



MINUTES

PLANNING COMMISSION MEETING

May 5, 2015

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
 Anthony SOTTILE

COMMISSIONERS ABSENT: Luis HERNANDEZ
 Jerry TURCHIN

STAFF PRESENT: Anthony SHUTE, Planning Manager / Planning Commission Secretary
 Barbara LUCK, Assistant City Attorney
 Melissa DEVINE, Senior Planner
 Patricia HAMILTON, Secretary

Mroz explained the mission of the Planning Commission.

CONSENT CALENDAR

Planning Commission Minutes

Motion was made by CIRCO, seconded by SOTTILE, to adopt the minutes of the Planning Commission meeting of April 21, 2015; carried 3-0.

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Fountain Liquor expansion
Request:	Increase size of existing liquor store and reduce the number of motel rooms in an existing commercial building.
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Amendment of Conditional Use Permit No. 256
Location:	581 North Mollison Avenue
Applicant:	Fountain Liquor (Amir Habib); 619.442.9557
Project Planner:	Melissa Devine; 619.441.1773; medvine@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order approving

	proposed Amendment of Conditional Use Permit No. 256, subject to conditions
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DEVINE summarized the agenda report in a PowerPoint presentation.

MROZ opened the public hearing and invited any speakers to the podium.

Victor VILAPLANA, representing the applicant, approached the podium. He requested a two week continuance in order to address floor plan changes and the parking ratio, and advised that the owner was not aware of the expansion, since it was completed prior to his ownership of the property.

DEVINE noted that staff became aware of the proposed changes within the last two days prior to the meeting and any modification or changes would require further review to verify they meet City standards. She added that staff has been working with the applicant since the end of 2014 to develop a workable site plan. This is the first request for a continuance on this project.

In answer to SOTTILE, VILAPLANA said the area to be converted for groceries would be in the interior. He added that they can modify the space without the requirement for additional parking, or with possibly only the addition of one space, but do need time to determine the feasibility.

SHUTE added this project has been in the works since November, 2014 due to a Code Enforcement case. He said the possibility would be high that staff would return with a recommendation to deny if a future site plan shows over 1,000 square feet of retail space. The City would not be willing to support an expansion for the sale of alcohol.

VILAPLANA answered that the expansion of retail area would be devoted to groceries.

Jeff ARVAN, Police Department, spoke next. The site borders on a high crime area and the Police Department would not agree to any expansion.

SHUTE mentioned the original approval of the 1,000 square feet included storage and cooler space.

Amir HABIB, applicant, spoke next. He mentioned that he had problems in the past with the motel and has been working hard the past few months to complete all conditions. The service calls to the Police Department have reduced significantly. He would like the opportunity to continue the hearing and submit new plans by Thursday for consideration of the Planning Commission.

Motion was made by SOTTILE, seconded by CIRCO, to close the public hearing; carried 3-0.

After some discussion by the Commissioners regarding the total amount of square footage to be allowed in the store and for what use, it was determined to reopen the public hearing.

VILAPLANA explained that the additional 760 square feet would not be entirely for the sale of liquor.

George OAKES, spoke next. He said the zoning of general commercial does allow for the general sales of retail, thereby the additional square footage would be where the frozen foods, cooler, etc. would be located. The alcohol display area is less than 500 square feet.

DEVINE added the 1,000 square feet store is based on gross floor area, not shelve space.

Motion was made by MROZ, seconded by SOTTILE, to close the public hearing; carried 3-0.

Motion was made by SOTTILE, seconded by CIRCO, to adopt the next resolution in order approving proposed Amendment of Conditional Use Permit No. 256, with conditions; carried 3-0.

The appeal period for this item ends on Friday, May 15, 2015 at 5:00 p.m.

ADJOURNMENT

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 7:40 p.m. this 5th day of May until May 19, 2015, at 7:00 p.m.; carried 3-0.

Darrin J MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary