



# MINUTES

## PLANNING COMMISSION MEETING

### August 18, 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  
 Anthony SOTTILE  
 Jerry TURCHIN

**COMMISSIONERS ABSENT:** HERNANDEZ

**STAFF PRESENT:** Anthony SHUTE, Deputy Director / Planning Commission Secretary  
 Dennis DAVIES, Deputy Director / Public Works  
 Eric CRAIG, Assistant Planner  
 Melissa DEVINE, Senior 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 CIRCO, seconded by SOTTILE, to adopt the minutes of the Planning Commission meeting of August 4, 2015; carried 4-0 (Hernandez absent).

**PUBLIC HEARING ITEMS**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Stereo Depot</b>
<b>Request:</b>	<b>Construction of a new stereo and electronics installation building</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Amendment of Conditional Use Permit No. 2144
<b>Location:</b>	1149 Broadway
<b>Applicant:</b>	The Stereo Depot (Allen Samaan); 619.873.2208; stereodepot@gmail.com
<b>Project Planner:</b>	Melissa Devine; 619.441.1773; mdevine@cityofelcajon.us
<b>City Council Hearing Required?</b>	Yes   September 8, 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 resolution in order adopting proposed Amendment of Conditional Use Permit No. 2144</li> </ol>
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DEVINE summarized the agenda report in a PowerPoint presentation.

MROZ opened the public hearing. There were no speakers on this item.

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

Motion was made by CIRCO, seconded by TURCHIN, to adopt the next resolution in order RECOMMENDING City Council approval of proposed Amendment of Conditional Use Permit No. 2144; carried 4-0.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Community Based Adult Services</b>
<b>Request:</b>	<b>Community based adult services center</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit No. 2221
<b>Location:</b>	414 North Magnolia Avenue
<b>Applicant:</b>	CA Reliable Medical Systems, Inc. (Dmitry Braverman); 858.334.5472; db3345470@gmail.com
<b>Project Planner:</b>	Eric Craig; 619.441.1872, ecraig@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 order approving proposed Conditional Use Permit No. 2221, subject to conditions</li> </ol>

CRAIG summarized the agenda report in a PowerPoint presentation.

MROZ opened the public hearing.

Noori BARKA, Vice President of the Caldean-American Association, was asked to approach the podium to answer any Commissioner questions.

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

TURCHIN voiced concerns relative to the unkempt condition of the area around the trash enclosure and overall maintenance of the parking lot.

The Commissioners requested staff to include a condition to require staff inspect premises on a quarterly basis for one year once the established use has commenced.

Motion was made by MROZ, seconded by CIRCO, to adopt the next resolution as amended in order APPROVING proposed Conditional Use Permit No. 2221; carried 4-0.

<b>Agenda Item:</b>	<b>4</b>
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<b>Project Name:</b>	<b>Zoning Code Omnibus Update</b>
<b>Request:</b>	<b>Initiate Zoning Code Amendment</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Zoning Code Amendment No. 429
<b>Location:</b>	City Wide
<b>Applicant:</b>	El Cajon Planning Commission
<b>Project Planner:</b>	Lorena Cordova, 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 approving proposed Amendment of Zoning Code No. 429</li> </ol>

SHUTE summarized the agenda report.

MROZ opened the public hearing. There were no speakers on this item.

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

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next resolution in order APPROVING proposed Amendment of Zoning Code No. 429; carried 4-0.

#### **ADJOURNMENT**

Motion was made by MROZ, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 7:45 p.m. this 18th day of August until September 1, 2015, at 7:00 p.m.; carried 4-0.

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Darrin MROZ, Chairman

ATTEST:

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Anthony SHUTE, AICP, Secretary