



MINUTES

PLANNING COMMISSION MEETING

February 2, 2016

The meeting of the El Cajon Planning Commission was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

COMMISSIONERS PRESENT: Darrin MROZ, Chairman
 Paul CIRCO, Vice Chairman
 Veronica LONGORIA
 Anthony SOTTILE
 Jerry TURCHIN

COMMISSIONERS ABSENT: None

STAFF PRESENT: Anthony SHUTE, Deputy Director / Planning Commission Secretary
 Barbara LUCK, Assistant City Attorney
 Lorena CORDOVA, Associate Planner
 Eric CRAIG, Assistant Planner
 Patricia Hamilton, Secretary

MROZ welcomed the new Planning Commissioner, Veronica Longoria.

MROZ explained the mission of the Planning Commission.

CONSENT CALENDAR

Planning Commission Minutes

Motion was made by MROZ, seconded by CIRCO, to adopt the minutes of the Planning Commission meeting of January 5, 2016; carried 4-1 (Longoria abstained).

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Quick Trip gas pump addition
Request:	Add Four Gasoline Pumps
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Minor Amendment of Conditional Use Permit No. 1805
Location:	596 North Mollison Avenue
Applicant:	Quick Trip (Eddie Hamana); 619.987.6362
Project Planner:	Lorena Cordova; lcordova@cityofelcajon.us ; 619.441.1539
City Council Hearing Required?	No

Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order approving proposed Minor Amendment of Conditional Use Permit No. 1805, subject to conditions
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CORDOVA summarized the agenda report in a PowerPoint presentation.

MROZ opened the public hearing.

Shanda WILSON, manager of the Valley Motel, spoke first. She had a concern that the posting of directional signage related to turns would not be sufficient since many vehicles currently short cut to make their existing the property easier.

Richard COBB, property owner to the south of the subject site, spoke next. He provided a photo image showing traffic circulation. COBB also shared a picture showing a van being washed outside the car wash, and a car being vacuumed by the handicap stall, which could pose an exit problem. He was opposed to the addition of additional pumps and suggested a right turn only exit sign from the northerly driveway.

Eddie HAMANA, applicant spoke next. He said that initially there were 16 pumps at the station and due to the high demand for gas is requesting replacement of the pumps. The addition of the pumps should alleviate the waiting lines, especially during peak traffic times. He added that he will talk to his employees direct them to not wash vehicles outside the car wash and will ask the restaurant owner to call him if this problem ever arises again.

SOTTILE asked if there would be any way to eliminate the two-way traffic by the restaurant.

HAMANA responded that the driveway is shared and vehicles come to the pumps from both directions. He again reiterated that adding more dispensers would help to eliminate lines and waiting in the driveway.

Chetan PATEL, owner of motel in the rear of the subject site, spoke next. He advised that traffic increased since the senior housing was approved and there is already too much signage at the station. The traffic situation is his biggest concern, especially around 5:00 p.m., where vehicles wait between five and ten minutes in order to enter the site. He said traffic backs up to the I-8 on/off ramp. He suggested that if more pumps are added the car wash should be eliminated since he has also observed cars being washed daily outside the car wash area.

SOTTILE received confirmation from HAMANA that he was agreeable to all conditions of approval.

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

MROZ suggested the delivery trucks park to the rear of the service station to eliminate blocking the driveway, which would then create a clear path of travel.

CIRCO recalled that there was an issue with the motel owner in the past that by designating parking behind the station recreate the circle flow of traffic that what an issue before.

SHUTE said that the parking and driveways are shared by three property owners. He added staff believes the addition of two pumps would help eliminate congestion.

After further discussion, the Commissioners requested that more specific signage be included in the conditions of approval as well as a condition that the site be inspected after six months to assure that it is in compliance.

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next resolution in order approving proposed Minor Amendment of Conditional Use Permit No. 1805, subject to conditions; carried 4-1 (Turchin denied).

Agenda Item:	3
Project Name:	Correa Alternate Access
Request:	Alternate access for two proposed residential lots
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Specific Plan No. 527 and Tentative Parcel Map No. 658
Location:	1196 Brockton Street
Applicant:	Javier Corraera; jcorreasr@sombreronet.com ; 619.504.2494
Project Planner:	Eric Craig; ecraig@cityofelcajon.us ; 619.441.1782
City Council Hearing Required?	Yes February 23, 2016
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of proposed CEQA Exemption, Specific Plan No. 527 and Tentative Parcel Map No. 658

CRAIG summarized the agenda report in a PowerPoint presentation.

SOTTILE asked staff if the nearest fire hydrant was on Brockton.

SHUTE responded that any new home would be required to be fire sprinklered and must comply with the current fire code. There was no fire hydrant requirement with this action.

MROZ opened the public hearing.

Alvin GREEN, adjacent property owner, expressed concern that the project could affect his ability to enjoy his property without knowledge of what is proposed on the lots. The project could affect his view, increase noise, and overall impact his peaceful enjoyment.

CRAIG advised the property would allow for two single-family homes to be constructed in the future. There is a height limitation of 35 feet, and the pad where the home would sit is 33-feet below his home.

Javier CORREA, applicant, spoke next. He said he is in the process of splitting the site for future development and no construction is planned at this point.

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

The Commissioners confirmed with staff that the private easement would only be to grant access.

Motion was made by SOTTILE, seconded by MROZ, to adopt the next resolutions in order recommending City Council approval of proposed CEQA exemption, Specific Plan No. 527 and Tentative Parcel Map No. 658, subject to conditions; carried 5-0.

Agenda Item:	4
Project Name:	Repeal Specific Plan No. 337
Request:	Repeal Specific Plan for joint-use parking
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Specific Plan No. 337
Location:	386 and 390 Front Street
Applicant:	American Ice Inc., (Hani Toma); ice966@yahoo.com ; 619.466.0000
Project Planner:	Eric Craig; ecraig@cityofelcajon.us ; 619.441.1782
City Council Hearing Required?	Yes February 23, 2016
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending the City Council repeal Specific Plan No. 337

CRAIG summarized the agenda report in a PowerPoint presentation.

MROZ opened the public hearing.

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

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next resolution in order recommending City Council approval to repeal Specific Plan No. 337; carried 5-0.

ADJOURNMENT

Motion was made by MROZ, seconded by LONGORIA, to adjourn the meeting of the El Cajon Planning Commission at 8:45 p.m. this 2nd day of February until February 16, 2016, at 7:00 p.m.; carried 5-0.

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary