



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:

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| 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:

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| 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.

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| 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 |

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| 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