



City of El Cajon

Planning Commission Agenda

Tuesday, February 21, 2017

ANTHONY SOTTILE, Chairman
 DARRIN MROZ, Vice Chairman
 PAUL CIRCO
 JERRY TURCHIN
 VERONICA LONGORIA

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA
www.cityofelcajon.us/your-government/departments/community-development/planning-division

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRPERSON'S WELCOME

PUBLIC COMMENT

This is the opportunity the public to address the Commission on any item of business within the jurisdiction of the Commission that is not on the agenda. Under state law no action can be taken on items brought forward under Public Comment except to refer the item to staff for administrative action or to place it on a future agenda.

CONSENT

Agenda Item:	1
	Planning Commission minutes of February 7, 2017

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Oakdale Residences
Request:	Development of a 15-unit residential project
CEQA Recommendation:	Mitigated Negative Declaration (MND)
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	General Plan Amendment No. 2015-01; Zone Reclassification No. 2317; Planned Unit Development No. 343; Tentative Parcel Map No. 663
Location:	Northwest corner of Oakdale Lane and Oakdale Avenue
Applicant:	Gulf Development & Construction Corporation (Ray Kafaji); rkafaji@aol.com ; 619.665.4464
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619.441.1539
City Council Hearing Required?	Yes To be determined
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of proposed Mitigated Negative Declaration; General Plan Amendment No. 2015-01, Zone Reclassification No. 2317, Planned Unit Development No. 343, and Tentative Parcel Map No. 663, subject to conditions

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Friday, March 17, 2017 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

Agenda Item:	3
Project Name:	Kaminsky Auto Dealership
Request:	Rezone subject site and entitle new automobile dealership
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Zone Reclassification No. 2322 and Specific Plan No. 529
Location:	1100 Wagner Drive
Applicant:	Gary Kaminsky; garykaninsky@toyotaofelcajon.us ; 619.270.3005
Project Planner:	Anthony Shute; tonys@cityofelcajon.us ; 619.441.1742
City Council Hearing Required?	Yes March 14, 2017
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of proposed CEQA exemption, Zone Reclassification No. 2322 and Specific Plan No. 529, subject to conditions

Agenda Item:	4
Project Name:	Café Amor Mio
Request:	Café with outdoor seating and reduction in parking
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2235
Location:	182 East Main Street
Applicant:	Marrujo Family Properties, LLC (Arnulfo Valdez); arkysale@hotmail.com ; 619.621.7642
Project Planner:	Spencer Hayes; shayes@cityofelcajon.us ; 619.441.1656
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 proposed Conditional Use Permit No. 2235, subject to conditions

5. OTHER ITEMS FOR CONSIDERATION

6. STAFF COMMUNICATIONS

Mixed Use Overlay Project (Housing Element Rezoning) – the Planning staff will present project information including history, designated investment areas, and next steps to the Planning Commission.

7. COMMISSIONER REPORTS/COMMENTS

8. ADJOURNMENT

This Planning Commission meeting is adjourned to March 7, 2017 at 7 p.m.

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Friday, March 3, 2017 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.



**MINUTES
PLANNING COMMISSION MEETING
February 7, 2017**

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: Darrin MROZ, Vice Chairman
Paul CIRCO
Jerry TURCHIN
Veronica LONGORIA

COMMISSIONERS ABSENT: Anthony SOTTILE, Chairman

STAFF PRESENT: Anthony SHUTE, Deputy Director / Planning Commission Secretary
Yazmin ARELLANO, Deputy Director of Public Works/City Engineer
Lorena CORDOVA, Associate Planner
Barbara LUCK, Assistant City Attorney
Ron Luis VALLES, Administrative Secretary

MROZ explained the mission of the Planning Commission.

PUBLIC COMMENT:

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of January 17, 2017

Motion was made by CIRCO, seconded by LONGORIA, to adopt the minutes of the Planning Commission meeting of January 17, 2017; carried 4-0 (SOTTILE, absent).

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	East County Crematorium
Request:	Crematorium and funeral services within an existing industrial building
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Project Number(s):	Conditional Use Permit No. 2236

Location:	1150-1168 North Marshall Avenue	
Applicant:	East County Mortuary, Inc. (Robert Zakar); robertzakar@yahoo.com ; 619.654.7532	
Project Planner:	Lorena Cordova; lcordova@cityofelcajon.us ; 619.441.1539	
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 denying proposed Conditional Use Permit No. 2236. 	

CORDOVA summarized the agenda report in a PowerPoint presentation.

Mr. Robert ZAKAR, the applicant, spoke in support of the project. [He presented binders with technical materials and letters of commendation. The City Attorney accepted them and forwarded them to Commissioners.] He noted that most mortuaries outsource cremations, and that some families object to having their family members moved out of the area. He emphasized increased technology with crematoriums which have limited odor and emissions.

Mr. Brian STOUT, general manager of East County Mortuary, noted that he has been working with ZAKAR for over six years. He emphasized the distance of the closest crematorium which is over 50 miles away in Vista.

Mr. Michael BURWELL representing the American Crematory Equipment noted that the state Air Pollution Control District requires stringent testing of the equipment. He explained that there are safeguards through the two chamber process. In response to CIRCO, he explained that the machines have laser sensor in the exhaust that will shut down the machine if there is a malfunction.

Mr. Tim YOUSIF has used mortuary services from ZAKAR's firm. He spoke in favor.

Mr. Alfred ATALLAH noted his firm provided a valuable service in community.

Ms. Jan KELLY informed that ZAKAR is a strong supporter and volunteer of East County community and causes.

Mr. John ROOKS noted that ZAKAR provides emotional first aid for families.

Ms. Elly HARRIS praised ZAKAR for his integrity and working with families through their distress.

Mr. Wadie DEDDEH, spoke in favor of the applicant and supported the project.

Mr. Marco GARMO attested to ZAKAR's character and his support of law enforcement and the El Cajon community.

Ms. Angela CORTEZ-GUZMAN, noted that she owns her own crematorium in National City and

supported that East County needs a crematorium. She emphasized that the industry is extremely regulated. In response to a Commissioner’s question, she said that her firm does not offer any third party cremations as her firm services her customers in the South Bay area.

[Mr. ZAKAR returned to the podium.] He noted that he would get two machines, one which would be for oversized or heavy-weight bodies. In response, he noted there were an increased number of cremations.

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

Commissioners shared concerns over limited parking, incompatibility with industrial/manufacturing zone and recommended other locations. CIRCO recommended continuance to allow staff and ZAKAR to find another location.

Motion was made by MROZ, seconded by TURCHIN, to adopt the next resolution in order denying the proposed Conditional Use Permit No. 2236; carried 3-1 (CIRCO, no; SOTTILE, absent).

The appeal date deadline is 5:00 p.m., Friday, February 17, 2017.

Agenda Item:	3
Project Name:	Zoning Code Update
Request:	Initiate Zoning Code Amendment to align code with state law for accessory dwelling units and massage establishments.
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Zoning Code Update No. 432
Location:	City Wide
Applicant:	El Cajon Planning Commission
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us ; 619-441-1539
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 initiating an amendment to the El Cajon Zoning Code

CORDOVA summarized the agenda report in a PowerPoint presentation.

Motion was made by MROZ, seconded by TURCHIN, to adopt the next resolution initiating Zoning Code Amendment to align code with state law for accessory dwelling units and massage establishments, carried 4-0 (SOTTILE, absent).

Agenda Item:	4
Project Name:	Administrative Decisions Biannual Report
STAFF RECOMMENDATION:	ACCEPT REPORT
Recommended Actions:	<ol style="list-style-type: none"> 1. Discuss the administrative decisions report; and, 2. ACCEPT report

CORDOVA summarized the agenda report.

Motion was made by CIRCO, seconded by MROZ, to adopt the next resolution initiating Zoning Code Amendment to align code with state law for accessory dwelling units and massage establishments, carried 4-0 (SOTTILE, absent).

ADJOURNMENT:

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:56 p.m. this 7th day of February until February 21, 2017; carried 4-0 (SOTTILE, absent).

Anthony SOTTILE, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary



Agenda Item:	2
Project Name:	Oakdale Residences
Request:	Development of a 15-unit residential project
CEQA Recommendation:	Mitigated Negative Declaration (MND)
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	General Plan Amendment (GPA) No. 2015-01; Zone Reclassification (ZR) No. 2317; Planned Unit Development (PUD) No. 343; Tentative Subdivision Map (TSM) No. 663
Location:	Northwest corner of Oakdale Lane and Oakdale Avenue
Applicant:	Gulf Development & Construction Corporation (Ray Kafaji); rkafaji@aol.com ; 619.665.4464
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619.441.1539
City Council Hearing Required?	Yes To be determined
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the Mitigated Negative Declaration (MND); GPA No. 2015-01; ZR No. 2317; PUD No. 343 and TSM No. 663, subject to conditions.

PROJECT DESCRIPTION

The proposal includes an amendment of the General Plan and Zoning Map for a common interest residential development for 15 residences and one common lot on a vacant site. The proposal would change the land use designation of the subject property from General Commercial (GC) to Medium Density Residential (MR), and the zoning designation from General Commercial (C-G) to Residential, Multi-Family, 2200 (RM-2200). Furthermore, a Planned Unit Development (PUD) is proposed for a 15-unit development. It should be noted that the applicant is requesting consideration of a density bonus for one additional unit for a total of 15 units. A 16-lot tentative subdivision map is proposed for the creation of real property. The project requires approval of a GPA, ZR, PUD, and a TSM by the City Council. A draft MND has been prepared in compliance with the California Environmental Quality Act (CEQA).

BACKGROUND

General Plan:	General Commercial (GC)
Specific Plan:	N/A
Zone:	General Commercial (C-G)
Other City Plan(s):	N/A
Regional and State Plan(s):	N/A
Notable State Law(s):	Subdivision Map Act and Density Bonus Law

On January 17, 2017, the project was presented for consideration by the Planning Commission. At the public hearing, neighborhood residents expressed concerns regarding the proposed project’s potential to exacerbate existing parking and traffic issues in the neighborhood. Additionally, the residents spoke about privacy concerns regarding the proposed project’s height and proximity to their backyards. The Commission directed staff to evaluate the issues and explore alternatives for consideration at a future public hearing. The applicant was amenable to the Planning Commission’s direction and worked with staff to address the neighbors’ concerns.

Project Site & Constraints

The subject property is located on the northwest corner of the intersection of Oakdale Lane and Oakdale Avenue. The rectangular shaped-parcel is approximately 32,507 square feet and its flat with 45.65 linear feet of frontage on Oakdale Avenue. The property is vacant and has remained undeveloped for many years. There is a concrete drainage channel within a city easement that runs contiguous to the western and southern property line. Interstate 8 borders the site on the north.

Surrounding Context

Properties surrounding the subject site are developed and zoned as follows:

Direction	Zones	Land Uses
North	RM-6000 and C-G (across Interstate 8)	Single-family residences and commercial uses
South	RM-2200	Condominiums (84 units)
East	C-G	Motel, restaurant, bank, and neighborhood shopping center
West	RS-6	Single-family residences

General Plan

The current land use designation of the subject property is General Commercial (GC) according to the General Plan Land Use Map. However, the applicant is proposing to change the land use designation to Medium Density Residential (MR). The MR designation is intended to accommodate residential development in the density range of

18 to 20 dwelling units per acre. The project proposes 20 dwelling units per acre. The General Plan designates residential land use classifications intended to accommodate various densities of residential development within the city.

The General Plan text provides the framework for determining if the proposed land use change is consistent with the General Plan. Specifically, Goal 5 of the General Plan calls for a broad range of housing types to be made available to meet the housing needs of various age and income groups. Furthermore, Policy 5-2.1 states that “the City will provide a variety of residential development opportunities in the City to fulfill regional housing needs.”

The proposed amendment to the General Plan is a logical expansion of the MR designation immediately to the south. Furthermore, by amending the General Plan, the opportunities for development of the underutilized site would increase and align it with the Housing Element. According to the Sites Inventory Map in the Housing Element, the subject property was identified as undeveloped and with potential to yield 20 to 30 units per acre as part of a potential Housing Overlay zone. An amendment to the General Plan would facilitate the development of the site in accordance with General Plan goals and the Housing Element.

Municipal Code

The Zoning Code provides the minimum lot requirements for properties within residential zones. The intent of the proposed RM-2200 zone is to implement the proposed MR designation of the General Plan. The RM-2200 zone allows a density of one unit per 2,200 square feet subject to meeting the development standards of the underlying zone. While the site area of 32,507 square feet yields 14.77 units, the applicant is seeking an additional unit pursuant to the Density Bonus Ordinance in El Cajon Municipal Code (ECMC) Chapter 17.220.

The development standards for a PUD are contained within ECMC Chapter 17.60 with the intent to create imaginative and comprehensive projects with design elements that specifically relate to the topography and the natural characteristics of the site, as well as the scale, density, and type of development in the surrounding area. Greater flexibility in design and building relationships may be permitted in a PUD than would otherwise be permitted within the usual requirements of the zoning and subdivision titles of the ECMC. A PUD may be approved in any zone. However, the requirements of the underlying zone shall be satisfied, except as specifically modified by Chapter 17.60.

The attached General Plan Zoning Consistency Chart lists the individual zone districts which are compatible within the various land use designations of the General Plan. According to the chart, the proposed RM-2200 zone is compatible with the proposed MR General Plan designation. The Density Bonus regulations are intended to materially assist the housing industry in providing adequate and affordable housing for all economic segments of the community. It is intended that these regulations will increase the density

beyond that permitted by the underlying zone in exchange for an agreement that a portion of the dwelling units in the proposed developments be reserved for affordable housing. A more detailed discussion of applicable Municipal Code Density Bonus and PUD requirements is included below in the section of this report titled "Discussion."

Subdivision Ordinance/ Subdivision Map Act

TSM No. 663 proposes to divide the subject property into 16 lots for residential purposes, including one common lot. The authority and procedures for the processing of a tentative subdivision map are found in the California Subdivision Map Act, and the City of El Cajon Subdivision Ordinance (Title 16 of the El Cajon Municipal Code).

The Planning Commission's role in analyzing and making a decision regarding a proposed subdivision map is described in Section 16.12.080 of the El Cajon Municipal Code (ECMC). Section 16.12.080 requires the Planning Commission to make a report to the City Council regarding the design of the proposed subdivision and the nature and extent of the proposed improvements. In this context, "improvements" mean public or private, street and/or drainage improvements.

DISCUSSION

The proposed project includes 15 residential units distributed in four separate buildings—Building A, B, C and D—on the property. The project includes a common driveway, visitor parking, landscaping and open spaces that will be held in common and maintained by a homeowner's association. A paved walkway for pedestrian access is proposed to connect all areas of the project site.

Density Bonus for Affordable Housing Developments (ECMC Chapter 17.220)

The proposed RM-2200 zone allows a density of one unit per 2,200 square feet. The project site area is approximately 32,507 square feet and yields 14 units. However, according to the City's Density Bonus Ordinance (ECMC Section 17.220.020), a residential development of five units or more may seek additional units if they are restricted to affordable households. The applicant is seeking a density bonus of one unit above the allowed density of the proposed RM-2200 zone. Furthermore, in accordance with ECMC Section 17.220.050 and Density Bonus Law, the applicant may request incentives, concessions and/or waivers. The applicant is requesting a total of one waiver for required common open space. A waiver may be granted when the development standards physically preclude the construction of the project that qualifies for a density bonus.

The City's Density Bonus Ordinance indicates that a density bonus of at least 20 percent, but not more than 35 percent, may be granted when the applicant for the housing development agrees or proposes to construct at least one of the following:

1. 10 percent of the total units of a housing development for lower income households;

2. Five (5) percent of the total units of a housing development for very low-income households;
3. A senior citizen housing development, including a mobile home park that limits residency to senior citizens; or
4. 10 percent of the total units in a common interest development as defined by Section 1351 of the California Civil Code for persons and families of moderate income, provided that all units in the development are offered to the public for purchase.

Therefore, in consideration of the density bonus requested (one additional unit), the applicant must provide two units for very low income households or three units for lower income households or persons and families of moderate income as defined by State Law.

Design, Architecture, and Exterior Building Materials (ECMC Section 17.60.250)

The architecture and design of a PUD is evaluated in conformance with the Architectural Guidelines provided in ECMC Chapter 17.180. The project includes 15 attached units that are two and three stories with residential living space above an at-grade level two-car garage similar to Park Row in the downtown. Each residence will have an outdoor patio on the first floor and exterior balconies on the second and third floors. None of the balconies face the single-family residence to the west. The units range from one to three bedroom units and in size from 1,089 to 1,711 square feet.

The exterior design of the project design is emblematic of Spanish Mediterranean Style architecture which is described as one with curves and arches, painted tile, white stucco exterior, terracotta roof tiles, tower-like chimneys, balconies, ornamental iron work and courtyards and patios. The proposed project consists of primarily white stucco exterior with terracotta roof tiles and a brown monochromatic stone veneer at the base. The project includes exterior-facing balconies dispersed throughout the different buildings and a courtyard is provided at the center of the project site. Simple architectural lines in the building envelope create consistency in the overall project with doors, windows, framing systems and façade articulation. The contrast to the simple architecture is provided in the subtle details that give the project an aesthetically-pleasing design with ornamental iron work that can be seen on the balcony railings and building vents. Developments in the vicinity are similar one- to three-story, stucco, and earth tone color palettes. Overall, the project conveys one architectural style with good quality design and compatibility with surrounding developments.

Parking (ECMC 17.60.150)

The project provides two covered parking spaces in a garage for each dwelling unit. Additional parking is typically required for visitors at a ratio of one per unit, and supplemental at a ratio of one-half space per unit for projects with 20 units or less. However, under Density Bonus Law, only two on-site parking spaces per unit are required for two to three bedroom units. The applicant proposes a total of 30 covered parking spaces with a two-car garage for each unit and seven surface parking spaces for

a total of 37. It should be noted that the seven visitor spaces are not required under the Density Bonus Law. The nearest bus stop to the project site is Bus Stop No. 864 located at the southwest corner of 2nd Street and Oakdale Avenue intersection, which is approximately 600 feet away. Parking capacity on Oakdale Lane and Oakdale Avenue combined is approximately 60 parking spaces.

Project Boundary Fence or Wall (ECMC 17.60.170)

The Zoning Code indicates that the City Council may require a project boundary fence or wall, the type of which shall be determined in conjunction with project approval. The intent of such a fence or wall is to separate the project site from adjacent properties. The project proposes a six-foot tall concrete masonry wall along the northern property line and six-foot tall wooden fence on the east, south, and west. Private yards will have a standard wooden fence as a privacy screen. The standard conditions of development adopted by the Planning Commission state that all walls shall be architecturally compatible with existing walls of neighboring properties. The Planning Commission and City Council have routinely required a solid masonry block wall with a trim cap on all residential development projects. A condition of approval is included in the resolution requiring the project to comply with the standard conditions of development.

Open Space, Recreational Areas, Landscaping and Irrigation (ECMC 17.60.180)

The Zoning Code requires open space, landscaping, and recreational areas at a ratio of 225 square feet per unit in a PUD with 11 units or more. The project is required to have 3,375 square feet of common open space, accessible to all the dwelling units. The project site depicts the common open space is accessible to everyone, landscaping is dispersed throughout the project site. However, the applicant is requesting a waiver to allow only 1,238 square feet instead of the required under the Density Bonus Law. This 2,137 square feet less from what the PUD ordinance requires and is fitting for this urban style development.

Streets and Driveways (ECMC 17.60.200)

The proposed project provides a private street that provides access to each of the 15 units. The proposed site plan shows the required 24-foot driveway width. It should be noted that as part of the review of the project design, specific curb painting and signage for the fire lane and fire apparatus is depicted on the site plan per the City's Building Official/Fire Marshal.

Pedestrian Walkways (ECMC 17.60.210)

The Zoning Code requires a pedestrian walkway of minimum unobstructed width of four feet. The proposed site plan depicts the required connectivity within the common open spaces, parking spaces and buildings on the project site.

Lighting (ECMC 17.60.220)

The Zoning Code requires an on-site lighting plan for all parking areas, pedestrian walkways and common open space/recreation areas in a PUD. Lighting must be adequate for pedestrian and vehicular safety, be sufficient to minimize security problems, and must complement the project architecture. Project elevations depict decorative light fixtures on the exterior building walls of each of the units. In addition, light standards are depicted in different locations on the site plan. A condition of approval is to provide an on-site lighting plan.

Other Development Standards

The table below provides a comparison of the development standards for a PUD in the RM-2200 zone with those of the proposed project. Standards discussed elsewhere in this report are excluded from the table.

Development Standard	Required per RM-2200 Zone and PUD Ordinance	Proposed Project
Minimum setbacks from front, side and rear property lines of the project site	Front - 10 feet Sides - 6 feet Rear - 12 feet	Front - 22 feet Sides - 15 feet Rear - 36 feet
Distance between buildings	10 feet (minimum)	10 feet
Density	1 unit per 2,200 sf (maximum)	Per Land Area - 14 units Per Density Bonus - 1 additional unit Total units - 15
Lot Coverage	55% (maximum)	49.5 %
Building Height	35 feet (maximum)	30 feet
Covered parking	2 spaces per unit = 30	30
Visitor parking	1 per unit = 15	7
Waste collection (trash & recycle)	Individual or common	Common

Covenants, Conditions, and Restrictions (CC&Rs)

A PUD requires the formation of a homeowner's association with CC&Rs to ensure the maintenance of common areas. Common areas for the proposed project include the private driveway and pedestrian path, the common area landscaping, fences, walls, utilities, exterior of buildings, and lighting. The covenants, conditions and restrictions will run with the land and clearly set forth both the privileges and responsibilities involved in the common ownership and/or maintenance. The approval of CC&Rs would be a condition of approval.

January 17, 2017, Planning Commission Discussion

At the meeting of January 17, 2017, the Planning Commission considered the project, and heard public testimony from neighborhood residents who expressed concerns about the project to parking, traffic and building design. Specifically, concerns were raised regarding the project's potential to add vehicle trips that would exacerbate the availability of on-street parking and add to the traffic congestion at the intersection of Oakdale Avenue and Second Street. Also identified, were concerns about building height and the proximity of the project to the westerly property line, which may compromise privacy. The Planning Commission felt it would be in the best interest of the applicant to re-evaluate the project with the neighbor's concerns in mind. The Planning Commission then continued the hearing to this date.

As previously mentioned, the project proposes a total of 37 parking spaces, including two-car garages for each unit and seven additional stalls for the common areas. Furthermore, an Initial Study was generated to evaluate the potential environmental impacts associated with this project. The study identified the existing Average Daily Trips (ADT) on Second Street being 38,150 and having a Level of Service (LOS) D. LOS D is an acceptable level of service for El Cajon and most cities in the San Diego region. The project is expected to generate approximately 120 average daily trips (ADT). Based on the study's Traffic and Transportation section, the project is determined to have a less than significant impact on the existing conditions of Second Street and the Oakdale/Second Street intersection.

The applicant changed the project design for a tiered approach to the buildings and revised the three-story units closest to private residences alongside the west side of the subject property to two-story units.

FINDINGS

General Plan Amendment No. 2015-01

A. The City has complied with applicable California Government Code Sections regarding amendments to the Land Use Element of the General Plan.

The proposed amendment to the General Plan Land Use Element to change the general plan designation on the subject property to Medium Density Residential is in conformance with Government Code Sections 65352.3 and 65358(b) (local Native American Tribes notification) to consult with the City for the purpose of protecting, and/or mitigating impacts to cultural places when a local government is considering a proposal to adopt or amend a general plan and/ or a specific plan; and the City received no response requesting consultation from any of the local tribes except for a request for a Native American Monitor on-site for any potential finds of tribal cultural

resources during excavation; and, because this is the first amendment to the General Plan's Land Use Element which may be amended up to four times in one calendar year.

- B. *The proposed General Plan amendment will not be detrimental to the public health, safety, or welfare, and is in the public interest.*

The change in land use designation from GC to MR complements and completes the established residential district in the area. Furthermore, it will create needed housing opportunities, which is supported by Goal 5 of the General Plan that calls for a broad range of housing types made available to meet the housing needs of various age and income groups. Furthermore, Policy 5-2.1 states that "the City will provide a variety of residential development opportunities in the City to fulfill regional housing needs."

- C. *The proposed General Plan amendment is internally consistent with the remainder of the General Plan, as required by Government Code Section 65300.5*

Amending the General Plan Land Use designation to MR accommodates an increase in affordable residential units. Furthermore, it will improve the quality of the existing residential neighborhood with well-designed residential townhomes. Therefore, the amendment does not conflict with adopted governing plans, and it is internally consistent with the remainder of the General Plan.

Zone Reclassification No. 2317

- A. *The proposed zoning amendment, including any changes proposed in the various land uses to be authorized, is compatible with the objectives, policies, general land uses, and programs specified in the general plan.*

The proposed amendment to the Zoning Map rezoning the subject site from C-G to the RM-2200 zone is consistent with the Land Use Element of the General Plan, and with the goals, objectives, and policies therein, because the proposed RM-2200 zone is consistent with the proposed General Plan Land Use designation of MR as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed zone change is consistent with the Housing Element, because it provides the opportunity for the development of a variety of housing in terms of type, price point and style.

- B. *The proposed zoning amendment is consistent with any applicable specific plan governing development of the subject property.*

There are no applicable specific plans governing the subject property.

- C. *It is in the public necessity and convenience and/or general welfare that the zoning regulations governing the property be changed.*

The proposed zone change will facilitate the development of a vacant and underutilized property with residential units to create more housing opportunities for all income levels, which will also assist the City in meeting its share of regional housing needs.

Planned Unit Development No. 343

- A. *The density of the proposed PUD is consistent with the general Plan.*

The proposed project density is consistent with the Medium Density Residential designation of the General Plan. Furthermore, the project would facilitate the development of the site for residential uses in conformance with Housing Element policies to increase the number of housing units available to all income levels.

- B. *The approval of any alternative development standards for the proposed PUD is in the public interest.*

The alternatives to the common open space and parking development standards under the provisions of the Density Bonus Law provide an opportunity to maximize utilization of the site in order to yield more high quality housing units.

- C. *The proposed PUD is compatible with surrounding development.*

The subject property is adjacent to residentially zoned property that is developed with residential units at similar densities to that of the proposed project. Therefore, the proposed project will be compatible with surrounding development.

- D. *The location of structures, private streets, driveways, and parking spaces on the proposed PUD site plan will not result in unauthorized parking which would block or hamper vehicular movement or unnecessarily affect visibility on the private street or driveway.*

The design of the proposed project provides sufficient parking with adequate space for vehicle back-up and maneuvering. Proposed structures and other elements of the project would not have a negative effect on visibility.

Tentative Subdivision Map No. 663

Section 66474 of the Subdivision Map Act and Section 16.24.113 of the ECMC state that the City shall deny approval of a subdivision map if the city's legislative body makes any of the following findings:

- A. *The proposed map is not consistent with the General Plan and any applicable specific plan.*

The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City to fulfill regional housing needs. The proposed project would result in density consistent with the MR designation of the General Plan.

- B. *The design or improvement of the proposed subdivision is not consistent with the General Plan, and the site is not physically suitable for the type of development and proposed density.*

The proposed parcel map design results in 15 residential lots and one common lot for a 16-lot residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is generally level and physically suited for the type of development as well as the density of the development that is proposed for this property.

- C. *The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The proposed project site has no habitat value and is located in an urbanized area. Furthermore, the subject property is in a disturbed condition, surrounded by urban development, not environmentally sensitive, and there are no fish or wildlife populations that would be harmed by the residential development of the subject property.

- D. *The design of the subdivision or type of improvements is likely to cause serious health problems.*

The design of the subdivision and type of improvements are required to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Furthermore, the design of the proposed subdivision will accommodate passive heating and cooling opportunities because the proposed homes are designed with windows that open and would allow occupants to take advantage of the prevailing west winds. The units are separated to allow air flow through and around the units.

- E. *The design of the subdivision or type of improvements will conflict with easements acquired by the public at large for access through or use of property within the subdivision.*

The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map, and there are no existing easements that will be affected by the proposed construction because the map will establish new easements for public utilities, private road access, the private storm drain, and landscape maintenance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

An Initial Study and Mitigated Negative Declaration was prepared for the project. The study determined that the project would not result in any potentially significant adverse environmental impacts. For paleontological resources, the study determined that these potential effects can be mitigated to levels that are less than significant. Mitigation measures are incorporated as part of the Mitigation Monitoring and Reporting Program, which would reduce potential impacts to a level of less than significant. Recommended mitigation measures include sound attenuating measures that meet California Building Code for interior noise levels. Interior air quality standards are addressed as a condition of approval that requires each unit be equipped with ventilation systems that are rated at minimum efficiency reporting value of "Merv 13" or better for enhanced particulate

removal efficiency due to the proximity to Interstate 8. A Notice of Intent to adopt the draft Mitigated Negative Declaration was published on September 1, 2016 was circulated for public review and comment from September 5, 2016 through October 5, 2016. No comments were received during the public review period. However, a letter from the Native American Heritage Commission was received after the public review period that recommended including a mitigation measure for a Native American Monitor for inadvertent finds. The Viejas Tribe requested a monitor during the consultation period.

PUBLIC NOTICE & INPUT

Notice of this public hearing was published in the East County Gazette and mailed on January 30, 2017, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code Sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION

The proposed project will provide high quality additional housing units and home-ownership opportunities for the El Cajon community. The staff's recommendation is that the Planning Commission recommend approval of the Oakdale Residences project to the City Council.

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution Recommending APPROVAL of Mitigated Negative Declaration
3. Proposed Resolution Recommending APPROVAL of GPA No. 2015-01
 - a. Exhibit A: General Plan Land Use Map
4. Proposed Resolution Recommending APPROVAL of ZR No. 2317
 - a. Exhibit A: Zone Reclassification Map
5. Proposed Resolution Recommending APPROVAL of PUD No. 343
 - a. Exhibit A: Helix Water District Letter Dated 11-23-13.
6. Proposed Resolution Recommending APPROVAL of TSM No. 663
7. Zoning Consistency Chart
8. Aerial Photograph of Subject Site
9. Application and Disclosure statement
10. REVISED Reduced Plans
11. REVISED Colored Renderings
12. Draft Mitigated Negative Declaration and MMRP
13. Full Size Plans (in commissioner's binders)

All property owners within this line shall receive notification

NARANCA AV

Subject Site

I-8

RS-6

RS-6

C-G

RS-6

OAKDALE AV

CORAL ST

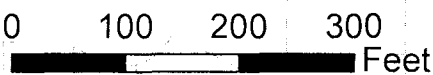
WAYNE AV

OAKDALE LN

C-N

RS-6

RM-2200



NOTICE OF PROPOSED GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION PLANNED UNIT DEVELOPMENT AND TENTATIVE SUBDIVISION MAP

NOTICE IS HEREBY GIVEN that the GENERAL PLAN AMENDMENT NO. 2015-01, ZONE RECLASSIFICATION NO. 2317, PLANNED UNIT DEVELOPMENT NO. 343, AND TENTATIVE SUBDIVISION MAP NO. 663, as submitted by Ray Kafaji requesting a general plan amendment, zone change from C-G to RM-2200, a planned unit development and tentative subdivision map for 15 townhomes at 1278 Oakdale Avenue scheduled for consideration by the El Cajon City Council at 7:00 p.m. on Tuesday, February 14, 2017, has been CANCELED. However, the El Cajon Planning Commission will hold a public hearing at 7:00 p.m., Tuesday, February 21, 2017, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider the item. A Draft Initial Study and Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act.

The public is invited to attend and participate in these public hearings. The agenda reports for this project will be available 72 hours prior to the meeting for Planning Commission and City Council at http://www.cityofelcajon.us/your-government/calendar-meetings-list. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearings, but will be available at the Project Assistance Center and City Clerk counters upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice or in written correspondence delivered to the Commission or Council at, or prior to, the public hearings. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619.441.1742. More information about planning and zoning in El Cajon is available at http://www.cityofelcajon.us/your-government/departments/community-development/planning-division.

If you have any questions, or wish any additional information, please contact LORENA CORDOVA at 619.441.1539 or via email at lcordova@cityofelcajon.us and reference "Oakdale" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE OAKDALE RESIDENCES DEVELOPMENT, 15-UNIT COMMON-INTEREST DEVELOPMENT IN THE PENDING RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2200 SQ. FT.) ZONE; APN: 498-310-20; IN THE PENDING GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MR)

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on January 17, 2017 and after hearing public testimony, directed staff to work with the applicant to address questions some commissioners had regarding parking and building design for the project, and bring the matter back before the Commission in February in order to consider General Plan Amendment No. 2015-01 to change the General Plan designation from General Commercial (GC) to Medium Density Residential (MR), Zone Reclassification No. 2317 to change the zoning designation from General Commercial (C-G) to Residential, Multi-Family (RM-2200), and Tentative Subdivision Map No. 663 requesting a 16-lot subdivision, including one common lot, for a development known as Oakdale Residences, on property located on the northwest corner of Oakdale Lane and Oakdale Avenue;

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing, re-noticed public hearing on February 21, 2017 for further consideration of the Oakdale Residences project; and

WHEREAS, the City prepared a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project in accordance with CEQA guidelines, which indicates that the potential environmental effects of the proposed project would be less than significant; and

WHEREAS, the Mitigated Negative Declaration reflects the City's independent judgment as required by section 21082.1 of the Public Resources Code; and

WHEREAS, pursuant to section 21082.1 of the Public Resources Code, the draft Mitigation Negative Declaration was circulated for public review from September 5, 2016 through October 5, 2016; and

WHEREAS, no comments were received during the public review period; and

WHEREAS, in accordance with CEQA Guidelines Section 15074(c), the custodian

of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program is the El Cajon Community Development Department, and all supporting documentation is in the General Plan Amendment 2015-01 file; and

WHEREAS, after considering the evidence and facts, the Planning Commission considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program as presented at its January 17, 2017, meeting.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS CITY COUNCIL ADOPTION of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Oakdale Residences Development.

A. Adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program shall only apply to the subject project and shall not waive compliance with all other provisions of the Zoning Code and all other applicable City ordinances in effect at the time that the building permit is issued.

B. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, and costs, including attorneys' fees, against the City or its agents, officers or employees, relating to this Mitigated Negative Declaration determination (the "CEQA Determination"), and relating to the approval of General Plan No. 2015-01, Zone Reclassification No. 2317, and Tentative Subdivision Map No. 663 (the "Approvals") including, but not limited to, any action to attach, set aside, void, challenge, or annul the Approvals and the CEQA Determination. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorneys' fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by the applicant.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held February 21, 2017, by the following vote:

AYES:
NOES:
ABSENT:

ATTEST:

Anthony SOTTILE, Chairman

Anthony SHUTE, AICP, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 2015-01 TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF OAKDALE LANE AND OAKDALE AVENUE FROM GENERAL COMMERCIAL (GC) TO MEDIUM DENSITY RESIDENTIAL (MR); APN: 498-310-20

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on January 17, 2017, and after hearing public testimony, directed staff to work with the applicant to address questions some commissioners had regarding parking and building design for the project, and bring the matter back before the Commission in February in order to consider General Plan Amendment 2015-01, to amend the general plan designation of the property at the northwest corner of Oakdale Lane and Oakdale Avenue from GC to MR; and

WHEREAS, the El Cajon Planning Commission held a duly advertised, re-noticed public hearing on February 21, 2017 for further consideration of the Oakdale Residences project; and

WHEREAS, the El Cajon Planning Commission considered the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, including attachments, in accordance with CEQA Guidelines Section 15074 for the proposed project; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order, recommending to the El Cajon City Council the adoption of the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, including attachments; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of both verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. The proposed amendment to the General Plan Land Use Element to change the general plan designation on the subject property to Medium Density Residential is in conformance with Government Code sections 65352.3 and 65358(b) (local Native American Tribes notification) to consult with the City for the purpose of protecting, and/or mitigating impacts to cultural places when a local government is considering a proposal to adopt or amend a general plan and/ or a specific plan;

Proposed Planning Commission Resolution

and the City received no response requesting consultation from any of the local tribes except for a request for a Native American Monitor on-site for any potential finds of tribal cultural resources during excavation; and, because this is the first amendment to the General Plan's Land Use Element which may be amended up to four times in one calendar year; and,

- B. The change in land use designation from GC to MR complements and completes the established residential district in the area. Furthermore, it will create needed housing opportunities, which is supported by Goal 5 of the General Plan that calls for a broad range of housing types made available to meet the housing needs of various age and income groups. Furthermore, Policy 5-2.1 states that "the City will provide a variety of residential development opportunities in the City to fulfill regional housing needs" and,
- C. Amending the General Plan Land Use designation to MR accommodates an increase in affordable residential units. Furthermore, it will improve the quality of the existing residential neighborhood with well-designed residential townhomes. Therefore, the amendment does not conflict with adopted governing plans, and it is internally consistent with the remainder of the General Plan.

WHEREAS, after considering such evidence and facts the Planning Commission did consider General Plan Amendment 2015-01 as presented at its meeting.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to General Plan Amendment 2015-01.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of General Plan Amendment 2015-01 to amend the Land Use Element of the General Plan by changing the General Plan designation of the property at the northwest corner of Oakdale Lane and Oakdale Avenue from GC to MR, in accordance with the attached Exhibit "A".

Proposed Planning Commission Resolution

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PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held February 21, 2017, by the following vote:

AYES:

NOES:

ABSENT:

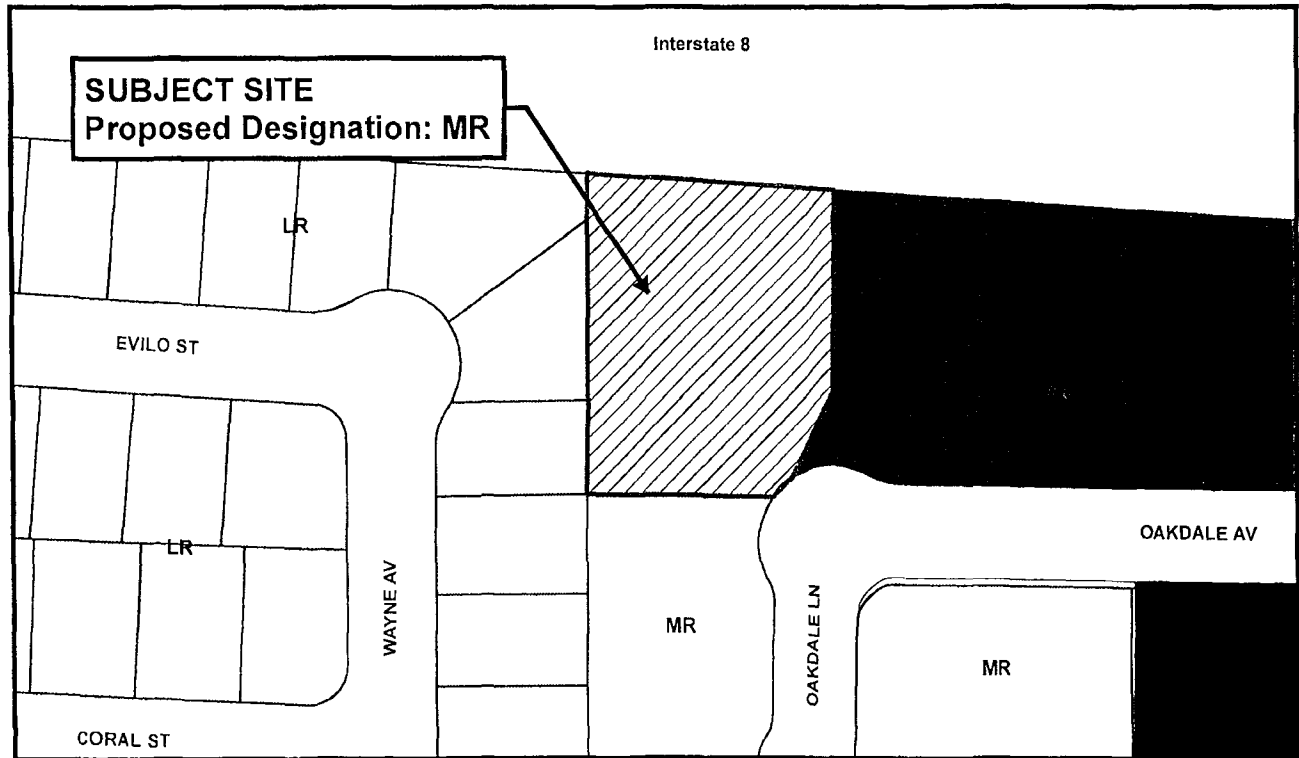
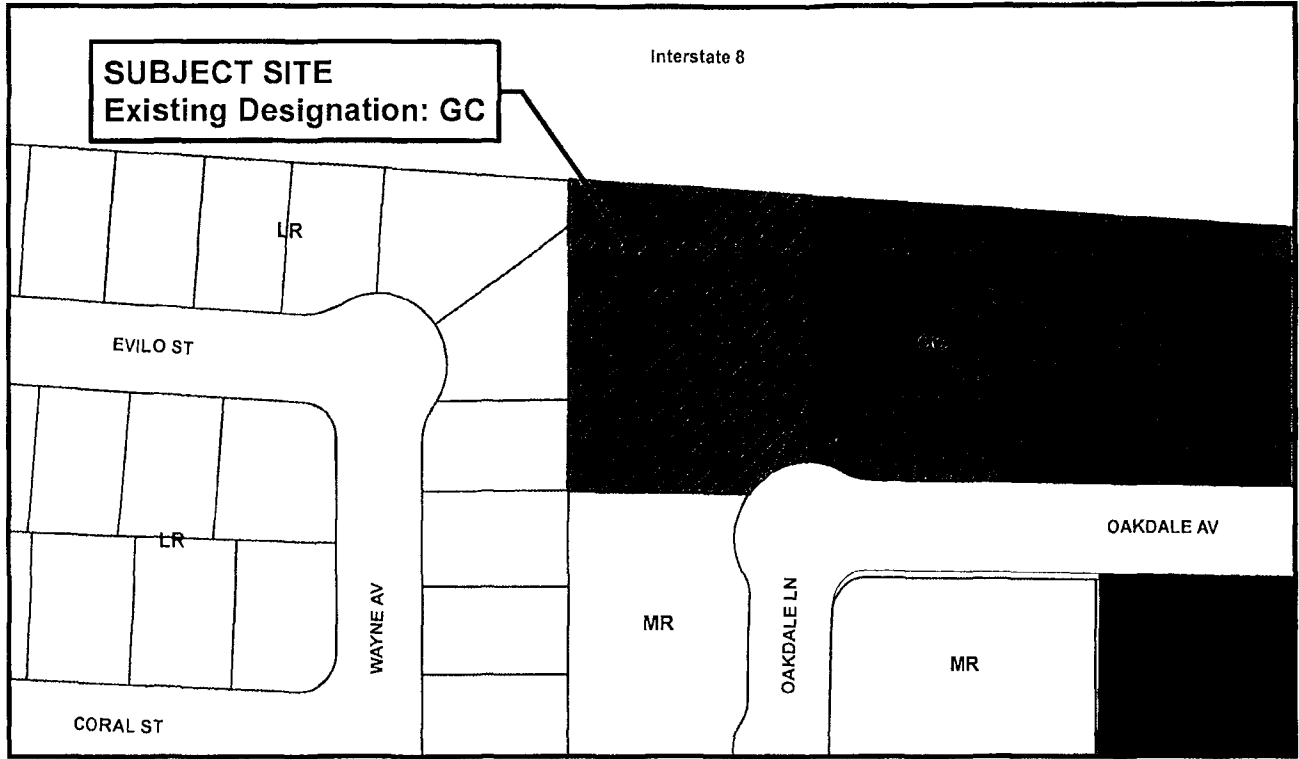
Anthony SOTTILE, Chairperson

ATTEST:

Anthony SHUTE, AICP, Secretary

Exhibit "A"

General Plan Amendment No. 2015-01



PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF ZONE RECLASSIFICATION NO. 2317 FOR THE REZONING OF PROPERTY LOCATED ON THE NORTHWEST CORNER OF OAKDALE AVENUE AND OAKDALE LANE FROM THE GENERAL COMMERCIAL (C-G) ZONE TO THE RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2200 SQ. FT) ZONE; APN: 498-310-20; GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MR).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on January 7, 2017, and after hearing public testimony, directed staff to work with the applicant to address questions some commissioners had regarding parking and building design for the project, and bring the matter back before the Commission in February in order to consider Zone Reclassification No. 2317, for a change in the zoning designation of the subject property from the C-G zone to the RM-2200 zone, as submitted by Ray Kafaji on behalf of Gulf Development & Construction Corporation for the subject; and

WHEREAS, the El Cajon Planning Commission held a duly advertised, re-noticed public hearing on February 21, 2017 for further consideration of the Oakdale Residences project; and

WHEREAS, in accordance with CEQA Guidelines Section 15061(b)(2), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending to the El Cajon City Council approval of the Initial Study and Mitigated Negative Declaration for Oakdale Residences; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending to the El Cajon City Council approval of the General Plan Amendment 2015-01, to amend the general plan designation of the subject property from General Commercial to Medium Density Residential; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. The proposed amendment to the Zoning Map rezoning the subject site from C-G to the RM-2200 zone is consistent with the Land Use Element of the General Plan, and with the goals, objectives, and policies therein, because the proposed RM-2200 zone is consistent with the proposed General Plan Land Use designation of MR as

Proposed Planning Commission Resolution

indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed zone change is consistent with the Housing Element, because it provides the opportunity for the development of a variety of housing in terms of type, price point and style; and

- B. There are no applicable specific plans governing the subject property; and
- C. The proposed zone change will facilitate the development of a vacant and underutilized property with residential units to create more housing opportunities for all income levels, which will also assist the City in meeting its share of regional housing needs.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zone Reclassification No. 2317 as presented at its meeting.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to Zone Reclassification No. 2317.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zone Reclassification No. 2317 to rezone the subject property from the C-G zone to the RM-2200 zone as shown in Exhibit A, and subject to the condition that this zone reclassification shall become null and void if the accompanying Tentative Subdivision Map No. 663 is not recorded within the time frame permitted under the Subdivision Map Act.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held February 21, 2017, by the following vote:

AYES:
NOES:
ABSENT:

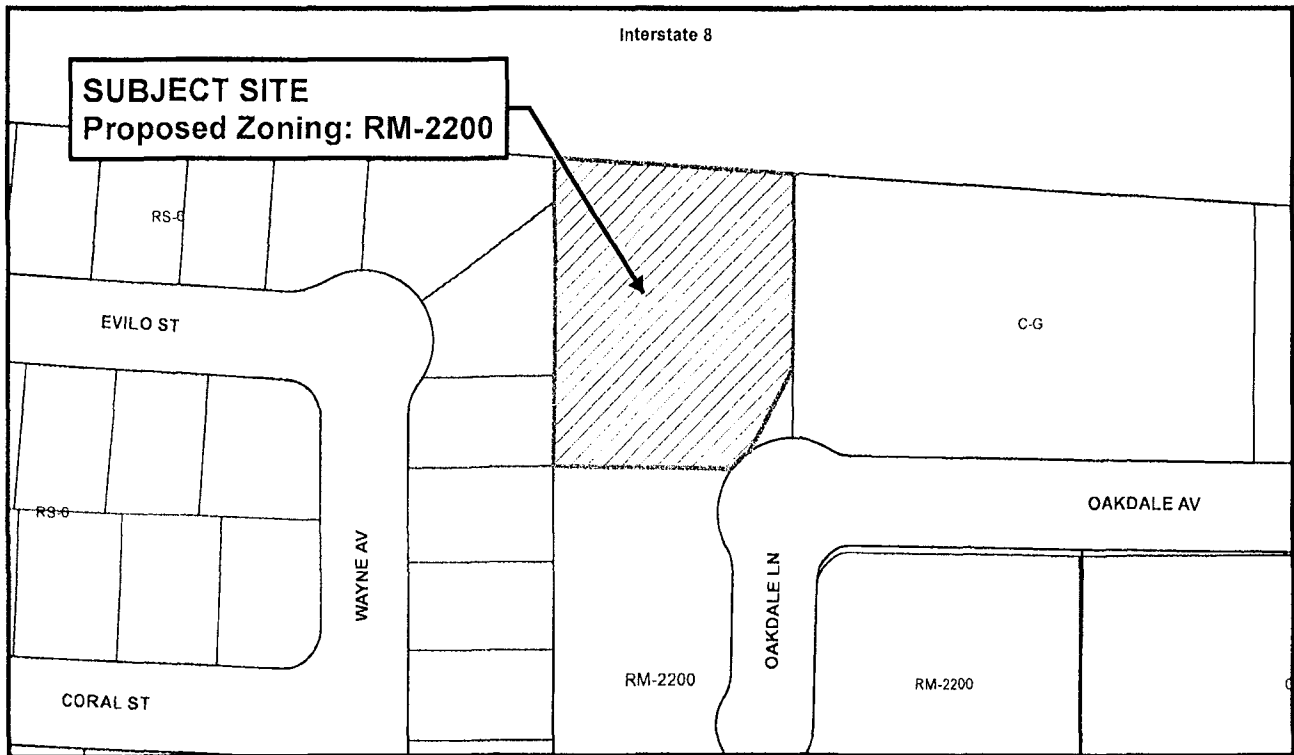
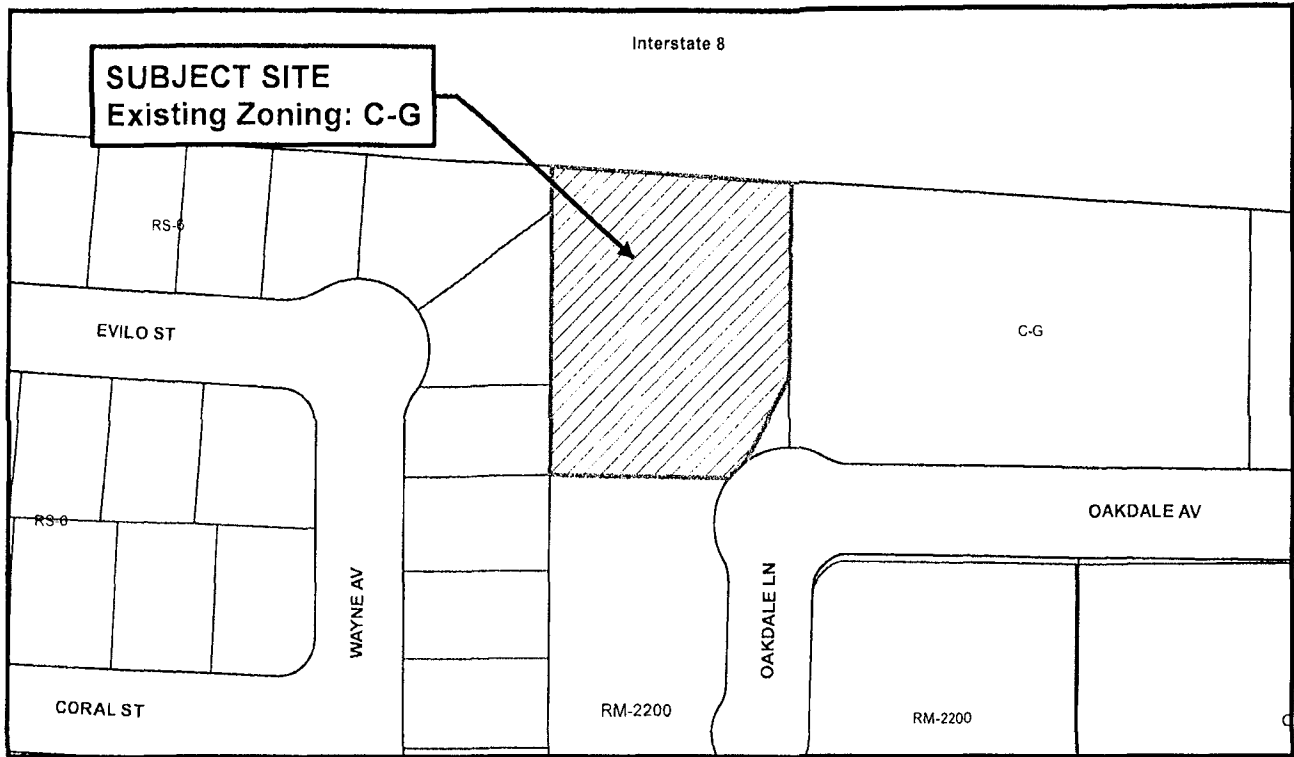
Anthony SOTTILE, Chairperson

ATTEST:

Anthony SHUTE, AICP, Secretary

Exhibit "A"

Zone Reclassification No. 2317



PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF PLANNED UNIT DEVELOPMENT NO. 343 FOR A 15-UNIT COMMON-INTEREST DEVELOPMENT IN THE PENDING RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2200 SQ. FT.) ZONE; APN: 498-310-20; GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MR)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on January 17, 2017, and after hearing public testimony, directed staff to work with the applicant to address questions some commissioners had regarding parking and building design for the project, and bring the matter back before the Commission in February in order to consider Planned Unit Development (PUD) No. 343, as submitted by Ray Kafaji on behalf of Gulf Development & Construction Corporation, requesting approval of a 15-unit PUD in the pending RM-2200 zone, on property located on the northwest corner of the intersection between Oakdale Lane and Oakdale Avenue; and

WHEREAS, the El Cajon Planning Commission held a duly advertised, re-noticed public hearing on February 21, 2017 for further consideration of the Oakdale Residences project; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending to the El Cajon City Council approval of the Initial Study and Mitigated Negative Declaration for Oakdale Residences; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending to the El Cajon City Council approval of the General Plan Amendment 2015-01, to amend the general plan designation of the subject property from General Commercial to Medium Density Residential; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order, recommending to the El Cajon City Council the approval of proposed Zone Reclassification No. 2317 rezoning the subject site from C-G to the RM-2200 zone; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

1. The proposed project density is consistent with the MR designation of the General Plan. Furthermore, the project would facilitate the development of the site for residential uses in conformance with Housing Element policies to increase the number of housing units available to all income levels.
2. The alternatives to the common open space and parking development standards

Proposed Planning Commission Resolution

under the provisions of the Density Bonus Law provide an opportunity to maximize utilization of the site in order to yield more high quality housing units.

3. The subject property is adjacent to residentially zoned property that is developed with residential units at similar densities to that of the proposed project. Therefore, the proposed project will be compatible with surrounding development.
4. The design of the proposed project provides sufficient parking with adequate space for vehicle back-up and maneuvering. Proposed structures and other elements of the project would not have a negative effect on visibility.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby RECOMMENDS CITY COUNCIL APPROVAL of PUD No. 343 for a 15-unit common-interest residential development in the pending RM-2200 zone on the above described property, subject to the following conditions:

Planning

1. Prior to the issuance of building permits, or as otherwise determined by the Deputy Director of Community Development, the applicant shall submit and obtain approval of a one-page, 24" by 36" mylar site plan for Planned Unit Development No. 343 that reflects the following specific notes and changes:
 - a. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable."
 - b. The required number of affordable units shall be maintained in perpetuity.
 - c. Include the following note: "The private garages shall be maintained as available for the parking of two automobiles at all times."
 - d. The revised site plan shall reflect the applicable comments and include all of the required notes from the Engineering comments contained in Condition No. 7.
 - e. The revised site plan shall reflect the applicable comments from the Helix Water District attached to this resolution as "Exhibit A" and dated 11-23-13.
2. Prior to the issuance of building permits, or as otherwise determined by the Deputy Director of Community Development, the applicant shall complete the following:
 - a. An affordable housing agreement shall be generated, approved by the City, signed and recorded as a covenant on the subject property.
 - b. Applicant shall submit building permit plans that indicate each unit be equipped with ventilation systems that are rated at minimum efficiency reporting value of "Merv 13" or better for enhanced particulate removal efficiency.
 - c. Record the final map for TSM No. 663.

Proposed Planning Commission Resolution

- d. Submit a letter indicating proof of trash and recycling collection services from the City's solid waste collection contractor (Waste Management, Inc.).
 - e. Comply with the Engineering comments to the satisfaction of the Deputy Director of Public Works and the Deputy Director of Community Development.
 - f. Comply with the comments from the Helix Water District attached to this resolution as "Exhibit A" and dated 11-23-13.
3. Prior to building permit final, or as otherwise determined by the Deputy Director of Community Development, the applicant shall complete the following:
- a. Obtain approval of a Landscape Documentation Package (LDP) and Certificate of Completion in conformance with the requirements of Chapter 17.195 and section 17.60.180 of the Zoning Code, and the State's revised Model Water Efficient Landscape Ordinance, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual. The LDP plans shall be consistent with the approved PUD site plan and TSM. Indicate a dedicated water meter for the irrigation of common area landscaping.
 - b. Obtain staff approval of the improvements in the common areas of the development.
 - c. Record an affordable housing agreement for the required affordable housing units.
4. Submit one electronic copy of the draft CC&Rs for the common ownership and maintenance of the project for approval by Planning, Storm Water, and the City Attorney. Prior to the granting of a certificate of occupancy of any units the applicant shall record the CC&Rs and submit one electronic copy (PDF format) of the recorded document to Planning on a compact disc. The CC&Rs shall include the maintenance of the private street, sidewalks, driveways, common lighting, common fencing, storm water facilities, and required landscape areas including street yards and the common recreation lot, and shall contain the following language:
- "A. This entire project and property shall be subject to all of the conditions and restrictions contained within the resolution adopted by the City of El Cajon which approved the tentative subdivision map for the project, as well as, being subject to all the conditions and restrictions contained in any permits issued for the project which were approved by the City of El Cajon, along with accompanying site plans, elevations and landscape plans."
- "B. The City of El Cajon is hereby given supervisory jurisdiction over the enforcement of the provisions of this Declaration dealing with maintenance, cleanliness and repair of the landscape and pavement maintenance easement, and exterior appearance of the project. In the event of breach of any duty

pertaining to such maintenance, cleanliness, repair or exterior appearance, the City of El Cajon may give written notice of such breach to the Association or Owners, together with a demand upon them to remedy such breach. If they refuse to do so, or fail to take appropriate action within 30 days of the receipt of such notice, the City of El Cajon shall have the standing and the right (but not the obligation) to both bring an action in a court of proper jurisdiction to enforce the provisions of this Declaration and/or initiate abatement proceedings pursuant to the ordinances of the City of El Cajon. Nothing contained herein shall limit any other right or remedy which the City may exercise by virtue of authority contained in ordinance or state law."

"C. The City Attorney of El Cajon must give prior approval to any amendments to this Declaration of Covenants, Conditions and Restrictions which deal with any of the following topics:

- a. Amendments with regard to the fundamental purpose for which the project was created (such as a change from residential use to a different use), and amendments which would affect the ability of the City of El Cajon to approve or disapprove external modifications to the project.
- b. Amendments with regard to the supervisory jurisdiction for enforcement granted to the City of El Cajon by this Declaration.
- c. Property maintenance obligations, including maintenance of landscaping, sidewalks, and driveways, and cleanliness or repair of the project."

"D. No alteration or modification shall be made to the landscape and pavement maintenance easement which is contrary to the development plan approved by and on file with the City of El Cajon without the approval of the City."

"E. Parking shall only occur in the approved parking spaces and individual private garages depicted on the final approved PUD No. 343 site plan. No on-site parking is permitted outside designated parking spaces.

"F. A minimum of two garage parking spaces at each unit shall be maintained and available for parking."

5. Prior to the granting of occupancy for any unit, or as otherwise determined by the Deputy Director of Community Development, all on-site improvements shall be completed or guaranteed in accordance with the approved PUD No. 343 site plan. In addition, the following items shall be completed and/or inspected:
 - a. Record the CC&Rs, and submit one electronic copy of the recorded document (PDF format) to Planning on a compact disc.
 - b. Record an affordable housing agreement for the required affordable housing units.

Proposed Planning Commission Resolution

- c. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.
 - d. Satisfy all requirements of the Building, Engineering, and Helix Water District dated 11-23-13, which are attached to this resolution as Exhibit A.
6. All advertising for unit sales shall comply with the City's sign ordinance.

Engineering and Storm Water

7. A Final Map must be prepared by a registered civil engineer or a licensed land surveyor in accordance with Title 16 of the Municipal Code and the Subdivision Map Act. In order to complete the process of subdividing the property, the owner is responsible for having a Final Map recorded with the County Recorder within two (2) years after approval of the Tentative Subdivision Map by the City Council or within the time limits of an extension granted in accordance with Title 16 of the Municipal Code. The following conditions must be completed prior to recording of the Final Map:
- a. Provide a public sewer easement along the private street (or where necessary) to provide a public sewer easement of 15-ft and 15-ft beyond the sewer termination point.
 - b. Remove the existing fence from the public right-of-way on Oakdale Avenue.
 - c. No encroachments in the 10-foot storm drain easement.
 - d. Improve the streets shown on the tentative map as private streets in accordance with Chapter 17.165 of the City Municipal Code, since the streets do not meet City Standards for public streets. A detailed scaled drawing showing the plan and profile of the private street, curbs and gutters, drainage features, and typical section shall be prepared by a Civil Engineer registered in the State of California and shall be submitted to the City for review. Private Street Improvement Plans may be included with the Grading and Drainage Plans (optional).

Street or alley type curb returns are not permitted at the junction of the private streets with Oakdale Avenue. The private street connection shall be a standard driveway per San Diego Area Regional Standard Drawing (SDRSD) G-26, including 2:1 sidewalk transitions per G-14A for ADA compliance. Edge of driveway shall be a minimum of 3-feet from the property line and all obstructions. The driveway shall be a minimum 24' / 36' curb cut. Repair all damaged concrete curb and gutter and sidewalk per El Cajon City Standards.

Prior to issuance of a Building Permit and an Encroachment Permit (Encroachment Permit is a separate permit that must be obtained for any required improvements in the right-of-way), the applicant or contractor shall prepare an Engineer's scaled detailed drawing with dimensions of the required driveway and sidewalk installations showing the location of the

public street right-of-way, property lines, face of curb, all physical obstructions, including but not limited to, all block walls, utility poles, telephone and cable TV equipment, fencing, etc. along with any required offsets in accordance with SDRSD G-16.

These details may be shown on the PUD Site Plan, but MUST be shown on a separate Driveway Detail Plan rather than with the Building Permit Site Plan. An Engineer's scale shall be used for all drawings submitted to the Public Works department for review.

REQUIREMENTS FOR THE ENCROACHMENT PERMIT:

Submittal of a detailed drawing described above, a traffic control plan, an insurance certificate and (non-blanket) endorsement per policy D-3, and the review fees. Contact the Public Works Department for additional information.

- e. Install separate gravity sewer services, water services (including meters) and other utilities to each parcel with a building unit in accordance with the Municipal Code. Wet-tap fees are required. The proposed sewer and water laterals serving the parcel shall be private and shall be approved by the Building Division. A double cleanout is required at the property line for all sewer laterals. Maintenance of the private sewer and water laterals shall be the responsibility of the homeowners. Connections to the City sewer system and payment of connection fees are required with Building Permits.
- f. The proposed sewer main to serve the subdivision shall be public. A detailed scaled drawing showing the plan and profile of the sewer main, manhole locations, and laterals shall be prepared by a Civil Engineer registered in the State of California. The sewer main shall be designed and built in accordance with the City of El Cajon Improvement Standards for Public Sewer Mains and submitted to the City for review. Maintenance of the public sewer main shall be the responsibility of the City. Maintenance of the sewer laterals shall be the responsibility of the homeowners. Connections to the City sewer system and payment of connection fees are required with Building Permits. Public Sewer Main Improvement Plans may be included with the Grading and Drainage Plans (optional).
- g. Install an LED public streetlight on Oakdale Avenue located at the easterly property line per City Standards (FS-303). Provide a detailed scaled drawing that shows the new streetlight location, service point, and pull boxes.
- h. Stub any new underground utility services out at the property line.
- i. Repair all damaged curb and gutter, and sidewalk.
- j. Add the following notes to the PUD Site Plan:

“All operations must be in compliance with the City’s Storm Water Ordinance (Municipal Code 13.10 and 16.60) to minimize or eliminate pollutant discharges to the storm drain system.

For Public Works requirements on this Planning Action, please refer to the Conditions of Approval. This Site Plan may not clearly show existing or proposed improvements in the public right-of-way and should not be used for public improvement construction purposes.”

- k. Comply with the following Storm Water requirements:
 - i. In accordance with the City of El Cajon Municipal Code Section 16.60, this project falls into a Priority Development Project (PDP) category and is subject to the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements. To fulfill SUSMP requirements, a Storm Water Mitigation Plan (SWMitP) needs to be prepared by a Registered Civil Engineer in the State of California. A Storm Water Conceptual Plan must be submitted to the Storm Water Division prior to the approval of any Planning Action (Storm Water Conceptual guidelines can be obtained from Public Works Storm Water Division on the fourth floor of City Hall). Amongst other things, the SWMitP shall include the following:
 - a) Incorporation of New Development Best Management Practices (BMPs) per the City of El Cajon Best Management Practices (BMP) Design Manual – February 2016 standards, a copy of the manual can be found at:

<http://www.cityofelcajon.us/i-want-to/view/documents-forms-library/-folder-137>
 - b) Runoff calculations for water quality. A specific designed volume or flow of storm water runoff must be captured and treated with an approved (series of) storm water treatment control device(s); the BMP design size is calculated using either: a) the 85th percentile hourly precipitation (County Hydrology Manual isopluvial map) for volume based BMPs, or b) using a rain fall intensity of 0.2 inches per hour (Storm Water Attachment No. 4) for flow based BMPs.
 - c) Runoff calculations for water quantity in compliance with the approved Hydromodification Management Plan (HMP) requirements. Calculate pre- and post-construction peak flow runoff rates (calculated to the nearest 0.1 CFS using % imperviousness). The post-construction flows must not exceed the pre-construction flows.
 - d) Incorporation of Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control

Proposed Planning Commission Resolution

Board (San Diego Region) Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100; located at:

http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/stormwater/docs/2015-1118_AmendedOrder_R9-2013-0001_COMPLETE.pdf

- e) LID BMPs must be included as a separate section of the SWMitP. The LID section must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. An electronic copy of the County of San Diego Low Impact Development Handbook can be found online at:

<http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf>

- f) A Maintenance Plan per Storm Water Attachment No. 3 to ensure perpetual maintenance of BMPs (Available to the public through Public Works on the fourth floor of City Hall).
- g) Landscaping Plans that comply with SUSMP requirements (submitted to the Planning Department).
- h) Details of any proposed and existing trash enclosures. Any and all enclosures must be designed to be secured, constructed with a grade-break or berm across the entire enclosure entrance, and covered with an impervious, fire-resistant roof in accordance with the requirements of Public Works Storm Water Attachment No. 2.

Note: Contact the City of El Cajon Public Works Department to request a sample of the SWMitP document.

- ii. The plans shall show that all new roof drains, driveways, parking areas, sidewalks and other impervious areas will drain to sufficiently sized and designed landscaped areas so as to incorporate Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100; located at:

http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/stormwater/docs/2015-1118_AmendedOrder_R9-2013-0001_COMPLETE.pdf

LID BMP details must be included as a separate section of the Building Permit Plan Set. The project must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and

Proposed Planning Commission Resolution

other LID BMPs where practical and feasible. Incorporate all cross sections of proposed BMPS on the site plan. An electronic copy of the County of San Diego Low Impact Development Handbook can be found online.

- iii. Prepare and submit a Storm Water Maintenance and Operations Plan to ensure compliance with City of El Cajon's storm water regulations.
- iv. Submit a signed and executed Storm Water Facilities Maintenance Agreement with Easement and Covenants. An electronic copy of the Storm Water Facilities Maintenance Agreement with Easement and Covenants can be obtained at the City of El Cajon Public Works Department.
- v. Submit copies of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) from the California Regional Water Quality Control Board.
- l. Submit a copy of the Conditions, Covenants, and Restrictions (CC&R's) for the property, per Storm Water Attachment No. 3, which address residential compliance with City of El Cajon Municipal Code section 13.10.080. Please refer to the updated Agreement for changes and updates to language that should be incorporated into the CC&Rs.
- m. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.
- n. Submit a County Tax Certificate valid at the time of map recordation.
- o. Set survey monuments and guarantee setting of any deferred monuments.
- p. Submit Will-Serve letters from Water Company, Gas and Electric Company, Phone Company and Cable TV Company.
- q. Submit signature omission letters from all public easement holders who do not have a signature block on the map.
- r. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the state of California, along with adequate test borings.
- s. Submit a Drainage Study and a Grading and Drainage Plan along with an Erosion Control Plan prepared by a Civil Engineer, registered in the State of California. No grading or soil disturbance, including clearing of vegetative matter, shall be done until all necessary environmental clearances are secured and the Grading and Drainage Plan and Erosion Control Plan have been reviewed by the City:

These Plans shall be based on the preliminary soils report and in conformance with the City of El Cajon Jurisdictional Runoff Management Program (JRMP) and Standard Urban Storm Water Mitigation Plan

Ordinance (SUSMP) which require additional water quality management measures and future ongoing maintenance even after completion of the project to prevent, treat, or limit the amount of storm water runoff and pollution from the property.

The Erosion Control Plan shall show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable and will not cause or contribute to an exceedance of receiving water quality objectives throughout project construction.

The Drainage Study shall include all related tributary areas and adequately address the impacts to the surrounding properties and to the City drainage system. The developer shall provide any needed public and private drainage facilities, including off site drainage facilities (as determined by the study). If public drainage facilities are required, the required improvements need to be included in improvement plans, prepared by a Civil Engineer, registered in the State of California, and submitted to the City for approval. Note: If the Drainage Study indicates the existing downstream drainage system is inadequate for the proposed density of the subdivision, a reduction in density and/or hard surface coverage of the subdivision may be required.

- t. Underground all new and existing utility distribution facilities adjacent to and within the subdivision boundaries, including services to all new and existing buildings, in accordance with City Municipal Code Sections 16.16.040D and 16.52.010. Evidence of arrangements to underground utilities must be provided. This requirement is waived for the existing overhead distribution facilities along Oakdale Avenue in accordance with Section 16.52.030, since the proposed undergrounding would not reduce the number of poles already in existence.
- u. Submit signature omission letters from all public easement holders who do not have a signature block on the map.
- v. Submit a letter stating if the required public improvements listed in 4 thru 7 above will be completed prior to recording the Map or deferred by a Subdivision Agreement.
- w. The lot without a building unit is to be designated as a non-buildable lot for ingress and egress, water, sewer, and other utility purposes, for the common use and benefit of the other lots.
- x. An Encroachment Permit or Subdivision Agreement is required prior to any work within the public right-of-way.

Municipal Code Section 16.16.060 provides that, in lieu of constructing the required improvements prior to recording of the final map, the subdivider may enter into an agreement which guarantees construction within one year.

Proposed Planning Commission Resolution

Such agreement shall be accompanied by improvement security in accordance with Municipal Code Section 16.16.080 and a certificate of insurance provided by the subdivider in accordance with City Council Policy D-3.

The school districts in the City have developer fee assessment policies. These fees are collected at the time of issuance of building permits.

Existing streets shall be kept free of dirt and debris and maintained in good condition. Dust shall be controlled so that it does not become a nuisance. The developer shall be responsible for the repair of any streets or private property damaged as a result of the construction of the subdivision.

Landscaping at the entrance of the driveways shall be kept low to provide adequate sight distance.

Building and Fire Safety

8. Comply with the currently adopted editions of the California Building Code, the California Fire Code, the California Mechanical Code, the California Plumbing Code, the California Electrical Code, and the Green Building Standard Code.
9. Title 24 energy efficiency compliance and documentation is required.
10. A soils report will be required for this project.
11. An automatic sprinkler system is required by California Building Code or local ordinance.
12. Undergrounding of all on-site utilities is required.
13. An all-weather fire access road shall be available on the job site before start of construction.
14. Residential address numbers shall be visible from the street, contrasting in color from the wall surface, and minimum 5 inches in size.
15. Install a fire hydrant on the South Mollison side of the project, adjacent to the street entry point per Fire Department requirements.
16. If electronic vehicle gates are installed, they will require an optical device and Knox key override. Pedestrian gates require a Knox box. Contact the Fire Department for the application.
17. A demolition permit and bond are required for the structures being removed.
18. Maintain a 20 ft. wide fire lane by red curb or signage.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held February 21, 2017 by the following vote:

Anthony SOTTILE, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary



Helix Water District

Setting standards of excellence in public service

7811 University Avenue
La Mesa, CA 91942-0427

(619) 466-0585
FAX (619) 466-1823
www.hwd.com

November 23, 2013

Lorena Cordova
Project Manager
City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

Subject: General Plan Amendment No. 2015-01; Planned Unit Development No. 343;
Tentative Subdivision Map No. 663; Zone Reclassification No. 2317;
1278 Oakdale Avenue; APN: 489-310-20

Dear Ms. Cordova:

Thank you for the opportunity to comment on the subject project. Helix Water District serves parcel with APN 489-310-20 with one 1-inch water service. The nearest fire hydrant is located across the street on the corner of Oakdale Lane and Oakdale Avenue and has two 2.5-inch outlets. Water pressure in the area is approximately 85 psi.

We may require the location of the existing water service be brought up to current District standards which is behind the existing/proposed sidewalk. Contractor will be required to relocate any facilities that fall within improvements at his/her cost per WAS standards. We request a review of any improvement plans and/or grading plans and signature of Helix Water District if such plans are required by the City of El Cajon.

If landscaping of the parcels exceeds 5,000 sq. ft., a dedicated irrigation meter will be required and the property entered into our Water Conservation Program. Please contact them by e-mail: conserve@helixwater.org

Backflow devices will be required to be installed for the existing and proposed water services per current WAS. The new backflow devices shall be tested by a certified backflow tester with a copy of the passing test results forwarded by e-mail to Darrin Teisher, HWD Cross-Connection Control Coordinator (crossconnection@helixwater.org).

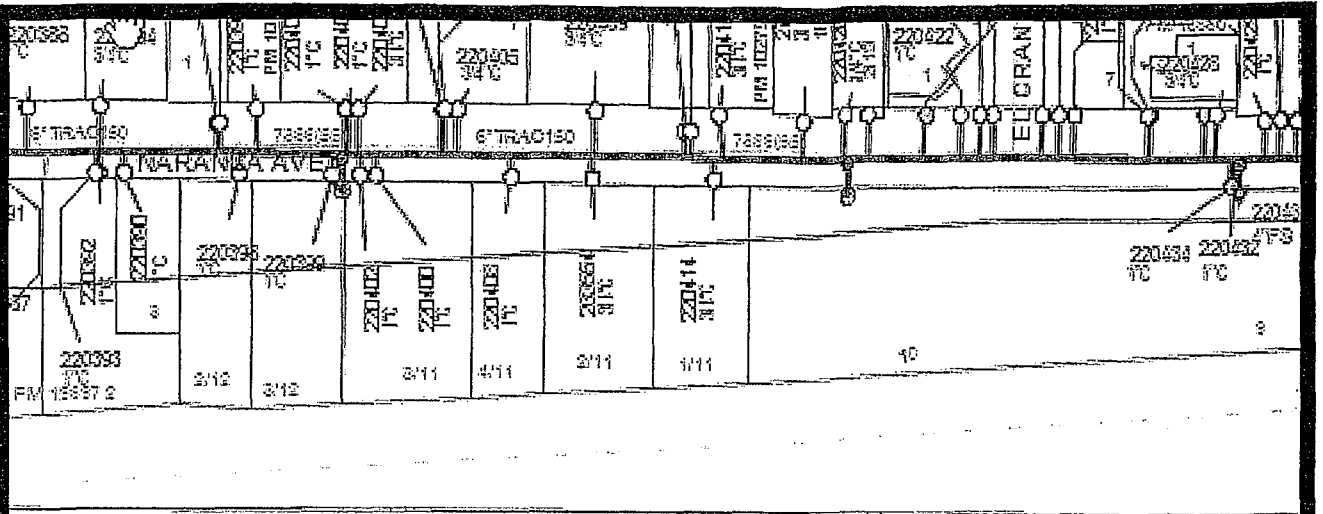
The El Cajon Fire Department may require additional or upgraded fire protection facilities for this project. All costs for new fire protection facilities shall be paid by the Owner/Developer. Easements will be required if new or existing facilities cannot be installed and maintained within existing easements or public right of way. All costs for new easements shall be paid by the Owner/Developer.

If you have any questions, please call me at (619) 667-6239.

Sincerely,

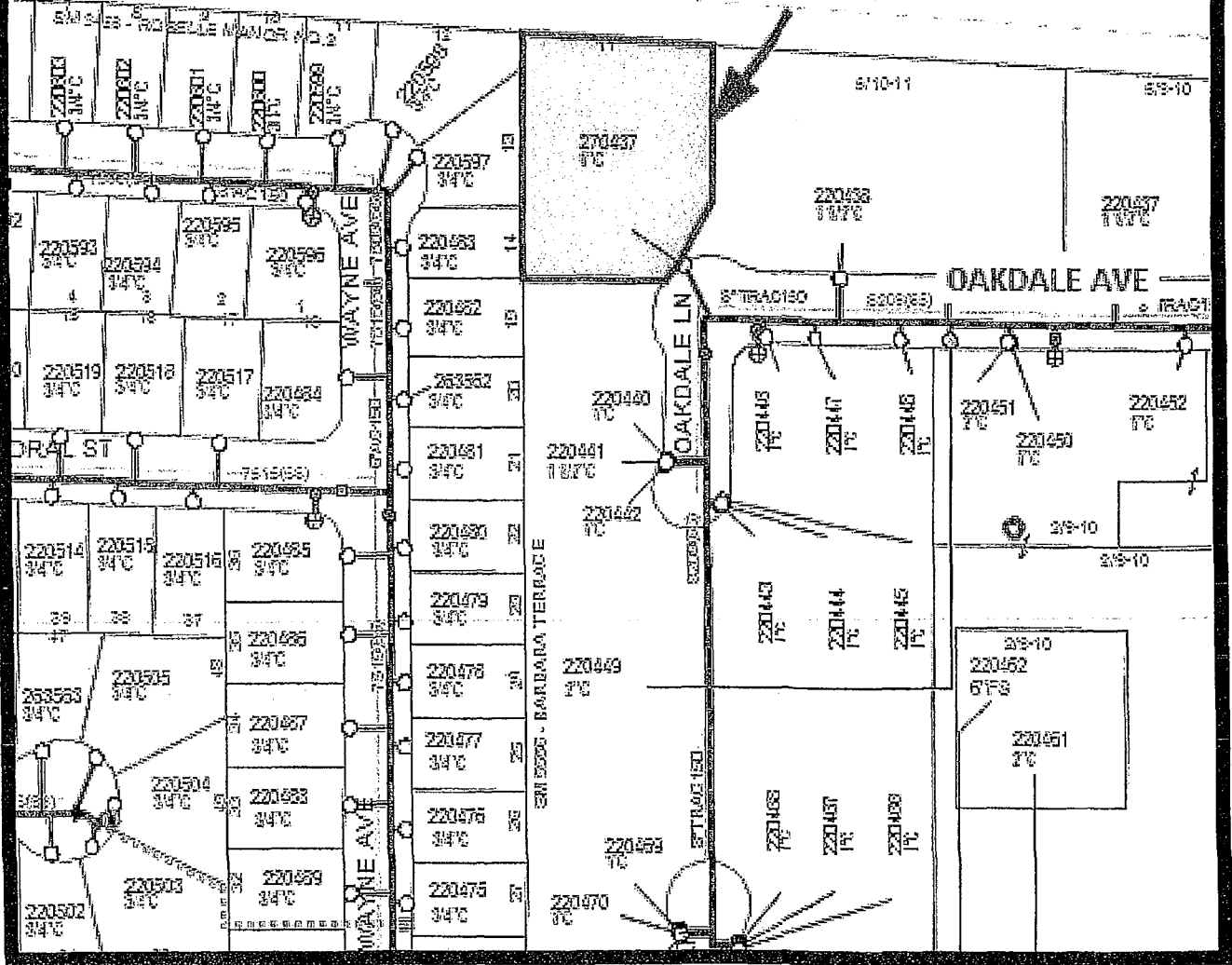
Carlos Perdomo
Senior Engineering Technician

cc: Tim Ross
Aneld Anub
Darren Teisher
lcordova@cityofelcajon.us



INTERSTATE 8

SITE



PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 663 FOR A 16-LOT SUBDIVISION ON THE NORTHWEST CORNER OF THE INTERSECTION OF OAKDALE LANE AND OAKDALE AVENUE, APN: 498-310-20-00; GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MR).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on January 7, 2017, and after hearing public testimony, directed staff to work with the applicant to address questions some commissioners had regarding parking and building design for the project, and bring the matter back before the Commission in February in order to consider Tentative Subdivision Map (TSM) No. 663, as submitted by Ray Kafaji on behalf of Gulf Development & Construction Corporation, requesting a 16-lot residential subdivision in the proposed RM-2200 (Residential, Multi-Family, 2200 sq. ft.) zone; and

WHEREAS, the El Cajon Planning Commission held a duly advertised, re-noticed public hearing on February 21, 2017 for further consideration of the Oakdale Residences project; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending to the El Cajon City Council approval of the Initial Study and Mitigated Negative Declaration for Oakdale Residences; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order, recommending to the El Cajon City Council the approval of proposed Zone Reclassification No. 2317 rezoning the subject site from C-G zone to the RM-2200 zone; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order, recommending to the El Cajon City Council the approval of the proposed Planned Unit Development No. 343 for a 15-unit common-interest residential project; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development

Proposed Planning Commission Resolution

- opportunities in the City to fulfill regional housing needs. The proposed project would result in density consistent with the MR designation of the General Plan.
- B. The proposed parcel map design results in 15 residential lots and one common lot for a 16-lot residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is generally level and physically suited for the type of development as well as the density of the development that is proposed for this property.
 - C. The proposed project site has no habitat value and is located in an urbanized area. Furthermore, the subject property is in a disturbed condition, surrounded by urban development, not environmentally sensitive, and there are no fish or wildlife populations that would be harmed by the residential development of the subject property.
 - D. The design of the subdivision and type of improvements are required to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Furthermore, the design of the proposed subdivision will accommodate passive heating and cooling opportunities because the proposed homes are designed with windows that open and would allow occupants to take advantage of the prevailing west winds. The units are separated to allow air flow through and around the units.
 - E. The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map, and there are no existing easements that will be affected by the proposed construction because the map will establish new easements for public utilities, private road access, the private storm drain, and landscape maintenance.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby RECOMMENDS that the City Council APPROVES Tentative Subdivision Map No. 663 for a 16-lot subdivision, including one common lot, in the proposed RM-2200 zone on the above described property, subject to the following conditions:

1. The applicant shall comply with all requirements of the Engineering staff as indicated in the conditions included to the resolution recommending City Council approval of the PUD No. 343.
2. Prior to the issuance of building permits for PUD No. 343, or as otherwise determined by the Director of Public Works, the final map for TSM No. 663 shall be recorded and the appropriate number of copies returned to the City.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held February 21, 2017, by the following vote:

AYES:
NOES:
ABSENT:

Anthony SOTTILE, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary

City of El Cajon
Zoning Consistency Chart – Adopted by City Council on July 13, 2010 – Resolution No. 94-10

	O-S	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM - 6000	RM-4300	RM-2500	RM-2200	RM-1500	M-HR	M-U	O-P	P	C-N	C-G	C-R	C-M	M	H ^A
Industrial Park																X				■	X	■
Light Industrial																X				X	■ ^C	■
Regional Commercial														X		X	■		X			■
General Commercial														X		X	■	X				■
Neighborhood Commercial														X	X	X	X	■				■
Office/ Non-Retail														■	X	X						■
Low Low Residential	■ ^B	X	X	X	■																	■
Low Residential		X		■ ^B	X	X	X	■	■													■
Low Medium Residential		X					■ ^B	■	X	X												■
Medium Residential		■							■ ^B	■ ^B	X			■								■
High Residential		■								■ ^B	■ ^B	X	■	X								■
Open Space	X	■	■																			■

LEGEND: X – Consistent with General Plan
 ■ – May be found consistent with applicable general plan land use designation

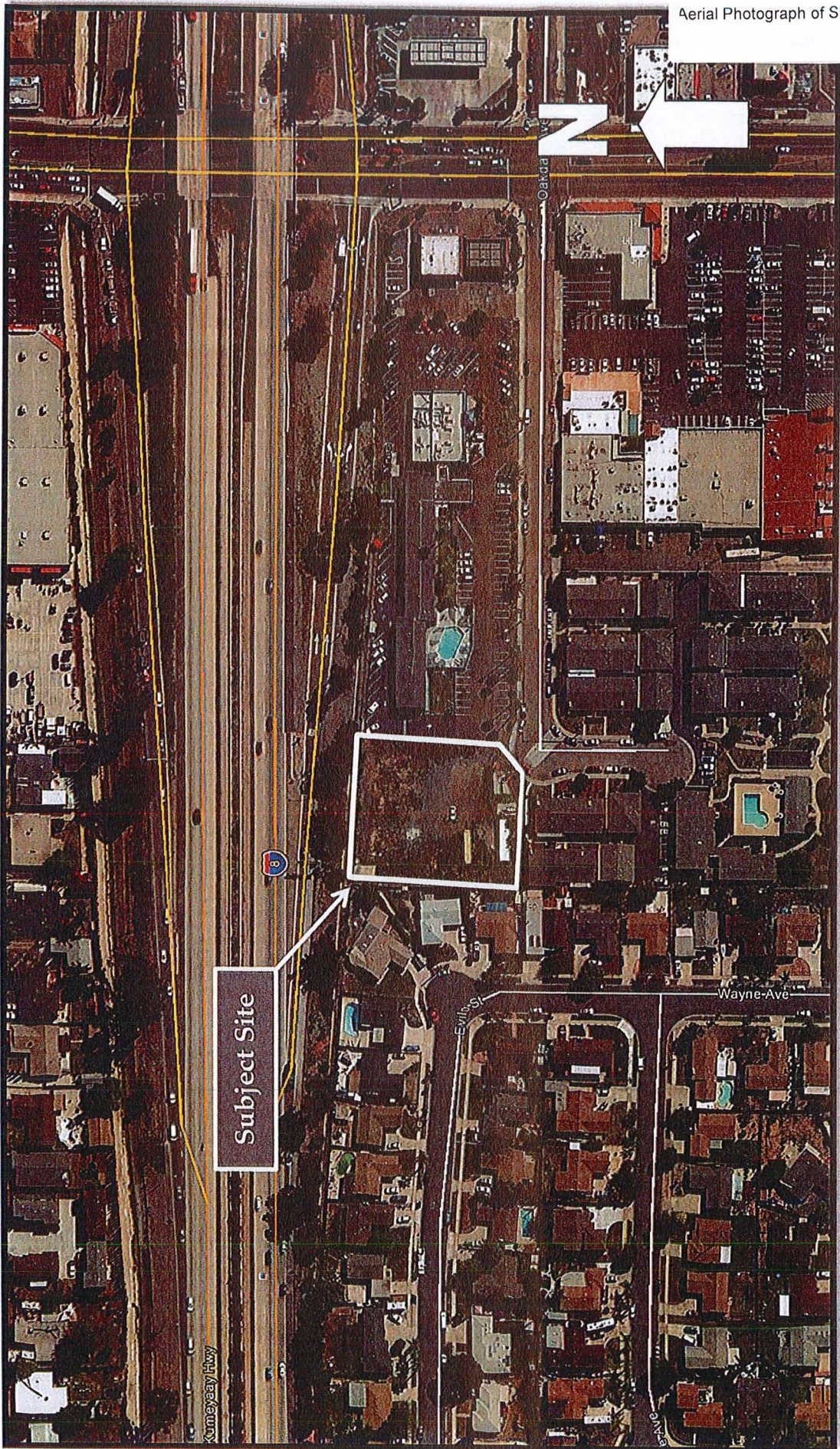
Footnotes:

- A. Rezoning to add hillside overlay may be found consistent, if at least 50% of the lot has an average natural slope of 10% or more.
- B. May be found consistent with applicable General Plan land use designation, if property owner makes such a request and there is no public purpose in requiring a more intense use.
- C. May be found consistent with Light Industrial land use designation under unique and unusual circumstances – such finding enables the property to be used for all purposes and uses authorized by the M zoning district.

General Notes:

- 1. All zones may be found consistent with General Plan public institution, school, and park land use designations.
- 2. All zones may be found consistent with special development areas, if found to further the provisions of the particular special development area.

Aerial Image
1278 Oakdale



Aerial Photograph of Subject Site



Community Development Department
Planning Division
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

- AZP
- CUP
- LLA
- PRD
- PUD
- Specific Plan
- TPM
- TSM
- VAR
- ZR

Other: General Plan Amendment.

Applicant Information (the individual or entity proposing to carry out the project; not for consultants)

Company Name: _____

Contact Name: RAY KAFAJI

Address: 316 Front Street #101 San Diego 92020

Phone: 619-665-4464 Email: RKafaji@AOL.

Interest in Property: Own Lease Option

Project Representative Information (if different than applicant; consultant information here)

Company Name: N/A

Contact Name: _____ License: _____

Address: _____

Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: _____

Contact Name: Ray Kafaji

Address: 316 Front Street #101 ELCAJON 92020

Phone: 619-665-4464 Email: RKafaji@AOL.com.

Project Location

Parcel Number (APN): 489-310-20

Address: 1278 Oakdale Ave ELCAJON CA 92020

Nearest Intersection: 2nd Street.

Project Description (or attach separate narrative)

New Construction - 15 townhomes
re-zoning to RM-2200 from C-G

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature¹: Ray Kofaji Date: 10/12/15

Property Owner Signature²: Ray Kofaji Date: 10/12/15

- Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
- Property Owner's Signature:** If not the same as the applicant, property owner must also sign. A signed, expressed letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application. Notice of Restriction: property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors in interest.



Disclosure Statement

This statement is intended to identify and avoid potential conflicts of interest that may exist between the project proponents and the decision makers; including City staff, Planning Commissioners, and City Council members.

The following information must be disclosed:

- 1. List the names and addresses of all persons having a financial interest in the application.

RAY KAJAJI 316 front Street #101
619-665-4464 San Diego CA 92020
Email: RKafaji@aol.com

List the names and address of all persons having any ownership interest in the property involved.

RAY KAJAJI 316 front street #101
619-665-4464 San Diego CA 92020

- 2. If any person identified pursuant to (1) above is a corporation or partnership, list the names and addresses of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

- 3. If any person identified pursuant to (1) above is a trust, list the name and address of any person serving as trustee or beneficiary or trustor of the trust.

4. Have you or your agents transacted more than \$500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or \$1,000.00 with the spouse of any such person? Yes _____ No _____

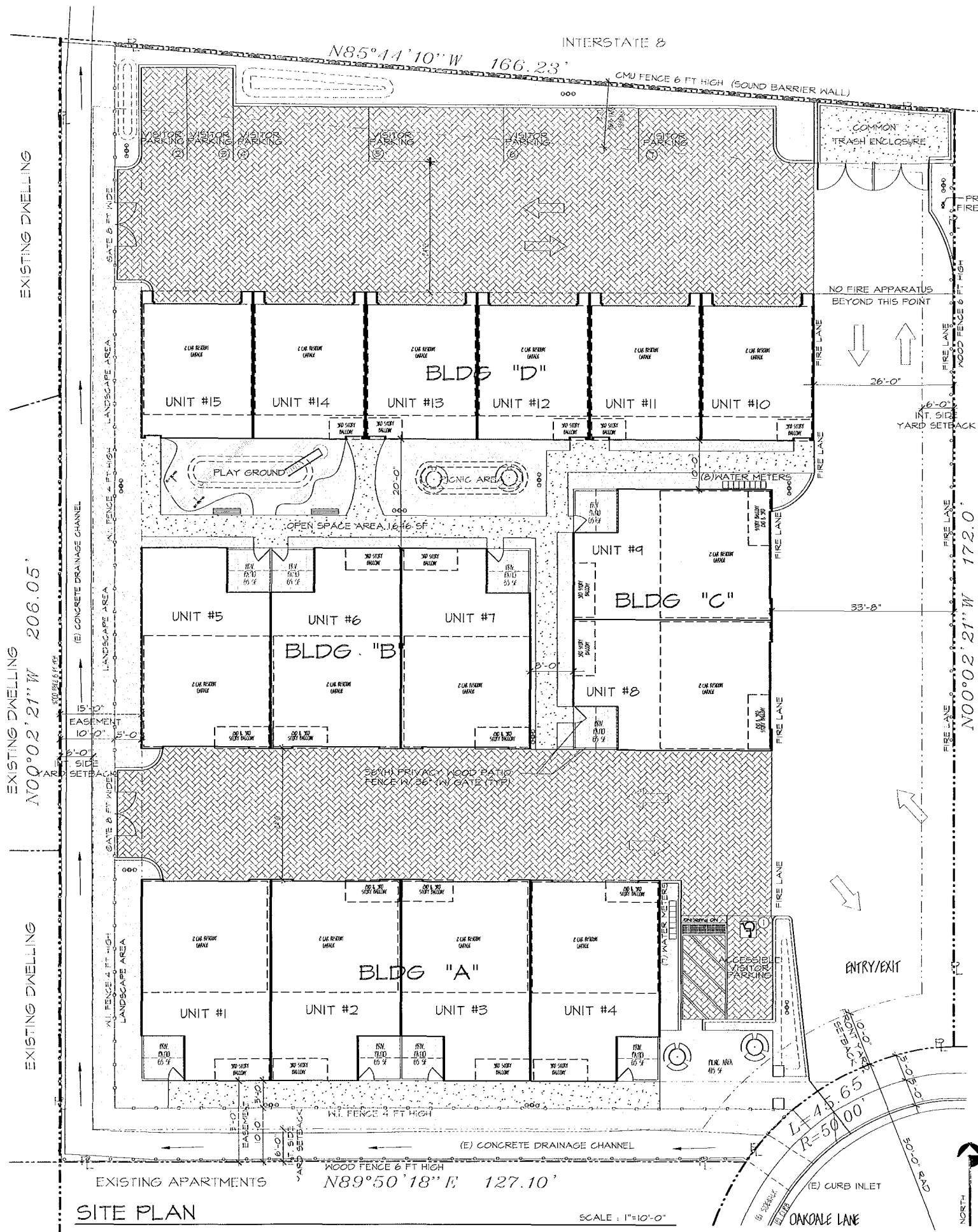
If yes, please indicate person(s), dates, and amounts of such transactions or gifts.

"Person" is defined as "Any individual, proprietorship, firm, partnership, joint venture, syndicate, business trust, company, corporation, association, committee, and any other organization or group of persons acting in concert." Gov't Code §82047.

Ray Kafaji 10/12/2015
Signature of applicant / date

RAY KAJAJI
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



PROJECT INFORMATION

TOTAL 15 RESIDENTIAL UNITS
 (2) UNITS #1 & #5 2 STORES 2 BED / 2 BATH
 GARAGE 3 ALCONY
 FIRST FLOOR 314 SF 304 SF
 SECOND FLOOR 777 SF 40 SF
 109 SF
 (7) UNITS #2, 3, 4, 6, 7, 8 & 9 3 STORES 3 BED / 3 BATH
 FIRST FLOOR 314 SF 304 SF
 SECOND FLOOR 777 SF 40 SF
 THIRD FLOOR 820 SF 80 SF
 1,711 SF
 (5) UNITS #10 TO #14 3 STORES 2 BED / 1.5 BATH
 FIRST FLOOR 558 SF 516 SF
 SECOND FLOOR 558 SF 29 SF
 THIRD FLOOR 1,089 SF
 (1) UNIT #15 2 STORES 1 BED / 1 BATH
 FIRST FLOOR 96 SF 460 SF
 SECOND FLOOR 558 SF 614 SF
 LOT AREA 32,907 SF
 LOT COVERAGE 16,098 SF = 49.5%
 BUILDING FOOTPRINT 10,524 SF
 50% OF THE AREA DEVOTED TO COMMON 5,572 SF
 DRIVEWAYS AND STREETS.
 GROSS BUILDING AREA 29,877 SF
 LANDSCAPE AREA 4,760 SF = 14.6%
 CONCESSIONS BEING SOUGHT INCLUDE:
 DENSITY 15 UNITS
 PARKING AREA
 TOTAL PARKING SPACES 57 SPACES
 (15) 2-CAR PRIVATE GARAGE
 (6) VISITOR OPEN PARKING SPACES
 (1) VAN ACCESSIBLE OPEN PARKING SPACE
 COMMON OPEN SPACE
 225 SF PER UNIT = 15 X 225 SF = 3,375 SF REQUIRED
 1,258 SF PROPOSED

SHEET INDEX

- A 1 TITLE SHEET / SITE PLAN
- C 1 TENTATIVE MAP
- L 1 LANDSCAPE PLAN
- A 2 BLDG A & C TYPICAL UNIT FLOOR PLAN
- A 3 BLDG B TYPICAL UNIT FLOOR PLAN
- A 4 ELEVATIONS BLDG "A"
- A 5 ELEVATIONS BLDG "B"
- A 6 ELEVATIONS BLDG "C"
- A 7 ELEVATIONS BLDG "D"
- A 8 ELEVATIONS SITE WEST ELEVATION
- A 8.1 WEST ELEVATION
- A 9 ELEVATIONS SITE COLOR

SITE LEGEND

- VEHICULAR DRIVEWAY PROPOSED PERMEABLE PAVERS
- VEHICULAR DRIVEWAY IMPERMEABLE CONCRETE
- PATIO PERMEABLE CONCRETE
- PEDESTRIAN WALKWAY IMPERMEABLE CONCRETE
- LANDSCAPE AREA
- PLAY AREA (SAND)
- WOOD FENCE 6 FT HIGH
- W.I. FENCE 4 FT HIGH
- CMU FENCE 6 FT HIGH (SOUND BARRIER WALL)
- PROPERTY LINE
- DRAINAGE FLOW
- BIORETENTION / LANDSCAPE POND
- FLOOD LIGHT POLE

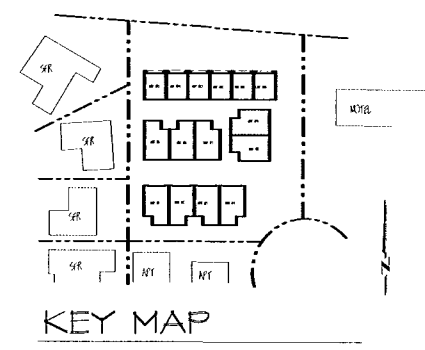
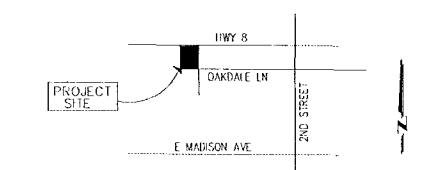
PROJECT DATA

SCOPE 15 APARTMENT UNITS
 ADDRESS 127B OAKDALE AVE.
 EL CAJON, CA 92020
 APN 498-310-20
 OCCUPANCY R-3-U TOWN HOMES
 BLDG TYPE V/B W/ SPRINKLER SYSTEM
 SPRINKLER YES
 STORES THREE

DEVELOPMENT REGULATIONS

ZONE EXISTING	C-G GENERAL COMMERCIAL
PROPOSED	RM-2200
SETBACKS	REQUIRED PROPOSED
FRONT	10 FT 24 FT
INT. SIDE	6 FT 15 FT / 15 FT / 26 FT
REAR YARD	12 FT 36 FT
HEIGHT	35 FT MAX 30 FT

VICINITY MAP



CITY OF EL CAJON
 PERMIT # _____
 APPLICANT GULF DEVELOPMENT & CONSTRUCTION CORP.
 316 FRONT STREET SUITE 101 EL CAJON, CA 92020
 RAY KAJAJI (619) 465-1111
 ASSESSOR PARCEL NO(S) 498-310-20
 REQUEST: _____
 PC RESOLUTION No. _____ APPROVED BY: _____
 CC RESOLUTION No. _____
 ORDINANCE No. _____ DATE: _____

JUAN G. GONZALEZ
 LANDSCAPING & IRRIGATION
 (619) 421-4155

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	JULY 29, 2015
	MARCH 04, 2016
	SEPT 01, 2016
	FEB 12, 2017

OAKDALE VILLAGE HOMES
 127B OAKDALE AVE. EL CAJON, CA 92020

DATE	JUNE 03, 2015
PROJECT #	1471
SHEET TITLE	SITE PLAN
SHEET #	A 1
SHEET 1 OF	

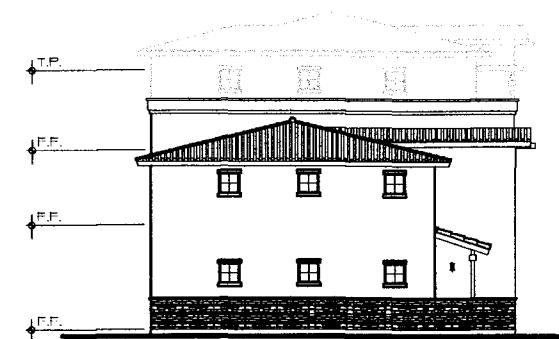
REVISED Reduced Plans

SITE PLAN

SCALE: 1"=10'-0"



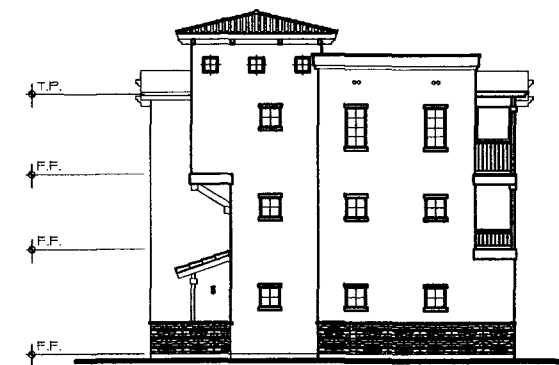
NORTH ELEVATION
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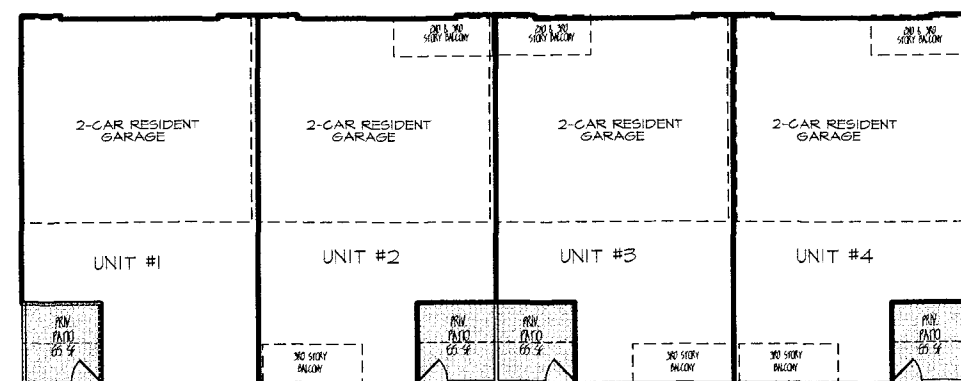
WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



BLDG "A"
SCALE: 1/8"=1'-0"



JUANITO QUEZADA
JUANITO@MADCO.COM
(619) 921-4455

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OAKDALE VILLAGE HOMES
 1278 OAKDALE AVE EL CAJON, CA 92020

CITY OF EL CAJON	
PERMIT # _____	
APPLICANT	GULF DEVELOPMENT & CONSTRUCTION CORP. 316 FRONT STREET SUITE 101 EL CAJON, CA 92020 RAY KAFALI (619) 465-7777
ASSESSOR PARCEL NO(S)	448-310-20
REQUEST:	_____
FC RESOLUTION No.	_____
CC RESOLUTION No.	_____
ORDINANCE No.	_____

Oakdale Residences
GPA 2015-01-ZR 2317
PUD 343-TSM 663
Received 02-13-17

DATE	_____
PROJECT #	_____
SHEET TITLE	BLDG "A" ELEVATIONS
SHEET #	A 4
SHEET	1 OF



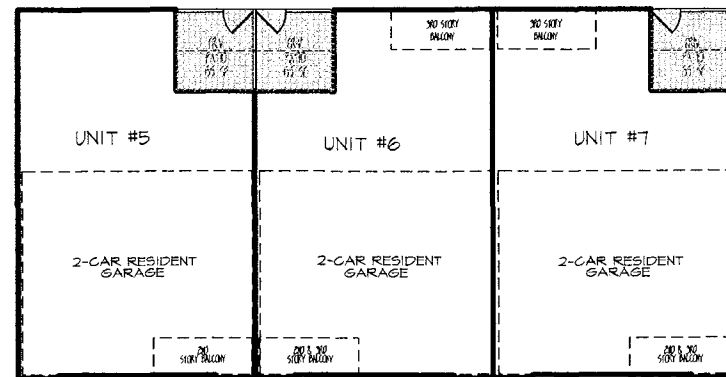
SOUTH ELEVATION

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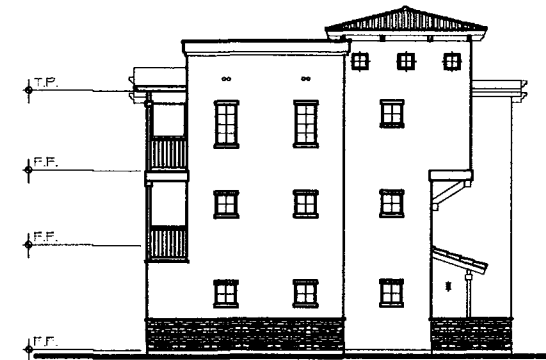
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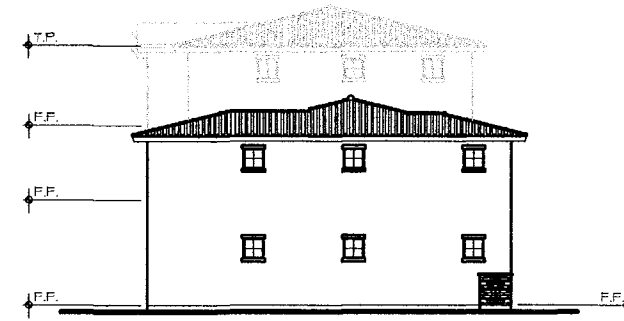
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EAST ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"



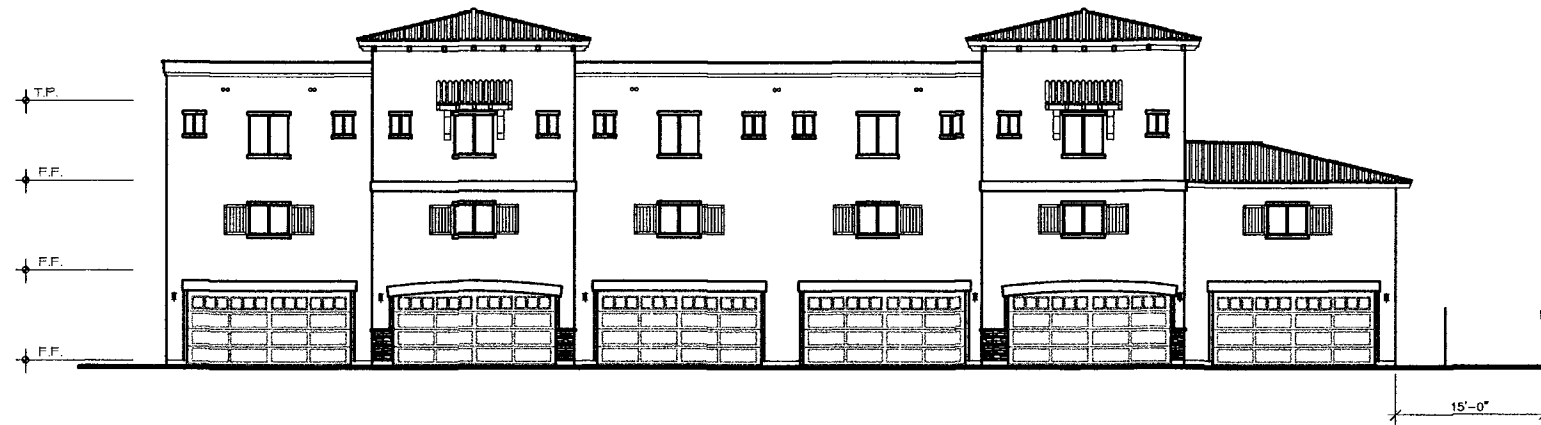
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 ARCHITECTS
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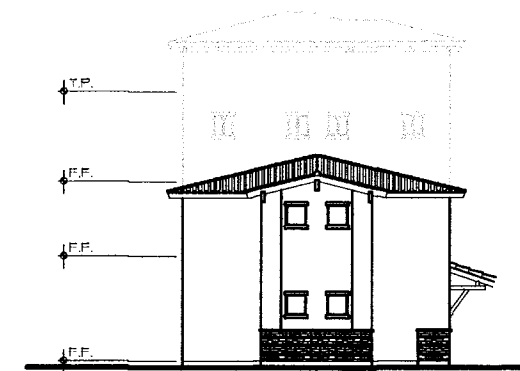
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OAKDALE VILLAGE HOMES
 1278 OAKDALE AVE. EL CAJON, CA 92020

CITY OF EL CAJON		DATE
PERMIT # _____		PROJECT #
APPLICANT GULF DEVELOPMENT & CONSTRUCTION CORP. 316 FRONT STREET SUITE 101 EL CAJON, CA 92020 RAY KAFALI (619) 465-1111		SHEET TITLE
ASSESSOR PARCEL NO(S) 448-310-20 REQUEST: _____		BLDG "B" ELEVATIONS
PG RESOLUTION No. _____ APPROVED BY: _____ CC RESOLUTION No. _____ ORDINANCE No. _____ DATE: _____		SHEET #
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		SHEET 1 OF



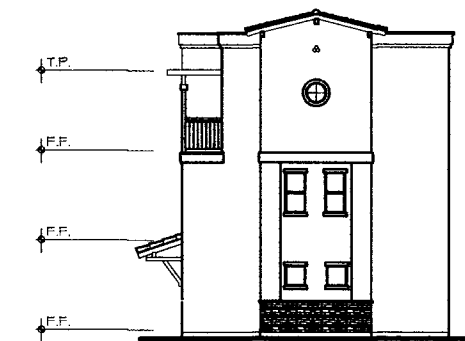
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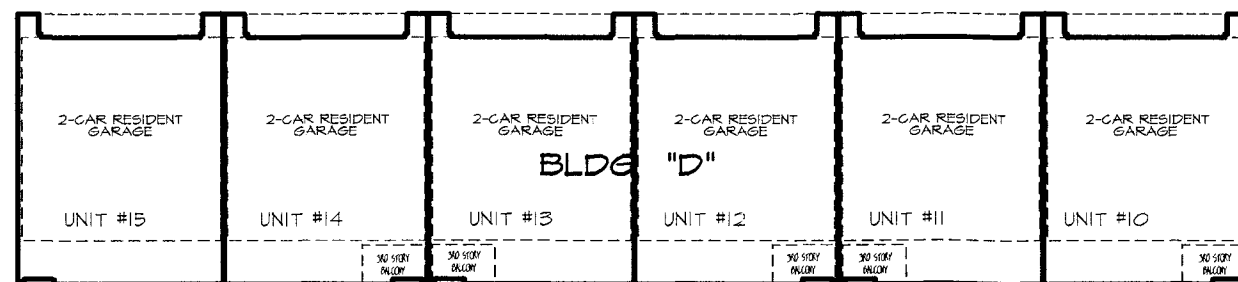
WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



BLDG "D"
SCALE: 1/8"=1'-0"



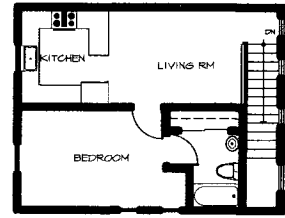
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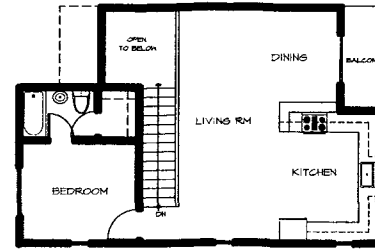
OAKDALE VILLAGE HOMES
 1278 OAKDALE AVE. EL CAJON, CA 92020

CITY OF EL CAJON	
PERMIT # _____	
APPLICANT GULF DEVELOPMENT & CONSTRUCTION CORP. 316 FRONT STREET SUITE 101 EL CAJON, CA 92020 RAY KAJAJI (619) 465-7117	
ASSESSOR PARCEL NO(S) 448-310-20 REQUEST: _____	
PG RESOLUTION No. _____	APPROVED BY: _____
CC RESOLUTION No. _____	DATE: _____
ORDINANCE No. _____	DATE: _____

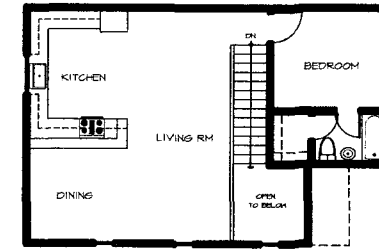
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PROJECT #
SHEET TITLE
BLDG "D" ELEVATIONS
SHEET #
A 7
SHEET 10F



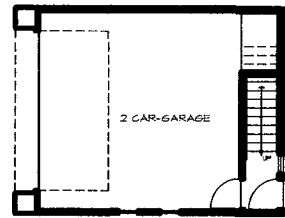
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



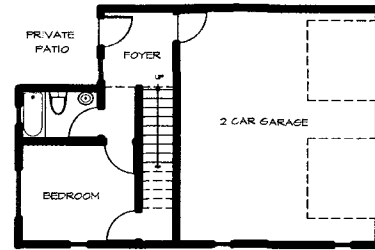
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SCALE: 1/8"=1'-0"



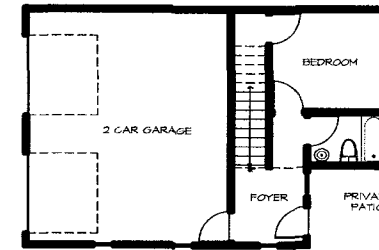
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SCALE: 1/8"=1'-0"



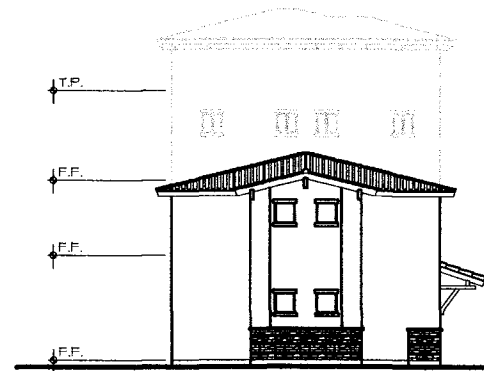
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
UNIT # 15



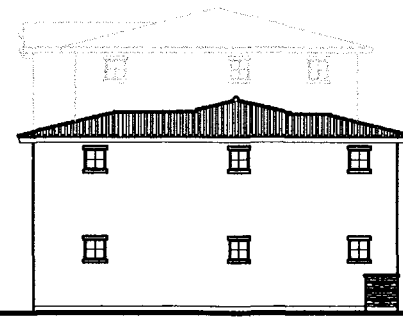
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
UNIT # 15



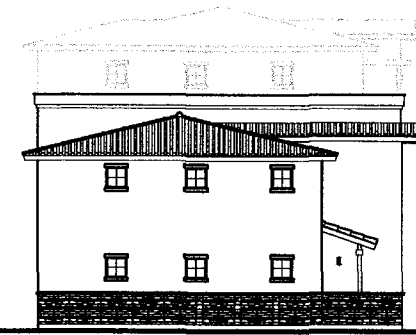
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
UNIT # 1



(BLDG "D")



(BLDG "B")



(BLDG "A")

WEST ELEVATION
SCALE: 1/8"=1'-0"



JWSG CONSULTING
ENGINEERS & ARCHITECTS
(619) 921-4433
DESIGNED PLAN PERFORMED BY: R.R.
DRAWINGS OWNED BY: JWSG CONSULTING
OF JWSG CONSULTING. NONE OF THESE
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WITHOUT THE WRITTEN PERMISSION OF
JWSG CONSULTING.

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OAKDALE VILLAGE HOMES
 1275 GANDALE AVE. EL CAJON, CA 92020

CITY OF EL CAJON	
PERMIT # _____	
APPLICANT: GULF DEVELOPMENT & CONSTRUCTION CORP. 316 FRONT STREET SUITE 101 EL CAJON, CA 92020 RAY KAFALI (619) 465-7777	
ASSESSOR PARCEL NO(S): 448-310-20 REQUEST: _____	
PG RESOLUTION No. _____ CC RESOLUTION No. _____ ORDINANCE No. _____	APPROVED BY: _____ DATE: _____

DATE
PROJECT #
SHEET TITLE WEST ELEV
SHEET # A8.1
SHEET 1 OF



EAST ELEVATION

Oakdale Residences
GPA 2015-01-ZR 2317
PUD 343-TSM 663
Received 02-13-17



SOUTH ELEVATION



NORTH ELEVATION

ENVIRONMENTAL CHECKLIST

OAKDALE VILLAGE RESIDENTIAL DEVELOPMENT



PREPARED FOR:

Gulf Development & Construction Corp.
480 N. Magnolia Ave. # 102 San Diego, CA 92020
Contact: Ray Kafaji, President
(619) 465-7777

January 2017



ENVIRONMENTAL CHECKLIST

OAKDALE VILLAGE RESIDENTIAL DEVELOPMENT

Prepared for:

Gulf Development & Construction Corp.
480 N. Magnolia Ave. # 102 San Diego, CA 92020
Contact: Ray Kafaji, President
(619) 465-7777

Prepared by:

TTG Environmental & Associates, Corp.
Contact: Teresa Wilkinson, Senior Project Manager
(619) 200-1577

January 2017

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INITIAL STUDY/ENVIRONMENTAL CHECKLIST

This Initial Study/Environmental Checklist has been prepared pursuant to the California Environmental Quality Act (CEQA) [Public Resources Code §21000, et seq.] and the 2014 State CEQA Guidelines [California Code of Regulations §15000, et seq.]. This Initial Study/Environmental Checklist determines that the Oakdale Village Housing will result in significant impacts on the environmental resources and issues evaluated for paleontological resources. The impact will be reduced to less than significant levels with implementation of the mitigation measures described herein. Therefore, an Initial Study/Mitigated Negative Declaration has been prepared for the project.

This document is being made available for a 30-day public review comment period. Comments regarding this Initial Study/Environmental Checklist must be made in writing to: Lorena Cordova, Associate Planner, Planning Division, Community Development Department, City of El Cajon, 200 Civic Center Way, El Cajon, California 92020. Comments must be received by 5:00 P.M. on the last day of the public review period.

1. **Project Title:** Oakdale Village Housing Project
2. **Lead Agency Name and Address:** City of El Cajon
Planning Department]
200 Civic Center Way
El Cajon, CA 92020
3. **Contact Person:** Lorena Cordova, Associate Planner
4. **Project Location:** El Cajon, California
5. **Project Sponsor's Name:** Gulf Development & Construction Corp.
6. **General Plan Designation:** General Commercial (GC)
7. **Zoning:** General Commercial, 0.74 acre (C-2)
8. **Project Description**

The Oakdale Village Housing Project (Project) is a proposed 15-unit multi-family residential development to be developed by Gulf Development & Construction Corp. The site is located in the City of El Cajon (Figure 1, Regional Location Map). The 0.74-acre site is located at 1278 Oakdale Avenue, approximately 700 feet west from North 2nd St, and 150 feet south of the Interstate 8 (I-8), as shown in Figure 2, Site Plan. The site boundaries are within USGS Topographic Map – El Cajon Quadrangle 7.5-minute series, Grid Zone Designation 11S, sections E6-N30.

The site is located in proximity to local retail uses and public amenities and is readily accessible via public transportation. The nearest bus stop (N 2nd Street) is situated 700 feet away. The Madison Plaza Shopping Center is 900 feet to the east of the site, and a local charter school (Diego Valley Public High School) is located approximately 1,000 feet to the east of the project site.

Project components are shown in Table 1. All units include a full kitchen and full bathroom, and a two-car garage.

**Table 1
Project Development Summary**

Description	Total Units	Square Feet
Two Bedroom Units	6	1,142 sq. ft
Three Bedroom Units	9	1,711 sq. ft
Landscape Coverage	-	4,294 sq. ft
Common Open Space	-	3,876 sq. ft
Subtotal	15	

Source: Juan TG Quemado, Site Plan, June 2015

As shown in the Conceptual Plan (Figure 3), there will be four, three-story buildings on the site, separated by private entryways that provide access to the respective garages and unit entrances. Along the southern project boundary and the center of the project area there will be nine, three 3-bedroom/3.5-bathroom units, each with a private patio; and along the northern project boundary there will be six, 2-bedroom/1.5-bathroom units. Site amenities include two picnic areas and a playground. A six-foot high wooden fence encompasses the project site and includes landscaping and trees to provide visual buffering between the adjacent properties.

Vehicular access to the project site would be provided through one single driveway located on 1278 Oakdale Avenue, via a main entry driveway. Pedestrian access would be provided at the same location as the main entry driveway. The project would provide a total of 35 parking spaces.

Because the City of El Cajon is a highly urbanized area, the nature of onsite impacts primarily relates to the changes in land use, use intensity and traffic rather than effects on natural resources.

9. Setting and Surrounding Land Uses:

The City of El Cajon (City) is located in East San Diego County, and is adjacent to the cities of Santee to the north, La Mesa to the west, the unincorporated communities of Lakeside and Crest to the east and Spring Valley and Rancho San Diego further south. Citywide land uses include residential, commercial/retail, public/semi-public, and industrial uses.

The proposed 0.74-acre site is located on the north end of Oakdale Avenue, south of the I-8 Freeway and east of Wayne Avenue. The project site consists of an in-fill vacant site on an unpaved dirt lot that contains a temporary storage/office container, and a few decorative palm trees. The current driveway access is provided to and from Oakdale Avenue.

The project site has a land use designation of General Commercial and a zoning designation of C2 (General Commercial). The applicant intends to develop a 15-unit condominium project on a .74-acre infill lot. The proposed change in land use and zoning designation from General Commercial to Low-Density Multifamily Residential is considered a discretionary action, subject to the City’s CEQA review process.

10. Approvals Required:

Tentative Map approval, land use/zoning amendment, and CEQA document certification by the City Council.

11. Other public agencies whose approvals are required (e.g., permits, financing approval, or participation agreement):

N/A

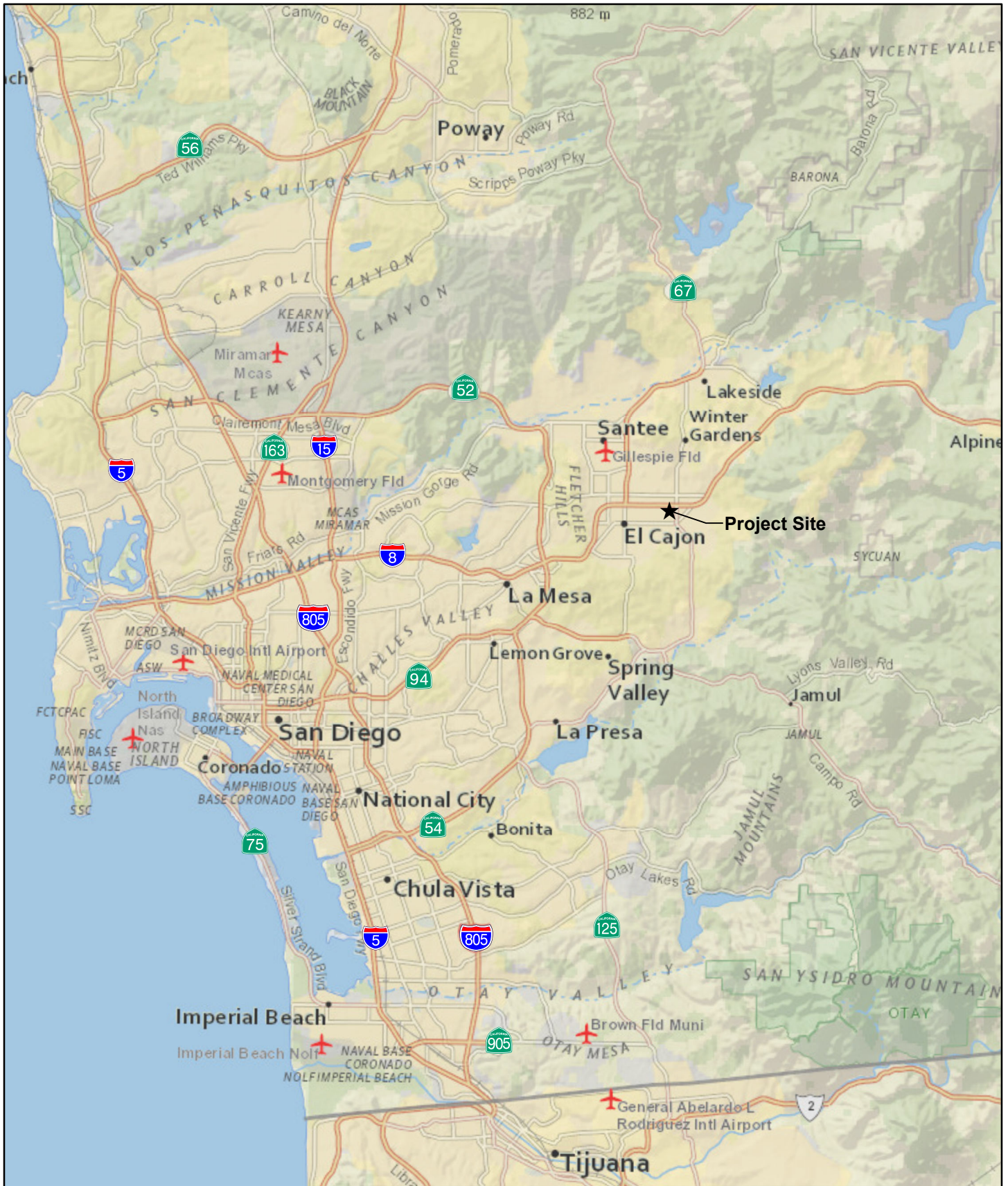
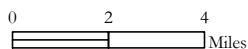


Figure 1
OAKDALE VILLAGE RESIDENTIAL PROJECT

Regional Map



○ Project Boundary



Figure 2
OAKDALE VILLAGE RESIDENTIAL PROJECT



Site Plan



Source: Juan TG Quemado, January 2017

Figure 3
OAKDALE VILLAGE RESIDENTIAL PROJECT
Conceptual Views

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

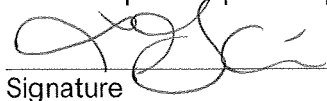
Based upon the initial evaluation presented in the following Initial Study/Environmental Checklist, it is concluded that the Project **would not** result in any potentially significant adverse environmental impacts to the following resource areas:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation: (To be completed by the Lead Agency)

- I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT (EIR) is required.
- I find that although the project could have a significant effect on the environment, because all potentially significant effect (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.


Signature

8/30/16
Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses”, as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration pursuant to Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated”, describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Impact Terminology

The following terminology is used to describe the potential level of significance of impacts:

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular resource in any way.
- An impact is considered a ***less than significant impact*** if the analysis concludes that it would not cause substantial adverse change to the environment and requires no mitigation.
- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that it would not cause substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the applicant.
- An impact is considered a ***potentially significant impact*** if the analysis concludes that it could have a substantial adverse effect on the environment and requires mitigation.

I. AESTHETICS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-b) **No Impact.** There are no scenic vistas or scenic highways in the project area that could be affected by the project; therefore, there will be no impact.
- c) **Less than Significant.** The project vicinity consists of mixed-use residential and general commercial uses. The maximum height for the proposed residential units would be 31 feet, which is within the allowable maximum height as allowed by the City’s Housing Element for multi-family zoning. Adherence to the City’s design guidelines for new development and use of attractive landscaping, trees, decorative walls and pavement would ensure the project is visually compatible with the surrounding residential uses. The proposed project is not expected to degrade the existing visual character or quality of the site.
- d) **Less than Significant.** The proposed residential project includes new lighting features for safety and security issues. All lighting fixtures would be shielded from neighboring properties. Lighting for the new housing development will need to comply with the City’s lighting standards and therefore, is not expected to create a substantially new source of light or glare.

Sources:

- California Department of Transportation Website, Scenic Highways, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/scenic_hwy.htm, website accessed February 10, 2016
- City of El Cajon Community Development Department - Planning Division, City of El Cajon 2013-2021 Housing Element, August 2013
- Juan TG Quemado, Project Plans for the Oakdale Village Housing Development, June 2015

II. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a–e) No Impact. The project site is located in an urban and built-up land with no agricultural or forest resources within the project vicinity. The project contains no structures or buildings. The project site is not zoned for agricultural or forestry purposes; nor is there a Williamson Act Contract associated with the site or vicinity. Therefore, the project would

not convert Important Farmland, conflict with agricultural zoning, or otherwise cause the conversion of farmland or forest land to non-agricultural/non-forest use.

Sources:

- San Diego County Important Farmland 2012 Map, Sheet 1 of 2.
<http://www.conservation.ca.gov/dlrp/fmmp/Pages/SanDiego.aspx>; website accessed February 10, 2016
- California Department of Conservation Website, Land Conservation (Williamson) Act,
http://www.conservation.ca.gov/dlrp/lca/basic_contract_provisions/, website accessed February 10, 2016

III. AIR QUALITY

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a–d) Less Than Significant Impact. The proposed project is located in the City of El Cajon, within the San Diego Air Basin (SDAB). San Diego Air Pollution Control District (APCD) is the regional government agency that monitors and regulates air pollution within the SDAB and is responsible for measuring the air quality of the region. The SDAB is currently classified as a federal nonattainment area for ozone and a state nonattainment area for ozone, PM10 and PM2.5.

The Regional Air Quality Strategy (RAQS) outlines APCD’s plans and control measures designed to attain the State air quality standards for ozone. In addition, the APCD relies on the State Implementation Plan (SIP) to address federal requirements, which includes the APCD’s plans and control measures for attaining the ozone NAAQS.

The project would not conflict with or obstruct implementation of the SIP and the RAQS. Because of the nature of the project, it would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Construction Impacts

Construction of the project site would be completed in three main phases. The first phase involves site grading. The second phase of construction would involve laying the slab and associated paving activities at the site. The third phase of construction would involve construction of the buildings, along with architectural coating application. Buildout of the site would be completed within approximately 14 months.

Emissions of pollutants such as fugitive dust that are generated during construction are generally highest near the construction site. During construction, standard construction practices and use of best management practices to control fugitive dust and emission would be implemented. These practices typically include:

- Application of water three times daily during grading on active grading sites
- Application of water three times daily to unpaved roads
- Reduce speeds to 15 mph on unpaved roads

Given the small-lot development (less than one acre) and adherence to standard BMPs during construction, construction-related air quality impacts would be minimized. No significant construction impacts are expected to occur.

Operational Impacts

The main operational impacts that would occur with buildout of the project site include impacts associated with traffic and area sources, including energy use and maintenance activities.

Because the project's contribution of emissions is small relative to both the significance criteria and the SDAB emissions inventory, and because there are no additional large projects within the study area that would contribute large amounts of air emissions, the Project's contribution to emissions would not be cumulatively considerable.

The Project includes development of 15 residential units, and therefore would not generate an increase in diesel truck trips. The project would therefore, not expose sensitive receptors to substantial pollutant concentrations.

- e) **Less than Significant Impact.** During construction, diesel equipment operating at the site may generate some nuisance odors. Based on the small scale of the operations, the odor generated by the equipment use would be considered negligible.

Typical land uses associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. These land uses would not occur with the proposed project. The proposed residential land uses would not result in a substantial increase in nuisance odors.

Sources:

- California Environmental Protection Agency Air Resources Board website, California Air Basin Map, <http://www.arb.ca.gov/ei/maps/statemap/abmap.htm>, website accessed February 13, 2016
- San Diego Air Pollution Control District website, County of San Diego Air Quality Planning, <http://www.sdapcd.org/planning/plan.html>, website accessed February 13, 2016

IV. BIOLOGICAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, regulations or by the CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a–c) **No Impact.** The project site consists of a previously graded dirt lot located in a highly urbanized area. Multi-family residential, retail/commercial, and institutional uses surround the site. The site is void of vegetation except for decorative exotic palm trees scattered along the southern project boundary. The project does not contain sensitive habitat for sensitive plant or wildlife species nor are there riparian habitats or wetland resources located on the site. Therefore, no impacts to candidate, sensitive, special status species, riparian habitats or wetlands are expected to occur.
- d) **No Impact.** The site is located in an urbanized area, which is not near an open space or wildlife corridor; nor does the site itself serve as a wildlife corridor or nursery site. Therefore, no impacts to wildlife movement would occur through the development.
- e) **No Impact.** There are no riparian or upland habitats, or other biological resources, located onsite. No trees or other potential nesting areas are present on site; therefore, the project would not conflict with any local policies or ordinances protecting biological resources.
- f) **No Impact.** The project is not located within a Habitat Conservation Plan (HCP) or within the vicinity of any Natural Community Conservation Plan (NCCP), local, regional, or state conservation plan. Therefore, no conflicts with provisions of an adopted HCP or NCCP, or other approved conservation plan, would occur.

Sources:

- Nationwide Environmental Title Research Website, Historic Aerials, <http://www.historicaerials.com/?javascript=&>, website accessed February 11, 2016
- U.S. Fish & Wildlife Service Website, Environmental Conservation Online System, http://ecos.fws.gov/conserv_plans/conservationPlan/index.jsp, website accessed February 11, 2016
- California Department of Fish and Wildlife Website, NCCP Plan Summaries, <https://www.wildlife.ca.gov/Conservation/Planning/NCCP/Plans>, website accessed February 11, 2016

V. CULTURAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **No Impact.** The project site is a disturbed vacant parcel with no structures located onsite. Therefore, no historical resources would be affected by the proposed project.
- b) **No Impact.** A cultural and archaeological resources report was prepared for the proposed project (Recuerdos Research, 2016). A complete records search was conducted at the SCIC. The results of the search were negative; there are no recorded archaeological or historical resources on or contiguous with the subject parcel. A review of a topographic map for 1955 indicated that at that time the parcel contained a structure of unspecified function. Previous archaeological studies in the area indicated a low potential for resources in the immediate area.

A field survey conducted at the project site verified the fact that the parcel had been previously graded and once contained a structure. Remnants of an asphalt driveway or parking area are still extant. Results of the field survey were negative; no archaeological or historical resources were encountered within the parcel.

Based on the absence of recorded sites on the parcel, the lack of specific sacred site location on or contiguous to the parcel, and given the negative results of the field survey, there is low potential that this small parcel surrounded by development contains significant or important cultural resources.

- c) **Less than Significant Impact.** No cemeteries, formal or informal, have been identified on-site. In the unlikely event that human remains are discovered, existing laws and protocols are required to be followed before proceeding with any project action that would further disturb the remains. Provisions set forth in California Public Resources Code Section 5097.78 and State Health and Safety Code Section 7050.5 would be implemented in consultation with the most likely descendant identified by the Native American Heritage Commission (NAHC).

VI. TRIBAL CULTURAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in §21074?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **Less Than Significant Impact.** A request for a search of the NAHC files was requested on February 21, 2016 and a response was received on February 22, 2016. The NAHC noted that sacred sites have been listed within the overall El Cajon USGS Quadrangle region but not within the parcel specifically. The NAHC suggested that a letter be sent to the Ewiiapaayp(formerly Cuyapaibe) Tribal Office for their review and consideration. A letter was sent to the Tribal Office. On November 17, 2016 and as part of the SB 18 consultation period, the Viejas Band of Kumeyaay Indians provided written notification to the City that the project site has cultural significance or ties to Viejas. As such, as requested by the Tribe, the Project will include a Native American Monitor on site during ground disturbing activities to inform the Tribe of any inadvertent discoveries of cultural artifacts, cremation sites, or human remains.

VII. PALEONTOLOGICAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **Less than Significant with Mitigation Incorporated.** The project parcel is located on a previously disturbed in-fill parcel. Based on a review of the USGS geologic maps, the project area is underlain by Pleistocene older alluvium (Qoa). This formation has a medium to high sensitivity rating for paleontological resources. Therefore, if the excavation and trenching, or other forms of ground disturbance exceed 6 feet below the surface, the project could potentially encounter paleontological resources. The following recommended mitigation measure would reduce potential impacts to below levels of significance.

Paleo-1: If construction-related excavations, trenching, or other forms of ground disturbance are required 6.0 feet or more below the surface, a paleontological monitor shall be present on the Project site during ground-disturbing activities. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

Sources:

- Department of Conservation California Geological Survey website, Geologic Map of the El Cajon 7.5' Quadrangle, San Diego County, CA; ftp://ftp.consrv.ca.gov/pub/dmg/rgmp/Prelim_geo_pdf, website accessed February 11, 2016

VIII. GEOLOGY & SOILS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
disposal systems where sewers are not available for the disposal of wastewater?				

Discussion:

- a) **Less than Significant Impact.** As El Cajon lies within a region known to be seismically active, the potential exists for people and structures associated with new residential projects to be exposed to strong ground shaking, ground failure, and soil instability. The San Jacinto, Elsinore, Rose Canyon, and San Clemente Fault Zones are the nearest active fault systems to the City. Major tectonic activity associated with these faults within this regional tectonic framework consists primarily of right-lateral strikeslip movement. Given the close proximity of these fault systems to the City, a strong earthquake on these faults could produce severe ground shaking in the City. Despite the potential of the associated fault systems to produce severe ground shaking in the City, impacts to the project would be precluded through adherence to requirements specified in the Alquist-Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and all development regulations of the City. Compliance with these building standards would minimize impacts associated with seismic hazards.
- b–d) **Less than Significant Impact.** The project site and vicinity are relatively flat and most lowland areas with relatively level ground surface are not prone to landslides. The development would be subject to the recommendations of a geotechnical study in order to minimize potential impacts from expansive soils or soils prone to liquefaction or erosion.
- e) **No Impact.** The project site is suitable for community development. The project would tie into the City’s wastewater system and would not require the use of septic systems.

Sources:

- California Department of Conservation Website, Regional Geologic Hazards and Mapping Program, <http://www.conservation.ca.gov/cgs/rghm/Pages/Index.aspx>, website accessed February 11, 2016
- South California Earthquake Data Center Website, Significant Earthquakes and Faults, <http://scedc.caltech.edu/significant/rosecanyon.html>, website accessed February 11, 2016
- USDA Natural Resource Conservation Service Website, Soil Map Unit Description from the RI Soil Survey Report, http://www.nrcs.usda.gov/wps/portal/nrcs/detail/ri/soils/?cid=nrcs144p2_016662, website accessed February 11, 2016

IX. GREENHOUSE GAS EMISSIONS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a–b) Less Than Significant Impact. The City has developed a number of strategies and plans aimed at improving air quality, lowering the community’s major greenhouse gas emissions, strengthening the local economy, and improving the global environment. As part of its City planning process and new building codes, the City requires energy conservation through improved project design and construction of structures that exceed mandated energy code requirements. More recently, the City of El Cajon has adopted and implemented the new 2010 California Building, Residential, Plumbing, Mechanical, Electrical, and Fire Codes and the Green Building Standards. As required under the City’s Green Building Standard, all building permits are subject to these increased energy efficiency standards.

Construction activities emit GHGs primarily through combustion of fuels (mostly diesel) in the engines of off-road construction equipment and through combustion of diesel and gasoline in on-road construction vehicles and in the commute vehicles of the construction workers. Smaller amounts of GHGs are also emitted through the energy use embodied in any water use (for fugitive dust control) and lighting for the construction activity. Due to the small-scale development project (15-unit development on less than one acre) the project is not expected to generate substantial GHG emissions during construction.

Operational activities emit GHGs primarily through the combustion of fuel in vehicles, electricity generation and natural gas consumption, water use, and from solid waste disposal. The project would be required to comply with the City’s Green Building Standards, to improve energy conservation. Additionally, operational emissions are not expected to be significant, due to the small-scale development proposed at the project site.

The project is expected to meet the goals of AB 32 and would not result in cumulatively considerable significant global climate impacts. Additionally, the project would be constructed in accordance with the energy efficiency standards, water reduction goals,

and other “green” standards contained in the California Green Building Standards. Finally, the project is an infill, residential development that would place residences in close proximity to existing neighborhood amenities and employment. As such, the project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

Sources:

- San Diego County Website, 2015 GHG Guidance Recommended Approach to Addressing Climate Change in CEQA Documents, <http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/PDS2015GHG%20Guidance%20-1-21-15.pdf>, accessed February 11, 2016

X. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a–c) No Impact. Because of the nature of the project, which involves residential development, no uses are proposed that would involve the use, transport, or disposal of hazardous materials. Nor would the project generate significant quantities of hazardous materials, be prone to the accidental release of hazardous materials, or emit hazardous substances near a school such as the Diego Valley Public High School.

d) Less than Significant Impact. The site was evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites, and the California State Waterboard’s Geotracker, which lists LUFT sites. A LUFT site is an undergoing cleanup due to an unauthorized release from an underground storage tank system. According to the EnviroStor and Geotracker database, there are no listings for the project site. Geotracker identified two closed cleanup site approximately 715 feet to the east of the project site, along 2nd Avenue.

New development projects are typically required to conduct a Phase I site assessment performed by a qualified environmental consulting firm in accordance with the industry required standards. If necessary, based on the Phase I assessment, a Phase II analysis may need to be conducted. In the event that contaminants are encountered onsite during a Phase 1 site assessment, all proposed development in the project site where previous hazardous materials releases may have occurred would require remediation and cleanup to levels established by the overseeing regulatory agency (County of San Diego Environmental Health, Regional Water Quality Control Board [RWQCB] or Department of Toxic Substances Control [DTSC]). Adherence to standard practices would avoid potential impacts related to hazardous wastes/materials, and the project would therefore not create a significant hazard to the public or the environment.

e–g) No Impact. Gillespie Field Airport is located within the City of El Cajon, and is located more than 2 miles away from the project site. Since the project is not located within 2 miles of a private airstrip, it would not result in impacts associated with airport hazards. The project site is located within an urbanized area far from any urban/wildfire interface areas, and the project would not interfere with any emergency response or evacuation plans.

Sources:

- Geotracker, http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T06019761819 ; website accessed in February 2016
- Envirostar, <http://www.envirostor.dtsc.ca.gov>; website accessed in February 2016

XI. HYDROLOGY AND WATER QUALITY

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Flood Insurance Rate Map or other flood hazard delineation map?				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a;c) Less than Significant Impact.** All new development projects are required to comply with the City of El Cajon General Plan and applicable water quality regulations existing at the time of project proposal. The project is required to adhere to applicable water quality regulations including: the Water Quality Control Plan for the San Diego Basin, the CWA Section 303 (d) List of Water Quality Limited Segments for California, the NPDES’s General Construction Permit and Municipal Storm Water Permit requirements, the City JURMP, the City Standard Urban Water Mitigation Plan, and City Storm Water Management and Discharge Control Ordinance. Compliance and adherence to these water quality regulations would ensure that the project would not result in adverse water quality impacts.
- b) No Impact.** The Helix Water District will supply water to the project. Therefore, implementation of the project would not deplete groundwater supplies.
- d–f) Less than Significant Impact.** Construction and operation of the project would potentially result in the release of sediments, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticides into runoff from the project site. As such, the primary pollutants of concern during the construction phase are nutrients, oxygen demanding substances, and oil and grease. Potential impacts associated with these pollutants shall be reduced to below a level of significance through compliance with the State’s General Construction Permit (Order No. 2009- 0009-DWQ). This order requires the development and implementation of a Storm Water Pollution Prevention Plan. The primary pollutants of concern post construction include nutrients, heavy metals, trash and debris and bacteria. These pollutants would be reduced through the development and implementation of Stormwater Mitigation Plan (SUSMP) requirements and by

complying with National Pollutant Discharge Elimination System (NPDES) Municipal Permit R-9-2013-001 and amended R9-2015-100.

To reduce the potential for water quality impacts, including impacts related to the above pollutants of concern, the project would comply with regulations and would implement Treatment Control Best Management Practices (BMPs), Source Control BMPs, Site Design BMPs, and Low Impact Development BMPs. Such Treatment Control BMPs would include bioretention facilities. The bioretention areas would be sized to manage the post construction runoff from the project site. Consistency with the regulatory framework, BMPs, and design guidelines would adequately ensure that the project impacts to water quality would be less than significant.

City regulations prohibit new development from creating runoff volumes or velocities that could cause the City's existing drainage system to exceed its design capacity. To provide adequate drainage with the increase in impervious area, the project would drain into four bioretention basins and incorporate private storm drain systems, permeable asphalt and sand traps. The bioretention areas would be sized to manage the increase in runoff and control runoff rates. Further, the project would comply with the San Diego County Hydromodification Management Plan. Thus, impacts to the stormwater system would be less than significant.

- g-j) No Impact.** The project site is not within a mapped 100-year flood hazard area. No levees are located in the area and the nearest dam is Lake Jennings, located approximately 5.0 miles to the northeast. With regard to risks due to dam, levee failure or seiche, the site is not located within an area that would be impacted by any dam or levee failure or waterbody overflowing due to seismic activity. Mudflow risk would also be negligible, as the site is not located downslope from an unstable hillside. With regard to tsunami risk, the site is located over 20 miles from the Pacific Ocean and is not within a mapped tsunami inundation area.

Sources:

- City of El Cajon General Plan 2000
- Federal Emergency Management Agency website, Flood Map Service Center, <https://msc.fema.gov/portal/search#searchresultsanchor>, website accessed February 12, 2016
- ArcGIS website, FEMA 100 Year Flood Zones in the U.S.A-Bay County, <http://www.arcgis.com/home/webmap/viewer.html?webmap=2e38c1d9c2494cfbe21384f3ddfcb4>, website accessed February 12, 2016

XII. LAND USE AND PLANNING

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **No Impact.** The project site is vacant and the project is generally consistent with surrounding land uses, which include medium to high-density residential, retail, commercial, and institutional uses. The project would not introduce a physical barrier that would impair mobility within an existing community, or between a community and outlying areas. Therefore, the proposed residential housing project would not divide an established community.
- b) **Less than Significant.** The project would require an amendment to the General Plan to accommodate a change in land use and zoning. The project would present a type of land use that is compatible with the surrounding land uses, including uses directly adjacent to the east, south and west, which are low to medium density residential. The proposed project implements General Plan policies that require sound design standards while supporting the establishment of defined uses that are compatible with surrounding uses. Upon approval of these discretionary actions, the project would be consistent with the zoning ordinance and general plan, and no significant impacts would result.
- c) **No Impact.** The project area does not lie within the planning area for any adopted or proposed habitat conservation or natural community plans. No impact would occur with the project as it relates to a habitat conservation plan or natural community conservation plan.

Sources:

- U.S. Fish & Wildlife Service Website, Environmental Conservation Online System, http://ecos.fws.gov/conserv_plans/conservationPlan/index.jsp, website accessed February 11, 2016
- California Department of Fish and Wildlife Website, NCCP Plan Summaries, <https://www.wildlife.ca.gov/Conservation/Planning/NCCP/Plans>, website accessed February 11, 2016
- City of El Cajon General Plan Land Use Map, November 2013

XIII. MINERAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a and b) No Impact. There are no known mineral resources of significant value or categorized as locally important within the project limits that would be lost due to the project development. As a result, there would be no impact to mineral resources associated with implementation of the project.

Sources:

- USGS website, Mineral Resources Data System, <http://mrddata.usgs.gov/mineral-resources/mrds-us.html>, website accessed February 12, 2016

XIV. NOISE

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Expose persons to or generate excessive ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would be project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-d) Less Than Significant Impact.

Traffic Noise Impacts

A noise analysis was conducted for the proposed project, and the following summarizes the result of the Noise Impact Analysis for the Oakdale Residences Project (Eilar & Associates, 2016). Current and future traffic volumes and vehicle mixes for roadway sections near the project site are shown in Table 1.

Table 2 Overall Roadway Traffic Information					
Roadway Name	Speed Limit (mph)	Vehicle Mix (%)		Current ADT (2008)	Future ADT (2035)
		Medium Trucks	Heavy Trucks		
I-8 Eastbound	65	7.9	2.6	41,000	50,500
I-8 Westbound	65	7.9	2.6	46,500	56,600
I-8 Eastbound ramp	30	7.9	2.6	14,400	13,400
2nd Street	35	1	0.5	39,300	43,800
Madison Ave	35	1	0.5	11,500	14,500

Source: Noise Impact Analysis, Eilar & Associates, February 2016

Current traffic noise contours were calculated at approximate ground level and showed that traffic noise impacts to the entire project site will be between 64 and 74 Day-Night Sound Level (DNL).

The dominant source of noise during the measurement was traffic noise from I-8 and other surrounding roadways, with some noise contribution from nearby residential uses and landscaping equipment operation.

The future on-site noise environment will be the result of the same ambient and traffic noise sources, as well as the noise generated by the occupation of the project site. In the vicinity of the project site, the traffic volume of I-8 is expected to be 50,500 ADT traveling eastbound and 56,600 ADT traveling westbound by the year 2035. The I-8 eastbound off-ramp at 2nd Street is expected to decrease in traffic volume to 13,400 ADT by the year 2035. 2nd Street is expected to increase to 43,800 ADT by the year 2035. The future traffic volume of Madison Avenue is expected to increase to 14,500 ADT by the year 2035.

Future traffic noise contours were calculated at approximate ground level and showed that future traffic noise impacts to the entire project site will increase slightly to be between 66 and 75 DNL. Noise contours will shift slightly due to increased traffic volumes on surrounding roadways but will remain irregularly shaped.

Onsite Noise Sources

Goal 8, Objective 8-3 of the City of El Cajon Noise Element to the General Plan states that noise levels at residential outdoor use areas should be 65 DNL or less. The primary common outdoor use area for residential use is located around the center of the project site, in a courtyard area between buildings. As described in the project Noise analysis, noise levels at the proposed common outdoor use area are not expected to exceed 65 DNL in the worst-case noise environment, as adequate noise shielding is provided by the proposed building structures. These noise levels meet City of El Cajon regulations for normally acceptable noise exposure at residential properties without any mitigation.

The City of El Cajon and the State of California require interior noise levels not exceeding 45 Community Noise Equivalent Level (CNEL) in residential habitable space. Contemporary exterior building construction is expected to achieve at least 15 dBA of exterior-to-interior noise attenuation with windows opened. Calculations show that worst-case noise levels on site are expected to exceed 60 DNL at all on-site buildings, and therefore, the developer shall have an exterior-to-interior noise analysis performed by an acoustical consultant when building plans become available, prior to the issuance of building permits, in order to demonstrate that the project will have interior noise levels that meet the noise standards of the City of El Cajon and State of California. The required interior noise levels are feasible and can be achieved with readily available building materials and construction methods. Mitigation typically includes fresh air ventilation and enhanced glazing.

The City of El Cajon also requires an analysis to determine whether the proposed project will have an adverse noise impact on surrounding properties. Noise limits specified within the City of El Cajon Municipal Code must be met at neighboring property lines. Calculations show that noise levels generated by anticipated HVAC units, with a sound rating of 71 dBA or less, are expected to meet the applicable noise limits at surrounding property lines. No additional project design features are deemed necessary for attenuating these mechanical noise impacts.

Temporary Construction Noise

The City of El Cajon Municipal Code states that temporary construction noise should be limited to the hours of 7 a.m. to 7 p.m. A typical construction activity schedule, formulated based on information on the project development, was evaluated to determine potential noise impacts to surrounding noise sensitive receivers. While the City of El Cajon does not specify a noise limit for temporary construction noise, the County of San Diego Municipal Code was used as a guide to determine whether any significant noise impacts will be temporarily experienced during project construction. The County of San Diego requires that construction noise is limited to an average of 75 dBA for an 8-hour period.

It is determined that construction noise levels associated with this project will not create a significant impact at any surrounding property line. Construction noise impacts are temporary in nature, and are generally expected to remain below the County of San Diego noise limit for temporary construction noise.

Equipment used in construction shall be maintained in proper operating condition, and engines shall be equipped with appropriate mufflers. With operating hours limited to those permitted by the City of El Cajon, temporary construction noise is not expected to have a significant impact on surrounding properties.

- e-f) No Impact.** Gillespie Field is the closest airport to the project site and is located more than two miles to the northwest. Hence, the project site is located outside of the 60 CNEL contour line for Gillespie Field. There would be no impact due to aircraft noise.

Sources:

- Eilar Associates, Inc. Noise Impact Analysis for Oakdale Residences, February 2016.
- P&D Aviation. Gillespie Field Airport Layout Plan Update Narrative Report. September 2005

XV. POPULATION AND HOUSING

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) Less Than Significant Impact.** The proposed 15-unit residential unit would result in approximately 45 persons in the project area (3.02 persons/household; US Census Bureau). This increase is not considered a substantial population growth in the area. The project is an infill development project within an urban and built-out environment. Existing infrastructure consisting of local roads, utilities, drainage infrastructure is currently in place and available to serve the proposed development; extension of existing utilities would be minimal.
- b–c) No Impact.** The project site is vacant; thus, the project would not displace existing housing or people.

Sources:

- US Census Bureau website, State & County QuickFacts - EL Cajon (CA), <http://quickfacts.census.gov/qfd/states/06/0621712.html>, website accessed February 12, 2016

XVI. PUBLIC SERVICES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **Less Than Significant Impact.** The City receives general public safety and law enforcement services from the City's Police Department. Heartland Fire and Rescue provides fire protection services, emergency services, and hazardous materials response to the project area. The El Cajon Unified School District (CVUSD) provides educational services to the project area. The El Cajon Branch Library, located approximately 1.5 miles southwest of the site, provides library services.

The proposed development will comply with the requirements of Heartland Fire and Rescue regarding access, water mains, fire flow, brush clearance and hydrants. Compliance with the Fire District requirements will ensure that the project does not impact existing fire protection services.

Implementation of the proposed project could slightly increase the demand for police and law enforcement services, as the City of El Cajon Police Department would need to respond to any calls for service at the currently vacant parcel. However, as discussed under the Population and Housing section, the proposed project would not generate substantial population growth and therefore, would not result in the need for additional police personnel or facilities.

The project is categorized as multi-family residential, which could slightly increase the demand for school services. The project is subject to the City's municipal code requirement (Chapter 15.12 Adequate School Facilities Requirement), that requires each application for land use approval to include a written certification from each school district having jurisdiction in the area covered by the proposed development, stating whether or not that district will be able to provide adequate facilities to the development concurrently with need. If a school district determines that it will not be able to provide such facilities, it requires an explanation of its reasons for that determination, and a description of measures either undertaken or planned which are deemed necessary in order to provide adequate school facilities. Considering the small scope of the project, it is unlikely that the El Cajon Unified School District would not be able to provide such services.

Sources:

- Cajon Valley Union School District website, School Boundaries, <http://www.cajonvalley.net/domain/72>, website accessed February 12, 2016
- City of El Cajon website, El Cajon El Cajon Municipal Code - 15.12.030 School district certification—Land use approvals, <http://qcode.us/codes/elcajon/>, website accessed February 12, 2016

XVII. RECREATION

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a–b) Less Than Significant Impact. As previously discussed, the project would introduce residential use within a vacant lot with access to existing public infrastructure, including park and recreational facilities. Existing recreational facilities include: the Wells Park, the El Cajon City Park, and the John F. Kennedy Park. The project would result in 45 additional residents in the project area. The additional increase in park users would not affect existing parks such that deterioration would accelerate; nor would it require the addition or expansion of park facilities.

XVIII. TRANSPORTATION/TRAFFIC

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-b) Less Than Significant Impact. The City of El Cajon follows the SANTEC/ITE Guidelines to determine whether or not traffic impacts on its roadway network system are considered “significant”. The region-wide goal in San Diego County for an acceptable level-of-service (LOS) on all freeways, roadway segments, and intersections is “D”.

The intersections potentially affected by the project’s generation of traffic increase include:

- Oakdale Avenue / Second Street
- Second Street / Naranca Avenue
- Second Street / Madison Avenue
- Second Street / I-8 access ramps East & West

The proposed project is expected to generate approximately 120 average daily trips (ADT). The existing ADT on Second Street is approximately 38,150 ADT. The existing plus project segment traffic volumes will be approximately 38,270 ADT. The City of El Cajon has established a LOS D as the minimum acceptable operation condition for a roadway segment. The capacity for LOS D on Second Street is 50,000 ADT, therefore, the proposed project is not expected to result in a significant traffic impact.

c) No Impact. The nearest airport (Gillespie Field) is more than 2 miles from the project site and the project would not cause a change in air traffic patterns or an increase in safety risks.

d–e) Less than Significant. The proposed project is located on the north end of Oakdale Avenue, within the City of El Cajon. No new road or traffic infrastructure is proposed. The access drive way to the project site would not interfere with existing pedestrian, vehicle or other circulation infrastructure, nor would it suppose a risk to such. There will be truck trips generated during the construction of the project. Given the nature of the project and the location of the proposed access driveway, however, the expected impact on public transit, bicycle, or pedestrian facilities, during and after construction phases is expected to be less than significant.

Sources:

- City of El Cajon General Plan 2000, January 2001 Annex B – Circulation Element
- City of El Cajon Bicycle Master Plan, August 2011
- SANTEC / ITE Guidelines for Traffic Impact Studies [TIS] in the San Diego Region, March 2000
- San Diego Municipal Code, Land Development Code – Trip Generation Manual, May 2003
- SANDAG (Not so) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002
- SANDAG Transportation Forecast Information Center Website, <http://tfic.sandag.org/>, website accessed February 13, 2016

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a–e) Less than Significant Impact. The project would be located within an urbanized infill site that has access to water, wastewater, and storm water infrastructure. Wastewater and storm water services are provided by the City of El Cajon. The Helix Water District supplies water. The project would develop fewer than 500 units; thus, the project is not required (pursuant to SB 221) to conduct a water supply assessment. While development of the project site would result in a demand for water, wastewater, and storm water treatment, the incremental increase generated by the additional 45 project occupants is not expected to result in a substantial demand for services and would not result in the need for new or expanded facilities.

The project proposes residential uses that would generate wastewater, creating a demand for wastewater conveyance and treatment. Project development would be required to comply with the City’s Municipal Code regulations regarding sewer and stormwater facilities (Chapter 13), including compliance with the City’s Sewer Design Guidelines. Adherence to existing regulations and standards would ensure that flows from the project would not adversely affect wastewater/sanitary sewer systems. Impacts to wastewater treatment are considered less than significant.

f–g) Less than Significant Impact. Solid waste service for the City of El Cajon is provided by Waste Management in El Cajon who disposes of non-recyclable solid waste generated by the City at the Sycamore Landfill. Services provided by Waste Management include the provision of mandatory three-cart collection services to all single-family residential property. Three-cart collection requires residents to sort their solid waste into three categories: non-recyclable solid waste; recyclable material; and green waste. The City of El Cajon estimates 4.96 pounds of solid waste generated per person per day.

As with the rest of the City, the project would be served by Waste Management. The project would comply with the City’s implementation of the Source Reduction and Recycling Element (SREE), required pursuant to the State Legislature’s Integrated Waste Management Act, which mandated that all cities reduce waste disposal in landfills from generators within their borders. Impacts relative to the project’s solid waste disposal needs would be less than significant.

Sources:

- City of El Cajon General Plan 2000, January 2001
- El Cajon Municipal Code, CA, <http://qcode.us/codes/elcajon/>, website accessed February 14, 2016

- City of El Cajon Community Development Department - Planning Division, City of El Cajon 2013-2021 Housing Element, August 2013
- County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance, June, 2015
- The Governor's Office of Planning and Research, Technical Advisory, CEQA and Low Impact Development Stormwater Design: Preserving Stormwater Quality and Stream Integrity Through California Environmental Quality Act (CEQA) Review, August 2009, https://www.opr.ca.gov/docs/Technical_Advisory_LID.pdf, website accessed February 14, 2016
- Waste Management website, City of EL Cajon, <https://www.wm.com/location/california/san-diego/el-cajon/index.jsp>, website accessed February 14, 2016

XX. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **No Impact.** The project site is located in a developed area and is surrounded by residential and commercial development. Based on background research, stated in sections IV & V, the proposed project and land use zoning change do not have the potential to impact the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, the proposed project would not have any impacts as it relates to these criteria.
- b) **No Impact.** The proposed project would not result in environmental impacts that are individually limited but cumulatively significant. Therefore, the proposed project does not result in any impacts that are both individually and cumulatively limited.
- c) **No Impact.** The proposed project would not result in significant effects on human beings either directly or indirectly.

XXI. DETERMINATION AND PREPARERS

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE FEE DETERMINATION

(Fish and Game Code Section 711.4, Statutes of 2006 – SB 1535)

- It is hereby found that this project involves no potential for any adverse effect, either individual or cumulatively, on wildlife resources and that a “Certificate of Fee Exemption” shall be prepared for this project.

- It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore, fees in accordance with Section 711.4(d) of the Fish and Game Code shall be paid to the County Clerk.

Report Preparers

TTG Environmental & Associates, 8885 Rio San Diego Drive, Suite 237, San Diego, CA 92108

XXII. REFERENCES

Section 15150 of the State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data. The documents listed below are hereby incorporated by reference. The pertinent material is summarized throughout this Initial Study / Environmental Checklist where that information is relevant to the analysis of impacts of the Project. The following references were used in the preparation of this Initial Study / Environmental Checklist and are available for review at the City Hall located at 200 Civic Center Way, in El Cajon.

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Mitigation Monitoring and Reporting Program Summary

Oakdale Residences

1278 Oakdale Avenue, El Cajon, CA

Prepared by



City of El Cajon

Planning Division

200 Civic Center Way

El Cajon, California 92020

Contact: Melissa Devine, Senior Planner

Phone: (619) 441-1773

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MITIGATION MONITORING AND REPORTING PROGRAM SUMMARY

OAKDALE RESIDENCES, 1278 OAKDALE AVENUE, EL CAJON, CA

Mitigation Measures	Responsible for Mitigation	Responsible for Verification	Method of Verification	Timing of Verification	Verification Date	Notes
PALEONTOLOGICAL RESOURCES						
<p>Paleo-1: If construction-related excavations, trenching, or other forms of ground disturbance are required 6.0 feet or more below the surface, a paleontological monitor shall be present on the Project site during ground-disturbing activities. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.</p>	Project Applicant, Construction Manager	Community Development Department	Note on grading plans; on-site verification	Prior to approval of grading plan; during construction		
TRIBAL CULTURAL RESOURCES						
<p>Tribal CR-1: Project excavation or grading activities within the designated limits of disturbance shall be monitored by a qualified Native American monitor to search for potential buried historic, and/or archaeological resources. If unknown cultural resources are discovered during the construction of the Project, the following protocol shall be followed:</p>	Project Applicant, Construction Manager	Community Development Department	Pre-construction Meeting; Prior to approval of grading plans, applicant to provide agreement with archaeological	Prior to approval of grading plan; during construction		

Mitigation Measures	Responsible for Mitigation	Responsible for Verification	Method of Verification	Timing of Verification	Verification Date	Notes
<p>If evidence of archeological resources (e.g., chipped or ground stone, historical debris, building foundations, or human bone) is identified by the qualified monitor during excavation, all work shall stop.</p> <p>The monitor shall notify appropriate staff of the City of El Cajon Community Development Department – Planning Division.</p> <p>Consultation shall be undertaken, as appropriate, between the City and Native American representatives; and, other appropriate agencies to determine whether the intact portions of the discovered resource can be avoided or if impacts have not occurred, whether work can continue. If it is determined that the resource has been impacted and an assessment of its significance is required, then a qualified archaeologist shall develop appropriate treatment measures for the discovered and impacted resource in consultation with appropriate agencies. Work in the area of the discovery will not resume until permission is received from the City of El Cajon.</p> <p>All recovered artifacts shall be taken to an archaeological laboratory for sorting, cataloging, and analysis. All data shall be entered into a database program. A report shall be written by a qualified archeologist</p>			and Native American monitor; note on grading plans; permit conditions			

Mitigation Measures	Responsible for Mitigation	Responsible for Verification	Method of Verification	Timing of Verification	Verification Date	Notes
<p>detailing the results of the monitoring, analyzing the materials recovered, and discussing the importance of the materials as they relate to the history or prehistory of El Cajon.</p> <p>In the unlikely event that human remains are discovered, existing laws and protocols are required to be followed before proceeding with any project action that would further disturb the remains. Provisions set forth in California Public Resources Code Section 5097.78 and State Health and Safety Code Section 7050.5 would be implemented in consultation with the most likely descendant identified by the Native American Heritage Commission.</p>						



Agenda Item:	3
Project Name:	Kaminsky Auto Dealership
Request:	Rezone project site to be consistent with the General Plan and entitle a new automobile dealership
CEQA Recommendation:	Exempt – Section 15332 (In-fill Development)
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Zone Reclassification No. 2322 & Specific Plan No. 529
Location:	1100 Wagner Drive
Applicant:	Gary Kaminsky, garykaminsky@toyotaofelcajon.com, 619.270.3005
Project Planner:	Anthony Shute, tonys@cityofelcajon.us, 619.441.1742
City Council Hearing Required?	Yes March 14, 2017
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the proposed CEQA exemption, Zone Reclassification No. 2322 and Specific Plan No. 529, subject to conditions

PROJECT DESCRIPTION

The project includes a request to rezone the subject site from the M (Manufacturing) to the C-M (Heavy Commercial/ Light Industrial) zone, and establish a new automobile dealership by specific plan. The applicant proposes to demolish all existing onsite improvements, grade the site, then construct a new automobile dealership. The proposed dealership will conduct all the typical uses associated with a new automobile dealership, including vehicle auction within an enclosed building.

BACKGROUND

General Plan:	Light Industrial (LI)
Specific Plan:	None
Zone:	Manufacturing (M) & C-M (Heavy Commercial/Light Industrial)
Other City Plan(s):	None
Regional and State Plan(s):	Gillespie Field Airport Land Use Compatibility Plan (ALUCP)
Notable State Law(s):	None

Project Site & Constraints

The useable project area is approximately 4.9 acres, and located at the northwest corner of North Marshall Avenue and Wagner Drive. The majority of the site is zoned M (Manufacturing), while the westerly 100 feet is zoned C-M (Heavy Commercial/Light Industrial). The site is improved with an office building, warehouse, outdoor storage racks, and equipment. The site is currently used by CASS Construction and Ferguson Contracting supply. The site also has multiple easements including a 16-foot wide SDG&E overhead utility line along the westerly property line and 50-foot wide City of San Diego water transmission line diagonally through the site.

Surrounding Context

Properties surrounding the subject site are developed and zoned as follows:

Direction	Zones	Land Uses
North	M	Professional Medical Supply
South	C-M	Mercedes-Benz (under construction)
East	C-R	Toyota of El Cajon dealership
West	RS-6	Residential

General Plan

The project site is designated LI (Light Industrial) on the General Plan Land Use Map. As described in the General Plan, LI designated areas must approach and accommodate land use changes and trends with flexibility. The proposed C-M zone is consistent with the LI designation as shown on the attached Zoning Consistency Chart. Furthermore, the proposed project is an allowed use as listed in the Zoning Code's Commercial Land Use Table (section 17.145.150). Moreover, Policy 9-4.11 states "removal of outdated, nuisance, or incompatible buildings shall be encouraged to...make room for new uses compatible with the General Plan."

Municipal Code

The proposed C-M zone is primarily a commercial zone with limited manufacturing uses allowed, and is consistent with the site's General Plan designation and adjacent areas. El Cajon Municipal Code (ECMC) section 17.145.150 indicates that an automobile dealership may be approved by conditional use permit (CUP) in the proposed C-M zone. However, the applicant has proposed a specific plan in lieu of a CUP.

A specific plan is a plan for a particular portion of the City where circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. Since the subject site and adjacent areas have a General Plan designation of Light Industrial and the General Plan directs a flexible approach to land

use changes and trends in these areas, a specific plan is the more appropriate entitlement to implement the proposed development.

DISCUSSION

The proposed project includes the reclassification of the subject site's zoning from the M to the C-M zone and redevelops the site into a modern automobile dealership. The details of the project are discussed below.

Architectural Design

ECMC Chapter 17.180 requires design creativity and visual interest through variations in exterior forms, materials, and colors. The proposed dealership design is shown in the attached specific plan, and sets in place the City Council's vision for high quality design projects.

Transportation/ Parking

The project site's location and surrounding properties are served by the adjacent circulation system and includes North Marshall Avenue, Wagner Drive, Arnele Avenue Transit Station and Interstate 8 via Johnson and Arnele Avenues. North Marshall Avenue is a secondary roadway and is designed with four lanes, sidewalks and Class II bike lanes. Wagner Drive is currently improved with two lanes and sidewalks. The Arnele Transit Station is located on the west side of North Marshall Avenue between Arnele Avenue and Petree Street, and is less than a ¼-mile from the project site.

The City's Traffic Engineering team has reviewed the project in concert with existing conditions, the two new dealerships, and future conditions. They have indicated that North Marshall Avenue is designed to accommodate pedestrians, bicycle riders and 34,200 daily vehicles at level of service (LOS) D. The existing daily volume on North Marshall between Wagner Drive and Arnele is 11,300 vehicles, and currently operates at LOS A. North Marshall Avenue will continue to operate at an exceptional level (LOS B) with the addition of this project and the Mercedes-Benz dealership, which is currently under construction. North Marshall Avenue between Wagner Drive and West Main Street will continue to operate and LOS A. Furthermore, the intersection at North Marshall Avenue currently operates at LOS A and will continue to do so with the new project.

It is noteworthy to mention that the proposed dealership, just like the new Mercedes project, will be required to provide parking onsite for all employees, customers, vehicles awaiting service, and vehicle display. Additionally, all vehicle deliveries will be required onsite.

Lighting

ECMC section 17.130.150 requires that adequate lighting be provided to ensure pedestrian and vehicular safety, but not create a nuisance on adjacent properties. Lights must be of an appropriate size and intensity and must be directed downward and hooded

to prevent casting glare upon adjacent properties. Additionally, lighting element details will need to be provided for all proposed exterior lights that are in concert with the overall design theme of the project. The proposed specific plan requires that a lighting plan be submitted to Planning that clearly indicates the location of all onsite lighting and includes details that indicate how the lights are shielded, so as not to create a nuisance on any adjacent properties.

Freeway-Oriented Sign

The applicant’s proposal includes a 60-foot high freestanding freeway-oriented sign shown on the proposed elevations. This location is 530 feet to the nearest Interstate 8 traveling lane and is therefore within 660 feet of the freeway. The proposed sign is within the allowable height and sign area on a site greater than two acres according to ECMC section 17.190.190. Normally, a 60-foot high freeway-oriented sign would be authorized at the administrative level, but since the sign is part of the proposed project, it has been included in the scope of this request. For comparison purposes, the Toyota of El Cajon freeway-oriented sign is 80-feet high and located 130-feet to the nearest freeway traveling lane.

Development Standards

Typically, new projects would adhere to the development standards in the underlying zone. However, this project proposes an automobile dealership by specific plan and as stated previously, a specific plan is a plan for a particular portion of the City where circumstances require a more detailed plan of development than the General Plan, and/or more detailed standards than the general provisions of the Zoning Code. This means that this specific plan can have different development standards than what would normally be found in the Zoning Code. See table below.

Development Standard	C-M Zone	Specific Plan
Building setbacks from front, side(s) and rear property lines	20 feet (min) - front 0 feet (min) - side(s) 10 feet (min) - residential	10 & 20 feet - exterior 0 feet - side 15 feet - residential
Building Height	35 feet (max)	45 feet
Parking Spaces	Determined through discretionary review	All employees, customers, vehicles awaiting service, and vehicle display are required onsite
Landscaping	Exterior yards plus 10 sq. ft. for each required parking space	Deferred to Landscape Documentation Package (administrative)

FINDINGS

Zone Reclassification

- A. *The proposed zoning amendment, including any changes proposed in the various land uses to be authorized, is compatible with the objectives, policies, general land uses, and programs specified in the general plan.*

The proposed C-M zone is consistent with the General Plan Land Use designation of LI as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed C-M zone allows commercial retail thereby expanding the adjacent regional commercial district and meeting General Plan goals of developing a strong, competitive region-wide commercial base, and capitalizing on commercial redevelopment opportunities.

- B. *The proposed zoning amendment is consistent with any applicable specific plan governing development of the subject property.*

The project site is not governed by an adopted specific plan; therefore there is no need to make this finding.

- C. *It is in the public necessity and convenience and/or general welfare that the zoning regulations governing the property be changed.*

A zone reclassification to C-M aligns the zoning of the site with the adjacent properties thereby creating increased opportunities for new land use investments. The subsequently proposed automobile dealership would allow for a potential increase in the volume of vehicle sales which generates economic activity in the City. A healthy and vital economy is essential to the continued revitalization of the City.

Specific Plan

- A. *The proposed specific plan serves the public interest.*

The proposed project will redevelop an existing underutilized site located adjacent to the City's regional commercial district whereby expanding opportunities for local job creation and synergistic compatibility with surrounding dealerships. Furthermore, it will construct a modern facility that will add economic and visual quality to the City's tax base and built environment. Moreover, the specific plan includes development standards and ongoing conditions attached as Exhibit A to ensure a compatible neighborhood operation with the existing and planned land uses in the vicinity.

- B. *The proposed specific plan will systematically implement the City's General Plan.*

The project focuses on a particular portion of the City where special circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. Since the subject site and

adjacent areas have a General Plan designation of Light Industrial and the General Plan directs a flexible approach to land use changes and trends in these areas, a specific plan is the appropriate entitlement to implement the proposed development. In addition, the specific plan implements the General Plan by supporting the City's goal of retaining a strong, competitive region-wide commercial base.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to CEQA, this project is exempt per CEQA Guidelines Section 15180 (Redevelopment Projects) and 15332 (In-fill Development).

This project includes the demolition of the existing site that has historically been used as a contractor construction yard. The existing site is fully improved with offices, warehouses, outdoor storage, material and equipment laydown areas, employee parking, and accessory buildings. Demolition of the site was cleared by Redevelopment Project Area Environmental Impact Reports (EIR) Nos. 47 and 87, and in accordance with CEQA Guidelines Section 15180, a redevelopment plan's project EIR clears future actions including all public and private activities or undertakings pursuant to or in furtherance of the redevelopment plan. The goals of the Redevelopment Project Area and Redevelopment Plan are to remove physical and economic blighting conditions and to ensure the continued economic viability of the commercial, industrial, and retail uses within the Project Area. Furthermore, this project is categorically exempt per CEQA Guidelines Section 15332 (In-fill Development) and meets the required criteria based on the following facts:

- A. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.*

The project site and the adjacent properties are designated LI (Light Industrial) on the General Plan Land Use Map. The subject site's proposed zone, C-M (Heavy Commercial), is consistent with the General Plan designation. Furthermore, the project implements General Plan policies that require sound design standards and the expansion of existing vehicle sales and service uses in the immediate area by establishing a new automobile dealership and associated uses. Moreover, the project satisfies Zoning Code regulations in concert with particular standards established by this specific plan.

- B. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is located within the city limits, has a usable site area of less than five acres, and is surrounded by urban uses, including, auto dealerships, medical supplies, and single-family residences at 7.26 dwelling units per acre.

C. The project site has no value as habitat for endangered, rare or threatened species.

The subject site and the surrounding area have historically been used for various industrial and construction operation uses, and is virtually void of vegetation. There is no record of endangered, rare, or threatened species in the general vicinity. Moreover, staff observed no protected or mitigable wildlife habitat on the subject site or in the general vicinity.

D. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The public circulation system has sufficient capacity to accommodate multiple modes of transportation, including bicycles, pedestrians and vehicles. The proposed project does not substantially add additional vehicle trips beyond the designed capacities of the surrounding existing streets, nor compromise the safety of other modal users. The adjacent roadways and intersections will operate at acceptable levels of service. Moreover, future service bays will be required to capture vehicle exhaust through an internal filter system contained within the facility. The nearest sensitive receptor is approximately 250 feet to the west. Furthermore, the project will be designed to satisfy all applicable storm water regulations because it meets the threshold established by the El Cajon Municipal Code Chapter 16.60 to be a priority project, and is therefore subject to the Standard Urban Runoff Mitigation Plan requirements.

E. The site can be adequately served by all required utilities and public services.

All required utilities and public services are currently serving the subject site as well as the surrounding area, and can adequately serve the project. Furthermore, none of the conditions in Section 15300.2, which provide exceptions for categorical exemptions, exist.

PUBLIC NOTICE & INPUT

On January 11, 2017, a notice of permit application was sent to all property owners and tenants within 300 feet of the project site informing them that a land use development project application was submitted. This notice invited them to review the project and to give any comments or concerns. Additionally, notice of this public hearing was published in the Gazette on February 2, 2017, and mailed on the same date to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code Sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

As of the writing of this report, one residential neighbor expressed concerns about lighting, a public announcement system, and signage. She said if these issues are addressed she is okay with the project.

RECOMMENDATION

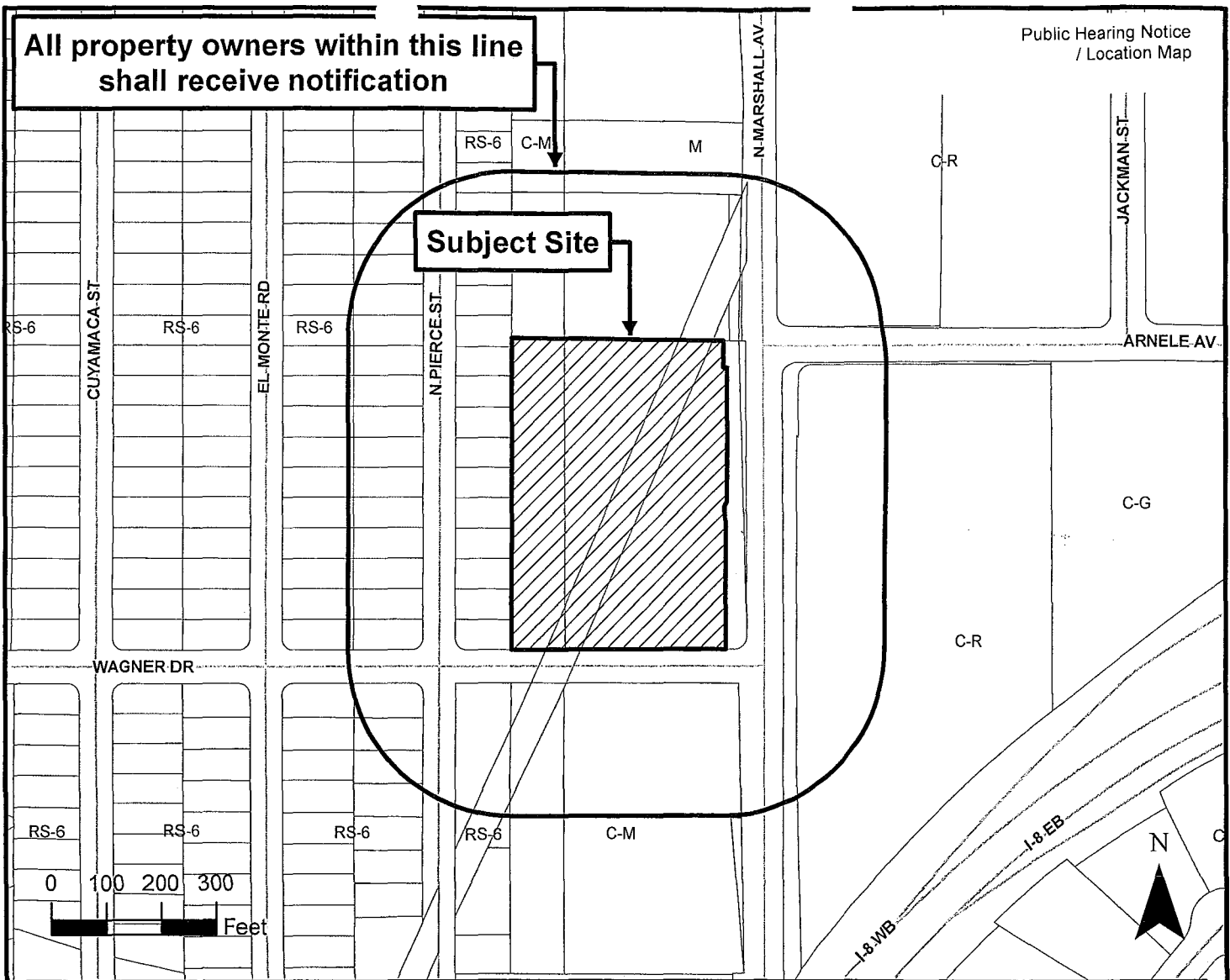
Staff is recommending approval of Zone Reclassification No. 2322 and Specific Plan No. 529 for the Kaminsky Auto Dealership for the purpose of rezoning the site to be consistent with the General Plan land use designation, and because it further builds upon the recent significant investments made in El Cajon, specifically the Mercedes-Benz project to the south and the Honda showroom remodel to the east. The project will also redevelop an existing industrial site to be in concert with the City's regional commercial district whereby expanding opportunities for local job creation and synergistic compatibility with surrounding dealerships while adding economic and visual quality to the City's tax base and built environment. Furthermore, good neighbor policies have been incorporated in the specific plan as conditions of approval and ongoing conditions to ensure the dealership is compatible with the adjacent land uses.

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution Recommending City Council Approval of CEQA Exemption
3. Proposed Resolution Recommending City Council Approval of Zone Reclassification No. 2322
4. Proposed Resolution Recommending City Council Approval of Specific Plan No. 529
Exhibit A: Kaminsky Auto Dealership Specific Plan
5. Zoning Consistency Matrix
6. Aerial Photograph of Subject Site
7. Notice of Permit Application
8. Application & Disclosure statement

All property owners within this line shall receive notification

Public Hearing Notice
/ Location Map



**NOTICE OF PROPOSED
ZONE RECLASSIFICATION
AND SPECIFIC PLAN FOR
KAMINSKY AUTO DEALERSHIP**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, February 21, 2017**, and the El Cajon City Council will hold a public hearing at **7:00 p.m., Tuesday, March 14, 2017**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

ZONE RECLASSIFICATION NO. 2321 AND SPECIFIC PLAN NO. 529, as submitted by Ynez Two, LLC (Gary Kaminsky), requesting a new automobile dealership. The subject property is addressed as 1100 Wagner Drive. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in these public hearings. The agenda reports for this project will be available 72 hours prior to the meeting for Planning Commission and City Council at <http://www.cityofelcajon.us/your-government/calendar-meetings-list>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearings, but will be available at the Project Assistance Center and City Clerk counters upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice or in written correspondence delivered to the Commission or Council at, or prior to, the public hearings. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619.441.1742. More information about planning and zoning in El Cajon is available at <http://www.cityofelcajon.us/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **ANTHONY SHUTE** at 619.441.1742 or via email at tonys@cityofelcajon.us and reference "Kaminsky" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION SECTION 15180 (REDEVELOPMENT PROJECTS) AND CATEGORICAL EXEMPTION 15332 (IN-FILL DEVELOPMENT) FOR ZONE RECLASSIFICATION NO. 2322 AND SPECIFIC PLAN NO 529.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on February 21, 2017, to consider Zone Reclassification No. 2322 and Specific Plan No. 529 for the rezoning of property at 1100 Wagner Drive and the development of an automobile dealership in the proposed C-M zone; and

WHEREAS, in accordance with CEQA Guidelines Section 15061(b)(2), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, this project includes the demolition of the existing site that has historically been used as a contractor construction yard and the demolition of the site was cleared by Redevelopment Project Area Environmental Impact Reports (EIR) Nos. 47 and 87; and in accordance with CEQA Guidelines Section 15180, a redevelopment plan's project EIR clears future actions including all public and private activities or undertakings pursuant to or in furtherance of the redevelopment plan; and

WHEREAS, it is proposed that the project is exempt from CEQA under Section 15332 (*In-fill Development*) of CEQA Guidelines, which allows for in-fill development in urbanized areas, as the record of proceedings contains evidence to support the determination that the Class 32 Categorical Exemption applies;

WHEREAS, no evidence was presented in proceedings that any of the conditions exist to provide exceptions to categorical exemptions as described in CEQA Guidelines Section 15300.2, exist; and

WHEREAS, after considering evidence and facts, the Planning Commission did consider the proposed CEQA Section 15180 and Categorical Exemption, Section 15332 as presented at its meeting

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the proposed exemptions for the Kaminsky Automobile Dealership Project.

Section 2. The El Cajon Planning Commission hereby further finds that the record in this proceeding includes evidence to support the following:

- A. The project site and the adjacent properties are designated LI (Light Industrial) on the General Plan Land Use Map. The subject site's proposed zone, C-M (Heavy Commercial), is consistent with the General Plan designation. Furthermore, the project implements General Plan policies that require sound design standards and the expansion of existing vehicle sales and service uses in the immediate area by establishing a new automobile dealership and associated uses. Moreover, the project satisfies Zoning Code regulations in concert with particular standards established by this specific plan.
- B. The project site is located within the city limits, has a usable site area of less than five acres, and is surrounded by urban uses, including, auto dealerships, medical supplies, and single-family residences at 7.26 dwelling units per acre.
- C. The subject site and the surrounding area have historically been used for various industrial and construction operation uses, and is virtually void of vegetation. There is no record of endangered, rare, or threatened species in the general vicinity. Moreover, staff observed no protected or mitigable wildlife habitat on the subject site or in the general vicinity.
- D. The public circulation system has sufficient capacity to accommodate multiple modes of transportation, including bicycles, pedestrians and vehicles. The proposed project does not substantially add additional vehicle trips beyond the designed capacities of the surrounding existing streets, nor compromise the safety of other modal users. The adjacent roadways and intersections will operate at acceptable levels of service. Moreover, future service bays will be required to capture vehicle exhaust through an internal filter system contained within the facility. The nearest sensitive receptor is approximately 250 feet to the west. Furthermore, the project will be designed to satisfy all applicable storm water regulations because it meets the threshold established by the El Cajon Municipal Code Chapter 16.60 to be a priority project, and is therefore subject to the Standard Urban Runoff Mitigation Plan requirements.
- E. All required utilities and public services are currently serving the subject site as well as the surrounding area, and can adequately serve the project. Furthermore, none of the conditions in Section 15300.2, which provide exceptions for categorical exemptions, exist.

Section 3. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of the proposed CEQA exemptions for Zone Reclassification No. 2322 and Specific Plan No. 529.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held February 21, 2017 by the following vote:

AYES:
NOES:
ABSENT:

Anthony Sottile, Chairperson

ATTEST:

Anthony SHUTE, AICP, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF ZONE RECLASSIFICATION NO. 2322 FOR THE REZONING OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF NORTH MARSHALL AVENUE AND WAGNER DRIVE FROM M (MANUFACTURING) TO C-M (HEAVY COMMERCIAL/LIGHT INDUSTRIAL) ZONE; APN: 482-190-21 AND -45; GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL (LI).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on February 21, 2017 to consider Zone Reclassification No. 2322, to consider a change in the zoning designation from the M to the C-M zone, as submitted by Gary Kaminsky, for the property at the northwest corner of North Marshall Avenue and Wagner Drive, and addressed as 1100 Wagner Drive; APN: 482-190-21 and -45; and

WHEREAS, in accordance with CEQA Guidelines Section 15061(b)(2), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending to the El Cajon City Council approval of the proposed CEQA exemption Section 15180, which allows for the demolition of buildings, and categorical exemption for the project under Section 15332 (*In-fill Development*) of CEQA Guidelines, which allows for in-fill development in urbanized areas, as the record of proceedings contains evidence to support the determination of Class 32 Categorical Exemption applies; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. The proposed C-M zone is consistent with the General Plan Land Use designation of LI as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed C-M zone allows commercial retail thereby expanding the adjacent regional commercial district and meeting General Plan goals of developing a strong, competitive region-wide commercial base, and capitalizing on commercial redevelopment opportunities.
- B. The project site is not governed by an adopted specific plan, therefore there is no need to make this finding.
- C. A zone reclassification to C-M aligns the zoning of the site with the adjacent properties thereby creating increased opportunities for new land use investments. The subsequently proposed automobile dealership would allow for a potential

Proposed Planning Commission Resolution

increase in the volume of vehicle sales which generates economic activity in the City. A healthy and vital economy is essential to the continued revitalization of the City.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zone Reclassification No. 2322 as presented at its meeting.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to Zone Reclassification No. 2322.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zone Reclassification No. 2322 to rezone property from the M to the C-M zone, located at the northwest corner of North Marshall Avenue and Wagner Drive, in accordance with the attached Exhibit "A".

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held February 21, 2017 by the following vote:

AYES:
NOES:
ABSENT:

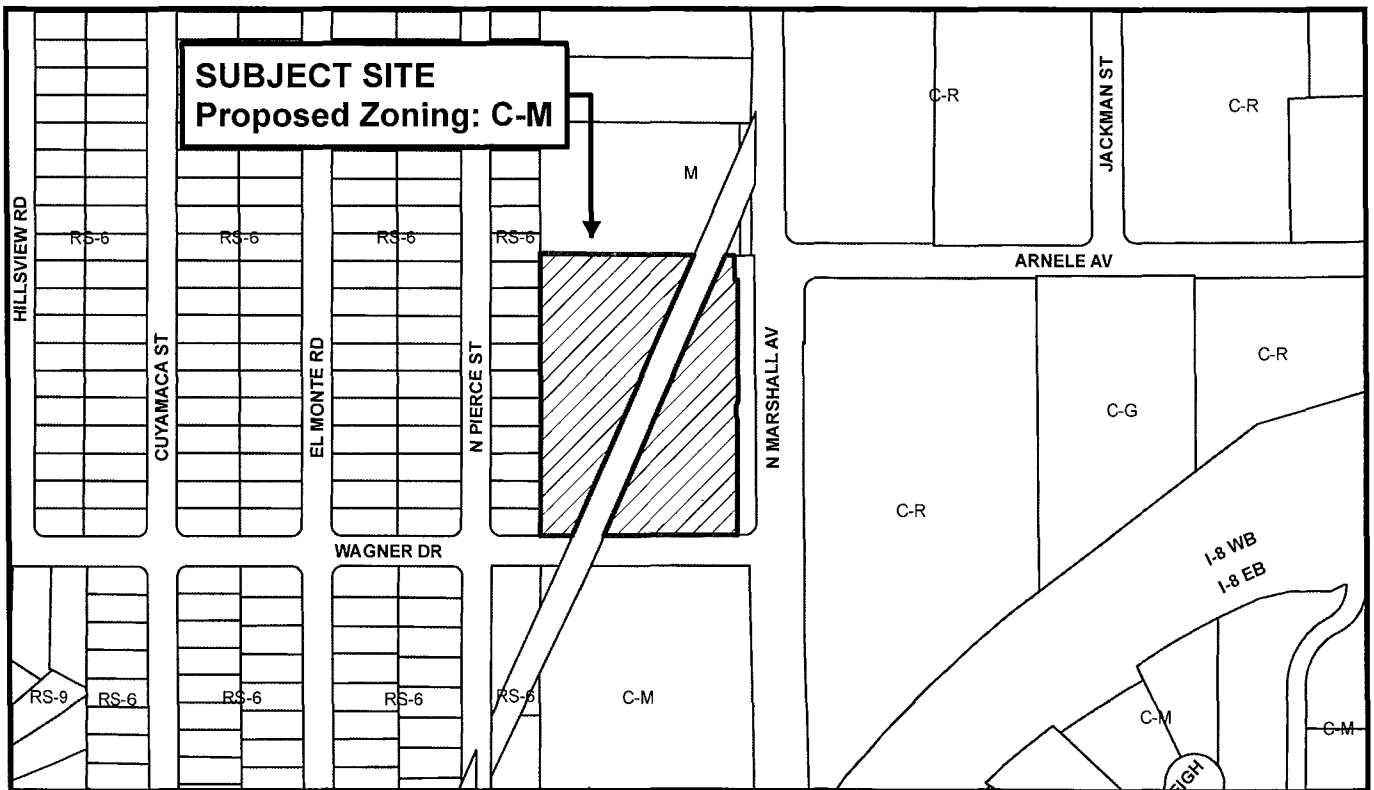
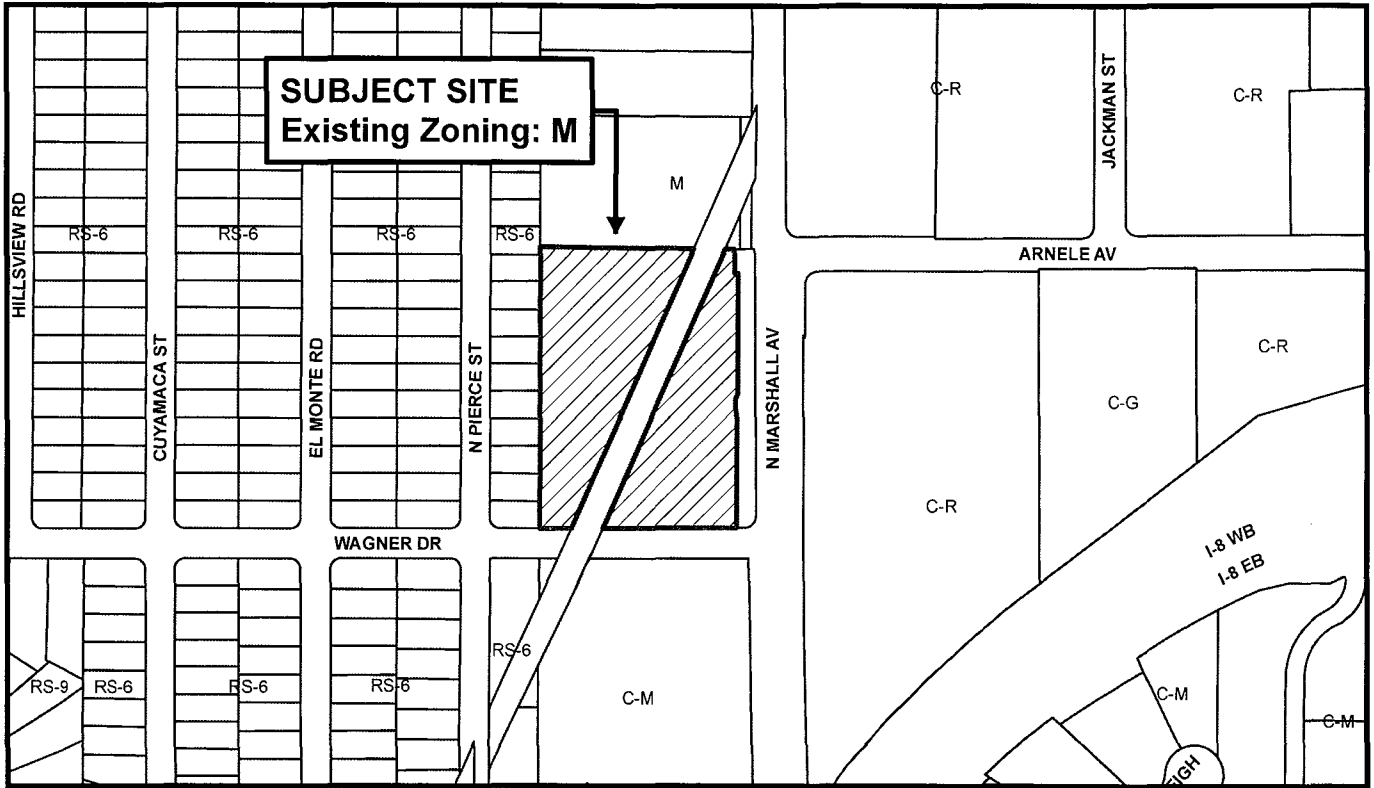
Anthony Sottile, Chairperson

ATTEST:

Anthony SHUTE, AICP, Secretary

Exhibit "A"

Zone Reclassification No. 2322



PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF SPECIFIC PLAN NO. 529 FOR AN AUTOMOBILE DEALERSHIP LOCATED AT THE NORTHWEST CORNER OF NORTH MARSHALL AVENUE AND WAGNER DRIVE IN THE C-M AND PENDING C-M ZONE (HEAVY COMMERCIAL/LIGHT INDUSTRIAL) ZONE; APNS: 482-190-21 & -45; GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL (LI).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on February 21, 2017, to consider Specific Plan No. 529 for the future development of the property at the northwest corner of North Marshall Avenue and Wagner Drive; and

WHEREAS, in accordance with CEQA Guidelines Section 15061(b)(2), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending to the El Cajon City Council the approval of the proposed CEQA exemption Section 15180 and Categorical Exemption Section 15332; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending to the El Cajon City Council the approval of proposed Zone Reclassification No. 2322, rezoning APNs 482-190-21 and 45 from the M (Manufacturing) to the C-M (Heavy Commercial/Light Industrial) zone; and

WHEREAS, existing circumstances require a detailed and consolidated framework of development, including site-specific use and development standards; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of both verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. The proposed project will redevelop an existing underutilized site located adjacent to the City's regional commercial district whereby expanding opportunities for local job creation and synergistic compatibility with surrounding dealerships. Furthermore, it will construct a modern facility that will add economic and visual quality to the City's tax base and built environment. Moreover, the specific plan includes development standards and ongoing conditions attached as Exhibit A to

Proposed Planning Commission Resolution

ensure a compatible neighborhood operation with the existing and planned land uses in the vicinity.

- B. The project focuses on a particular portion of the City where special circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. Since the subject site and adjacent areas have a General Plan designation of Light Industrial and the General Plan directs a flexible approach to land use changes and trends in these areas, a specific plan is the appropriate entitlement to implement the proposed development. In addition, the specific plan implements the General Plan by supporting the City's goal of retaining a strong, competitive region-wide commercial base.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to Specific Plan No. 529.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Specific Plan No. 529 to program the use and development standards for the future development of the site, which is more fully described in attached Exhibit "A".

{The remainder of this page intentionally left blank}

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held February 21, 2017, by the following vote:

AYES:
NOES:
ABSENT:

Anthony Sottile, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary

Kaminsky

SPECIFIC PLAN

Auto Dealership

City Council Resolution No.

KAMINSKY SPECIFIC PLAN

Section 1. Purpose and Intent

The goal of the Kaminsky Specific Plan is to program land uses, development standards, amendment procedures, and compatibility performance measures. The Specific Plan implements General Plan policies that require sound design standards while supporting the expansion of vehicle sales and service uses in a defined area by establishing a new auto dealership and other associated uses. Furthermore, the plan sets in place freeway-oriented sign standards as an accessory feature for this regional automobile dealership which requires a broader means of identification.

Section 2. Specific Plan Area

The Specific Plan governs the project site located at the northwest corner of North Marshall Avenue and Wagner Drive. The site contains easements by the City of San Diego Water Authority, San Diego Gas and Electric, San Diego Metropolitan Transit System, and the City of El Cajon. These constraints limit the actual site area to a net 4.9 acres.

Section 3. Authority and Scope

This Specific Plan is established by the El Cajon City Council in accordance with Chapter 17.70 of the *El Cajon Municipal Code (ECMC)*, which establishes Specific Plans as an authorized mechanism for regulating land use and development in the City; and as enabled by the State of California Government Code Title 7, Division 1, Chapter 3, Article 8, sections 65450 through 65457.

This Specific Plan implements the broad policies established in *The City of El Cajon General Plan* to guide growth and change in El Cajon, and is consistent with the General Plan. The planning permit process, development and design standards, and permitted uses contained within this Specific Plan replaces all previous land use and development regulations contained within the *ECMC* for an automobile dealership on the subject site.

Section 4. California Environmental Quality Act (CEQA)

Adoption of a Specific Plan constitutes a project under CEQA. Pursuant to CEQA, this project is exempt per CEQA Guidelines Section 15180 (Redevelopment Projects) and 15332 (In-fill Development).

This specific plan includes the demolition of the existing site that has historically been used as a contractor construction yard. The existing site is fully improved with offices, warehouses, outdoor storage, material and equipment laydown areas, employee parking,

and accessory buildings. Demolition of the site was cleared by Redevelopment Project Area Environmental Impact Reports (EIR) Nos. 47 and 87, and in accordance with CEQA Guidelines Section 15180, a redevelopment plan's project EIR clears future actions including all public and private activities or undertakings pursuant to or in furtherance of the redevelopment plan. The goals of the Redevelopment Project Area and Redevelopment Plan are to remove physical and economic blighting conditions and to ensure the continued economic viability of the commercial, industrial, and retail uses within the Project Area. Furthermore, this project is categorically exempt per CEQA Guidelines Section 15332 (In-fill Development) and meets the required criteria based on the following facts:

- A. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The project site and the adjacent properties are designated LI (Light Industrial) on the General Plan Land Use Map. The subject site's proposed zone, C-M (Heavy Commercial), is consistent with the General Plan designation. Furthermore, the project implements General Plan policies that require sound design standards and the expansion of existing vehicle sales and service uses in the immediate area by establishing a new automobile dealership and associated uses. Moreover, the project satisfies Zoning Code regulations in concert with particular standards established by this specific plan.

- B. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is located within the city limits, has a usable site area of less than five acres, and is surrounded by urban uses, including, auto dealerships, medical supplies, and single-family residences at 7.26 dwelling units per acre.

- C. The project site has no value as habitat for endangered, rare or threatened species.

The subject site and the surrounding area have historically been used for various industrial and construction operation uses, and is virtually void of vegetation. There is no record of endangered, rare, or threatened species in the general vicinity. Moreover, staff observed no protected or mitigable wildlife habitat on the subject site or in the general vicinity.

- D. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The public circulation system has sufficient capacity to accommodate multiple modes of transportation, including bicycles, pedestrians and vehicles. The proposed project does not substantially add additional vehicle trips beyond the designed capacities of the surrounding existing streets, nor compromise the safety of other modal users. The adjacent roadways

and intersections will operate at acceptable levels of service. Moreover, future service bays will be required to capture vehicle exhaust through an internal filter system contained within the facility. The nearest sensitive receptor is approximately 250 feet to the west. Furthermore, the project will be designed to satisfy all applicable storm water regulations because it meets the threshold established by the El Cajon Municipal Code Chapter 16.60 to be a priority project, and is therefore subject to the Standard Urban Runoff Mitigation Plan requirements.

- E. The site can be adequately served by all required utilities and public services.

All required utilities and public services are currently serving the subject site as well as the surrounding area, and can adequately serve the project. Furthermore, none of the conditions in Section 15300.2, which provide exceptions for categorical exemptions, exist.

Section 5. Amendments to this Specific Plan

Specific Plan Amendments shall be made through the provisions found in the ECMC; specifically, Chapters 17.57, 17.63 and 17.70.

The City Council may at any time, after holding a properly noticed public hearing, at which time the applicant may appear and object under applicable law to any potential repeal or modification of the conditions of approval, and after considering testimony as to the operation of the approved uses, repeal this Specific Plan, or modify the plan with additional conditions as it deems necessary to ensure that the approved uses continue to be compatible with surrounding properties and continue to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.

Section 6. Appeal

Any decision by the Director of Community Development may be appealed to the Planning Commission, upon receipt of a written request for a hearing, in accordance with the provisions of ECMC Chapter 17.30. The Director of Community Development shall schedule any appeal for the next available Planning Commission meeting based on notice times and agenda availability.

Section 7. Severability

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted the Specific Plan and each section, subsection, sentence, clause or phrase thereof, irrespective of the

fact that any one or more of the sections, subsections, sentences, clauses, or phrases may be declared invalid.

Section 8. Permitted Uses

8.1 Auto Dealership

- a) Vehicle sales
- b) Outdoor vehicle display
- c) Vehicle repair and servicing (does not include auto body and paint)
- d) Vehicle testing
- e) Indoor vehicle auctions
- f) Part sales
- g) Auto detailing and preparation
- h) Identification (signage)
- i) Special events (e.g. community gatherings, employee appreciation, other promotional activities)

Section 9. Development Standards

9.1 Site Plan

- a) The site plan design authorized by this specific plan allows for a multi-story auto dealership, vehicle display and service areas, customer and employee parking, product and supply delivery/pick up areas, landscaping, fencing, walls, and entry gates as generally indicated on the site plan shown in attached Exhibit A.1.
- b) Specific improvements shall include an eight-foot-high decorative masonry wall along the westerly property line. The wall shall be reduced to 42 inches high within the 10 foot exterior setback.
- c) The westerly property line setback shall be a minimum of 15 feet and be landscaped with vines, shrubs and trees in accordance with the allowances of any affected easements holders.
- d) Improvements, refinements, or modifications to the approved site plan may be approved by substantial conformance review in accordance with ECMC Chapter 17.63.

- e) Modifications to the site plan that are not eligible for review and approval under ECMC Chapters 17.57 and 17.63 may be approved by a Site Development Plan Permit in accordance with ECMC Chapter 17.65.

9.2 Elevations, Architecture and Identification

- a) The attached building elevations as shown on attached Exhibit A.2 set the basic design framework for a future automobile dealership. As with all projects, the City Council expects building design to be high quality. Any modifications to the elevations in this specific plan must be in concert with the City Council vision for the City of El Cajon.
- b) Dealership identification includes a 60-foot high sign as shown on the elevations and site plan and indicated in attached Exhibit A.2.
- c) Additional signage may be approved in accordance with ECMC Chapter 17.190 and without a formal amendment of this specific plan.
- d) Improvements, refinements, or modifications to the elevations and identification may be approved by substantial conformance review or minor amendment in accordance with ECMC Chapters 17.57 and 17.63.
- e) Modifications to the elevations that are not eligible for review and approval under ECMC Chapters 17.57 and 17.63 may be approved by a Site Development Plan Permit in accordance with ECMC Chapter 17.65.

9.3 Post Dealership Construction, Additions and Exterior Renovations

The requirements contained within this section shall apply to post dealership construction, including additions or exterior renovations to approved structures, as further specified below:

- a) Additions to post dealership buildings including renovations or enlargements shall apply to new floor area and may require a minor amendment in accordance with ECMC Chapter 17.57, or an amendment to a subsequent site development plan in accordance with ECMC Chapter 17.65.
- b) Exterior improvements or renovations (not additions or replacement) to existing buildings are subject to the architectural guidelines in ECMC

Chapter 17.180 and may be approved by substantial conformance review in accordance with ECMC Chapter 17.63.

9.4 Circulation and Parking

- a) Parking areas, circulation and driveway locations shall be generally developed as shown on the specific plan site plan and designed to accommodate all dealership functions. Changes to the circulation design, parking layout, and driveway locations may approved through amendment provisions contained in the ECMC.
- b) The number of parking spaces for the dealership shall be sufficient to accommodate all employees, customers, visitors, deliveries, vehicle inventory, and service queuing.
- c) Circulation and driveways shall be designed to accommodate vehicle inventory deliveries.

9.5 Lighting

All lighting fixtures shall be shielded from neighboring properties. Moreover, the submittal of lighting plans shall be required for all improvements with light standard heights, intensities, locations, and include light reduction strategies to eliminate light spilling onto adjacent properties. Additionally, all lighting elements must be designed in concert with the overall project theme.

9.6 Building Height

- a) The maximum approved building height is 45 feet.
- b) Rooftop equipment screens and architectural projections may exceed the maximum building height as provided in ECMC Section 17.130.115.
- c) Development standards not specifically mentioned in Section 9, are as per Exhibits A.1 and A.2 attached to this specific plan.

Section 10. Conditions of Approval

- a) Prior to the second reading of this specific plan the applicant shall submit and obtain approval of a revised, mylar site plan and elevations that reflects the following specific notes and changes:

- i. The revised site plan shall reflect applicable comments and include all of the required notes from Engineering and Storm Water listed in Section 10 (e).
 - ii. The revised site plan shall reflect the applicable Building and Fire Safety comments listed in Section 10(f).
 - iii. The revised site plan shall reflect the applicable Helix Water District comments attached to this specific plan as Exhibit A.5 and dated 07-18-16.
- b) Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the following shall be completed:
- i. The applicant shall provide a Notice of No Hazard to Flight Safety from the Federal Aviation Administration.
 - ii. Comply with all the conditions listed in the "Standard Conditions of Development" adopted by the Planning Commission by Planning Commission Resolution No. 10649 and labeled Exhibit A.3 as applicable.
 - iii. Submit a lighting plan in accordance with ECMC section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning approval is required before building permit issuance.
 - iv. The building material types and colors of all exterior elevations shall be shown on the construction drawings submitted for building permits and shall be in substantial conformance with the governing entitlements.
 - v. Comply with all of the development comments included in this specific plan to the satisfaction of the City Engineer and the Director of Community Development.
 - vi. Comply with the comments from Building and Fire Safety listed in Section 10 c.
 - vii. Comply with the comments from the Helix Water District attached to this specific plan as Exhibit A.5 and dated 07-18-16.
 - viii. Obtain approval of a Landscape Documentation Package (LDP) in conformance with the requirements of Chapter 17.195 of the Zoning Code,

and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual.

- c) All improvements shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable, which are attached as Exhibit A.3.
- d) Prior to the granting of occupancy or as otherwise determined by the Director of Community Development, all on-site improvements shall be completed or guaranteed in accordance with the approved specific plan site plan. In addition, the following items shall be completed and/or inspected:
 - i. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.
 - ii. Sign exit driveways “left turn only”.
 - iii. Satisfy all requirements of the City of El Cajon.
- e) Storm Water, Engineering, and Traffic
 - a. Add the following note[s] to the Specific Plan (SP) Site Plan and implement the Best Management Practices as a condition of the SP:
 - i. “All operations shall comply with the City’s Jurisdictional Runoff Management Program (JRMP) and the City’s Storm Water Ordinance (Municipal Code 13.10 and 16.60) to eliminate discharges of pollutants to the storm drain system. Operations shall include implementation of vehicle Best Management Practices (BMPs) as follows:
 - 1. Only rain is permitted to enter the storm drain system. Discharges (direct or by conveyance) of trash, debris, vehicle fluids, or wastewater (including washing fluids) to the storm drain system are strictly prohibited.
 - 2. Sweep or vacuum to clean outdoor areas (trash enclosures, sidewalks and parking lots). Power washing in outdoor areas is strictly prohibited.
 - 3. Capture, contain, and collect any power wash water and dispose of in the sanitary sewer.

4. Maintain parking area to be free from trash and petroleum leaks.
5. Provide sufficient trash receptacles.
6. Dispose of wastes properly.
7. All trash dumpsters used by this project shall have lockable lids. All lids on all dumpsters shall remain closed while dumpster is not directly in use and locked after business hours.
8. All trash/recycle enclosures must be secured, covered with an impervious roof, and constructed with a berm or grade-break across the entire entrance in accordance with the requirements of Public Works Storm Water Attachment No. 2 (available to the public through Engineering on the 3rd floor of City Hall). The design of the enclosure should accommodate a recycling grease bin if one will be used and stored outdoors.
9. Vehicle washing liquids must be contained and disposed of in the sanitary sewer. Vehicles washed with cleaning solutions must be washed only in a covered and contained wash area (car wash) that drains through an approved pretreatment system, such as a sand and oil separator system that is connected to the sanitary sewer. No water or liquids shall be discharged to surrounding areas other than the minor amount of clean rinse water that is incidental to vehicles exiting from the car wash. Any sewer connection shall be protected from rainwater, either direct or indirect.
10. All maintenance activities must be conducted in a covered and contained building that is protected from rainwater, either direct or indirect. Maintenance areas shall drain to a self-contained sump or through an approved pretreatment system, such as a sand and oil separator system, that is connected to the sanitary sewer.

11. Provide spill response kits for vehicle fluid leaks. The spill response kit must be available and quickly accessible to employees. Signage must be posted to clearly denote the location of the kit.
 12. All materials, including vehicle fluids, must be stored in a properly covered and contained area that will not be exposed to rainwater, either directly or indirectly.
 13. All storm water runoff treatment control mechanisms employed in the parking lots used by the business shall be maintained to be in good working order and replaced as necessary. See manufacturer's recommendations for maintenance and replacement.
 14. All "No Dumping" signage shall be maintained to be legible and replaced as necessary. A template for painting the concrete or asphalt around inlets and catch basins can be provided by the City upon request.
 15. For these requirements on this Planning Action please refer to the Conditions of Approval. This Site Plan may not clearly show existing or proposed improvements in the public right-of-way and should not be used for public improvement construction purposes."
- b. In accordance with the City of El Cajon Municipal Code Section 16.60, this project falls into a priority development project (PDP) category and is subject to the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements. To fulfill SUSMP requirements, a Storm Water Mitigation Plan (SWMitP) needs to be prepared by a Registered Civil Engineer in the State of California. A Storm Water Conceptual Plan must be submitted to Storm Water prior to the approval of any Planning Action (Storm Water Conceptual guidelines can be obtained from Engineering on the 3rd floor of City Hall). Amongst other things, the SWMitP shall include the following:
- i. Incorporation of New Development Best Management Practices (BMPs). Please refer to the City of El Cajon BMP Design Manual. Use the Design Manual and BMP calculator to help design and size

proposed BMPs. The design manual can be found on the City of El Cajon website at:

<http://www.cityofelcajon.us/Home/ShowDocument?id=8233>

- ii. Runoff calculations for water quality. A specific volume or flow of storm water runoff must be captured and treated with an approved (series of) storm water treatment control device(s); the BMP design size is calculated using either: a) the 85th percentile hourly precipitation (San Diego County 85th Percentile Isopluvials) for volume based BMPs, or b) using a rain fall intensity of 0.2 inches per hour (Storm Water Attachment No. 4) for flow based BMPs.
- iii. Incorporation of Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 or a subsequent updated Order.
- iv. LID BMPs must be included as a separate section of the SWMitP. The LID section must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. Please refer to the Final Model BMP Design Manual for design support.
- v. A Maintenance Plan per Storm Water Attachment No. 3 to ensure perpetual maintenance of BMPs (Available through Engineering on the 3rd floor of City Hall).
- vi. Landscaping Plans that comply with SUSMP requirements (submitted to Planning).
- vii. Details of any proposed and existing trash enclosures. Any and all enclosures must be designed to be secured, constructed with a grade-break or berm across the entire enclosure entrance, and covered with an impervious, fire-resistant roof in accordance with the requirements of Public Works Storm Water Attachment No. 2.

The design of the enclosure should accommodate a recycling grease bin if one will be used and stored outdoors.

- viii. Note: Contact the City of El Cajon Engineering staff to request a sample of the SWMitP document.
 - ix. The plans shall show that all new driveways and other impervious areas will drain to sufficiently sized and designed landscaped areas so as to incorporate Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 or a subsequent updated Order.
 - x. LID BMP details must be included as a separate section of the Building Permit Plan Set. The project must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. Incorporate all cross sections of proposed BMPs on the site plan.
 - xi. Prepare and submit a Storm Water Maintenance and Operations Plan to ensure compliance with City of El Cajon's storm water regulations.
 - xii. Submit a signed and executed Storm Water Facilities Maintenance Agreement with Easement and Covenants. An electronic copy of the Storm Water Facilities Maintenance Agreement with Easement and Covenants can be obtained from the City's website at <http://www.cityofelcajon.us/Home/ShowDocument?id=8221>.
 - xiii. Submit copies of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) from the California Regional Water Quality Control Board.
- c. In accordance with the City's lot grading ordinance, no grading or soil disturbance, including clearing of vegetative matter and demolition activities, shall be done until all necessary environmental clearances are secured and an Erosion Control Plan (ECP) has been reviewed and

approved by Storm Water staff. The ECP shall control sediment and pollution and be in compliance with the City's 2015 Jurisdictional Runoff Management Plan (JRMP). The plan should show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable.

- d. Note: Failure to comply with or implement specific plan conditions is considered a violation of the City's JRMP and may result in a citation with monetary fines, criminal charges, and/or revocation of permit
- e. Reconstruct the existing middle driveway on Wagner (due to broken concrete) per San Diego Area Regional Standard Drawings (SDRSD) G-14E with 2:1 sidewalk transitions per G-14A for ADA compliance. A minimum of 2' transition may be required at back of driveway to accommodate the elevation change that might be caused due to new driveway grade. Edge of driveway shall be a minimum of 3-feet from the property line and all obstructions. The driveway shall be a minimum 24'/36' curb cut. Repair all damaged concrete curb and gutter and sidewalk.
- f. Prior to issuance of Building Permit and Encroachment Permit (Encroachment Permit is a separate permit that must be obtained for any required improvements in the right-of-way), the applicant or contractor shall prepare an Engineer's scaled detailed drawing with dimensions of the required driveway and sidewalk installations showing the location of the public street right-of-way, property lines, face of curb, all physical obstructions, including but not limited to, all block walls, utility poles, telephone and cable TV equipment, fencing, lighting, etc. along with any required offsets in accordance with SDRSD G-15 and G-16. These details shall be shown on a separate Driveway Detail Plan, but may also be included with the Building Permit Plan Set. An Engineer's scale shall be used for all drawings submitted to Engineering for review.
- g. Encroachment permit requirements include the submittal of a detailed drawing described above, a traffic control plan, an insurance certificate and (non-blanket) endorsement per City Council Policy D-3, and the review fees. Please contact the Engineering staff on the 3rd floor of City Hall for additional information.

- h. Conduct a video inspection of the existing sewer lateral per El Cajon Municipal Code Chapter 13.37.040, and submit the inspection reports to the Engineering staff on the 3rd floor of City Hall for review. Use the existing sewer laterals. If a new sewer lateral is required, a double cleanout is required at the property line.
 - i. The plumbing contractor must submit a permanent copy of the inspection (DVD or USB) that the City can keep and 3-page inspection report which is available on-line at:
<http://www.cityofelcajon.us/i-want-to/view/documents-forms-library/-folder-222> or through the Public Works Department, Sewer Lateral Coordinator at 619-441-1664.
 - ii. Copies of pertinent chapters of the Municipal Code, a summary of the 2009 Private Building Sewer Regulations and a list of pre-qualified plumbing contractors are available on-line at:
<http://www.cityofelcajon.us/i-want-to/view/documents-forms-library/-folder-222>
A copy of the Double Cleanout Detail may be obtained from the sewer lateral coordinator at jornelas@cityofelcajon.us
 - i. Remit a fair-share contribution of \$3,000 for the purchase and installation of traffic regulatory signs locations adjacent to the subject site. These signs are required to ensure commercial traffic is limited to the adjacent commercial streets.
 - j. Add red curbing for a distance of 15 feet on each side of each driveway.
- f) Building and Fire Safety
- a. Comply with Currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
 - b. A Building permit is required for this project.
 - c. Project must comply with Title 24 disabled access regulations.
 - d. Title 24 energy efficiency compliance and documentation is required.

- e. Soils report will be required for this project.
- f. A licensed design professional is required for this project.
- g. An automatic fire sprinkler system is required for this project.
- h. Undergrounding of all on-site utilities is required.
- i. Commercial address numbers shall be visible from the street, contrasting in color from wall surface, and minimum 8 inches in size (individual suite numbers may be 3").
- j. Fire extinguisher is required. One for every 3000 square feet with a maximum 75 foot travel distance. Minimum size 2A10BC with signage.
- k. Electric vehicle gates require optical device and Knox key override. Pedestrian gates require Knox box. Contact Heartland Fire for an application.
- l. Dedicate and maintain fire apparatus access lanes by red curb or signage. Fire access lane to be min. 20 feet wide and 13'-6" in height. Min. 28 foot radius required at turns.
- m. A minimum of two onsite fire hydrants are required.
- n. Water supply (hydrants) shall be available on the job site before start of construction.

Section 11. Performance Standards

- a) All lighting elements shall be directed downward and shielded from adjacent properties.
- b) The testing of vehicles, either for service or test drives, shall be conducted on commercial streets and freeways. Vehicle testing on residential streets shall be prohibited at all times.
- c) A sufficient number of parking spaces shall be provided onsite to accommodate employees, customers, visitors, deliveries, vehicle inventory, and service queuing.
- d) All vehicle delivery operations, either to or from the site, shall be conducted entirely on the dealership property. At no time shall such activity be conducted within the public right-of-way.

- e) There shall be no use of a public announcement (PA) system or other amplified notification system.
- f) All landscaped areas shall be sufficiently watered and periodically fertilized to establish and maintain healthy growth, and shall be maintained in a neat, litter and weed free condition. All plants shall be pruned and trimmed as necessary, and upon notification by Planning, all plant materials that have died or have failed to show healthy growth shall be replaced by plants of the same or similar species. Replacement by more drought resistant plants may also be approved. Landscape maintenance shall include regular inspection, adjustment, and repair of the irrigation system, including making seasonal changes to the irrigation controller.
- g) All uses under this specific plan shall be operated in a manner that complies at all times with the performance standards listed in ECMC Section 17.115.130.

Section 12. Applicability

Where this specific plan is silent in terms of the use and development standards for the project site, the underlying zoning district and applicable general zoning regulations shall govern. Furthermore, where a conflict exists between this specific plan and the ECMC, this Specific Plan shall prevail.

Section 13. Attachments

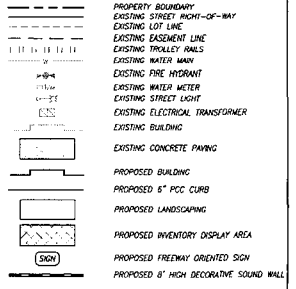
- EXHIBIT A.1 - Reduced Site Plan
- EXHIBIT A.2 - Elevations
- EXHIBIT A.3 - Standard Conditions of Development
- EXHIBIT A.4 - Helix Water District comments dated 07-18-16

NORTH MARSHALL AVENUE

EASEMENTS

- △ PUBLIC UTILITY EASEMENT (UNDISCLOSED WIDTH) TO S.D.G.A.E. PER DOC. REC. 1/13/1947 IN BOOK 2322, PAGE 192, O.R.
- △ 8' WIDE PUBLIC UTILITY EASEMENT AND 15' WIDE PUBLIC UTILITY EASEMENT TO S.D.G.A.E., PER DOC. REC. 2/19/1952 IN BOOK 4377, PAGE 133, O.R.
- △ 12' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF EL CAJON PER DOC. REC. 2/29/1952 IN BOOK 4388, PAGE 503, O.R.
- △ 20' WIDE PUBLIC UTILITY EASEMENT TO ED FLETCHER COMPANY PER DOC. REC. 2/24/1954 IN BOOK 5151, PAGE 35, O.R.
- △ 6' WIDE CONSTRUCTION, RECONSTRUCTION, AND MAINTENANCE OF A FOOTING STRUCTURE TO THE SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD PER DOC. REC. 7/17/1995 AS DOC. NO. 1995-0301408, O.R.

LEGEND



CONSTRUCTION NOTES

- 1) ALL EXISTING BUILDINGS ON-SITE TO BE REMOVED.
- 2) REMOVE EX. PCC DRIVEWAY APRON.
- 3) CONSTRUCT NEW DRIVEWAY APRON.
- 4) REMOVE EX. DRAIN LINK FENCE.
- 5) REDUCE EX. SOUND WALL HEIGHT TO 42" WITHIN 10' SETBACK.

STORM WATER NOTES

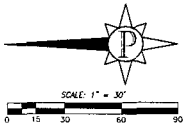
- ALL OPERATIONS SHALL COMPLY WITH THE CITY'S JURISDICTIONAL URBAN RUNOFF MANAGEMENT PROGRAM (URM) AND THE CITY STORM WATER ORDINANCE (MUNICIPAL CODE 13.10 AND 16.60) TO MINIMIZE OR ELIMINATE DISCHARGES OF POLLUTANTS TO THE STORM DRAIN SYSTEM. OPERATIONS SHALL INCLUDE IMPLEMENTATION OF VEHICLE SERVICES BEST MANAGEMENT PRACTICES (VMSBMP) AS FOLLOWS:
- 1) ONLY RAIN IS PERMITTED TO ENTER THE STORM DRAIN SYSTEM. DISCHARGES (DIRECT OR BY CONVEYANCE) OF TRASH DEBRIS, VEHICLE FLUIDS, OR WASTEWATER (INCLUDING WASHING FLUIDS) TO THE STORM DRAIN SYSTEM ARE STRICTLY PROHIBITED.
 - 2) SWEEP OR VACUUM TO CLEAN OUTDOOR AREAS (TRASH ENCLOSURES, SIDEWALKS AND PARKING LOTS). POWER WASHING IN OUTDOOR AREAS IS STRICTLY PROHIBITED.
 - 3) CAPTURE, CONTAIN, AND COLLECT ANY POWER WASH WATER AND DISPOSE OF IN THE SANITARY SEWER.
 - 4) MAINTAIN PARKING AREA TO BE FREE FROM TRASH AND PETROLEUM LEAKS.
 - 5) PROVIDE SUFFICIENT TRASH RECEPTACLES.
 - 6) DISPOSE OF WASTES PROPERLY.
 - 7) ALL DUMPSTERS USED BY THIS PROJECT SHALL HAVE LOCKABLE LIDS. ALL LIDS ON ALL DUMPSTERS SHALL REMAIN CLOSED WHILE DUMPSTER IS NOT DIRECTLY IN USE AND LOCKED AFTER BUSINESS HOURS.
 - 8) ALL TRASH ENCLOSURES MUST BE SECURED, COVERED WITH AN IMPERVIOUS ROOF, AND CONSTRUCTED WITH A BERM OR GRADE-BREAK ACROSS THE ENTIRE ENTRANCE IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLIC WORKS STORM WATER ATTACHMENT NO. 2 (AVAILABLE TO THE PUBLIC THROUGH PUBLIC WORKS ON THE 4TH FLOOR OF CITY HALL). THE DESIGN OF THE ENCLOSURE SHOULD ACCOMMODATE A RECYCLING CRATE BIN IF ONE WILL BE USED AND STORED OUTDOORS.
 - 9) VEHICLE WASHING LIQUIDS MUST BE CONTAINED AND DISPOSED OF IN THE SANITARY SEWER. VEHICLES MUST BE WASHED ONLY IN A COVERED AND CONTAINED WASH AREA (CAR WASH) THAT DRAINS THROUGH AN APPROVED PRETREATMENT SYSTEM, SUCH AS A SAND AND OIL SEPARATOR SYSTEM THAT IS CONNECTED TO THE SANITARY SEWER. NO WATER OR LIQUIDS SHALL BE DISCHARGED TO SURROUNDING AREAS OTHER THAN THE WASH AREA. CLEAN RINSE WATER THAT IS INHERENT TO VEHICLES EXISTING CAR WASH ANY SEWER CONNECTION SHALL BE PROTECTED FROM RAINWATER, EITHER DIRECT OR INDIRECT.
 - 10) ALL MAINTENANCE ACTIVITIES MUST BE CONDUCTED IN A COVERED AND CONTAINED BUILDING THAT IS PROTECTED FROM RAINWATER, EITHER DIRECT OR INDIRECT. MAINTENANCE AREAS SHALL DRAIN TO A SELF-CONTAINED SUMP OR THROUGH AN APPROVED PRETREATMENT SYSTEM, SUCH AS A SAND AND OIL SEPARATOR SYSTEM, THAT IS CONNECTED TO THE SANITARY SEWER.
 - 11) PROVIDE SPILL RESPONSE KITS FOR VEHICLE FLUID LEAKS. THE SPILL RESPONSE KIT MUST BE AVAILABLE AND QUICKLY ACCESSIBLE TO EMPLOYEES. SIGNAGE MUST BE POSTED TO CLEARLY DENOTE THE LOCATION OF THE KIT.
 - 12) ALL MATERIALS, INCLUDING VEHICLE FLUIDS, MUST BE STORED IN A PROPERLY COVERED AND CONTAINED AREA THAT WILL NOT BE EXPOSED TO SUBMERGED, EITHER DIRECTLY OR INDIRECTLY.
 - 13) ALL STORM WATER RUNOFF TREATMENT CONTROL MECHANISMS EMPLOYED IN THE PARKING LOTS USED BY THE BUSINESS SHALL BE MAINTAINED TO BE IN GOOD WORKING ORDER AND REPLACED AS NECESSARY. SEE MANUFACTURER'S RECOMMENDATIONS FOR MAINTENANCE AND REPLACEMENT.
 - 14) ALL "NO DUMPING" SIGNAGE SHALL BE MAINTAINED TO BE LEGIBLE AND REPLACED AS NECESSARY. A TEMPLATE FOR PAINTING THE CONCRETE OR ASPHALT AROUND INLETS AND CATCH BASINS CAN BE PROVIDED BY THE CITY UPON REQUEST.
- FOR PUBLIC WORKS REQUIREMENTS ON THIS PLANNING ACTION PLEASE REFER TO THE CONDITIONS OF APPROVAL. THIS SITE PLAN MAY NOT CLEARLY SHOW EXISTING OR PROPOSED IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY AND SHOULD NOT BE USED FOR PUBLIC IMPROVEMENT CONSTRUCTION PURPOSES.

LEGAL DESCRIPTION

A PORTION OF LOTS 8 & 9 IN BLOCK 28 OF FLETCHER HILLS, UNIT NO. 2, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2122, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 31, 1928.

NOTES

1. GROSS PROJECT AREA = 5.25 ac (INCLUDING PIPELINE PROPERTY)
- NET LOT AREA = 4.53 ac (NOT INCLUDING PIPELINE PROPERTY)
2. NUMBER OF LOTS EXISTING/PROPOSED = 1
3. LOT COVERAGE = 17.7%
4. AREA DEVOTED TO LANDSCAPING = 11,904 sq ft
5. AREA DEVOTED TO COMMON RECREATION = 0 sq ft
6. GROSS BUILDING AREA = 35,000 sq ft
7. PARKING REQUIREMENT = 4 STALLS PER 1,000 sq ft OF BLDG. AREA
- STALLS REQUIRED = 140
- STALLS PROVIDED = 140
8. EXISTING UTILITY FACILITIES SHALL REMAIN IN PLACE UNLESS SPECIFICALLY NOTED TO BE REMOVED.



DRAWN BY:
Planning + Engineering + Mapping
POLARIS
 Development Consultants, Inc.
 2885 Avenida de las Americas, Suite 200, San Diego, CA 92108-4000
 619-594-8800

DRAWING DATE: FEBRUARY 15, 2017

SUNNYSLOPE HEIGHTS UNIT NO. 5, MAP NO. 2843

EXHIBIT	P.C.	DATE	C.C.	DATE

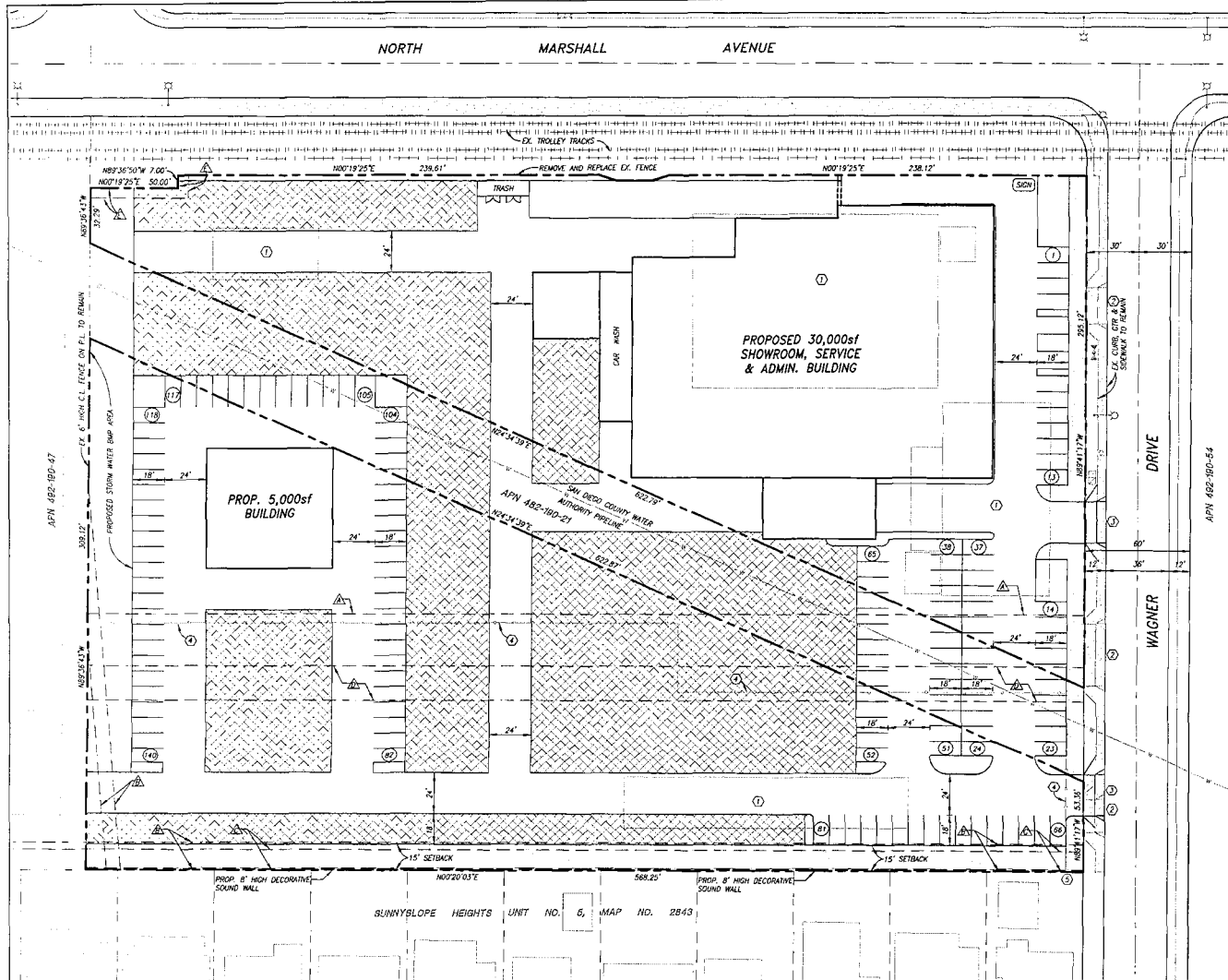
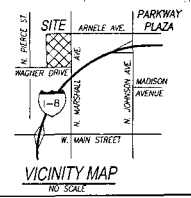
CITY OF EL CAJON

SPECIFIC PLAN NO. 529

PLANNING COMMISSION DATE

CITY COUNCIL DATE

ORDINANCE NO. _____



 JAGUAR

LAND POLICE

1501509

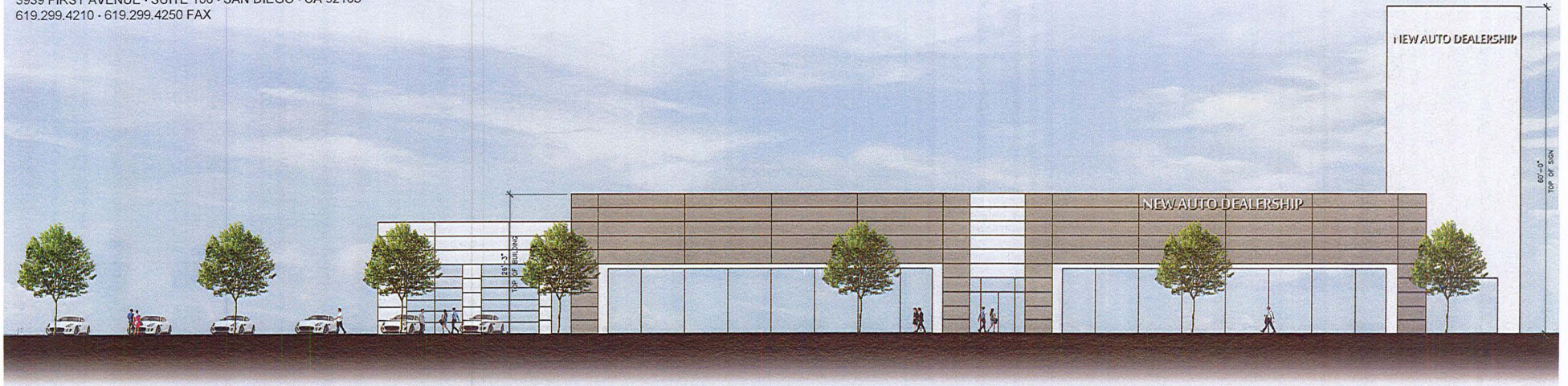




East + South Elevations

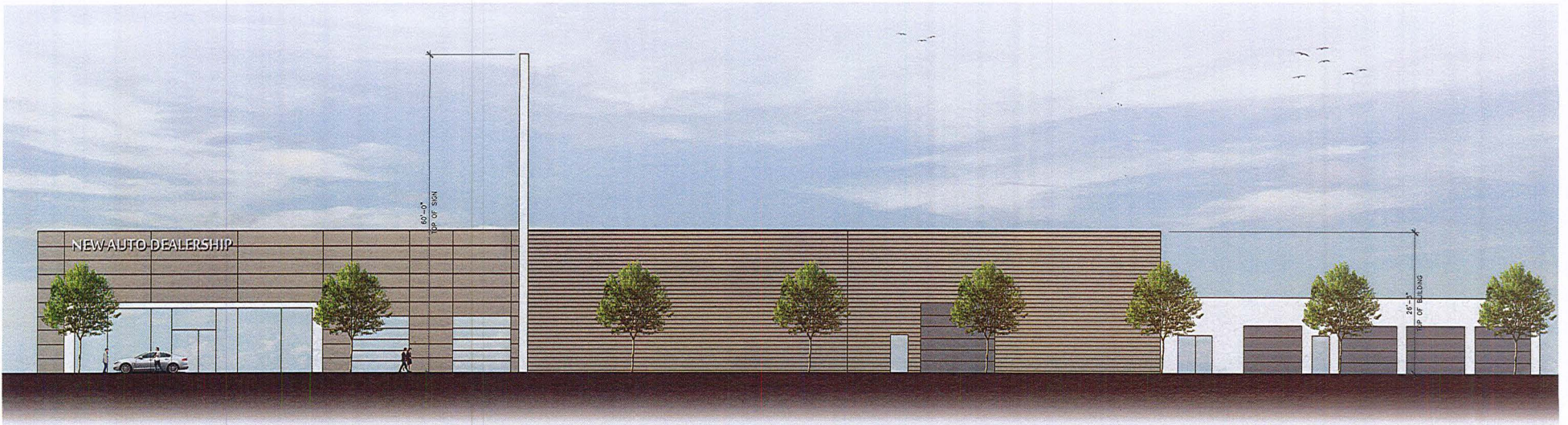
DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

3939 FIRST AVENUE · SUITE 100 · SAN DIEGO · CA 92103
619.299.4210 · 619.299.4250 FAX



SOUTH ELEVATION

1



EAST ELEVATION

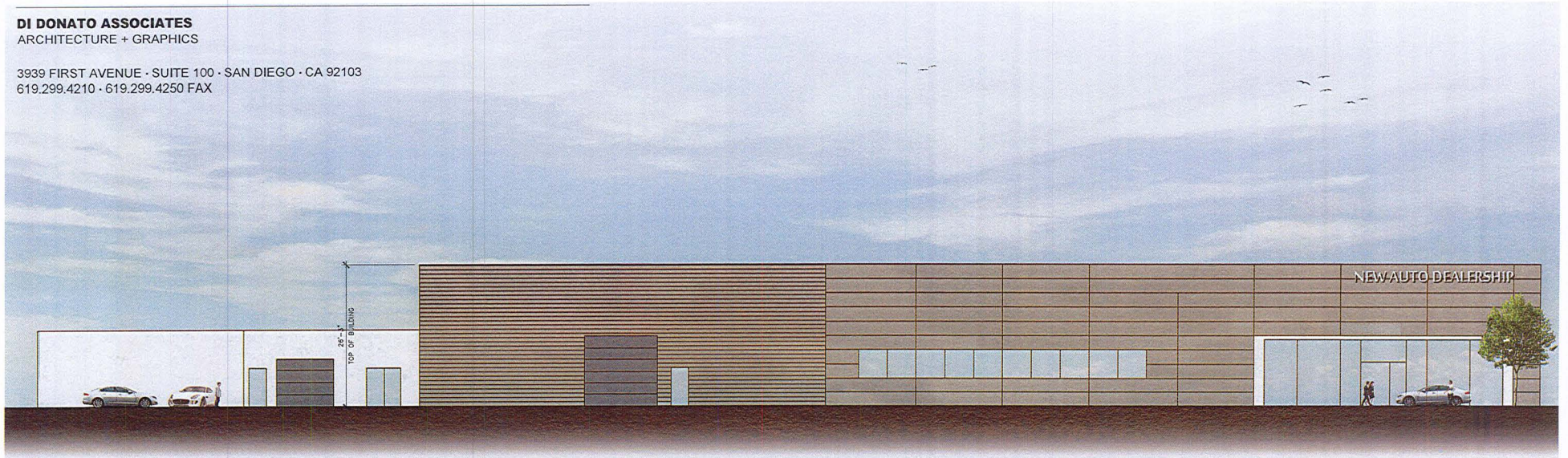
2



West + North Elevation

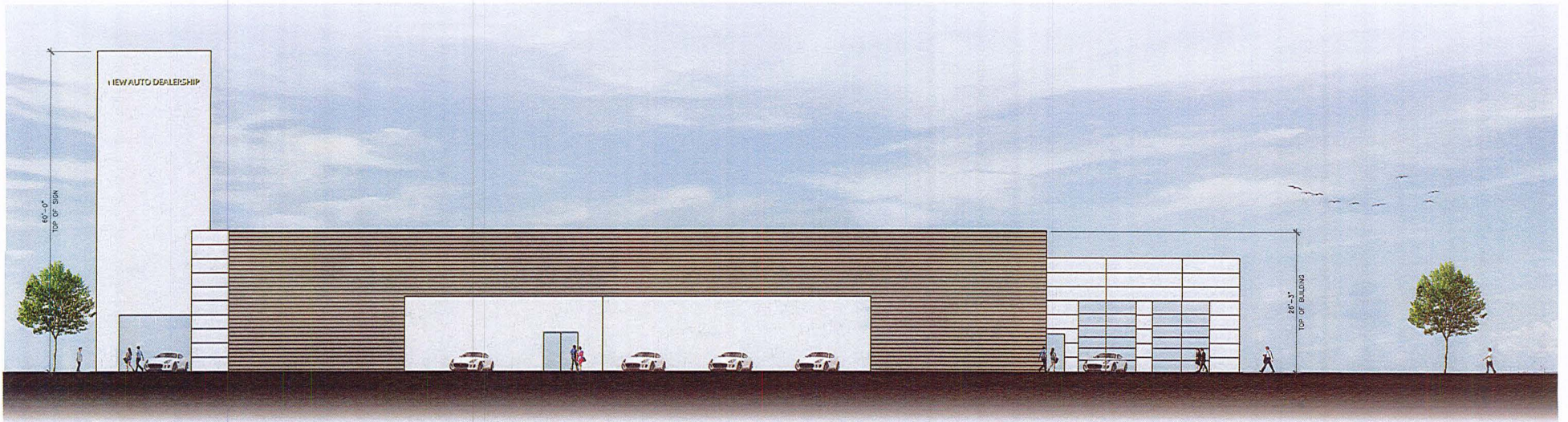
DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

3939 FIRST AVENUE · SUITE 100 · SAN DIEGO · CA 92103
619.299.4210 · 619.299.4250 FAX



WEST ELEVATION

3



NORTH ELEVATION

4

STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 10649)

All projects approved by the Planning Commission shall comply with the following standard conditions, unless specifically exempted by the Commission or Council.

A. GENERAL

1. The applicant shall comply with the school impact fee requirements of the Grossmont Union High School Districts, Cajon Valley, and La Mesa-Spring Valley School Districts when applicable.
2. For projects that require a grading permit and excavate more than three feet into native soils, and prior to the issuance of a Building Permit, the applicant shall submit a letter to the Planning Manager agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Planning Manager.

B. PROJECT SITE

1. The applicant shall comply with all regulations and code requirements of the Building and Fire Safety Division, Public Works Department, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.
2. All landscape areas that adjoin parking spaces, driveways, vehicular circulation areas, or the public right-of-way shall be protected from encroachment by vehicles in a manner that also complies with state storm water regulations, which require storm water to be discharged to landscaped areas in order to reduce or eliminate the discharge of pollutants. The method of protection shall be determined by the Deputy Director of Public Works. The approved method may include six-inch high curb segments, wheel stops, decorative rock bands, or other methods determined to be acceptable by the Deputy Director of Public Works.
3. Environmental and engineering studies, as directed by the Planning Manager, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.
4. Developer shall underground existing and required on and off-site utilities as specified in Chapter 15 of the Municipal Code, or as deemed necessary by the City Engineer.

5. All development projects shall comply with Title 12 (Streets and Sidewalks), and Title 13 (Water, Sewers, Grading, Erosion and Storm Water) of the El Cajon Municipal Code as determined by the City Engineer.
6. All retaining walls visible from public right-of-ways shall include decorative elements, subject to approval by the Planning Division.
7. The design of any masonry sound wall shall be approved by the Planning Division. Such walls shall match or be architecturally compatible with existing sound walls of neighboring projects along that street. All masonry walls shall have a trim cap.

C. ARCHITECTURE

1. All exterior materials and colors used in this project shall be in conformance with the materials and color samples approved as a part of this application.
2. All mechanical, and/or roof mounted equipment shall be architecturally screened from public view.
3. All trash/recycling enclosures shall be constructed of masonry material with view-obscuring doors. The enclosure shall include materials and colors consistent with the primary building and meet appropriate Storm Water Division requirements. Required roofs shall match elements of the primary building and shall include a fascia trim.
4. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted or finished to match the color of the adjacent surface, unless otherwise directed by the Planning Commission.
5. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a manner that is architecturally compatible with the exterior of the building.
6. Finish quality of approved exterior design elements shall be subject to approval of the Planning Division prior to issuance of Certificate of Occupancy.
7. Any decorative elements around the base of a building (stone veneer or tile, etc.) shall be finished with a decorative cap or trim piece.

D. LANDSCAPING

1. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Planning Division prior to the issuance of a Certificate of Occupancy.
2. All existing trees to remain shall be shown on the grading plan.

3. The area under the drip line of all existing trees that are to remain shall be protected during construction by a fence or other acceptable means. Grading shall be restricted under the trees to prevent soil compaction and to prevent root damage.
4. All sloped banks greater than three (3) feet in vertical height and 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: deep-rooting grasses, ground cover and shrubs. Shrubbery shall be a minimum one-gallon size and shall have a minimum separation of one (1) times the mature width and on slopes of 10 feet or more in vertical height shall include, a minimum of one (1) tree for every 600 square feet of the total slope area. Trees shall be a minimum five-gallon size and shall be spaced a minimum of 30 feet apart. Trees and shrubs shall be planted in staggered clusters to soften and vary the slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to occupancy.
5. All landscaping shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, dead or dying plants shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to ensure continued regular watering of landscape areas, and health and vitality of landscape materials.

E. MISCELLANEOUS

1. Final occupancy shall not be granted until all construction and landscaping is complete in accordance with all approved plans. Under certain circumstances, a temporary occupancy may be granted prior to final inspection.
2. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
3. All signs shall be submitted to the Planning Division for review and approval per Section 17.190.060 of the El Cajon Municipal Code.
4. The site shall be maintained in a neat and clean manner free of trash and debris.
5. Certain outdoor equipment, such as satellite dishes and back-flow prevention devices shall be visually screened or painted to match surroundings upon installation subject to the approval of the Planning Division. Screening devices shall be shown on construction and/or landscape plans.
6. Water backflow protection for new residential and modified residential projects shall include a protection device at the fire service point of connection, or an internal passive purge system. Annual testing is required for protection devices. Contact Helix Water District at 619.466.0585 for additional information.



Helix Water District

7811 University Avenue
La Mesa, CA 91942-0427

(619) 466-0585

FAX (619) 466-1823

www.hwd.com

Setting standards of excellence in public service

July 18, 2016

City of El Cajon
Attn: Anthony Shute, Project Manager
200 Civic Center Way
El Cajon, CA 92020

Subject: Zone Reclassification No. 2322; Specific Plan No. 529
APN: 482-190-45, 1100 Wagner Drive

Dear Mr. Shute:

Thank you for the opportunity to comment on the subject project. Helix Water District serves APN 482-190-45 with a 2-inch water service and a 2-inch water meter. The nearest fire hydrant has 2.5 x 2.5 x 4-inch outlets and is located directly in front of the parcel. Water pressure in the area is approximately 91 psi.

We request a review of any improvement plans and/or grading plans and signature by the district if such plans are required by the city of El Cajon. The district requires the location of the existing water service be brought up to current district standards which is behind the existing/proposed sidewalk.

The El Cajon Fire Department may require additional or upgraded fire protection facilities for this project. All costs for new fire protection facilities shall be paid by the Owner/Developer. Easements will be required if new or existing facilities cannot be installed and maintained within existing easements or public right of way. All costs for new easements shall be paid by the Owner/Developer.

A backflow device will be required for the existing water service and shall be installed per current Water Agencies' Standards. The new backflow device shall be tested by a certified backflow tester. Developer to contact the Helix Water District Cross-Connection Control Coordinator (Darrin Teisher) at 619.667.6224 or by e-mail darrin.teisher@helixwater.org

If you have any questions, please call me at 619.667.6239.

Sincerely,

Carlos Perdomo
Associate Engineer

cc: Tim Ross
Aneld Anub
Darren Teisher

City of El Cajon
Zoning Consistency Chart – Adopted by City Council on July 13, 2010 – Resolution No. 94-10

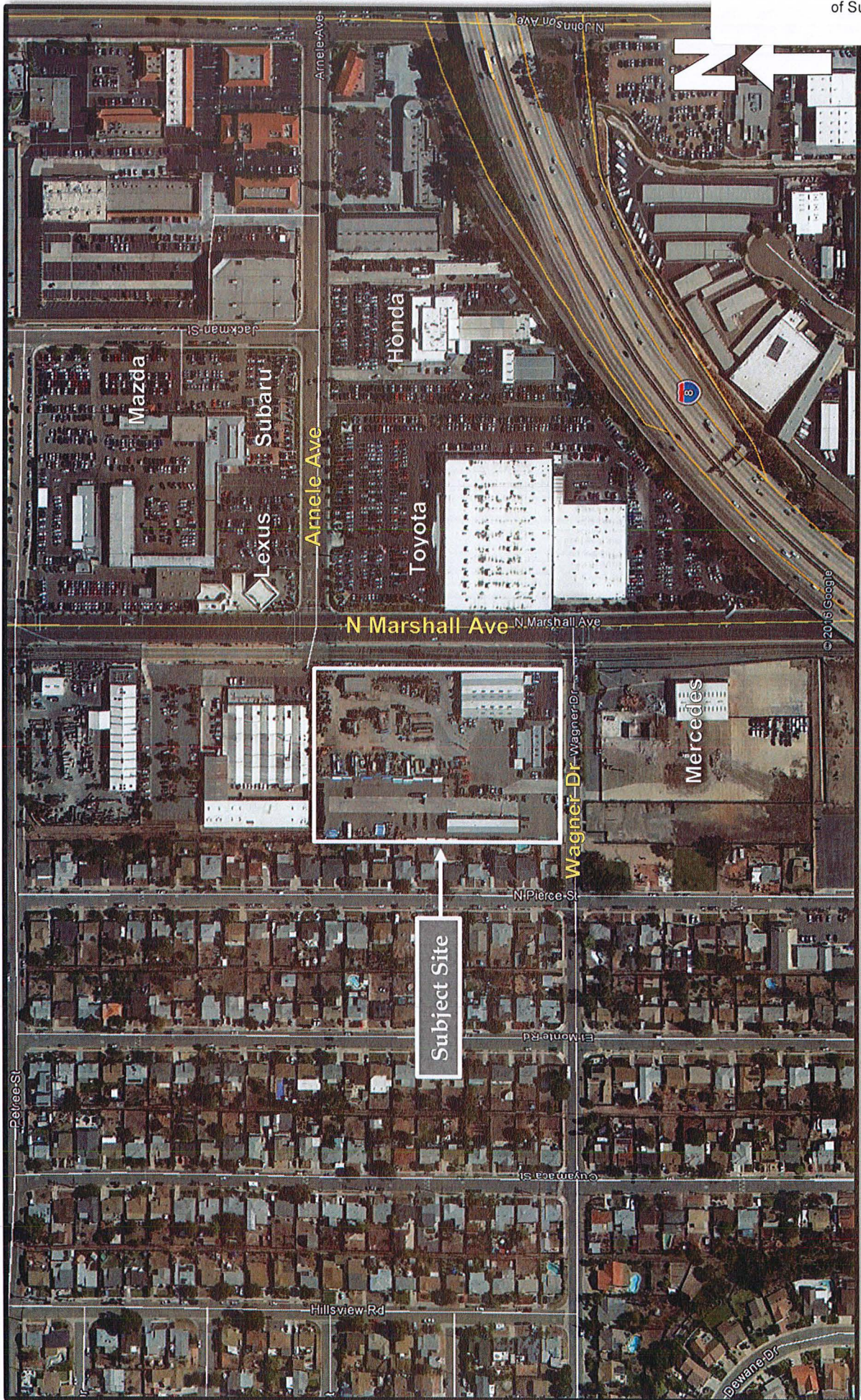
	O-S	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM - 6000	RM-4300	RM-2500	RM-2200	RM-1500	M-HR	M-U	O-P	P	C-N	C-G	C-R	C-M	M	H ^A
Industrial Park																X				■	X	■
Light Industrial																X				X	■ ^C	■
Regional Commercial														X		X	■		X			■
General Commercial														X		X	■	X				■
Neighborhood Commercial														X	X	X	X	■				■
Office/ Non-Retail														■	X	X						■
Low Low Residential	■ ^B	X	X	X	■																	■
Low Residential		X		■ ^B	X	X	X	■	■													■
Low Medium Residential		X					■ ^B	■	X	X												■
Medium Residential		■						■ ^B	■ ^B	X				■								■
High Residential		■							■ ^B	■ ^B	X		■	X								■
Open Space	X	■	■																			■

LEGEND: X – Consistent with General Plan
 ■ – May be found consistent with applicable general plan land use designation

Footnotes: A. Rezoning to add hillside overlay may be found consistent, if at least 50% of the lot has an average natural slope of 10% or more.
 B. May be found consistent with applicable General Plan land use designation, if property owner makes such a request and there is no public purpose in requiring a more intense use.
 C. May be found consistent with Light Industrial land use designation under unique and unusual circumstances – such finding enables the property to be used for all purposes and uses authorized by the M zoning district.

General Notes: 1. All zones may be found consistent with General Plan public institution, school, and park land use designations.
 2. All zones may be found consistent with special development areas, if found to further the provisions of the particular special development area.

Aerial Image
1100 Wagner Drive



Notice of Planning Permit Application

Date:	January 11, 2017
Project Name:	Kaminsky Zone Reclassification and Specific Plan
Permit Number:	Zone Reclassification No. 2322 and Specific Plan No. 529
Applicant:	Ynez Two, LLC / Gary Kaminsky
Project Location:	1100 Wagner Drive
Project Description:	Rezone the subject site from the Manufacturing to the Heavy Commercial/Light Industrial zone for a new automobile dealership
Project Manager:	Anthony Shute

This notice is to inform you that a land use development project application has been submitted to the City of El Cajon. As a community member in the general vicinity of the project site, you are invited to review the proposed project and submit any comments or concerns. Comments may be delivered via email to the project manager listed above, or by letter to the return address. Please reference the permit number(s) listed above.

Project plans are available for your review during regular business hours at the City of El Cajon, Project Assistance Center, located at 200 Civic Center Way, El Cajon, CA 92020.

The decision to approve or deny this project will be made at a public hearing. Public hearings will be scheduled after the City staff review process is complete. If you wish to receive further notices of public hearings, please contact the project manager to be added to the distribution list.

This information is available in alternative formats upon request. Please contact us at 619-441-1742.



SPECIFIC PLAN AND
Zone Reclassification

RECEIVED
JUN 20 2016
COMMUNITY
DEVELOPMENT
Project Assistance Center
Planning Group
PLANNING PERMIT APPLICATION

Application and
Disclosure Statement

Type of Planning Permit(s) Requested

- | | | | | | |
|--|------------------------------|------------------------------|------------------------------|------------------------------|--|
| <input type="checkbox"/> AZP | <input type="checkbox"/> CUP | <input type="checkbox"/> LLA | <input type="checkbox"/> PRD | <input type="checkbox"/> PUD | <input type="checkbox"/> SDP |
| <input checked="" type="checkbox"/> SP | <input type="checkbox"/> SCR | <input type="checkbox"/> TPM | <input type="checkbox"/> TSM | <input type="checkbox"/> VAR | * <input checked="" type="checkbox"/> ZR |

Other: *Rezone from M to CM

Applicant Information (the individual or entity proposing to carry out the project; not for consultants)

Company Name: Ynez Two, LLC

Contact Name: Gary Kaminsky or Greg Kaminsky

Address: 965 Arnele Ave., El Cajon, CA

Phone: 619.270.3005-Ga Email: garykaminsky@toyotaofelcajon.com
619.270.3001-Gr Email: gregkaminsky@toyotaofelcajon.com

Interest in Property: Own Lease Option

Project Representative Information (if different than applicant; consultant information here)

Company Name: Fischbeck & Oberndorfer, A.P.C.

Contact Name: William L. Fischbeck License: Bar #068883
Attorney for Applicant

Address: 5464 Grossmont Center Dr., 3rd Flr, La Mesa, CA 91942

Phone: 619.464.1200 Email: wlf@lamesalaw.com

Property Owner Information (if different than applicant)

Company Name: Jimmie P. Nelson and Laura M. Nelson, Trustees of the Nelson Family Trust

Contact Name: Jimmie P. Nelson / Laura M. Nelson

Address: PO BOX 309, El Cajon, CA 92022

Phone: 619.985.8221 or Email: jnelson@cassconstruction.com
619.985.8220 lnelson@cassconstruction.com

Project Location

Parcel Number (APN): 482-190-45-00
Address: 1100 Wagner Drive, El Cajon, CA
Nearest Intersection: N. Pierce Street

Project Description (or attach separate narrative)

Rezone and Specific Plan to change from existing zoning of Industrial zoning to zoning that will allow for the construction and operation of a full new and used automobile dealership and related uses.

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:
 is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.
 is/are contained on the lists compiled pursuant to Government Code Section 65962.5.
If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature¹:  Date: 5/31/16

Property Owner Signature²: Jimmie P. Nelson Laura M. Nelson Date: _____

- 1. Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
- 2. Property Owner's Signature:** If not the same as the applicant, property owner must also sign. A signed, expressed letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application. Notice of Restriction: property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors in interest.

Project Location

Parcel Number (APN): 482-190-45-00
Address: 1100 Wagner Drive, El Cajon, CA
Nearest Intersection: N. Pierce Street

Project Description (or attach separate narrative)

Rezone and Specific Plan to change from existing zoning of Industrial zoning to
zoning that will allow for the construction and operation of a full new and used
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 is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.
 is/are contained on the lists compiled pursuant to Government Code Section 65962.5.
If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature¹: Gary Kaminsky Date: _____

Property Owner Signature²: Jimmie P. Nelson Laura M. Nelson Date: 6/6/16

1. Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
2. Property Owner's Signature: If not the same as the applicant, property owner must also sign. A signed, expressed letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application. Notice of Restriction: property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors in interest.



Disclosure Statement

This statement is intended to identify and avoid potential conflicts of interest that may exist between the project proponents and the decision makers; including City staff, Planning Commissioners, and City Council members.

The following information must be disclosed:

1. List the names and addresses of all persons having a financial interest in the application.

Gary Kaminsky
Greg Kaminsky
965 Arnele Avenue
El Cajon, CA 92020

Jimmie P. Nelson
Laura M. Nelson
PO BOX 309
El Cajon, CA 92022

List the names and address of all persons having any ownership interest in the property involved.

Jimmie P. Nelson

PO BOX 309, El Cajon, CA 92022

Laura M. Nelson

PO BOX 309, El Cajon, CA 92022

2. If any person identified pursuant to (1) above is a corporation or partnership, list the names and addresses of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

Gary Kaminsky

965 Arnele Ave., El Cajon, CA 92020

Greg Kaminsky

965 Arnele Ave., El Cajon, CA 92020

3. If any person identified pursuant to (1) above is a trust, list the name and address of any person serving as trustee or beneficiary or trustor of the trust.

Jimmie P. Nelson

PO BOX 309, El Cajon, CA 92022

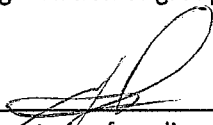
Laura M. Nelson

PO BOX 309, El Cajon, CA 92022

4. Have you or your agents transacted more than \$500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or \$1,000.00 with the spouse of any such person? Yes _____ No X

If yes, please indicate person(s), dates, and amounts of such transactions or gifts.

"Person" is defined as "Any individual, proprietorship, firm, partnership, joint venture, syndicate, business trust, company, corporation, association, committee, and any other organization or group of persons acting in concert." Gov't Code §82047.

 5/31/16
Signature of applicant / date

Gary Kaminsky
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	4
Project Name:	Café Amor Mio
Request:	Outdoor seating and parking reduction for a new café
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND APPROVAL
Project Number(s):	Conditional Use Permit (CUP) No. 2235
Location:	162 East Main Street
Applicant:	Marrujo Family Properties
Project Planner:	Spencer Hayes; 619.441.1656; shayes@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt next resolution in order APPROVING CUP No. 2235, subject to conditions

PROJECT DESCRIPTION

This request seeks to allow outdoor seating and a reduction in required parking for a new café. The proposal includes interior tenant improvements and a fenced outdoor sitting area with up to eight tables. No façade modifications are proposed to the existing building. Like many businesses in Downtown El Cajon, the location does not provide on-site parking, because most, if not all of the buildings on Main Street are built to property line. This is what gives downtown El Cajon its unique character. The proposed hours of operation are from 7 AM to 8 PM daily with 2 staff members.

BACKGROUND

General Plan:	Regional Commercial (RC) and Special Development Area 9 (SDA 9)
Specific Plan(s):	Downtown Master Plan (Specific Plan No. 182)
Zone:	Regional Commercial (C-R)
Regional and State Plans(s):	None

Project Site & Constraints

The 4,500 square foot subject property is located in the C-R zone, on the north side of East Main Street, between North Magnolia Avenue and Sulzfeld Way. The subject tenant space is 740 square feet of an existing 3,500 square foot building which does not include on-site parking.

Surrounding Context

Surrounding properties are developed and zoned as follows:

Direction	Zones	Land Uses
North (across Public Alley)	C-R	Olaf Wieghorst Museum
South (across East Main)	C-G	Health Care Office
East	C-R	Bridal Shop
West	C-R	Restaurant

General Plan

The project site is designated as Special Development Area No. 9 (SDA No. 9) and RC (Regional Commercial) on the General Plan Land Use Map. As described in the Land Use Element of the General Plan, SDA No. 9 is intended to include “a mixture of retail office, residential, governmental and cultural uses and activities.”

Downtown Master Plan (Specific Plan No. 182)

SP No. 182 is the implementing mechanism for SDA 9. It is intended to create a mixed-use urban village in downtown El Cajon. It includes special development standards and design requirements for new developments and external building renovations, and it emphasizes a pedestrian friendly environment. SP No. 182 provides for the reduction of required parking with approval of a CUP by the Planning Commission. Such approval is subject to a finding that the reduced parking will not result in a parking inadequacy in the project vicinity or the downtown area, as a whole. The applicant’s request includes overall reduction in parking due to lack of on-site parking and an outdoor seating area, which are consistent with adopted SP No. 182, as described below in the section of this report titled “Discussion.”

Municipal Code

Eating and drinking establishments like the proposed café are allowed uses in commercial zones. These type of uses are encouraged to locate in areas like the downtown because they create activity and synergy with the adjacent uses. A detailed discussion of the applicable Municipal Code requirements is included in the section of the report titled “Discussion.”

DISCUSSION

The proposed project would establish a small café and outdoor seating with up to 8 tables to further activate the downtown, especially for those working and living in the area. The tenant space is a cumulative 740 square feet, with 235 square feet of work area and 307 square feet of interior seating area. The proposed design includes 4 tables with 2 chairs each. The existing restroom and storage room are to remain.

Outdoor Dining Area

The proposed outdoor seating area is 600 square feet and surrounded by a 3 foot tall black wrought iron fence. The proposed fencing will match the existing outdoor dining areas in the downtown. Within the fenced area, there are 8 tables proposed, each with four chairs. There are no other proposed fixtures in the outdoor seating area.

Available Public Parking

Section VI.A.1 of SP No. 182 provides for reduction of on-site parking requirements if it will not result in a parking inadequacy that is detrimental to adjacent uses. The proposed café would normally require a total of seven parking spaces based on the City's suburban parking requirement of 1 per 100 square feet for restaurant uses.

Staff's analysis of the available parking is shown in the table below. There is sufficient parking in public lots and on the surrounding streets. There are approximately 40 parking spaces on Rea Avenue, 120 spaces in the parking lot on North Magnolia Avenue, 83 spaces in the City Hall Lot, 405 spaces in the nearby Regional Court Lot, and another 28 spaces along Sulzfeld Way and alleyway. Furthermore, the City Traffic Engineer reports that there is always a supply on Douglas Avenue (one block South of Main Street) and in the public parking lot East of Prescott Promenade. Moreover, during the peak demand period for Main Street parking, there is a 22 to 30% vacancy rate according to the 2015 "Parking Utilization Study - Weekday Conditions" by Michael Baker International. Therefore, based on the number of available parking spaces and existing demands, the proposed project will not result in a parking inadequacy.

Location	Number of Spaces
City Hall/Police	83
Magnolia Public Parking	120
Rea Ave	40
Sulzfeld & Alley	28
Regional Courts	405
Prescott Promenade	65
County Library	86
Total	827

Compatibility

The vicinity around the proposed project includes a mixture of restaurants, office uses, service oriented business, governmental buildings, and a City Park. The proposed project would add a small eating and drinking establishment, as well as additional outdoor seating space in the Downtown. Conditions of approval are proposed in the attached resolution requiring that the outdoor dining area be well lit and monitored to ensure compliance with all local regulations, specifically those prohibiting smoking and the use of electronic vapor devices in public spaces.

FINDINGS

- A. *The proposed project is consistent with applicable goals, policies, and programs of the General Plan and applicable Specific Plans.*

The proposed project is consistent with the General Plan, which advocates the creation of mixed-use urban village in the Downtown. The proposed use and outdoor seating area would further activate Downtown El Cajon. The proposed reduction in parking is consistent with the provisions of SP No. 182.

- B. *The proposed project is consistent with all applicable use and development standards.*

The proposed business and outdoor seating are consistent with all applicable use and development standards because Zoning Code permits eating and drinking establishments with outdoor seating. Furthermore SP No. 182 permits the reduction of parking in the downtown, subject to approval of a conditional use permit.

- C. *The proposed project will be operated in a manner that is compatible with existing and planned land uses in the vicinity of the proposed use.*

The proposed business will be conducted in a manner which is compatible with, and supportive of, surrounding businesses and institutional uses in the downtown area. Proposed conditions include measures to monitor the outdoor seating area for compliance with all local regulations.

- D. *The proposed project will not be detrimental to the public health, safety, and general welfare, including but not limited to matters of noise, smoke, dust, fumes, vibration, odors, and hazards or excessive concentrations of traffic.*

The establishment of a café with outdoor seating would not be detrimental to public health and safety, including but not limited to matters of noise, smoke, dust, fumes, vibration, odors, and hazardous or excessive concentration of traffic. Additionally, the City enforces performance standards for such impacts through code compliance.

- E. *The proposed project is in the best interest of public convenience and necessity.*

The proposed project will provide food and drink services as well as leisure for the downtown area, contributing to the goal of an active downtown.

F. The proposed project will not result in a parking inadequacy that is detrimental to adjacent uses or properties and the downtown area as a whole.

The project will not result in a parking inadequacy detrimental to adjacent business or the downtown as a whole. Street parking is available along East Main Street, Rea Avenue, Douglas Avenue, and Sulzfeld Way and there are two public parking lots within a short walking distance. There is also nearby public parking at the Regional Courts parking structure with 405 parking spaces.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed café with outdoor seating and reduced parking is exempt from the provisions of the California Environmental Quality Act (CEQA) subject to Section 15303 (Conversion of Small Structures) of the CEQA Guidelines. Section 15303 provides an exemption for the conversion of small structures in urban environments from one use to another. None of the exceptions listed under CEQA Guidelines Section 15300.2 exist.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on February 2, 2017, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code Sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION

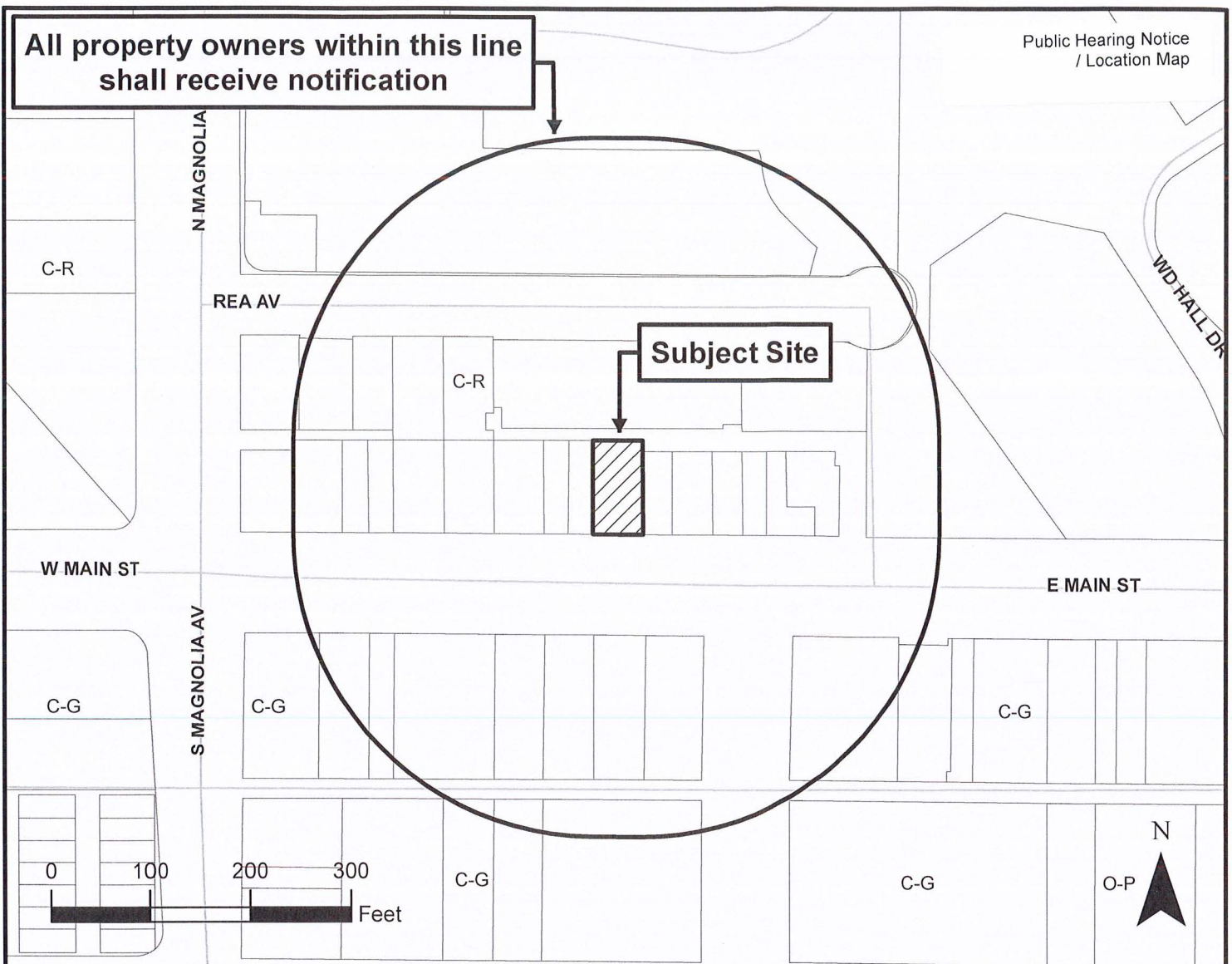
Staff is recommending approval of CUP No. 2235 for Café Amor Mio. The proposed use is ideal for the downtown environment and in line with SDA 9 goals for Downtown El Cajon. It is staff's opinion that the overall reduction in parking would be negligible considering the wealth of public parking in the immediate area. Further, the outdoor seating adds character and contributes to a walkable, vibrant downtown.

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING CUP No. 2235
3. Aerial Photograph of Subject Site
4. Application and Disclosure statement
5. Reduced Plans
6. Full Size Plans

All property owners within this line shall receive notification

Public Hearing Notice / Location Map



**NOTICE OF PROPOSED
MINOR CONDITIONAL USE PERMIT
CAFÉ AMOR MIO**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, February 21, 2017**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **Café Amor Mio, Minor Conditional Use Permit No. 2235**, as submitted by Marrujo Family Properties, LLC, requesting a café with outdoor seating and reduction in parking. The subject property is addressed as 162 East Main Street. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the meeting at <http://www.cityofelcajon.us/your-government/calendar-meetings-list>. To download a copy, click the *current agenda* link, then the agenda item. In an effort to reduce the City's carbon footprint, paper copies will not be at the public hearing, but will be available at the Project Assistance Center counter upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission at, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619.441.1742. More information about planning and zoning in El Cajon is available at <http://www.cityofelcajon.us/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **SPENCER HAYES** at 619.441.1656 or via email at shayes@cityofelcajon.us and reference "Café Amor Mio" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 2235 TO ESTABLISH A CAFÉ WITH OUTDOOR DINING AND REDUCED PARKING IN THE C-R (COMMERCIAL REGIONAL) ZONE, APN: 488-083-17, GENERAL PLAN DESIGNATION: REGIONAL COMMERCIAL (RC) AND SPECIAL DEVELOPMENT AREA NO. 9 (SDA 9)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on February 21, 2017, to consider Conditional Use Permit (CUP) No. 2235, as submitted by Marrujo Family Properties, LLC., requesting to establish a café with outdoor seating and reduced parking in the C-R zone, on property located on the north side of East Main Street, between North Magnolia Avenue and Sulzfeld Way, and addressed 162 East Main Street; and

WHEREAS, the following findings of fact have been made in regard to said conditional use permit:

- A. The proposed café with outdoor seating and reduced parking is exempt from the provisions of the California Environmental Quality Act (CEQA) subject to Section 15303 (Conversion of Small Structures) of the CEQA Guidelines. Section 15303 provides an exemption for the conversion of small structures in urban environments from one use to another. None of the exceptions listed under CEQA Guidelines Section 15300.2 exist.
- B. The proposed project is consistent with the General Plan, which advocates the creation of mixed-use urban village in the Downtown. The proposed use and outdoor seating area would further activate Downtown El Cajon. The proposed reduction in parking is consistent with the provisions of Specific Plan (SP) No. 182.
- C. The proposed business and outdoor seating are consistent with all applicable use and development standards because Zoning Code permits eating and drinking establishments with outdoor seating. Furthermore SP No. 182 permits the reduction of parking in the downtown, subject to approval of a conditional use permit.
- D. The proposed business will be conducted in a manner which is compatible with, and supportive of, surrounding businesses and institutional uses in the downtown area. Proposed conditions include measures to monitor the outdoor seating area for compliance with all local regulations.

Proposed Planning Commission Resolution

- E. There is nothing associated with the conduct of computer sales and service, or a computer gaming center at the project site that would be detrimental to public health and safety, including but not limited to matters of noise, smoke, dust, fumes, vibration, odors, and hazards or excessive concentrations of traffic. Additionally, the City has performance standards for such impacts which are enforced through code compliance activities;
- F. The establishment of a café with outdoor seating would not be detrimental to public health and safety, including but not limited to matters of noise, smoke, dust, fumes, vibration, odors, and hazardous or excessive concentration of traffic. Additionally, the City enforces performance standards for such impacts through code compliance.
- G. The proposed project will provide food and drink services as well as leisure for the downtown area, contributing to the goal of an active downtown.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES of Conditional Use Permit No. 2235 to establish a café with outdoor seating and reduced parking, in the Commercial Regional (C-R) zone, on the above described property subject to the following conditions:

Planning

1. The following are ongoing conditions of approval for this conditional use permit and shall be noted on the CUP site plan.
 - a. The café shall be operated in a manner that is compatible at all times with surrounding properties and uses.
 - b. The outdoor sitting area shall be monitored during business hours and well lit at night to ensure security and compliance with applicable City regulations. Specifically, smoking and the use of electronic vapor devices is prohibited in the outdoor sitting area.
2. Prior to the issuance of building permits or as otherwise determined by the Deputy Director of Community Development, the applicant shall submit a one-page mylar site plan to the Planning Division.

Building

3. Comply with the currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.

Engineering

STORM WATER REQUIREMENTS AND COMMENTS WITH THIS ACTION:

- A. Add the following notes to the Conditional Use Permit (CUP) 2235 Site Plan and implement the Best Management Practices (BMPs) as a condition of the CUP:

“All operations shall comply with the City’s Jurisdictional Runoff Management Program (JRMP) and the City’s Storm Water Ordinance (Municipal Code 13.10 and 16.60) to minimize or eliminate discharges of pollutants to the storm drain system. Operations shall include implementation of Best Management Practices (BMPs) for food services as follows:

- a. Only rain is permitted to enter the storm drain system. Discharges (direct or by conveyance) of trash, debris, vehicle fluids, or wastewater (including washing fluids) to the storm drain system are strictly prohibited.*
- b. Per El Cajon Municipal Code (“ECMC”) sections 13.38.020 and 13.38.030 a properly sized grease interceptor system must be utilized at the facility and attached to any sewer connections (sinks and mop sinks, dishwashers, all floor drains and flush floor sinks in food prep areas, etc.) that have the potential to discharge fat, oil or grease which may contain more than one-hundred (100) parts-per-million. A grease interceptor is defined as ‘an underground multi-compartment device installed outside (the) food service establishment.’ The grease interceptor must discharge to a sample box prior to connecting to the downstream lateral, so that proper maintenance can be easily verified.*
- c. A waste grease disposal bin shall be utilized at the facility. The grease disposal bin shall be stored inside a covered trash enclosure or another properly contained and covered area where it will not be potentially exposed to urban runoff.*
- d. Provide a spill response kit for grease spills for compliance with ECMC section 13.38.032. The spill response kit must be available and quickly accessible to employees. Signage must be posted to clearly denote the location of the kit. Show the proposed location of the spill kit and proposed location and details of the required signage.*
- e. All existing food grinders (disposals) shall be removed from use at the food service establishment and no new food grinders shall be installed in compliance with ECMC section 13.38.040.*
- f. Drain screens shall be installed on all drainage pipes in food preparation areas and maintained in compliance with ECMC section 13.38.060.*
- g. Sweep or vacuum to clean outdoor areas (trash enclosures, sidewalks, outdoor dining areas, the alley, and parking areas). Power washing and the washing of*

Proposed Planning Commission Resolution

floor mats in outdoor areas is strictly prohibited.

- h. Maintain outdoor areas to be free from trash and grease spills.*
- i. Provide sufficient trash receptacles. Dispose of wastes properly.*
- j. All dumpsters used by this project shall have lockable lids. All lids on all dumpsters shall remain closed while dumpster is not directly in use and locked after business hours. All dumpsters shall be properly stored inside of a building or in a covered trash enclosure.*
- k. All trash enclosures must be secured, covered with an impervious roof, and constructed with a berm or grade-break across the entire entrance in accordance with the requirements of Public Works Storm Water Attachment No. 2 (available to the public via the Storm Water Department at City Hall). The design of the enclosure should accommodate a recycling grease bin if one will be used and stored outdoors.*
- l. All materials must be stored in a properly covered and contained area that will not be exposed to rainwater, either directly or indirectly.*
- m. A comprehensive plan must be created to maintain the cleanliness of the outdoor dining area. The plan must include daily and weekly monitoring and maintenance procedures, as well as procedures for managing any spills. All dirt, trash, food wastes, and various vegetative debris must be swept up and removed from the outdoor areas so as to prevent the discharge to any streets and storm drains. If power washing is to be used (no more than monthly), all power wash water and debris must be captured, contained, and collected using gravel bag berms (or effective similar method) and a wet/dry vacuum system. Debris shall be properly disposed of in a waste dumpster. Waste water (without debris) shall be properly disposed of in the sanitary sewer. NO WATER OR WASTES SHALL LEAVE THE SITE PERIMETER AT ANY TIME.*

For the Public Works requirements on this Planning Action please refer to the Conditions of Approval. This Site Plan may not clearly show existing or proposed improvements in the public right-of-way and should not be used for public improvement construction purposes.”

STORM WATER REQUIREMENTS AND COMMENTS (PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT):

- B. In accordance with the City’s lot grading ordinance, no grading or soil disturbance, including clearing of vegetative matter and demolition activities, shall be done until all necessary environmental clearances are secured and an Erosion Control Plan (ECP) has been reviewed and approved by Public Works. The ECP shall control sediment and pollution and be in compliance with the City’s 2015 Jurisdictional Runoff Management Plan

Proposed Planning Commission Resolution

(JRMP). The plan should show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable.

- a. The ECP shall control sediment and pollution and be in compliance with the City's 2015 Jurisdictional Runoff Management Plan (JRMP). The ECP should show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable (see ECP template).
- b. Any demolition activities shall be covered under a separate ECP to include measures for eliminating runoff during the demolition phase.
- c. The ECP shall be submitted to the Public Works Department, Storm Water Division, on the 4th floor of City Hall, and shall include:
 - i. Review fees for ECPs.
 - ii. Four (4) sets of prints.

Note: Pertinent sections of the JRMP document and an ECP template are available to the public on the City of El Cajon website. The architect or engineer shall obtain applicable notes and instructions from Public Works prior to submittal of plans.

NOTE: FAILURE TO COMPLY WITH OR IMPLEMENT CUP CONDITIONS IS CONSIDERED A VIOLATION OF THE CITY'S JRMP AND MAY RESULT IN A CITATION WITH MONETARY FINES, CRIMINAL CHARGES, AND/OR REVOCATION OF PERMIT.

4. The Planning Commission may at any time during the life of this use permit, after holding a properly noticed public hearing, at which time the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval, and after considering testimony as to the operation of the approved use, revoke the permit, or modify the permit with any additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.
7. The existence of this conditional use permit shall be recorded with the County Recorder.
8. The proposed use shall be developed and operated in substantial conformance as presented in the Planning Commission staff report titled Conditional Use Permit No. 2235, dated February 21, 2017, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
9. If this permit is not legally exercised within two years of project approval, and a

Proposed Planning Commission Resolution

written request for an extension of time has not been received by the Planning Secretary within the same time period, and subsequently approved, this conditional use permit shall be considered null and void per El Cajon Zoning Code Section 17.35.010.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held February 21, 2017, by the following vote:

AYES:
NOES:
ABSENT:

Anthony SOTTILE, Chairperson

ATTEST:

Anthony SHUTE, AICP, Secretary

Aerial Image
162 East Main Street





Community Development Department
Planning Division
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

- | | | | | |
|--|---|------------------------------|------------------------------|------------------------------|
| <input type="checkbox"/> AZP | <input checked="" type="checkbox"/> CUP | <input type="checkbox"/> LLA | <input type="checkbox"/> PRD | <input type="checkbox"/> PUD |
| <input type="checkbox"/> Specific Plan | <input type="checkbox"/> TPM | <input type="checkbox"/> TSM | <input type="checkbox"/> VAR | <input type="checkbox"/> ZR |

Other: CUP 2235

Applicant Information (the individual or entity proposing to carry out the project; not for consultants)

Company Name: MARRUJO FAMILY PROPERTIES .LLC

Contact Name: ARNULFO VALDEZ

Address: 222 H ST. APT. B CH. V. CA 91910

Phone: 619-621-7642 Email: ARKYSALE@HOTMAIL.COM

Interest in Property: Own Lease Option

Project Representative Information (if different than applicant; consultant information here)

Company Name: _____

Contact Name: _____ License: _____

Address: _____

Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: _____

Contact Name: GABRIEL MARRUJO

Address: 182 E. MAIN ST. EL CAJON CA 92020

Phone: 619-990-9200 Email: _____

Project Location

Parcel Number (APN): 488-083-17-00

Address: 162 E. MAIN ST. EL CAJON CA 92020

Nearest Intersection: MAGNOLIA AVE.

Project Description (or attach separate narrative)

- 1. PROPOSED INTERIOR TENANT IMPROVEMENT 740 SQ FT.
FOR NEW BUSINESS "CAFE AUOR MID"
- 2. PROPOSED EXTERIOR SITE ENCROACHMENT
WITH 8 COFFEE TABLES

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature¹: [Signature] Date: 10/26/16

Property Owner Signature²: [Signature] Date: 10/26/16

1. **Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
2. **Property Owner's Signature:** If not the same as the applicant, property owner must also sign. A signed, expressed letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application. Notice of Restriction: property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors in interest.



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This statement is intended to identify and avoid potential conflicts of interest that may exist between the project proponents and the decision makers; including City staff, Planning Commissioners, and City Council members.

The following information must be disclosed:

1. List the names and addresses of all persons having a financial interest in the application.

JORGE ACOSTA _____

List the names and address of all persons having any ownership interest in the property involved.

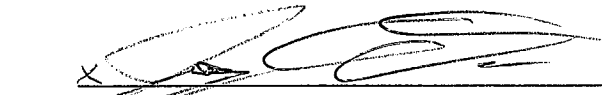
2. If any person identified pursuant to (1) above is a corporation or partnership, list the names and addresses of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

3. If any person identified pursuant to (1) above is a trust, list the name and address of any person serving as trustee or beneficiary or trustor of the trust.

4. Have you or your agents transacted more than \$500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or \$1,000.00 with the spouse of any such person? Yes _____ No _____

If yes, please indicate person(s), dates, and amounts of such transactions or gifts.

“Person” is defined as “Any individual, proprietorship, firm, partnership, joint venture, syndicate, business trust, company, corporation, association, committee, and any other organization or group of persons acting in concert.” Gov’t Code §82047.

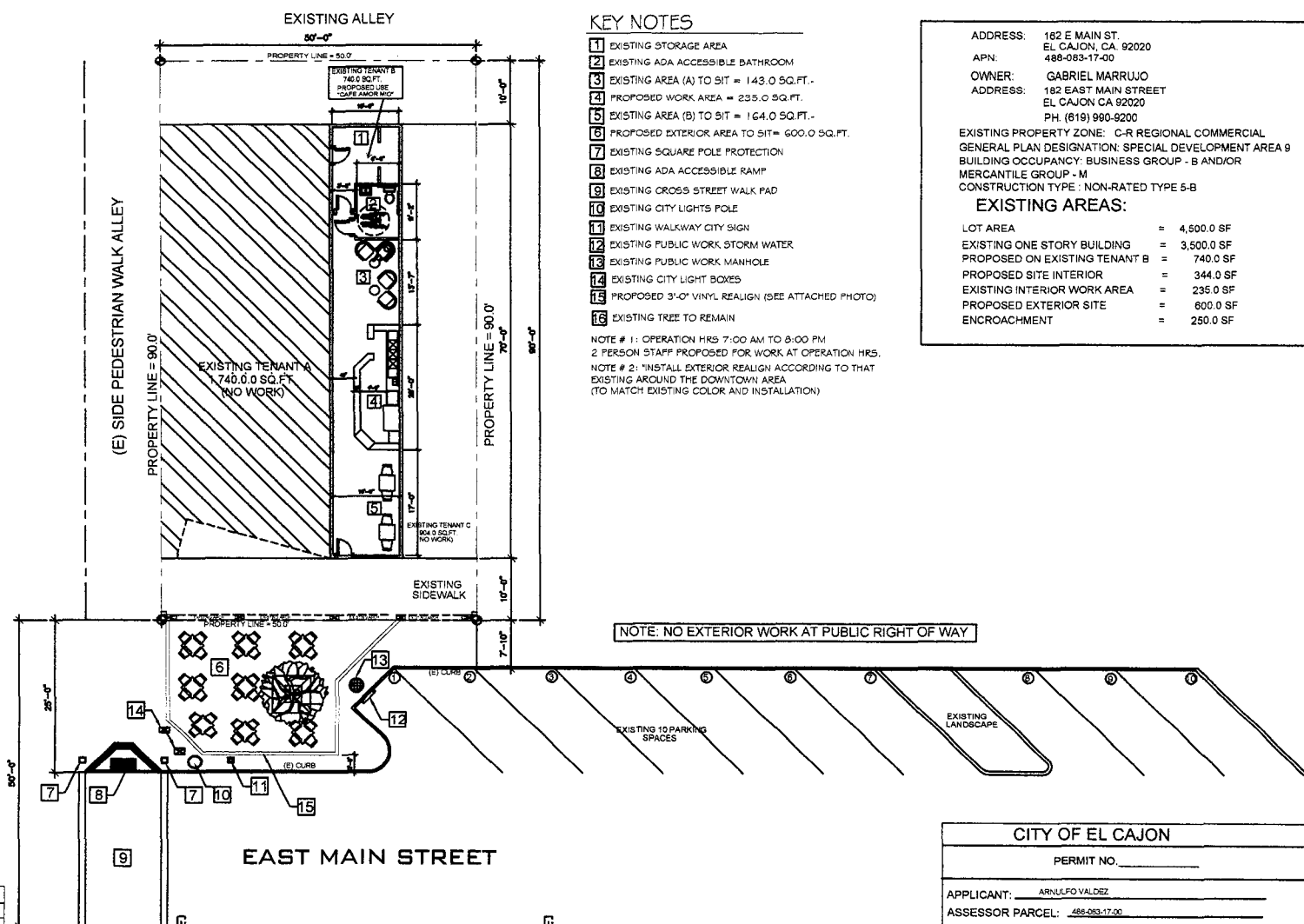


Signature of applicant / date

Jorge Acosta

Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



KEY NOTES

- 1 EXISTING STORAGE AREA
- 2 EXISTING ADA ACCESSIBLE BATHROOM
- 3 EXISTING AREA (A) TO SIT = 143.0 SQ.FT.-
- 4 PROPOSED WORK AREA = 235.0 SQ.FT.-
- 5 EXISTING AREA (B) TO SIT = 164.0 SQ.FT.-
- 6 PROPOSED EXTERIOR AREA TO SIT = 600.0 SQ.FT.
- 7 EXISTING SQUARE POLE PROTECTION
- 8 EXISTING ADA ACCESSIBLE RAMP
- 9 EXISTING CROSS STREET WALK PAD
- 10 EXISTING CITY LIGHTS POLE
- 11 EXISTING WALKWAY CITY SIGN
- 12 EXISTING PUBLIC WORK STORM WATER
- 13 EXISTING PUBLIC WORK MANHOLE
- 14 EXISTING CITY LIGHT BOXES
- 15 PROPOSED 3'-0" VINYL REALIGN (SEE ATTACHED PHOTO)
- 16 EXISTING TREE TO REMAIN

NOTE # 1: OPERATION HRS 7:00 AM TO 8:00 PM
 2 PERSON STAFF PROPOSED FOR WORK AT OPERATION HRS.
 NOTE # 2: *INSTALL EXTERIOR REALIGN ACCORDING TO THAT
 EXISTING AROUND THE DOWNTOWN AREA
 (TO MATCH EXISTING COLOR AND INSTALLATION)

NOTE: NO EXTERIOR WORK AT PUBLIC RIGHT OF WAY

ADDRESS: 162 E MAIN ST.
 EL CAJON, CA. 92020
 488-093-17-00

OWNER: GABRIEL MARRUJO
 ADDRESS: 182 EAST MAIN STREET
 EL CAJON CA 92020
 PH. (619) 990-9200

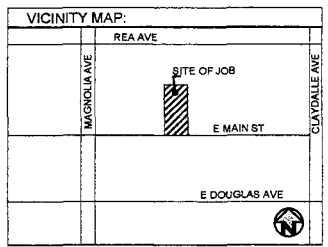
EXISTING PROPERTY ZONE: C-R REGIONAL COMMERCIAL
 GENERAL PLAN DESIGNATION: SPECIAL DEVELOPMENT AREA 9
 BUILDING OCCUPANCY: BUSINESS GROUP - B AND/OR
 MERCANTILE GROUP - M
 CONSTRUCTION TYPE: NON-RATED TYPE 5-B

EXISTING AREAS:

LOT AREA	=	4,500.0 SF
EXISTING ONE STORY BUILDING	=	3,500.0 SF
PROPOSED ON EXISTING TENANT B	=	740.0 SF
PROPOSED SITE INTERIOR	=	344.0 SF
EXISTING INTERIOR WORK AREA	=	235.0 SF
PROPOSED EXTERIOR SITE	=	600.0 SF
ENCROACHMENT	=	250.0 SF

DESIGN AND PLANS REPRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF ARNULFO VALDEZ ENGINEERING AND ARCHITECTURE. THESE DRAWINGS AND/OR PLANS SHALL BE USED ONLY FOR THE PROJECT AND VALDEZ ENGINEERING AND ARCHITECTURE SHALL BE RESPONSIBLE FOR ANY CHANGES OR REVISIONS.

REVISIONS	DATE	DESCRIPTION



SITE PLAN

PROPOSED USE EXTERIOR AREA

SCALE: 1/8" = 1'-0"



CITY OF EL CAJON

PERMIT NO. _____

APPLICANT: ARNULFO VALDEZ

ASSESSOR PARCEL: 488-093-17-00

REQUEST:

1.- PROPOSED INTERIOR TENANT IMPROVEMENT = 740.0 SQ. FT.
 NEW BUSINESS "CAFE AMOR MID"

2.- PROPOSED EXTERIOR SITE ENCROACHMENT WITH 8 COFFEE TAB

PC RESOLUTION No. _____ APPROVED BY: _____

CC RESOLUTION No. _____

ORDINANCE No. _____ DATE: _____

TITLE: PROPOSED FLOOR PLAN

PROJECT NAME: CAFE AMOR, MID T. I.

ADDRESS: 162 E. MAIN ST. EL CAJON CA 92020

Reduced Plans

A1