



# MINUTES

## PLANNING COMMISSION MEETING

### January 17, 2017

*The meeting of the El Cajon Planning Commission was called to order at 7:01 p.m.*

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE**

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

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Majed Al-Ghafry, Assistant City Manager  
 Anthony SHUTE, Deputy Director / Planning Commission Secretary  
 Yazmin ARELLANO, Deputy Director of Public Works/City Engineer  
 Lorena CORDOVA, Associate Planner  
 Barbara LUCK, Assistant City Attorney  
 Ron Luis VALLES, Administrative Secretary

SOTTILE explained the mission of the Planning Commission.

**PUBLIC COMMENT:**

**CONSENT CALENDAR:**

|                     |  |
|---------------------|--|
| <b>Agenda Item:</b> | <b>1</b>   |
|                     | <b>Planning Commission minutes of December 6, 2016</b> |

Motion was made by CIRCO, seconded by SOTTILE, to adopt the minutes of the Planning Commission meeting of December 6, 2016; carried 5-0.

**PUBLIC HEARING ITEMS:**

|                              |   |
|------------------------------|---|
| <b>Agenda Item:</b>          | <b>2</b>  |
| <b>Project Name:</b>         | <b>Downtown Specific Plan Amendment</b>                             |
| <b>Request:</b>              | <b>Remove two vacant properties from the Downtown Specific Plan</b> |
| <b>CEQA Recommendation:</b>  | <b>Exempt</b>   |
| <b>STAFF RECOMMENDATION:</b> | <b>DENY</b>   |

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|---------------------------------------|---|--|
| <b>Project Number(s):</b>             | Amendment of Specific Plan No. 182  |  |
| <b>Location:</b>                      | 500 North Magnolia Avenue   |  |
| <b>Applicant:</b>                     | 500 N Magnolia, LLC (Ashok K Gupta);<br><a href="mailto:helixdevelopment@hotmail.com">helixdevelopment@hotmail.com</a> ; 858.455.7320 |  |
| <b>Project Planner:</b>               | Melissa Devine; <a href="mailto:mdevine@cityofelcajon.us">mdevine@cityofelcajon.us</a> ; 619-441-1773                                 |  |
| <b>City Council Hearing Required?</b> | No  |  |
| <b>Recommended Actions:</b>           | 1. Postpone the public hearing indefinitely   |  |

SHUTE informed that the applicant requested that the public hearing be postponed indefinitely.

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

Motion was made by CIRCO, seconded by MROZ, to postpone indefinitely the proposed Amendment of Specific Plan No. 182; carried 5-0.

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| <b>Agenda Item:</b>                   | 3  |  |
| <b>Project Name:</b>                  | Joseph's Auto Repair   |  |
| <b>Request:</b>                       | Auto repair  |  |
| <b>CEQA Recommendation:</b>           | Exempt   |  |
| <b>STAFF RECOMMENDATION:</b>          | APPROVE  |  |
| <b>Project Number(s):</b>             | Amendment of Conditional Use Permit No. 1399   |  |
| <b>Location:</b>                      | 372 North 2 <sup>nd</sup> Street   |  |
| <b>Applicant:</b>                     | Dorsyl Investments LLC (Irwin Belcher);<br><a href="mailto:Irwin@irdangroup.com">Irwin@irdangroup.com</a> ; 858.552.1199   |  |
| <b>Project Planner:</b>               | Melissa Devine; <a href="mailto:mdevine@cityofelcajon.us">mdevine@cityofelcajon.us</a> 619.441.1773;   |  |
| <b>City Council Hearing Required?</b> | No   |  |
| <b>Recommended Actions:</b>           | 1. Conduct the public hearing; and<br>2. MOVE to adopt the next resolution in order APPROVING proposed Amendment of Conditional Use Permit No. 1399, subject to conditions |  |

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

Mr. John POTOCKI, the architect was available to answer any questions. In response to the Chair, he accepted conditions of approval.

Mr. Jalil A. OSMANI, the owner of Joseph's Auto Repair, was also available for questions. There were none.

Mr. Irwin BELCHER, the manager of the proposed auto repair, was available for questions, and there were none.

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

Motion was made by CIRCO, seconded by TURCHIN, to adopt the next resolution in order approving proposed Amendment of Conditional Use Permit No. 1399, subject to conditions; carried 5-0.

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| <b>Agenda Item:</b>                   | <b>4</b>  |
| <b>Project Name:</b>                  | <b>Wingstop Beer and Wine</b>   |
| <b>Request:</b>                       | <b>Establish on-site beer and wine sales</b>  |
| <b>CEQA Recommendation:</b>           | <b>Exempt</b>   |
| <b>STAFF RECOMMENDATION:</b>          | <b>APPROVE</b>  |
| <b>Project Number(s):</b>             | Conditional Use Permit No. 2234   |
| <b>Location:</b>                      | 225 Jamacha Road, Suite 103   |
| <b>Applicant:</b>                     | Golden West Wings, LLC (Ritu Beri or Breann Hamilton);<br><a href="mailto:bhamilton@teamabcllc.com">bhamilton@teamabcllc.com</a> ; 714.863.8900   |
| <b>Project Planner:</b>               | Alfonso Camacho; <a href="mailto:acamacho@cityofelcajon.us">acamacho@cityofelcajon.us</a> ;<br>619.441.1782   |
| <b>City Council Hearing Required?</b> | No  |
| <b>Recommended Actions:</b>           | <ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order APPROVING proposed Conditional Use Permit No. 2234, subject to conditions</li> </ol> |

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

**Ms. Keri DEMPSTEY**, representing Wingstop, approached the podium. In reply to a query by the Chairman, she accepted the proposed conditions of approval.

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

Motion was made by SOTTILE, seconded by MROZ, to adopt the next resolution in order approving proposed Conditional Use Permit No. 2234, subject to conditions; carried 5-0.

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| <b>Agenda Item:</b>          | <b>5</b>   |
| <b>Project Name:</b>         | <b>Magnolia Hills</b>  |
| <b>Request:</b>              | <b>Development of a 25-unit residential project</b>  |
| <b>CEQA Recommendation:</b>  | <b>Mitigated Negative Declaration (MND)</b>  |
| <b>STAFF RECOMMENDATION:</b> | <b>RECOMMEND CITY COUNCIL APPROVAL</b>   |
| <b>Project Number(s):</b>    | Zone Reclassification No. 2315, Planned Residential Development No. 72 and Tentative Subdivision Map No. |

|                                       |   |
|---------------------------------------|---|
|                                       | 662   |
| <b>Location:</b>                      | 1333 South Magnolia Avenue  |
| <b>Applicant:</b>                     | Sameer Qasim; <a href="mailto:samiralkhafaf@yahoo.com">samiralkhafaf@yahoo.com</a> ; 626.318.6784   |
| <b>Project Planner:</b>               | Lorena Cordova, <a href="mailto:lcordova@cityofelcajon.us">lcordova@cityofelcajon.us</a> , 619.441.1539   |
| <b>City Council Hearing Required?</b> | Yes   February 14, 2017   |
| <b>Recommended Actions:</b>           | <ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order recommending City Council APPROVAL of proposed Mitigated Negative Declaration (MND), Zone Reclassification No. 2315, Planned Residential Development No. 72 and Tentative Subdivision Map No. 662, subject to conditions</li> </ol> |

CORDOVA summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

**Mr. Larry WALSH**, the civil engineer, was available for questions. There were none.

**Mr. Sameer QASIM**, the applicant, spoke in favor of the project. He accepted the conditions of approval.

**Mr. Michael PAGE**, representing RECON Environmental, informed about preservation of cultural resources.

**Mr. Clint LINTON**, representing the Kumeyaay Nation, emphasized that their firm seldom supports developers and projects, but lauded Sameer QASIM and his commitment in protecting any cultural resources found on the proposed project site.

**Dr. Sami JIHAD** spoke in favor of the project.

**Ms. Joan SHOEMAKER**, who resides on Cajon View Drive, that is south of the proposed development, was concerned over possible increased traffic on their private road, especially after density has increased from recently-constructed developments, Lorna Avenue Residential and Magnolia Hills projects.

**Dr. Thomas CALLAN**, who also resides on Cajon View Drive, was concerned over density and increased traffic on Cajon View Drive. He said the road is not city-maintained and is narrow and in serious disrepair. He added many drivers use the road as a shortcut between Magnolia Avenue and Avocado Avenue, to avoid traffic on Chase Avenue.

**Mr. Samir QASIM**, returned to the podium. He noted that he would like to work with interested parties, including Helix Water and neighbors, to address concerns over vehicle use on Cajon View Drive. He would help contribute to repair road.

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

Commissioners commended the project, and praised the applicant for working with neighbors.

Motion was made by CIRCO, seconded by MROZ, to adopt the next resolutions in order recommending City Council Approval of proposed CEQA, Zone Reclassification No. 2315, Planned Residential Development No. 72 and Tentative Subdivision Map No. 662, subject to conditions; carried 5-0.

The City Council public hearing will be scheduled for 7:00 p.m., Tuesday, February 28, 2017 in Council Chambers.

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| <b>Agenda Item:</b>                   | 6  |
| <b>Project Name:</b>                  | <b>Oakdale Residences</b>  |
| <b>Request:</b>                       | <b>Development of a 15-unit residential project</b>  |
| <b>CEQA Recommendation:</b>           | <b>Mitigated Negative Declaration (MND)</b>  |
| <b>STAFF RECOMMENDATION:</b>          | <b>RECOMMEND CITY COUNCIL APPROVAL</b>   |
| <b>Project Number(s):</b>             | General Plan Amendment No. 2015-01; Zone Reclassification No. 2317; Planned Unit Development No. 343; Tentative Subdivision Map No. 663  |
| <b>Location:</b>                      | Northwest corner of Oakdale Lane and Oakdale Avenue  |
| <b>Applicant:</b>                     | Gulf Development & Construction Corporation (Ray Kafaji); rkafaji@aol.com; 619.665.4464  |
| <b>Project Planner:</b>               | Lorena Cordova, lcordova@cityofelcajon.us, 619.441.1539  |
| <b>City Council Hearing Required?</b> | Yes   February 14, 2017  |
| <b>Recommended Actions:</b>           | <ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order recommending City Council APPROVAL of proposed General Plan Amendment No. 2015-01, Zone Reclassification No. 2317, Planned Unit Development No. 343, and Tentative Subdivision Map No. 663, subject to conditions</li> </ol> |

CORDOVA summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

**Mr. Ray KAJAJI**, the applicant provided some history about the project property. In response to a question from the Chairman, KAJAJI read the conditions of approval and accepted them.

**Ms. Brenda HARVEY**, a resident on Oakdale, shared concerns of traffic congestion and parking in the area.

**Mr. Frank STANGLER** objected to height of the buildings and noted that existing surrounding properties would lose privacy. He also mentioned increased density and traffic in the area.

**Ms. Peggy ARBUCKLE** opposed increased density of 15 homes in a small area. She also noted loss of privacy and that congestion would be saturated.

**Mr. Ronald BULINKI**, noted that he lives in a house west of the development and objected to height and loss of privacy. He also encouraged a larger setback.

**Ms. Christina BANSCOMB**, concurred with neighbors and objected to the project due to increased congestion in the area from the 15-unit density.

**Mr. Juan QUEMADO**, project designer, noted that the entry is not a shared driveway between hotel and complex. He said they can work on parking, setbacks and the windows on the three westerly units to reduce privacy concerns.

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

[Someone in audience made comments.]

Motion was made by SOTTILE, seconded by CIRCO, to re-open the public hearing; carried 5-0.

**Mr. Frank STANGLER** re-approached the podium. He agreed that the property needs to be developed, but had concerns about density and traffic. He emphasized that area residents prefer their privacy.

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

MROZ had concerns over density, height and congestion on Oakdale and was reluctant to support the project. LONGORIA recommended continuance to a future Planning Commission meeting to allow the applicant to address traffic and density issues with surrounding uses. TURCHIN asked what would be best use for property and if it would be economically feasible. CIRCO mentioned past undesirable uses on the property and agreed with residents regarding traffic concerns on the property and privacy issues.

LUCK presented three options to Commissioners, including recommending City Council approval, denying the project, in which case the applicant could appeal to the City Council, or to continue the item to a future Planning Commission meeting and allow the applicant to work with staff to help remedy concerns.

Motion was made by SOTTILE, seconded by MROZ, to re-open the public hearing; carried 4-1 (TURCHIN, no).

**Mr. Ray KAJAJI** returned to the podium and agreed to the request to continue the item to the next meeting, and noted he would work with staff to address issues.

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

Motion was made by SOTTILE, seconded by LONGORIA, to CONTINUE the proposed CEQA, General Plan Amendment No. 2015-01, Zone Reclassification No. 2317, Planned Unit Development No. 343, and Tentative Subdivision Map No. 663, to the Planning Commission meeting on February 21, 2017 at 7:00 p.m.; carried 3-2. (CIRCO, LONGORIA, SOTTILE, yes; TURCHIN, MROZ, no).

**STAFF COMMUNICATIONS:**

SHUTE stated that at the December 6, 2016 Planning Commission meeting, a resident had inquired if there were any ordinances/laws that protected homeowners with solar panels from neighboring property structures that could obstruct the effectiveness of the panels. Staff found no regulations.

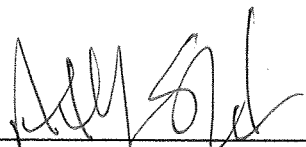
Additionally, SHUTE informed that at the March, 2017 Planning Commission meeting, Commissioners will elect a Chair and Vice Chair for the year.

**ADJOURNMENT:**

Motion was made by SOTTILE, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 9:26 p.m. this 17th day of January until February 7, 2017; carried 5-0.

  
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Darrin MROZ, Vice Chairman

ATTEST:

  
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Anthony SHUTE, AICP, Secretary