



MINUTES

PLANNING COMMISSION MEETING

AUGUST 9, 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

COMMISSIONERS PRESENT: Anthony SOTTILE, Chairman
Anthony AMBROSE
Star BALES
Paul CIRCO
Darrin J. MROZ

COMMISSIONERS ABSENT: None

OTHERS PRESENT: Barbara RAMIREZ, Principal Planner
Michael REID, Staff Attorney
John PHILLIPS, Associate Engineer, 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 CIRCO, seconded by BALES, to adopt the minutes of the Planning Commission meeting of July 26, 2010; carried 5-0.

SOTTILE announced that the applicant of the next public hearing item is a client of his firm and recused himself from the meeting. He left the Council Chambers at 7:05 p.m. Chair Pro Tem MROZ announced the next agenda item.

CONDITIONAL USE PERMIT NO. 2115

This was a public hearing on a request for on-sale alcoholic beverage sales, live entertainment, and a reduction in required parking for a proposed restaurant. 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. *(At its May 11, 2010 meeting, the City Council referred this item back to the Planning Commission.)*

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

RAMIREZ explained there was an error in the wording for the public hearing notice. She recommended that the Commission continue this item to the meeting of August 23, 2010 at 7 p.m. She noted that a corrected public hearing notice would be distributed. The City Clerk's office will also be notified to postpone the tentative City Council public hearing from August 24, 2010 to September 14, 2010 at 7 p.m.

MROZ opened the public hearing and invited any speakers to address the Commission. No one approached the podium.

Motion was made by AMBROSE, seconded by BALES, to continue Conditional Use Permit No. 2115 to the Planning Commission meeting of August 23, 2010 at 7 p.m.; carried 4-0 (SOTTILE- abstained).

SOTTILE returned to Council Chambers at 7:07 p.m.

CONDITIONAL USE PERMIT NO. 2133

This was a public hearing on a request for used automobile sales at an existing office building. The subject property is located on the north side of Broadway, between North First and Oro Street, and is addressed 1136 Broadway.

APN: 484-184-15
General Plan: General Commercial (GC)
Zoning: General Commercial (C-G)
Applicant: John Olson / 619.885.0803
Project Planner: Noah Alvey / 619.441.1773

RAMIREZ summarized the staff report. She believed that the Commission could make the required findings to approve the proposed project.

SOTTILE opened the public hearing and invited any speakers to the podium. No speakers approached the podium.

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

Motion was made by AMBROSE, seconded by MROZ, to adopt the proposed Resolution No. 10628, approving Conditional Use Permit No. 2133, subject to conditions; carried 5-0.

The appeal period for this item ends at 5 p.m., Monday, August 23, 2010.

AMENDMENT OF CONDITIONAL USE PERMIT NO. 278

This was a public hearing on a request to add storage/office space and a drive-through car wash to an existing automotive fueling station. The subject property is located on the south side of West Main Street between South Pierce Street and Travelodge Drive, and is addressed 1245 West Main Street.

APN:	487-250-46
General Plan:	General Commercial (GC)
Zoning:	General Commercial (C-G)
Applicant:	Hagman & Associates Architecture / 619.298.8058
Project Planner:	Eric Craig / 619.441.1782

RAMIREZ summarized the staff report and addressed performance standards for noise and the sound, revised hours of operation, vehicle stacking, location and height of perimeter walls, and trash/recycling enclosure. She noted that staff believes the Planning Commission can make the required findings to approve the proposed building addition and automated car wash tunnel project.

In response to a question asked by SOTTILE, RAMIREZ replied that there would be no vacuuming or detailing done by customers.

BALES noted that she was concerned about noise impacts; however, she supported the project.

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

Ms. Patricia MAESSIG, 196 South Pierce Street, El Cajon, CA 92020, is a Home Owners Association board member with the Grossmont Terrace condominium complex located south of the subject property. She noted that the subject site is a small site and will be tight for the automobiles [with the car wash addition]; however, her major concern is the impact of noise on the neighbors, especially those on the second floor of the buildings. She does not believe a six-foot-high wall would curb noise. She noted that the proximity of the Interstate 8 freeway already impacts the residents. She recommended that when the sound engineer does the noise study, that they measure sound from the second floor of the condominium complex.

Mr. Saad ATTISHA, 11321 Shadow Ridge Road, La Mesa, CA 91941, is the owner of the gas station. He noted that the car wash would implement new technology and the noise would hardly be noticed by surrounding neighbors. He agreed with the recommended conditions of approval.

BALES sought confirmation that the car wash equipment to be installed will be new. ATTISHA replied affirmatively and added that technology has improved over the years.

SOTTILE asked if the storage container will be removed not just relocated. ATTISHA replied affirmatively.

Mr. Javier CORREA, 1196 Brockton Street, El Cajon, CA 92020, is the owner of the Sombrero Mexican Food restaurant to the east of the proposed project site. He supported the project, but noted that cars have accidentally crossed over the common interior wall at least five or six times. He asked for the installation of a safety wall.

Mr. Paris HAGMAN, 1515 West Redwood Street, San Diego, CA 92101, is the project architect. He noted that this is a legitimate concern and staff already has recommended condition 1.i. in the proposed resolution indicating the six-foot masonry wall along the south property line will be extended north, along the east property line.

RAMIREZ noted that one of the findings addressed the safety aspects of the project and CORREA's concerns should be addressed. She recommended the possible installation of ballards or a low wall near the landscaping. RAMIREZ clarified that condition 1.i. specified a wall running a distance of 34 ft. from the southeasterly corner to the car wash entrance. That condition does not address the portion of the property referred to by CORREA.

SOTTILE recommended that an additional wall be required. AMBROSE suggested that staff be allowed to work out this detail, but that the Planning Commission should recommend a safety wall.

No other speakers approached the podium.

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

Under discussion, RAMIREZ read staff's suggestion for an additional condition (#1.i.).

Motion was made by CIRCO, seconded by AMBROSE, to amend the proposed Resolution No. 10629, adding condition #1.i., stating, "Indicate a decorative safety wall at or near the easterly property line, the height of which should be sufficient to prevent vehicles from accidentally crossing the property line, while low enough to provide adequate site distance. The wall location and details shall be approved by staff."; carried 5-0.

Motion was made by CIRCO, seconded by BALES, to adopt the amended Resolution No. 10629, approving Amendment of Conditional Use Permit No. 278, subject to conditions; carried 5-0.

The appeal period for this item ends at 5 p.m., Monday, August 23, 2010.

OTHER ITEMS FOR CONSIDERATION:

There were none.

STAFF COMMUNICATIONS

There were none.

COMMISSIONER REPORTS/COMMENTS

There were none.

ADJOURNMENT

Motion was made by SOTTILE, seconded by AMBROSE, to adjourn the meeting of the El Cajon City Planning Commission at 7:50 p.m. this 9th day of July, 2010 until August 23, 2010 at 7:00 p.m.; carried 5-0.

Anthony SOTTILE, Chairman

ATTEST:

Barbara K. RAMIREZ, Secretary