



MINUTES PLANNING COMMISSION MEETING September 5, 2017

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
Veronica LONGORIA
Anthony SOTTILE
Jerry TURCHIN

COMMISSIONERS ABSENT: Paul CIRCO, Vice Chairman

STAFF PRESENT: Anthony SHUTE, Director / Planning Commission Secretary
Alfonso CAMACHO, Assistant Planner
Randall SJOBLOM, Deputy City Attorney
Ron Luis VALLES, Administrative Secretary

Chairman MROZ explained the mission of the Planning Commission, and noted that the appeal date for items on this agenda is 5 p.m., Friday, September 15, 2017.

PUBLIC COMMENT:

No one spoke.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of August 15, 2017

Motion was made by SOTTILE, seconded by TURCHIN, to adopt the minutes of the Planning Commission meeting of August 15, 2017; carried 3-0 (CIRCO, absent, MROZ, abstained due to absence at meeting).

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	Al Azayem Restaurant # 2
Request:	Banquet hall services with on sale alcoholic beverages at an existing restaurant
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Amendment to Conditional Use Permit (CUP) No. 1449
Location:	1142 East Main Street
Applicant:	Eevin Zuhair; 619.715.9190
Project Planner:	Alfonso Camacho, 619-441-1782, acamacho@cityofelcajon.us.
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING Amendment to CUP No. 1449, subject to conditions

CAMACHO summarized the agenda report in a PowerPoint.

No one spoke in favor or opposition.

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

Commissioners had no questions.

Motion was made by SOTTILE, seconded by MROZ, to adopt the next Resolution in order APPROVING the Amendment to Conditional Use Permit No. 1449 to allow a banquet hall at an existing restaurant with on-sale alcohol in the C-G (General Commercial) zone; APN: 489-150-31; General Plan Designation: General Commercial; subject to conditions; carried 4-0 (CIRCO, absent).

The appeal deadline for this item is 5:00 p.m., Friday, September 15, 2017.

Agenda Item:	3
Project Name:	Personal Marijuana (Cannabis) Cultivation
Request:	Zoning Code Amendment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL OF THE ZONING CODE AMENDMENT
Project Number(s):	Zoning Code Amendment No. 434
Location:	Citywide
Applicant:	City of El Cajon

Project Planner:	Anthony Shute, tonys@cityofelcajon.us , 619-441-1742	
City Council Hearing Required?	Yes	September 26, 2017
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 the proposed Zoning Code Amendment 	

SHUTE summarized the agenda report in a PowerPoint.

No one spoke in favor or in opposition.

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

Commissioners discussed fines and process to enforce.

SHUTE explained that outdoor cultivation is currently prohibited under the Council's Urgency Ordinance, and would be prohibited under the proposed code amendment.

MROZ mentioned he appreciates the City's efforts about being proactive pertaining to impacts to the community.

Motion was made by LONGORIA, which received no second, to adopt the next Resolution in order RECOMMENDING CITY COUNCIL APPROVAL to amend Title 17 of the El Cajon Municipal Code to add a new Chapter, 17.243 "Personal Cultivation of Marijuana" to update the existing prohibition against all commercial marijuana activity, to reasonably regulate indoor personal cultivation consistent with state law, and to prohibit outdoor marijuana cultivation. [Since there was no second, the motion was not before this meeting.]

SOTTILE emphasized that "per day" be added to "per violation" in the recommended resolution.

Motion was made by SOTTILE, seconded by TURCHIN, to adopt the next Resolution in order RECOMMENDING CITY COUNCIL APPROVAL to amend Title 17 of the El Cajon Municipal Code to add a new Chapter, 17.243 "Personal Cultivation of Marijuana" to update the existing prohibition against all commercial marijuana activity, to reasonably regulate indoor personal cultivation consistent with state law, and to prohibit outdoor marijuana cultivation, and adding that "per day" be included; carried 4-0 (CIRCO, absent).

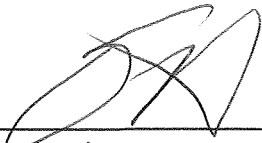
The City Council public hearing is scheduled for 7 p.m., Tuesday, September 26, 2017.

STAFF COMMUNICATIONS:

There was no report.

ADJOURNMENT:

Motion was made by MROZ, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 7:35 p.m. this 5th day of September until September 19, 2017; carried 4-0 (CIRCO, absent).



Darrin MROZ, Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary