



City of El Cajon

Planning Commission Agenda

Tuesday, September 7, 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. The public is welcome to attend and participate.

The meeting will be live-streamed through the City website at: <https://www.elcajon.gov/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@elcajon.gov before 5 p.m. on Tuesday, September 7, 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@elcajon.gov 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 July 20, 2021

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of the Commission's action. The appeal period for the items on this Agenda will end on Monday, September 20, 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:	Melody Lane Subdivision
Request:	Five-lot subdivision in the RS-6 zone
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Tentative Subdivision Map (TSM) No. 2020-0002
Location:	1493 Melody Lane
Applicant:	Ryan Mikha; Melody Lane Investment, LLC; 619-375-0555
Project Planner:	Spencer Hayes; shayes@elcagon.gov; 619-441-1656
City Council Hearing Required?	Yes September 28, 2021
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order, recommending City Council approval of the proposed CEQA exemption and TSM-2020-0002.

Agenda Item:	3
Project Name:	Saddlebrook Accessory Structure
Request:	Build a detached accessory structure with restroom
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2021-0002 (CUP-2021-0002)
Location:	117 Saddlebrook Way
Applicant:	Mour Group Engineering + Design; 619-727-4800
Project Planner:	Spencer Hayes; shayes@elcagon.gov; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order, approving CUP-2021-0002, subject to conditions.

4. OTHER ITEMS FOR CONSIDERATION5. STAFF COMMUNICATIONS6. COMMISSIONER REPORTS/COMMENTS7. ADJOURNMENT

This Planning Commission meeting is adjourned to September 21, 2021 at 7 p.m.