



MINUTES PLANNING COMMISSION MEETING September 7, 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: Anthony SOTTILE (Chair)
Darrin MROZ (Vice Chair)
Paul CIRCO
Rebecca POLLACK-RUDE
Elizabeth VALLES

COMMISSIONERS ABSENT: NONE

STAFF PRESENT: Anthony SHUTE, Director of Community Development
Spencer HAYES, Associate Planner
Barbara LUCK, Staff Attorney
Jeffrey MANCHESTER, Deputy Director of Public Works
Laura JUSZAK, Administrative Secretary

Chair SOTTILE opened the Planning Commission meeting explaining the rules of conduct.

PUBLIC COMMENT:

There was no public comment.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of July 20, 2021

Motion was made by CIRCO, seconded by MROZ, to approve the July 20, 2021 minutes; carried 5-0.

PUBLIC HEARING ITEM:

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)-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:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolutions in order, recommending City Council approval of TSM-2020-0002.	

HAYES summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions recommending City Council approve the project.

Neighbor Sally JAMES spoke of the history of the property and the possibility of dumped items. She also expressed concerns about weeds on the property and traffic on Melody Lane. No public comments were received either before or during the meeting.

Motion was made by SOTTILE, seconded by MROZ, to close the public hearing; motion carried 5-0.

VALLES asked if a traffic study would be required for the project, HAYES said the project size would not require one.

Motion was made by CIRCO, seconded by VALLES to adopt the resolutions approving Tentative Subdivision Map No.2020-0002; motion carried 5-0.

This item is joint-noticed for a City Council public hearing at 7:00 p.m., Tuesday, September 28, 2021.

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?	Yes September 28, 2021
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order, approving CUP-2021-0002, subject to conditions.

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

No public comments were received either before or during the meeting.

Motion was made by SOTTILE, seconded by CIRCO, to close the public hearing; motion carried 5-0.

Motion was made by MROZ, seconded by POLLACK-RUDE, to adopt the resolutions approving CUP-2021-0002.; motion carried 5-0.

STAFF COMMUNICATIONS:

There were none.

ADJOURNMENT:

Motion was made by CIRCO, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 7:24 p.m. this 7th day of September 2021 until 7:00 p.m., Tuesday, September 21, 2021; carried 5-0.



Anthony SOTTILE, Chair

ATTEST:



Anthony SHUTE, Secretary