



## MINUTES PLANNING COMMISSION MEETING April 17, 2018

*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, Chair  
Paul CIRCO, Vice Chair  
Veronica LONGORIA  
Anthony SOTTILE  
Jerry TURCHIN

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Anthony SHUTE, Director / Planning Commission Secretary  
Yazmin ARELLANO, City Engineer, Deputy Director of Public Works  
Barbara LUCK, City Attorney  
Melissa DEVINE, Senior Planner  
Alfonso CAMACHO, Assistant Planner  
Spencer HAYES, Assistant Planner  
Ron Luis VALLES, Administrative Secretary

Chair MROZ explained the mission of the Planning Commission.

**PUBLIC COMMENT:**

Mr. Steve FERGUSON expressed concerns about Casino Connection's customer parking demands and their intrusion into adjacent residential streets. The Planning Commission requested staff review permit conditions, if any, and access on-street parking conditions.

**CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of March 20, 2018</b>

Motion was made by CIRCO, seconded by MROZ, to approve the March 20, 2018 minutes; carried 5-0.

**PUBLIC HEARING ITEMS:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Little Big Burger</b>
<b>Request:</b>	<b>Establish on-site beer and wine sales at an existing restaurant</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit No. 2245
<b>Location:</b>	949 Parkway Plaza
<b>Applicant:</b>	LBB One, LLC dba Little Big Burger; (760) 966-3000; DJ@hootwinc.com
<b>Project Planner:</b>	Spencer Hayes, 619-441-1656, <a href="mailto:shayes@cityofelcajon.us">shayes@cityofelcajon.us</a>
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING CUP No. 2245, subject to conditions

HAYES summarized the agenda report in a PowerPoint presentation.

Mr. Steven RAWLINGS, representing Little Big Burger, noted that they are pleased to be in El Cajon, and accepted the conditions of approval.

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

Commissioners addressed location of business and crime rates in the area.

Motion was made by SOTTILE, seconded by TURCHIN, to adopt the next Resolution in order approving Conditional Use Permit No. 2245, subject to conditions; carried 5-0.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Peach Ave Condominium Conversion</b>
<b>Request:</b>	<b>Convert two existing detached residences to a common-interest subdivision for homeownership</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Planned Unit Development (PUD) No. 349; Tentative Parcel Map (TPM) No. 662
<b>Location:</b>	1350 Peach Avenue
<b>Applicant:</b>	McNew Family Trust and Keach Troy Family Trust (Linda Keach); 619.337.5463
<b>Project Planner:</b>	Alfonso Camacho, 619-441-1782, <a href="mailto:acamacho@cityofelcajon.us">acamacho@cityofelcajon.us</a>
<b>City Council Hearing Required?</b>	Yes   May 8, 2018

<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 PUD No. 349 and TPM No. 662, subject to conditions</li> </ol>
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CAMACHO summarized the agenda report in a PowerPoint presentation, and emphasized improvements that have been completed, and noted other items that are included under conditions of approval.

Ms. Linda KEACH, the applicant, accepted all conditions of approval.

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

Motion was made by CIRCO, seconded by LONGORIA, to adopt the next Resolutions in order recommending City Council approval of Planned Unit Development (PUD) No. 349; and Tentative Parcel Map (TPM) No. 662; carried 5-0.

[Mr. Jerry TURCHIN recused himself from the next item, the Transit District Specific Plan, due to a conflict of interest regarding properties owned in the district. He left the Council Chambers at 7:42 p.m.]

<b>Agenda Item:</b>	<b>4</b>
<b>Project Name:</b>	<b>Transit District Specific Plan</b>
<b>Request:</b>	<b>New Specific Plan</b>
<b>CEQA Recommendation:</b>	<b>Environmental Impact Report (EIR) No. 90</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
Project Number(s):	General Plan Amendment No. 2017-04 Specific Plan No. 531 Zone Reclassification No. 2328 Environmental Impact Report No. 90
Location:	Area Surrounding the El Cajon Transit Station
Applicant:	City of El Cajon – Planning
Project Planner:	Melissa Devine, 619.441.1773, <a href="mailto:mdevine@cityofelcajon.us">mdevine@cityofelcajon.us</a>
City Council Hearing Required?	Yes   May 8, 2018
Recommended Actions:	<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 EIR No. 90, GPA No. 2017-04, SP No. 531, and ZR No. 2328</li> </ol>

DEVINE summarized the agenda report in a PowerPoint presentation.

Ms. Carol LEWIS, voiced support for social equality of transit, bike riding, and housing opportunities.

Ms. Andrea ROSATI, representing Sunroad Enterprises / BMW Dealership in El Cajon, was in favor of the plan, but noted concerns over residential next to the dealership, roundabouts, and driveway access for delivery trucks and customers. SHUTE noted that the existing driveways and on-street parking will not be removed.

Mr. Tom DERUSSEAU, favored the plan.

Ms. Davina KEDDO, favored the plan, and liked the use of trees, buses and bikes in the plan.

Mr. Michael McSWEENEY, representing the Building Industry Association, supported the plan and was amazed with growth in El Cajon for last 10 years. He noted that the Transit District could be transformed to resemble San Diego's Little Italy area.

Mr. Mohammed TUAMA, spoke in support of the proposed plan. He liked mobility options, traffic calming, bike lanes, and mixed uses.

Ms. Dina POLUS, supported the plan and said the streetscape will increase walkability.

Mr. Todd MITCHELL, spoke in favor of the plan. He noted that staff should consider pedestrians and traffic from Grossmont High School. He emphasized high amount of jaywalking near the trolley station.

Mr. Henry GUERRERO, spoke in favor; however, noted that the city should consider the homeless in the area, and provide restrooms and access to drinking water.

Ms. Paula FRIEGA spoke in favor but voiced traffic concerns at the Chase Avenue/El Cajon Blvd. exit off of Interstate 8 Eastbound. She noted the roundabouts and reduction in traffic lanes, will have more drivers avoid El Cajon Blvd. and increase traffic on Chase Avenue.

Mr. Steve FERGUSON spoke in support.

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

Commissioners liked the plan and noted that it is market driven with no restrictions on businesses. They commended staffs' work on the plan, and also praised community and public input during the workshops.

Motion was made by LONGORIA, seconded by MROZ, to adopt the next Resolutions in order recommending City Council approval of Environmental Impact Report (EIR) No. 90; General Plan Amendment (GPA) No. 2017-04; Specific Plan (SP) No. 531; and Zone Reclassification (ZR) No. 2328; carried 4-0.

[A recess was called at 9:04 p.m. Commissioner TURCHIN returned to Council Chambers, and the meeting resumed at 9:09 p.m.]

<b>Agenda Item:</b>	5
<b>Project Name:</b>	Appeal of Director's Decision
<b>Request:</b>	Approve appeal of director's decision denying health adult day care facility
<b>CEQA Recommendation:</b>	Exempt
<b>STAFF RECOMMENDATION:</b>	DENY
<b>Project Number(s):</b>	Amendment to Minor Use Permit No. 4
<b>Location:</b>	456 North Magnolia Avenue
<b>Applicant:</b>	Mike Terzibachian
<b>Project Planner:</b>	Alfonso Camacho, 619-441-1782, <a href="mailto:acamacho@cityofelcajon.us">acamacho@cityofelcajon.us</a>
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	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 presentation.

Mr. Mike TERZIBACHIAN, the applicant, spoke in favor. He stated has been working with various state agencies, in addition to City staff to address proximity to other health care centers and occupancy concerns. He said that he passed the State's pre-screening process. [TERZIBACHIAN presented an email from the California Department on Aging, which was distributed to Commissioners and staff.] He urged the Commission to approve the health care center.

Mr. Hal MANSOUR, Director of Magnolia Center, spoke in opposition and cited increase need on public services, and safety concerns for pedestrians and vehicles in the alley way.

Mr. Carmen GUERRERA, property owner of Babylon Palace, spoke in favor and noted that there is ample parking.

Mr. Dany RAHEEM, who manages the adjoining business, Crystal Ballroom, noted an overflow of traffic to alley.

Ms. Tania JAJO, voiced opposition to the applicant's appeal and noted that the proposed patient load would require many shuttles, which would increase traffic and parking.

Ms. Lula SHAMOUN, owner of an adult health care business, voiced her opposition and addressed traffic concerns and emergency access through alley.

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

LONGORIA noted an overuse of public services. TURCHIN cited parking concerns. SOTTILE did not support approving an adult health care center and emphasized it is not a right fit for area. CIRCO concurred.

Motion was made by MROZ, seconded by CIRCO, to adopt the next Resolution in order DENYING the appeal of the Director’s Decision of Amendment to Minor Use Permit No. 4; carried 5-0.

The appeal deadline will end at 5:00 p.m., on Friday, April 27, 2018.

<b>Agenda Item:</b>	<b>6</b>
<b>Project Name:</b>	<b>Main Street Mixed-Use Extension of Time</b>
<b>Request:</b>	<b>Extend approval period for one year</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
Project Number(s):	Conditional Use Permit (CUP) No. 2228
Location:	101 East Main Street
Applicant:	Main Street Ventures LLC (Raad Kouza)
Project Planner:	Melissa Devine, 619.441.1773, <a href="mailto:mdevine@cityofelcajon.us">mdevine@cityofelcajon.us</a>
City Council Hearing Required?	No
Recommended Actions:	1. MOVE to adopt the next resolution in order approving the extension of time for CUP No. 2228

SHUTE summarized the agenda report.

No one spoke in favor or in opposition.

Motion was made by CIRCO, seconded by LONGORIA, to adopt the next Resolution in order approving the extension of time for Conditional Use Permit No. 2228; carried 5-0.

**ELECTION OF OFFICERS:**

Motion was made by SOTTILE, seconded by MROZ, to elect Paul CIRCO as Chairman; carried 5-0.

Motion was made by CIRCO, seconded by TURCHIN, to elect Anthony SOTTILE as Vice Chairman; carried 5-0.

**STAFF COMMUNICATIONS:**

In Director’s Report, SHUTE provided updates on various projects in the City including South Magnolia, and Bella Terrazza.

**ADJOURNMENT:**

Motion was made by CIRCO, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 9:57 p.m. this 17th day of April 2018 until May 1, 2018; carried 5-0.

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Paul Circo  
Paul CIRCO, Chair

ATTEST:

Anthony Shute  
Anthony SHUTE, AICP, Secretary