



MINUTES

PLANNING COMMISSION MEETING

July 15, 2014

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: Paul CIRCO, Chairman
 Darrin MROZ, Vice Chairman
 Adel DANKHA
 Anthony SOTTILE

COMMISSIONERS ABSENT: Luis HERNANDEZ

STAFF PRESENT: Anthony Shute, Planning Manager / Planning Commission Secretary
 Barbara LUCK, Assistant City Attorney
 Patricia HAMILTON, Secretary

CIRCO explained the mission of the Planning Commission and asked if anyone would like to speak on a non-agenda item.

John FLANAGAN, Armortech Security, approached the podium. He heard the City was pursuing additional patrol security, especially around the motels, and asked to be considered.

SHUTE advised to contact the Planning Division for further direction.

CONSENT CALENDAR

Motion was made by MROZ, seconded by DANKHA, to adopt the minutes of the Planning Commission meeting of July 1, 2014; carried 4-0.

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Electronic Vapor Devices, Vapor Inhalation Substances, and Hookah
Request:	Consider new regulations addressing electronic vapor devices, inhalation substances and hookah, including provisions for the allowance of electronic vapor lounges

CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amendment of Zoning Code No. 426
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Anthony Shute, AICP
City Council Hearing Required?	Yes July 22, 2014
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 Zoning Code Amendment No. 426

SHUTE summarized the agenda report in a PowerPoint presentation.

In answer to the Commissioner's questions, SHUTE advised that existing restaurants could have the opportunity to have an outside section for the use of electronic vapor products with the approval of a minor conditional use permit.

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

Lorenzo HIGLEY, representing Communities Against Substance Abuse (CASA), spoke first. He thanked staff for their preparation of a comprehensive ordinance which was in compliance with the City Council's direction, in that they sought to equate the use of electronic vapor devices with tobacco. He provided a packet to the Commissioners outlining California's Smokefree Workplace Act and added that current State law prohibits smoking areas within 25 feet of school yards.

SOTTILE asked how many community meetings and City Council meetings he had attended, and did he have a feel as to how many allowed smoking outside.

HIGLEY answered he has attended many City Council meetings and found that most equate vaping to tobacco use.

Suhail ZAVARO, Doctor of Cardiology, spoke next. He supported a restrictive use of electronic vapor products.

MROZ asked his opinion on whether e-cigarettes help in kicking a smoking habit.

ZAVARA responded that tobacco use by any method is harmful to a person's health. Nicotine is extremely addictive and can be the cause of heart attacks. He expressed concerns that the proposed ordinance equated e-cigarettes to tobacco smoking, and it could allow for e-cigarette use outside.

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

CIRCO asked if the spatial separation on the tot lot law was addressed in the proposed ordinance.

SHUTE advised it is only referenced in Title 8. He added that staff wanted to include alternatives to the Commission and Council for their consideration to allow such use of vaping products.

MROZ confirmed with SHUTE, that if the ordinance was passed as proposed, any minor conditional use permit would require Planning Commission approval.

CIRCO asked the Commissioners if they felt that vaping was significantly different to tobacco in order to allow outdoor vapor use.

SOTTILE strongly believed the ordinance language should be uniform and consistent in the use of vaping devices and tobacco. It would be confusing for both businesses and customers to try to differentiate the various uses.

DANKHA was in agreement that any type of smoking, whether vaping or tobacco, should be addressed consistently.

SOTTILE requested a modification of the definition under “School.”

SHUTE advised the definition of “school” is consistent with the California Education Code and we would have no jurisdiction to change the definition, plus it would then not be consistent with the State code.

CIRCO confirmed the number of colleges in El Cajon.

SOTTILE added that many parents visit college campuses before a decision is made as to where their children may go and seeing hookah lounge smoking areas set up around campuses could be a major deciding factor in not considering that particular school.

After concurrence from fellow Commissioners, CIRCO requested staff to prepare a motion to include code amendments without recommending approval of outdoor vapor use areas.

SHUTE agreed that staff would leave the school definition and carry forward the Commission’s recommendation eliminating outdoor vapor use areas.

Motion was made by SOTTILE, seconded by CIRCO, to adopt the next resolution in order, with changes endorsed by the Commissioners, recommending City Council approval of Zoning Code Amendment No. 426; carried 4-0.

Agenda Item:	3
Project Name:	Amendment of Specific Plan No. 337
Request:	Delete a specific plan for joint-use parking
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	CONTINUE TO A DATE UNCERTAIN
Project Number(s):	Specific Plan No. 337
Location:	West side of Front Street at the western terminus of Palm Avenue
Applicant:	American Ice Inc., (Hani Toma); 619.466.0000; ice966@yahoo.com
Project Planner:	Eric Craig; 619.441.1782; ecraig@cityofelcajon.us
City Council Hearing Required?	Yes Noticed for July 22, 2014
Recommended Actions:	3. Conduct the public hearing; and 4. Receive public testimony; and 5. Continue the public hearing to a date uncertain

SHUTE recommended continuance of this agenda item.

Motion was made by CIRCO, seconded by MROZ, to continue the public hearing to a date uncertain; carried 4-0.

ADJOURNMENT

Motion was made by CIRCO, seconded by MROZ, to adjourn the meeting of the El Cajon Planning Commission at 7:55 p.m. this 15th day of July until August 5, 2014, at 7:00 p.m.; carried 4-0.

Paul CIRCO, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary