



## MINUTES

### PLANNING COMMISSION MEETING

**October 8, 2012**

*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 J. MROZ, Chairman  
Paul CIRCO, Vice Chairman  
Adel DANKHA  
Anthony SOTTILE

**COMMISSIONERS ABSENT:** Star BALES

**STAFF PRESENT:** Manjeet RANU, Planning Manager / Planning  
Commission Secretary  
Eric CRAIG, Assistant Planner  
Michael REID, Staff Attorney  
Ron Luis VALLES, Administrative Secretary

MROZ explained the mission of the Planning Commission.

#### **CONSENT CALENDAR**

Motion was made by CIRCO, seconded by DANKHA, to adopt the minutes of the Planning Commission meeting held on September 10, 2012; carried 4-0 (Bales, absent).

#### **PUBLIC HEARING ITEMS**

#### **AGENDA ITEM NO. 2 – CONDITIONAL USE PERMIT NO. 2165 – RECYCLE X LLC TREATMENT CENTER**

This was a public hearing on a request to establish a medical waste treatment facility. The subject property is addressed as 1463 Fayette Street. The Planning Commission also considered a proposed Negative Declaration.

APN: 482-140-54  
General Plan: Industrial Park (IP)  
Zoning: Manufacturing (M)  
Applicant: Recycle X LLC (Rob Trabucco) / 858.832.8770

Project Planner: Eric Craig / 619.441.1782  
Email: ecraig@cityofelcajon.us and include "CUP 2165" in Subject Line.

In a PowerPoint presentation, CRAIG summarized the staff report.

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

**Mr. William ROSENBAUM**, representing property owners on the northwest side of the proposed project, spoke in favor of the project. He had no objections.

**Mr. John GIBSON**, property owner of building across the subject property, had no objections and noted that the project is a good match for the area.

No other speakers approached the podium.

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

Discussion ensued from Commissioners and staff over the trash and recycling enclosure and its location. It was recommended that the public hearing be re-opened so that the applicant could answer those questions.

Motion was made by CIRCO, seconded by SOTTILE, to re-open the public hearing; carried 4-0 (Bales, absent).

**Mr. Rob TRABUCCO**, the applicant, informed that the trash enclosure would be located inside the building. Waste Management would pick up the recycled waste containers.

No other speakers addressed the Commission.

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

Staff recommended revising condition 1.e. in Resolution No. 10705 to read: "Depict trash and recycling areas inside the building, or depict a double-binned trash and recycling enclosure outside the building, pursuant to the requirements of the Zoning Ordinance and subject to approval of the Director of Community Development."

Motion was made by SOTTILE, seconded by MROZ, to adopt the proposed Resolution No. 10708, adopting the Negative Declaration for Conditional Use Permit No. 2165 to establish a medical waste treatment facility in an existing building in the Manufacturing (M) zone; subject to conditions; carried 4-0 (Bales, absent).

Motion was made by SOTTILE, seconded by CIRCO, to adopt the proposed Resolution No. 10705, modifying condition 1.e. to read: "Depict trash and recycling areas inside the building, or depict a double-binned trash and recycling enclosure outside the building,

pursuant to the requirements of the Zoning Ordinance and subject to approval of the Director of Community Development.”, approving Conditional Use Permit No. 2165 authorizing a medical waste treatment facility in the Manufacturing (M) zone, subject to conditions; carried 4-0 (Bales, absent).

The appeal period for this item ends at 5:30 p.m., Thursday, October 18, 2012.

**AGENDA ITEM NO. 3 – AMEND EL CAJON MUNICIPAL CODE TITLE 17 (ZONING) AND SPECIFIC PLAN 182 (DOWNTOWN)**

This was a public hearing workshop on proposed amendments to Title 17 (Zoning) of the El Cajon Municipal Code for the purpose of a technical cleanup, making clarifications and revising standards in the text of Title 17; allowing the keeping of chickens for personal food production; allowing for community gardens; establishing a process for administrative approval of minor amendments to entitlements; establishing design quality guidance; and amending Specific Plan 182 to provide more flexibility to accommodate signage to promote pedestrian activity downtown. No final action was taken at this meeting.

Applicant: City of El Cajon  
Project Planner: Eric Craig / 619.441.1782  
Email: ecraig@cityofelcajon.us

In a PowerPoint presentation, RANU summarized the following points in the staff report.

MROZ asked if there were any questions from the Commissioners.

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

**Ms. Lily SCHWORM** favored chickens and recommended allowing chickens in incidental paved areas and also allowing them in community gardens.

**Ms. Alicia TURNER** said that the minimum area per chicken in the run could be less than that in the draft ordinance, citing Department of Agriculture’s recommended figures.

Email correspondence was received objecting to allowing animated signs downtown.

Pertaining to Community Gardens, Substantial Conformance Review, Minor Amendments and Zoning Code Cleanup, no other public testimony was received.

Motion was made by SOTTILE, seconded by CIRCO, to close the public hearing; carried 4-0 (Bales, absent). Staff was directed to finalize the amendments and schedule a public hearing at the Planning Commission’s November 5, 2012, regular meeting for action.

This item is tentatively scheduled for the City Council meeting on December 11, 2012, at 7 p.m.

**OTHER ITEMS FOR CONSIDERATION**

**AGENDA ITEM NO. 4 – 2013 PLANNING COMMISSION MEETING SCHEDULE**

Motion was made by CIRCO, seconded by DANKHA, to approve the proposed 2013 Planning Commission meeting schedule as presented; carried 4-0 (Bales, absent).

**STAFF COMMUNICATIONS**

VALLES informed that DANKHA completed and received the Ethics Training Certificate. A copy will be forwarded to Human Resources Department.

RANU said that there will be no Planning Commission meeting on October 22, 2012, and the next meeting is scheduled for November 5, 2012, and 7 p.m.

**COMMISSIONER REPORTS/COMMENTS**

There were none.

**ADJOURNMENT**

Motion was made by CIRCO, seconded by DANKHA, to adjourn the meeting of the El Cajon Planning Commission at 8:13 p.m. this 8th day of October, 2012 until October 22, 2012, at 7:00 p.m.; carried 4-0 (Bales, absent).

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Darrin J. MROZ, Chairman

ATTEST:

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Manjeet RANU, AICP, Secretary