



MINUTES

PLANNING COMMISSION MEETING

May 16, 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: 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
 Alfonso CAMACHO, Assistant Planner
 Barbara LUCK, Assistant City Attorney
 Ron Luis VALLES, Administrative Secretary

MROZ explained the mission of the Planning Commission, and noted that the appeal date for items on this agenda is 5 p.m., Friday, May 26, 2017.

PUBLIC COMMENT:

No one spoke.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of April 18, 2017

Motion was made by CIRCO, seconded by SOTTILE, to adopt the minutes of the Planning Commission meeting of April 18, 2017; carried 4-0 (MROZ, abstained due to absence at meeting).

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	iWash Express
Request:	New automatic car wash
CEQA Recommendation:	Exempt

STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2237
Location:	760 East Main Street
Applicant:	iWash Express, Inc. (Hesham Hannah-Shmouni)
Project Planner:	Alfonso Camacho, acamacho@cityofelcajon.us , 619.441.1782
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order approving proposed Conditional Use Permit No. 2237, subject to conditions

CAMACHO summarized the agenda report in a PowerPoint. He noted that a condition was added and the revised resolution was presented to the Commissioners, staff and applicant before the meeting. Staff is recommending that the Planning Commission adopt the resolution approving the proposed project.

In response to CIRCO's question, the applicant Mr. Hesham HANNAH-SHMOUNI, accepted conditions of approval. Commissioners liked the design of the project.

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

Motion was made by MROZ, seconded by SOTTILE, to adopt the revised Resolution in order with added Condition 2. "Prior to building permit issuance, the applicant shall process a lot consolidation of the two subject properties." and APPROVING the proposed Conditional Use Permit No. 2237; carried 5-0.

Agenda Item:	3
Project Name:	Appeal of Director's Decision
Request:	Approve appeal of director's decision for an adult day care at an existing banquet hall
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Project Number(s):	Minor Use Permit No. 4
Location:	456 North Magnolia Avenue
Applicant:	Mike Terzibachian
Project Planner:	Alfonso Camacho, acamacho@cityofelcajon.us , 619.441.1782
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order DENYING appeal of Director's Decision

CAMACHO summarized the agenda report in a PowerPoint and noted that staff is recommending that the Planning Commission adopt the proposed resolution denying the applicant's appeal of the Director's decision.

Commissioners sought clarification of the Crystal Ballroom application for adult day care. Staff replied that no permits were obtained so the Conditional Use Permit for the use expired.

Mr. Michael TERZIBACHIAN, the applicant, requested additional time. He submitted binders to the Planning Commissioners (reviewed by City Attorney), and addressed existing day care centers in El Cajon and over-concentration concerns. He referred to binder materials which included site plan with allocated parking spaces, and a proposed traffic circulation plan which would also utilize shuttle service to transport patients.

Ms. Lula SHAMOUN, an operator of another adult day care, said that she was opposed and urged Commission not to approve the appeal.

Mr. Lynn McDOUGAL urged that the appeal be approved.

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

Discussion ensued among commissioners over amount of adult care centers in the city, better use of the facility as it is at the gateway to downtown area, and how centers use city services including ambulance services. Commissioners contemplated continuing this matter to a future meeting so that staff could review the proposed traffic circulation plan.

Motion was made by CIRCO, seconded by SOTTILE, adopt the Resolution approving the appeal of the denial of the Director's decision of Minor Use Permit No. 4, adding a condition that a traffic circulation plan be approved by the City's Traffic Engineer, carried 4-1 (LONGORIA, no).

The appeal deadline is at 5 p.m., Friday, May 26, 2017. The resolution will be brought to the Planning Commission at its June 20, 2017 meeting for confirmation.


STAFF COMMUNICATIONS:

There were no items.

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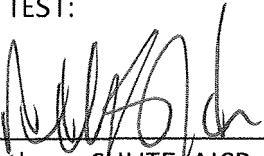
ADJOURNMENT:

Motion was made by MROZ, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 8:11 p.m. this 16th day of May until June 2, 2017; carried 5-0.



Darin MROZ, Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary