



MINUTES PLANNING COMMISSION MEETING January 17, 2023

The meeting of the El Cajon Planning Commission was called to order at 7:02 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Darrin MROZ (Chair)
Rebecca POLLACK-RUDE (Vice Chair)
Paul CIRCO
Anthony SOTTILE

COMMISSIONERS ABSENT: Elizabeth VALLES

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Mario SANCHEZ, Deputy Director of Public Works
Barbara LUCK, Staff Attorney
Spencer HAYES, Associate Planner
Laura JUSZAK, Administrative Secretary

Chair MROZ 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 December 6, 2022

Motion was made by SOTTILE, seconded by CIRCO, to approve the December 6, 2022 minutes; motion carried 4-0, with VALLES absent.

PUBLIC HEARING ITEM:

Agenda Item:	2	
Project Name:	Charter School – Kidinnu Academy	
Request:	Primary Charter School – TK through Grade 5	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	
Project Number:	Conditional Use Permit (CUP) No. 2022-0016	
Location:	1701 Granite Hills Drive	
Applicant:	Kidinnu Academy; 619-938-4864	
Project Planner:	Spencer Hayes; 619-441-1656; shayes@elcajon.gov	
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 CEQA exemption and CUP No. 2022-0016 subject to conditions. 	

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES providing answers.

MROZ opened the public hearing.

Project applicant Christin BARKAS spoke in support of the project and answered Commissioners' questions.

Project architect Dan MANNIX spoke in support of the project and answered Commissioners' questions.

Motion was made by MROZ, seconded by CIRCO, to close the public hearing; motion carried 4-0, with VALLES absent.

Commissioners discussed the item.

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next resolution in order approving the CEQA exemption and CUP-2022-0016; motion carried 4-0, with VALLES absent.

Agenda Item:	3	
Project Name:	Ventasso Battery Energy Storage System	
Request:	Battery Energy Storage System	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	
Project Number:	Conditional Use Permit (CUP) No. 2022-0015	
Location:	203 North Johnson Avenue	
Applicant:	Scott Schwartz, RWE Solar Development, LLC; 415-361-1455; scott.schwartz@rwe.com	
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov	
City Council Hearing Required?	No	
Recommended Actions:	3. Conduct the public hearing; and 4. MOVE to adopt the next resolutions in order, approving the CEQA exemption and CUP No. 2022-0015 subject to conditions.	

ALVEY summarized the staff report through a PowerPoint presentation.

Commissioners asked questions with ALVEY providing answers.

MROZ opened the public hearing.

Steve ROBINSON representing Literacy First Charter School requested a longer wall separating the school from the project.

Project representative Rudy CIAVARELLA spoke in support of the project and answered Commissioners' questions.

Motion was made by MROZ, seconded by SOTTILE, to close the public hearing; motion carried 4-0, with VALLES absent.

Commissioners discussed the project and asked staff about the status of other battery storage projects that had been in front of the Planning Commission.

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next resolution in order approving the CEQA exemption and CUP-2022-0015, directing staff to add a condition regarding the wall separating the property from Literacy First Charter School; motion carried 4-0, with VALLES absent.

Agenda Item:	4	
Project Name:	East County Crematorium	
Request:	Crematorium	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	DENY	
Project Number:	Conditional Use Permit (CUP) No. 2022-0005	
Location:	1034 North Magnolia Avenue	
Applicant:	East County Mortuary, Inc. (Robert Zakar); robertzakar@yahoo.com ; 619-654-7532	
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov	
City Council Hearing Required?	No	
Recommended Actions:	5. Conduct the public hearing; and 6. MOVE to adopt the next resolution in order DENYING CUP No. 2022-0005.	

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

MROZ opened the public hearing.

Project consultant Michael AGUILAR spoke in support of the item, opposing the recommendation to deny.

Ernie KASSOFF, with the equipment manufacturer, spoke in support of the item, opposing the recommendation to deny.

Jan KELLEY, a crisis response volunteer, spoke in support of the item, opposing the recommendation to deny.

Lillian SOTO, a customer of the applicant, spoke in support of the item, opposing the recommendation to deny.

Mortuary manager Jonathan JABORO spoke in support of the item, opposing the recommendation to deny.

Dured ZAKAR filled out a speaker card and ceded time to JABORO.

Joey BRIKHO filled out a speaker card and ceded time to JABORO.

Eddy BRIKHO filled out a speaker card and ceded time to JABORO.

El Cajon resident and attorney Alfred ATALLAH spoke in support of the item, opposing the recommendation to deny.

Applicant Robert ZAKAR spoke in support of the item, opposing the recommendation to deny.

Motion was made by CIRCO, seconded by MROZ, to close the public hearing; motion carried 4-0, with VALLES absent.

Motion was made by MROZ, seconded by CIRCO, to continue CUP-2022-0005 to February 7, 2023, and request that staff prepare a draft resolution of approval for consideration by the Planning Commission at the continued public hearing; motion carried 4-0, with VALLES absent.

Agenda Item:	5
Project Name:	Vacationer RV Park
Request:	Expand RV Park
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2022-0008
Location:	1581 East Main Street
Applicant:	RV Capital Group, LLC; 619-850-0343
Project Planner:	Spencer Hayes; 619-441-1656; shayes@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	7. Conduct the public hearing; and 8. MOVE to adopt the next resolutions in order, approving the CEQA exemption and CUP No. 2022-0008 subject to conditions.

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES providing answers.

MROZ opened the public hearing.

Project engineer Cole STAFFORD spoke in support of the item.

Project engineer Andre KANN spoke in support of the item.

Motion was made by MROZ, seconded by SOTTILE, to close the public hearing; motion carried 4-0, with VALLES absent.

COMMISSIONERS discussed the item.

Motion was made by SOTTILE, seconded by POLLACK-RUDE, to adopt the next resolution in order approving the CEQA exemption and CUP-2022-0016; motion carried 4-0, with VALLES absent.

OTHER ITEMS FOR CONSIDERATION:

STAFF COMMUNICATIONS:

Commissioners asked ALVEY about the status of construction at 101 East Main Street.

COMMISSIONER REPORTS/COMMENTS:

ADJOURNMENT:

Motion was made by MROZ, seconded by POLLACK-RUDE, to adjourn the meeting of the El Cajon Planning Commission at 9:19 p.m. this 17th Day of January, 2023, until 7:00 p.m., Tuesday, February 7, 2023; motion carried 4-0, with VALLES absent.



Darrin MROZ, Chair

ATTEST:



Noah ALVEY, Secretary