



MINUTES

PLANNING COMMISSION MEETING

June 16, 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
 Luis HERNANDEZ
 Anthony SOTTILE
 Jerry TURCHIN

COMMISSIONERS ABSENT: None

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

MROZ explained the mission of the Planning Commission.

CONSENT CALENDAR

Planning Commission Minutes

Motion was made by MROZ, seconded by CIRCO, to adopt the minutes of the Planning Commission meeting of June 2, 2015; carried 4-1 (Mroz abstained)

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Calco Beer and Wine
Request:	Add off-sale beer and wine sales
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Amendment of Conditional Use Permit No. 444
Location:	2410 Fletcher Parkway
Applicant:	Calco Petroleum, Inc. (Victor Daniel); ramcopetroleum@yahoo.com; 619.654.4286
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 approving proposed Amendment of Conditional Use Permit No. 444, subject to conditions
-----------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

CORDOVA summarized the agenda report in a PowerPoint presentation.

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

Melinda FREESE, spoke first. She owns the home at 652 Garfield, which is next door to the project, and currently rents out the property. There is a 20-foot SDG&E easement between her property and the gas station consisting of an asphalt path which is used by pedestrians and children going back and forth to school. The addition of alcohol sales at this service station could cause people to use the path to drink, loiter and sleep. There is currently The Bottle Shop directly across the street from this gas station, and one block east is a 7-eleven Store that sells beer and wine. She also sought clarification of the code where it states there must be a 600-foot separation from residences by those stores that sell alcohol.

TURCHIN confirmed with CORDOVA that if crime were to increase, a CUP could be revoked.

SHUTE added in answer to SOTTILE, The Bottle Shop is a liquor store and deli, and there are three stores that sell alcohol in the area: Bottle Shop, 7-Eleven and Haggan grocery.

Katherine WEBB spoke next in opposition of the project. She said the idea of selling alcohol at a service station is a dangerous combination, and asked why the applicant cannot wait until he secures his license first.

Victor DANIEL, President of Calco. He purchased the property and invested in the building and the business and thanked those in the community for their support. He found a license in a high-crime area in El Cajon and plans to transfer to his business. During his business career, he has never sold to minors and has procedures in place to test all employees prior to employment in the procedures of alcohol sales prior to their employment. Currently, this station is in a low-crime area.

SOTTILE confirmed with DANIEL that he was aware of the 10% limitation of display area for alcohol sales only.

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

MROZ asked if the license could be reestablished in a high-crime area.

LUCK advised that the issue of the license was not under review by the Commissioners since it does not apply to the land use.

SHUTE responded to a previous question and added that convenience stores with 10% or less of alcohol display or of 10,000 square feet and larger are exempt from the spatial requirements. There are currently 79 locations in El Cajon that sell alcohol, and with the granting of this CUP there would still be 79 stores.

HERNANDEZ said there are currently plenty of stores selling alcohol in the area for the convenience of the community. This location is too close to a residential area and he was in opposition to granting the CUP.

CORDOVA added the applicant would have one year to secure the license after approval of the CUP. If he is not able to obtain the license, the CUP would become null and void.

SOTTILE mentioned that the reason for the deemed approved Ordinance was to help clean up El Cajon relative to alcohol sales. This request does meet these standards.

CIRCO added the applicant is finding a license from an over-concentrated area and this CUP has tighter conditions that those covered by the deemed approved status. The City can investigate the business at any time and has the power to revoke, if necessary.

Motion was made by MROZ, seconded by TURCHIN, to adopt the next resolution in order APPROVING Amendment of Conditional Use Permit No. 444, subject to conditions; carried 4-1 (Hernandez opposed).

The appeal period for this item ends on Friday, June 26, 2015 at 5:00 p.m.

CIRCO recused himself prior to the next agenda item and left the room.

Agenda Item:	3
Project Name:	Verizon Wireless at Shadow Mountain
Request:	New wireless telecommunications facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2194
Location:	2075 East Madison Avenue
Applicant:	Verizon Wireless c/o M&M Telecom, Inc. (Lisa Mercurio); 858.248.2461
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 approving proposed Conditional Use Permit No. 2194, subject to conditions

CORDOVA summarized the agenda report in a PowerPoint presentation.

MROZ opened the public hearing. There were no public speakers on this agenda item.

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

Motion was made by SOTTILE, seconded by HERNANDEZ, to adopt the next resolution in order APPROVING Conditional Use Permit No. 2194, subject to conditions; carried 5-0.

The appeal period for this item ends on Friday, June 26, 2015 at 5:00 p.m.

CIRCO returned to Chambers.

Agenda Item:	4
Project Name:	Kia Sales Lot Expansion
Request:	Expand the vehicle sales area of the existing automobile dealership
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amendment of Conditional use Permit No. 1383
Location:	572 North Johnson Avenue
Applicant:	JKC El Cajon, LLC (John P. Kiefer)
Project Planner:	Melissa Devine; 619.441.1773; medvine@cityofelcajon.us
City Council Hearing Required?	Yes July 14, 2015
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 of Conditional Use Permit No. 1381, subject to conditions

DEVINE summarized the agenda report in a PowerPoint presentation.

HERNENDEZ asked staff if there was a fence proposed along North Johnson Avenue.

DEVINE answered no fence was proposed.

CIRCO asked the number of cars proposed for the display area.

DEVINE answered the site must provide 1,000 square feet of parking for the display area.

SHUTE added fire access must also be accommodated on the site.

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

William FISCHBECK, represented the property owner and thanked staff for their assistance with this project. All business will be conducted on the property on the east side of North Johnson Avenue.

Joel WAYMIRE, engineer for the project, discussed the site layout and added the site would be paved and meet all conditions as recommended by the City.

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

SOTTILE thanked Chris GEORGE for his work in the expansion of the business and added it would be a great improvement in the City of El Cajon.

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the next resolution in order recommending City Council approval of proposed Amendment of Conditional Use Permit No. 1383, subject to conditions; carried 5-0.

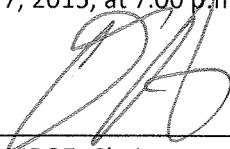
The appeal period for this item ends on Friday, June 26, 2015 at 5:00 p.m.

STAFF COMMUNICATIONS

DEVINE outlined the upcoming Housing Element program to rezone properties consistent with the General Plan which is tentatively scheduled to go before the Planning Commission on September 15, 2015. Notices went out to 28 property owners advising them that their property had been identified for potential rezoning. So far, staff has received 15 calls in response to the notifications.

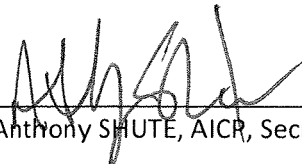
ADJOURNMENT

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:20 p.m. this 2nd day of June until July 7, 2015, at 7:00 p.m.; carried 5-0.



Darrin MROZ, Chairman

ATTEST:



Anthony SHUTE, AICR, Secretary