



MINUTES

PLANNING COMMISSION MEETING

January 5, 2016

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
 Jerry TURCHIN

COMMISSIONERS ABSENT: Luis HERNANDEZ

STAFF PRESENT: Anthony SHUTE, Deputy Director / Planning Commission Secretary
 Barbara LUCK, Assistant City Attorney
 Patricia Hamilton, Secretary

MROZ explained the mission of the Planning Commission.

CONSENT CALENDAR

Planning Commission Minutes

Motion was made by CIRCO, seconded by MROZ, to adopt the minutes of the Planning Commission meeting of December 1, 2015; carried 4-0.

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Mercedes-Benz El Cajon
Request:	Rezone portion of site from M to C-M, and develop new automobile dealership by specific plan
CEQA Recommendation:	Exempt – Section 15332 (In-fill Development)
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Zone Reclassification No. 2312 and Specific Plan No. 528
Location:	584 North Marshall Avenue
Applicant:	Omemor Automotive Group (R.J. Romero), rj@oremorautomotivegroup.net , 714.832.3111
Project Planner:	Anthony Shute, tonys@cityofelcajon.us , 619.441.1742
City Council Hearing Required?	Yes January 12, 2016
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of proposed CEQA exemption, Zone Reclassification No. 2312 and Specific Plan No. 528, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

TURCHIN voiced concerns of vehicle testing in the adjacent residential neighborhood and asked the height of the sign.

SHUTE advised that only a right turn on Wagner will be allowed for service and test drives. Also, the sign is measured from grade.

MROZ opened the public hearing.

Gary WHITFIELD, architect for the project approached the podium and answered questions from the Commissioners. He mentioned that the Mercedes project has been going on a while due to the original applicant backing out. The design of the dealership is unique and incorporates Mercedes-Benz design elements.

Bill FISCHBECK, attorney, spoke next. He outlined the ownership of the property.

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

SHUTE added that there were three contacts from the public prior to the meeting and none expressed opposition.

CIRCO asked if any additional traffic control was proposed on Wagner Drive.

SHUTE answered the Traffic Engineer advised that no additional controls were required. Also, there were no turning or queue problems identified as well on Wagner or Marshall.

All Commissioners expressed support of the project and its design elements.

Motion was made by SOTTILE, seconded by CIRCO, to adopt the next resolutions in order recommending City Council approval of proposed CEQA exemption, Zone Reclassification No. 2312 and Specific Plan No. 528, subject to conditions; carried 4-0.

Agenda Item:	3
Project Name:	Administrative Decisions Biannual Report
STAFF RECOMMENDATION:	ACCEPT REPORT
Recommended Actions:	1. Discuss the administrative decisions report; and, 2. ACCEPT report.

SHUTE summarized the biannual report, which the Commissioners then unanimously accepted.

STAFF COMMUNICATIONS - Turchin & Circo scheduled to attend the Commissioner's academy.

ADJOURNMENT

Motion was made by MROZ, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 7:40 p.m. this 5th day of January until January 19, 2016, at 7:00 p.m.; carried 4-0.

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary