



City of El Cajon

Planning Commission Agenda

Tuesday, May 16, 2017 Meeting

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

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 for 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 April 18, 2017

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	iWash Express
Request:	New automatic car wash
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2237
Location:	760 East Main Street
Applicant:	iWash Express, Inc. (Hesham Hannah-Shmouni)
Project Planner:	Alfonso Camacho, acamacho@cityofelcajon.us , 619.441.1782
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolution in order approving proposed Conditional Use Permit No. 2237, 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, May 26, 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:	Appeal of Director's Decision
Request:	Approve appeal of director's decision for an adult day care at an existing banquet hall
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Project Number(s):	Minor Use Permit No. 4
Location:	456 North Magnolia Avenue
Applicant:	Mike Terzibachian
Project Planner:	Alfonso Camacho, acamacho@cityofelcajon.us , 619.441.1782
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 appeal of Director's Decision

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to June 6, 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, May 26, 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
April 18, 2017**

The meeting of the El Cajon Planning Commission was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

COMMISSIONERS PRESENT: Paul CIRCO, Vice Chairman
Anthony SOTTILE
Jerry TURCHIN
Veronica LONGORIA

COMMISSIONERS ABSENT: Darrin MROZ, Chairman

STAFF PRESENT: Anthony SHUTE, Deputy Director / Planning Commission Secretary
Melissa DEVINE, Senior Planner
Lorena CORDOVA, Associate Planner
Alfonso CAMACHO, Assistant Planner
Barbara LUCK, Staff Attorney
Ron Luis VALLES, Administrative Secretary

CIRCO explained the mission of the Planning Commission. He informed that since the meeting does not have a full Commission (MROZ – absent), if any applicant wishes to have the benefit of a full commission, they should make their request now. No one approached the podium.

PUBLIC COMMENT:

No one spoke.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of March 21, 2017

Motion was made by SOTTILE, seconded by TURCHIN, to adopt the minutes of the Planning Commission meeting of March 21, 2017; carried 4-0 (MROZ, absent).

Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING CUP No. 2238, subject to conditions
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CAMACHO summarized the agenda report in a PowerPoint. He noted that there was a typographical omission in Condition No. 4 in the proposed resolution. A corrected resolution was presented to Commissioners, staff and the applicant before the meeting.

Mr. Mike TERZIBACHIAN, representing Babylon Palace, spoke in favor.

Mr. E. Evan BOWMAN, an elder with Pilgrim Presbyterian Church, accepted conditions of approval and emphasized they will not be doing homeless outreach at the site.

Mr. Lynn McDOUGAL voiced concerns about parking and homeless outreach, and emphasized that Condition 1.d should be modified to include church capacity would not exceed 45 individuals.

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

Motion was made by CIRCO, seconded by LONGORIA, to modify Condition 1.d, adding an occupancy limit of 45 individuals; carried 3-1 (TURCHIN, no; MROZ, absent).

Motion was made by LONGORIA, seconded by SOTTILE, to modify Condition 3, adding “organized community outreach programs at the site”; carried 3-1 (CIRCO, no; MROZ, absent).

Motion was made by LONGORIA, seconded by CIRCO, adopt the next Resolution in order APPROVING proposed Conditional Use Permit No. 2238, as amended and correcting a typographical omission in Condition No. 4, carried 4-0 (MROZ, absent).

Agenda Item:	4
Project Name:	Appeal of Director’s Determination
Request:	Approve a Public Convenience or Necessity Determination
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Project Number(s):	Public Convenience or Necessity No. 3
Location:	678 Jamacha Road
Applicant:	Lulu’s Investments, Inc. (Ron Lacey)
Project Planner:	Lorena Cordova, cordova@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 appeal of the Director’s Determination

CORDOVA summarized the agenda report in a PowerPoint.

Sgt. Greg ROBERTSON from the El Cajon Police Department, noted that they reviewed the ABC Report and addressed the over concentration of licenses and noted increased homeless and crime in census tract and surrounding areas. He noted that there are four existing licenses, where only two are allowed. He recommended that the Planning Commission vote to deny the appeal.

Mr. Ron LACEY, representing the applicant, emphasized that this is a good family business and customers are orderly. He noted that the grocery store sought to become a one stop shop and offer convenience to its customers.

Ms. Caroline RAMIREZ, Mr. Richard FETTERLY, Mr. Amhad BAHOO, Ms. Luma SHABOUN spoke in favor of allowing off-sale alcoholic beverages citing public convenience, and praised the business.

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

Motion was made by CIRCO, seconded by LONGORIA, adopt the next Resolution in order APPROVING the proposed resolution denying the appeal of the Director’s Determination, carried 4-0 (MROZ, absent).

Agenda Item:	5	
Project Name:	Downtown Master Plan Amendment	
Request:	Eliminate Conditional Use Permit for Parking Reduction	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL	
Project Number(s):	Specific Plan No. 182 Amendment	
Location:	Downtown El Cajon	
Applicant:	City of El Cajon	
Project Planner:	Anthony Shute, tonys@cityofelcajon.us , 619.441.1742	
City Council Hearing Required?	Yes	May 9, 2017
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval of proposed amendment to Specific Plan (SP No. 182) 	

SHUTE summarized the agenda report in a PowerPoint.

Mr. Daryl PRIEST, local developer and Downtown PBID president, spoke in favor and cited success of various businesses in the Downtown area.

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

Motion was made by LONGORIA, seconded by SOTTILE, adopt the next Resolution recommending City Council approval of proposed Amendment to Specific Plan No. 182, carried 4-0 (MROZ, absent).

Agenda Item:	6
Project Name:	Zoning Code Update
Request:	Zoning Code Amendment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amendment of Zoning Code No. 432
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619.441.1539
City Council Hearing Required?	Yes May 9, 2017
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval of Zoning Code Amendment No. 432

CORDOVA summarized the agenda report in a PowerPoint.

Motion was made by CIRCO, seconded by SOTTILE, adopt the next Resolution recommending City Council approval of proposed Zoning Code Amendment No. 432, carried 4-0 (MROZ, absent).

STAFF COMMUNICATIONS:

DEVINE provided an update on the Transit District Specific Plan and noted that a CEQA scoping meeting is set for Thursday, April 27, 2017 from 6 to 7 p.m. at the Renette Recreation Center in the East Side Meeting Room, located at 935 Emerald Avenue, El Cajon, CA 92020.

ADJOURNMENT:

Motion was made by CIRCO, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 9:11 p.m. this 18th day of April until May 2, 2017; carried 4-0 (MROZ, absent).

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	2	
Project Name:	iWash Express, Inc.	
Request:	Automatic car wash	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	
Project Number(s):	Conditional Use Permit (CUP) No. 2237	
Location:	760 East Main Street	
Applicant:	iWash Express, Inc. : Hesham Hannah-Shmouni	
Project Planner:	Alfonso Camacho; 619.441.1782; acamacho@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. 2237, subject to conditions 	

PROJECT DESCRIPTION

This request seeks to allow an automatic car wash at a site that has an existing self-service car wash and commercial retail building. The proposal includes the demolition of the existing structure and adjacent building and to build a new automatic car wash building with office. There will be three access lanes from one driveway directing vehicles to the automatic car wash tunnel, then access to either the exiting driveway or 18 on-site parking spaces with 15 attached vacuum stations. The proposed hours of operation are from 7 AM to 10 PM weekly.

BACKGROUND

General Plan:	General Commercial (GC)
Specific Plan(s):	Specific Plan No. 305
Zone:	General Commercial (C-G)
Regional and State Plans(s):	None

DISCUSSION

The proposed project would establish an automatic car wash with on-site vacuums at the parking spaces, replacing an existing self-service car wash structure and office building. The proposed 3,500 square foot building includes a 2,100 square foot automatic car wash tunnel, 640 square foot office and 760 square foot equipment room located to the rear of the property. The proposed hours of operation work in conjunction with the sound level requirements of the underlying and nearby residential zone. The proposed design includes three entrance and payment lanes, (15) parking spaces with attached vacuums and (3) parking spaces without attached vacuums.

Parking and Circulation

Staff’s analysis of the available parking is sufficient with approximately 18 on-site parking spaces available during hours of operation. The 15 of the 18 on-site parking spaces will be available for vehicles to use a vacuum service for minimal periods of time. According to data provided by the applicant, the proposed facility is capable of processing approximately 320 vehicles per day, or 27 vehicles per hour. During peak usage, the proposed facility is expected to generate 50 vehicles per hour. Based on the service rate, the proposed facility has sufficient capacity to serve peak usage demand. In addition to vehicle capacity, the car wash provides three kiosks for customers to process transactions and proceed to the tunnel. Payment takes approximately 30 seconds per transaction, capable of serving 360 vehicles per hour. The three lanes leading to the kiosks provide 192 feet of vehicle storage. The proposed facility will provide stacking for nine vehicles within the driveway, based on a 20’ vehicle length. According to the City Traffic Engineer, the proposed facility provides sufficient storage capacity and will prevent vehicle queuing beyond the property line.

Development standards

The table below lists applicable development standards for the project, and indicates how the project satisfies those standards. Additional development standards are discussed in subsequent sections of this report.

Development Standard	Requirement	Proposed Project
Screening of roof equipment	Must be screened from view	Within an enclosed 760 square foot equipment room
Trash and recycling areas	A double-binned enclosure	Project includes enclosures for two bins
Fences/walls	A 6 ft. high solid masonry wall is required on the property line separating a	Project includes 6 ft. high masonry wall along western exterior property line

	residentially zoned property	
Setbacks	10 ft. from exterior property lines	83 ft. from E. Main Street and 31 ft. from residential zone to the west
Building height	35 ft. maximum, except architectural features may be up to 55 ft.	Main tower building is 35 ft. high, and the car wash tunnel is 16 ft. high

On Site Lighting

Adequate lighting is required for pedestrian and vehicular safety and must be sufficient to minimize security problems. The applicant has indicated lighting fixtures and light poles on the site plan indicating sufficient lighting along East Main Street for parking areas and vehicle pathways toward the car wash tunnel entrance and building. The plan also indicates that the lights will not cast light or glare off-site onto the adjacent properties. Proposed lighting includes three parking lot solar light poles, and nine silver colored wall-mounted exterior lights. All proposed lights would be directed downward.

Landscaping

The proposal includes decorative landscaping along East Main Street and spaces around the perimeter of the lot. The area of landscaping is in excess of the minimum requirements established in the Zoning Code.

Architectural Guidelines

The proposed building provides a tower element that would be constructed of painted concrete walls, windows, trespa wall panels and stainless steel panels. An attached 110-foot automatic car wash tunnel includes a stainless steel finish and 6 inch recessed frame with glass throughout the exterior length of the tunnel. The tower element acts as a focal point drawing attention to the entrance of the automatic car wash tunnel. Proposed colors include stainless steel (grayish-silver) as the primary base color with white, light aqua blue (referred to as "Pacific"), and shades of blue as the accent colors. The proposed shade structures over the three kiosks would be painted pacific. Window glazing would also be pacific. The proposed colored elevations including the building material colors have been included in the Planning Commission agenda binders.

Compatibility

The vicinity around the proposed automatic car wash includes a mixture of office uses and retail commercial. The proposed project would continue to provide a car wash service to the area with an upgraded building and equipment, as well as enhanced

landscaping. Conditions of approval are proposed in the attached resolution requiring the car wash to operate in a manner that is compatible at all times with surrounding properties and uses to ensure compliance with all local regulations.

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 is intended for general shopping or service needs and for uses not typically found in shopping centers. The project is also consistent with General Plan Objective 9-4 and Policy 9-4.1 to encourage high quality commercial developments and address standards to improve aesthetics in all commercial areas of the City. In addition, the proposed development is consistent with Goal 1 of the General Plan to improve the appearance of the City.

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

The proposed project is consistent with all applicable use and development standards in the Zoning Code and there is sufficient queuing and parking on-site as determined by the City's Traffic Engineer.

- 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 project will be conducted in a manner which is compatible with, and supportive of, surrounding businesses and institutional uses in the area. The proposed facility will not change the use of the existing site, but change the service from a self-service car wash to an automatic car wash. Furthermore, there is adequate parking, queuing, and the project site will be fenced where appropriate.

- 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.*

Such impacts are not anticipated with the normal conduct of a car wash in a commercial corridor. A six foot high masonry wall will be installed to mitigate any excessive noise directed at the adjacent property to the west. Additionally, the City has performance standards for such impacts, which are addressed through Code Compliance if complaints are received.

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

The project is in the best interest of public convenience and necessity because an automatic car wash is a necessary commercial service in an urban environment. The proposed project will continue to provide a car wash service but with improved features and would be a public convenience for residents, workers and commuters in the area.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) subject to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303 provides an exemption for the conversions 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

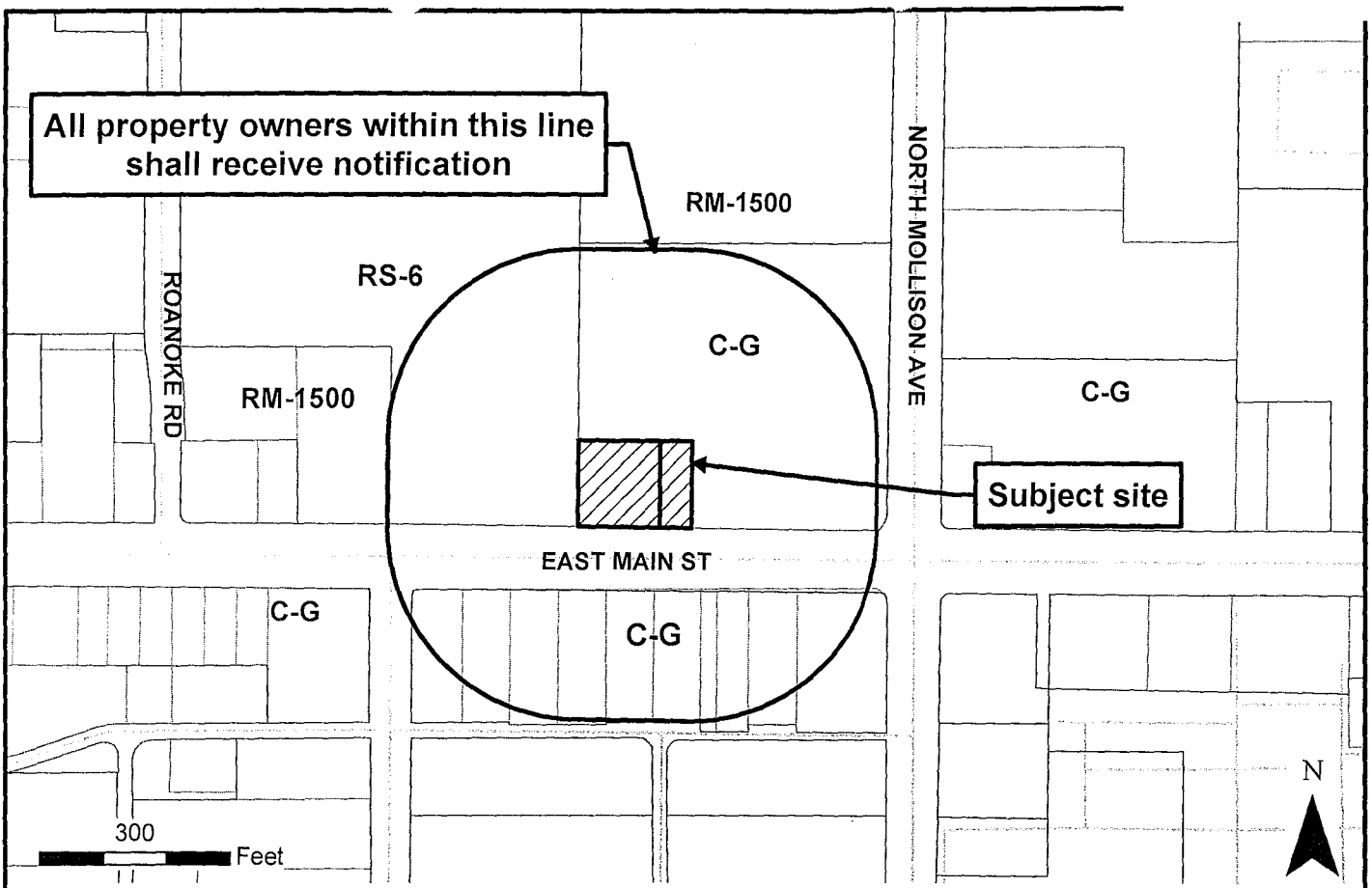
Notice of this public hearing was mailed on April 27, 2017, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code Sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice 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 recommends approval of CUP No. 2237 for iWash express car wash. The proposed use is an upgrade from the existing use and building. It is staff's opinion that the proposal has addressed any potential traffic concerns and overall on-site parking would be adequate. Further, the use operates during hours of operation that meet sound and noise requirements.

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING CUP No. 2237
3. Aerial Photograph of Subject Site
4. Application and Disclosure statement
5. Reduced Plans
6. Full Size Plans (In Commissioner's Binders)



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT
FOR iWASH EXPRESS**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, May 16, 2017**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **iWASH EXPRESS - CONDITIONAL USE PERMIT NO. 2237**, as submitted by iWash Express, Inc. (Hesham Hannah-Shmouni) requesting construction of a new automatic car wash. The subject property is addressed as 760 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://cityofelcajon.us/your-government/calendar-meetings-list>. 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 **ALFONSO CAMACHO** at 619.441.1782 or via email at acamacho@cityofelcajon.us and reference "iWash" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 2237 FOR AN AUTOMATIC CAR WASH IN THE C-G (GENERAL COMMERCIAL) ZONE, APNS: 488-131-04 AND 05, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (GC)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on May 16, 2017, to consider Conditional Use Permit (CUP) No. 2237, as submitted by Hesham Hannah-Shmouni, requesting to establish an automatic car wash in the C-G zone, on property located on the north side of East Main Street, between North Mollison Avenue and Roanoke Road, and addressed 760 East Main Street; and

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

- A. The proposed automatic car wash is exempt from the provisions of the California Environmental Quality Act (CEQA) subject to Section 15303 (New Construction or 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. No additional parking is required;
- B. The proposed automatic car wash is consistent with the applicable goals, policies, and programs of the General Plan. The General Plan encourages a broad range of general shopping and service needs in the GC designation, including automotive services such as the proposed car wash;
- C. The proposed automatic car wash is consistent with all applicable uses and development standards in the C-G zone, with approval of a conditional use permit. Furthermore it meets the parking requirements with 18 on-site parking spaces. The existing self-car wash structure and office building would be demolished and replaced with an automatic car wash tunnel, office and equipment building. The use will operate within the hours of 7am-10pm weekly at acceptable noise requirements and performance standards per the El Cajon Municipal Code (ECMC) section 17.115.130 (C);
- D. The proposed automatic car wash would be compatible with existing and planned land uses in the project vicinity if the car wash operates per performance standards and at noise levels presented in the acoustical analysis prepared for the project. Proposed conditions include measures to monitor the operations for compliance with all local regulations;

Proposed Planning Commission Resolution

- E. The proposed use and project design will not 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; and
- F. The proposed use is in the best interest of public convenience and necessity because it would not change the use of the site, providing motorists to get their cars washed at an upgraded facility and equipment.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES Conditional Use Permit No. 2237 for an automatic car wash facility, in the General Commercial (C-G) zone, on the above described property subject to the following conditions:

1. The following are ongoing conditions of approval for this conditional use permit and shall be noted on the CUP site plan.
 - a. The car wash shall be operated in a manner that is compatible at all times with surrounding properties and uses.
 - b. Any change in use or expansion of this facility, may require prior City approval, including an amendment to this conditional use permit.
 - c. The automatic car wash shall not operate between the hours of 10 pm and 7 AM.
 - d. The automatic car wash shall operate at all times within the established noise performance levels indicated in Zoning Code section 17.115.130 C. Failure to do so may be cause for the revocation of this conditional use permit.
 - e. Indicate the trash and recycling enclosure will include a solid metal cover.
2. In addition to complying with the notes and site configuration of the approved CUP No. 2237 site plan, and prior to final building permit approval, the following conditions shall be satisfied:
 - 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. The project must comply with Title 24 disabled access regulations.
 - c. Title 24 energy efficiency compliance and documentation is required.

Proposed Planning Commission Resolution

- d. Soils report will be required for this project.
- e. An automatic sprinkler system is required by CBC or local ordinance.
- f. 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”).
- g. Fire extinguisher is required. One for every 3000 square feet with maximum 75 feet travel distance. Minimum size 2A10BC with signage.
- h. A new fire hydrant will be required to be installed on the same side of the street in front of the car wash within 50 of the fcd location. Minimum fire flow 1500 gpm.
- i. Engineering & Storm water requirements and comments with this action

Add the following notes to Conditional Use Permit (CUP) No. 2237 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) 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 via Engineering staff at City Hall).
9. All materials must be stored in a properly covered and contained area that will not be exposed to rainwater, either directly or indirectly.
10. All storm water runoff treatment control mechanisms (catch basins, bioretention basins, Low Impact Development (LID) BMPs, etc.) employed by the facility shall be maintained to be in good working order and replaced as necessary.
11. 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."

- j. Comply with the following Storm Water requirements:
 1. 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, submitted, and approved by a Registered Civil Engineer in the State of California. 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. Runoff calculations for water quantity for the 100-year storm event. You must evaluate the capacity of the sump pump and the basin discharge pipe to prove that the system, as designed, will cause over-flow or any flooding during the 100-year storm event.
- iv. 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.

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 to the public via Engineering staff at 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.

Note: Contact the Engineering staff to request a sample of the SWMitP document.

2. 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.
 3. 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.
 4. Prepare and submit a Storm Water Maintenance and Operations Plan to ensure compliance with City of El Cajon's storm water regulations.
 5. 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 Engineering staff.
 6. If applicable, submit copies of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) from the California Regional Water Quality Control Board.
- k. Storm water requirements and comments prior to the issuance of any building permit

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

1. A Demolition Erosion Control Plan will be required for all demolition activities. The Demolition Erosion Control Plan must be submitted with the application for the Demolition Permit.

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.

1. Private development requirements and comments prior to the issuance of any building permit.
 1. 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 a Grading and Drainage Plan, Erosion Control Plan and Drainage Study (as described above) have been submitted, reviewed and approved by Engineering. The Drainage Study, Grading and Drainage Plan along with an Erosion Control Plan must be prepared by a Civil Engineer, registered in the State of California.
 2. 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 erosion control 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.
 3. 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.

- m. The Grading and Drainage Plan and Erosion Control Plan shall be submitted to Engineering and shall include:
 - 1. 4 sets of prints each for the Grading and Drainage and Erosion Control Plans,
 - 2. Cost estimate of on- site improvements and off-site improvements
 - 3. Review fees for Grading and Drainage Plan and for Erosion Control Plan
 - 4. (1) copy of soils report
 - 5. The engineer shall obtain applicable checklists, notes, and instructions prior to submittal of plans.
- n. The proposed driveways on East Main Street shall be constructed per San Diego Regional Standard Drawing G-26 with 2:1 transitions per SDRSD G-14A.
- o. Close all unused driveways along East Main Street. Relocate any existing facilities away from the transition areas as needed. Construct curb and gutter along all closed driveways per SDRSD G-2.
- p. 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 curb ramp 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-15 and G-16.
- q. These details may be shown on the 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 Engineering for review.

- r. Requirements for the encroachment permit:
 - 1. 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.

- s. Sanitary Sewer and Private Lateral Requirements
 - 1. 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 City for review. Use the existing sewer laterals. If a new sewer lateral is required, a double cleanout is required at the property line.
 - 2. The plumbing contractor MUST submit a permanent copy of the inspection (DVD or USB) that the City can keep and 3-page inspection report available on-line at:

<http://www.cityofelcajon.us/i-want-to/view/documents-forms-library/-folder-222> or through the Sewer Lateral Coordinator at 619-441-1664.

- t. Traffic engineering requirements and comments with this action:
 - 1. Developer will need to relocate existing street light standard, traffic signs, wiring, and traffic signal pull boxes clear of proposed driveways as shown on Sheet AS-01 of the plan package that were part of the planning action application.

- u. General information only
 - 1. An Encroachment Permit is required for any work within the public right-of-way.
 - 2. Repair all damaged curb and gutter and sidewalk.

- 7. 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 Planning.
 - a. The automatic car wash shall pass an operational inspection from the Planning staff. Staff shall verify that the project operates within performance standards as provided in the acoustical analysis prepared for the project by Kunzman Associates, Inc. dated March 15, 2017. The

applicant may be required to provide field testing results as determined by staff.

- b. All landscaped areas shall contain a mixture of ground cover, shrubs and trees at a ratio of one tree or large shrub for each 350 square feet of landscape area. Trees shall be 15-gallon size, and shrubs shall be at least 5-gallon size. The plant species used shall be appropriate to the location of the landscaped area.
 - c. All landscaping shall be permanently maintained and the landscaping area facing East Main Street shall be provided with an underground irrigation system.
 - d. The use must comply with City Noise Thresholds. A maximum of 60 dB (one hour average sound decibels) is permitting during daytime hours (7am- 7pm) and 55 dB during evening hours (7pm-10pm).
 - e. Prior to the commencement of car wash services, the applicant shall obtain a release from Building and Fire Safety.
 - f. A six foot high wall must be installed along the west property line to mitigate noise levels produced by the automatic car wash.
8. 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.
 9. The existence of this conditional use permit shall be recorded with the County Recorder.
 10. The proposed use shall operate substantially as presented in the Planning Commission staff report titled Conditional Use Permit No. 2237, dated May 16, 2017, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
 11. If all conditions of approval have not been satisfied or if the uses approved by this CUP have not been commenced, and if no request for an extension of time has been received, within (2) years of the Planning Commission approval or by May

Proposed Planning Commission Resolution

16, 2019, and subsequently approved, this CUP shall be considered null and void per El Cajon Zoning Ordinance Section 17.35.010

[The remainder of this page is intentionally blank.]

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held May 16, 2017, by the following vote:

AYES:

NOES:

ABSENT:

Darrin MROZ, Chairperson

ATTEST:

Anthony SHUTE, AICP, Secretary



Aerial Image
760 East Main Street



768 + 770 E Main

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: CUP 2237

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

Company Name: iWash Express, Inc

Contact Name: Hesham Hannah-Shmouni

Address: 11185 New Moring Rd, La Mesa, CA 91941

Phone: 619-315-8564 Email: iwashexpress@hotmail.com

Interest in Property: Own Lease Option

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

Company Name: Karnak Developments, Inc.

Contact Name: Matthew Mina License: _____

Address: 9849 E. Flower St. Ste 'D' Bellflower, CA, 90706

Phone: (562) 715-2378 Email: karnak@msn.com

Property Owner Information (if different than applicant)

Company Name: FLM, LLC.

Contact Name: FARIS STEPHAN

Address: 770 E. MAIN ST. FC, CA 91-20

Phone: 619-328-2866 Email: FARISSTEPHAN@GMAIL.NET

Project Location

Parcel Number (APN): 488-131-65

Address: 770 E. Main St., El Cajon, CA 92026

Nearest Intersection: Mollison Ave

Project Description (or attach separate narrative)

To improve the existing site self service
Car wash to New Buildly express car
wash

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: _____

Property Owner Signature²:  Date: 1/9/19

- 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.

FARIS STEPHAN 770 E. MAIN ST. EL CAJON, CA 92020

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

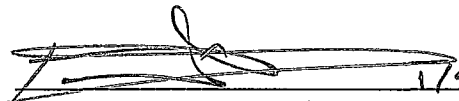
- 2. If any person identified pursuant to (1) above is a corporation or partnership, list the names and addresses of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

- 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 1/9/2012

Faris Stephan
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



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.

Hesham Hammah-Shrouni 11185 new morning Rd, La Mesa, CA 91941
Ramzi Salem 11320 Explores rd, La Mesa, CA 91941
(iwach express, inc.)

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.


Same as 1

- 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

Hesham Hannah-Shrouni
Print or type name of applicant President

NOTE: Attach appropriate names on additional pages as necessary.

Drawing name: \\KARNAKLINKSYS\Dwg\Current\Main - El Cajon\Cad\Arch\Final\04 Main 01 08 17.dwg Jan 08, 2017 - 6:44pm

SHEET INDEX	
SHEET NUMBER	CONTENTS
ARCHITECTURAL	T-01 COVER SHEET AND PROJECT DATA
	T-02 TOPOGRAPHIC SURVEY
AS-01 PROPOSED SITE PLAN	
A-01 PROPOSED FLOOR PLAN	
A-02 PROPOSED ROOF PLAN	
A-03 PROPOSED ELEVATIONS	
LSCAP	L-01 PLANTING PLAN

iWASH EXPRESS CAR WASH

760 E. MAIN ST., EL CAJON, CA 92020



IWash express Car Wash
760 E Main St, El Cajon, CA 92020



PROJECT SUMMARY

PROJECT DATA:
OWNER: LEESY, LLC.
 11185 NEW MORNING RD.,
 LA MESA, CA 914941

PROJECT LOCATION: 760 E. MAIN ST.,
 EL CAJON, CA 92020

EXISTING USE: CAR WASH
OCCUPANCY: B
CONSTRUCTION TYPE: V B
PROPOSED USE: CAR WASH
OCCUPANCY: B
ZONING DISTRICT: C-G

SITE DATA:
APN: 488-131-04 & 05
GROSS SITE AREA: 23,010.00 SQ.FT.
SITE COVERAGE AREAS:
BUILDING AREA: 3,500.00 SQ.FT.
PARKING / A.C. PAVING: 17,058.60 SQ.FT.
LANDSCAPE AREA: 1,881.00 SQ.FT.
CANOPY AREA: 570.00 SQ.FT.

SITE COVERAGE CALCULATION:
BUILDING COVERAGE: 15.21 %
PARKING / A.C. PAVING: 74.13 %
LANDSCAPE AREA: 8.17 %

BUILDING DATA:
BUILDING FLOOR AREA:
EXISTING BLDG TO BE DEMO: 3,150.00 SQ.FT.
NEW BUILDING AREA: 3,500.00 SQ.FT.
FLOOR AREA USE:
TUNNEL: 2,100.00 SQ.FT.
OFFICES & TOILETS: 640.00 SQ.FT.
EQUIPMENTS ROOM: 760.00 SQ.FT.
TOTAL FLOOR AREA: 3,500.00 SQ.FT.
TRASH ROOM: 77.50 SQ.FT.

REQUIRD PARKING:
STANDARD 640 / 250: 2.56 SPACES

PROVIDED PARKING / VACUUM:
DISABLED SPACE: 1 SPACE
STANDARD SPACE: 2 SPACES
VACUUM SPACES: 15 SPACE
TOTAL PROVIDED: 18 SPACES

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KARNAK DEVELOPMENTS, INC.

8845 E. Flower St. Ste D Bellflower, CA 90706
 P.O. Box 5003 Bellflower, CA 90707
 TEL: (562) 920-0987 FAX: (562) 920-0957
 Cell: (562) 773-0984 Toll Free: (800) KARNAK 8
 KARNAK.DEV@GMAIL.COM

PROJECT:

i Wash EXPRESS

760 E. MAIN ST.,
 EL CAJON, CA 92020

OWNER:

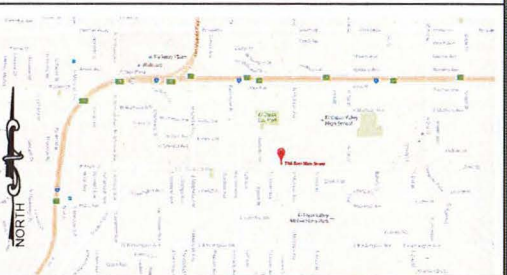
i Wash EXPRESS INC.

760 E. MAIN ST.,
 EL CAJON, CA 92020

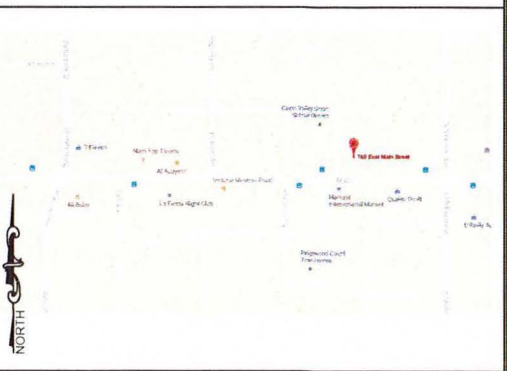
LEGAL DESCRIPTION

THE WEST 130 FEET OF THE SOUTH 145 FEET OF LOT 31, OF SUBDIVISION NO. 1, OF CHASE RANCHO, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1327, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 4, 1911, EXCEPTING THAT PORTION LYING WITHIN THE SOUTH 15 OF SAID LOT 31.

LOCATION MAP



VICINITY MAP



SEPARATE PERMITS

SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING:

- A. SIGNAGE
- B. ELECTRICAL WORK
- C. MECHANICAL WORK
- D. PLUMBING WORK
- E. DEMOLITION WORK
- F. FENCING & BLOCKWALLS
- G. GRADING

CODE COMPLIANCE DATA

Codes Adopted by City Of El Cajon:
 2016 California Building Code, Volumes 1 and 2
 2016 California Electrical Code,
 2016 California Mechanical Code,
 2016 California Plumbing Code,
 2014 California Energy Code,
 2014 SD County Fire Code,

TITLE
COVER SHEET
AND PROJECT DATA

ISSUE/REVISION	DATE

DRAWN BY: M.A.
CHECKED BY: M.M.
DATE: 10/02/2012
SCALE: NOTED
JOB NO. 220185
 SHEET NO.
T-01

FIRST AMERICAN TITLE COMPANY

ORDER NO.: DV-5105380
DATED: FEBRUARY 11, 2016

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE WEST 130 FEET OF THE SOUTH 145 FEET OF LOT 31, OF SUBDIVISION NO. 1, OF CHASE RANCHO, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1327, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 4, 1911, EXCEPTING THAT PORTION LYING WITHIN THE SOUTH 15 FEET OF SAID LOT 31.

ASSESSOR'S PARCEL NUMBER: 488-131-04
AREA: 16,900 S.F. (0.390 ACRES)

ORDER NO.: DV-5347277
DATED: NOVEMBER 21, 2016

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 31 IN SUBDIVISION NO. 1 OF CHASE RANCHO, ACCORDING TO THE MAP THEREOF NO. 1327, SHEET NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 4, 1911, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 130.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 31; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT, 145.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 47.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT, 145.00 FEET TO THE SOUTH LINE OF SAID LOT; THENCE WEST ON THE SOUTH LINE OF SAID LOT, 47.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTHERLY 15.00 FEET THEREOF PREVIOUSLY CONVEYED FOR ROAD PURPOSES.

ASSESSOR'S PARCEL NUMBER: 488-131-05
AREA: 5,110 S.F. (0.140 ACRES)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF E. MAIN STREET, BEING N 89° 48' 23" W AS SHOWN ON PARCEL MAP NO. 13901, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

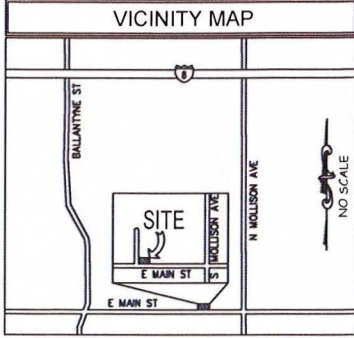
BENCH MARK:

CITY OF EL CAJON BENCHMARK NO. 228
ELEVATION = 446.847 FEET (NAVD88 DATUM)
STD BM TOP CB INLET ON MADISON SE COR MADISON & MOLLISON.

PREPARED BY ME OR UNDER MY DIRECTION AND SUPERVISION

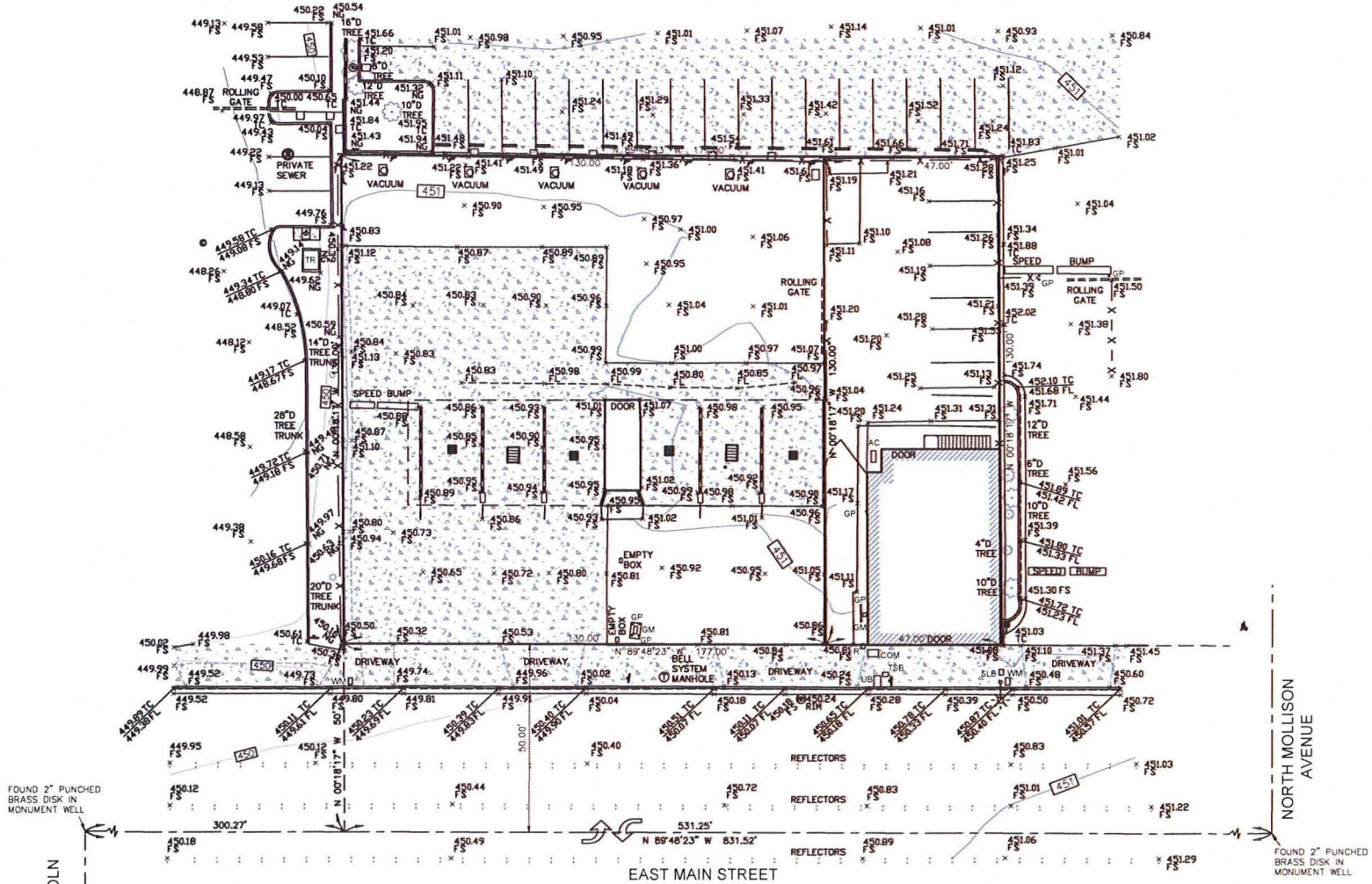
Atanacio Payan
Atanacio Payan
Registration No. 7796
in the State of California

01-03-2017
DATE



LEGEND

AC	AC UNIT
⊙	BELL SYSTEM MANHOLE
▨	BLOCK WALL
▭	BUILDING
— X —	CAR STOP
— X —	CHAIN LINK FENCE
□	COLUMN
COM	COMMUNICATIONS BOX
▭	CONCRETE
▭	CONCRETE WALL
—	CONTOUR
•	DRAIN
—	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FL	FLOW LINE
GM	GAS METER
GP	GATE
—	GUARD POST
□	LIGHT
•	MAILBOX
NG	NATURAL GROUND
○	RISER
•	SEWER CLEANOUT
•	SEWER MANHOLE
•	SIGN
☼	STREET LIGHT
□	STREET LIGHT BOX
TC	TOP OF CURB
□	TRAFFIC SIGNAL BOX
TR	TRANSFORMER
•	TREE
•	UNKNOWN BOX
•	UNKNOWN MANHOLE
•	WATER METER
•	WATER VALVE
—	WOOD FENCE
—	WROUGHT IRON FENCE



SOUTH LINCOLN AVENUE

NORTH MOLLISON AVENUE

EAST MAIN STREET

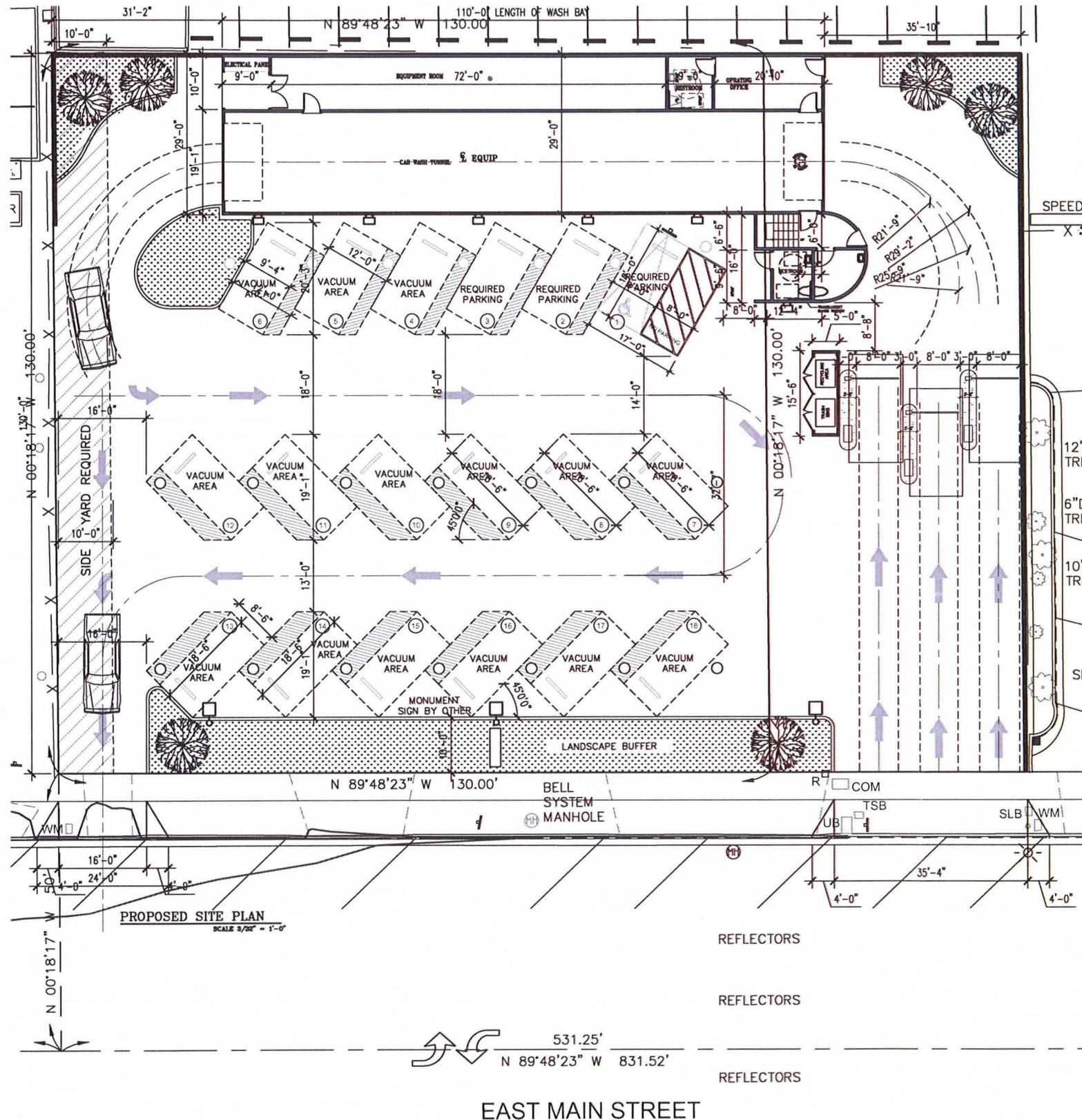
FOUND 2" PUNCHED BRASS DISK IN MONUMENT WELL

PAYAN SURVEYING, INC.
2404 MARY CLARE STREET
CORONA, CA 92882
PHONE: 951-858-6812
EMAIL: atanacio@payansurveying.com
PLS 7796

DATE	REVISIONS	INITIALS
1/3/17	UPDATE MAP TO INCLUDE PROPERTY LINES	AP

TOPOGRAPHIC SURVEY		
DRAWN AP	DATE 9/21/16	ADDRESS 760 E. MAIN STREET EL CAJON CA. 92020
APPROVED	DATE	
SCALE 1" = 20'	SHEET 1 OF 1	PROJECT NO. 16115

Drawing name: \\KARNAKLINKS\SYSTEMS\Dwg\Current\Main - El Cajon\Cad\Arch\Final\04 Main 01 08 17.dwg Jan 08, 2017 - 6:45pm



PROJECT SUMMARY

PROJECT DATA:

OWNER: LEESY, LLC.
11185 NEW MORNING RD.,
LA MESA, CA 91494

PROJECT LOCATION: 760 E. MAIN ST.,
EL CAJON, CA 92020

EXISTING USE: CAR WASH
OCCUPANCY: B
CONSTRUCTION TYPE: V B
PROPOSED USE: CAR WASH
OCCUPANCY: B
ZONING DISTRICT: C-G

SITE DATA:

APN: 488-131-04 & 05
GROSS SITE AREA: 23,010.00 SQ.FT.
SITE COVERAGE AREAS:
BUILDING AREA: 3,500.00 SQ. FT.
PARKING / A.C. PAVING: 17,058.60 SQ.FT.
LANDSCAPE AREA: 1,861.00 SQ.FT.
CANOPY AREA: 570.00 SQ.FT.

SITE COVERAGE CALCULATION:

BUILDING COVERAGE: 15.21 %
PARKING / A.C. PAVING: 74.13 %
LANDSCAPE AREA: 8.17 %

BUILDING DATA:

EXISTING BLDG TO BE DEMO: 3,150.00 SQ.FT.
NEW BUILDING AREA: 3,500.00 SQ.FT.
FLOOR AREA USE:
TUNNEL: 2,100.00 SQ.FT.
OFFICES & TOILETS: 640.00 SQ.FT.
EQUIPMENTS ROOM: 760.00 SQ.FT.
TOTAL FLOOR AREA: 3,500.00 SQ.FT.
TRASH ROOM: 77.50 SQ.FT.
REQUIRD PARKING:
STANDARD 640 / 250: 2.56 SPACES
PROVIDED PARKING / VACUUM:
DISABLED SPACE: 1 SPACE
STANDARD SPACE: 2 SPACES
VACUUM SPACES: 15 SPACE
TOTAL PROVIDED: 18 SPACES

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KARNAK DEVELOPMENTS, INC.



5549 E. Flower St. Ste. D Bellflower, CA 90706
P.O. Box 5003 Bellflower, CA 90707
TEL (562) 920-0957 FAX (562) 920-0957
Cell (562) 773-0994 Toll Free (800) KARNAK 8
KARNAK.DEV@GMAIL.COM

PROJECT:

i Wash EXPRESS

760 E. MAIN ST.,
EL CAJON, CA 92020

OWNER:

i Wash EXPRESS INC.
760 E. MAIN ST.,
EL CAJON, CA 92020

VICINITY MAP



TITLE
PROPOSED SITE PLAN

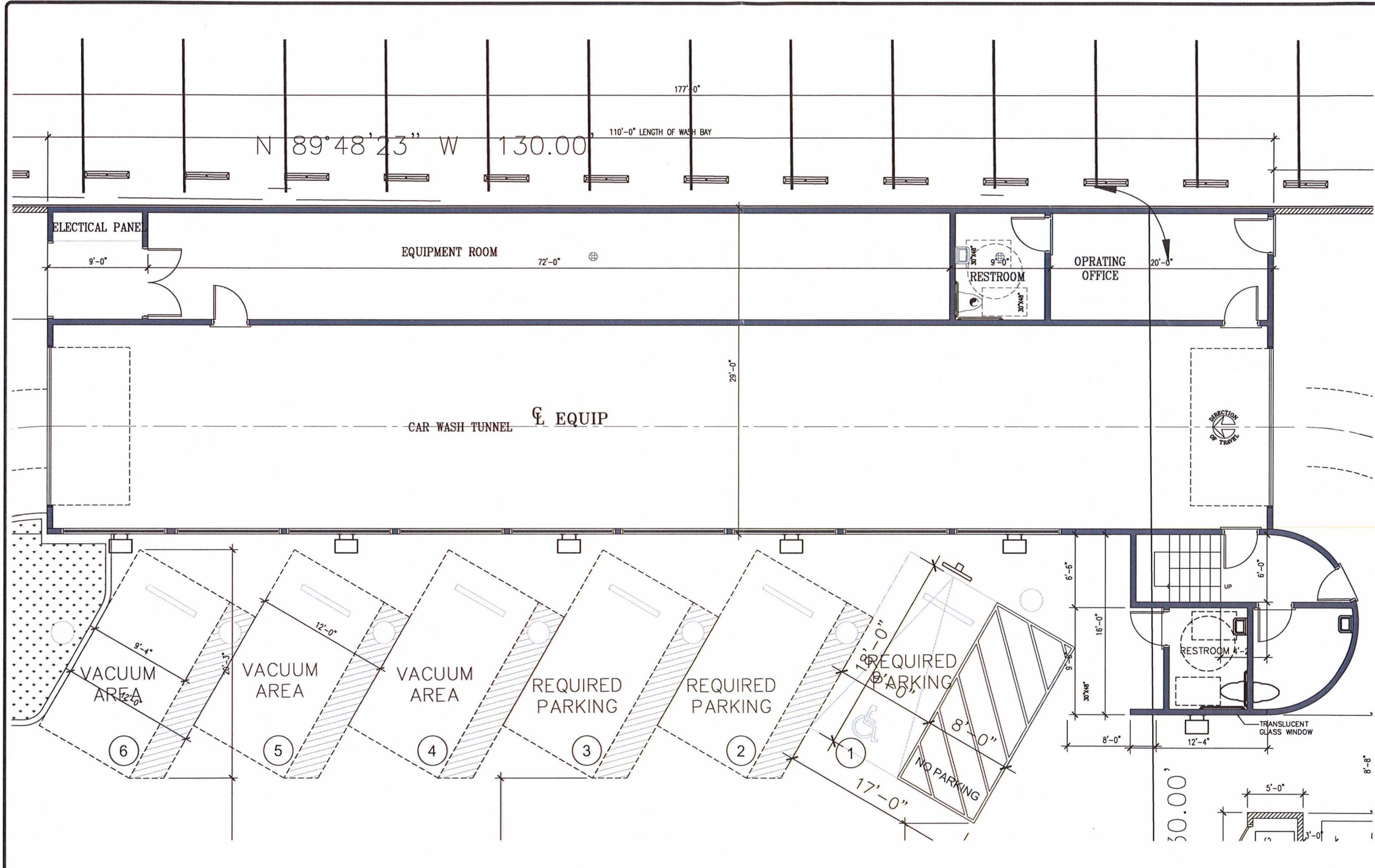
CITY OF EL CAJON	
PERMIT NO. _____	
APPLICANT: _____	
ASSESSOR PARCEL NO(S): _____	
REQUEST: _____	
PC RESOLUTION No. _____	APPROVED BY: _____
CC RESOLUTION No. _____	DATE: _____
ORDINANCE No. _____	

ISSUE/REVISION	DATE

DRAWN BY: M.M.
CHECKED BY: M.M.
DATE: 05/04/2016
SCALE: NOTED
JOB NO. 250425
SHEET NO.

AS-01

Drawing name: \\KARNAKLINKSYS\Dwg\Current\Main - El Cajon\Cad\Arch\Final\04 Main 01 08 17.dwg Jan 08, 2017 - 6:45pm



PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"

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KARNAK DEVELOPMENTS, INC.
9845 E. Flower St. Ste D Bellflower, CA 90706
P.O. Box 5003 Bellflower, CA 90707
TEL: (562) 920-0987 FAX: (562) 920-0987
Cell: (562) 773-MINA Toll Free (800) KARNAK 8
KARNAK.DEV.GMAIL.COM

PROJECT:
i Wash EXPRESS
760 E. MAIN ST.,
EL CAJON, CA 92020

OWNER:
i Wash EXPRESS INC.
760 E. MAIN ST.,
EL CAJON, CA 92020

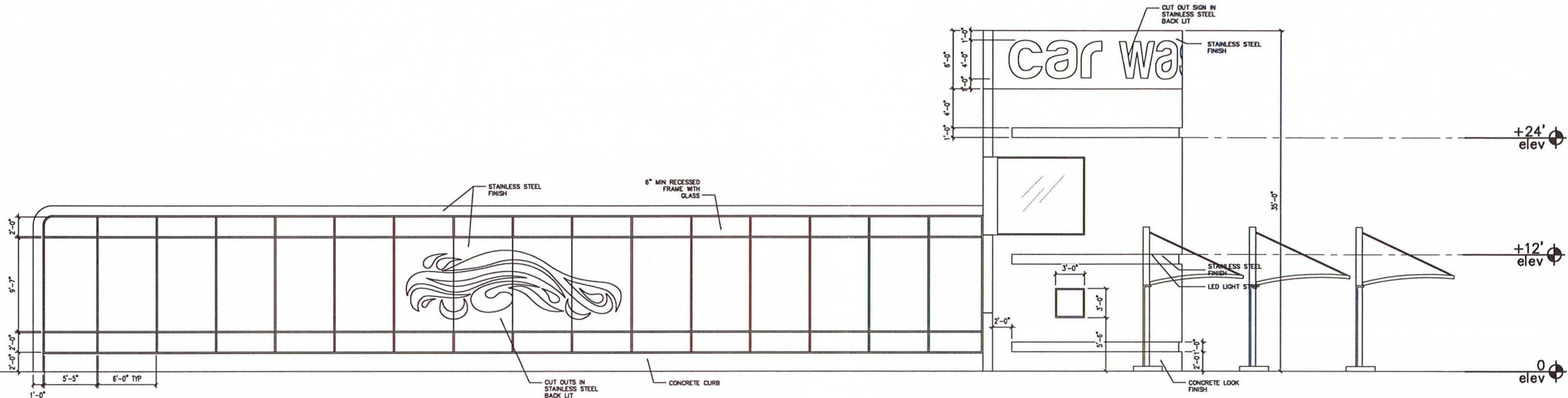
TITLE
PROPOSED FLOOR PLAN

ISSUE/REVISION	DATE

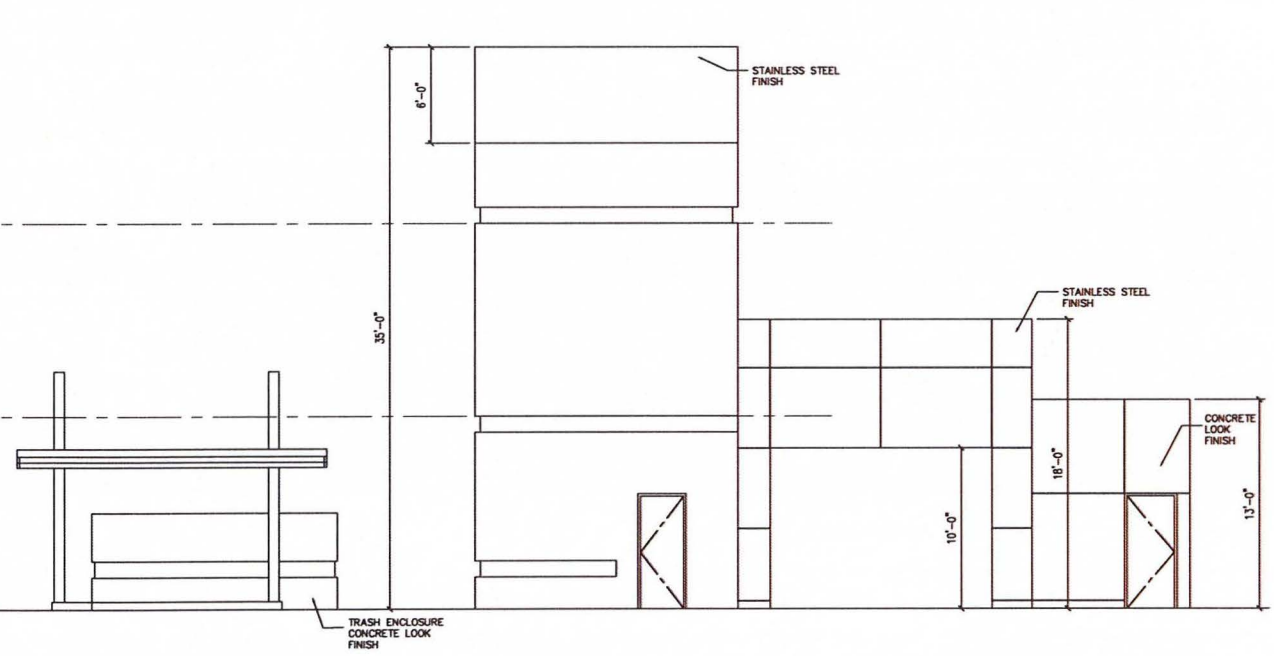
DRAWN BY: M.M.
CHECKED BY: M.M.
DATE: 05/04/2016
SCALE: NOTED
JOB NO. 250425
SHEET NO.

A-01

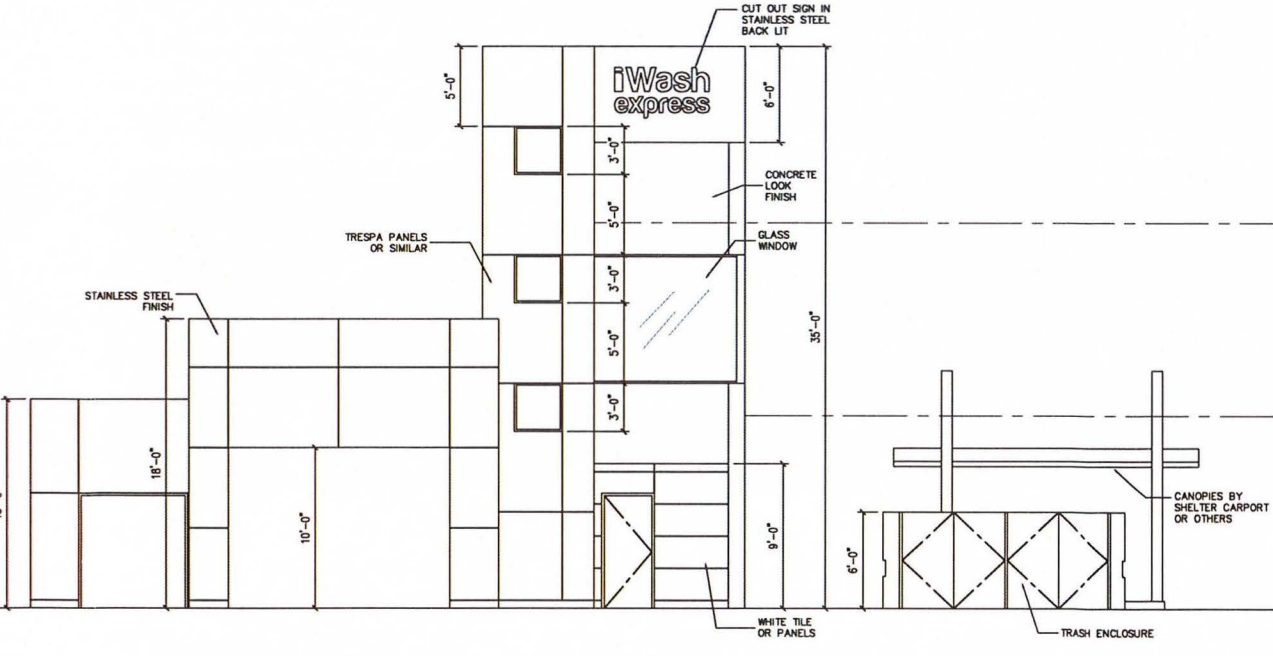
Drawing name: \\KARNAKLINKS\SS\DWG\Current\Main - El Cajon\Cad\Arch\Final\04 Main 01 08 17.dwg Jan 08, 2017 - 6:47pm



PROPOSED SOUTH ELEVATION
SCALE 3/16" = 1'-0"



PROPOSED EAST ELEVATION
SCALE 3/16" = 1'-0"



PROPOSED WEST ELEVATION
SCALE 3/16" = 1'-0"

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 KARNAK.DEV. @GMAIL.COM

PROJECT:

i Wash EXPRESS
 760 E. MAIN ST.,
 EL CAJON, CA 92020

OWNER:
 i Wash EXPRESS INC.
 760 E. MAIN ST.,
 EL CAJON, CA 92020

TITLE
PROPOSED ELEVATIONS

ISSUE/REVISION	DATE

DRAWN BY: M.M.
CHECKED BY: M.M.
DATE: 05/04/2018
SCALE: NOTED
JOB NO. 250425
SHEET NO.

A-03



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	3
Project Name:	Appeal of Director's Decision
Request:	Approve appeal of director's decision for an adult day care at an existing banquet hall
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Project Number:	Minor Use Permit No. 4
Location:	456 N Magnolia Ave
Applicant:	Mike Terzibachian
Project Planner:	Alfonso Camacho, acamacho@cityofelcajon.us , 619.441.1782
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 appeal of the Director's Decision.

PROJECT DESCRIPTION

This request seeks the appeal of a Director's Decision that denied a Minor Use permit for the operation of an adult day care at Babylon Palace (existing banquet hall). The property is an existing banquet hall located on the West side of North Magnolia between Wisconsin and West Madison Avenues and addressed as 456 North Magnolia Avenue.

BACKGROUND

General Plan:	Office/Non-Retail (O/NR) and Special Development Area 9 (SDA 9)
Specific Plan:	Downtown Master Plan (Specific Plan No. 182)
Zone:	Office Professional (O-P)
Other City Plan(s):	None
Regional and State Plan(s):	None
Notable State Law(s):	None

Project Site & Constraints

The original development of the site occurred in 1977 with the approval of Site Development Permit (SDP) No. 69. On October 22, 2014 Conditional Use Permit (CUP) No. 2205 was approved granting the use of the building as a banquet hall. The Planning Commission will recall that the subject site did not have sufficient parking to support the banquet hall and that an agreement for parking was needed with the adjacent property owner to the north. The site is 34,472 square feet, and includes one building operating as a banquet hall. The banquet hall is accessed by two driveways and has approximately 25 off-street parking spaces. Improvements to the site have been made throughout the years.

Surrounding Context

The site is located on a predominantly commercial corridor that supports abutting commercial uses. Surrounding properties are developed and zoned as follows:

Direction	Zones	Land Uses
North	C-G	Health offices
South	C-G	Social club and banquet hall
East	C-G	Motel
West	O/P and P	Parking lot

General Plan

The project site is designated as Special Development Area No. 9 (SDA No. 9) and Office/Non Retail (O/NR) 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. The applicant’s request includes the use of the existing building during hours when it is typically inactive, as described below in the section of this report titled “Discussion.”

Municipal Code

Pursuant to ECMC Table 17.145.150, day care facilities like the adult day care are allowed uses in commercial zones with the approval of a minor use permit. A detailed discussion of the applicable Municipal Code requirements is included in the section of the report titled “Discussion.”

DISCUSSION

On November 14, 2016, Babylon Palace's representative submitted a Minor Use Permit application to the Community Development Department for an adult day care within an existing commercial building, available for those living in the area. The tenant space is 14,729 square feet, with the space to be used for the elderly to congregate during the mornings with non-health related services. The proposed hours of operation were Monday through Friday 8 am to 2 pm. The proposed adult day care would operate when the banquet hall was not operating.

On March 17, 2017, a public notice was mailed to property owners within a 300-foot radius of the subject property informing them of the proposed application and providing an option for comment, which ended on March 29, 2017. Staff received comments from four members of the public which are abutting residential and commercial property owners. Concerns included overconcentration of the same or similar uses in the vicinity, on-site circulation, traffic and limited available parking.

On April 5, 2017, a Director's denial letter was sent to the applicant noting an overconcentration of similar uses in the vicinity, on-site circulation issues, traffic issues and limited parking availability. On April 11, 2017, the applicant filed an appeal of the Director's determination. A copy of the Director's denial letter and the applicant's appeal letter are attached for reference.

In order for the Commission to approve the appeal of the Director's Decision, the Commission must be able to determine that the proposed use is a necessity due to the existing nearby similar uses and would not add to any traffic and parking issues at 456 North Magnolia Avenue.

STAFF RECOMMENDATION

Staff's recommendation is to deny the appeal and uphold the Director's Decision that the adult daycare would be an overconcentration of similar uses and add to the parking issues for Babylon Palace located at 456 North Magnolia. If the Planning Commission desires to grant the appeal, findings supporting the decision will need to be provided.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

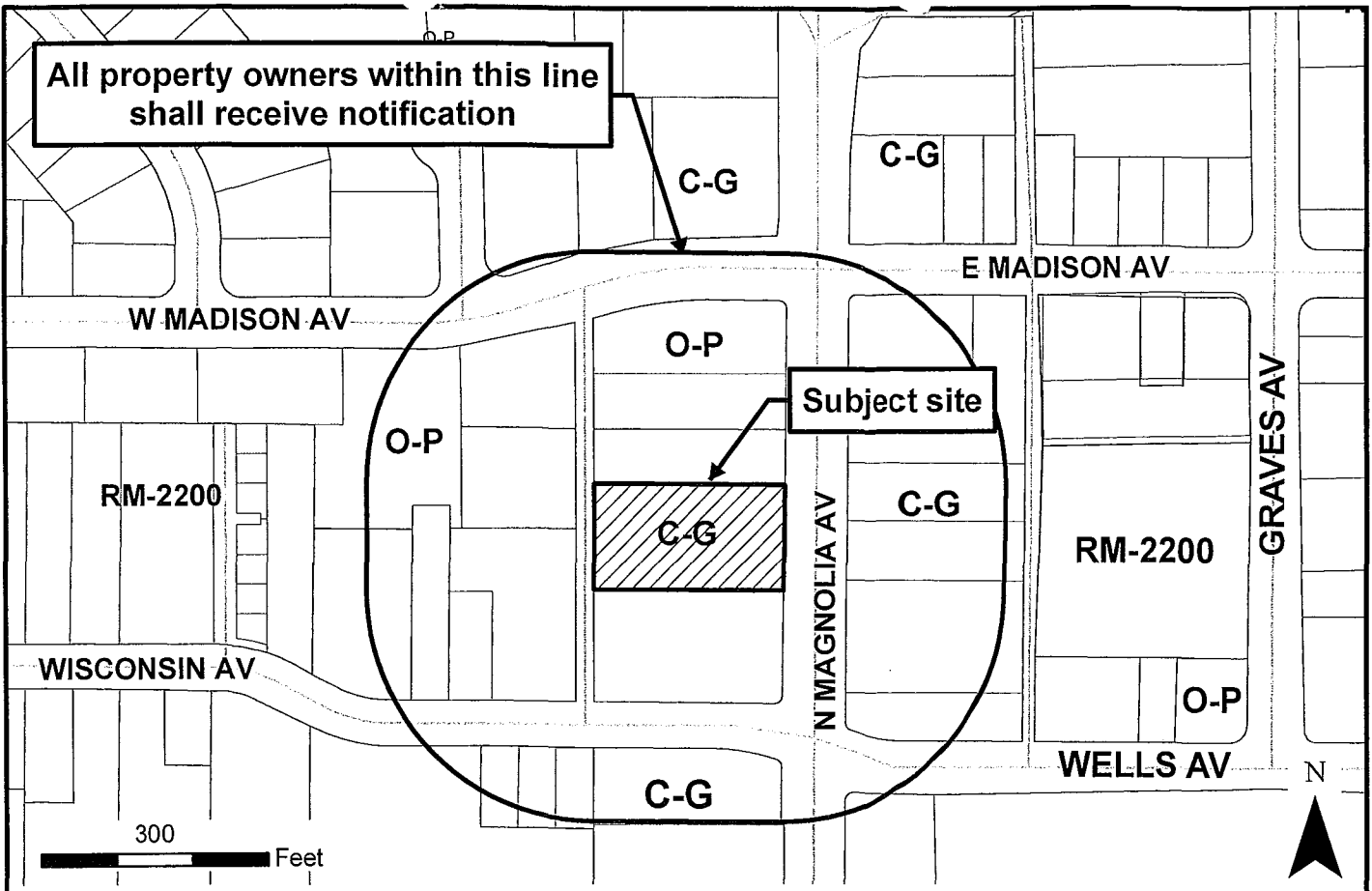
Ministerial projects are not subject to the California Environmental Quality Act (CEQA). The public convenience or necessity determination is an administrative review process requiring a Director Determination. The director makes a determination based on capacity in the census tract and Police Department crime rate pursuant to the City's adopted Deemed Approved Ordinance. Pursuant to Section 21080 of the CEQA Guidelines, which is a ministerial action carried out by a public agency, is not an activity subject to CEQA.

PUBLIC NOTICE & INPUT

The notice of public hearing for this project was mailed on April 17, 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. 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.

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution DENYING the Appeal of the Director's Decision
3. Appellant's Letter Dated April 12, 2017
4. Director Determination Letter dated April 5, 2017
5. Police Department comments dated March 6, 2017
6. Aerial Photograph of Subject Site
7. Full Size Plans (In commissioner's Binders)



NOTICE OF APPEAL OF DIRECTOR'S DECISION

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, May 16, 2017**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

APPEAL OF DIRECTOR'S DECISION, AS SUBMITTED BY Mike Terzibachian on behalf of Babylon Palace, requesting an appeal of a Director's Decision for Public Convenience or Necessity for an adult day care at an existing banquet hall subject to El Cajon Municipal Code Chapter 17.158. The subject property is addressed as 456 North Magnolia Avenue. 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://cityofelcajon.us/your-government/calendar-meetings-list>. 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 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://cityofelcajon.us/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **ALFONSO CAMACHO** at 619.441.1782 or via email at acamacho@cityofelcajon.us and reference "Babylon Palace Adult Day Care Appeal" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION DENYING THE APPEAL OF DIRECTOR'S DECISION REGARDING AN ADULT DAYCARE FACILITY FOR BABYLON PALACE IN THE C-G (GENERAL COMMERCIAL) ZONE, APN: 487-171-37, GENERAL PLAN DESIGNATION: NEIGHBORHOOD COMMERCIAL (NC).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on May 16, 2017, to consider the appeal of a Director's Decision, as submitted by Mike Terzibachian on behalf of Babylon Palace, requesting to overturn a Director's Decision regarding the proposed adult day care for Babylon Palace at a banquet hall located on the west side of North Magnolia Avenue between West Madison and Wisconsin Avenues, and addressed as 456 North Magnolia Avenue; and

WHEREAS, the subject site is located on a prominent gateway within the Downtown Master Plan area which is intended to create a mixed-use urban village in downtown El Cajon, and includes special development standards and design requirements for new developments and external building renovations; and

WHEREAS, the following findings of fact are hereby made in regard to said Director's Decision:

- A. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15301, Class 1 (Existing Facilities) of the CEQA Guidelines. Section 15301 provides an exemption for permitting of existing private structures involving a change from one use to another where only minor modifications are made. None of the exceptions listed under CEQA Guidelines section 15300.2 exist. However, section 15270 provides that CEQA does not apply to projects which a public agency rejects or disapproves.
- B. The proposed adult day care is located within the Downtown Master Plan which is governed by Specific Plan No. 182. SP No. 182 is intended to create a mixed-use urban village. This prominent location would be best served with complimentary land uses that would certainly contribute more toward the creation of a vibrant urban village.
- C. The existing commercial building complies with current development standards. Proposed interior improvements would comply with fire, electrical, plumbing, and, other relevant building codes to operate the facility. However, the proposed use would not be supported by the existing on-site parking for staff and client drop

off and pick up.

- D. There are two existing adult day care facilities operating daily during normal business hours within close proximity. The applicant has not assured or guaranteed the proposed use would have an efficient shuttle system that would not compromise on-site parking and adjacent land uses and properties.
- E. The proposed facility would be adjacent to two existing adult day care facilities and a medical healthcare clinic on the same block which poses potential traffic and safety concerns.
- F. There are a variety of existing adult day care facilities in the City, including two in close proximity to the proposed. A third adult day care would be an overconcentration in the immediate vicinity.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby DENIES the appeal of the Director's Decision, in the G-G zone, on the above described property.

{The remainder of this page intentionally left blank}

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held May 16, 2017, by the following vote:

AYES:
NOES:
ABSENT:

Darrin, MROZ, Chairperson

ATTEST:

Anthony SHUTE, AICP, Secretary

Alfonso Camacho

From: mikezpainter@aol.com
Sent: Wednesday, April 12, 2017 9:01 AM
To: Alfonso Camacho
Subject: Fwd: minor use permit NO. 4

Alfonze, would you be kind enough to print and use the following letter to start my appeal process.

Sent from my iPhone
thanks mike

Begin forwarded message:

From: mikezpainter@aol.com
Date: April 11, 2017 at 9:33:40 PM PDT
To: MIKEZPAINTER@aol.com
Subject: minor use permit NO. 4

Dear Sirs,

11 April 2017

To: Douglas Williford
City Manager and Interim Community Development Director

The purpose of this communication is to acknowledge the receipt of your response to minor use permit no 4.

I would like to take this time to address the findings and submit an opportunity to appeal and shed light on the findings.

A. The 15,000 square foot building located on 456 N. Magnolia is currently vacant during A.M. hours weekdays.

B. The existing property has nearly 50 parking spaces which will support the staff and any guests of the center.

The existing parking has two access entrances from Magnolia for drop off and pick up of guests whom will be shuttled in.

The existing parking provides for a drive through lane which will not cause any congestion to any public streets; in fact the existing drive ways can support vehicles for over 500 linear feet.

The proposed center will cater to a maximum of 120 guests. The average shuttle will bring 5 guests which will only require

24 vehicles to drop off. The existing property will support well over 20 vehicles at any given time (if they all arrived at exactly the same moment) for drop off and the drop off window is usually 15 minutes which will give us sufficient time and space.

C. There is only one existing adult day care facility operating within close proximity. The only one open is on the corner of

Madison and Magnolia; and it is a health center vs. an adult day care. Further its primary patients are of the local Iraqi community.

The Crystal Ball Room has filed for a center however has not opened an adult day center and its Management has filed to do so at another location at the mollison or prestige club; and again their primary avenue of business is to cater to the local Iraqi community.

The Babylon Adult day care will be more multiverse as Western Adult Day care; a mix of Hispanic, Iraqi, and local El Cajonians.

D. There is only one facility adjacent to us, that has chosen to operate an adult day care facility. To address the traffic concerns again we have over 500 linear feet of space for vehicles to drop off and pick up patients, as well as 3 entrances, two on Magnolia and one from the alley behind the building.

E. There is only one center in close proximity to Babylon, the demographics in El Cajon shows the need for such use of the adult day care.

I hope that you would give me the opportunity to present more in depth information and answer any concerns the planning commission may have

Sincerely,
Mike Terzibachian
Babylon Palace



Community Development

April 5, 2017

Babylon Palace
Attn: Mike Terzibachian
3091 Pennant Way
San Diego, CA 92122

Re: Denial Letter for Minor Use Permit (MUP) No. 4 at 456 North Magnolia

Dear Mike Terzibachian:

The Project Assistance Center received your application on November 10, 2016, for MUP No. 4 for an adult day care facility at 456 North Magnolia Avenue. On December 9, 2016, after reviewing all the information, deemed your application complete and sent a letter with cycle review comments. On March 1, 2017, you resubmitted the application package to address the review comments.

On March 17, 2017 a notice was mailed to those property owners within a 300-foot radius of the subject property informing them of the proposed application and providing an option for comment. During the public comment period, which ended on March 29, 2017, comments from abutting residential and commercial property owners were received. Concerns included issues regarding overconcentration of same or similar uses in the vicinity, on-site circulation, traffic and limited available parking.

Pursuant to section 17.58.050 of the El Cajon Municipal Code (ECMC), the Community Development Director must consider the following findings before approving or denying a MUP:

- a. The proposed use is consistent with applicable goals, policies, and programs of the general plan, and with any applicable specific plan;
- b. The proposed site plan and building design are consistent with all applicable use and development standards;
- c. The proposed use will be operated in a manner that is compatible with existing and planned land uses in the vicinity of the proposed use;

Denial Letter
MUP No. 4
April 5, 2017

- d. The proposed use and project design will not be detrimental to the public health, safety, and general welfare, including but not limited to matters of noise, smoke, dust, fumes, vibrations, odors, and hazards or excessive concentrations of traffic; and
- e. The proposed use is in the best interest of public convenience and necessity.

Based on the review of the application package, public comments, and the pertinent regulations, your application for MUP No. 4 for a proposed day care facility has been DENIED. The MUP determination is enclosed.

Pursuant to ECMC Chapter 17.30, if you wish to appeal this decision, you may file in writing and pay a fee of \$263.00 to the secretary of the Planning Commission ("Commission") within 10 days of the date of the director's determination. The secretary of the Commission will forward all pertinent facts to the Commission within 40 days of the filing of a written appeal. The Commission will then conduct a public hearing pursuant to ECMC Chapter 17.25. At the public hearing the Commission will review the facts, and adopt its findings and its decision in a resolution of record. This decision will govern, unless appealed to the City Council. You have until April 15, 2017, to file an appeal of this determination. You may file the appeal on the Third Floor of City Hall located at 200 Civic Center Way, El Cajon, CA 92020.

If you have any questions concerning the contents of this letter, please contact Alfonso Camacho at acamacho@cityofelcajon.us or 619-441-1782.

Sincerely,



Douglas Williford
City Manager and Interim Director of Community Development

Enclosure: MUP No. 4 Resolution

CITY OF EL CAJON



POLICE DEPARTMENT

MEMORANDUM

DATE: MARCH 6, 2017

TO: CITY OF EL CAJON PLANNING DIVISION

FROM: RANDY SOULARD *RS 2/23*
LIEUTENANT, SPECIAL ENFORCEMENT DIVISION

SUBJECT: **BABYLON PALACE DAY CARE**
MINOR USE PERMIT No. 4

D 3/6/17
RS 3/8/17

I have reviewed the application and blueprints for Minor Use Permit #4 for Babylon Palace Day Care. The plans include the use of existing structures located at 456 North Magnolia Avenue for use as an adult day care facility.

The initial application and materials previously submitted lacked significant information for me to conduct an appropriate evaluation and respond with meaningful recommendations. The applicant has since resubmitted with additional, though very limited, information.

Babylon Palace is currently operating as a banquet hall primarily Friday through Sunday after 6:00pm. The anticipated hours for the proposed adult day care are between 8:00am and 2:00pm Monday through Friday. There will be approximately 100 clients on site, as well as 10-15 staff. There is dedicated, off-street parking including several handicap spaces. No health care services will be provided.

Based on the limited materials provided, I conclude there is no anticipated impact to police services. This is provided that existing and proposed points of entry, egress, and parking are utilized effectively without impacting vehicular or pedestrian traffic on Magnolia Avenue.

Aerial Image
456 North Magnolia

