



## MINUTES

# PLANNING COMMISSION MEETING

**JUNE 21, 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  
Darrin J. MROZ

**COMMISSIONERS ABSENT:** Paul CIRCO

**OTHERS PRESENT:** Barbara K. RAMIREZ, Principal Planner  
Michael REID, Staff Attorney  
Ron Luis VALLES, Administrative Secretary

SOTTILE explained the mission of the Planning Commission. He welcomed comments under Public Comments.

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

### GENERAL PLAN AMENDMENT (GPA) NO. 2010-02

This was a City-initiated public hearing to consider revisions to the El Cajon General Plan pertaining to the Zoning Consistency Chart in order to make it consistent with the new Title 17 (Zoning Ordinance) of the El Cajon Municipal Code.

RAMIREZ summarized the staff report. She added staff believes the Commission can make the required findings to recommend the City Council approve GPA No. 2010-02, as the proposed amendment is in the public interest and will not conflict with other applicable goals, policies, and objectives of the General Plan.

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

No speakers approached the podium.

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

AMBROSE noted that this is basically a housekeeping task following the Amendment of the Zoning Ordinance, and supported staff's proposal.

Motion was made by AMBROSE, seconded by MROZ, to adopt the proposed Resolution No. 10622, recommending City Council approval of General Plan Amendment No. 2010-02; carried 4-0 (CIRCO – absent).

This item was tentatively scheduled for a City Council public hearing on July 27, 2010 at 7 p.m. [The City Council public hearing for this item was moved to July 13, 2010 at 7 p.m.]

### **CONDITIONAL USE PERMIT NO. 2130 (MINOR)**

This was a public hearing on a request for a proposed 80-foot high freeway-oriented sign with an electronic message display. The subject property is located on the southeast corner of Arnele and North Marshall Avenues, and addressed as 965 Arnele Avenue.

APN:	482-250-26
General Plan:	Regional Commercial (RC)
Zoning:	Regional Commercial (C-R)
Applicant:	Young Electric Sign for Toyota of El Cajon / 858.598.6917
Project Planner:	Noah Alvey / 619.441.1773

RAMIREZ summarized the staff report. She advised that staff received clarification from the California Department of Transportation (Caltrans), and noted that condition 4.b. in the proposed resolution is not necessary and should be removed.

She said staff believes that the Commission can make the required findings to recommend that the City Council approve the proposed 80-foot high freeway-oriented sign with an electronic message display, subject to conditions.

SOTTILE sought clarification if the applicant would submit the "Determination of No Hazard to Air Navigation" after project approval. RAMIREZ replied affirmatively.

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

**Mr. Danny RAMIREZ**, Young Electric Sign Company, 9520 Chesapeake Dr., Suite 607, San Diego, CA 92123, is the applicant's representative.

AMBROSE said that the sign is a great idea. He noted that when the sign near Interstate 8 at San Diego State University was first implemented, it was annoying with extremely bright

and constantly flashing lights. He asked the speaker about the proposed sign's brightness. Mr. RAMIREZ replied the sign would be programmable and incorporates a honeycomb design that adjusts the brightness level to the environment.

BALES said she likes the design of the sign and it should be great for business.

No other speakers approached the podium.

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

Motion was made by SOTTILE, seconded by AMBROSE, to amend the proposed Resolution No. 10623, removing condition 4.b. and renumbering 4.c. and 4.d. to 4.b. and 4.c., respectively; carried 4-0 (CIRCO – absent).

Motion was made by AMBROSE, seconded by SOTTILE, to adopt the amended Resolution No. 10623, recommending City Council approval of Conditional Use Permit No. 2130, subject to conditions; carried 4-0 (CIRCO – absent).

This item was tentatively scheduled for a City Council public hearing on July 27, 2010 at 7 p.m. [The City Council public hearing for this item was moved to July 13, 2010 at 7 p.m.]

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

There were none.

#### **STAFF COMMUNICATIONS**

RAMIREZ informed that Planning Division and Public Works Department staff will participate at an informal workshop to go over the revisions to the Zoning Ordinance, which are anticipated to become effective on July 22, 2010.

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

AMBROSE inquired about the status of temporary carports that was being deliberated at the City Council public hearing on the Amendment to the Zoning Ordinance. RAMIREZ informed that this was continued to the City Council's June 22<sup>nd</sup> meeting. She will inform the Commissioners via email on the update.

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**ADJOURNMENT**

Motion was made by MROZ, seconded by BALES, to adjourn the meeting of the El Cajon City Planning Commission at 7:26 p.m. this 21st day of June, 2010 until July 12, 2010 at 7:00 p.m.; carried 4-0 (CIRCO – absent).

  
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Anthony SOTTILE, Chairman

ATTEST:

  
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Melissa AYRES, Secretary

APPROVED  
JUL 26 2010  
AS PRESENTED