



# MINUTES

## PLANNING COMMISSION MEETING

### October 6, 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, Deputy Director / Planning Commission Secretary  
 Lorena Cordova, Associate Planner  
 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 MROZ, seconded by SOTTILE, to adopt the minutes of the Planning Commission meeting of September 15, 2015; carried 5-0.

**PUBLIC HEARING ITEMS**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Verizon Wireless at 880 N Mollison</b>
<b>Request:</b>	<b>Establish freestanding wireless communication facility</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2200
<b>Location:</b>	880 North Mollison Avenue
<b>Applicant:</b>	Verizon Wireless c/o M&M Telecom, Inc. (Lisa Mercurio); 858.248.2461
<b>Project Planner:</b>	Melissa Devine; 619.441.1773; mdevine@cityofelcajon.us

<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in adopting proposed Amendment of Conditional Use Permit No. 2200, subject to conditions</li> </ol>

SHUTE summarized the agenda report in a PowerPoint presentation.

MROZ opened the public hearing.

Lisa GOODMAN, representing Verizon, approached the podium to answer any questions.

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

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the next resolution in order approving Conditional Use Permit No. 2200, subject to conditions; carried 5-0.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Zoning Code Omnibus Update</b>
<b>Request:</b>	<b>Amendment of El Cajon Municipal Code Title 17 (Zoning) Zoning Code Omnibus Update</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL ADOPTION OF THE NEGATIVE DECLARATION AND APPROVAL OF THE ZONING CODE OMNIBUS AMENDMENT</b>
<b>Project Number(s):</b>	Amendment of Zoning Code No. 429
<b>Location:</b>	City Wide
<b>Applicant:</b>	El Cajon Planning Commission
<b>Project Planner:</b>	Lorena Cordova; 619.441.1539; lcordova@cityofelcajon.us
<b>City Council Hearing Required?</b>	Yes   October 27, 2015
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order recommending City Council approval of the Negative Declaration and Zoning Code Amendment No. 429</li> </ol>

CORDOVA summarized the agenda report in a PowerPoint presentation.

HERNANDEZ commented he saw no parking or aesthetics developmental requirements for food trucks.

SHUTE advised the food trucks are grouped with kiosks in the Code which have no specific related development standards.

SOTTILE asked if there were proposed changes to the adult entertainment use and what is the City's definition.

SHUTE responded there are no proposed changes and the use is defined in the Code, they are only allowed

in certain areas by conditional use permit.

TURCHIN asked if push cart vendors fall under the food truck regulations.

SHUTE answered they are not and that push cart vendors are regulated in a separate section of the Code.

CIRCO sought clarification on definition of recreation facilities.

SHUTE responded non-profit establishments such as the Boys and Girls Club do not fall under this proposed change. Privately operated recreation centers like indoor sports facilities could apply and be processed as a minor use permit.

MROZ opened the public hearing and no one was present to speak.

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

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the next resolutions in order recommending City Council approval of Amendment of Zoning Code No. 426; carried 5-0.

4. OTHER ITEMS FOR CONSIDERATION

The Commissioners reviewed and approved the proposed 2016 Planning Commission meeting schedule.

5. STAFF COMMUNICATIONS

October is National Community Planning Month. There will be a reception sponsored by Planning on Tuesday, October 13, 2015 at 3:15 p.m. on the third floor of City Hall immediately following the City Council Proclamation.

**ADJOURNMENT**

Motion was made by MROZ, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 7:34 p.m. this 6th day of October until October 20, 2015, at 7:00 p.m.; carried 5-0.

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Darrin MROZ, Chairman

ATTEST:

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Anthony SHUTE, AICP, Secretary