



MINUTES PLANNING COMMISSION MEETING June 7, 2022

The meeting of the El Cajon Planning Commission was called to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Anthony SOTTILE (Chair)
Paul CIRCO
Rebecca POLLACK-RUDE
Elizabeth VALLES

COMMISSIONERS ABSENT: Darrin MROZ (Vice-Chair)

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Barbara LUCK, Staff Attorney
Mario SANCHEZ, Deputy Director of Public Works
Spencer HAYES, Associate Planner
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 17, 2022

Motion was made by CIRCO, seconded by VALLES, to approve the May 17, 2022 minutes; motion carried 4-0, with MROZ absent.

PUBLIC HEARING ITEM:

Agenda Item:	2
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 continued public hearing; and2. MOVE to adopt the next resolutions in order, approving the CEQA exemption and CUP No. 2022-0004, subject to conditions.

As an employee of the project applicant, Shadow Mountain Community Church, CIRCO is disqualified from voting and left council chambers.

ALVEY summarized the staff report through a PowerPoint presentation.

Deputy Fire Marshal Rachel CLARKE was present at the meeting to answer questions but did not speak.

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.

Mike SCOTT spoke against the project due to noise concerns.

Anita STEWARDSON spoke against the project due to noise concerns.

Bryan SNOW is Executive Pastor of Shadow Mountain Community Church and spoke in support of the project.

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

Commissioners discussed possible compromise options and wanted to speak with SNOW.

SOTTILE opened the public hearing.

SNOW spoke again to clarify that there is not enough time before the event for changes in the fireworks to be made.

Sue MOORE spoke against the project due to noise concerns.

Tina SHAW spoke against the project and indicated that approval would set a precedent.

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

After discussion, SOTTILE added condition prohibiting reporters (primarily auditory) fireworks and requiring applicant to limit noise to the maximum extent feasible.

Motion was made by SOTTILE, seconded by POLLACK-RUDE, to approve Conditional Use Permit No. 2022-0004 with the addition of conditions prohibiting reporters (primarily auditory) fireworks and requiring applicant to limit noise to the maximum extent feasible; motion carried 3-0, with MROZ absent and CIRCO disqualified.

CIRCO returned to council chambers.

OTHER ITEMS FOR CONSIDERATION:

Agenda Item:	3
Project Name:	Vista Palms Residences
Request:	Review of a single-room occupancy residence project
STAFF RECOMMENDATION:	ACCEPT REPORT
Project Number(s):	Conditional Use Permit (CUP) No. 2258
Location:	1250 El Cajon Boulevard
Applicant:	Dominick Veliko-Shapko, dvs011@gmail.com, 619-756-5858
Project Planner:	Noah Alvey, nalvey@elcajon.gov, 619-441-1795
Recommended Actions:	1. Discuss the report; and 2. ACCEPT report

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES and ALVEY providing answers.

Motion was made by SOTTILE, seconded by CIRCO, to accept the report; motion carried 4-0, with MROZ absent.

Commissioners discussed holding an election for Chair and Vice-Chair without MROZ present.

Motion was made by SOTTILE, seconded by VALLES, to elect Darrin MROZ to Chair and Rebecca POLLACK-RUDE to Vice-Chair; motion carried 4-0, with MROZ absent.

STAFF COMMUNICATIONS:

There were none.

ADJOURNMENT:

Motion was made by CIRCO, seconded by POLLACK-RUDE, to adjourn the meeting of the El Cajon Planning Commission at 8:10 p.m. this 7th day of June, 2022, until 7:00 p.m., Tuesday, June 21, 2022; motion carried 4-0 with MROZ absent.



Anthony SOTTILE, Chair

ATTEST:



Noah ALVEY, Secretary