



City of El Cajon

Planning Commission Agenda

Tuesday, June 15, 2021 Meeting

7:00 PM

ANTHONY SOTTILE, Chair
DARRIN MROZ, Vice Chair
PAUL CIRCO
REBECCA POLLACK-RUDE
ELIZABETH VALLES

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA, 92020

Please note that, pursuant to State and County Health Orders, in-person meetings have resumed with a 50% capacity. The public is welcome to attend and participate.

The meeting will be live-streamed through the City website at: <https://www.cityofelcajon.us/your-government/city-meetings-with-agendas-and-minutes-all>.

To submit written comments on an item on this agenda, or a Public Comment, please e-mail the comments with Planning Commission in the subject line to planning@cityofelcajon.us before 5 p.m. on Tuesday, June 15, 2021. Comments will be limited to 300 words and will be entered into the official Commission Meeting Record.

If you are not able to physically participate in the public hearing and would like to provide verbal comments during the meeting, please contact the City of El Cajon Planning, at planning@cityofelcajon.us or 619.441.1742, a minimum of 24 hours in advance of the meeting.

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the Commission meeting, please contact our office at 619.441.1742 as soon as possible.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRPERSON'S WELCOME

PUBLIC COMMENT

This is the opportunity for the public to address the Commission on any item of business within the jurisdiction of the Commission that is not on the agenda. Under state law no action can be taken on items brought forward under Public Comment except to refer the item to staff for administrative action or to place it on a future agenda. Non-agenda public comments must be submitted before the end of public comment during the meeting.

CONSENT

Agenda Item:	1
	Planning Commission minutes of April 20, 2020

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, June 28, 2021 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	El Cajon Boulevard Townhomes
Request:	116 new condominium townhomes
CEQA Recommendation:	Subsequent Activity under previously certified EIR
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Site Development Plan (SDP) No. 2021-0001, and Tentative Subdivision Map (TSM) No. 2021-0005
Location:	300 El Cajon Boulevard
Applicant:	Karen Alves; City Ventures LLC; 949-258-7515; kalves@cityventures.com
Project Planner:	Melissa Devine; 619-441-1773; mdevine@cityofelcajon.us
City Council Hearing Required?	Yes July 13, 2021
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order, approving the proposed CEQA determination, SDP-2021-0001 and TSM-2021-0005, subject to conditions.

Agenda Item:	3
Project Name:	Draft General Plan Amendment Workshop
Request:	Workshop
CEQA Recommendation:	NOT SUBJECT TO CEQA
STAFF RECOMMENDATION:	Provide Feedback
Project Number(s):	General Plan Amendment, Safety & Housing, & Environmental Justice Element
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Melissa Devine; 619-441-1773; mdevine@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	1. Receive staff presentation; and 2. Provide staff with feedback.

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to July 6, 2021 at 7 p.m.

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, June 28, 2021 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.



MINUTES PLANNING COMMISSION MEETING April 20, 2021

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 (Vice Chair) / *(via virtual platform)*
Paul CIRCO / *(via virtual platform)*
Rebecca POLLACK-RUDE / *(via virtual platform)*
Elizabeth VALLES / *(via virtual platform)*

COMMISSIONERS ABSENT: Anthony SOTTILE (Chair)

STAFF PRESENT: Melissa DEVINE, Planning Manager / *(via virtual platform)*
Spencer HAYES, Associate Planner / *(via virtual platform)*
Barbara LUCK, Staff Attorney / *(via virtual platform)*
Jeffrey MANCHESTER, Dep. Dir. Of Public Works / *(via virtual platform)*
Laura JUSZAK, Customer Service Rep. / *(via virtual platform)*

Vice Chair MROZ explained the procedures of the virtual meeting, which is in compliance with the State of California Governor's Executive Order, and the County of San Diego's Health Officer's Orders.

PUBLIC COMMENT:

There was no public comment.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of April 6, 2021

Motion was made by CIRCO, seconded by POLLACK-RUDE, to approve the April 6, 2021 minutes; carried 4-0, with SOTTILE absent.

PUBLIC HEARING ITEM:

Agenda Item:	2	
Project Name:	Lynnwood Estates	
Request:	Add adjacent property to mobile home park and construct solar array	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	
Project Number(s):	Conditional Use Permit (CUP) No. 2020-0013 Legacy CUP No. 115	
Location:	1285 East Washington Avenue; 1312 Granite Hills Drive	
Applicant:	Shorebreak Energy Developers; 562-619-5385	
Project Planner:	Spencer Hayes, 619-441-1656; shayes@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 resolutions in order, approving the proposed CEQA exemption and CUP No. 2020-0013, subject to conditions. 	

HAYES summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions approving the project.

The public hearing was opened. No public comments were received prior to or during the meeting. Property owner Amy EPSTEN answered Commissioners' questions.

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

Motion was made by CIRCO, seconded by VALLES, to adopt the resolution approving Conditional Use Permit No. 2020-0013; motion carried 4-0 with SOTTILE absent.

The appeal period of this item ends at 5 p.m., Monday, May 3, 2021.

Agenda Item:	3	
Project Name:	Shadow Mountain Athletic Field Improvements	
Request:	Replacement bleachers, field netting, and arched entry feature	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	

Project Number(s):	MA-2021-0001	
Location:	2100 Greenfield Drive	
Applicant:	Bryan Snow; bryan.snow@shadowmountain.org ; 619-438-2881	
Project Planner:	Melissa Devine, mdevine@cityofelcajon.us , 619-441-1773	
City Council Hearing Required?	No	
Recommended Actions:	3. Conduct the public hearing; and 4. MOVE to adopt the next resolutions in order, approving the proposed CEQA exemption and MA-2021-0001 to Specific Plan No. 523, subject to conditions.	

CIRCO recused himself as an employee of Shadow Mountain Community Church. Video function of the virtual platform was turned off, while audio remained on, as advised by LUCK.

DEVINE explained that a minor amendment is usually a staff level decision, but due to negative responses after Notice was mailed to properties within 300 feet, the project was elevated to the public hearing level. DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions approving the project.

The public hearing was opened. Questions were asked through the virtual platform's Q & A function with concern about lighting associated with the project.

Motion was made by MROZ, seconded by VALLES, to close the public hearing; carried 3-0 with SOTTILE absent and CIRCO recused.

Motion was made by MROZ, seconded by VALLES, to adopt the resolution approving Minor Amendment No. 2021-0001 to Specific Plan No. 523; motion carried 3-0 with SOTTILE absent and CIRCO recused.

The appeal period of this item ends at 5 p.m., Monday, May 3, 2021.

STAFF COMMUNICATIONS:

DEVINE notified commissioners of cancellation of the August 17, 2021 meeting, and the likely cancellation of the May 4, 2021 meeting.

ADJOURNMENT:

Motion was made by POLLACK-RUDE, seconded by VALLES, to adjourn the meeting of the El Cajon Planning Commission at 7:34 p.m. this 20th day of April 2021 until 7:00 p.m., Tuesday, May 4, 2021; carried 4-0 with SOTTILE absent.

Darrin MROZ, Vice Chair

ATTEST:

Melissa DEVINE, Secretary