



MINUTES PLANNING COMMISSION MEETING May 17, 2022

The meeting of the El Cajon Planning Commission was called to order at 7:05 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Anthony SOTTILE (Chair)
Paul CIRCO
Elizabeth VALLES

COMMISSIONERS ABSENT: Darrin MROZ (Vice Chair)
Rebecca POLLACK-RUDE

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Barbara LUCK, Staff Attorney
Mario SANCHEZ, 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 May 3, 2022

Motion was made by CIRCO, seconded by VALLES, to approve the May 3, 2022 minutes; motion carried 3-0, with MROZ & POLLACK-RUDE absent.

PUBLIC HEARING ITEM:

Agenda Item:	2	
Project Name:	Saint Madeleine Sophie's Center Expansion	
Request:	Demolish a single-family dwelling and construct a new multi-purpose building and associated site improvements	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	
Project Number(s):	Conditional Use Permit (CUP) No. 2020-0011	
Location:	2095-2115 East Madison Avenue	
Applicant:	Michael Merrill; merrillarch@gmail.com	
Project Planner:	Noah Alvey; nalvey@elcagon.gov; 619-441-1795	
City Council Hearing Required?	No	
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolution in order, approving the CEQA exemption and CUP No. 2020-0011, subject to conditions.	

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

SOTTILE opened the public hearing.

Applicant Debra EMERSON spoke in support of the project; architect Michael MERRILL spoke about the design.

Motion was made by SOTTILE, seconded by VALLES, to close the public hearing; motion carried 3-0 with MROZ & POLLACK-RUDE absent.

Motion was made by CIRCO, seconded by VALLES, to approve CUP-2020-0011; motion carried 3-0 with MROZ & POLLACK-RUDE absent.

Agenda Item:	3
Project Name:	Shadow Mountain Community Church Fireworks Display
Request:	Fireworks Display on July 2 & 3, 2022
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2022-0004
Location:	Southeast corner of Greenfield Dr. and E. Madison Ave. (Baseball Field); 2100 Greenfield Dr.
Applicant:	Trev Holman; trev.holman@shadowmountain.org
Project Planner:	Noah Alvey; nalvey@elcajon.gov; 619-441-1795
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 resolution in order, approving the CEQA exemption and CUP No. 2022-0004, subject to conditions.

CIRCO recused himself due to conflict of interest. SOTTILE explained that item will have to be continued due to lack of quorum.

ALVEY summarized the staff report through a PowerPoint presentation.

Fire Marshal Shaun RICHARDSON spoke about Heartland Fire Department's response to the fireworks and took questions from Commissioners.

COMMISSIONERS asked questions with ALVEY providing answers.

SOTTILE opened the public hearing.

Tina SHAW owns a neighboring property and spoke against the project due to noise affecting animals she owns.

Item was continued to a date certain, June 7, 2022; notice of continued public hearing posted in kiosk and on City's website.

CIRCO returned to council chambers.

STAFF COMMUNICATIONS:

There were none.

ADJOURNMENT:

Motion was made by SOTTILE, seconded by VALLES, to adjourn the meeting of the El Cajon Planning Commission at 7:50 p.m. this 17th day of May, 2022, until 7:00 p.m., Tuesday, June 7, 2022; carried 3-0 with MROZ & POLLACK-RUDE absent.

A handwritten signature in blue ink, appearing to read "Anthony Sottile", written over a horizontal line.

Anthony SOTTILE, Chair

ATTEST:

A handwritten signature in blue ink, appearing to read "Noah Alvey", written over a horizontal line.

Noah ALVEY, Secretary