



# MINUTES

## PLANNING COMMISSION MEETING

### February 7, 2017

*The meeting of the El Cajon Planning Commission was called to order at 7:01 p.m.*

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE**

**COMMISSIONERS PRESENT:** Darrin MROZ, Vice Chairman  
 Paul CIRCO  
 Jerry TURCHIN  
 Veronica LONGORIA

**COMMISSIONERS ABSENT:** Anthony SOTTILE, Chairman

**STAFF PRESENT:** Anthony SHUTE, Deputy Director / Planning Commission Secretary  
 Yazmin ARELLANO, Deputy Director of Public Works/City Engineer  
 Lorena CORDOVA, Associate Planner  
 Barbara LUCK, Assistant City Attorney  
 Ron Luis VALLES, Administrative Secretary

MROZ explained the mission of the Planning Commission.

**PUBLIC COMMENT:**

**CONSENT CALENDAR:**

|                     |  |
|---------------------|--|
| <b>Agenda Item:</b> | <b>1</b>   |
|                     | <b>Planning Commission minutes of January 17, 2017</b> |

Motion was made by CIRCO, seconded by LONGORIA, to adopt the minutes of the Planning Commission meeting of January 17, 2017; carried 4-0 (SOTTILE, absent).

**PUBLIC HEARING ITEMS:**

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| <b>Agenda Item:</b>          | <b>2</b>   |
| <b>Project Name:</b>         | <b>East County Crematorium</b>   |
| <b>Request:</b>              | <b>Crematorium and funeral services within an existing industrial building</b> |
| <b>CEQA Recommendation:</b>  | <b>Exempt</b>  |
| <b>STAFF RECOMMENDATION:</b> | <b>DENY</b>  |
| <b>Project Number(s):</b>    | <b>Conditional Use Permit No. 2236</b>   |
| <b>Location:</b>             | <b>1150-1168 North Marshall Avenue</b>   |

|                                       |   |
|---------------------------------------|---|
| <b>Applicant:</b>                     | East County Mortuary, Inc. (Robert Zakar);<br>robertzakar@yahoo.com; 619.654.7532   |
| <b>Project Planner:</b>               | Lorena Cordova; lcordova@cityofelcajon.us; 619.441.1539   |
| <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 order denying proposed Conditional Use Permit No. 2236.</li> </ol> |

CORDOVA summarized the agenda report in a PowerPoint presentation.

Mr. Robert ZAKAR, the applicant, spoke in support of the project. [He presented binders with technical materials and letters of commendation. The City Attorney accepted them and forwarded them to Commissioners.] He noted that most mortuaries outsource cremations, and that some families object to having their family members moved out of the area. He emphasized increased technology with crematoriums which have limited odor and emissions.

Mr. Brian STOUT, general manager of East County Mortuary, noted that he has been working with ZAKAR for over six years. He emphasized the distance of the closest crematorium which is over 50 miles away in Vista.

Mr. Michael BURWELL representing the American Crematory Equipment noted that the state Air Pollution Control District requires stringent testing of the equipment. He explained that there are safeguards through the two chamber process. In response to CIRCO, he explained that the machines have laser sensor in the exhaust that will shut down the machine if there is a malfunction.

Mr. Tim YOUSIF has used mortuary services from ZAKAR's firm. He spoke in favor.

Mr. Alfred ATALLAH noted his firm provided a valuable service in community.

Ms. Jan KELLY informed that ZAKAR is a strong supporter and volunteer of East County community and causes.

Mr. John ROOKS noted that ZAKAR provides emotional first aid for families.

Ms. Elly HARRIS praised ZAKAR for his integrity and working with families through their distress.

Mr. Wadie DEDDEH, spoke in favor of the applicant and supported the project.

Mr. Marco GARMO attested to ZAKAR's character and his support of law enforcement and the El Cajon community.

Ms. Angela CORTEZ-GUZMAN, noted that she owns her own crematorium in National City and supported that East County needs a crematorium. She emphasized that the industry is extremely regulated. In response to a Commissioner's question, she said that her firm does not offer any

third party cremations as her firm services her customers in the South Bay area.

[Mr. ZAKAR returned to the podium.] He noted that he would get two machines, one which would be for oversized or heavy-weight bodies. In response, he noted there were an increased number of cremations.

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

Commissioners shared concerns over limited parking, incompatibility with industrial/manufacturing zone and recommended other locations. CIRCO recommended continuance to allow staff and ZAKAR to find another location.

Motion was made by MROZ, seconded by TURCHIN, to adopt the next resolution in order denying the proposed Conditional Use Permit No. 2236; carried 3-1 (CIRCO, no; SOTTILE, absent).

The appeal date deadline is 5:00 p.m., Friday, February 17, 2017.

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| <b>Agenda Item:</b>                   | <b>3</b>   |
| <b>Project Name:</b>                  | <b>Zoning Code Update</b>  |
| <b>Request:</b>                       | <b>Initiate Zoning Code Amendment to align code with state law for accessory dwelling units and massage establishments.</b>  |
| <b>CEQA Recommendation:</b>           | <b>Exempt</b>  |
| <b>STAFF RECOMMENDATION:</b>          | <b>APPROVE</b>   |
| <b>Project Number(s):</b>             | Zoning Code Update No. 432   |
| <b>Location:</b>                      | City Wide  |
| <b>Applicant:</b>                     | El Cajon Planning Commission   |
| <b>Project Planner:</b>               | Lorena Cordova, <a href="mailto:lcordova@cityofelcajon.us">lcordova@cityofelcajon.us</a> ; 619-441-1539  |
| <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 initiating an amendment to the El Cajon Zoning Code</li> </ol> |

CORDOVA summarized the agenda report in a PowerPoint presentation.

Motion was made by MROZ, seconded by TURCHIN, to adopt the next resolution initiating Zoning Code Amendment to align code with state law for accessory dwelling units and massage establishments, carried 4-0 (SOTTILE, absent).

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| <b>Agenda Item:</b> | <b>4</b> |
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|------------------------------|--|
| <b>Project Name:</b>         | <b>Administrative Decisions Biannual Report</b>                          |
| <b>STAFF RECOMMENDATION:</b> | <b>ACCEPT REPORT</b>   |
| <b>Recommended Actions:</b>  | 1. Discuss the administrative decisions report; and,<br>2. ACCEPT report |

CORDOVA summarized the agenda report.

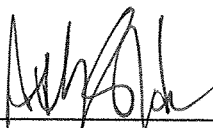
Motion was made by CIRCO, seconded by MROZ, to adopt the next resolution initiating Zoning Code Amendment to align code with state law for accessory dwelling units and massage establishments, carried 4-0 (SOTTILE, absent).

**ADJOURNMENT:**

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:56 p.m. this 7th day of February until February 21, 2017; carried 4-0 (SOTTILE, absent).

  
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 Anthony SOTTILE, Chairman

ATTEST:

  
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 Anthony Solute, AICP, Secretary