



MINUTES

PLANNING COMMISSION MEETING

NOVEMBER 8, 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: Tony SHUTE, Senior Planner
Eric CRAIG, Assistant Planner
Michael REID, Staff Attorney
Dennis DAVIES, Deputy Director, 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 MROZ, to adopt the minutes of the Planning Commission meeting of October 11, 2010; carried 4-0 (AMBROSE – abstained due to absence at that meeting).

SHUTE informed that Principal Planner Barbara RAMIREZ is retiring from the City of El Cajon this year. He read the resolution that commended RAMIREZ for her “competence, honesty, integrity and dedication” during her 34 years of loyal public service. He emphasized that she is going to be missed.

AMBROSE mentioned she is very thoughtful and appreciated all her assistance. SOTTILE praised RAMIREZ for being cool and collective and always having the right answers. He added that she is kind and never had a harsh word. MROZ re-iterated SOTTILE said it was

an honor to work with her and emphasized that she makes the City and Commission look good. BALES thanked RAMIREZ and noted that she has learned a lot from her. CIRCO mentioned when he entered public service as a new Planning Commissioner he was full of fear and trepidation. He truly appreciated RAMIREZ' assistance.

Motion was made by AMBROSE, seconded by MROZ, to adopt Planning Commission Resolution No. 10641, honoring Barbara K. Ramirez for 34 years of service to the City of El Cajon; carried 5-0.

SPECIFIC PLAN NO. 521

This was a public hearing on a request to preserve shared parking and interconnecting access between adjacent properties, and to permit a building to cross a property line between adjacent properties. The subject properties are located on the southeast side of East Main Street between East Madison Avenue and Melody Lane and are addressed 1375, 1385 and 1405 East Main Street.

APNs:	511-171-11, 14 & 16
General Plan:	General Commercial (GC)
Zoning:	C-G (General Commercial)
Applicant:	East Main Property, L.P. / 858.623.9000
Project Planner:	Eric Craig / 619.441.1782

CRAIG summarized the staff report. He stated staff had met with the applicant earlier in the day and had revised some conditions in the proposed Planning Commission Resolution No. 10642. An amended copy was provided to the Planning Commissioners, staff and the applicant before tonight's meeting.

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

Mr. David WICK, 5440 Morehouse Drive, San Diego, CA 92101, is the applicant. He noted he had met with the Planning staff earlier in the day and was in agreement with the conditions of approval and had no objections to the conditions in the amended proposed resolution.

No other speakers approached the podium.

AMBROSE said this application is straight forward and had no objections.

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

Motion was made by AMBROSE, seconded by BALES, to adopt the amended proposed Resolution No. 10642 recommending City Council approval of Specific Plan No. 521; carried 5-0.

This item is tentatively scheduled for a City Council public hearing on December 14, 2010 at 7 p.m.

OTHER ITEMS FOR CONSIDERATION:

REVIEW OF AMENDMENT OF CONDITIONAL USE PERMIT NO. 1544

This was a review to verify compliance with conditions of approval for an approved request to conduct a charter elementary and middle school in an existing religious facility. The subject property is located on the northeast corner of West Main Street and North Johnson Avenue, and is addressed 698 West Main Street. *(This item was recommended for City Council approval at the Planning Commission meeting of February 8, 2010, and approved at the City Council meeting of March 8, 2010.)*

CRAIG summarized the staff report. He emphasized all tenant improvements were completed. While conducting four site visits to ensure compliance with conditions of approval, CRAIG noted that the project's operation runs smoothly. There was one instance of parents pulling to the curb which Planning staff addressed with the administrators who communicated that restriction to the parents.

Motion was made by SOTTILE, seconded by BALES, to accept the staff report as presented and take no further action; carried 5-0.

STAFF COMMUNICATIONS

There were none.

COMMISSIONER REPORTS/COMMENTS

CIRCO informed staff and the Commission that escrow fell through for property in Lakeside, California. He will remain as a Planning Commissioner unless he moves out of the city limits of El Cajon.

AMBROSE informed he attended last week's American Planning Association statewide conference in Carlsbad, California, where he saw several Planning staff members in attendance. He emphasized one workshop regarding street vendors and mentioned that the City of San Francisco recently combined several multi-ethnic food vendors into one event. AMBROSE said this has been successful in cleaning up certain parts of the city, plus created a sense of place and community. He will obtain information and distribute to staff and Commissioners for future review.

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ADJOURNMENT

Motion was made by AMBROSE, seconded by CIRCO, to adjourn the meeting of the El Cajon City Planning Commission at 7:32 p.m. this 8th day of November, 2010 until November 22, 2010 at 7:00 p.m.; carried 5-0.

Anthony SOTTILE, Chairman

ATTEST:

Anthony SHUTE, Acting Secretary