



## MINUTES PLANNING COMMISSION MEETING June 18, 2024

*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:** Rebecca POLLACK-RUDE (Chair)  
Anthony SOTTILE  
Shannon EDISON  
Darrin MROZ

**COMMISSIONERS ABSENT:** Paul CIRCO (Vice Chair)

**STAFF PRESENT:** Noah ALVEY, Deputy Director of Community Development  
Sable BELTRAN, Assistant Planner  
Mike VIGLIONE, Senior Planner  
Barbara LUCK, Staff Attorney  
Roxana GUZMAN, Administrative Secretary

Chair POLLACK-RUDE opened the Planning Commission meeting explaining the rules of conduct.

### PUBLIC COMMENT:

There was no public comment.

### CONSENT CALENDAR:

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of April 16, 2024</b>

Motion was made by SOTTILE, seconded by EDISON, to approve the April 16, 2024 minutes; motion carried 4-0, with CIRCO absent.

**PUBLIC HEARING ITEM:**

<b>Agenda Item:</b>	2	
<b>Project Name:</b>	Athletic Training Facility	
<b>Request:</b>	Special training and schooling for persons under age 18	
<b>CEQA Recommendation:</b>	Exempt	
<b>STAFF RECOMMENDATION:</b>	APPROVE	
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2024-0003	
<b>Location:</b>	1955 Cordell Ct. Suite 103	
<b>Applicant:</b>	Seifert Investment Group, LLC; <a href="mailto:info@alliancelath.com">info@alliancelath.com</a> ; 619-540-6630	
<b>Project Planner:</b>	Sable Beltran, <a href="mailto:sbeltran@elcajon.gov">sbeltran@elcajon.gov</a> , 619-441-1782	
<b>City Council Hearing Required?</b>	No	
<b>Recommended Actions:</b>	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order approving the proposed CEQA exemption and CUP No. 2024-0003, subject to conditions.	

BELTRAN summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with BELTRAN providing answers.

POLLACK-RUDE opened the public hearing.

Project applicant Jason SEIFERT spoke in support of the project

COMMISSIONERS asked questions with SEIFERT providing answers

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

COMMISSIONERS discussed the item.

Motion was made by EDISON, seconded by MROZ, to adopt the next resolutions in order approving the CUP No. 2024-0003, subject to conditions; motion carried 4-0, with CIRCO absent.

<b>Agenda Item:</b>	<b>3</b>	
<b>Project Name:</b>	<b>Camp Run-a-Mutt</b>	
<b>Request:</b>	<b>Kennel</b>	
<b>CEQA Recommendation:</b>	<b>Exempt</b>	
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>	
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2024-0004	
<b>Location:</b>	1506 Pioneer Way	
<b>Applicant:</b>	Molly Krumweide; <a href="mailto:molly@camprunamutt.com">molly@camprunamutt.com</a> ; 858-361-6294	
<b>Project Planner:</b>	Sable Beltran, <a href="mailto:sbeltran@elcajon.gov">sbeltran@elcajon.gov</a> , 619-441-1782	
<b>City Council Hearing Required?</b>	No	
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order approving the proposed CEQA exemption and CUP No. 2024-0004, subject to conditions.</li> </ol>	

BELTRAN summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with BELTRAN and ALVEY providing answers.

POLLACK-RUDE opened the public hearing.

Rick DENTT, neighbor, expressed his concern regarding the project.

Molly KRUMWEIDE, business owner, spoke in support of the item.

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

COMMISSIONERS discussed the item.

Motion was made by POLLACK-RUDE, seconded by MROZ, to adopt the next resolutions in order approving the proposed CEQA exemption and CUP No. 2024-0004, subject to conditions and adding a condition requiring a six month review of the CUP after the kennel commences operations; motion carried 4-0, with CIRCO absent.

<b>Agenda Item:</b>	<b>4</b>	
<b>Project Name:</b>	<b>Raffo Villas</b>	
<b>Request:</b>	<b>New common interest development for five single-family detached residences</b>	
<b>CEQA Recommendation:</b>	<b>Exempt</b>	
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>	
<b>Project Number(s):</b>	Planned Unit Development (PUD) No. 2023-0004 Tentative Subdivision Map (TSM) No. 2023-0011	
<b>Location:</b>	920 South Magnolia Avenue; APN 492-332-39-00	
<b>Applicant:</b>	New Vision Building & Design; Rania Salloom; <a href="mailto:rania@newvisionbuilding.com">rania@newvisionbuilding.com</a> ; 619-375-0555	
<b>Project Planner:</b>	Mike Viglione; <a href="mailto:mviglione@elcajon.gov">mviglione@elcajon.gov</a> ; 619-441-1773	
<b>City Council Hearing Required?</b>	Yes	July 23, 2024
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order recommending City Council approval of the CEQA exemption, PUD No. 2023-0004, and TSM No. 2023-0011, subject to conditions.</li> </ol>	

VIGLIONE summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with VIGLIONE providing answers.

POLLACK-RUDE opened the public hearing.

Project applicant Rania SALLOOM spoke in support of the project.

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

COMMISSIONERS discussed the item.

Motion was made by SOTTILE, seconded by EDISON, to adopt the next resolutions in order recommending City Council approval of the CEQA exemption, PUD No. 2023-0004, and TSM No. 2023-0011, subject to conditions; motion carried 4-0, with CIRCO absent.

<b>Agenda Item:</b>	5	
<b>Project Name:</b>	Madar Variance Extension	
<b>Request:</b>	Extend approval period for one year	
<b>CEQA Recommendation:</b>	Exempt	
<b>STAFF RECOMMENDATION:</b>	APPROVE	
<b>Project Number(s):</b>	Variance (VAR) No. 2023-0001	
<b>Location:</b>	829 Wakefield Court	
<b>Applicant:</b>	Creative Design and Build, Guy Madar, <a href="mailto:guycreativednb@gmail.com">guycreativednb@gmail.com</a> ; 310-282-7276	
<b>Project Planner:</b>	Mike Viglione, <a href="mailto:mviglione@elcajon.gov">mviglione@elcajon.gov</a> , 619-441-1773	
<b>City Council Hearing Required?</b>	No	
<b>Recommended Actions:</b>	MOVE to adopt the next resolution in order approving the time extension for VAR No. 2023-0001	

VIGLIONE summarized the staff report through a PowerPoint presentation.

COMMISSIONERS discussed the item.

Motion was made by POLLACK-RUDE, seconded by SOTTILE, to adopt the next resolutions in order approving the time extension for VAR-2023-0001; motion carried 4-0, with CIRCO absent.

**OTHER ITEMS FOR CONSIDERATION:**

There were no other items for consideration.

**STAFF COMMUNICATIONS:**

There were no STAFF reports or comments.

**COMMISSIONER REPORTS/COMMENTS:**

There were no COMMISSIONER reports or comments.

**ADJOURNMENT:**

Motion was made by POLLACK-RUDE, seconded by MROZ, to adjourn the meeting of the El Cajon Planning Commission at 7:59 p.m. this 18<sup>th</sup> day of June, 2024, until 7:00 p.m., Tuesday, July 2, 2024; motion carried 4-0, with CIRCO absent.

  
\_\_\_\_\_  
Rebecca POLLACK-RUDE, Chair

ATTEST:

  
\_\_\_\_\_  
Noah ALVEY, Secretary