



MINUTES PLANNING COMMISSION MEETING June 20, 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
Dennis Davies, Deputy Director / Public Works
Dan PAVAO, Building and Fire Safety Official
Melissa DEVINE, Senior Planner
Mario SANCHEZ, City Traffic Engineer
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., Monday, July 3, 2017, as City Hall will be closed on Friday, June 30, 2017.

PUBLIC COMMENT:

No one spoke.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of May 16, 2017

Motion was made by SOTTILE, seconded by CIRCO, to adopt the minutes of the Planning Commission meeting of May 16, 2017; carried 5-0.

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	Hampton Inn Commercial Development
Request:	Adopt Specific Plan
CEQA Recommendation:	Addendum to Previously Adopted Mitigated Negative Declaration
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Specific Plan (SP) No. 530
Location:	100 Fletcher Parkway, Northeast Corner of North Magnolia Avenue and Fletcher Parkway
Applicant:	Brixton Fletcher, LLC.
Project Planner:	Melissa Devine, 619-441-1773, mdevine@cityofelcajon.us .
City Council Hearing Required?	Yes July 11, 2017
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolution in order recommending City Council APPROVAL of the Addendum to the previously certified Mitigated Negative Declaration3. MOVE to adopt the next resolution in order recommending City Council APPROVAL of the proposed specific plan

DEVINE summarized the agenda report in a PowerPoint and noted that due to an omission on the online version, page 2 was missing from the resolution recommending approval of the Addendum of the Final Mitigated Negative Declaration. A complete copy of the resolution was presented to Planning Commissioners, staff and the applicants before the meeting.

Mr. Paul PRELLWITZ, representing Brixton Capital, noted that they are developing the In-N-Out and the B and C Buildings, which has received some interest from restaurants. He noted that they would have an onsite property manager to handle any issues.

Mr. Robert TUTTLE, from Robert F. Tuttle Architect, architect for the Hampton Inn. He responded to a query that the air conditioning units will be incorporated into the building through a vertipad units adjoining the windows.

Ms. Katie SANCHEZ, representing In-N-Out Burger, addressed traffic circulation and parking.

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

LONGORIA had concerns with the proposed sign program on the street facing faces on Buildings B and C on Fletcher Parkway. Commissioners noted that signage is needed for the businesses.

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

PRELLWITZ re-approached the podium and noted that the tenants they are trying to attract are national reputable companies.

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

Commissioners praised the high quality of the project and welcomed the addition of Hampton Inn and In-N-Out to El Cajon. Discussion ensued over traffic circulation during peak hours at the In-N-Out Restaurant, driveway access from Fletcher Parkway, traffic circulation, frontage signage on buildings.

Motion was made by SOTTILE, seconded by MROZ, to adopt the Resolution in order RECOMMENDING CITY COUNCIL APPROVAL of a California Environmental Quality Act (CEQA) Addendum to a Final Mitigated Negative Declaration for proposed Specific Plan No. 530 and adopt the next Resolution in order RECOMMENDING CITY COUNCIL APPROVAL of proposed Specific Plan No. 530 for a hotel and commercial development at the northeast corner of Fletcher Parkway and North Magnolia Avenue in the C-R (Regional Commercial) zone; APN Nos. 483-071-53 and 483-072-52; General Plan Designation: Regional Commercial (RC); carried 5-0.

[A recess was called at 8:05 p.m. and the meeting resumed at 8:09 p.m.]

Agenda Item:	3
Project Name:	Revocation of Conditional Use Permit (CUP) No. 1638
Request:	Revoke the CUP authorizing towing operations and impound yards
CEQA Recommendation:	Not subject to CEQA
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Revocation of Conditional Use Permit (CUP) No. 1638
Location:	1101 & 1105 North Marshall Avenue
Applicant:	Community Development Department
Project Planner:	Melissa Devine, 619.441.1773, mdevine@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING proposed revocation of CUP No. 1638.

DEVINE summarized the agenda report in a PowerPoint, plus she added that she, the Building and Fire Safety Official, and Storm Water representative did a site visit earlier in the day. She informed that some issues were corrected, while many violations remain. She emphasized that they were denied access to inspect one of the buildings. She noted that staff is recommending revocation of the CUP.

In response to question from Chair, DEVINE replied that the applicant requested staff grant an extension of time after the time period elapsed, but only the Planning Commission could grant that extension.

Mr. Chuck STURROCK, one of owners of C & D Towing, noted that when they moved in the property was in bad condition. He apologized for violations and delays. He gave commitment to finish the requirements. He noted there is no more auto repair.

LONGORIA noted her sadness that she recalled the Planning Commission meeting, where STURROCK accepted the conditions of approval and now there are violations. In reply to CIRCO, STURROCK noted that minor issues could be completed within two months, but Building Code requirements would require about six months.

Mr. Rudy MIKHA who is the property owner. The containers have been removed from property. They have completed many conditions, and added new fencing, walls, landscaping. He requested additional time to complete the remainder of conditions.

In response to Commissioners, MIKHA did not know that the no auto auction sales condition. DEVINE noted that there was a condition in the initial resolution. He also responded to queries of delays on completing various conditions. LONGORIA noted her concern regarding code violations.

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

Commissioners discussed the violations and non-compliance with the conditions of approval and urged that the conditional use permit be revoked.

Motion was made by SOTTILE, seconded by MROZ, to adopt the next Resolution in order REVOKING Conditional Use Permit No. 1638 which authorized towing operations and impound use in the M (Manufacturing) Zone; APN: 482-121-24, General Plan Designation: Industrial Park (IP), carried 5-0.

The appeal deadline is at 5 p.m., Monday, July 3, 2017.

Agenda Item:	4
Project Name:	Avocado Avenue Road Conditions
Request:	Discuss report
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	Take in public input and provide direction
Project Number(s):	NA
Location:	Avocado Avenue between Chase Avenue and the southerly end of the Vons Shopping Center
Applicant:	City of El Cajon
Project Planner:	Anthony Shute, tonys@cityofelcajon.us , 619-441-1742
City Council Hearing Required?	Yes

Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. Consider Avocado Avenue conditions and provide direction.
-----------------------------	---

SANCHEZ summarized the agenda report in a PowerPoint.

[Before the meeting began, Mr. George GLOVER submitted a Speaker Card and provided some materials which were forwarded to Planning Commissioners and staff, after review and acceptance by the City Attorney. Before the item was called, GLOVER informed the Administrative Secretary that he had to leave as he had to close his business.]

Commissioners discussed existing road conditions and options to improve traffic flow and reduce left-hand turn movements.

STAFF COMMUNICATIONS:

SHUTE said that the adult daycare project at 456 North Magnolia that was approved at the May 16, 2017 meeting, was appealed to the City Council meeting on June 13, 2017, and the Council continued it to the July 11, 2017 meeting, so the applicant could submit a traffic management plan.

SHUTE, in response to a Commissioner's inquiry, replied that Mr. Ray KAJAJI, owner of the 1278 Oakdale project that was approved by the Planning Commission and City Council earlier in the year, died two weeks ago in a head-on collision.

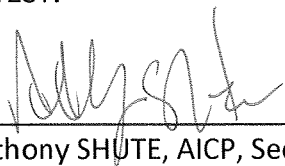
ADJOURNMENT:

Motion was made by MROZ , seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 9:21 p.m. this 20th day of June until July 18, 2017; carried 5-0.



Darrin MROZ, Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary