



MINUTES PLANNING COMMISSION MEETING April 18, 2017

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: Paul CIRCO, Vice Chairman
Anthony SOTTILE
Jerry TURCHIN
Veronica LONGORIA

COMMISSIONERS ABSENT: Darrin MROZ, Chairman

STAFF PRESENT: Anthony SHUTE, Deputy Director / Planning Commission Secretary
Melissa DEVINE, Senior Planner
Lorena CORDOVA, Associate Planner
Alfonso CAMACHO, Assistant Planner
Barbara LUCK, Staff Attorney
Ron Luis VALLES, Administrative Secretary

CIRCO explained the mission of the Planning Commission. He informed that since the meeting does not have a full Commission (MROZ – absent), if any applicant wishes to have the benefit of a full commission, they should make their request now. No one approached the podium.

PUBLIC COMMENT:

No one spoke.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of March 21, 2017

Motion was made by SOTTILE, seconded by TURCHIN, to adopt the minutes of the Planning Commission meeting of March 21, 2017; carried 4-0 (MROZ, absent).

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	Mamma Rosa’s Beer & Wine Expansion and Outdoor Dining
Request:	Restaurant expansion with on-sale beer and wine into adjacent tenant space and outdoor dining
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Amendment of Conditional Use Permit No. 1369
Location:	1773 East Main Street
Applicant:	Mamma Rosa’s Italian Eatery
Project Planner:	Alfonso Camacho, acamacho@cityofelcajon.us , 619.441.1782
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 Amendment of Conditional Use Permit No. 1369

CAMACHO summarized the agenda report in a PowerPoint.

Ms. Linda URSINA, the applicant, accepted the conditions of approval.

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

Commissioners SOTTILE and TURCHIN commended the business.

Motion was made by SOTTILE, seconded by CIRCO, to adopt the next Resolution in order APPROVING the proposed Amendment of Conditional Use Permit No. 1369 ; carried 4-0 (MROZ, absent).

Agenda Item:	3
Project Name:	Pilgrim Presbyterian Church
Request:	Sunday morning and evening worship services
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2238
Location:	480 N. Magnolia Avenue
Applicant:	Pilgrim Presbyterian Church
Project Planner:	Alfonso Camacho, acamacho@cityofelcajon.us , 619.441.1782
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 CUP No. 2238, subject to conditions
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CAMACHO summarized the agenda report in a PowerPoint. He noted that there was a typographical omission in Condition No. 4 in the proposed resolution. A corrected resolution was presented to Commissioners, staff and the applicant before the meeting.

Mr. Mike TERZIBACHIAN, representing Babylon Palace, spoke in favor.

Mr. E. Evan BOWMAN, an elder with Pilgrim Presbyterian Church, accepted conditions of approval and emphasized they will not be doing homeless outreach at the site.

Mr. Lynn McDOUGAL voiced concerns about parking and homeless outreach, and emphasized that Condition 1.d should be modified to include church capacity would not exceed 45 individuals.

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

Motion was made by CIRCO, seconded by LONGORIA, to modify Condition 1.d, adding an occupancy limit of 45 individuals; carried 3-1 (TURCHIN, no; MROZ, absent).

Motion was made by LONGORIA, seconded by SOTTILE, to modify Condition 3, adding “organized community outreach programs at the site”; carried 3-1 (CIRCO, no; MROZ, absent).

Motion was made by LONGORIA, seconded by CIRCO, adopt the next Resolution in order APPROVING proposed Conditional Use Permit No. 2238, as amended and correcting a typographical omission in Condition No. 4, carried 4-0 (MROZ, absent).

Agenda Item:	4
Project Name:	Appeal of Director’s Determination
Request:	Approve a Public Convenience or Necessity Determination
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Project Number(s):	Public Convenience or Necessity No. 3
Location:	678 Jamacha Road
Applicant:	Lulu’s Investments, Inc. (Ron Lacey)
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 DENYING appeal of the Director’s Determination

CORDOVA summarized the agenda report in a PowerPoint.

Sgt. Greg ROBERTSON from the El Cajon Police Department, noted that they reviewed the ABC Report and addressed the over concentration of licenses and noted increased homeless and crime in census tract and surrounding areas. He noted that there are four existing licenses, where only two are allowed. He recommended that the Planning Commission vote to deny the appeal.

Mr. Ron LACEY, representing the applicant, emphasized that this is a good family business and customers are orderly. He noted that the grocery store sought to become a one stop shop and offer convenience to its customers.

Ms. Caroline RAMIREZ, Mr. Richard FETTERLY, Mr. Amhad BAHOO, Ms. Luma SHABOUN spoke in favor of allowing off-sale alcoholic beverages citing public convenience, and praised the business.

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

Motion was made by CIRCO, seconded by LONGORIA, adopt the next Resolution in order APPROVING the proposed resolution denying the appeal of the Director’s Determination, carried 4-0 (MROZ, absent).

Agenda Item:	5
Project Name:	Downtown Master Plan Amendment
Request:	Eliminate Conditional Use Permit for Parking Reduction
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Specific Plan No. 182 Amendment
Location:	Downtown El Cajon
Applicant:	City of El Cajon
Project Planner:	Anthony Shute, tonys@cityofelcajon.us , 619.441.1742
City Council Hearing Required?	Yes May 9, 2017
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval of proposed amendment to Specific Plan (SP No. 182)

SHUTE summarized the agenda report in a PowerPoint.

Mr. Daryl PRIEST, local developer and Downtown PBID president, spoke in favor and cited success of various businesses in the Downtown area.

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

Motion was made by LONGORIA, seconded by SOTTILE, adopt the next Resolution recommending

City Council approval of proposed Amendment to Specific Plan No. 182, carried 4-0 (MROZ, absent).

Agenda Item:	6
Project Name:	Zoning Code Update
Request:	Zoning Code Amendment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amendment of Zoning Code No. 432
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619.441.1539
City Council Hearing Required?	Yes May 9, 2017
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval of Zoning Code Amendment No. 432

CORDOVA summarized the agenda report in a PowerPoint.

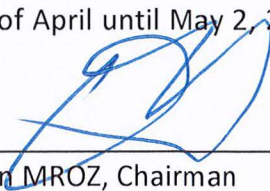
Motion was made by CIRCO, seconded by SOTTILE, adopt the next Resolution recommending City Council approval of proposed Zoning Code Amendment No. 432, carried 4-0 (MROZ, absent).

STAFF COMMUNICATIONS:

DEVINE provided an update on the Transit District Specific Plan and noted that a CEQA scoping meeting is set for Thursday, April 27, 2017 from 6 to 7 p.m. at the Renette Recreation Center in the East Side Meeting Room, located at 935 Emerald Avenue, El Cajon, CA 92020.

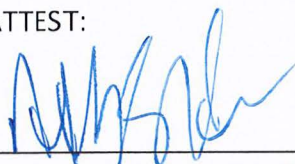
ADJOURNMENT:

Motion was made by CIRCO, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 9:11 p.m. this 18th day of April until May 2, 2017; carried 4-0 (MROZ, absent).



 Darrin MROZ, Chairman

ATTEST:



 Anthony SHUTE, AICP, Secretary