



MINUTES PLANNING COMMISSION MEETING June 19, 2018

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: Paul CIRCO, Chair
Anthony SOTTILE, Vice Chair
Jerry TURCHIN

COMMISSIONERS ABSENT: Darrin MROZ
Veronica LONGORIA

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

Chair CIRCO explained the mission of the Planning Commission and meeting procedures. [Applicants were asked if they wanted a continuance to a future full Commission meeting, as two Commissioners were absent. Both applicants accepted that their item be heard tonight.]

[The order of the agenda items was changed with the El Pico application being the first public hearing item.]

PUBLIC COMMENT:

There was none.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of May 15, 2018

Motion was made by SOTTILE, seconded by TUCHIN, to approve the May 15, 2018 minutes; carried 3-0 (LONGORIA, MROZ, absent).

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	El Pico Drive Accessory Structure with Restroom
Request:	Build a detached structure with restroom
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2246
Location:	1861 El Pico Drive
Applicant:	Faron Ghafouri; 619-921-1478
Project Planner:	Alfonso Camacho, acamacho@cityofelcajon.us, 619.441.1782
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order, approving CUP No. 2246, subject to conditions

CAMACHO provided a PowerPoint presentation, and noted that staff recommended approval.

Motion was made by CIRCO, seconded by TURCHIN, to close the public hearing; carried 3-0 (LONGORIA, MROZ, absent).

Motion was made by CIRCO, seconded by TURCHIN, to adopt the next Resolution in order approving Conditional Use Permit No. 2246 to construct a detached accessory structure with restroom in the Residential Single-Family (RS-14) zone, APN: 481-272-14, General Plan Designation: Low Density Residential (LR), subject to conditions; carried 3-0 (LONGORIA, MROZ, absent).

The appeal deadline for this item will end on Monday, July 2, 2018 at 5:00 p.m.

Agenda Item:	3
Project Name:	East County Crematorium
Request:	Add a crematorium within an existing funeral parlor
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Project Number(s):	Conditional Use Permit (CUP) No. 2247
Location:	374 North Magnolia Avenue
Applicant:	East County Mortuary, Inc. (Robert Zakar); robertzakar@yahoo.com; 619.654.7532
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us, 619.441.1539
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order DENYING CUP No. 2247.

SHUTE summarized the agenda report in a PowerPoint presentation.

Mr. Robert ZAKAR, the applicant, spoke in favor and emphasized they conducted a survey and there were minor objections to a crematorium, plus noted that many thought that cremations were already taking place at his mortuary.

Mr. John RAGGETT, who works for a crematorium manufacturing firm, noted that technology improvements with the machines are smokeless and odorless.

Mr. Rick SWEENEY, representing the Downtown Business Partners members, noted that the Board was unanimously opposed to the location of a crematorium, citing wrong use and non-compliance with the Master Plan and zoning regulations.

Mr. Shawn KELLEY, a volunteer with trauma intervention group, praised ZAKAR's character and support of his organization and trauma victims. In response to a Commissioner's question, KELLEY said he would not object to the location of a crematorium next to his residence.

Ms. Janise KELLEY, a Crisis Team manager, also praised ZAKAR and his support of the community.

Ms. Angela CORTEZ, owner of Cortez Cremations in National City. In response to CIRCO, CORTEZ replied that she does not accept cremation requests from other mortuaries and handles cremation for her customers.

Motion was made by SOTTILE, seconded by CIRCO, to close the public hearing; carried 3-0 (LONGORIA, MROZ, absent).

SOTTILE did not like expanding the non-conforming use and agreed with staff that the crematorium would not be conducive in the downtown area.

Motion was made by SOTTILE, seconded by TURCHIN, to adopt the next Resolution in order DENYING Conditional Use Permit No. 2247 for crematorium in the RS-6 (Residential, single-family, 6,000 square feet) zone, APN: 487-172-22, General Plan Designation: Office/Non-retail (O/N-R); VOTE was 2-1 (SOTTILE AND TURCHIN, YES; CIRCO, NO). [After an initial vote of 2 for and 1 against was announced, Commissioner CIRCO made a timely request to change his vote pursuant to ECMC section 2.12.080 and a new vote was taken. **The final vote was 3 for denial, 0 against, with LONGORIA and MROZ, absent.**]

The appeal deadline for this item will end on Monday, July 2, 2018 at 5:00 p.m.

STAFF COMMUNICATIONS:

In Director's Report, SHUTE provided updates on various projects in the City, including Jaguar /Land Rover, Hampton Inn (old Police Station), and Dunkin Donuts.

ADJOURNMENT:

Motion was made by CIRCO, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 8:19 p.m. this 19th day of June 2018 until July 3, 2018; carried 3-0 (LONGORIA, MROZ, absent).

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Paul Circo

Paul CIRCO, Chair

ATTEST:

Anthony Shute

Anthony SHUTE, AICP, Secretary