Administrative Secretary

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

CONSENT CALENDAR: Motion was made by AMBROSE, seconded by CIRCO, to adopt the minutes of the Planning Commission meeting of May 10, 2010 at 7 p.m.; carried 4-0 (MROZ – abstained due to absence at meeting).

[CIRCO recused himself from the meeting. He left Council Chamber at 7:06 p.m. SOTTILE introduced the next agenda item.]

CONDITIONAL USE PERMIT NO. 2125

This was a public hearing on a request to add antennas and electronic equipment to an existing wireless communications facility on the Southern California Seminary property. The subject property is located at the southeast corner of East Madison Avenue and Greenfield Drive, and is addressed 2075 East Madison Avenue.

APN:	512-130-34
General Plan:	Parochial School (P)
Zoning:	Residential Estates (R-E-20-H)
Applicant:	Clearwire / 619.454.1839
Project Planner:	Tony Shute / 619.441.1705

SHUTE summarized the staff report and noted that staff believes that the Planning Commission could make all the necessary findings and approve this conditional use permit.

AMBROSE asked staff about Clearwire, and SHUTE informed that a Clearwire representative is in the audience and could provide further information to the Commissioners.

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

Mr. Jim TODARO, Westover, 4445 Eastgate Mall, Suite 200, San Diego, CA 92121, is the applicant's representative. He informed that Clearwire is a new provider in San Diego area, and emphasized that it is only a data communications firm, providing wireless connectivity to computers and other wireless devices, and it does not deal with voice communications. In response to the Chairman, the applicant's representative read and agreed to the conditions of approval.

No other speakers approached the podium.

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

Motion was made by AMBROSE, seconded by MROZ, to adopt the proposed Resolution No. 10617, granting Conditional Use Permit No. 2125; subject to conditions; carried 4-0.

The appeal period for this item ends at 5 p.m., Monday, June 7, 2010.

[CIRCO returned to Council Chamber at 7:12 p.m.]

CONDITIONAL USE PERMIT NO. 2127

This was a public hearing on a request to reduce the parking required for a proposed 600-square foot addition to an existing commercial building. The subject property is located on the south side of East Main Street between South Magnolia and Claydelle Avenues, and is addressed 251 East Main Street.

APN:	488-211-03
General Plan:	General Commercial (GC) / Special Development Area No. 9 (SDA #9)
Zoning:	General Commercial (C-2)
Applicant:	Lisajeanne Potyk / 619.440.4333
Project Planner:	Eric Craig / 619.441.1782

SHUTE summarized the staff report. He noted that the building elevations were approved by the El Cajon Community Development Corporation's Design Review Committee. Staff is recommending that the Planning Commission move to adopt the proposed resolution recommending the City Council approve this project.

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

Mr. Daniel C. MANNIX, 439 El Cajon Boulevard, El Cajon CA 92020, is the applicant's architect. He agreed to the conditions and noted that in addition to the two parking spaces, there is additional street parking available to customers in front of the building.

They agreed to the conditions, except for Item #B-1 of the Public Works comments (Exhibit C) requiring paving of the alley. He requested that the condition be waived as the costs would be prohibitive on this small improvement project. He noted that this project is under the \$70,000 threshold, requiring the alley work. They requested that Condition B-1 be changed to a recommendation, instead of a requirement.

SHUTE clarified that the threshold for building permit issuance is \$80,000 valuation. He noted that the Public Works representative could address the alleyway in detail.

GRIFFITHS referenced to Council Policy C-7 that sets the building threshold at \$80,000. However, he noted that under planning actions, if there is an intensification of use, then additional public improvements would be required. He noted that the alley pavement would be 16 feet by 12 feet and at a depth of seven inches. Public Works has offered to work with the applicant.

SOTTILE asked if they applicant would like to comply with that requirement. MANNIX declined and emphasized that it would be a hardship for the project.

SOTTILE asked if he would like to work with the staff and bring it before the Planning Commission at a future date, and the applicant agreed.

SHUTE clarified that the Planning Commission is making a recommendation to the Council. He noted that historically, the Commission does not change the Public Works conditions; however, the applicant could request that the Council address that condition at the Council public hearing on June 22, 2010 at 7 p.m.

Mr. Darryl PARLIN, 2766 Anjuli Court, El Cajon, CA 92020, is the applicant. He is concerned about costs and permits involved with the pavement of the alley.

GRIFFITHS noted that the improvement would cost about \$1,000.

SHUTE confirmed with GRIFFITHS that the revised conditional use permit site plan could indicate the improvements to the alley, which would be subject to a no-cost review by the Public Works department. GRIFFITHS confirmed. SOTTILE sought clarification.

SHUTE informed the Commission that one of the conditions of approval would be that the applicant provide a revised 24" x 36" site plan. The Planning Division would then ask that the site plan show the alley improvements that the Public Works Department is requesting. He noted that the encroachment permit fee is quite nominal. The applicant could discuss that fee while the project is waiting for the City Council hearing on June 22, 2010.

AMBROSE commended City staff for working with the applicant. PARLIN thought it was a great idea and confirmed that he wants the alley to look a lot nicer.

No other speakers approached the podium.

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

Motion was made by AMBROSE, seconded by CIRCO, to adopt the proposed Resolution No. 10618, recommending City Council approval of Conditional Use Permit No. 2127, subject to conditions; carried 5-0.

This item was tentatively scheduled for a City Council public hearing on June 22, 2010 at 7 p.m.

CONDITIONAL USE PERMIT NO. 2128

This was a public hearing on a request to establish a motor vehicle sales facility. The subject property is located on the north side of Broadway between North Anza Street and North Mollison Avenue, and is addressed 982 Broadway.

APN:	484-291-09
General Plan:	General Commercial (GC)
Zoning:	General Commercial (C-2)
Applicant:	Manouchehr Karimi / 619.602.5606
Project Planner:	Noah Alvey / 619.441.1773

SHUTE summarized the staff report and noted that staff recommended that the Planning Commission approve this project.

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

Mr. David DENT, 982 Broadway, El Cajon, CA 92021, is the contractor for the project. He and the owner reviewed and agreed to the conditions of approval.

AMBROSE thanked the applicant as this would be an improvement in the area, and BALES commended the landscaping improvement that this project will provide.

No other speakers approached the podium.

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

Motion was made by SOTTILE, seconded by CIRCO, to adopt the proposed Resolution No. 10619, granting Conditional Use Permit No. 2128; subject to conditions; carried 5-0.

The appeal period for this item ends at 5 p.m., Monday, June 7, 2010.

OTHER ITEMS FOR CONSIDERATION:

There were none.

STAFF COMMUNICATIONS

There were none.

COMMISSIONER REPORTS/COMMENTS

There were none.

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ADJOURNMENT

Motion was made by CIRCO, seconded by AMBROSE, to adjourn the meeting of the El Cajon City Planning Commission at 7:38 p.m. this 24th day of May, 2010 until June 7, 2010 at 7:00 p.m.; carried 5-0.

Anthony SOTTILE, Chairman

ATTEST:

Melissa AYRES, Secretary