

## ONLINE AGENDA INFORMATION

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**AGENDA BINDER, INCLUDING AGENDA REPORTS, IS AVAILABLE FOR VIEWING AFTER 4:00 P.M., THE FRIDAY BEFORE THE COUNCIL MEETING, AT THE EL CAJON BRANCH OF THE PUBLIC LIBRARY, 201 E. DOUGLAS AVENUE, PHONE (619) 588-3718.**

**LIBRARY HOURS: Monday – Thursday 9:30 a.m. – 8:00 p.m., Friday & Saturday 9:30 a.m. – 5:00 p.m., and Sunday 12:00 – 5:00 p.m.**

**SUPPLEMENTAL AGENDA ITEM DOCUMENTS AND/OR MATERIALS RECEIVED AFTER POSTING OF THIS AGENDA, IF ANY, MAY BE VIEWED IN THE CITY CLERK'S OFFICE AT 200 CIVIC CENTER WAY, EL CAJON, MONDAY THROUGH THURSDAY, 7:30 A.M. TO 5:30 P.M. AND ON ALTERNATE FRIDAYS FROM 8:00 A.M. TO 5:00 P.M.**

**FOR A SCHEDULE OF FRIDAY CITY HALL CLOSURES, VISIT [WWW.CITYOFELCAJON.US](http://WWW.CITYOFELCAJON.US) OR CALL THE CITY CLERK'S OFFICE AT (619) 441-1763.**

# CITY OF EL CAJON

*City Council/Housing Authority/  
Successor Agency to the Redevelopment Agency*

## AGENDA



*October 24, 2017*

**Honoring  
and celebrating  
the people  
who make  
El Cajon**

***The Valley  
of  
Opportunity***

**Bill Wells**  
*Mayor*

**Bob McClellan**  
*Mayor Pro Tem*

**Steve Goble**  
*Councilmember*

**Ben Kalasho**  
*Councilmember*

**Gary Kendrick**  
*Councilmember*

**Douglas Williford**  
*City Manager*

**Morgan Foley**  
*City Attorney*

**Graham Mitchell**  
*Assistant City Manager*

**Daryl A. Betancur**  
*City Clerk*



**October 24, 2017  
3:00 p.m.**

The Agenda contains a brief general description of each item to be considered and most items have a *RECOMMENDATION* from Staff or a Commission, which Council will consider when making a final decision.

Copies of written documentation relating to each item of business on the Agenda are on file in the City Clerk's Office and in the Agenda Book next to the podium in the Council Chambers.

***PLEASE COMPLETE A "REQUEST TO SPEAK" FORM FOR EACH ITEM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE CITY CLERK if you wish to speak about an Item on the Agenda or under Public Comment.***

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** City Clerk Daryl A. Betancur



## **PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE**

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the October 10, 2017, Meetings and the Agenda of the October 24, 2017, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
  - **COMMENDATION: HONORING THE LIFE OF JACK J. STELTON AND RECOGNIZING HIS GENEROUS GIFT TO THE NEW ANIMAL SHELTER**
  - **PROCLAMATION: National Manufacturing Week**
  - **SDG&E UPDATE PRESENTATION**

\* Asterisk indicates agenda item includes back up information that is available for review

- **AGENDA CHANGES:**

**CONSENT ITEMS: (1.1 – 1.7)**

Consent Items are routine matters enacted by one motion according to the **RECOMMENDATION** listed below. With the concurrence of the City Council, a Council Member or person in attendance may request discussion of a *Consent Item* at this time.

**\*1.1 MINUTES OF CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY MEETINGS**

**RECOMMENDATION:** That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the October 10, 2017 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

**1.2 WARRANTS**

**RECOMMENDATION:** That the City Council approves payment of Warrants as submitted by the Finance Department.

**1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA**

**RECOMMENDATION:** That the City Council approves the reading by title and waive the reading in full of all Ordinances on the Agenda.

**\*1.4 REQUEST FOR TIME EXTENSION OF TENTATIVE PARCEL MAP (TPM) 634; 1984 VALLEY VIEW BOULEVARD, ENGINEERING JOB NO. 3113  
(Report: Dirk Epperson, Director of Public Works)**

**RECOMMENDATION:** That the City Council grants a one-year time extension for TPM 634 and sets the new expiration date to be December 19, 2018, in accordance with Municipal Code Section 16.12.110.

## CONSENT ITEMS: (Continued)

- \*1.5            EVENT IN THE RIGHT OF WAY - MOTHER GOOSE PARADE  
(Report: Frank Carson, Director of Recreation)**

**RECOMMENDATION:** That the City Council review and approve the submitted road closures and traffic control plan for the Mother Goose Parade.

- \*1.6            EVENT IN THE RIGHT OF WAY - HOLIDAY LIGHTS ON MAIN  
(Report: Frank Carson, Director of Recreation)**

**RECOMMENDATION:** That the City Council review and approve the submitted road closures and traffic control plan for the Holiday Lights on Main.

- \*1.7            PURCHASE OF RADIO EQUIPMENT  
(Report: Nahid Razi, Purchasing Agent)**

**RECOMMENDATION:** That the City Council authorizes the Purchasing Agent, in accordance with Municipal Code 3.20.010.C.5, to execute a purchase agreement with Motorola Solutions, Inc., utilizing San Diego County RCS Contract No. 553982 for the purchase of radio dispatch console systems in the amount of \$350,442.60.

## PUBLIC COMMENT

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today's agenda are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

## 2. WRITTEN COMMUNICATIONS: None

### **3. PUBLIC HEARINGS:**

- \*3.1 RESOLUTION: PURCHASE AND SALE AGREEMENT FOR 115 REA AVENUE  
(Report: Anthony Shute, Director of Community Development)**

**RECOMMENDATION:** That the City Council acting as the Successor Agency to the Former Redevelopment Agency:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Adopts the next RESOLUTION in order to approve the proposed Purchase and Sale Agreement (PSA) between the City of El Cajon, as Successor Agency to the former El Cajon Redevelopment Agency, and Iona Sharf, for the sale of 115 Rea Avenue, substantially in the form as it is presented at this meeting, with such changes as may be approved by the Executive Director; and
- Authorizes the Executive Director or designee to execute a grant deed and all other documents necessary to implement approved terms and conditions and complete the sale upon approval by the Oversight Board and California Department of Finance.

### **4. ADMINISTRATIVE REPORTS:**

- \*4.1 PROPERTY ASSESSED CLEAN ENERGY PROGRAM (PACE)  
(Report: Anthony Shute, Director of Community Development)**

**RECOMMENDATION:** Information only

### **5. COMMISSION REPORTS: NONE**

### **6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS**

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee; League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

- \*6.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

- \*6.2 LEGISLATIVE REPORT**

## ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

### COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

\*7.1 COUNCIL ACTIVITIES REPORT/COMMENTS

8.

### MAYOR PRO TEM BOB MCCLELLAN

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

\*8.1 COUNCIL ACTIVITIES REPORT/COMMENTS

9.

### COUNCILMEMBER BEN KALASHO

East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA; Indian Gaming Local Community Benefit Committee – Alternate.

\*9.1 COUNCIL ACTIVITIES REPORT/COMMENTS

10.

### COUNCILMEMBER STEVE GOBLE

SANDAG – Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; METRO Commission/Wastewater JPA - Alternate.

\*10.1 COUNCIL ACTIVITIES REPORT/COMMENTS

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## **ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)**

- \*10.2 REVISION TO CITY COUNCIL RESOLUTION NO. 074-17 REGARDING CITY COUNCIL MEMBER USE OF ELECTRONIC DEVICES DURING MEETINGS  
(Report: Steve Goble, Council Member)**

**RECOMMENDATION:** That the City Council direct the City Manager to place this item on an upcoming agenda, with any legal analysis necessary, for further discussion and decision-making.

### **11. JOINT COUNCILMEMBER REPORTS: NONE**

### **12. GENERAL INFORMATION ITEMS FOR DISCUSSION**

- A. September 2017 Donation to the El Cajon Animal Shelter**

### **13. ORDINANCES: FIRST READING**

- \*13.1 AN URGENCY ORDINANCE OF THE CITY OF EL CAJON, IMPLEMENTING A PROHIBITION ON FOOD SHARING AND DISTRIBUTION SERVICES AND EVENTS IN THE CITY OF EL CAJON  
(Report: Frank Carson, Director of Recreation)**

**RECOMMENDATION:** That the City Council, by not less than a four-fifths (4/5ths) affirmative vote, adopts the urgency ordinance implementing a prohibition on food sharing and distribution services and events in the City of El Cajon

- Make a MOTION to Adopt the Urgency Ordinance
- Discussion
- Vote
- If approved, that the Mayor requests the City Clerk to recite the title.



## **14. ORDINANCES: SECOND READING AND ADOPTION**

- \*14.1      ORDINANCE NO. 5065 AN ORDINANCE OF THE EL CAJON CITY COUNCIL AMENDING TITLES 1 AND 17 OF THE EL CAJON MUNICIPAL CODE TO INCREASE FINES AND PENALTIES FOR VIOLATIONS OF LAND USE ORDINANCES, AND TO ADD A NEW CHAPTER, 17.243, ADDRESSING PERSONAL CULTIVATION OF MARIJUANA, AND PROHIBITING ALL COMMERCIAL MARIJUANA ACTIVITY  
            (Report: Anthony Shute, Director of Community Development)**

**RECOMMENDATION:** That Mayor Wells requests the City Clerk to recite the title.

**AN ORDINANCE OF THE EL CAJON CITY COUNCIL AMENDING TITLES 1 AND 17 OF THE EL CAJON MUNICIPAL CODE TO INCREASE FINES AND PENALTIES FOR VIOLATIONS OF LAND USE ORDINANCES, AND TO ADD A NEW CHAPTER, 17.243, ADDRESSING PERSONAL CULTIVATION OF MARIJUANA, AND PROHIBITING ALL COMMERCIAL MARIJUANA ACTIVITY**

- **MOTION to adopt Ordinance**

## **15. CLOSED SESSIONS: NONE**

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 24<sup>th</sup> day of October 2017, is adjourned to Tuesday, October 24, 2017, at 7:00 p.m.

**JOINT MEETING**  
**EL CAJON CITY COUNCIL/HOUSING AUTHORITY and**  
**SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY**

Tuesday, October 24, 2017  
7:00 p.m.

COUNCIL CHAMBERS  
200 Civic Center Way  
El Cajon, California

**A G E N D A**

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** City Clerk Daryl A. Betancur

**PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE**

- **AGENDA CHANGES:**
- **PUBLIC COMMENT:**

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today's docket are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

\* Asterisk indicates agenda item includes back up information that is available for review

## **100. COMMISSION REPORTS:**

### **\*101. INTERVIEW FOR COMMISSION VACANCY (Report: Daryl A. Betancur, City Clerk)**

**RECOMMENDATION:** That the City Council conducts an interview for a vacant seat on the Veterans' Commission, and considers the following options:

1. Extend the recruitment period to solicit additional applications; or
2. Appoint current applicant for a term to expire January 2022.

### **VETERANS' COMMISSION:**

One Commissioner (Vacancy due to resignation)

- Concurrently appoint applicant to fill the remainder of the term vacated by former Commissioner Wayne Clark, which would have ended on January 2018, in addition to making an appointment for a full four-year term to expire January 2022.
- City Council Policy A-27 indicates the application period for a vacancy will be extended by staff if there is not at least one more qualified applicant than the number of existing vacancies. As this is the only applicant, the Council may elect to waive this requirement and proceed with the appointment (which is consistent with prior actions on the part of the Council), or direct staff to extend the application period.

## **PUBLIC HEARINGS:**

### **\*102 RESOLUTIONS: WEST MAIN RESIDENCES - PLANNED UNIT DEVELOPMENT NO. 348 AND TENTATIVE SUBDIVISION MAP NO. 668 (Report: Anthony Shute, Director of Community Development)**

**RECOMMENDATION:** That the City Council:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Moves to ADOPT the next RESOLUTION in order APPROVING the CEQA exemption;
- Moves to ADOPT the next RESOLUTION in order APPROVING Planned Unit Development No. 348; and
- Moves to ADOPT the next RESOLUTION in order APPROVING Tentative Subdivision Map No. 668

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 24<sup>th</sup> day of October 2017, is adjourned to Tuesday, November 14, 2017, at 3:00 p.m.



## Upcoming Events in El Cajon City Council Meeting For October 24, 2017



### **Cajon Classic Cruise Car Show - *Trunk or Treat* - Wednesday October 25, 5 p.m. - 8 p.m.**

This **last** car show of the season will involve a full street closure of East Main Street between Magnolia Avenue and Claydelle Avenue. The 2017 season of the Cajon Classic Cruise is hosted by the Downtown El Cajon Business Partners. For more information, call (619) 334-3000 or visit [www.downtownelcajon.com](http://www.downtownelcajon.com).

### ***Happy Halloween - October 31***

### **City Hall Closed on Alternate Fridays - Next closure on Friday November 3**

For a full calendar of City Hall office hours, visit [www.cityofelcajon.us](http://www.cityofelcajon.us).

### **Daylight Saving Time ends - Sunday, November 5**

This is the time we "fall back" and turn our clocks back one hour from 2:00 a.m. to 1:00 a.m., giving an extra hour of sleep and early nightfall.

### **Veterans Day - Saturday, November 11**

*City offices closed in observance of Veterans Day, Friday, November 10.*

### **Veterans Day Observance Ceremony - "Honoring Our Veterans" Saturday, November 11, 1 p.m.**

At the Centennial Plaza and the Veterans Memorial. This salute to veterans will be held at 200 Civic Center Way. For more information, call (619) 441-1756.

### **City Council Meeting - Tuesday November 14, 3 p.m. and 7 p.m. (as needed)**

Meetings are held on the second and fourth Tuesday of the month as needed in the Council Chamber, located at 200 Civic Center Way. For information, and to view the full agenda, visit [www.cityofelcajon.us](http://www.cityofelcajon.us).

### **71<sup>st</sup> Annual Mother Goose Parade - Sunday, November 19, 1 p.m.**

The parade begins at 1:00 p.m. on East Main Street at Magnolia Avenue, eastbound to First Avenue. See local dignitaries, TV Celebrities, marching bands, equestrians and parade floats! Visit [www.mothergooseparade.org](http://www.mothergooseparade.org) for more detailed information.

### **Thanksgiving - Thursday, November 23**

City offices closed in observance of the Thanksgiving Holiday on Thursday and Friday, November 23 & November 24.

### **Holiday Lights on Main Street - November 25, 11 a.m. to 7 p.m.**

At the Prescott Promenade enjoy holiday music and singing, an ice skating rink, a visit with Santa, food vendors, and a special tree lighting ceremony at 6:00 p.m. at the corner of Main Street and Magnolia Avenue. Visit [www.downtownelcajon.com](http://www.downtownelcajon.com) or call (619) 334-3000 for more details.

### **The Fall City News & Recreation Guide - Now Available!**

The guide is available online by visiting [www.cityofelcajon.us](http://www.cityofelcajon.us) and selecting the "In The Spotlight" link. In addition, copies are available at any of the El Cajon recreation centers, local libraries, and in the lobbies of City Hall and the El Cajon Police Station. For more information, call (619) 441-1516.

**Stay Informed on City Events, Services & Meetings - Visit the City of El Cajon's website at [www.cityofelcajon.us](http://www.cityofelcajon.us). Register for the "E-NOTIFICATION."**

**JOINT MEETING OF THE  
EL CAJON CITY COUNCIL/HOUSING  
AUTHORITY/SUCCESSOR AGENCY  
TO THE REDEVELOPMENT AGENCY**



**MINUTES**

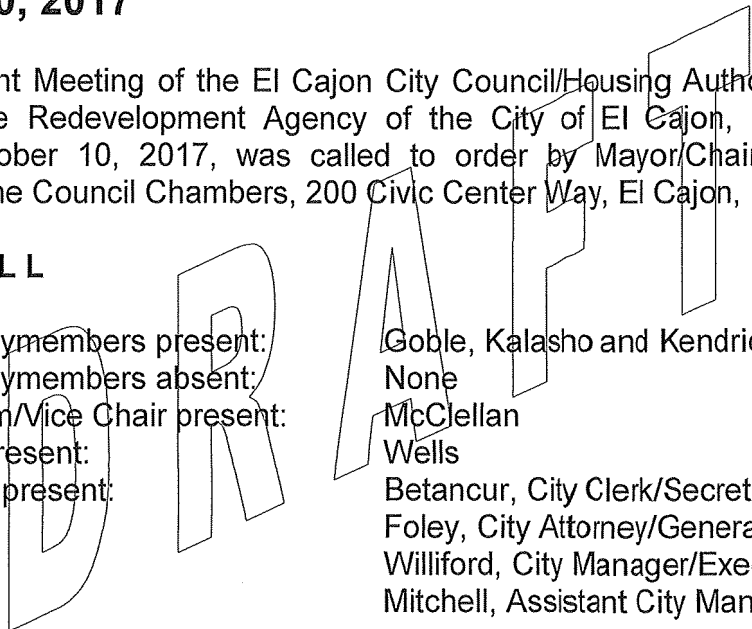
**CITY OF EL CAJON  
EL CAJON, CALIFORNIA**

**October 10, 2017**

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, October 10, 2017, was called to order by Mayor/Chair Bill Wells at 3:01 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

**ROLL CALL**

Council/Agencymembers present:	Goble, Kalasho and Kendrick
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Wells
Other Officers present:	Betancur, City Clerk/Secretary Foley, City Attorney/General Counsel Williford, City Manager/Executive Director Mitchell, Assistant City Manager



**Mayor Wells invited Grossmont Healthcare District Board Member, Michael Anderson to lead the Pledge of Allegiance and MOMENT OF SILENCE.** (The Courts have concluded that sectarian prayer as part of City Council Meetings is not permitted under the Constitution).

**POSTINGS:** The City Clerk posted Orders of Adjournment of the September 26, 2017, meeting and the Agenda of the October 10, 2017, meetings in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

- **COMMENDATION: Grossmont Healthcare District**
- **PROCLAMATION: Fire Prevention Week, October 8-14**
- **PROCLAMATION: National Community Planning Month - October**

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.10)**

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to APPROVE  
Consent Items 1.1 to 1.10.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS**

Approve Minutes of the September 26, 2017 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency. Approved by Minute Order No. 2017-57.

**1.2 WARRANTS**

Approve payment of Warrants as submitted by the Finance Department. Approved by Minute Order No. 2017-58.

**1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL  
OF ORDINANCES ON AGENDA**

Approve the reading by title and waive the reading in full of all Ordinances on the Agenda. Approved by Minute Order No. 2017-59.

**CONSENT ITEMS: (Continued)**

- 1.4 RESOLUTION: ADOPT THE ROAD MAINTENANCE AND REHABILITATION ACCOUNT (RMRA) PROPOSED LIST OF PROJECTS FOR FISCAL YEAR 2017-18 AND AMEND THE 2017-18 BUDGET TO INCORPORATE A PROJECTS LIST OF PROPOSED OVERLAY STREETS FUNDED BY SENATE BILL (SB) 1  
(Report: Yazmin Arellano, Deputy Director of Public Works/City Engineer)**

Adopts RESOLUTION No. 087-17 to:

1. Adopt the RMRA Projects List of Proposed Overlay Streets for Fiscal Year 2017-18 in Accordance with the Road Repair and Accountability Act of 2017;
2. Amend the 2017-18 Budget to Incorporate a Projects List of Proposed Overlay Streets Funded by SB 1: The Road Repair and Accountability Act of 2017; and
3. Direct City staff to submit to the California Transportation Commission (CTC) a list of proposed projects to receive RMRA funding for Fiscal Year 2017-18.

- 1.5 JOHNSON AVENUE SEWER RELIEF PROJECT - PHASE II PROFESSIONAL SERVICES CONTRACT AMENDMENT FOR CONSTRUCTION MANAGEMENT SERVICES WITH MICHAEL BAKER INTERNATIONAL, INC. AND PROJECT BUDGET AMENDMENT  
(Report: Yazmin Arellano, Deputy Director of Public Works/City Engineer)**

1. Authorizes the City Manager to execute an amendment to the Professional Services Agreement (PSA) for the Construction Management Services for the Johnson Avenue Sewer Relief Project (JASRP) Phase II with Michael Baker International, Inc. (MBI) increasing the contract by \$240,000.00 and extending the term of the Agreement through June 2018;
2. Appropriates an additional \$160,000.00 from the Wastewater Fund for additional Construction Management Services;
3. Re-appropriates Wastewater Fund carry-over funding of \$1,086,578.00 from Fiscal Year 2016-2017 to Fiscal Year 2017-18 for this project; and
4. Appropriates \$760,000.00 from the Wastewater Fund to budget existing City Council approved construction costs.

Approved by Minute Order No. 2017-60.



**CONSENT ITEMS: (Continued)**

**1.6 2018 CALENDAR OF MEETINGS FOR THE CITY COUNCIL/HOUSING AUTHORITY AND SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY  
(Report: Daryl A. Betancur, City Clerk)**

Reviews the proposed 2018 calendar of meetings for the City Council/Housing Authority and Successor Agency to the Former Redevelopment Agency, makes appropriate modifications, or accepts as presented. Approved by Minute Order No. 2017-61.

**1.7 HOUSING AUTHORITY ANNUAL REPORT FY 2016-17  
(Report: Anthony Shute, Director of Community Development)**

1. Approves the submitted Annual Report; and
2. Authorizes the Executive Director to transmit it, in a form substantially as presented, to the California Department of Housing and Community Development as required by State law.

Approved by Minute Order No. 2017-62.

**1.8 REQUEST FOR SOLE-SOURCE AGREEMENT FOR PURCHASE AND INSTALLATION OF FIRE STATIONS 8 AND 9 EXHAUST SYSTEMS, PS0070  
(Report: Dennis Davies, Deputy Director of Public Works)**

Authorizes the Purchasing Agent to waive the bidding requirements in accordance with Municipal Code 3.20.010.C.5 and execute a sole-source agreement with Aair Purification Systems, for the purchase and installation of the replacement exhaust systems at Fire Stations 8 and 9 through PlymoVent Corporation (PlymoVent) in the total amount of \$144,573.88. Approved by Minute Order No. 2017-63.

**1.9 RESOLUTION: ALL-WAY STOP SIGN REQUESTS ON RENETTE AVENUE  
(Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)**

Adopts RESOLUTION NO. 088-17 in order to establish permanent all-way stop signs on Renette Avenue at the intersections of Prescott Avenue and Sunshine Avenue in order to enhance safe and efficient pedestrian and traffic flow.

**CONSENT ITEMS: (Continued)**

**1.10 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR SEWER AND STORM DRAIN REPAIR AND REPLACEMENT, JOB NO. WW3519, BID NO. 021-18  
(Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)**

Adopts RESOLUTION NO. 089-17 to Approve Plans and Specifications for the Sewer and Storm Drain Repair and Replacement WW3519, Bid Number 021-18; and RESOLUTION NO. 090-17 to direct a Notice Inviting Sealed Bids to be opened.

**PUBLIC COMMENT:**

**J.D. Loveland** thanked the Grossmont Healthcare District for their donation to the East County Transitional Living Center.

**Bonnie Price** congratulated the Planning Commission and encouraged having more women on the City boards and Commissions. She asked for an update on the East County Performing Arts Center (ECPAC). **Mayor Wells** stated that LiveNation would soon retake the project, as they are focusing on the aftermath of the Las Vegas tragedy from the previous week.

**Monica Zech** made an invitation to the Public Forum to be held on October 10, 2017 at 7:00 p.m., and invited the public to HauntFest on October 20, 2017.

**2. WRITTEN COMMUNICATIONS: None**

**Mayor Wells** reminded councilmembers that the use of cell phones was not allowed during the meeting.

**3. PUBLIC HEARINGS:**

**3.1 PERSONAL MARIJUANA CULTIVATION, FINES AND CIVIL PENALTIES AND CRIMINALIZATION OF LAND USE  
(Report: Anthony Shute, Director of Community Development)**

## **PUBLIC HEARINGS: (Item 3.1 – Continued)**

### **RECOMMENDATION: That the City Council:**

- Opens the public hearing and receives testimony;
- Closes the public hearing;
- Moves to INTRODUCE the next ORDINANCE in order APPROVING amendments to the Municipal Code; and
- Requests that the City Clerk read the ORDINANCE by title only.

### **DISCUSSION**

**Director of Community Development, Anthony Shute**, provided a summary of the Item.

In response to a question by **Mayor Wells, Director of Community Development, Anthony Shute** stated that the ordinance allows both property owners and tenants to be fined up \$2500.00 per day.

**Mayor Wells** opened the public hearing.

**Patrisha Williams** spoke in support of the proposed Ordinance.

**Wendy Wolfanger** spoke in support of the proposed Ordinance.

**Jaime Freitas** thanked City Staff for their continued efforts to fight the illegal dispensaries in the City, and stated that by closing a dispensary near his home, problems such as excessive traffic and loitering had been lessened. **Mr. Freitas** mentioned that he received information that **Councilmember Kalasho** accepted contributions towards his campaign from illegal marijuana dispensaries, and stated that was a detriment to the city, as it is costing the City thousands of dollars to close those dispensaries. **Councilmember Kalasho** stated that he was in favor of medical marijuana but did not support recreational use.

In answer to a question by **Councilmember Kalasho**, **City Attorney Foley** stated that items discussed during closed sessions were not to be discussed with others. **Councilmember Kalasho** stated that the fact that he received contributions from dispensaries was shared during a closed session and he would like **City Attorney Foley** to review the meeting tapes.

**Clarrissa Payan**, resident of ECTLC, stated that some people who claim to need medical marijuana do not actually need it; she feels it is being abused.

**Mayor Pro Tem McClellan** was in agreement with Ms. Payan's statements.

**PUBLIC HEARINGS: (Item 3.1 – Continued)**

**Jennie Belden** from ECTLC, spoke in support of the ordinance, but stated medical marijuana should be available to people who really need it.

**Lorenzo Higley**, representing CASA, spoke in support of the adoption of the proposed Ordinance, and he presented a map to Council with information on illegal dispensaries and delivery services in the City of El Cajon.

**Councilmember Kendrick** expressed his surprise on the number of illegal delivery service stores in the City.

**Kevin Miller** spoke in support of the proposed Ordinance.

**Lisa Bridges**, representing SAM San Diego, is in favor of removing illegal dispensaries.

**Carol Green** spoke in support of the proposed ordinance, and shared advertising for permitted marijuana industry shops.

**J.D. Loveland** stated that the marijuana business was about money, not helping the people who medically need it.

**Councilmember Kalasho** stated he would like to talk about how to help the people who legitimately need medical marijuana.

**Nancy Mikha**, a senior at El Cajon Valley High School, stated that she supports the usage of marijuana by people who are sick, and thanked the **Council** for restricting the ease for students to access the drug.

**Humbert Cabrera** supports increasing the fines to the illegal dispensaries, but stated more needs to be done to prevent the usage of drugs by children.

**Tony Sotille** stated his disagreement with comments made by **Councilmember Kalasho**, who stated that marijuana was beneficial for certain diseases. **Mr. Sotille** added that there was no evidence by the Federal Drug Administration to show of the beneficial benefits of the drug.

**MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE the Public Hearing.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**PUBLIC HEARINGS: (Item 3.1 – Continued)**

**Councilmember Kalasho** stated that the proposed ordinance was to raise fines not to discuss other issues, such as abusing the drug.

In answer to a question by **Mayor Wells, Director of Community Development, Anthony Shute** stated that prohibition of delivery services was part of the ordinance.

**City Attorney Foley** stated that the proposed ordinance was not only raising penalties, but it also deals with the urgency ordinance passed in a previous meeting by **Council**, which is to prohibit the cultivation of personal marijuana outside of their residence.

Discussion amongst **Council** and **Staff** ensued regarding:

- Clarification that it was not considered to be a delivery service, if you are a family member or caregiver to a person who has medical issues and has been issued a medical marijuana card;
- Value of dispensaries to the community;
- Criminal element of the dispensaries.

**MOTION BY McCLELLAN, SECOND BY KALASHO, to INTRODUCE the ORDINANCE amending Titles 1 and 17 of the El Cajon Municipal Code.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**City Clerk Betancur** recited the title to the Ordinance.

AN ORDINANCE OF THE EL CAJON CITY COUNCIL AMENDING TITLES 1 AND 17 OF THE EL CAJON MUNICIPAL CODE TO INCREASE FINES AND PENALTIES FOR VIOLATIONS OF LAND USE ORDINANCES, AND TO ADD A NEW CHAPTER, 17.243, ADDRESSING PERSONAL CULTIVATION OF MARIJUANA, AND PROHIBITING ALL COMMERCIAL MARIJUANA ACTIVITY.

Approved by Minute Order No. 2017-64.

**4. ADMINISTRATIVE REPORTS:**

**4.1 CREATION OF A NEW HIRE INCENTIVE PILOT PROGRAM FOR SWORN POLICE OFFICERS  
(Report: Douglas Williford, City Manager)**

**RECOMMENDATION:** That the City Council authorizes the implementation of the Police Department's "New Hire Incentive Pilot Program".

**DISCUSSION**

**City Manager Williford** provided a report on the New Hire Incentive Program.

**Mayor Pro Tem McClellan** and **Councilmember Kendrick** spoke in support of the proposed program.

In answer to a question by **Councilmember Goble, Director of Administrative Services, Jim Lynch** stated that research done showed the incentive program to be comparable to other agencies with similar programs. The program was fairly new and the effectiveness of it still remains to be proven.

**MOTION BY GOBLE, SECOND BY McCLELLAN, to AUTHORIZE the implementation of the Police Department's "New Hire Incentive Pilot Program".**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**Recess called at 4:25 p.m.  
Meeting called back to order at 4:29 p.m.**

Approved by Minute Order No. 2017-65.

**4.2 UPDATE REGARDING CITY OF EL CAJON'S RESPONSE TO SAN DIEGO COUNTY HEPATITIS A OUTBREAK  
(Report: Douglas Williford, City Manager)**

**RECOMMENDATION:** That the City Council receive an update regarding the City's efforts to address the San Diego County Hepatitis A outbreak.

**DISCUSSION**

**Assistant City Manager Mitchell** presented a summary of the Item as an informational Item, no action was required.

**ADMINISTRATIVE REPORTS: (Item 4.2 – Continued)**

Discussion ensued among **Council** and **Staff** concerning the following:

- Percentage of homeless population that received vaccination;
- Due to HIPAA violations and restrictions, there was no way to keep track;
- Number of El Cajon residents with Hepatitis A;
- Suggested having pet waste stations to help keep City clean.

Approved by Minute Order No. 2017-66.

**4.3 OPERATING COVENANT WITH MERCEDES-BENZ OF EL CAJON  
(Report: Douglas Williford, City Manager)**

**RECOMMENDATION:** That the **City Council** approves an Operating Covenant with Oremor European, LLC/Mercedes-Benz of El Cajon, and authorizes the City Manager to execute the agreement with such minor changes as may be approved by the City Manager.

**DISCUSSION**

**City Manager Williford** provided a summary of the Item.

**Councilmember Kalasho** recused himself as Oremor is a member of a Chamber where his wife serves as CEO.

**Councilmember Kalasho** left the dais at 4:39 p.m.

**City Manager Williford** announced that the owner of Oremor was in the audience to answer any questions **Council** may have.

**Valerie Romero**, owner, spoke in support of the proposed agreement with the City.

**Councilmembers** spoke in support of the Agreement.

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to APPROVE an Operating Covenant with Oremor European, LLC/Mercedes-Benz of El Cajon, and authorizes the City Manager to execute the agreement with such minor changes as may be approved by the City Manager.**

**MOTION CARRIED BY 4-0 VOTE  
(KALASHO – Disqualified).**

**Councilmember Kalasho** returned to the dais at 4:42 p.m.

Approved by Minute Order No. 2017-67.

**ACTIVITIES REPORTS OF COUNCILMEMBERS (Continued)**

**9.**

**COUNCILMEMBER BEN KALASHO**

East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA; Indian Gaming Local Community Benefit Committee – Alternate.

**9.1 Council Activities Report/Comments**

**REPORT AS STATED.**

**10.**

**COUNCILMEMBER STEVE GOBLE**

SANDAG – Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; METRO Commission/Wastewater JPA - Alternate.

**10.1 Council Activities Report/Comments**

**Councilmember Goble** reported he was not able to attend the Chamber of Commerce Breakfast on October 6, 2017. He also reported on his last meeting with MTS, which will have significant route changes.

**11. JOINT COUNCILMEMBER REPORTS: None**

**12. GENERAL INFORMATION ITEMS FOR DISCUSSION:**

**13. ORDINANCES: FIRST READING: N/A**

**14. ORDINANCES: SECOND READING AND ADOPTION: None**



**15. CLOSED SESSION**

**RECOMMENDATION:** That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency adjourns to Closed Sessions as follows:

**15.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Pursuant to Section 54956.8 of the Government Code:**

Property	Negotiating Parties	Agency Negotiators
APN#488-083-03 115 Rea Avenue	Iona Sharf	City Manager Assistant City Manager City Attorney Cameron Czubernat Kerry A. Schimpf

**Under negotiation:** For the Successor Agency Board to provide instructions to its negotiators regarding the price and terms for payment for the potential sale of property owned by the Successor Agency.

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADJOURN to Closed Session at 4:44 p.m.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**16. RECONVENE TO OPEN SESSION AT 4:50 P.M.**

**City Attorney Foley** reported the following actions:

**15.1** Motion by Wells, Second by Kendrick to enter into a purchase and sale agreement with Iona Sharf for \$450,00.00.

**Adjournment:** Mayor Wells adjourned the Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 10th day of October 2017, at 4:52 p.m. to Tuesday, October 10, 2017, at 7:00 p.m.

**DARYL A. BETANCUR, MPA, MMC**  
City Clerk/Secretary

# JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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#### October 10, 2017

An Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California, held Tuesday, October 10, 2017, was called to order by Mayor/Chair Bill Wells at 7:02 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday October 10, 2017, by order of the City Council and Redevelopment Agency.

#### ROLL CALL

Council/Agencymembers present:	Goble, Kalasho and Kendrick
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Wells
Other Officers present:	Betancur, City Clerk/Secretary Foley, City Attorney/General Counsel Williford, City Manager/Executive Director Al-Ghafry, Assistant City Manager

**Mayor Wells invited Humbert Cabrera to lead in the PLEDGE OF ALLEGIANCE TO the FLAG and MOMENT OF SILENCE.** (The Courts have concluded that sectarian prayer as part of City Council meetings is not permitted under the Constitution)

#### AGENDA CHANGES: None

## **PUBLIC COMMENT:**

**Bonnie Price** asked if the public would hear of any proposal, or any pertinent information before the Public Forum begins. Ms. Price commented that there was scientific support to show that marijuana helps patients with certain illnesses.

In answer to a question by Bonnie Price, **Director of Community Development, Anthony Shute** stated that for sale signs were allowed as long as the property was for sale. **City Attorney Foley** stated that the time allowance was not a city regulation but rather a State law.

**Naomi Swimford**, resident of Lexington apartments spoke about safety issues near her residence.

## **2. ADMINISTRATIVE REPORTS:**

### **2.1 EL CAJON PUBLIC FORUM (Report: Douglas Williford, City Manager)**

**RECOMMENDATION:** That the City Council take public testimony and hear Councilmember's submitted proposals and direct the City Manager to return at a subsequent meeting to provide further analysis of issues/ideas presented for City Council consideration, decision-making, and prioritization.

#### **DISCUSSION**

**City Manager Williford** provided information on the Item. He informed the public that no decisions will be made at the meeting but rather items may come back at a later date.

**Mayor Wells** opened the Public Forum.

**Elaine Briggs** spoke about homeless problems, and she proposed 'take pride in your city week', to encourage residential homeowners to pick up trash, clean yards, and ask local businesses to give discounts on cleaning supplies.

**Mohammed Tuama** spoke about new-comers support, to create a sense of belonging for the local refugees.

**Councilmember Kalasho** asked from staff, if councilmembers were allowed to ask questions from the audience, the answer was, yes.

**Dr. Athir Hajjar** stated that the City should ease demands and regulations for small businesses in the City. He also asked what the City was doing with the homeless problem, who vandalize the community.

**EL CAJON PUBLIC FORUM: (Continued)**

**Councilmember Goble** exchanged questions and information with **Dr. Hajjar** regarding how small business can be helped to be successful in El Cajon.

**Humbert Cabrera** pointed out building code violations in the chamber area, such as handrails, lights, and sound booth to make the point of how many regulations businesses have to comply with to stay open.

**Mayor Wells** and **Mayor Pro Tem McClellan** agreed that there were excessive regulations coming from Sacramento and Washington.

**Joe Ganzenelli**, small business owner, thanked the **City Council** for the work they do. He stated that he finds the Building Department was limited by all the regulations established by the State. He also mentioned the homeless problem in the city and stated it had created a burden on his business.

**Jaime Freitas** asked the City to continue fighting the legalization of dispensaries in the City of El Cajon.

**Corry Covington** spoke about sewer and trash charges in the City. He mentioned a bonus received by City employees in 2016. **Mr. Covington** stated the Police Department should be open to the public on the weekends, and asked what the City was doing to attract new businesses into the City. **Mr. Covington's** questions were answered by **Mayor Wells** and **City Manager Williford**.

**Chris Leeper** encourages everyone to be more Christian in their everyday life.

**Kevin Miller** shared that there were jobs coming to the city via a program to be presented soon. He also stated that a proposal to help the homeless program was underway and will be presented in the future to **Council**.

**Humbert Cabrera** suggested multiple zoning within the same lot line to include residential and hotels in one area.

**MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE the Public Forum.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

## EL CAJON PUBLIC FORUM: (Continued)

**Mayor Wells** opened the Forum to Councilmembers to share their ideas.

**Councilmember Goble** presented the following ideas:

1. Seasonal Awareness Sign Campaign - Heat warning signs to help protect children and pets left in cars during the summer season.
2. Access to city services via an app – to report graffiti, shopping carts, code violations, trash, 72 hour parking violation, illegal structures.

**Mayor Wells** presented the following ideas:

1. Request for Staff to investigate the possibility to increase the number of blinking yellow lights throughout the City.
2. Technology initiative to allow citizens to get info on their own property, directly off the website with information such as; code violations, permits, etc.

Approved by Minute Order No. 2017-68.

No further comments were offered.

**ADJOURNMENT:** Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 10th day of October 2017, at 8:12 p.m. to Tuesday, October 24, 2017, at 3:00 p.m.

**DARYL A. BETANCUR, MPA, MMC**  
City Clerk/Secretary

**APPROVAL OF READING BY TITLE AND WAIVER OF READING  
OF ORDINANCES ON THIS AGENDA**

The City Council waives the reading of the full text of every ordinance contained in this agenda and approves the reading of the ordinance title only.

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# City of El Cajon Agenda Report

MEETING: Oct. 24, 2017

ITEM NO: 1.4



**TO:** Mayor Wells, Mayor Pro Tem McClellan,  
Councilmembers Goble, Kalasho and Kendrick

**FROM:** Dirk Epperson, Director of Public Works

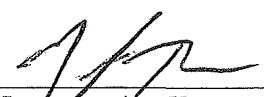
**SUBJECT:** Request for Time Extension of Tentative Parcel Map (TPM) 634;  
1984 Valley View Boulevard, Engineering Job No. 3113


**RECOMMENDATION:** That the City Council grants a one-year time extension for TPM 634 and sets the new expiration date to be December 19, 2018, in accordance with Municipal Code Section 16.12.110.


**BACKGROUND:** Public Works staff received a letter (copy attached) dated August 25, 2017, from property owner, Mr. Allen Sliwa, requesting a time extension for TPM 634. Resolution No. 189-06 conditionally approved TPM 634 with an expiration date of December 19, 2008, and was subsequently extended by the State Legislature until December 19, 2017. Section 16.12.110 of the Municipal Code allows for three (3) one-year extensions. This request is the third of three (3) allowable map time extensions.

TPM 634 requests a two-lot subdivision in the R-E-20 (Residential Estates 20,000 Sq. Ft.) Zone on a property located on the east side of Valley View Boulevard between Sunnyside Avenue and Granite Hills Drive, addressed as 1984 Valley View Boulevard.

**FISCAL IMPACT:** None. All costs are paid by the sub-divider.

**PREPARED BY:**  
  
Yazmin Arellano  
DEPUTY DIRECTOR  
OF PUBLIC WORKS/  
CITY ENGINEER

**REVIEWED BY:**  
  
Dirk Epperson  
DIRECTOR OF  
PUBLIC WORKS

**APPROVED BY:**  
  
Douglas Williford  
CITY MANAGER

- Attachments:  
1.) Letter dated August 25, 2017  
2.) TPM 634

To Jaime Campos and the City of El Cajon:

My name is Allen Sliwa; I own the home at 1984 Valley View Blvd and am asking for an extension on Tentative Parcel Map 634. My request for my time is due to the costs to complete the project based upon the investment to finalize. As you can see in the plans, there are many requirements to complete the project, which is the reason for the request.

If you have any question, please feel free to reach me on my cell phone at 619 672 0770.

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Thank you



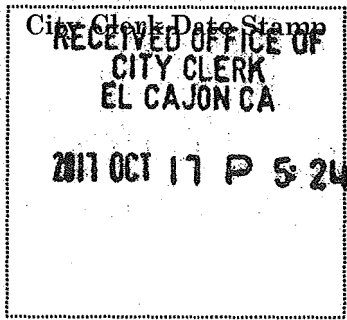
8.25.17

Allen Sliwa









# City of El Cajon Agenda Report

MEETING: 10/24/17

ITEM NO: 1.5



**TO:** Mayor Wells, Mayor Pro Tem McClellan,  
Councilmembers Goble, Kalasho and Kendrick

**FROM:** Frank Carson, Director of Recreation

**SUBJECT:** Event in the Right of Way – Mother Goose Parade

**RECOMMENDATION:** That the City Council review and approve the submitted road closures and traffic control plan for the Mother Goose Parade.

**BACKGROUND:** On September 12, 2017, the City Council approved sponsorship of the 71st Annual Mother Goose Parade to include in-kind city services and \$20,000 in funds. This year’s Mother Goose Parade is scheduled for Sunday, November 19, 2017, with a start time of 1:00 p.m. A Sunday parade will allow for greater participation from the community. This year’s theme is “Home Grown” and there will be over 90 parade entries, including floats, marching bands, equestrians, special guests and Santa Claus.

The parade will begin on West Main Street at El Cajon Boulevard, travel east and conclude at 1<sup>st</sup> Street. Upon arriving at 1<sup>st</sup> Street, parade participants will turn left onto 1st Street to receive dismissal assignments to either Wells Park parking lot for equestrians or El Cajon High School for special units, floats and marching bands.

Approval for phased street closures are requested as follows:

Sunday, November 19, 2017

- |                        |  |
|------------------------|--|
| 10:00 a.m. – 5:00 p.m. | Main Street: Johnson Avenue to El Cajon Boulevard            |
| 10:00 a.m. – 5:00 p.m. | El Cajon Boulevard: Main Street to Johnson Avenue            |
| 10:00 a.m. – 5:00 p.m. | Johnson Avenue: El Cajon Boulevard to Main Street            |
| 10:00 a.m. – 5:00 p.m. | Douglas Avenue: El Cajon Boulevard to Claydelle Avenue       |
| 12:00 p.m. – 5:00 p.m. | Magnolia Avenue: Douglas Avenue to Civic Center Drive        |
| 12:00 p.m. – 5:00 p.m. | Main Street: Chambers Street to 1st Street                   |
| 12:00 p.m. – 5:00 p.m. | 1 <sup>st</sup> Street: Main Street to Madison Avenue        |
| 1:00 p.m. – 5:00 p.m.  | Madison Avenue: 1 <sup>st</sup> Street to El Cajon Valley HS |
| 1:00 p.m. – 5:00 p.m.  | Madison Avenue: 1 <sup>st</sup> Street to Wells Park         |
| 1:00 p.m. – 5:00 p.m.  | Wells Park parking lot                                       |

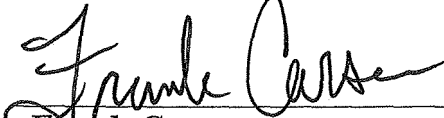
In accordance with El Cajon Municipal Code, Chapter 12.24, staff recommends that the City Council approve the use of the public right-of-way for the parade as it provides a venue for community participation and, in interest of the public, creates community awareness of the City. The parade is not for the sole purpose of advertising products, goods or for private profit. The traffic management plan has been approved by the City's Traffic Engineer and will be coordinated with Public Works and Police staff to ensure a safe and healthy event. Furthermore, the effective movement of vehicles and pedestrians in and around the parade will be assisted by Police without compromising service to the broader community.

The Special Event Committee will notify the Downtown El Cajon Business Partners of the additional conditions to be met no later than two weeks prior to the event. Requirements will include approved Certificates of Insurance and any necessary permits or licenses.


CEQA: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15061 (b)(3) the General Rule, which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The temporary use of the City's right-of-way for a community event and the detouring of other modes of transportation within City Streets will not have a significant effect on the environment.

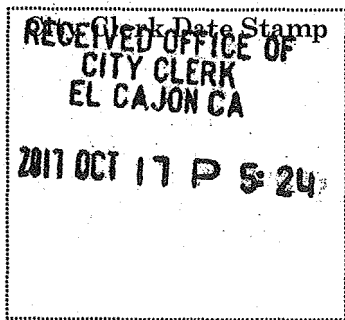
**FISCAL IMPACT:** Funding for Mother Goose Parade, in the amount of \$20,000, was approved by City Council on September 12, 2017. Funds are designated in the Council Contingency Budget (Activity #104000) for Fiscal Year 2017-2018. Indirect staff costs for the parade will be absorbed within the respective department budgets.

**PREPARED BY:**

  
\_\_\_\_\_  
Frank Carson  
Director of Recreation

**APPROVED BY:**

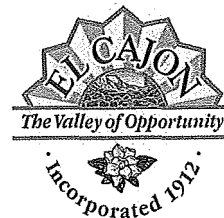
  
\_\_\_\_\_  
Douglas Williford  
CITY MANAGER



# City of El Cajon Agenda Report

MEETING: 10/24/17

ITEM NO: 1.6



**TO:** Mayor Wells, Mayor Pro Tem McClellan,  
Councilmembers Goble, Kalasho and Kendrick

**FROM:** Frank Carson, Director of Recreation

**SUBJECT:** Event in the Right of Way – Holiday Lights on Main

**RECOMMENDATION:** That the City Council review and approve the submitted road closures and traffic control plan for the Holiday Lights on Main.

**BACKGROUND:** Downtown El Cajon Business Partners, the management company for the Downtown El Cajon Property-Based Improvement District (PBID), in celebration of *Small Business Saturday*, is presenting a holiday themed event in the downtown area. The intent of the event is to provide economic enhancements to the Downtown District.

Holiday Lights on Main will be held on November 25, 2017, from 12:00 p.m. to 7:00 p.m. and includes the lighting of a 24-foot tree on private property at the corner of Main and Magnolia. Holiday string lighting will also be illuminated on Main Street between Magnolia and Claydelle and throughout the Prescott Promenade. Activities will be held in the Prescott Promenade, to include an ice skating rink, amplified music, inflatables, food, retail vendors and informational booths. This event will be free and open to the public. Limited street closures are requested.

In accordance with El Cajon Municipal Code Chapter 12.24, the event is not for the sole purpose of advertising products, goods, or for private profit. Instead the event will provide a central venue to promote community involvement, City awareness and public camaraderie.

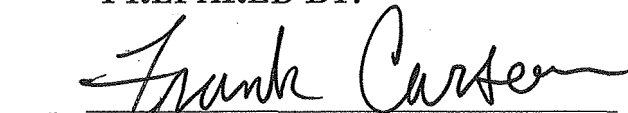
The Special Event Committee will notify the Downtown El Cajon Business Partners of the additional conditions to be met no later than two weeks prior to the event. Requirements will include approved Certificates of Insurance and any necessary permits or licenses. Approval for phased street closures are requested as follows:

Saturday, November 25, 2017

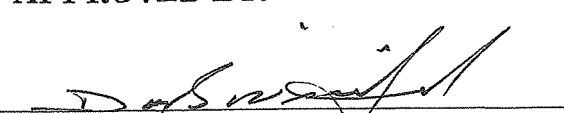
- 5:00 a.m. – 10:00 p.m. Prescott Promenade
- 5:00 a.m. – 10:00 p.m. Alley at Prescott Promenade
- 5:00 a.m. – 10:00 p.m. Prescott Promenade Parking Lot
- 6:00 p.m. – 7:30 p.m. Main Street and Magnolia Avenue Intersection

**FISCAL IMPACT:** Applicable fees to be paid by the applicant.

**PREPARED BY:**

  
\_\_\_\_\_  
Frank Carson  
Director of Recreation

**APPROVED BY:**

  
\_\_\_\_\_  
Douglas Williford  
CITY MANAGER

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# City of El Cajon Agenda Report

MEETING: Oct. 24, 2017

ITEM NO: 1.7



**TO:** Mayor Wells, Mayor Pro Tem McClellan,  
Councilmembers Goble, Kalasho and Kendrick

**FROM:** Nahid Razi, Purchasing Agent

**SUBJECT:** Purchase of Radio Equipment

**RECOMMENDATION:** That the City Council authorizes the Purchasing Agent, in accordance with Municipal Code 3.20.010.C.5, to execute a purchase agreement with Motorola Solutions, Inc., utilizing San Diego County RCS Contract No. 553982 for the purchase of radio dispatch console systems in the amount of \$350,442.60.

**BACKGROUND:** On December 13, 2016, the City Council accepted the FY 2016 Homeland Security – Urban Area Security Initiative (UASI) Grant and the associated purchase of replacement radio dispatch console systems.

This replacement of 4 (four) radio dispatch console systems is necessary in order to be compliant with the minimum operational requirements on the newly designed radio system which is being implemented and anticipated to be completed by 2018. The new console systems will replace current inventory which will not be operational on the radio system.

On January 14, 2014, the City entered into an agreement with the County of San Diego to participate in the Next Generation Regional Communications System. As part of the agreement, the City is able to purchase hardware via San Diego County RCS Contract No. 553982, awarded to Motorola Solutions, Inc. The RCS Contract pricing provides a 35% discount from the list price.

The City of El Cajon’s Municipal Code 3.20.010.C.5 states that the City Council may waive bidding requirements when the supplies or equipment may be acquired from or in cooperation with another governmental agency.

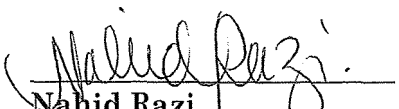
The Purchasing Division, in concurrence with the Chief of Police, recommends this purchase be made from Motorola Solutions, Inc.

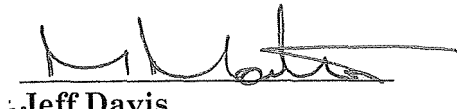
**FISCAL IMPACT:** The total fiscal impact of this purchase is \$350,442.60. Sufficient funds are available via the FY 2016 Homeland Security – UASI Grant (253900).


**PREPARED BY:**

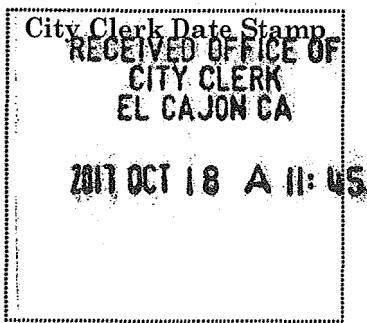
**REVIEWED BY:**

**APPROVED BY:**

  
Nahid Razi  
PURCHASING AGENT

  
Jeff Davis  
CHIEF OF POLICE

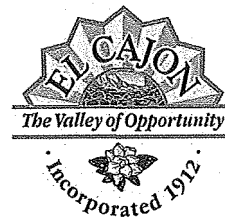
  
Douglas Williford  
CITY MANAGER



# City of El Cajon Agenda Report

MEETING: 10-24-17

ITEM NO: 3.1



**TO:** Mayor Wells, Mayor Pro Tem McClellan,  
Councilmembers Goble, Kalasho and Kendrick

**FROM:** Anthony Shute, Director of Community Development

**SUBJECT:** PURCHASE AND SALE AGREEMENT FOR 115 REA AVENUE

**RECOMMENDATION:** That the City Council acting as the Successor Agency to the Former Redevelopment Agency:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing;
3. Adopts the next resolution in order approving the proposed Purchase and Sale Agreement (PSA) between the City of El Cajon, as Successor Agency to the former El Cajon Redevelopment Agency, and Iona Sharf, for the sale of 115 Rea Avenue, substantially in the form as it is presented at this meeting, with such changes as may be approved by the Executive Director; and
4. Authorizes the Executive Director or designee to execute a grant deed and all other documents necessary to implement approved terms and conditions and complete the sale upon approval by the Oversight Board and California Department of Finance.

## BACKGROUND

Enactment of Assembly Bill 1484 on June 27, 2012 required the City of El Cajon, as Successor Agency to the former El Cajon Redevelopment Agency (Successor Agency) to prepare and submit a Long Range Property Management Plan (LRPMP) for the disposition of former redevelopment agency properties. The LRPMP was amended (Amended Plan), and approved by the Oversight Board on January 15, 2014, by the DOF on February 21, 2014, and by the City Council as Successor Agency, on March 11, 2014. Included in the Amended Plan as Site No. 12 is the real property located at 115 Rea Avenue (Property). The disposition process for the Property was to be sold in the open market with the approved broker, Commercial Properties Group, representing the Successor Agency. The property was appraised on February 2, 2017, with the appraised value of \$390,000 (Attachment 2).

The subject property is a 0.10 acre parcel located in downtown El Cajon where ongoing revitalization and economic development activities are taking place. The property is directly south of the new Marriott Hotel. Iona Sharf (Buyer) submitted a Letter of Intent (LOI) to the Successor Agency to purchase the Property (Attachment 3). During closed session on



October 10, 2017, staff discussed with the City Council the price and terms of the sale of 115 Rea Avenue. Consistent with the direction provided by the City Council, a Purchase and Sale Agreement (PSA) has been prepared with a purchase price of \$450,000 (Attachment 4).

Separate action by the Oversight Board to approve and authorize the execution of the PSA is required, and will be requested at the Oversight Board meeting to be held on November 1, 2017. Staff will then submit the Oversight Board action to the California Department of Finance for review.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

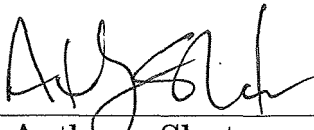
The proposed sale of the former Redevelopment Agency property is exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with section 15061(b); (General Rule) of the CEQA Guidelines. As it pertains to this project, the proposed purchase and sale agreement and the subsequent medical office use, will not have a significant effect on the environment. Section 15061(b) provides an exemption for projects where it can be seen with certainty that there is no possibility that the proposed project may have a significant impact on the environment.

### **FISCAL IMPACT**

Net proceeds from the sale of the Property will be remitted by the Successor Agency to the San Diego County Auditor-Controller's Office for distribution to the Affected Taxing Entities (ATEs). The City of EI Cajon will receive approximately 11% of the net proceeds from the sale, or about \$49,000.

**PREPARED BY:**

**APPROVED BY:**



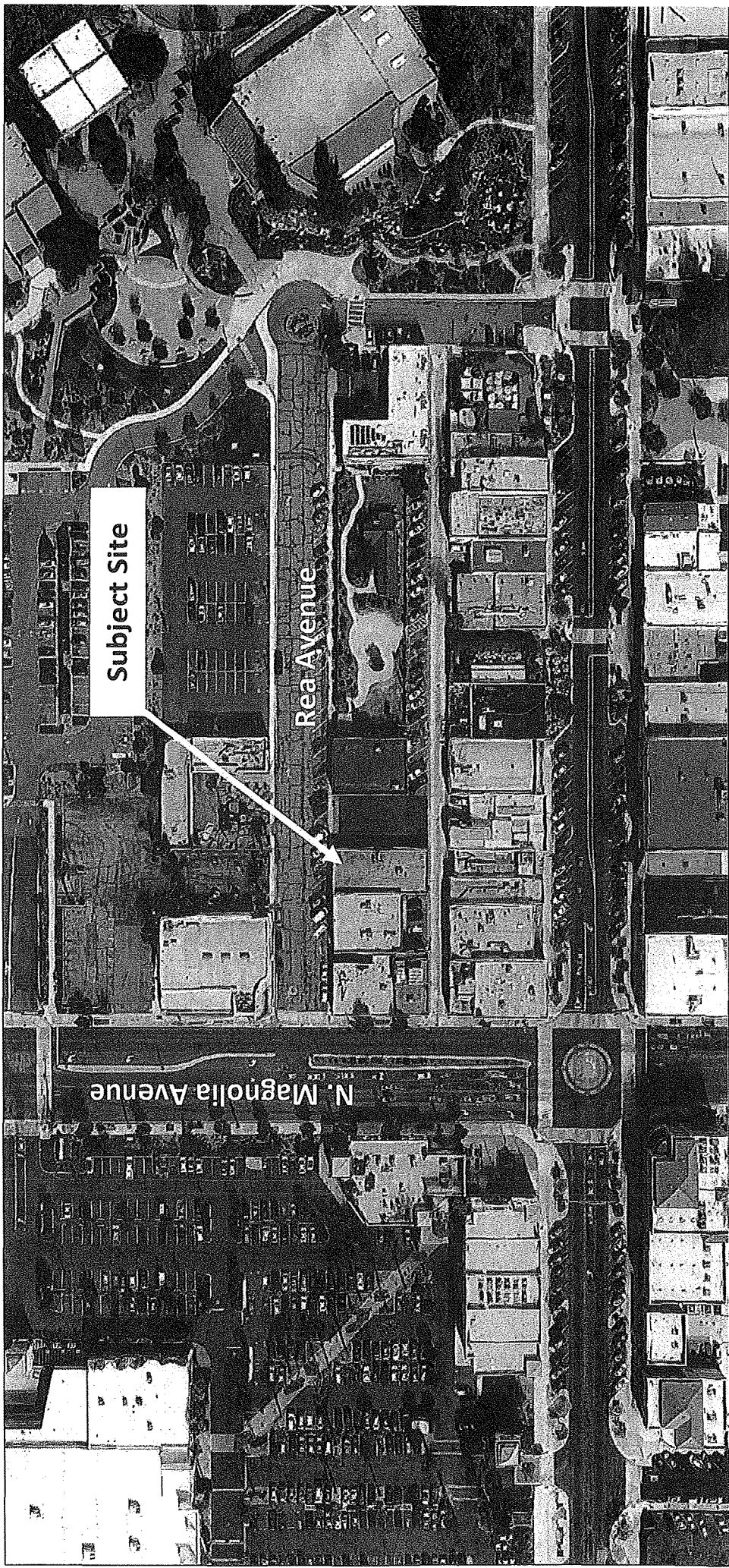
**Anthony Shute  
DIRECTOR OF  
COMMUNITY  
DEVELOPMENT**



**Douglas Williford  
CITY MANAGER**

### **ATTACHMENTS:**

1. Location Map
2. Proposed City Council Resolution APPROVING purchase and sale agreement
3. Letter of Intent to Purchase
4. Appraisal dated 02-02-17
5. Draft Purchase and Sale Agreement



*Location Map*

RESOLUTION NO. SA-000-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON AS THE SUCCESSOR AGENCY TO THE FORMER EL CAJON REDEVELOPMENT AGENCY TO AUTHORIZE THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT AND SUCH OTHER DOCUMENTS NECESSARY TO SELL SUCCESSOR AGENCY PROPERTY LOCATED AT 115 REA AVENUE (APN 488-083-03-00).

WHEREAS, on January 15, 2014, the Oversight Board approved the Amended Long Range Property Management Plan ("Amended Plan") pursuant to Resolution No. OB-07-14; and

WHEREAS, the California Department of Finance ("DOF") approved by the Amended Long Range Property Management Plan on February 21, 2014; and

WHEREAS, the El Cajon City Council, acting solely in its capacity as Successor Agency to the El Cajon Redevelopment Agency (the "Successor Agency"), approved the Amended Plan on March 11, 2014; and

WHEREAS, at least 10 days' notice to the public of the proposed transfer and related actions was provided pursuant to Health & Safety Code Section 34181(f); and

WHEREAS, the disposal strategy of the Amended Plan for Site No. 12, APN 488-083-03-00, located at 115 Rea Avenue (the "Property"), authorizes the sale of the Property in the open market with the approved broker, Commercial Properties Group; and

WHEREAS, the Property, a 0.10 acre parcel located the El Cajon downtown in an area dominated commercial and civic uses, was appraised on February 2, 2017, and determined to have a value of \$390,000; and

WHEREAS, Iona Sharf has submitted a Letter of Intent to the Successor Agency to purchase the Property; and

WHEREAS, a Purchase and Sale Agreement (the "Agreement") has been prepared with a purchase price of \$450,000; and

WHEREAS, approval by the City Council will satisfy the Successor Agency procedural requirement for approval of the Agreement and adoption of a resolution; however, separate authorization to approve the Agreement and adoption of a resolution must also be approved by the Oversight Board, and will be requested at a special scheduled meeting on November 1, 2017, or any subsequent meeting if necessary; and

WHEREAS, the City Council, acting in its capacity as the Successor Agency, approved execution of the Agreement and related documents at its regularly scheduled meeting held on October 24, 2017; and

WHEREAS, the proposed sale of the Property is exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with section 15061(b); (General Rule) of the CEQA Guidelines; and as it pertains to this project, the proposed purchase and sale agreement and the subsequent medical office use, will not have a significant effect on the environment; and section 15061(b) provides an exemption for projects where it can be seen with certainty that there is no possibility that the proposed project may have a significant impact on the environment; and

WHEREAS, the proposed sale would be in the best interests of the Successor Agency, the City of El Cajon, and all affected taxing entities by disposing of properties under enforceable obligations in an expeditious manner, as approved in the Amended Plan by the DOF; and

WHEREAS, proceeds from the sale of the Property will be remitted by the Successor Agency to the San Diego County Auditor-Controller's Office for distribution to the affected taxing entities, which include the City of El Cajon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY AS FOLLOWS:

1. The above recitals are true and correct and are the findings of the City Council.
2. The sale of the Property by the Successor Agency to Iona Sharf is hereby approved, at a price of \$450,000, under the terms and conditions of the Agreement.
3. The City Manager, or designee, on behalf of the Successor Agency, is authorized and directed to approve, execute and deliver the Agreement, substantially in the form as presented at this meeting, with such changes as the City Manager, or designee, shall approve, and take all actions and execute a grant deed and such other and further documents, instructions, certificates, and agreements necessary to close the escrow for the sale of the Property in accordance with the terms of the Agreement.
4. The City Clerk is directed to forward a copy of this Resolution to any party requesting notice of the action.



REAL ESTATE SERVICES

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October 3, 2017

Cameron Czubernat  
Kerry Shimpf  
Commercial Properties Group  
2295 Fletcher Parkway, Suite 200  
El Cajon, CA 92020

Re: Letter of Intent to Purchase 115 Rea Avenue, El Cajon, Ca 92020.

Dear Cameron and Kerry:

On behalf of Iona Sharf ("Buyer"), I am sending this nonbinding Letter of Intent to purchase the approximate 3,600 SF commercial building on .10 acres located @ 115 Rea Avenue, El Cajon, CA 92020 with APN # 488-083-03 ("The Property"). The proposed terms and conditions of the purchase to be as followed:

1. **PROPERTY:**

An approximate 3,600 SF commercial building on .10 acres located @ 115 Rea Avenue, El Cajon, CA 92020 with APN # 488-083-03.

2. **BUYER:**

Iona Sharf

3. **SELLER:**

City of El Cajon

4. **PURCHASE PRICE – BEST AND FINAL:**

\$450,000 All Cash

5. **OPENING OF ESCROW:**

Escrow will be opened upon the mutual execution of a Purchase and Sale Agreement

6. **CONTINGENCY:**

The Contingency Removal Date ("CRD") shall be **Thirty (30) calendar days** following the mutual execution of a Purchase and Sale Agreement as noted above (hereinafter – DA) allowing

Buyer to analyze the feasibility of purchasing the property and obtaining entitlements and/or permits to occupy the property as anticipated.

**Buyer will not be limited to specific contingencies.** Seller shall allow Buyer and Buyer's agents' reasonable access to the Property. Buyer shall indemnify Seller and hold Seller harmless from any loss, liability or expense arising out of Buyer's right to inspect the Property.

For purposes of this Letter of Intent, Due Diligence Documents shall mean (1) copies of environmental reports in possession of Seller, (2) copies of all leases and/or lease guarantees, (3) copies of all title documentation, (4) all surveys and site plans of the Property in the Seller's possession, (5) property zoning report, (6) property condition report, to the extent in Seller's possession and (7) *plans any other documentation relative to the property in Seller's possession.*

The Due Diligence Documents noted above shall constitute the totality of the Due Diligence information for which Seller shall be obligated if possessed by Seller to provide to Buyer. Buyer shall acknowledge receipt of these items in writing. Buyer shall have up until and through the CRD to review and approve in writing each of these items.

Buyer's contingencies shall include:

- 6.1 **Title:** Buyer shall have the right to review and approve an ALTA Extended Form of Owner's Coverage Preliminary Title Report and all exceptions to the Preliminary Title Report issued by Title Issuer. Seller shall pay for a standard CLTA coverage policy. Any extended form ALTA coverage, with or without a survey, shall be paid by Buyer.
- 6.2 **Physical Inspection:** Buyer shall have the right to conduct such soils tests, engineering studies, environmental audits and inspections of the property.
- 6.3 **Governmental Regulations:** The Buyer shall have the right to review and approve current zoning, land use and other governmental regulations, laws, permits, and approvals that apply to the property.
- 6.4 **Documents:** The Buyer shall have the right to review and approve all service contracts, lease agreements, plans, studies, correspondence and reports relative to the operation of the property which are in possession of Seller.
- 6.5 **Environmental/Hazardous Materials:** All Environmental documentation in Seller's possession to be provided by Seller.

Notwithstanding the foregoing, however, Seller shall cooperate with Buyer in any reasonable manner during the Due Diligence Period toward the end of providing Buyer with adequate information in order to assist Buyer to make an informed decision as to whether or not to proceed with the purchase of the Property. Buyer shall be responsible for conducting such other due diligence as it elects to perform and shall bear all costs and expenses of such due diligence.

Upon satisfaction of Buyer's contingencies, Buyer's deposit shall become non-refundable to Buyer as noted below, and applicable to the purchase. **However, Buyer to have the absolute right to cancel escrow up until the CRD.** Therefore, if escrow receives written cancellation instructions from Buyer within the above stated time frames, both Buyer and Seller will be released from any obligations under this agreement and Buyer's deposit will be returned in full to Buyer along with any interest earned while deposited in escrow.

7. **DEPOSIT:**

Upon opening of escrow, Buyer will deposit \$25,000 into escrow as a deposit on the Property. At the CRD, if the Agreement is not terminated by Buyer the total deposit of \$25,000 shall be non-refundable to Buyer on the 31<sup>st</sup> day following the DA, but applicable to the purchase price and subject to Seller default.

8. **ESCROW CLOSING DATE:**

Escrow close TBD

9. **FEES & EXPENSES:**

Buyer and Seller shall equally bear the cost of all deed recording fees, escrow fees, settlement fees, tax certificates and notary fees. The balance of fees and expenses to be paid by Seller including brokerage fees as noted below. Buyer and the Seller shall each pay the fees of its respective attorneys and other consultants.

10. **PRORATIONS:**

All items of income and expense relating to the Property, including, without limitation, collected rent and additional rent, real estate taxes, all utilities applicable to the Property, other operating charges, and any other matters customarily adjusted at closing are to be adjusted as of midnight of the day immediately preceding the closing date, all as more particularly described in the Agreement.

11. **CONVEYANCE:** The Seller shall convey title to the Property by grant deed. Property shall be free and clear of all liens and encumbrances other than those approved by Buyer during the contingency period.

12. **BROKER AGENCY/COMMISSION:**

**Commercial Properties Group (CPG)** represents the Seller in this transaction. Voit Real Estate represents the Buyer in this transaction (hereinafter Brokers). At the close of escrow Seller shall pay a Brokers commission equal to 5% of the purchase price paid through escrow at closing split evenly between Buyer's and Seller's Broker.

13. **TITLE INSURANCE/ESCROW:**

Oak Tree Escrow / Chicago Title.

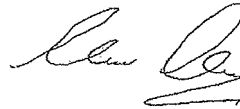
Cameron Czubernat  
Commercial Properties Group  
October 3, 2017  
Page 4 of 4

The parties do not intend this letter to be a contract and does not constitute a binding agreement by either party, nor an agreement by any party to enter into a binding agreement but is merely intended to specify some of the proposed terms and conditions. Neither party may claim any legal rights against the other party by reason of the signing of this offer nor by taking any action in reliance thereon. Each party hereto fully understands that no party shall have any legal obligation to the other, or with respect to the proposed transaction. **It is expressly understood that a contract will not exist unless and until the parties have executed a formal purchase agreement regarding the subject matter of this letter, containing all essential terms and conditions of the contemplated lease, and such agreement has been approved by counsel for each party.** The parties acknowledge that this letter of intent does not contain all the essential terms and conditions necessary for a binding agreement, that such essential terms and conditions will be the subject matter of further negotiations, and that reliance only on the terms of this letter would be imprudent and unreasonable.

Best regards,



Patrick Connors  
Voit Real Estate – Associate  
Phone: 858-458-3359  
pconnors@voitco.com  
Lic. #02009924



Michael Mossmer  
Voit Real Estate – Senior Vice President  
Phone: 858-458-3347  
[mmossmer@voitco.com](mailto:mmossmer@voitco.com)  
Lic. #00998326

Buyer Name Iona Sharf

Buyer Signature [Handwritten Signature]

Date 10/4/17



**APPRAISAL OF**  
**Existing Commercial Building**  
**115 Rea Avenue**  
**El Cajon, California**

FOR

City of El Cajon  
Adriana Castaneda, Operations Manager - Facilities  
Public Works Department  
200 Civic Center Way  
El Cajon, CA 92020

DATE OF VALUE

February 2, 2017

DATE OF REPORT

February 13, 2017

BY

Mark A. Smith  
Andrew A. Smith Company  
4215 Spring Street, Suite 225  
La Mesa, California 91941

Mark A. Smith, Principal  
Andrew A. Smith, MAI  
1936-1999

**ANDREW A. SMITH COMPANY**

Real Estate Appraisers & Consultants  
4215 Spring Street, Suite 225  
La Mesa, California 91941-7983

telephone (619) 464-8844  
aasco@pacbell.net

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February 13, 2017

Adriana Castaneda  
Operations Manager - Facilities  
City of El Cajon  
Public Works Department  
200 Civic Center Way  
El Cajon, CA 92020

*Reference:* APPRAISAL OF  
Existing Commercial Building  
115 Rea Avenue  
El Cajon, CA 92020

Fee Simple Market Value as of February 2, 2017: \$390,000

Dear Ms. Castaneda:

At your request, and pursuant to your authorization, I have inspected the above referenced existing commercial building and performed a market data search to formulate my opinion of the fee simple market value as of February 2, 2017. The subject property has reportedly been vacant for more than eight years with deferred maintenance observed. The opinion of value presented is based on the assumption the site is free and clear of any adverse leases, liens and/or encumbrances.

I have made a limited on-site inspection of the subject improvements, reviewed the sites zoning and analyzed available data and information having a bearing on market value. Findings are submitted in this *Restricted Use Report* in an expanded letter format. Additional information upon which these findings are based will be retained in a work file, which are available upon request. In a *Restricted Use Report* the appraiser's opinions and conclusions may not be fully understood properly without reviewing the additional information available in the work file. See Limiting Conditions section.

**Real Estate Appraised:** The property is located at 115 Rea Avenue, El Cajon, California, 92020.

**Ownership of Record:** City of El Cajon.

Adriana Castaneda  
Operations Manager - Facilities  
City of El Cajon  
February 13, 2017  
page 2

**Purpose of the Appraisal and Report:** The objective of this appraisal is to assist the city of El Cajon in determining the current unencumbered fee simple market value of the above referenced property for internal decision making and financial planning purposes. My opinion of value is subject to the assumptions and contingent conditions as set forth in this report.

**Function of the Appraisal:** The function or use of the report is to assist the client, the city of El Cajon, in evaluating the fee simple market value as of February 2, 2017, for possible sale purposes. This report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and complies with Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA).

**Date of Valuation:** The subject was appraised as of February 2, 2017.

**Date of Report:** February 13, 2017.

**Property Rights Appraised:** Fee Simple Estate is defined on page 78 of the Fifth Edition of The Dictionary of Real Estate Appraisal (2010), sponsored by the Appraisal Institute as:

*"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power, and escheat."*

**Definition of Value Sought:** The term "market value" for Federally Insured Financial Institutions as used herein is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated;
- b. Both parties are well informed or well advised, and acting in what they consider their best interests;

Adriana Castaneda  
Operations Manager - Facilities  
City of El Cajon  
February 13, 2017  
page 3

- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and,
- e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>1</sup>

I have interpreted the phrase "most probable price" to mean that amount of money a property will bring in the market on the date of valuation assuming good exposure to the market and the forceful, intelligent and concentrated effort to sell. It is not the highest price obtainable under any and all circumstances, such as the uninformed buyer or a buyer having a special need for that particular property.

**Definition of Highest and Best Use:** As defined in the Fourteenth Edition of The Appraisal of Real Estate, published by the Appraisal Institute, highest and best use is:

*"Is the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible, and that results in the highest value."*

**History of the Property:** The city of El Cajon reportedly acquired the property via a trust deed sale on October 1, 2009, for \$304,149 per public records. The property has been vacant since the purchase in 2009. The prior owner of record, Pisces International Inc., purchased the property on June 14, 2004, for a recorded sales price of \$449,000. The property is currently vacant and the city of El Cajon has made no known attempts to market the property for lease or sale since their acquisition in 2009.

**Disclosure of Competency:** We are aware of the competency provision of USPAP and the author of this report meet the standards. Since 1982, Mark A. Smith has appraised numerous offices/industrial/commercial properties and land throughout San Diego County and Southern

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<sup>1</sup> The Appraisal of Real Estate, Fourteenth Edition, copyright 2013, Appraisal Institute.

Adriana Castaneda  
Operations Manager - Facilities  
City of El Cajon  
February 13, 2017  
page 4

California. In addition, Mark Smith has appraised numerous residential properties including: remaining phases of existing residential subdivisions, nearly finished lots and raw land for future residential attached and detached unit subdivision developments, and large master-planned communities in various levels of development and/or construction.

**Highest & Best Use (As Vacant):** After inspection of the property, consideration of legal and physical constraints, neighborhood market trends, and analysis of permitted uses considering the site's location, access, configuration, and taking into consideration the present economic prospects for residential uses as allowed by current zoning, I have concluded that the Highest and Best Use of the subject would be to develop the property with a well-designed commercial, office or mixed use building.

**Highest & Best Use (As Improved):** In the case where a site contains improvements and the highest and best use is determined to be different from the existing use, the existing use will continue unless and until land value under the proposed "Highest and Best Use, As If Vacant" exceeds the sum of the value of the entire property in its existing use and costs incurred to remove the improvements. In the course of this investigation I discovered there is a market for the purchase of small sized commercial buildings in San Diego's East County. The property currently displays significant deferred maintenance and will require significant tenant improvements prior to being occupied. The amount of required improvements was estimated based upon a limited inspection and could alter the highest and best use if actual cost estimated are excessive. I have concluded that the Highest and Best Use of the subject would be the continuation of the existing retail building with significant tenant improvements required. Therefore, it has been concluded that the Highest and Best Use for the site "as Improved" calls for the continuation of the existing improvements.

**Identification of the Property:** A formal legal description has not been provided for review. A partial legal description is the East 40 feet of Lot 33 of Block 1 (Excluding Alley) of Stell Burgess CO Add - Map 1070. The street address is 115 Rea Avenue, El Cajon, California, 92020. The San Diego County Assessor refers to the property as assessors' parcel number 488-083-03-00. The property is exempt from paying property taxes.

**Description of the Site:** The site is rectangular in shape ( $\pm 40'$  x  $90'$ ) containing approximately 0.08 acres or  $\pm 3,600$  square feet per the County of San Diego Assessors records. The site is level, located at street grade, and assumed to be fully useable. The site

Adriana Castaneda  
Operations Manager - Facilities  
City of El Cajon  
February 13, 2017  
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is accessed by Rea Avenue and a paved rear alley. Located within the city of El Cajon, customary municipal utilities are available.

**Zoning:** The city of El Cajon has zoned the site C-R (Regional Commercial). The Existing Commercial building is conforming to the zone. The city of El Cajon describes the C-R zone as follows:

*The C-R zone is intended to accommodate community and regional commercial centers and governmental facilities, which typically serve large areas of the city and surrounding community. In view of the extensive service areas of such developments, as well as their potentially significant impact on adjacent land uses and traffic circulation patterns, the C-R zone is limited to the downtown area and the area including and around the regional shopping mall that is regulated by Specific Plan No. 19. The development standards of the C-R zone seek to minimize any adverse effects of the developments on adjacent property and to encourage common access and parking. Joint-use developments of retail, office and residential uses are also encouraged in the downtown area. The C-R zone is consistent with the "regional retail commercial" designation of the general plan.*

The site is located within the Downtown El Cajon Specific Plan 182 which provides developers with recommendations for land uses and development standards that encourage mixed-use development. The El Cajon CDC Design Review Commission, assigned by city of El Cajon, reviews and approves all renovation and new construction projects in Downtown El Cajon.

**Current Use/Improvements:** The property is improved with a 1-story commercial building of concrete block and brick construction on a concrete foundation. The improvements were reportedly built in 1953. The building was measured at 3,600 gross square feet (40' x 90'). The building design will allow for all of the square footage to be rentable area. The building is designed as a single tenant building. The building is reportedly heated and cooled with a roof mounted systems. There is one bathroom which is not ADA compatible. The building is estimated to be improved with standard electrical power. The roof covering is a flat built-up composition material. During the physical inspection significant deferred maintenance was observed. The property has reportedly been vacant for approximately 8 to 10 years with little if any upgrades or maintenance occurring during this time. The roof displays leaks, the electrical system did not operate during the inspection and floor coverings have been removed. The ceiling is of sprayed acoustic material which could contain asbestos based on

Adriana Castaneda  
Operations Manager - Facilities  
City of El Cajon  
February 13, 2017  
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the age of the improvements. It is predicted that the improvements need significant upgrades including upgrades to electrical and plumbing systems, roof, heating and cooling systems and new floor covering and interior walls. In the worst case scenario the masonry walls would require earthquake retrofitting which would likely result in the improvements adding limited to no value. The building currently displays an effective age of 50 to 60 years and appears to be in fair to poor condition. The site is fully improved with the building improvements with no onsite parking, landscaping or exterior lighting.

Overall, the subject improvements are estimated to be in fair to poor condition. The condition of the improvements is based on the limited inspection performed on February 2, 2017. To confirm the condition of the improvements it is recommend that a general contractor inspect the improvements.

**Scope of the Appraisal:** I will provide my opinion of market value based on the estimated highest and best use which is the continued use of the building. The initial step in the valuation process required that the property be physically inspected, which was last performed on February 2, 2017. The property was vacant at the date of value. The fee simple value of the property was estimated by applying the sale comparison approach to value.

The cost and income approaches to value were not considered to be an applicable approach for the subject.

I have concluded the exclusion of the cost and income approaches does not reduce the reliability of the concluded market value as is acceptable based on the provision per USPAP. The scope of work to be performed is consistent with the expectations of participants in the market for the same or similar appraisal service and with the appraiser's peers in performing the same or similar assignments in compliance with USPAP.

**Sales Comparisons Approach:** The Sales Comparison Approach compares the subject improvements to comparable properties that have recently sold or are listed for sale, preferably in the immediate market area. It is applicable to all types of properties for which there is sufficient data to analyze. This method of arriving at an indication of value is considered most reliable when properties are bought and sold in an area with regularity.

To value the subject property via the Sales Comparison Approach, a search was made for reasonably recent transactions of commercial buildings with similar design, size, quality of

Adriana Castaneda  
 Operations Manager - Facilities  
 City of El Cajon  
 February 13, 2017  
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improvements, age, comparable zoning, appeal and location. After analyzing approximately 60 recent sale transactions, I found the following 10 comparables which includes 9 closed sale transactions and 1 active listing to be of significant help in determining the value. Based on the age and condition of the subject along with the varying lot sizes and limited improved building areas, the market data was adjusted and a price per square foot of land area. The following chart summarizes those comparables that were deemed most useful in the analysis of value for the subject:

COMPARABLE TRANSACTIONS SUMMARY									
SALE No.	LOCATION	DOCUMENT NO. SELLER/BUYER	SALE DATE	SALE PRICE	LOT SIZE Sq.Ft.	LAND PRICE/ PSF	BUILDING SIZE	AGE	PARKING SPACES
Subject	115 Rea Avenue El Cajon, 92020	N/A	N/A	N/A	3,600	N/A	3,600 SF	1953	None
1	10001 Maine Ave Lakeside, 92040	16-0696015 Langill/Wolfe	12/2016	\$423,000	3,746	\$112.92	1,830 SF	1930	3
2	6903 University Ave La Mesa, 91942	16-0586759 Maccoca/Habib	10/2016	\$525,000	6,434	\$81.60	2,400 SF	±1950	8
3	6222 University Ave San Diego, 92115	16-0410677 Brown/3D Eniron.	08/2016	\$375,000	5,000	\$75.00	1,200 SF	1961	2
4	4128 El Cajon Blvd. San Diego, 92105	16-0237623 Hernandez/Sinnawi	05/2016	\$280,000	2,026	\$138.20	901 SF	1948	4
5	413 S Magnolia Ave El Cajon, 92020	16-0184610 KCLC/Dimr Ents	04/2016	\$511,000	6,534	\$178.21	1,458 SF	1966	6
6	5480 El Cajon Blvd. San Diego, 92115	15-0596625 Beyloune/Family Health	11/2015	\$620,000	5,772	\$107.42	3,200 SF	1953	4
7	3924 El Cajon Blvd. San Diego, 92105	15-0472810 Wang/AN 1924 Prop	09/2015	\$500,000	3,572	\$139.98	1,232 SF	1940	6
8	560 El Cajon Blvd. El Cajon, 92020	15-0407910 Yaotani/Mikha	07/2015	\$475,000	4,979	\$95.40	4,366 SF	1953	3
9	4288 El Cajon Blvd. San Diego, 92105	15-011399 Cekado/Lewis	01/2015	\$375,000	4,500	\$83.33	1,566 SF	1947	4
10	7888 Broadway Lemon Grove, 91945	Active Listing	Current	\$550,000	3,400	\$161.76	2,400 SF	±1955	3

**Transaction 1** was the December 20, 2016, purchase of a 1,850 square foot single tenant retail/office building located in the community of Lakeside at 10001 Maine Avenue. The comparable is located approximately 5 miles northeasterly of the subject. The property was



Adriana Castaneda  
Operations Manager - Facilities  
City of El Cajon  
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page 8

purchased for \$423,000 or \$231.15 per square foot of building area. The property is improved with a retail/office building on a 3,746 square foot site which represents a floor area ratio of 49 percent. The indicated price per square foot of land area is \$112.92 per square foot. There are approximately 3 open on-site parking spaces. The building was constructed in approximately 1930 and had recently been renovated into an office building. The improvements are reported to be in good condition. The overall location is considered similar to the subject. The buyer reportedly paid cash. Overall, this property is superior to the subject property.

**Transaction 2** was the October 28, 2016, purchase of a 2,400 square foot retail building located in the city of La Mesa at 6903 University Avenue. The comparable is located approximately 6 miles southwesterly of the subject. The property was purchased for \$525,000 or \$218.75 per square foot of building area. The property is improved with an one-story commercial building on a 6,434 square foot site which represents a floor area ratio of 37 percent. The indicated price per square foot of land area is \$81.60 per square foot. There are approximately 8 open on-site parking spaces. The building was constructed in approximately 1950 with the improvements reported to be in average condition. The buyer reportedly put a cash down payment of \$157,000 (30%) and obtained a conventional loan in the amount of \$368,000 from The Loan Company. The location is considered to be similar to the subject. Overall, this property is considered inferior to the subject property.

**Transaction 3** was the August 11, 2016, purchase of a 1,200 square foot office building located in the city of San Diego at 6222 University Avenue. The comparable is located approximately 6.5 miles southwesterly of the subject. The property was purchased for \$375,000 or \$312.50 per square foot of building area. The property is improved with an one-story office building on a 5,000 square foot site which represents a floor area ratio of 24 percent. The indicated price per square foot of land area is \$75.00 per square foot. There are approximately 2 open on-site parking spaces. The building was constructed in approximately 1961 with the improvements reported to be in average condition. The buyer reportedly put a cash down payment of \$175,000 (46.7%) and obtained a conventional loan in the amount of \$200,000 from Balboa Thrift and Loan. The location is considered to be similar to the subject. Overall, this property is considered inferior to the subject property.

**Transaction 4** was the May 17, 2016, purchase of a 901 square foot retail building located in the city of San Diego at 4128 El Cajon Boulevard. The comparable is located approximately 9 miles southwesterly of the subject. The property was purchased for

Adriana Castaneda  
Operations Manager - Facilities  
City of El Cajon  
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\$280,000 or \$310.77 per square foot of building area. The property is improved with an one-story commercial building on a 2,026 square foot site which represents a floor area ratio of 44 percent. The indicated price per square foot of land area is \$138.20 per square foot. There are approximately 4 open on-site parking spaces. The building was constructed in approximately 1948 with the improvements reported to be in average condition. The buyer reportedly put a cash down payment of \$84,000 (30%) and obtained a conventional loan in the amount of \$196,000 from The Loan Company. The location is considered to be similar to the subject. Overall, this property is considered superior to the subject property.

**Transaction 5** was the April 20, 2016, purchase of a 1,458 square foot office building located in the city of El Cajon at 413 S Magnolia Avenue. The comparable is located approximately one-third a mile south of the subject. The property was purchased for \$511,000 or \$350.48 per square foot of building area. The property is improved with an one-story office building on a 6,534 square foot site which represents a floor area ratio of 22 percent. The indicated price per square foot of land area is \$178.21 per square foot. There are approximately 6 open on-site parking spaces. The building was constructed in approximately 1966 with the improvements are reported to be in good condition. The buyer reportedly put a cash down payment of \$127,750 (25%) and obtained a conventional loan in the amount of \$383,250 from MUFJ Union Bank. The location is considered to be inferior to the subject. Overall, this property is considered superior to the subject property.

**Transaction 6** was the November 17, 2015, purchase of a 3,200 square foot retail building located in the city of San Diego at 5480-5482 El Cajon Boulevard. The comparable is located approximately 7 miles southwesterly of the subject. The property was purchased for \$620,000 or \$193.75 per square foot of building area. The property is improved with an one-story retail storefront building on a 5,772 square foot site which represents a floor area ratio of 55 percent. The indicated price per square foot of land area is \$107.42 per square foot. There are approximately 4 open on-site parking spaces. The building was constructed in approximately 1953 with the improvements are reported to be in average condition. The buyer reportedly paid all cash. The location is considered to be similar to the subject. Overall, this property is considered similar to the subject property.

**Transaction 7** was the September 4, 2015, purchase of a 1,232 square foot retail building located in the city of San Diego at 3924 El Cajon Boulevard. The comparable is located approximately 9 miles southwesterly of the subject. The property was purchased for \$500,000 or \$405.84 per square foot of building area. The property is improved with an one-story commercial building on a 3,572 square foot site which represents a floor area ratio of

Adriana Castaneda  
Operations Manager - Facilities  
City of El Cajon  
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page 10

34 percent. The indicated price per square foot of land area is \$139.98 per square foot. There are approximately 6 open on-site parking spaces. The building was constructed in approximately 1940 with the improvements are reported to be in average condition. The buyer reportedly put a cash down payment of \$125,000 (25%) and obtained financing from a private lender. The location is considered to be superior to the subject. Overall, this property is considered superior to the subject property.

**Transaction 8** was the July 31, 2015, purchase of a 4,366 square foot retail building located in the city of El Cajon at 560 El Cajon Boulevard. The comparable is located approximately three-quarters of a mile westerly of the subject. The property was purchased for \$475,000 or \$108.80 per square foot of building area. The property is improved with an one-story retail storefront building on a 4,979 square foot site which represents a floor area ratio of 88 percent. The indicated price per square foot of land area is \$95.40 per square foot. There are approximately 3 open on-site parking spaces. The building was constructed in approximately 1953 with the improvements are reported to be in good condition. The buyer reportedly put a cash down payment of \$120,000 (25.3%) and obtained a conventional loan in the amount of \$355,000 from Pacific Commerce Bank. The location is considered to be inferior to the subject. Overall, this property is considered inferior to the subject property.

**Transaction 9** was the January 15, 2015, purchase of a 1,566 square foot retail building located in the city of San Diego at 4288 El Cajon Boulevard. The comparable is located approximately 8.5 miles southwesterly of the subject. The property was purchased for \$375,000 or \$239.46 per square foot of building area. The property is improved with an one-story commercial building on a 4,500 square foot site which represents a floor area ratio of 35 percent. The indicated price per square foot of land area is \$83.33 per square foot. There are approximately 4 open on-site parking spaces. The building was constructed in approximately 1947 with the improvements are reported to be in average to fair condition. The buyer purchased the site with plans to tear down and redevelop the property. The buyer reportedly paid all cash. The location is considered to be inferior to the subject. Overall, this property is considered inferior to the subject property.

**Transaction 10** is the current listing of a 2,400 square foot retail building located in the city of Lemon Grove at 7888 Broadway. The comparable is located approximately 5 miles southwesterly of the subject. The property is listing for sale at \$550,000 or \$229.17 per square foot of building area. The property is improved with an one-story commercial building on a 3,400 square foot site which represents a floor area ratio of 71 percent. The indicated price per square foot of land area is \$161.76 per square foot. There are approximately 3 open

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Operations Manager - Facilities  
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on-site parking spaces. The building was constructed in approximately 1955 with the improvements are reported to be in average condition. The property was listed for sale on 11/21/2016 for \$585,000 and reduced to the current asking price of \$550,000 on 12/28/2016. The property has been on the market for 80 days. The location is considered to be similar to the subject. An adjustment was applied for being an active listing. Overall, this property is considered superior to the subject property.

The table on the following page summarizes the major categories of comparison of the sales with the subject property.



Adriana Castaneda  
 Operations Manager - Facilities  
 City of El Cajon  
 February 13, 2017  
 page 13

The subject property was placed on an array with the comparable transactions based on its comparability in the table below. It falls between Transaction 1, which is considered superior at \$112.92 per square foot, near Transaction 6 which is considered similar at \$107.42 and above Transaction 8 which is considered inferior and sold at \$95.40 per square foot.

<i>TRANSACTIONS ARRAY</i>			
<b>NO.</b>	<b>LOCATION</b>	<b>PRICE/ SQ. FT.</b>	<b>COMPARISON</b>
5	413 S Magnolia Avenue El Cajon, 92020	\$178.11	Superior
10	7888 Broadway Lemon Grove, 91945	\$161.76	Superior
4	4128 El Cajon Boulevard San Diego, 92105	\$138.20	Superior
1	10001 Maine Avenue Lakeside, 92040	\$112.92	Superior
	<b>SUBJECT PROPERTY</b>		
6	5480 El Cajon Boulevard San Diego, 92115	\$107.42	Similar
8	560 El Cajon Boulevard El Cajon, 92020	\$95.40	Inferior
9	4288 El Cajon Boulevard San Diego, 92105	\$83.33	Inferior
2	6903 University Avenue La Mesa, 91942	\$81.60	Inferior
3	6222 University Avenue San Diego, 92115	\$75.00	Inferior

**Analysis of Market Data:** The preceding comparables represent market transactions which are somewhat similar to the subject and represent the transactions which are considered to be the best indicators of value located. After applying the appropriate adjustments, I have concluded that the subject has a market value of approximately \$105 to \$110 per square foot

Adriana Castaneda  
Operations Manager - Facilities  
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page 14

of site area. Given an estimated lot size of 3,600 square feet, a valuation of \$378,000 to \$396,000 is indicated by the Sales Comparison Approach which was rounded to \$390,000. This equates to approximately \$108.33 per square foot of land. Based upon my analysis of the data and my experience, it is my opinion the subject site has a market value for the fee simple interest of \$390,000 as of the date of value February 2, 2017.

***THREE HUNDRED NINETY THOUSAND DOLLARS***  
***(\$390,000)***

**Indicated Exposure Time:** Six to 12 months. For the purpose of this report, an exposure time of approximately nine months is considered appropriate

**Indicated Marketing Time:** My appraised value estimates a marketing period similar to exposure time, or approximately nine months.

The valuation and this report are prepared in conformance with the Code of Professional Ethics and the Uniform Standards of Professional Practice (USPAP) as promulgated by the Appraisal Foundation. It is subject to the Certification, Assumptions and Limiting Conditions and Definitions contained in this report.

Thank you for this opportunity to be of service. If you have any questions regarding this appraisal report, please feel free to contact me.

Respectfully submitted,



Mark A. Smith  
*Certified General Appraiser #AG006537*

## **ADDENDA**



## CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

I have made a personal inspection of the property that is the subject of this report. The inspection was limited to the exterior of the building. Access to the interior and the roof was not available.

No one provided significant real property appraisal assistance to the person signing this certification.

The real estate that is the subject of this appraisal was valued as of February 2, 2017.



Mark A. Smith  
Certified General Appraiser #AG006537

Date: 2/13/2017

## ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report was prepared with the following basic assumptions.

1. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
2. No responsibility is assumed for the legal description or for matters including legal or title considerations such as title defects, liens, encroachments or overlapping boundaries. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically discussed in the report.
3. Responsible ownership and competent management are assumed.
4. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
5. Soils engineering studies were not provided and it is assumed that there are no hidden or unapparent conditions which would render the subject more or less valuable. No responsibility is assumed for such conditions or for arranging engineering studies that may be required to discover them.
6. It is assumed that there are no environmental or ecological factors that would prevent orderly development of the land to its estimated Highest and Best Use or preclude continued Highest and Best Use of the improvements.
7. Neither all nor part of the contents of this report (especially any conclusions of value, the identity of the appraisers) shall be disseminated to the public through advertising, public relations, news, sales or other media without prior written consent of Mark A. Smith.
8. By reason of this appraisal, I am not required to give further consultation, testimony, or be in attendance in court with reference to the subject, unless arrangements have been previously made.
9. I assume no responsibility for economic or physical factors that may affect the opinions stated in this report that occurs at some date after the letter transmitting this appraisal report.
10. I have assumed the site is free and clear of any adverse easements or encroachments.

## ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

11. The identification of toxic or hazardous waste is beyond the expertise of the real estate appraisers. I recommend employment of a professional in that field to identify, quantify and/or dispose of any problems, if they exist.

12. The appraiser assumes no responsibility for any hazardous or toxic waste substance (including those that are on the site either underground or stored) and this appraisal assumes that there are no such influences unless otherwise stated within the body of this report. It should be understood that adverse toxic or hazardous waste conditions found on the site could dramatically impact the indicated value.

13. A complete inspection of the subject was not performed. The inspection of the subject was limited to a building walk through. The estimated condition of the improvements is based on the visual appearance. It is recommended that the property be inspected by a general contractor who is knowledgeable in the subject property type to confirm the condition of the improvements.

14. This is a *Restricted Use Report* which is intended to comply with the reporting requirements set fourth under Standard Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice for a *Restricted Report*. As such, it does not include discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

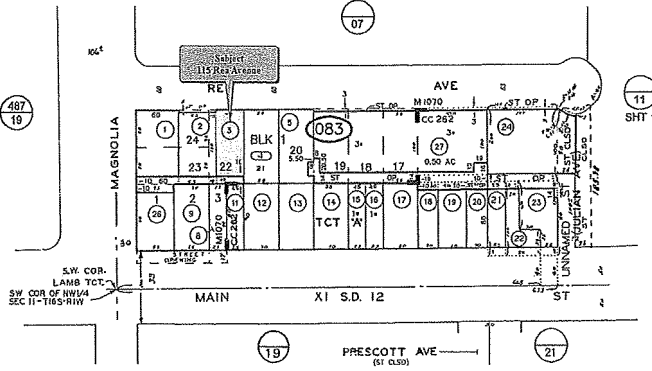
15. Certification Addendum: I have performed appraisal services regarding the subject property, as an appraiser, within the three (3) year period immediately preceding acceptance of this appraisal assignment.

# PLAT MAP

03

488-081-083-090

488-08



08/09/16 JG

CHANGES			
BLK	OLD	NEW	TR/CUT
081	12	081-02	05 2000
081	13	081-03	05 2000
081	14	081-04	05 2000
081	15	081-05	05 2000
081	16	081-06	05 2000
081	17	081-07	05 2000
081	18	081-08	05 2000
081	19	081-09	05 2000
081	20	081-10	05 2000
081	21	081-11	05 2000
081	22	081-12	05 2000
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081	24	081-14	05 2000
081	25	081-15	05 2000
081	26	081-16	05 2000
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081	70	081-60	05 2000
081	71	081-61	05 2000
081	72	081-62	05 2000
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081	74	081-64	05 2000
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081	76	081-66	05 2000
081	77	081-67	05 2000
081	78	081-68	05 2000
081	79	081-69	05 2000
081	80	081-70	05 2000
081	81	081-71	05 2000
081	82	081-72	05 2000
081	83	081-73	05 2000
081	84	081-74	05 2000
081	85	081-75	05 2000
081	86	081-76	05 2000
081	87	081-77	05 2000
081	88	081-78	05 2000
081	89	081-79	05 2000
081	90	081-80	05 2000
081	91	081-81	05 2000
081	92	081-82	05 2000
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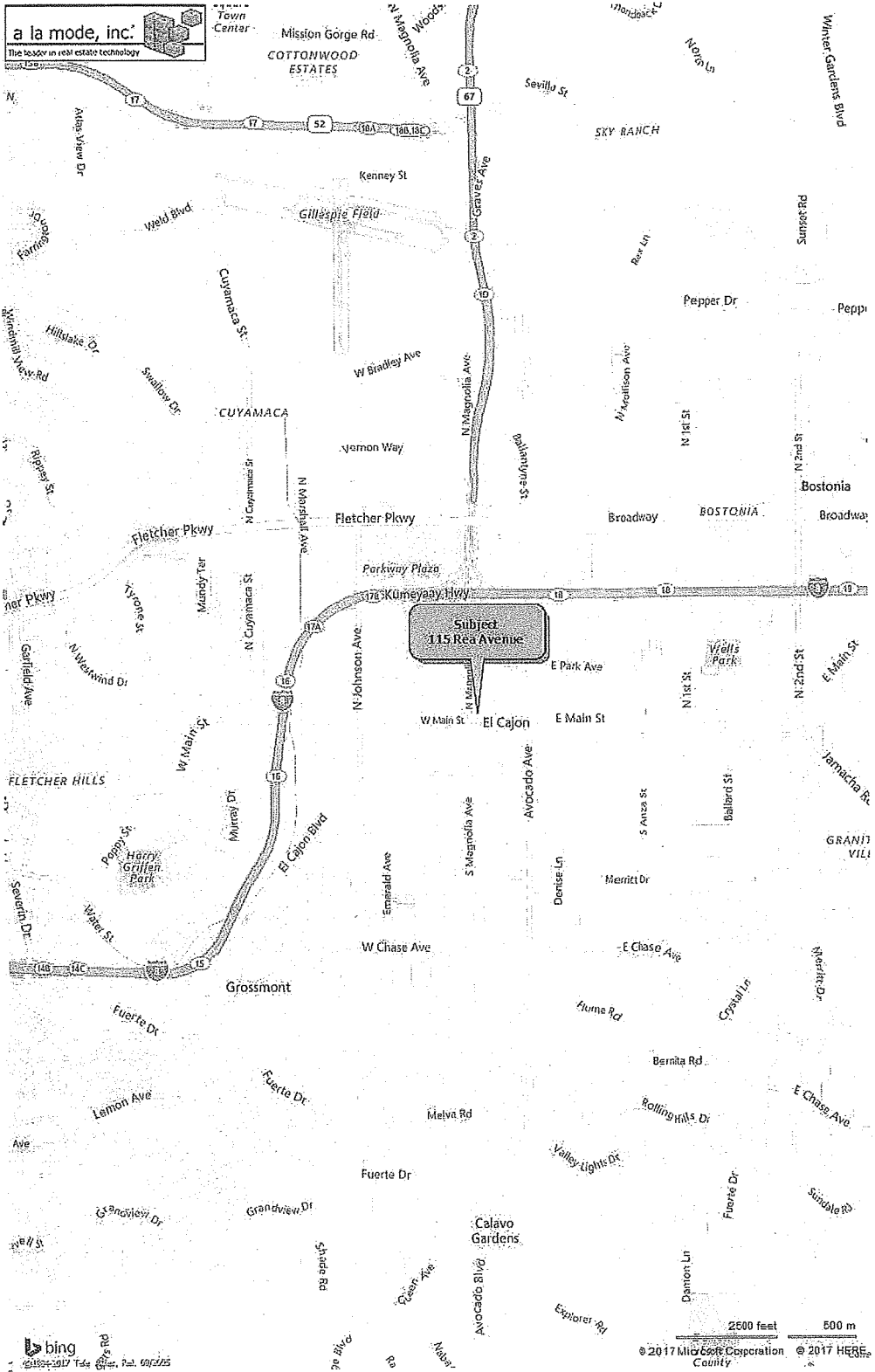
1: 760-237-10  
3: 760-237-42



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 1070-STELL BURGESS CO. ADD.  
C.C.282-RANCHO EL CAJON PARTITION  
ROS 2157

# LOCATION MAP

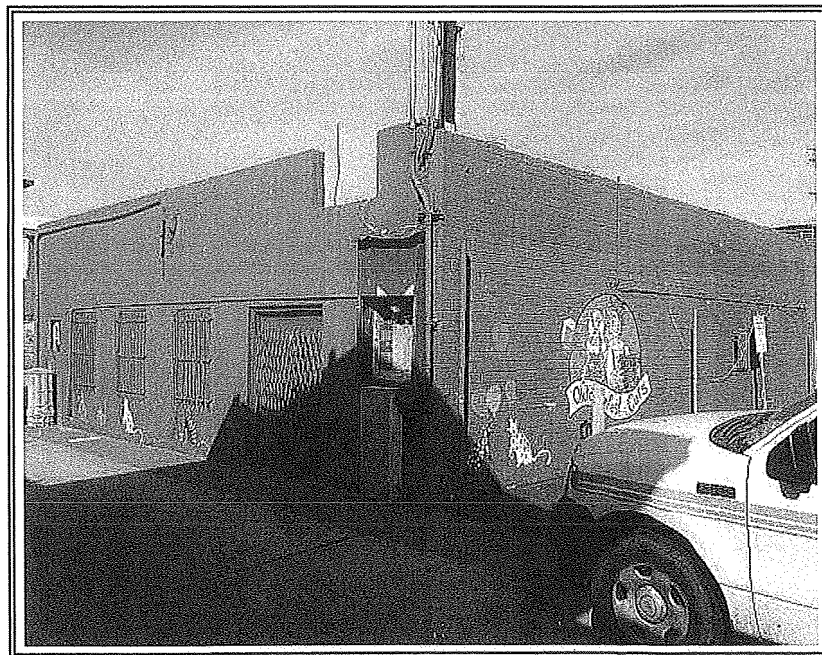


# SUBJECT PHOTOGRAPHS

February 2, 2017



Looking southerly toward the front of the subject.



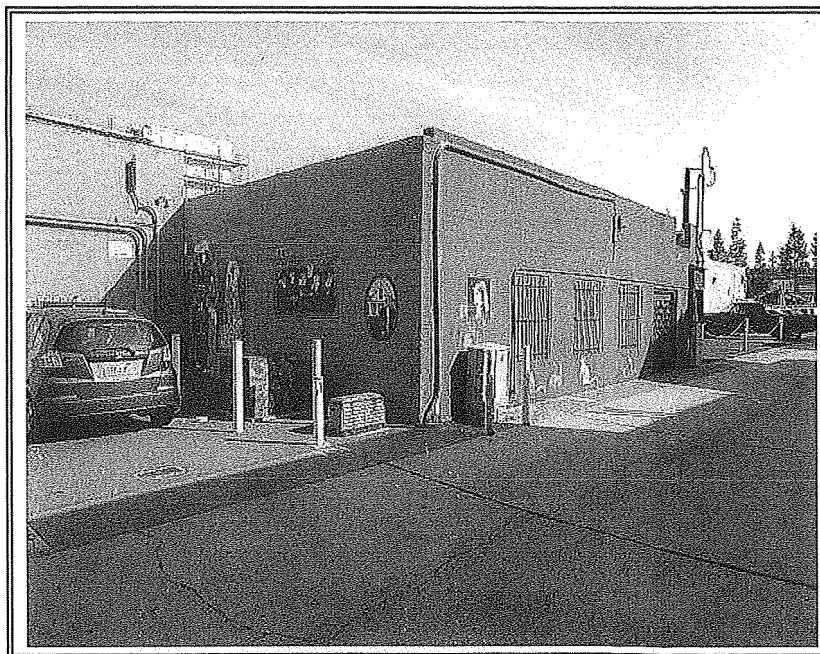
Looking northwesterly toward the rear and eastern side of the subject.

## SUBJECT PHOTOGRAPHS

February 2, 2017



Looking in a southwesterly direction toward the front and eastern side of the subject from Rea Avenue.



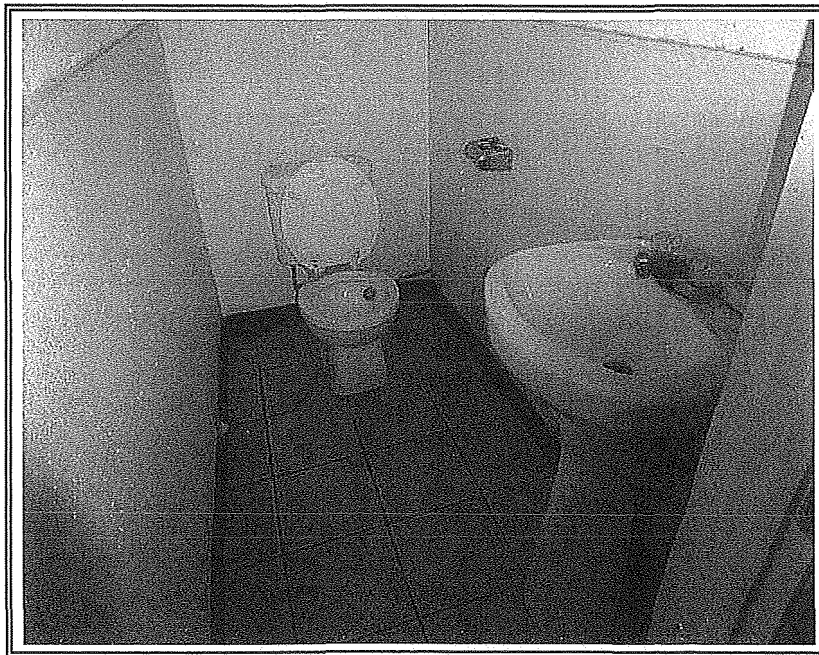
Looking in a northeasterly direction toward the rear/western side of the subject from the alley.

# SUBJECT PHOTOGRAPHS

February 2, 2017



Interior of the subject

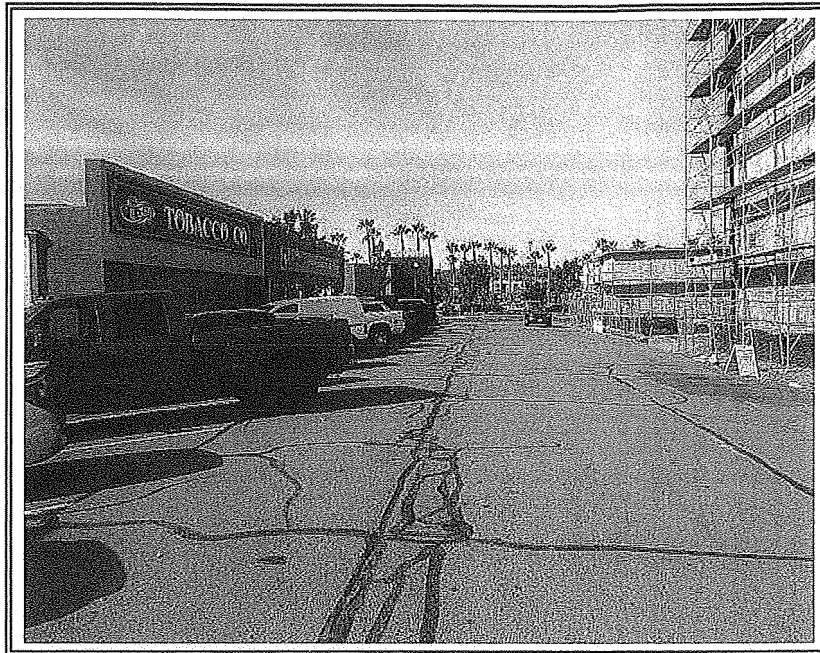


Bathroom



# SUBJECT PHOTOGRAPHS

February 2, 2017



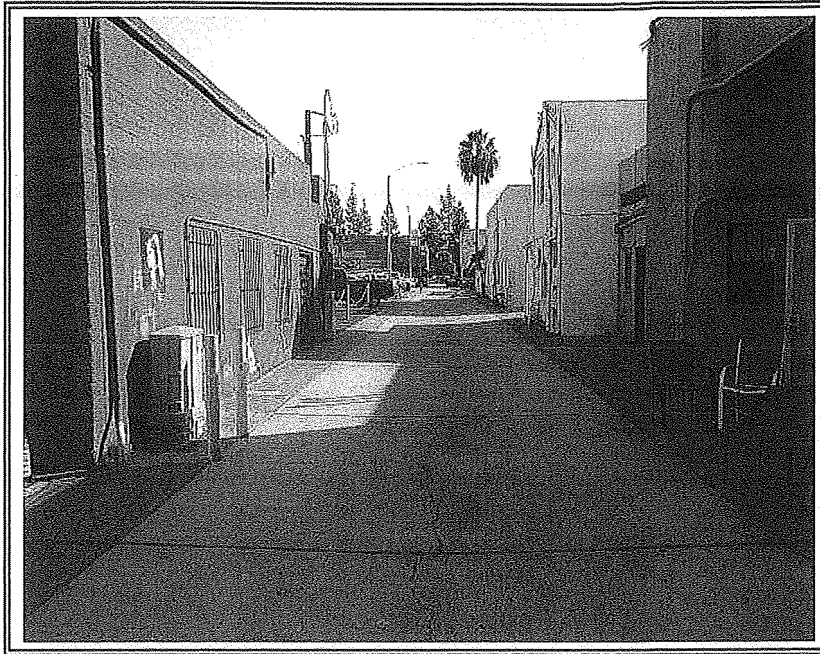
Looking in a westerly direction along Rea Avenue. The subject is located on the left side of the photograph.



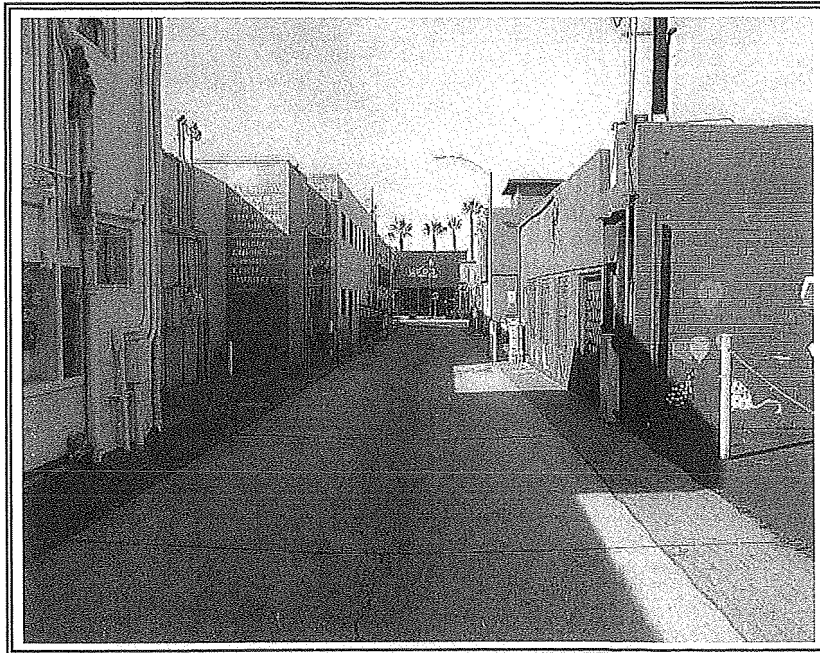
Looking in an easterly direction along Rea Avenue. The subject is located on the right side of the photograph

## SUBJECT PHOTOGRAPHS

February 2, 2017

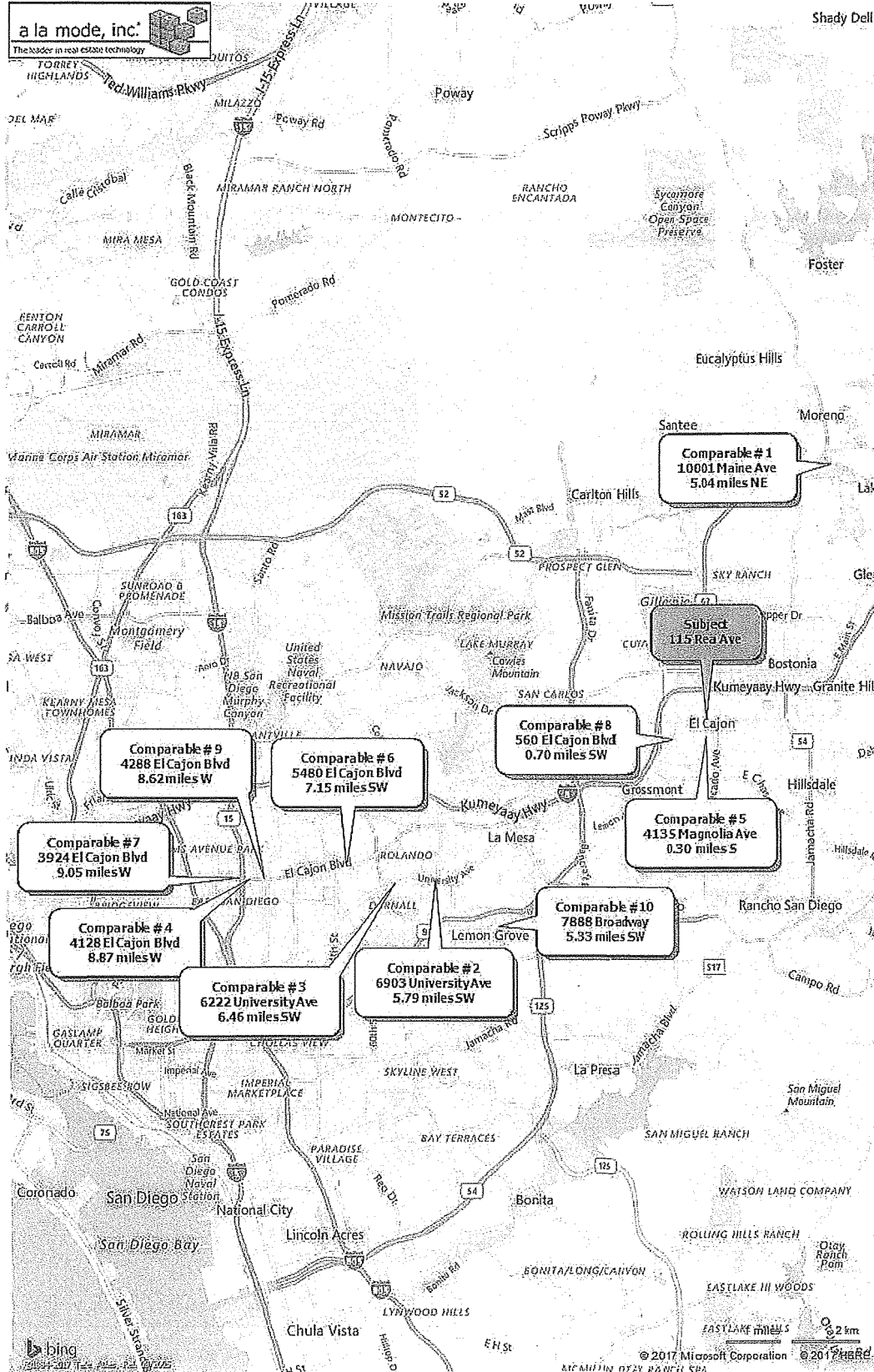
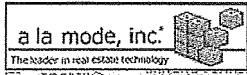


Looking in an easterly direction along the alley. The subject is located on the left side of the photograph.



Looking in a westerly direction along the alley. The subject is located on the right side of the photograph.

# COMPARABLE SALES LOCATION MAP



## **QUALIFICATIONS OF MARK A. SMITH, REAL ESTATE APPRAISER**

Company Name: Andrew A. Smith Company  
Mark A. Smith, Principal  
Office Address: 4215 Spring Street, Suite 225  
La Mesa, CA 91941  
Telephone: (619) 464-8844  
e-mail: [aasco@pacbell.net](mailto:aasco@pacbell.net)

### **EDUCATION**

B.S. (Real Estate) San Diego State University - 1985

Courses & Seminars Completed include:

- Apartment Appraisals
- Land Market & Real Estate Analysis
- Theory of Real Property Valuation
- The Appraiser as an Expert Witness
- Housing, Renewal & Real Estate Dynamics
- Principles of Planning
- Real Estate Appraisal Problems
- Uniform Standards of Professional Appraisal Practice
- Uniform Appraisal Standards for Federal Land Acquisitions
- Loss Prevention Seminar
- Residential Econometrics
- Federal and State Laws and Regulations Workshop
- Standards of Professional Practice, Part A
- Standards of Professional Practice, Part B
- Appraisal Procedures
- Capitalization Theory, Part A
- Capitalization Theory, Part B
- Real Estate Appraisal Principles
- Residential Valuation

### **APPRAISAL EXPERIENCE**

Real Estate Appraiser with Andrew A. Smith Company since December 1982, Principal since June of 1999. Properties appraised included large and small shopping centers, office buildings, improved and vacant industrial properties, residential subdivisions, large special purpose projects including school sites, freeway acquisitions, pipeline right-of-ways, major and minor leasehold, construction defects, partial interests, easements and leased fee interests, Federal land, single family, condominium and apartment projects, single family lots, vacant and rural land. Qualified as an Expert Witness, Superior Court.

### **STATE LICENSING & CERTIFICATION**

Certified General Appraiser No. AG 006537 by State of California

**CURRENT & PAST APPRAISAL CLIENTS OF THE ANDREW A. SMITH COMPANY**

**GOVERNMENT AGENCIES**

California Dept. of Transportation  
(Caltrans)  
Centre City Devel. Corporation  
(San Diego)  
City of El Cajon  
City of Oceanside  
City of San Diego  
County of Imperial  
County of San Diego

Department of Interior - Bureau of  
Indian Affairs  
Department of Interior - Bureau of  
Land Management  
Escondido Schools  
Federal Deposit Ins. Corporation  
Metropolitan Transit Dev. Board  
Otay Water District  
Rainbow Water District

San Diego City Schools  
San Diego County Water Authority  
San Diego Housing Commission  
San Diego Unified Port District  
U.S. Department of Justice  
U.S. Forest Service  
U.S. Navy  
U.S. Postal Service

**BANKS AND LENDERS**

Aetna Life  
Bank of America  
Banque Nationale de Paris  
California Bank & Trust  
Citicorp  
Community National Bank  
Countrywide  
Downey Savings  
Evangelical Christian Credit Union  
First Capital  
First Franklin  
First Western Mortgage  
Flagstar Bank

Greyhound Leasing  
Grossmont Fed. Credit Union  
Headlands Mortgage Company  
Keystone Asset Management, Inc.  
Los Padres Bank  
Mitsui Manufacturers  
Mortgage Guarantee Insurance Co.  
(M.G.I.C.)  
Nations Bank  
North American Mortgage Co.  
Norwest Mortgage  
Pacific Crest Bank  
Pacific Western Bank  
Public Schools Credit Union

Pacific National Bank  
Pacific Trust  
Redlands Thrift  
Security Business Bank of San  
Diego  
Standard Life of Portland  
State Savings & Loan Association  
Sunwest Bank  
Svenska Handelsbanken  
Transamerica  
Tokai Bank of California  
Union Bank  
Wells Fargo Bank  
Western Federal

**DEVELOPERS**

Aetna Life Insurance Company  
Allred-Collins  
Baldwin Corporation  
Burnham Pacific  
Carmel Mountain Ranch  
Carlton Santee Corporation

Davlyn  
Hallmark Communities  
Kaiser Aetna  
M.J. Brock Company  
Nexus Corporation  
Patrick Development

Penasquitos Properties  
Scudder, Stevens & Clark  
Shapell Industries  
Signal Landmark  
Sunroad  
Wilmark Development

**ATTORNEYS and  
ACCOUNTANTS**

Asaro & Keagy  
Burkley, Greenberg & Fields  
Charles Kellett, CPA  
Daley & Heft

Higgs Fletcher & Mack  
Gerbel & VanDamme  
Luce, Forward, Hamilton &  
Scripps  
McDougal Meloche Love & Eckis

Procopio Cory Hargreaves and  
Savitch  
Robert W. Stevens  
Thatcher & Hurst  
White and Robinson

**CORPORATIONS**

Arthur Anderson Company  
Prudential Relocation  
Bob Baker Enterprises  
Calmat  
Chevys  
Church of Jesus Christ  
of Latter-Day Saints  
Foodmaker, Inc.  
Ford Motor Company  
Fuller Ford  
GMAC

IBM  
Kaiser Foundation  
Kaiser Permanente  
La Jolla Country Club  
Mira Costa College  
Mobil Oil  
Outdoor Media Group  
San Diego Gas & Electric Co.  
San Diego Medical Center  
San Diego Pipeline Co.  
Santa Monica Hospital  
SECOR

Shadow Mountain Community  
Church  
Stanford University  
Sycuan Band of Mission Indians  
Taco Bell  
Thrifty Oil  
Trust for Public Land  
Shell/Texaco, Inc.  
ConocoPhillips (Unocal)  
University of San Diego  
USAir  
US Trust Company of CA

**DRAFT**

**PURCHASE AND SALE AGREEMENT**

**By and Between**

**CITY OF EL CAJON AS SUCCESSOR AGENCY TO THE  
EL CAJON REDEVELOPMENT AGENCY  
("Seller")**

**and**

**IONA SHARF  
("Buyer")**

## PURCHASE AND SALE AGREEMENT

This Agreement of Purchase and Sale ("Agreement") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2017. CITY OF EL CAJON AS SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY, a charter city and municipal corporation, ("Seller") agrees to sell to IONA SHARF ("Buyer"), that certain real property located in the City of El Cajon, county of San Diego, state of California, described in Exhibit "A," attached hereto (the "Property").

### **I. Recitals**

The following recitals are true and correct and are hereby incorporated by reference.

A. Seller is the owner of certain real property located on an approximate .10 acre parcel zoned regional commercial at the address known as 115 Rea Avenue, El Cajon, California, identified by Assessor's Parcel Number ("APN") 488-083-03-00. The Property includes one commercial building of approximately 3,600 sq. ft. The Property, the building and improvements located thereon, (collectively referred to as "Property") are depicted in the attached Exhibit "A."

B. Buyer desires to purchase and Seller desires to sell the Property on the terms and conditions of this Agreement.

C. Buyer contemplates the rehabilitation and repurposing of the existing building on the Property including, but not limited to, medical offices ("Proposed Development").

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

### **II. Purchase Price and Terms**

A. Subject to the terms of this Agreement Buyer has agreed to buy, and Seller agreed to sell, the Property for Four Hundred Fifty Thousand Dollars and No Cents (\$450,000.00) (the "Purchase Price").

B. Deposit. Within two (2) days of the Execution Date (as defined below) , Buyer shall deliver to Escrow Holder Fifty Thousand Dollars and No Cents (\$50,000.00) as a good faith deposit ("Deposit"). Such deposit shall be deposited into Escrow and credited against the Purchase Price to Buyer at the Close of Escrow.

C. Due Diligence Period. Buyer shall have thirty (30) calendar days from the Opening of Escrow to thoroughly inspect the Property and conduct any non-destructive examination it feels relevant to the purchase of the Property ("Due Diligence Period"). At any time during the Due Diligence Period, for reasons agreed upon by Seller, Buyer may elect to cancel the purchase of the Property and receive its Deposit back, in full, with no demand or offset, via written notice to Seller.

D. Buyer's Entry onto Property. During the Due Diligence Period, Buyer, its agents, contractors and subcontractors shall have the right to enter upon the Property, at reasonable times during ordinary business hours and upon prior written notice to Seller, to make any and all inspections and tests as Buyer reasonably deems desirable and which may be accomplished without causing any material alteration or damage to the Property. Buyer agrees to indemnify, defend and hold Seller and the Property harmless from any and all costs, loss, liability, damages or expenses, of any kind or nature, arising solely out of or resulting solely from such entry. Notwithstanding the foregoing, however, Buyer shall not have any obligation to defend or indemnify Purchaser from any costs, damages or claims for liability (including, without limitation, any claims that the Property has declined in value) to the extent arising out of (a) pre-existing adverse conditions affecting the Property, (b) Seller's negligence or intentional misconduct, or (c) Buyer's discovery of any information potentially having a negative impact on the Property.

E. Construction Costs. After Close of Escrow, Buyer shall be solely responsible for the costs of any construction, rehabilitation, repair, and/or improvements to the Property in connection with the Proposed Development.

### III. Escrow

A. Opening of Escrow. The "Escrow Holder" shall be Oak Tree Escrows, Inc. in El Cajon, California. For purposes of this Agreement, the Escrow shall be deemed opened on the date Escrow Holder shall have received a fully executed copy of this Agreement (or signed duplicate counterparts) from both Buyer and Seller. Buyer and Seller agree to deposit this Agreement with Escrow Holder within two (2) business days after this Agreement has been signed by both parties ("Execution Date"). Escrow Holder shall confirm to Buyer and Seller, in writing, the date Escrow is opened, the expiration date of the Due Diligence Period, any other review periods, and the Closing Date. In addition, Buyer and Seller agree to execute, deliver and be bound by any reasonable or customary supplemental escrow instructions of Escrow Holder or other instruments as may reasonably be required by Escrow Holder in order to consummate the transaction contemplated by this Agreement; Buyer and Seller agree to sign and deliver such supplemental escrow instructions to Escrow Holder within two (2) business days after receipt thereof. If there is any inconsistency between such supplemental instructions and this Agreement, this Agreement shall control as between Buyer and Seller unless such supplemental instructions expressly state that they supersede or modify this Agreement.

B. Conditions Precedent. Buyer's obligation to purchase the Property from Seller is subject to the following conditions precedent ("Conditions Precedent"), which are for Buyer's benefit only:

1. Conditions of Title. It shall be a condition to the Close of Escrow that title to the Property is conveyed to Buyer by Seller by Grant Deed subject only to any of the following approved conditions of title ("Approved Conditions of Title"):

- a. All non-delinquent real estate taxes and assessments.



b. Building use or occupancy restrictions and zoning and building laws and ordinances of the federal, state, municipal, city and other governmental authorities having jurisdiction over the Property to the extent approved by Buyer.

c. All matters which would be disclosed by an inspection or survey of the Property to the extent approved by Buyer.

2. Title. Within seven (7) calendar days of the Execution Date, Seller shall provide Buyer at Seller's expense a preliminary title report for the Property ("Preliminary Report") issued by Chicago Title, Inc. ("Title Company"), together with copies of all exceptions and the documents supporting the exceptions ("Exceptions") in the Preliminary Report. Buyer shall have ten (10) calendar days from receipt of the Preliminary Report to examine the title and approve or disapprove of the conditions of the title reflected in the report ("Conditions of Title"). If Seller cannot remove any disapproved Condition of Title within ten (10) business days of Buyer's notification of disapproval, Buyer, at its sole discretion, may elect to cancel the escrow and receive its Deposit back with no penalty or offset. Should a supplemental report be issued disclosing additional title exceptions that significantly affect the operation of the Property or involve a material surface encroachment or impairment of access, then (i) the foregoing procedures shall apply to the new exceptions disclosed by the supplemental report, and (ii) if necessary, the Close of Escrow shall be extended to the extent necessary to accommodate the foregoing procedures.

Seller covenants and agrees to pay and discharge upon Close of Escrow all deeds of trust, mortgages, mechanics' liens, judgments and attachment liens and other encumbrances securing an obligation to pay money which exist as of the date hereof or are created or suffered by Seller (other than taxes on Buyer's possessory interest in the Property, whether delinquent or non-delinquent; and non-delinquent taxes, special assessments, and other fees and assessments which are to be prorated as provided herein, and liens and encumbrances created or suffered by Buyer).

3. Title Policies. On or before the Close of Escrow, Buyer shall have received evidence that Title Company shall issue, upon payment of Title Company's regularly scheduled premium by Seller at Close of Escrow, a California Land Title Association ("CLTA") extended owner's policy of title insurance ("Owner's Policy") for the parcel, in the face amount of the Purchase Price (the "Title Policy") with the endorsements Buyer may require ("Endorsements"), showing title to the Property vested in Buyer subject only to the Condition of Title, the lien of real property taxes for the current fiscal year not yet due or payable, and the standard preprinted exceptions and stipulations of the Title Policies.

4. Property Documents. Within five (5) business days from the Opening of Escrow, Seller shall deliver to Buyer copies of all permits, soils reports, licenses, maintenance contracts, utility contracts, operating contracts, management contracts, service contracts, available plans and drawings (including "as-built" plans), environmental, seismic, property condition, engineering, and zoning reports, and any other contracts pertaining to the Property, together with any amendments or modifications (collectively,

"Property Documents"). Buyer shall have ten (10) business days from receipt of the Property Documents to approve or disapprove each Property Document, and cancel the purchase of the Property with no penalty or offset. On or before the Close of Escrow, Seller shall assign to Buyer all of Seller's rights and remedies under the Property Documents, to the extent assignable, pursuant to an assignment of contracts, warranties, guarantees, and other intangible property ("Assignment of Contracts") in form and substance satisfactory to Buyer. At Buyer's request, the Assignment of Contracts shall exclude Seller's rights under any Property Documents designated by Buyer. At Buyer's request, Seller shall obtain the consent to assignment of any other parties to the Property Documents that Buyer specifies. At Buyer's request, Seller shall terminate the Property Documents that Buyer specifies by delivering notices to the other parties under the Property Documents in sufficient time to terminate the Property Documents prior to the Close of Escrow.

5. Cash Purchase. Buyer agrees to purchase the Property with all cash at Close of Escrow. Buyer will not need financing to assist with purchase of the Property.

6. Failure of Conditions Precedent. If any of the Conditions Precedent have not been fulfilled within the applicable time periods or if Buyer disapproves of matters for which Buyer's approval is required, Buyer may:

a. Waive and Close. Waive the condition or disapproval and close Escrow in accordance with this Agreement, without adjustment or abatement of the Purchase Price; provided, however, any such waiver must be in writing signed by Buyer; or

b. Cure and Close: Cure the failure of condition or representation and reduce the Purchase Price by an amount equal to the cost of cure; or

c. Terminate. Terminate this Agreement by written notice to Seller and to Title Company ("Buyer's Termination Notice") in which event the Deposit and any other deposits made by Buyer shall be returned to Buyer and this Agreement shall terminate.

C. Evidence of Title. Title shall be evidenced by the willingness of the Title Company to issue its standard coverage Title Policy in the aggregate amount of the Purchase Price showing title to the Property vested in Buyer. Buyer may elect to request that Title Company issue an extended coverage title policy provided the issuance thereof does not delay the Close of Escrow.

D. Close of Escrow. For purposes of this Agreement, the "Close of Escrow" shall be defined as the date that the grant deed or deeds conveying the Property to Buyer is or are recorded in the Official Records of San Diego County, California. Escrow shall close on the later of: (a) forty-five (45) calendar days from the Opening of Escrow; or (b) five (5) calendar days after Buyer obtains all permits needed to occupy the Property; but in no way shall Close of Escrow exceed sixty (60) calendar days from the Opening of Escrow unless consented to in writing by both parties (the "Closing Date").

E. Conditions to Close of Escrow.

Conditions to Buyer's Obligations. Buyer's obligation to consummate the transaction contemplated by this Agreement is subject to the satisfaction of the following conditions for Buyer's benefit on or prior to the dates designated below for the satisfaction of such conditions (or Buyer's waiver thereof, it being agreed that Buyer may waive any or all of such conditions by written waiver):

1. Seller's Obligations. As of the Close of Escrow, Seller shall have performed all of the obligations required to be performed by Seller under this Agreement.

2. Seller's Representations. All representations and warranties made by Seller to Buyer in this Agreement shall be true and correct as of the Closing Date and shall survive the closing. Seller represents and warrants to Buyer that as of the date of this Agreement and as of the Close of Escrow:

a. Disclosure. Seller has disclosed to Buyer all information concerning the Property to which Seller has access, and all information concerning the Property that Seller has provided to Buyer is complete and correct in all respects.

3. Condition of Property. To the best of Seller's knowledge, the Property is in good condition and free from any defects, including without limitation, erosion, drainage or soil problems, any known Hazardous Materials as defined in paragraph 14, below, physical, mechanical or electrical defects, defects in the pavement, or defects in utility systems.

4. Special Assessments or Condemnation. There are not presently pending (i) any special assessments, except as expressly stated in the Property Documents or Preliminary Report, or (ii) condemnation actions against the Property or any party. Moreover, Seller has not received notice of any special assessments or condemnation actions being contemplated. There are no existing, proposed, or contemplated eminent domain proceedings that would affect the Property. Moreover, Seller has not received any notice of existing, proposed, or contemplated eminent domain proceedings that would affect the property.

5. Title.

a. Ownership. Seller is the legal and equitable owner of the Property, with full right to convey. Seller has not granted any options or rights of first refusal or rights of first offer to third parties to purchase or otherwise acquire an interest in the Property.

b. Authorization to Sell. Seller has obtained authorization from the Successor Agency Oversight Board to sell the Property to Buyer as provided under Resolution No. \_\_\_\_\_, and Seller has obtained any other required authorizations

or approvals required for the lawful sale of the Property to Buyer.

c. Encumbrances. The Property is free and clear of all liens, encumbrances, claims, rights, demands, easements, leases, agreements, covenants, conditions, and restrictions of any kind, unless otherwise expressly stated in the Title Policy.

d. Encroachments. Except as shown on a survey, if obtained by the Buyer, there are no encroachments on the Property from adjoining properties, and the Property does not encroach on adjoining properties, easements, or streets.

e. Streets. There are no existing, proposed, or contemplated plans to widen, modify, or realign any street or highway which affects the contemplated size of, use of, or set-backs on the Property and the improvements.

6. Compliance with Laws. All laws, ordinances, rules, and regulations of any government or agency, body, or subdivision thereof, bearing on the construction, operation, ownership, or use of the Property, have been complied with by Seller.

7. Utilities. All water, sewer, electric, telephone, and drainage facilities, and all other utilities required by law or for the normal operation of the Property are installed to the property lines of the Property, have been connected, are connected with valid permits, are in good working order, and are adequate to service the Property.

8. Permits. Seller has obtained all appropriate licenses, permits, easements, and rights of way, including proofs of dedication, which are required to use and operate the Property. There are no commitments or agreements affecting the Property that have not been disclosed by Seller to Buyer in writing.

9. State of Facts. Seller is not in default of Seller's obligations or liabilities pertaining to the Property; nor are there facts, circumstances, conditions, or events, which, after notice or lapse of time, would constitute default. Seller has not received notice or information that any party to any of the Property Documents considers a breach or default to have occurred; nor has Seller any reason to believe that there is likely to be a default under any of the documents.

10. Consents and Release. Seller has obtained all required consents, releases, and permissions to convey good and marketable title to Buyer.

11. Litigation. Seller is not involved in or aware of pending or threatened litigation that could affect the Property, or title to the Property. Furthermore, there are no proceedings pending or threatened against Seller before any court or administrative agency relating to the Property that may adversely affect the Property, now or in the future, or that may adversely affect Seller's ability to fulfill all obligations under this Agreement and the related documents.

12. Authority. This Agreement and all other documents delivered prior to or at the Close of Escrow (i) have been duly authorized, executed, and delivered by Seller; (ii) are binding obligations of Seller; (iii) are collectively sufficient to transfer all of Seller's rights to the Property; and (iv) do not violate the provisions of any agreement to which Seller is a party or that affect the Property, and do not violate articles of incorporation and bylaws subject, however, to applicable bankruptcy, insolvency, and other similar laws affecting the enforcement of creditors' rights generally, and to principles of equitable remedies.

13. Foreign Investment in Real Property Tax Act. Seller is not a "foreign person" within the meaning of Internal Revenue Code § 1445.

14. Toxic or Hazardous Waste.

a. To the best of Seller's knowledge, the Property is free and has always been free from Hazardous Substances and is not and has never been in violation of any Environmental Laws.

b. To the best of Seller's knowledge, there are no buried or partially buried storage tanks located on the Property.

c. Seller has received no notice, warning, notice of violation, administrative complaint, judicial complaint, or other formal or informal notice alleging that conditions on the Property are or have been in violation of any Environmental Law, or informing Seller that the Property is subject to investigation or inquiry regarding Hazardous Substances on the Property or the potential violation of any Environmental Law.

d. There is no monitoring program required by the Environmental Protection Agency (EPA) or any similar state agency concerning the Property.

e. To the best of Seller's knowledge, no toxic or hazardous chemicals, waste, or substances of any kind have ever been spilled, disposed of, or stored on, under, or at the Property, whether by accident, burying, drainage, or storage in containers, tanks or holding areas, or by any other means.

f. The Property has never been used as a dump or landfill.

#### **IV. Covenants of Seller and Buyer.**

Seller agrees as follows:

A. Payment of All Obligations. Seller shall have discharged all mechanics' and materialmen's liens arising from labor and materials furnished prior to the Close of Escrow. Seller will discharge all of Seller's obligations and liabilities under this Agreement, the Property Documents, and any related documents arising prior to the Close of Escrow.

B. Brokers. Seller shall indemnify, defend, and hold Buyer harmless from loss, cost, or expense, including but not limited to attorney fees and court costs, resulting from any fee or commission claim by a broker or finder claiming through Seller.

C. Litigation. Seller shall immediately notify Buyer of any lawsuits, condemnation proceedings, rezoning, or other governmental order or action, or any threat thereof, known to Seller that might affect the Property or any interest of Buyer.

D. Conditions to Seller's Obligations. For the benefit of Seller, the Close of Escrow shall be conditioned upon the occurrence and/or satisfaction of each of the following conditions (or Seller's waiver thereof, it being agreed that Seller may waive any or all of such conditions by written waiver):

1. Buyer's Obligations. Buyer shall have timely performed all of the obligations required by the terms of this Agreement to be performed by Buyer.

2. Buyer's Representations. All representations and warranties made by Buyer to Seller in this Agreement shall be true and correct as of the Close of Escrow. Buyer represents to Seller the following:

a. Brokers. Buyer shall indemnify, defend, and hold Seller harmless from and against any loss, cost, or expense, including but not limited to, attorney fees and court costs, resulting from a fee or commission claim by a broker or finder claiming through Buyer.

b. Authority. This Agreement and all other documents delivered prior to or on the Close of Escrow, (i) have been authorized, executed, and delivered by Buyer; (ii) are binding obligations of Buyer; and (iii) neither violate the provisions of any agreement to which Buyer is a party, nor violate any articles of incorporation or trust agreement of Buyer; subject, however, to applicable bankruptcy, insolvency, and other similar laws for enforcement of creditors' rights, and to principles of equitable remedies.

F. Deposits by Seller. At least two (2) business days prior to the Close of Escrow, Seller shall deposit or cause to be deposited with Escrow Holder the following documents and instruments:

1. Grant Deed. The Grant Deed in the form attached as Exhibit "B" conveying the Property to Buyer duly executed by Seller, acknowledged and in recordable form.

2. Seller's Certificate - Federal. A federal certificate of non-foreign status ("Federal Certificate"), duly executed by Seller, in the form normally used by the Escrow Holder.

3. Seller's Certificate - State. A California Franchise Tax Board Form 597-W, duly executed by Seller ("State Certificate").

G. Interim Operating Covenants. Seller covenants to Buyer that it will, from the Execution Date until Close of Escrow: (a) continue to operate, manage and maintain the Property in the ordinary course of its business and substantially in accordance with Seller's present practice; (b) maintain full liability coverage insurance on the Property; (c) not enter into any new contract for the provision of goods or services to or with respect to the Property other than in the ordinary course of business, or renew, extend or replace any contracts related to the Property unless such contract is terminable as of the Closing Date without payment of any fees or penalty or unless Buyer consents thereto in writing, which approval shall not be unreasonably withheld, delayed or conditioned; and (d) promptly notify Buyer in writing of any material change affecting the Property that becomes known to Seller prior to the Closing.

Buyer agrees as follows:

H. Deposits by Buyer. At least one (1) day prior to the Close of Escrow, Buyer shall deposit or cause to be deposited with Escrow Holder (a) in cash or cash equivalent the amount set out in Escrow Holder's estimate of Buyer's share of closing costs and proration charges payable pursuant to this Agreement, and (b) the signed Natural Hazards Disclosure Statement if required to be provided by Seller.

**V. Costs and Expenses.**

A. The cost and expense of the Title Policy shall be paid by Seller, excluding additional costs for the Title Policy if Buyer elects to obtain any endorsements or extended coverage, in which event the premium and any additional cost for endorsements or extended coverage in excess of the premium for standard coverage as well as the cost of any survey necessary for the issuance of such policy shall also be paid by Buyer. Escrow Holder's fee shall be shared equally between Buyer and Seller. Seller shall pay all documentary transfer taxes payable in connection with the recordation of the Grant Deed, if any. Buyer shall pay the Escrow Holder's customary charges for document drafting, recording and miscellaneous charges. If, as a result of no fault of Buyer or Seller, Escrow fails to close, Buyer shall be responsible for all of Escrow Holder's and Title Company's fees and charges.

B. Prorations. Except for current and delinquent (if any) possessory interest taxes, which remain the responsibility of the tenants of Seller, real and personal property taxes, special assessments, and any owners' association and landscape maintenance district assessments on the Property (as appropriate) ("Taxes") shall be prorated on the basis that Seller is responsible for (i) all Taxes for the fiscal year of the applicable taxing authorities occurring prior to the "Current Tax Period", and (ii) that portion of Taxes for the Current Tax Period determined on the basis of the number of days which have elapsed from the first day of the Current Tax Period to the Close of Escrow, inclusive, whether or not the same shall be payable prior to the Close of Escrow. The phrase "Current Tax Period" refers to the fiscal year of the applicable taxing authority in which the Close of Escrow occurs. In the event that as of the Close of Escrow the actual Tax bills for the year or years in question are not available and the amount of Taxes to be prorated as aforesaid

cannot be ascertained, then rates, millages and assessed valuation of the previous year, with known changes, shall be used, and when the actual amount of Taxes for the year or years in question shall be determinable, then Taxes will be re-prorated between the parties to reflect the actual amount of Taxes, provided that a party makes written demand on the one from whom it is entitled to such adjustment within one (1) year after the Close of Escrow. Any corrected adjustment or proration shall be paid in cash to the party entitled thereto.

Seller agrees to pay all taxes and assessments with respect to the Property that are allocable to the period before the Close of Escrow and to indemnify, defend and hold harmless Buyer from all loss, liability and expense arising from Seller's failure to pay such taxes and assessments.

C. Broker Costs. Buyer is represented by Voit Real Estate Services ("Buyer's Broker") and Seller is represented by Commercial Properties Group ("Seller's Broker"). At Close of Escrow, Seller shall pay through escrow a commission of six percent (6%) of the Purchase Price to be shared equally by Buyer's Broker and Seller's Broker.

D. Disbursements and Other Actions by Escrow. Upon the Close of Escrow, the Escrow Holder shall promptly undertake all of the following in the manner indicated:

1. Prorations. Prorate all matters referenced above based upon the statement delivered into Escrow signed by the parties.

2. Recording. Cause the Grant Deed in the form of Exhibit "B" attached hereto, and any other documents which the parties hereto may mutually direct, to be recorded in the Official Records of San Diego County, California.

3. Funds. Disburse from funds deposited by Buyer with Escrow Holder towards payment of all items chargeable to the account of Buyer pursuant hereto in payment of such costs to Seller, and disburse the balance of such funds, if any, to Buyer.

4. Documents to Buyer. Deliver the Federal Certificate and the State Certificate to Buyer.

5. Documents to Seller. [Intentionally Omitted]

6. Title Policy. Direct the Title Company to issue the Title Policy to Buyer.

E. Seller's Representations and Warranties. BUYER ACKNOWLEDGES AND AGREES THAT, EXCEPT AS SET FORTH IN THIS AGREEMENT, SELLER HAS MADE ABSOLUTELY NO REPRESENTATIONS OR WARRANTIES REGARDING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ITS CONDITION, ITS PAST USE, OR ITS SUITABILITY FOR BUYER'S INTENDED USE, AND THAT BUYER IS PURCHASING THE PROPERTY ON AN "AS-IS" BASIS. Notwithstanding the foregoing, Seller makes the following representations to Buyer: Seller has the legal right, power and authority to enter into this Agreement and to consummate the transactions contemplated hereby; the execution, delivery and performance of this Agreement have been duly authorized and no other action by Seller is



requisite to the valid and binding execution, delivery and performance of this Agreement; Seller has no actual knowledge of any Hazardous Materials on or under the Property or any underground tanks on the Property or of any claims, easements, leases or other liens or encumbrances affecting the Property that are not disclosed by the public records.

F. Buyer's Covenants, Representations and Warranties. In consideration of Seller entering into this Agreement and as an inducement to Seller to sell the Property to Buyer, Buyer makes the following covenants, representations and warranties:

1. Authority. Buyer has the legal right, power and authority to enter into this Agreement and to consummate the transactions contemplated hereby, and the execution, delivery and performance of this Agreement have been duly authorized and no other action by Buyer is requisite to the valid and binding execution, delivery and performance of this Agreement, except as otherwise expressly set forth herein.

2. Physical Condition. Buyer shall inspect the Property to the extent Buyer deems necessary or desirable. Buyer's closing of Escrow shall constitute Buyer's representation to Seller that Buyer is satisfied in all respects with the Property, including, without limitation, size, the physical condition and condition of any and all improvements.

3. "AS-IS" Nature Of Sale. Buyer acknowledges and agrees that except as set forth in this Agreement, or in referenced documents, Seller has not made, does not make and specifically negates and disclaims any representations, warranties, or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (a) the value, nature, quality of condition of the Property, including, without limitation, the water, soil and geology; (b) the income to be derived from the Property; (c) the suitability of the Property for any and all activities and uses which Buyer may conduct thereon; (d) the compliance of or by the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body; (e) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the Property; (f) the manner or quality of the construction or materials, if any, incorporated into the Property; (g) the manner, quality, state of repair or lack of repair of the Property; or (h) any other matter with respect to the Property, and specifically (except as set forth herein) that Seller, except as specifically stated in this Agreement, has not made, does not make, and specifically disclaims any representations regarding compliance with any environmental protection, pollution or land use laws, rules, regulations, orders or requirements, including solid waste, as defined by the U.S. Environmental Protection Agency regulations at 40 C.F.R., Part 261, or the disposal or existence, in or on the Property, of any hazardous substance, as defined by the Comprehensive Environmental Response Compensation And Liability Act of 1980, as amended, and regulations promulgated thereunder. (The substances, wastes and materials that are regulated by the foregoing laws or any other state and/or federal laws are herein referred to as "Hazardous Materials.") Except as specifically stated otherwise in this Agreement, Buyer further acknowledges and agrees that any information provided or to be provided by or on behalf of Seller with respect to the Property was obtained from a variety of sources and that Seller has not made any independent investigation or verification of

such information and makes no representations as to the accuracy or completeness of such information; except, however, Seller represents and warrants Seller has not altered or modified the Property Documents in any manner that would render inaccurate or untrue any information concerning the matters expressly set forth in the Property Documents. Seller is not liable or bound in any manner by any oral or written statements, representations or information pertaining to the Property, or the operation thereof, furnished by any real estate broker, agent, employee, servant or other person. Buyer further acknowledges and agrees that the sale of the Property as provided for herein is made on an "AS-IS" condition and basis with all faults.

4. Except for Seller's representations and warranties set forth in this Agreement, Buyer and anyone claiming by, through or under Buyer hereby fully and irrevocably releases Seller, its elected and appointed officers, officials, employees, representatives, agents, successors and assigns, from any and all claims that it may now have or hereafter acquire against such persons and entities for any cost, loss, liability, damage, expense, demand, action or cause of action arising from or related to any construction defects, errors, omissions or other conditions, including, but not limited to, Hazardous Materials and environmental matters, affecting the Property, or any portion thereof. Nothing contained in this Agreement, including this Section V.F.4, shall limit or restrict Seller's liability to Buyer in connection with any claims based on fraud or intentional misrepresentation, Seller's breach of express representations and express warranties contained in this Agreement or the rights of Buyer under this Agreement, and Buyer is not releasing any such claims. This release includes claims of which Buyer is presently unaware or that Buyer does not presently suspect to exist in its favor, which, if known by Buyer, would materially affect Buyer's release of Seller. Buyer specifically waives the provision of California Civil Code §1542, which provides as follows:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

5. The representations and warranties of Buyer and Seller set forth in this Agreement shall be true on and as of the Close of Escrow and shall survive the Closing.

G. Buyer's Indemnity. Buyer agrees to indemnify, protect and defend Seller against and hold Seller harmless from any claims, losses, damages, costs or expenses including, without limitation, any reasonable attorneys' fees, asserted against, incurred or suffered by Seller resulting from any breach by Buyer following the Closing Date of express obligations of Buyer arising under this Agreement. Buyer's obligations under this Section 6 shall survive Close of Escrow or termination of this Agreement for a period of one year. In the event of a material breach by Buyer of this Agreement prior to the Closing Date, Seller shall have as its sole and exclusive remedy the right to retain the Deposit as liquidated damages.

H. Seller's Indemnity. Seller agrees to indemnify, protect and defend Buyer against and hold Buyer harmless from any and all claims, demands, liabilities, losses, damages, costs and

expenses including, without limitation, all reasonable attorneys' fees, asserted against, incurred or suffered by Buyer resulting from (i) any breach by Seller of this Agreement, (ii) any liability or obligation of Seller that Buyer is not required to assume under this Agreement or accruing prior to such assumption, (iii) any personal injury or property damage occurring in, on or about the Property or relating thereto on or before the Close of Escrow, from any cause whatsoever except Buyer's inspection or other activities on or about the Property, or (iv) the untruth, inaccuracy or breach of any of the representations, warranties, covenants and agreements made by Seller pursuant to this Agreement. Seller's obligations under this Section H shall survive Close of Escrow or termination of this Agreement for a period of one year. Neither the foregoing nor any other provision of this Agreement shall limit the rights and remedies available to Buyer at law or in equity, whether by statute or otherwise, and all such rights and remedies shall be cumulative and non-exclusive.

I. Indemnification of Escrow Holder. If this Agreement or any matter relating hereto shall become the subject of any litigation or controversy, Buyer and Seller agree, jointly and severally, to hold Escrow Holder free and harmless from any loss or expense, including attorneys' fees, that may be suffered by it by reason thereof except for losses or expenses as may arise from Escrow Holder's negligent or willful misconduct. If conflicting demands are made or notices served upon Escrow Holder with respect to this Agreement, the parties expressly agree that Escrow Holder shall be entitled to file a suit in interpleader and obtain an order from the court requiring the parties to interplead and litigate their several claims and rights among themselves. Upon the filing of the action in interpleader, Escrow Holder shall be fully released and discharged from any obligations imposed upon it by this Agreement.

J. Damage or Condemnation Prior to Closing. Seller shall promptly notify Buyer of any casualty to the Property or any condemnation proceeding commenced prior to the Close of Escrow of which Seller obtains actual knowledge. If any such damage or proceeding relates to or may result in the loss of any material portion of the Property, Buyer may, at its option, elect either to: (i) terminate this Agreement, in which event neither party shall have any further rights or obligations hereunder and Buyer's Initial Deposit, any other deposits, and any extension fee(s) shall be refunded to Buyer, or (ii) continue this Agreement in effect, in which event upon the Close of Escrow, Buyer shall be entitled to any compensation, awards, or other payments or relief resulting from such casualty or condemnation proceeding.

## **VI. Further Assurances**

Whenever requested by the other party, each party shall execute, acknowledge, and deliver any further conveyances, assignments, confirmations, satisfactions, releases, powers of attorney, instruments of further assurance, approvals, consents, and any other instruments and documents as may be necessary, expedient, or proper, to complete any conveyance, transfer, sale, or assignment contemplated by this Agreement, and to do any other acts and to execute, acknowledge, and deliver any requested document to carry out the intent and purpose of this Agreement.

**VII. Miscellaneous**

A. Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered, delivered by reputable overnight carrier, sent by certified mail, postage prepaid, return receipt requested, or sent by telecopy, and shall be deemed received upon the earlier of (i) if personally delivered or delivered by overnight courier, the date of delivery to the address of the person to receive such notice, (ii) if mailed, two (2) business days after the date of posting by the United States post office, (iii) if given by telecopy, when sent. Any notice, request, demand, direction or other communication sent by telecopy must be confirmed within forty-eight (48) hours by letter mailed or delivered in accordance with the foregoing.

To Buyer: Iona Sharf  
7660 Fay Avenue H351  
La Jolla, CA 92037

With a copy to: Patrick Connors, Associate  
Voit Real Estate Services  
4747 Executive Drive, Suite 800  
San Diego, CA 92121

To Seller: City of El Cajon as Successor Agency to the  
El Cajon Redevelopment Agency  
200 Civic Center Way  
El Cajon CA 92020  
Attention: Douglas Williford

With copies to: Morgan L. Foley, Esq.  
McDougal, Love, Boehmer, Foley, Lyon & Canlas  
8100 La Mesa Blvd., Suite 200  
La Mesa, CA 91942

City of El Cajon  
200 Civic Center Way  
El Cajon CA 92020  
Attention: Anthony Shute

To Escrow Holder: Oak Tree Escrows, Inc.  
166 E. Wells Avenue  
El Cajon CA 92020

Notice of change of address shall be given by written notice in the manner detailed in this Paragraph. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to constitute receipt of the notice, demand, request or communication sent.

B. Legal Fees. In the event any lawsuit or arbitration proceeding is brought by a party hereto against another party hereunder by reason of any breach of any of the covenants or any inaccuracies in any of the representations and warranties on the part of the other party arising out of this Agreement, or for declaratory relief, the prevailing party in such action or proceeding shall be entitled to have and recover of and from the other party its costs and reasonable attorneys' fees.

C. Assignment. At any time Buyer is not in default hereunder, Buyer may assign its rights under this Agreement to a third party assignee. Seller shall not have the right to assign or mortgage this Agreement or any portion of this Agreement without Buyer's prior written consent.

D. Other Fees and Assessments. [Intentionally Omitted]

E. Survival of Covenants. The covenants, representations and warranties of both Buyer and Seller set forth in this Agreement shall survive the recordation of the Grant Deed and the Close of Escrow.

F. Required Actions of Buyer and Seller. Buyer and Seller agree to execute such instruments and documents and to diligently undertake such actions as may be required in order to consummate the purchase and sale herein contemplated and shall use their reasonable best efforts to accomplish the Close of Escrow in accordance with the provisions hereof.

G. Time of Essence. Time is of the essence of each and every term, condition, obligation and provision hereof.

H. Counterparts. This Agreement (and any amendments and escrow instructions) may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument. Documents delivered by telephonic facsimile transmission shall be valid and binding.

I. Captions. Any captions to, or headings of, the paragraphs or subparagraphs of this Agreement are solely for the convenience of the parties hereto, are not a part of this Agreement, and shall not be used for the interpretation or determination of the validity of this Agreement or any provision hereof. This Agreement shall be interpreted in accordance with its reasonable meaning, and not strictly for or against either party.

J. No Obligations to Third Parties. Except as otherwise expressly provided herein, the execution and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate any of the parties thereto, to any person or entity other than the parties hereto.

K. Exhibits. The Exhibits attached hereto are hereby incorporated herein by this reference.

L. Amendment to this Agreement. This Agreement, together with all referenced and/or attached documents, contains the entire understanding of the parties regarding the subject matter and may not be modified or amended except by an instrument in writing executed by each of the parties hereto.

M. Waiver. The waiver or failure to enforce any provision of this Agreement shall not operate as a waiver of any future breach of any such provision or any other provision hereof.

N. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

O. Fees and Other Expenses. Except as otherwise provided herein, each of the parties shall pay its own fees and expenses in connection with this Agreement.

P. Agreement. No agreement, representation, or promise made by either party hereto, or by or to an employee, officer, agent or representative of either party, shall be of any effect unless it is in writing and executed by the party to be bound thereby.

Q. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.

R. Confidentiality. Buyer shall keep all information and reports obtained from Seller or relating to the Property or the proposed transaction confidential and will not disclose any such confidential information to any other person or entity without obtaining the prior written consent of Seller, unless required to disclose documents or reports by operation of law or by order of a court of competent jurisdiction.

S. Authority. Each individual who signs this Agreement on behalf of an entity represents and warrants that he/she is authorized to do so and to bind such entity.

T. Special Tax. There are no special taxes levied against the Property.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement at San Diego County, California as of the day and year first-above written.

**"BUYER"**

Iona Sharf

By: \_\_\_\_\_  
Name: Iona Sharf  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED AS TO LEGALITY  
AND FORM:

\_\_\_\_\_  
Morgan L. Foley, City Attorney

**"SELLER"**

CITY OF EL CAJON AS  
SUCCESSOR AGENCY TO  
EL CAJON REDEVELOPMENT AGENCY,  
a charter city and municipal corporation

By: \_\_\_\_\_  
Name: Douglas Williford  
Title: City Manager

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Daryl A. Betancur, City Clerk

ACCEPTANCE BY ESCROW HOLDER

OAK TREE ESCROWS, INC. hereby acknowledges that it has received a fully executed counterpart of the foregoing Purchase and Sale Agreement and agrees to act as Escrow Holder thereunder and to be bound by and perform the terms thereof as such terms apply to Escrow Holder.

Dated: \_\_\_\_\_, 2017

OAK TREE ESCROWS, INC.

By: \_\_\_\_\_

Name: Bobbi Pearson

Title: Owner/Escrow Officer



**EXHIBIT A**

(Legal Description of Property)

APN: 488-083-03-00

REAL PROPERTY IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE EAST 40 FEET OF LOT 22 IN BLOCK 1 OF STELL BURGERS COMPANY ADDITION TO EL CAJON, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1070, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 6, 1907.

EXCEPTING THEREFROM THE SOUTHERLY 10.00 FEET THEREOF AS GRANTED TO THE CITY OF EL CAJON MARCH 24, 2000 AS FILE NO. 2000-0149051 OF OFFICIAL RECORDS.

**EXHIBIT B**

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

\_\_\_\_\_  
DOCUMENTARY TRANSFER TAX \$ \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

\_\_\_\_\_ Computed on the consideration or value of property conveyed; OR

\_\_\_\_\_ Computed on the consideration or value less liens or  
encumbrances remaining at time of sale.

\_\_\_\_\_  
Signature of Declarant or Agent determining tax - Firm Name

APN: 488-083-03-00

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE CITY OF EL CAJON AS SUCCESSOR AGENCY  
TO THE EL CAJON REDEVELOPMENT AGENCY,  
a charter city and municipal corporation

hereby GRANT(S) to IONA SHARF,

the real property in the City of El Cajon, County of San Diego, State of California, described as:

**See Legal Description in Exhibit A, attached hereto and made a part hereof.**

This conveyance is made subject to easements, restrictions and other matters of record, including, but not limited to,  
the following:

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
DOUGLAS WILLIFORD  
City Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California )  
County of San Diego )

On \_\_\_\_\_, 2017 before me, \_\_\_\_\_ (insert name and title of the officer), personally appeared Douglas Williford, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

**Attachment A**

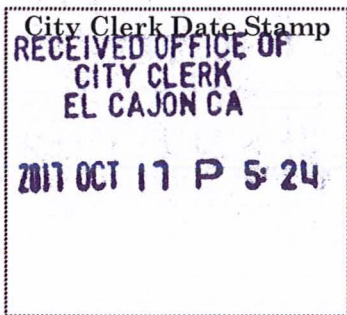
(Legal Description of Property)

APN: 488-083-03-00

REAL PROPERTY IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE EAST 40 FEET OF LOT 22 IN BLOCK 1 OF STELL BURGERS COMPANY ADDITION TO EL CAJON, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1070, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 6, 1907.

EXCEPTING THEREFROM THE SOUTHERLY 10.00 FEET THEREOF AS GRANTED TO THE CITY OF EL CAJON MARCH 24, 2000 AS FILE NO. 2000-0149051 OF OFFICIAL RECORDS.



# City of El Cajon Agenda Report

MEETING: 10-24-17

ITEM NO: 4.1



**TO:** Mayor Wells, Mayor Pro Tem McClellan,  
Councilmembers Goble, Kalasho and Kendrick

**FROM:** Anthony Shute, Director of Community Development

**SUBJECT:** Property Assessed Clean Energy Program (PACE)

**RECOMMENDATION:** Information only

## BACKGROUND

In 2008, Assembly Bill 811 was signed into law, which authorized cities and counties to establish a program to enter into contractual assessment agreements with property owners to finance the installation of energy efficiency improvements that are permanently affixed to real property. The law authorizes cities and counties in California to designate areas within their jurisdiction which willing property owners can enter into contractual assessments to finance the installation of solar energy sources, energy efficiency and water efficiency improvements. The contractual assessments are recorded as a lien against the subject property, entered in the County tax roll and are collected on the property owner's tax bills at the same time and in the same manner as property taxes. Program costs are recovered in the property owner's voluntary contractual assessment and an annual administrative fee which is also collected on the property owner's tax bill. Because these energy financing programs are repaid through the property's tax bill, the programs are known as Property Assessed Clean Energy or "PACE" programs.

## DISCUSSION

On April 22, 2014, the City Council approved the first PACE programs which consisted of California Hero (Hero) and California Enterprise Development Authority (CEDA), also known as Figtree, to finance the installation of energy efficiency improvements for residential, commercial and industrial property owners. On December 8, 2015, the City Council approved California Municipal Finance Authority (CMFA), California Statewide Communities Development Authority (CSCDA), and Golden State Finance Authority (GSFA), which is referred to as Ygrene.

Each PACE program offers funding for a range of improvements identified for energy conservation, solar energy, and water conservation. The following is an overview of the programs and their focus:

Program	Focus
Hero	Energy, solar, and water conservation
CEDA "Figtree"	Solar and energy conservation
CMFA	Solar and energy conservation
CSCDA	Water conservation
GSFA "Ygrene"	Solar, energy conservation and carbon emission reductions

Since the programs have been offered in the City as of late 2014, there have been a total of 1,257 projects funded out of 1,465 applications. Comprehensively, the administered PACE programs have resulted in notable savings of money and resources and spurred economic development that can be summarized as follows:

Focus Area	Impacts
Water conservation	6,249,888 gallons
Energy saved	76,869,904 kilowatts
Emissions reduced	18,860 metric tons
Jobs created	76
Economic stimulus	\$27,500,000

As the community members continue to seek alternative options to cost savings, conservation methods and energy-producing mechanisms, the need for various PACE programs may increase and potentially draw more PACE program providers to the City. Additionally, with the State's goals of renewable energy and emission reduction, these programs could help meet climate action goals.

### FISCAL IMPACT

There is no fiscal impact to the City's General Fund. All program administrative costs are covered through an initial administrative fee by the financing program that is included in the property owner's voluntary contractual assessment. An annual administrative fee is also collected by the financing program and placed on the property owner's tax bill. Indirect fiscal impacts result from jobs created and energy costs savings.

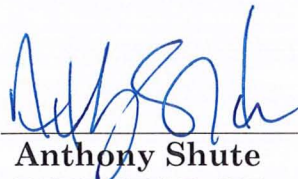
**PREPARED BY:**

**REVIEWED BY:**

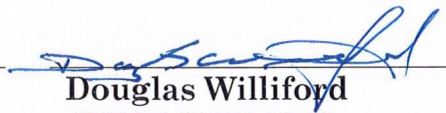
**APPROVED BY:**



Lorena Cordova  
ASSOCIATE  
PLANNER



Anthony Shute  
DIRECTOR OF  
COMMUNITY  
DEVELOPMENT



Douglas Williford  
CITY MANAGER

## ATTACHMENTS

1. Hero Exhibit
2. Ygrene Exhibit

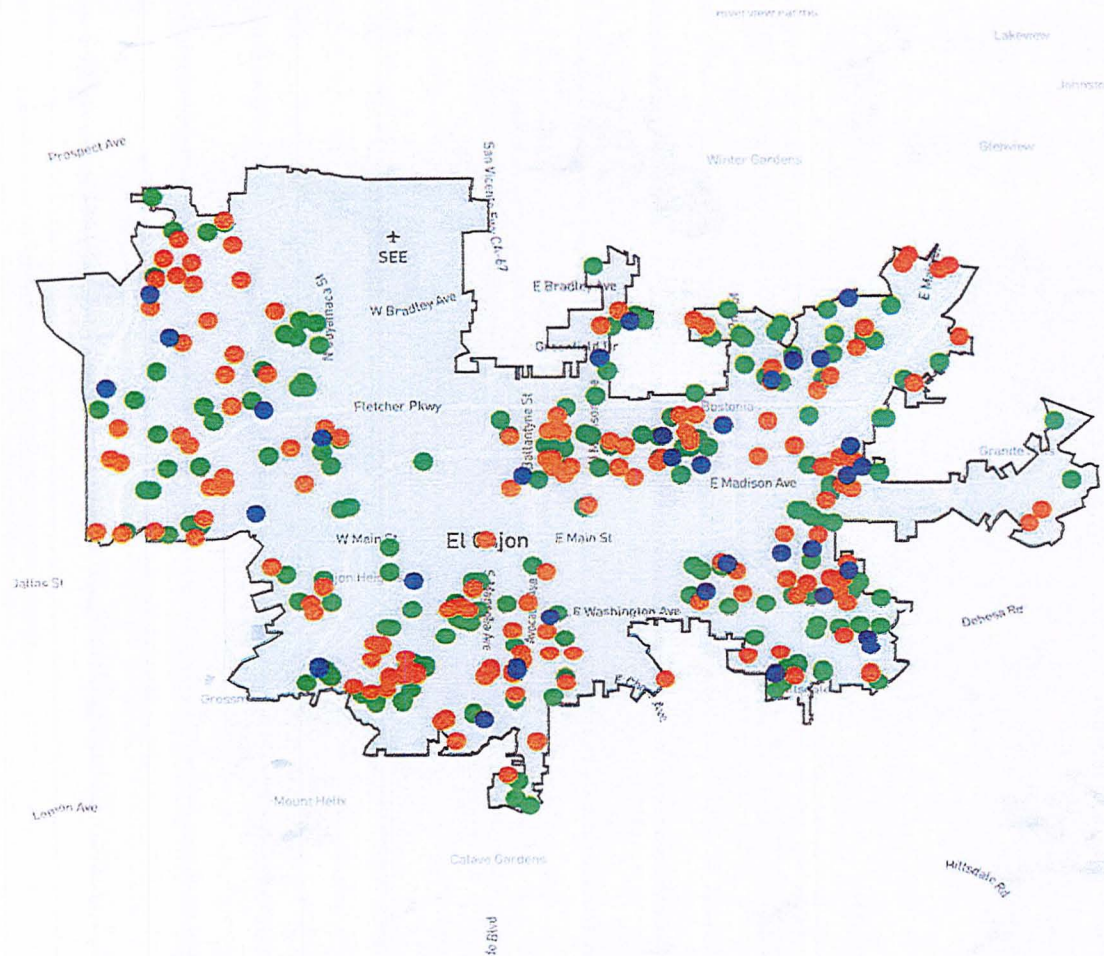
# El Cajon

**338** Homes Improved

**07/02/2014**  
HERO Launch Date

**18,954**  
Housing Count

**07/02/2014 - 03/06/2017**  
Report Range



## Improvements

Type	Total Installed	Bill Savings
Energy	409	\$3.49M
Solar	301	\$13.4M
Water	47	\$355K

## Lifetime Impact

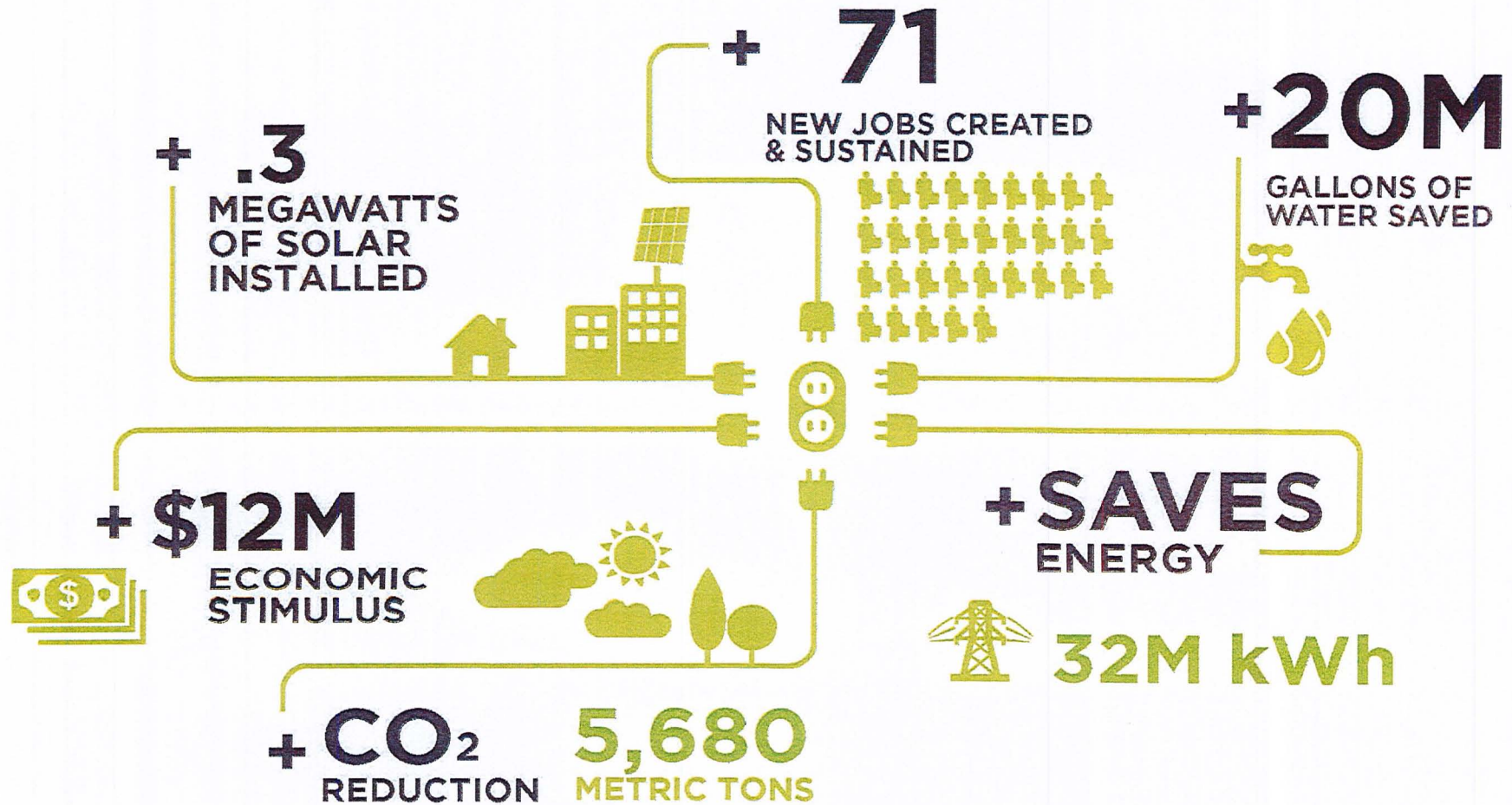
Applications Submitted	962
Applications Approved	731
Funded Amount	\$8.94M
Economic Stimulus	\$15.5M
Jobs Created	76
Energy Saved	44.8M kWh
Emissions Reduced	13.0K tons
Water Saved	39.5M gal

Learn how these numbers are calculated at <https://www.herogov.com/faq>

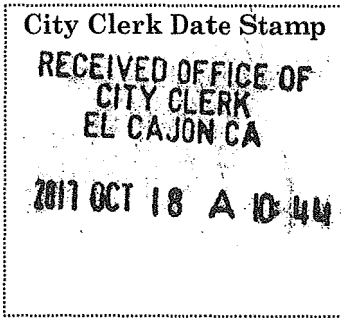


# City of El Cajon Inception to 2/28/17

Residential Projects (184):  
**\$ 4,089,076**  
Commercial Projects (8):  
**\$ 644,236**



Ygrene proprietary model based on data sourced from UC Berkeley Lawrence Hall of Science and ECONorthwest Economic Impact Analysis of PACE Programs. All figures are current as of 02/28/17. Represents total dollar amount (rounded to the nearest \$100K) of PACE projects completed by Ygrene as of 02/28/17 .



# City of El Cajon Agenda Report

MEETING: 10/24/17

ITEM NO: 6.1



**TO:** Mayor Pro Tem McClellan, and Councilmembers Goble, Kalasho and Kendrick

**FROM:** Mayor Wells

**SUBJECT:** Council Activities Report

**RECOMMENDATION:** That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- October 11, 2017 - Meeting w/ Clergy – Citizen Review Committee
- October 11, 2017 - Interviews w/ Local News Media
- October 13, 2017 - SANDAG Board Meeting
- October 13, 2017 - SANDAG Executive Committee Meeting
- October 17, 2017 - Music Scholarship Council 60<sup>th</sup> Anniversary Event
- October 17, 2017 - Tour-Speaking w/ Webelos Scout Troop
- October 18, 2017 - Meeting w/ the City Manager
- October 20, 2017 - Hauntfest Costume Contest
- October 24, 2017 - City Council Meeting(s)

I will be happy to answer any questions you may have.

**SUBMITTED BY,**

**Bill Wells**  
Mayor



# LEGISLATIVE REPORT 2017-2018



6.2

BILL	NO.	SPONSOR	SUBJECT	COUNCIL DATE	POSITION	COMMITTEE	BILL STATUS / LAST ACTION DATE
SB	54	De Leon	<b>Law enforcement: sharing data.</b> (Amended: 7/10/2017)	2/14/2017	Oppose	Senate	10/5/2017-Approved by the Governor. <b>Chaptered</b> by Secretary of State. Chapter 495, Statutes of 2017.
AB	805	Gonzalez Fletcher	<b>County of San Diego: transportation agencies.</b> (Amended: 8/21/2017)	3/28/2017	Oppose	Assembly	10/11/2017-Approved by the Governor. <b>Chaptered</b> by Secretary of State - Chapter 658, Statutes of 2017.
AB	1250	Jones Sawyer	<b>Counties and cities: contracts for personal services.</b> (Amended: 9/5/2017)	5/9/2017	Oppose	Assembly	9/5/2017-Read second time and amended. Re-referred to Com. on RLS.
AB	1408	Calderon	<b>Crimes: Supervised Release</b> (Amended: 4/6/2017)	6/27/2017	Support	Assembly	10/15/2017- <b>Vetoed</b> by Governor.

The Legislative Report tracks bills for the 2017-2018 Session of the California Legislature that the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency has voted to monitor/watch, support or oppose. Updated October 18, 2017 at 8:30 a.m. for the October 24, 2017 City Council Meeting.

City Clerk Date Stamp  
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CITY CLERK  
EL CAJON CA  
2017 OCT 16 P 4:40

# City of El Cajon Agenda Report

MEETING: 10/24/17

ITEM NO: 7.1



**TO:** Mayor Wells, Mayor Pro Tem McClellan, and Councilmembers Goble and Kalasho

**FROM:** Councilmember Kendrick

**SUBJECT:** Council Activities Report

**RECOMMENDATION:** That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- October 12, 2017 - Heartland Fire Training Facility Authority Meeting
- October 18, 2017 - Golden Corral Buffet & Grill Ribbon Cutting
- October 24, 2017 - City Council Meeting(s)

I will be happy to answer any questions you may have.

**SUBMITTED BY,**

*Gary Kendrick*  
\_\_\_\_\_  
Gary Kendrick  
Councilmember

City Clerk Date Stamp

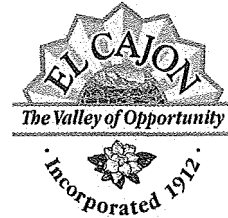
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EL CAJON CA

2017 OCT 16 P 4:40

# City of El Cajon Agenda Report

MEETING: 10/24/17

ITEM NO: 8.1



**TO:** Mayor Wells and Councilmembers Goble, Kalasho and Kendrick

**FROM:** Mayor Pro Tem McClellan

**SUBJECT:** Council Activities Report

**RECOMMENDATION:** That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

October 12, 2017 -	MTS Executive Meeting
October 18, 2017 -	Golden Corral Buffet & Grill Ribbon Cutting
October 19, 2017 -	MTS Board Meeting
October 19, 2017 -	Pregnancy Care Clinic Annual Awards Dinner
October 24, 2017 -	City Council Meeting(s)

I will be happy to answer any questions you may have.

**SUBMITTED BY,**

*Bob McClellan*

Bob McClellan  
Mayor Pro Tem

A handwritten signature in black ink, appearing to be "Bob McClellan", written in a cursive style. The signature is positioned to the right of the printed name and title.

City Clerk Date Stamp  
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CITY CLERK  
EL CAJON CA  
2017 OCT 18 A 10:21

# City of El Cajon Agenda Report

MEETING: 10/24/17

ITEM NO: 9.1



**TO:** Mayor Wells, Mayor Pro Tem McClellan and  
Councilmembers Goble and Kendrick

**FROM:** Councilmember Kalasho

**SUBJECT:** Council Activities Report

**RECOMMENDATION:** That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

October 18, 2017 - Golden Corral Ribbon Cutting/VIP Event

October 24, 2017 - City Council Meeting(s)

I will be happy to answer any questions you may have.

**SUBMITTED BY,**

*Ben Kalasho*

**Ben Kalasho**  
Councilmember

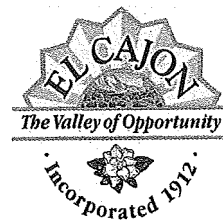


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2017 OCT 17 P 4:11

# City of El Cajon Agenda Report

MEETING: 10/24/17

ITEM NO: 10.1



**TO:** Mayor Wells, Mayor Pro Tem McClellan, and Councilmembers Kalasho and Kendrick

**FROM:** Councilmember Goble

**SUBJECT:** Council Activities Report

**RECOMMENDATION:** That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- October 13, 2017 - Phone meeting with City Manager
- October 17, 2017 - Meeting w/ Michael Simonsen, Republic Services
- October 18, 2017 - East County Economic Development Committee Meeting
- October 20, 2017 - Hauntfest
- October 23, 2017 - Meeting with Asst. City Manager
- October 24, 2017 - East County Chamber of Commerce Govt. Affairs Meeting
- October 24, 2017 - Council Meeting(s)
- October 24, 2017 - Keller Williams Ribbon Cutting

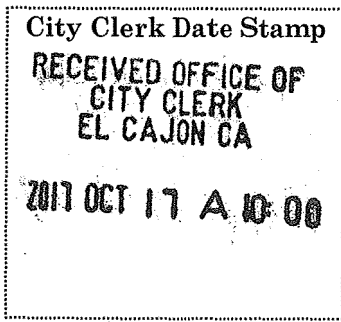
I will be happy to answer any questions you may have.

**SUBMITTED BY,**

*Steve Goble*

Steve Goble  
Councilmember

*SG*



# City of El Cajon Agenda Report

MEETING: 10/24/17

ITEM NO: 10.2



**TO:** Mayor Wells, Mayor Pro Tem McClellan,  
Councilmembers Kalasho and Kendrick

**FROM:** Councilmember Goble

**SUBJECT:** Revision to City Council Resolution 074-17 Regarding City Councilmember Use of Electronic Devices during Meetings

**RECOMMENDATION:** That the City Council direct the City Manager to place this item on an upcoming agenda, with any legal analysis necessary, for further discussion and decision-making.

**BACKGROUND:**

The City Council adopted Resolution 074-17 on August 8, 2017. The adopted Resolution states:

**"The City Council does hereby adopt a policy that there shall be no electronic communication or use of the internet or any other similar platform for information gathering during City Council meetings by City Councilmembers, with the exception of the use of private cell phones or smartphones for emergency purposes only."**

I believe that this policy requires amendment to address additional circumstances that were not originally considered. Therefore, I propose the following amended language, or similar, be adopted:

**"So that the public has the full and undivided attention of the City Council during meetings, a Councilmember must either request a recess from the presiding officer or vacate the Council Chamber/meeting venue to attend to an emergency."**

Further, I will to propose that Resolution 074-17 be amended to clarify that it applies to closed session City Council meetings, as well as open session City Council meetings.

**FISCAL IMPACT:**

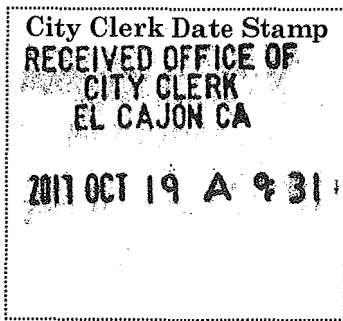
Not applicable.

**SUBMITTED BY:**

*Steve Goble*

Steve Goble  
COUNCILMEMBER

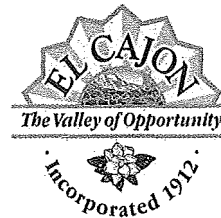




# City of El Cajon Agenda Report

MEETING: 10/24/17

ITEM NO: 13.1



**TO:** Mayor Wells, Mayor Pro Tem McClellan,  
Councilmembers Goble, Kalasho and Kendrick

**FROM:** Frank Carson, Director of Recreation

**SUBJECT:** Urgency Ordinance – Implementing Prohibition of Food Sharing and  
Distribution Services and Events in the City of El Cajon

**RECOMMENDATION:** That the City Council by not less than a four-fifths (4/5ths) affirmative vote, adopts the urgency ordinance implementing a prohibition on food sharing and distribution services and events in the City of El Cajon.

**BACKGROUND:**

Individuals and organizations currently engage in the distribution of food without having to obtain permits or operate under regulations that control the manner in which food is prepared, stored, transported, or served.

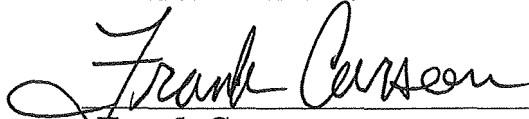
City departments have been repeatedly called to address public health, safety and welfare as well as clean-up litter, trash and other debris left over from the food sharing events.

The purpose of this urgency ordinance is to protect public health, safety and welfare of all users in city parks due to a countywide local public health emergency and a recent declared State of Emergency. Therefore it is prohibited for all persons or organizations to sponsor, promote or engage in food sharing events on City-owned property until the public health emergency is lifted by the County of San Diego.

**FISCAL IMPACT:**

No fiscal impact associated with this recommendation.

**PREPARED BY:**

  
\_\_\_\_\_  
Frank Carson  
Director of Recreation

**APPROVED BY:**

  
\_\_\_\_\_  
Douglas Williford  
CITY MANAGER

**ORDINANCE NO. \_\_\_\_\_**

**AN URGENCY ORDINANCE OF THE CITY OF EL CAJON,  
IMPLEMENTING A PROHIBITION ON FOOD SHARING AND  
DISTRIBUTION SERVICES AND EVENTS IN THE CITY OF EL CAJON**

WHEREAS, the City of El Cajon ("City") has adopted an ordinance providing for the enactment of such ordinances as are necessary to implement plans in response to an emergency in Chapter 8.08 of the El Cajon Municipal Code ("Municipal Code"); and

WHEREAS, Chapter 8.08 of the Municipal Code defines "emergency" to include an epidemic; and

WHEREAS, on September 1, 2017, the San Diego County public health officer declared a local public health emergency due to ongoing outbreak of the Hepatitis A virus, in particular among the homeless population in the County; and

WHEREAS, the zip code map indicating confirmed cases of the virus published in a report by the County Health & Human Services Agency ("HSS") shows that the 92020 zip code, encompassing most of the City of El Cajon, has 29 confirmed cases; the second highest incidence of cases after downtown San Diego; and

WHEREAS, the same HHS report also states the virus is spread person-to-person and the majority of the people who have contracted Hepatitis A during this outbreak have been homeless and/or illicit drug users; and

WHEREAS, individuals and organizations currently engage in the distribution of food to the homeless in public areas in the City of El Cajon without having obtained permits and which are not operating under regulations that control the manner in which food is prepared, stored, transported, or served; and

WHEREAS, City of El Cajon departments have been repeatedly called to address public health, safety and welfare, as well as to clean up litter, trash and other debris left over from these food sharing events; and

WHEREAS, the City Council finds that an urgency ordinance adopted in accordance with California Government Code section 36934 is necessary to protect the public health, safety and welfare where unregulated food services are being provided to the homeless by individuals and organizations, who may be inadvertently furthering the spread of the Hepatitis A virus in El Cajon in City parks, which are highly populated by the general public and are located in neighborhoods that may be impacted by such services and events, all to the detriment of the public health, safety or welfare.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CAJON DOES  
ORDAIN AS FOLLOWS:**

SECTION 1: The City of El Cajon has an overriding interest in the health and safety of its citizens, and the overall quality of life for persons residing in, doing business in, or visiting the City. If the individuals and organizations conducting food sharing services and events are allowed to continue to do so, public health, safety and quality of life would quickly deteriorate, with detrimental consequences to the health of all persons using the City's public parks and living in nearby neighborhoods. It is the intent of the City Council to assure that the City is maintained in such a manner as to provide its residents and businesses safe and healthy public spaces.

SECTION 2: The purpose of this ordinance is to protect public health, safety and welfare of all users in city parks due to a countywide local public health emergency and a recently declared countywide state of emergency by prohibiting any persons or organizations from sponsoring, promoting or engaging in food sharing events on City owned property until the public health emergency is lifted by the County of San Diego.

SECTION 3: This ordinance is adopted as an urgency measure and is for the immediate preservation of the public peace, health, welfare and safety of residents and businesses in El Cajon, as described in Section 1, above. As such it is necessary and appropriate. It would be detrimental to the City if, during the period of this outbreak, parties seeking to engage in food sharing events should continue to do so which might further the spread of the Hepatitis A virus.

SECTION 4: For purposes of this ordinance "Food sharing event" means a non-social gathering that is planned, organized, promoted or advertised where food is distributed or offered for charitable purposes at no cost or for a nominal charge to any member of the public.

SECTION 5: For purposes of this ordinance "Food sharing event" does not mean social gatherings such as family reunions, birthday parties, baptisms, youth sport team celebrations, school field trips, wedding anniversaries and similar events.

SECTION 6: The City Council of the City of El Cajon hereby declares that should any section, paragraph, sentence, phrase, term or word of this Ordinance, hereby adopted, be declared for any reason to be invalid, it is the intent of the City Council that it would have adopted all other portions of this Ordinance irrespective of any such portion declared invalid.

SECTION 7: This ordinance shall take effect immediately upon passage by a 4/5ths vote of the City Council, and in accordance with Government Code section 36934, the City Clerk shall certify to the adoption of this ordinance and cause it to be published at least once within fifteen (15) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of El Cajon, California at a Regular City Council Meeting held this \_\_\_ day of October, 2017, by the following vote to wit:

AYES	:	None
NOES	:	None
ABSENT	:	None
DISQUALIFY:		None

\_\_\_\_\_  
Bill Wells, Mayor of the City of El Cajon

ATTEST:

\_\_\_\_\_  
Daryl A. Betancur, MMC, City Clerk

## ORDINANCE NO. \_\_\_\_

AN ORDINANCE OF THE EL CAJON CITY COUNCIL  
AMENDING TITLES 1 AND 17 OF THE EL CAJON MUNICIPAL CODE  
TO INCREASE FINES AND PENALTIES FOR VIOLATIONS OF  
LAND USE ORDINANCES, AND TO ADD A NEW CHAPTER, 17.243,  
ADDRESSING PERSONAL CULTIVATION OF MARIJUANA, AND  
PROHIBITING ALL COMMERCIAL MARIJUANA ACTIVITY

WHEREAS, California law allows the personal growth and cultivation of marijuana plants for the personal use and consumption of individuals with a maximum number of plants, leaves, and products containing marijuana, provided that such plants and products are in compliance with state laws and local ordinance; and

WHEREAS, it is the intent of the El Cajon City Council to protect the safety and welfare of the general public through appropriate land use regulations to limit the possible deleterious impacts the outdoor growth and cultivation of marijuana by persons may have in the community; and

WHEREAS, the City Council expressed its interest in modifying the City's land use regulations when it adopted Urgency Ordinance No. 5056 extending Interim Urgency Ordinance No. 5054, temporarily prohibiting the establishment of outdoor cultivation of marijuana for private use in all zones and directing the Community Development Department to study whether persons should be allowed to cultivate marijuana outdoors, and directing the Planning Commission to hold a public hearing to consider amendments to Title 17 of the Municipal Code; and

WHEREAS, it is the intent of the El Cajon City Council that nothing in this ordinance shall be deemed to conflict with federal law as contained in the Controlled Substances Act, 21 U.S.C. § 800 et seq., nor to otherwise permit any activity that is prohibited under that act or any other local, state or federal law, statute, rule or regulation; that nothing in the proposed ordinance shall be construed to allow any conduct or activity relating to the cultivation, distribution, dispensing, sale, storage, manufacturing, or consumption of marijuana that is otherwise illegal under local or state law; and nothing in this ordinance shall be deemed a defense or immunity to any action brought against any person by the El Cajon City Attorney's office, the San Diego County District Attorney's office, the Attorney General of the State of California, or the Attorney General of the United States of America; and

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on September 5, 2017, to consider Zoning Code Amendment No. 434 that clearly prohibits outdoor marijuana (cannabis) cultivation in all zones in the City of El Cajon; and

WHEREAS, at its public hearing on September 5, 2017, the El Cajon Planning Commission recommended that the City Council approve an amendment to Title 17 Zoning Code with added clarifying language addressing violations are per day by adopting Planning Commission Resolution No. 10912; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on October 10, 2017, to consider amendments to Titles 1 and 17 pertaining to increases in administrative fines and civil penalties, a new chapter addressing personal marijuana cultivation, and re-affirming the prohibition on commercial marijuana activity; and

WHEREAS, at the public hearing the El Cajon City Council 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. Based upon the record as a whole, the City Council hereby finds that the proposed Code amendments, as modified by this Ordinance, are exempt from CEQA pursuant to the "General Rule" that CEQA only applies to projects that have the potential for causing a significant physical effect on the environment, (CEQA Guidelines, section 15061(b)(3)). The proposed amendments are designed to protect the public health, safety and welfare and to ensure the use of land within the City does not negatively impact surrounding areas. Therefore, the proposed amendments do not warrant CEQA analysis because it does not increase development, and there are no potentially significant environmental effects.
- B. The proposed Code amendments, with such modifications as may be contained in this Ordinance, are compatible with the objectives, policies, general land uses, and programs specified in the General Plan, because the proposed standards that prohibit outdoor marijuana cultivation in all areas of the City are designed to ensure the use of land within the City does not negatively impact surrounding areas. Moreover, the proposed Zoning Code amendments, with such modifications as may be contained in this Ordinance, will not significantly alter the character of the City or cause significant health, safety or welfare concerns, since the amendments are consistent with the General Plan and directly implement City goals and policies to ensure a healthy and safe community.
- C. The proposed Zoning Code amendments are applicable citywide. No zone changes are proposed as part of this project, and thus the proposed changes do not conflict with specific plans.

WHEREAS, after considering such evidence and facts the City Council did consider Code Amendments as presented at its meeting.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS FOLLOWS:

Section 1: That the foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council in regard to amendments to the El Cajon Municipal Code.

Section 2. Section 1.14.070 of Chapter 1.14 of Title 1 of the El Cajon Municipal Code, and section 1.24.020 of Chapter 1.24 of Title 1 of the El Cajon Municipal Code, are hereby repealed.

Section 3. A new section 1.14.070 is hereby added to Chapter 1.14 of Title 1 of the El Cajon Municipal Code to read as follows:

**1.14.070 Amount of fines.**

Except as otherwise provided in Chapter 8.33 of this code, which shall apply to violations of that chapter, and except as otherwise provided in Chapter 17.243 of this code, which shall apply to violations of that chapter, the amount of administrative fine, which may be imposed for each separate violation of the same provision of the code, shall be established by resolution of the city council within the following limits:

- A. For a first violation a fine not to exceed one hundred dollars per day, per violation;
- B. For a second violation of the same code section within a twelve month period, a fine not to exceed two hundred dollars per day, per violation; and
- C. For a third violation of the same code section within a twelve month period, a fine not to exceed five hundred dollars per day, per violation;
- D. For a fourth violation of the same code section within a twelve month period, a fine not to exceed one thousand dollars per day, per violation; and
- E. For any additional violation of the same code section within a twelve-month period, a fine not to exceed two thousand five hundred dollars per day, per violation.
- F. The schedule of fines shall specify the amount of any late payment charges imposed for the payment of a fine after its due date.

Section 4. A new section 1.24.020 is hereby added to Chapter 1.24 of Title 1 of the El Cajon Municipal Code to read as follows:

**1.24.020 Civil penalties—Procedures.**

- A. Except as otherwise provided in this code, any person or organization violating any land use ordinance as defined in Chapter 15.18, or rules and regulations adopted thereunder, or the conditions of any permit issued pursuant to such ordinance, rule or regulation, or by any act of commission or omission procures, aids or abets such violation, shall be subject to civil penalties as provided in this chapter.

- B. Civil penalties may be directly assessed by means of a Notice and Order issued pursuant to Chapter 15.18, or may be recovered by legal action.
- C. Civil penalties assessed by means of a Notice and Order shall be collected in accordance with the lien, personal obligation and other procedures specified in this code. Civil penalties assessed in a legal action shall be collected in the same manner as judgments in civil actions.
- D. Where the conduct constituting a violation is of a continuing nature, each day of such conduct is a separate and distinct violation. Civil penalties for failure to obtain any required permit shall begin to accrue on the first day activity subject to the permit requirement is commenced, and shall cease to accrue on the day the permit is obtained. Civil penalties for violation of any Order to Cease Violation or Notice and Order to Correct shall begin to accrue on the first day the said Order or Notice is posted, and shall cease on the day the violation is actually stopped.
- E.
  - 1. A civil penalty for a violation of any land use ordinance, rule or regulation by a person engaged in a noncommercial venture shall be assessed at the rate of fifty dollars per day per violation.
  - 2. A civil penalty for a violation of any land use ordinance, rule or regulation by a person engaged in a commercial venture shall be assessed at the rate of one hundred dollars per day per violation.
  - 3. Notwithstanding paragraphs (1) and (2), of this subsection (E), a civil penalty for a violation of Chapter 17.243 of this code by any person operating a business, or by any property owner allowing the operation of a business, in violation of that chapter, is punishable by a fine of two thousand five hundred dollars per day per violation.
- F. Penalties for the second separate violation of a like nature by the same person shall be five times the rates identified in paragraphs (1) and (2) of subsection E of this section. Penalties for the third separate violation of a like nature by the same person shall be ten times the rates identified in paragraphs (1) and (2) of subsection E of this section. Penalties for the fourth separate violation of a like nature by the same person engaged in a noncommercial venture shall be assessed at five hundred dollars per day per violation; penalties for the fourth separate violation of a like nature by the same person engaged in a commercial venture shall be assessed at one thousand dollars per day per violation. Penalties for any separate violation of a like nature by the same person engaged in a noncommercial venture, beyond a fourth violation, shall be assessed at one thousand dollars per day per violation; penalties for any separate violation of a like nature by the same person engaged in a commercial venture, beyond a fourth violation shall be assessed at two thousand five hundred dollars per day per violation.

Section 5. The definitions of "Marijuana cultivation," "Marijuana delivery," "Marijuana dispensary," and "Marijuana storage," located in section 17.105.020 of the El Cajon Municipal Code, are hereby deleted.

Section 6. Table 17.140.210 Residential Land Use Table of section 17.140.210 of Chapter 17.140 of Title 17 of the El Cajon Municipal Code is hereby repealed.

Section 7. A new Table 17.140.210 Residential Land Use Table is hereby added to section 17.140.210 of Chapter 17.140 of Title 17 of the El Cajon Municipal Code to read as follows:

**Table 17.140.210  
Residential Land Use Table**

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
<b>Primary Residential Uses (subject to density restrictions)</b>													
Congregate care facility	X	X	X	X	X	X	X	X	P	P	P	P	
Dwellings; attached duplex units or two detached dwelling units	X	X	X	X	X	X	X	P	P	P	P	P	1
Dwellings; up to three detached single-family homes on the same lot, including common interest developments	X	X	X	X	X	X	P	X	X	X	X	X	2
Dwellings; multi-family, attached or detached, including common interest developments	X	X	X	X	X	X	X	P	P	P	P	P	2
Dwelling; single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	2
Farmworker housing	X	P	P	X	X	X	X	X	X	X	X	X	
Foster family home	P	P	P	P	P	P	P	P	P	P	P	P	
Foster family institution	X	C	C	C	C	C	C	C	X	X	X	C	
Group residential	X	X	X	X	X	X	C	C	C	C	C	C	3
Manufactured home	P	P	P	P	P	P	P	P	P	P	P	P	
Residential care facility for 6 or fewer	P	P	P	P	P	P	P	P	P	P	P	P	
Residential care facility for 7 or more	X	X	X	X	X	X	X	C	C	C	C	C	4
Supportive housing	P	P	P	P	P	P	P	P	P	P	P	P	
Transitional housing	P	P	P	P	P	P	P	P	P	P	P	P	
<b>Accessory Residential Uses</b>													
Accessory structures	X	P	P	P	P	P	P	X	X	X	X	X	5
Accessory structures which include restrooms	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	5
Bed and breakfast	X	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	X	6
Family day care home, large	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
Family day care home, small	P	P	P	P	P	P	P	P	P	P	P	P	



Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
Home occupation business	P	P	P	P	P	P	P	P	P	P	P	P	7
Keeping chickens for personal use	P	P	P	P	P	P	P	X	X	X	X	X	8
Keeping pet pot-bellied pigs	X	P	P	Z	Z	Z	Z	X	X	X	X	X	8
Keeping pet horses	Z	P	P	Z	Z	X	X	X	X	X	X	X	8
Keeping domesticated animals under 125 pounds for family use	X	P	P	Z	Z	Z	Z	X	X	X	X	X	8
Keeping rabbits and geese for family use	X	P	P	X	X	X	X	X	X	X	X	X	8
Accessory or Junior Accessory dwelling unit	X	P	P	P	P	P	P	P	P	P	P	P	9
<b>Nonresidential Uses</b>													
Card room, non-gambling	X	P	P	P	P	P	P	P	P	P	P	P	16
Cemetery, crematory, and mausoleum	X	C	C	C	C	C	C	C	C	C	C	C	
Clubs: youth clubs, professional organizations, union halls, fraternal organizations, and similar uses	X	C	C	C	C	C	C	C	C	C	C	C	
Commercial agriculture including: field crops, orchards, vineyards, horticulture, and floriculture	X	P	P	X	X	X	X	X	X	X	X	X	8
Community gardens	P	P	P	P	P	P	P	P	P	P	P	P	8
Day care facility (commercial or non-profit including preschool)	X	C	C	C	C	C	C	C	C	C	C	C	10
Educational institutions	X	C	C	C	C	C	C	C	C	C	C	C	
Governmental buildings and service facilities	X	C	C	C	C	C	C	C	C	C	C	C	11
Heliport	X	C	C	C	C	C	C	C	C	C	C	C	
Marijuana cultivation, delivery, dispensary, manufacturing, and storage	X	X	X	X	X	X	X	X	X	X	X	X	17
Nonresidential parking areas in multi-family zones	X	X	X	X	X	X	X	C	C	C	C	C	12
Parks and recreation facilities; private, including non-profit	X	C	C	C	C	C	C	C	C	C	C	C	
Parks and recreation facilities, including sports fields, public	X	P	P	P	P	P	P	P	P	P	P	P	
Prefabricated storage containers used for short-term storage	T	T	T	T	T	T	T	T	T	T	T	T	
Religious facilities and non-profit service	C	C	C	C	C	C	C	C	C	C	C	C	

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
organizations devoted to serving the general public													
Roadside stands for the sale of agricultural products	X	Z	Z	X	X	X	X	X	X	X	X	X	8
Seasonal outdoor businesses	T	T	T	T	T	T	T	T	T	T	T	T	13
Temporary feeding areas	C	C	C	C	C	C	C	C	C	C	C	C	
Wireless communication facilities	C	C	C	C	C	C	C	C	C	C	C	C	14
Other similar uses	D	D	D	D	D	D	D	D	D	D	D	D	15

1. Legally created lots in the RM-4300 zone are entitled to at least two units, regardless of lot area.
2. See Chapter 17.165 for PRD requirements. See Chapter 17.60 for PUD requirements.
3. Must be separated at least 300 feet between structures measured at closest wall of each.
4. Use prohibited in SP-182.
5. Subject to the provisions of section 17.140.120 (accessory structures).
6. Subject to the provision of section 17.225.020 (bed and breakfast establishments).
7. Subject to the provisions of section 17.225.050 (home occupations).
8. Subject to the provisions of Chapter 17.205 (animals and agriculture).
9. Subject to the provisions of section 17.140.180 (accessory and junior accessory dwelling units).
10. A "day care facility" is not a "family day care home" as defined in Chapter 17.105.
11. Excludes sewage disposal facilities.
12. Must conform to the standards provided in section 17.185.200 (parking standards).
13. As ancillary to an approved non-residential use, when activity not already covered by CUP.
14. Subject to the provisions of Chapter 17.245 (wireless communications facilities).
15. As determined by the director of community development.
16. May only be operated as an accessory use to a bona fide club, society, professional organization, union hall, fraternal organization, and similar use, with either all applicable discretionary permits, or nonconforming status pursuant to Chapter 17.120, for the primary use. Subject to additional card room regulations listed in Chapter 5.28 (Card Rooms) and Chapter 17.225 (Miscellaneous Special Uses and Regulations) of this Title.
17. Refer to Chapter 17.243 for Personal Cultivation of Marijuana.

Section 8. Table 17.145.150 Commercial Land Use Table of section 17.145.150 of Chapter 17.145 of Title 17 of the El Cajon Municipal Code is hereby repealed.

Section 9. A new Table 17.145.150 Commercial Land Use Table is hereby added to section 17.145.150 of Chapter 17.145 of Title 17 of the El Cajon Municipal Code to read as follows:

**Table 17.145.150  
Commercial Land Use Table**

Commercial Uses	O-P	C-N	C-G	C-R	C-M	Notes
Adult book store, adult theater, and other adult entertainment activities	X	X	A	A	X	1, 2
Alternative lending including payday loans, anticipatory loans, and auto title lending, excludes federal or state chartered banks, savings and loans, thrifts, and credit unions	X	X	C	C	X	1, 32, 33
Amusement parks including miniature golf, go-cart tracks, mechanized rides, etc.	X	C	C	C	C	
Animal grooming services	X	P	P	P	X	

	O-P	C-N	C-G	C-R	C-M	Notes
Antique sales	X	P	P	P	X	
Appliance repair; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	X	X	X	P	1
Appliance sales; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	P	P	P	P	
Appliance sales and repair of small electrical appliances	X	P	P	P	P	1
Art galleries, commercial retail	X	P	P	P	X	
Artist studios and art restoration services	P	P	P	P	P	
Athletic clubs and fitness centers	X	P	P	P	X	28
Auction house	X	X	C	C	P	1
Auto parts and accessories; new parts	X	X	P	P	X	1
Auto parts and accessories; used parts, excludes dismantling	X	X	X	X	P	1, 3
Auto rental including the rental of moving vans, trucks and trailers	X	X	C	X	C	1
Auto sales, including: autos, motorcycles, light trucks, and recreational vehicles	X	X	C	C	C	4
Automotive body repair	X	X	C	X	C	1
Automotive service and repair	X	X	C	C	C	1
Automotive fueling station	X	C	C	C	C	5
Auto washing and detailing, full service carwash	X	X	C	X	X	1
Auto washing, self-service carwash	X	C	C	X	X	1
Bail bonds office	P	P	P	P	P	1
Beauty salon, nail salon, barber shop, and day spa	P	P	P	P	X	6
Beauty supply and cosmetics sales	P	P	P	P	X	
Billboard sign	P	P	P	P	P	7
Blood banks and blood donation facilities	P	P	P	P	X	1
Blood plasma centers	C	X	X	X	X	1
Boat sales including ancillary service and repair	X	X	P	X	C	
Book store, including news copy and magazine sales	P	P	P	P	X	
Bowling alley	X	X	C	C	X	
Camera and photographic sales and related services	X	P	P	P	X	
Card room, non-gambling	P	P	P	P	X	3, 26
Carpet and drapery cleaning and repair services	X	X	X	X	P	
Cemetery, crematory, and mausoleum	C	C	C	C	C	
Child activity centers	X	P	P	P	X	
Circuses and carnivals	X	X	T	X	X	
Clothing and apparel store, new	X	P	P	P	X	
Clothing and costume rentals	X	P	P	P	X	
Clubs; youth clubs, professional organizations, union halls, fraternal organizations, and similar uses	C	C	C	C	X	
Cocktail lounge	X	C	C	C	X	8, 9
Community gardens	P	P	P	P	P	29
Consumer electronics retail sales with ancillary service	X	P	P	P	X	
Contract construction services	X	X	X	X	P	
Convenience market	X	P	P	P	X	8
Custodial and cleaning services including property management and building maintenance with associated vehicle, equipment, and supply storage	X	X	X	X	P	
Dance studio	X	P	P	P	X	
Day care facility	MUP	MUP	MUP	MUP	MUP	
Department store with general retail sales	X	P	P	P	X	
Drive-through service accessory to an authorized land use	S	S	S	S	S	1
Employment services	P	P	P	P	P	
Equipment rental with outdoor storage or display	X	X	C	C	C	1
Equipment rental without outdoor storage or display	X	P	P	P	P	1

	O-P	C-N	C-G	C-R	C-M	Notes
Escort service	X	X	P	X	X	3
Fabric store	X	P	P	P	X	
Farmers market	X	Z	Z	Z	X	34
Financial services and institutions	P	P	P	P	X	10
Firearm and ammunition sales, new and resale	X	P	P	P	X	3
Firing ranges, indoor ranges for fire arms or archery	X	X	C	C	C	1
Florist	P	P	P	P	X	
Fortune tellers including palm readers, phrenologists, spiritual mediums, and mystics	X	X	C	C	X	3
Funeral parlor and mortuary	P	P	P	P	X	1
Furniture and home furnishing sales	X	P	P	P	P	
Game center and video arcade	X	X	P	P	X	3
General retail sales	X	P	P	P	X	
Gift shop, including novelties, souvenirs, greeting cards, etc.	X	P	P	P	X	
Gunsmith	X	P	P	P	X	1
Hardware store, indoor (includes building materials and related services)	X	P	P	P	P	1
Hardware store with outdoor storage or display (includes building materials and related services)	X	X	C	C	C	1
Headquarters office facility	P	X	P	P	P	
Heavy equipment sales including large trucks and tractor-trailer rigs	X	X	X	X	C	
Hobby shop	P	P	P	P	X	
Hotel and motel	X	X	C	C	X	
Household accessories including bedding, linens, kitchen supplies, etc.	X	P	P	P	X	
Kennel	X	X	X	X	C	
Kiosk, booth, stand and food truck	X	Z	Z	Z	Z	11
Laundry and dry cleaning services, retail, including coin operated self-service laundry	X	P	P	P	X	
Liquor store	X	C	C	C	X	1, 8
Live entertainment	X	X	C	C	X	3
Locksmith and related services	X	P	P	P	P	
Manufactured housing sales including modular and mobile home sales	X	X	P	X	P	
Marijuana cultivation, delivery, dispensary, manufacturing and storage	X	X	X	X	X	36
Market	X	P	P	P	X	
Martial arts instruction and training	X	P	P	P	X	
Massage parlor, steam bath, and sauna room	X	X	C	C	X	1, 3, 6, 12
Medical and dental office, laboratories, and clinics open to the general public including acupuncture, chiropractic, and other state licensed health care practices	P	P	P	P	X	
Medical and dental laboratory not open to the public	P	P	P	P	P	
Modeling agency, talent agencies and entertainment booking services (office only)	P	P	P	P	X	
Motion picture theatre (indoor)	X	X	C	C	X	13
Music lessons conducted indoors	P	P	P	P	X	
Music store including the sale of musical instruments, sheet music, and recorded music	X	P	P	P	X	
Office, administrative, business and professional	P	P	P	P	P	
Office machine sales	X	P	P	P	P	
Optical goods including eye glasses, contact lenses, and eye exams	P	P	P	P	X	
Outdoor dining, accessory to authorized restaurant or cocktail lounge	X	Z	Z	Z	Z	14
Outdoor sales events at existing business developments	T	T	T	T	T	

	O-P	C-N	C-G	C-R	C-M	Notes
Parcel delivery and postal services (office only, does not include U.S. Postal Service offices)	P	P	P	P	X	
Pawn shop or pawn broker	X	X	C	C	X	1, 3, 32, 33
Personal storage facility	X	X	C	X	C	15
Pest control services	X	X	X	X	P	
Pet supply stores including pet sales and pet adoption services with accessory indoor veterinary and grooming services	X	P	P	P	X	
Pharmacy	P	P	P	P	X	16
Photocopying and other retail office services for the general public	P	P	P	P	X	
Photographic studio including ancillary photo finishing services	P	P	P	P	X	
Plant nursery	X	X	P	P	P	1
Pool hall or billiards parlor	X	X	C	C	X	3
Prefabricated storage containers used for short term storage	T	T	T	T	T	
Private security company with watch dogs	X	X	C	C	C	1, 3
Private security company without watch dogs	P	P	P	P	P	
Public assembly	X	X	C	C	C	
Recreational facility	MUP	MUP	MUP	MUP	MUP	
Resource recovery center	X	C	C	C	C	17
Restaurant	X	P	P	P	C	8, 9, 18
Restaurant, take-out only	X	P	P	P	C	19
Restaurant (full-service) with alcoholic beverage production use	X	X	C	C	X	8, 9
Seasonal outdoor businesses such as Christmas tree lots	T	T	T	T	T	
Secondhand merchandise store or kiosk including buying of gold, precious metals, gemstones, jewelry, or electronics	X	X	C	C	X	1, 3, 32, 33
Service and repair of consumer electronics	X	P	P	P	X	
Shoe sales and shoe repair	X	P	P	P	X	
Single room occupancy (SRO) housing	X	X	C	X	X	
Skilled nursing facility	C	C	C	C	C	1
Special training and schooling conducted indoors	P	P	P	P	P	
Special training and schooling conducted outdoors	X	X	X	X	MC	
Sporting goods, bicycles, and toy stores	X	P	P	P	X	
Supermarket	X	P	P	P	X	
Surplus store	X	P	P	P	X	1
Swap meet and flea market	X	X	X	C	X	1, 3
Tailoring, alteration, and sewing services	P	P	P	X	X	
Tattoo and body piercing studio	X	X	P	P	X	1
Thrift or resale shop	X	P	P	P	X	1, 3
Ticket sales office	P	P	P	P	X	
Tobacco and smoke shop, electronic/vapor substance inhalation shop	C	C	C	C	X	1, 20
Tool and equipment repair and sharpening services excluding heavy equipment repair	X	X	P	P	X	1
Trailer and camper sales, non-motorized	X	X	P	X	P	
Travel agency	P	P	P	P	X	
Vehicle storage lot	T	X	T	T	T	
Veterinary and small animal hospital, indoors only	X	X	P	P	P	1
Video sales and rentals including video game sales and rentals	X	P	P	P	X	
Vocational and trade school (conducted indoors)	X	P	P	P	P	9
Vocational and trade school (conducted outdoors)	X	X	X	X	C	9
Volume discount store (including 99¢ and closeout stores)	X	X	P	P	X	1
Watch, clock, and jewelry sales and repair	P	P	P	P	X	

	O-P	C-N	C-G	C-R	C-M	Notes
Other similar uses	D	D	D	D	D	21
<b>Light Industrial Uses</b>						
Contract construction services	X	X	X	X	P	
Direct selling organizations (baked goods, ice cream trucks, bottled water vendors, catering wagons, etc.)	X	X	X	X	P	
Food and beverage processing	X	X	X	X	P	
Heavy equipment service and repair	X	X	X	X	C	
Laundry services, industrial, including linen, diaper, and uniform cleaning, alteration and repair services	X	X	X	X	P	
Light manufacturing	X	X	X	X	P	
Microbrewery	X	X	C	C	C	35
Printing and publishing services, non-retail and excluding contact with the general public	X	X	P	P	P	
Recycling center for metal, cardboard, glass, e-waste, etc.	X	X	X	X	C	
Scientific and commercial testing laboratories including product research and development	X	X	X	X	P	
Service and repair of light machinery including vending machines, office machines, large household appliances, etc.	X	X	X	X	P	
Service and repair of precision instruments including cameras, optical devices, medical devices and electronic testing equipment	X	X	X	X	P	
Warehousing and distribution	X	X	X	X	P	
Wholesale trade excluding explosives	X	X	X	X	P	
Other similar uses	D	D	D	D	D	21
<b>Transportation, Communication and Utilities</b>						
Ambulance service	C	C	C	C	P	1, 3
Bus passenger terminals, public or private charter	X	X	P	P	P	
Bus parking and maintenance facility	X	X	X	X	P	
Heliport	C	C	C	C	C	
Limousine service	X	X	X	X	P	3
Media production including broadcasting studios, and audio and video recording studios	X	P	P	P	P	
Parking lots and garages, short term	P	P	P	P	P	
Radio, and/or television broadcasting	P	P	P	P	P	22
Solid waste disposal facility	C	C	C	C	C	1
Taxicab terminal	X	X	P	P	P	
Towing services with vehicle storage	X	X	X	X	C	1, 3
Towing services without vehicle storage	X	X	C	X	C	1, 3
Trucking terminal for motor freight including parcel delivery service terminals	X	X	X	X	P	
Utilities, excluding sewage treatment	C	C	C	C	C	
Vehicle storage facility, long term, including lots and structures	X	X	X	X	C	1
Wireless communication facilities, freestanding	C	C	C	C	C	23
Wireless communication facilities, architecturally integrated or other stealth design	P	P	P	P	P	23
Other similar uses	D	D	D	D	D	21
<b>Institutional and Charitable Uses</b>						
Botanical garden, and arboretum	P	P	P	P	X	
Detention facility excluding prisons and juvenile halls	X	X	X	X	C	
Educational institution	C	C	C	C	C	
Emergency shelters	X	X	C	C	S	1, 24
Governmental administrative offices (excluding services)	P	P	P	P	P	
Governmental operation center and service facilities	C	C	C	C	C	
Hospital	C	C	C	C	X	
Library, public	P	P	P	P	X	
Museum	P	P	P	P	X	

	O-P	C-N	C-G	C-R	C-M	Notes
Non-profit welfare and charitable organizations and services	X	X	C	C	X	1, 27
Parks, playgrounds, and amateur sports fields, public or private	X	C	C	C	C	
Religious facilities	C	P	P	P	C	9
Temporary feeding area	C	C	C	C	C	
Transition service center	X	X	C	C	P	1, 24
WIC center	P	P	P	P	X	1
Other similar uses	D	D	D	D	D	21
<b>Residential Uses</b>						
Caretaker's unit	P	P	P	P	P	25
Residential care facility	C	C	C	C	X	1

1. Prohibited in SP 182. However, automotive service and repair uses are permitted with approval of a CUP in the portion of SP 182 that is also a part of Special Development Area No. 10 and zoned C-M.
2. Subject to the provisions of Chapter 17.45 (adult entertainment establishments).
3. Requires a Special Operations License for uses as described in ECMC Chapter 5.16. For towing services, only police towing services require a Special Operations License.
4. Off-site outdoor automobile sales are subject to the provisions of section 17.225.190.
5. Subject to the provisions of Chapter 17.215 (automotive fueling stations).
6. Subject to the provisions of Chapter 5.40 of the El Cajon Municipal Code.
7. Subject to the provisions of section 17.190.270 (billboard signs).
8. Subject to the provisions of Chapter 17.210 (alcohol sales).
9. Subject to parking requirements listed in section 17.185.190.
10. "Check cashing only" services are prohibited in SP 182.
11. Subject to the provisions of Chapter 17.40 (Administrative Zoning Permit), section 17.130.250 (kiosks) and section 17.225.240 (food trucks).
12. Subject to the provisions of section 17.225.070 (massage parlors).
13. Subject to the provisions of Chapter 17.230 (motion picture theaters).
14. Subject to the provisions of section 17.225.090 (outdoor dining areas).
15. Subject to the provisions of Chapter 17.235 (personal storage facilities).
16. The retail display area shall not exceed 15% of the gross floor area in the O-P zone.
17. Subject to the provisions of section 17.225.100 (resource recovery centers).
18. Restaurant size may be limited in the C-M zone.
19. Subject to the provisions of section 17.225.130 (take-out only restaurants).
20. Subject to the provisions of Chapter 17.240 (tobacco, smoke shops, and electronic/vapor inhalation shops).
21. As determined by the director of community development.
22. Excludes wireless communications facilities as defined in Chapter 17.105.
23. Subject to the provisions of Chapter 17.245 (wireless communications facilities).
24. Subject to the provisions of section 17.225.180 (transition service centers and emergency shelters).
25. Only one caretaker's unit permitted per lot in association with an authorized primary use occupying the same property. Must be attached to the primary structure on the lot, if such a structure exists.
26. May only be operated as an ancillary use to 1) a bona fide non-profit club, society, professional organization, union hall, fraternal organization, and similar (non-profit) use, with a valid conditional use permit for the primary use, and 2) a restaurant, except that card rooms are prohibited at restaurants in SP 182. Subject to additional card room regulations listed in Chapter 5.28 (Card rooms) of Title 5 and Chapter 17.225 (Miscellaneous Special Uses and Regulations) of this Title. Non-profit status must be in place prior to application submittal, as applicable.
27. Non-profit medical and dental clinics are permitted uses. They do not require a CUP and are not prohibited in SP 182.
28. Subject to the parking requirements for places of assembly listed in Table 17.185.190.
29. Subject to the provisions of Chapter 17.205 (agriculture and animals).
30. Excludes businesses purchasing items as an accessory use to a primary retail sales use.
31. Subject to the provisions of section 17.225.200 (Alternative Lending).
32. Subject to the provisions of Chapter 17.250 (Secondhand Merchandise Stores and Pawn Shops).
33. Prohibited in the boundaries of SP 462.
34. Subject to the provisions of section 17.225.220 (Farmer's Market).
35. Subject to the provisions of section 17.225.230 (Microbrewery).
36. Refer to Chapter 17.243 Personal Cultivation of Marijuana.

Section 10. Table 17.150.170 Manufacturing Zone Land Use Table in section 17.150.170 of Chapter 17.150 of Title 17 of the El Cajon Municipal Code is hereby repealed.

Section 11. A new Table 17.150.170 Manufacturing Zone Land Use Table is hereby added to section 17.150.170 of Chapter 17.150 of Title 17 of the El Cajon Municipal Code to read as follows:

**Table 17.150.170  
Manufacturing Zone Land Use Table**

	M	Notes
Advertising and public relations office	P	
Agricultural processing, excluding animal slaughtering facility	P	
Aircraft and aviation equipment sales	P	
Alcoholic beverage production	P	12
Alcoholic beverage production with full-service restaurant	C	13
Animal slaughtering facility	C	
Ambulance service	P	1
Ammunition manufacturing	P	2
Amusement park, including miniature golf, go-cart track, mechanized rides, etc.	C	1
Aircraft and flying accessory sales	P	3
Art studio and art restoration service, excluding art galleries	P	
Athletic field and courts	C	
Auction house, indoor	P	
Auction house, outdoor	C	
Auto dismantling, salvage, and junk dealer, including the sale of used auto parts	C	1
Bus terminal, bus parking and maintenance facility, public or private charter	P	
Carpet and drapery cleaning and repair service	P	
Cemetery, crematory, and mausoleum	C	
Chemical production and processing, excluding explosives	P	
Computer programming, including web design, software engineering and other intellectual design and consulting services based upon digital computer technology	P	
Concrete batch processing plant	C	
Contract construction service	P	
Credit reporting office	P	
Custodial and cleaning service, including property management and maintenance with associated vehicle, equipment, and supply storage	P	
Data storage facilities and server rooms, including internet service provider	P	
Day care facility	C	
Detention facilities, excluding prisons and juvenile halls	C	
Direct selling organization, including baked goods, ice cream truck, bottled water vendor, and catering wagon	P	
Educational institutions	C	
Emergency shelter	S	9
Equipment rental, with or without outdoor storage or display	P	
Firing range, indoor range for firearms or archery	C	
Firewood sales	C	
Flight school	P	
Food and beverage processing	P	
Fuel storage and distribution, bulk fuel storage	P	
Funeral parlor and mortuary	C	
Governmental administrative office (not including services)	P	
Governmental operation center and service facility	C	
Hazardous waste treatment, storage, and transfer	C	
Headquarters office facility	P	
Heavy equipment sales, rental, and repair	P	
Heliport	C	



	M	Notes
Insurance office	P	
Kennel	C	
Land development consulting offices, including: architecture, planning, engineering, and real estate services	P	
Laundry services, industrial, including linen, diaper, and uniform cleaning, alteration, and repair services	P	
Light manufacturing	P	3
Light rail terminal	P	
Limousine service	P	1
Machine shop service, including milling and lathing	P	
Mail order and internet based sales, excluding contact with the public	P	
Marijuana cultivation, delivery, dispensary, manufacturing, and storage	X	14
Marine craft service and repair	P	
Media production, including broadcasting studio, and audio and video recording studio	P	
Media distribution	P	
Medical and dental laboratory	P	
Messenger service	P	
Metal industries, including steel manufacturing and smelting	P	
Mining activity, including barrow pits over three feet in depth	C	
News agency, including newspaper office and web-based news outlets	P	
Outdoor sales event at existing business developments	T	
Parking lot and structure	P	
Pest control service	P	
Petroleum refining and processing of petroleum products	C	
Photocopying, mailing, and other office services, excluding contact with the general public	P	
Photographic service, excluding public contact	P	4
Prefabricated storage container used for permanent storage	C	
Prefabricated storage container used for short term storage	T	
Printing and publishing service	P	
Private security company with watch dogs	C	1
Private security company without watch dogs	P	1
Railroad facilities, including switching stations, maintenance yards, rail freight and passenger terminals	P	
Recreational facility—Commercial outdoors, including golf courses, driving ranges, radio controlled cars, skateboard parks, paintball facilities, and other similar uses	C	
Recycling center for metal, cardboard, glass, e-waste, etc.	C	
Religious facilities	C	
Resource recovery center	C	
Restaurant	C	5, 6, 7
Sawmill, including the processing and manufacturing of wood products	P	
Scientific and commercial laboratories, including research, development, and testing services	P	
Service and repair of light machinery, including vending machines, office machines, large household appliances, etc.	P	
Solid waste processing facility	C	
Special training and schooling (conducted indoors)	P	11
Special training and schooling (conducted outdoors)	MC	
Sports assembly including stadium, arena, racetrack and other large sporting venue	C	
Swimming pool, swimming school, and other aquatic recreation facilities	C	
Temporary feeding area	C	
Towing services with or without vehicle storage	C	1
Transition service center	P	8
Trucking terminal for motor freight, including parcel delivery service terminals	P	
Truck sales (including the sale of large commercial trucks, vans, and buses)	P	
United States Postal Service facilities; processing only	P	
Utilities, including sewage treatment facilities	C	
Vehicle storage facility - long term, including lots and structures	C	
Vehicle storage lot - temporary	T	
Veterinary service and animal hospital	C	
Vocational or trade school; indoor or outdoor	P	7
Warehousing, including wholesale trade and distribution and excluding explosives	P	

	M	Notes
Welding and metal fabrication	P	
Wireless communication facilities; freestanding	C	
Wireless communication facilities; architecturally integrated or other stealth design	P	
Other similar uses	D	9
<b>Residential Uses</b>		
Caretaker's unit accessory to an authorized land use	P	10
Residential care facility	C	

1. Requires a special operations license as described in ECMC Chapter 5.16. For towing services, only police towing services require a special operations license.
2. Small arms ammunition only. Nothing larger than 30-caliber ammunition.
3. Light manufacturing describes a wide range of manufacturing uses as defined in Chapter 17.105.
4. Includes aerial photography, photo editing and finishing, service and repair of cameras and other optical devices.
5. Restaurants may be limited in size.
6. Subject to the provisions of Chapter 17.210 (alcohol sales).
7. Subject to the parking requirements listed in section 17.185.190.
8. Subject to the provisions of section 17.225.180 (transition service centers and emergency shelters).
9. As determined by the director of community development.
10. Only one caretaker's unit permitted per lot in association with an authorized primary use occupying the same property. Must be attached to the primary structure on the lot, if such a structure exists.
11. If the school provides instruction to persons under the age of 18, then a minor conditional use permit is required.
12. A tasting room not to exceed fifteen percent of the gross floor area of the production space is permitted as an accessory use to an alcoholic beverage production manufacturer subject to Chapter 17.210 and section 17.225.210.
13. Subject to Chapter 17.210 Alcohol sales and deemed approved alcohol sales regulations.
14. Refer to Chapter 17.243 Personal Cultivation of Marijuana.

Section 12. Section 17.155.035 of Chapter 17.155 of Title 17 of the El Cajon Municipal Code is hereby repealed.

Section 13. A new section 17.155.035 is hereby added to Chapter 17.155 of Title 17 of the El Cajon Municipal Code to read as follows:

**17.155.035 Prohibited use.**

Other than personal cultivation of marijuana as defined in Chapter 17.243, marijuana cultivation, delivery, dispensary, manufacturing and storage are prohibited in the O-S zone. No permit, whether conditional or otherwise, shall be issued for the establishment or use of such activities.

Section 14. A new Chapter 17.243, consisting of sections 17.243.010 through 17.243.060, is hereby added to Title 17 of the El Cajon Municipal Code to read as follows:

**Chapter 17.243 PERSONAL CULTIVATION OF MARIJUANA**

**17.243.010 Definitions.**

For the purposes of this chapter, the following definitions shall apply, unless the context clearly indicates otherwise. If a word is not defined in this section, the common and ordinary meaning of the word shall apply. All references to state law shall refer to the act, statute, or regulation as may be amended from time to time:

- A. "AUMA" refers to the Control, Regulate and Tax Adult Use of Marijuana Act approved by the voters on November 8, 2016.
- B. "Commercial marijuana activity" includes both "commercial cannabis activity" and "commercial marijuana activity" as those terms are defined/set forth in Business and Professions Code sections 19300.5 and 26001, and means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, labeling, transportation, delivery, or sale of marijuana or marijuana products. "Commercial marijuana activity" also includes the activities of any business or nonprofit licensed by the State or other government entity under Chapter 3.5 of Division 8 or Division 10 of the Business and Professions Code.
- C. "Concentrated cannabis" shall have the same meaning "cannabis concentrate" as defined in Business and Professions Code section 19300.5, and includes manufactured cannabis that has undergone a process to concentrate one or more active cannabinoids, thereby increasing the product's potency.
- D. "Cultivation" shall have the same meaning as that set forth in Business and Professions Code section 26001, and shall include any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana.
- E. "Delivery" shall have the same meaning as set forth in Business and Professions Code section 26001 and shall include the commercial transfer of marijuana or marijuana products to a customer. "Delivery" also includes the use by a retailer of any technology platform, whether owned and controlled by the retailer or independently licensed, that enables customers to arrange for or facilitate the commercial transfer by a retailer of marijuana or marijuana products.
- F. "Dispensary" means any facility or location, whether fixed or mobile, where marijuana, whether medical or otherwise, is made available to or distributed by or distributed to one (1) or more of the following: a primary caregiver; a qualified patient; or a patient with an identification card; or any other individual regardless of status defined or not defined. A marijuana dispensary, medical or otherwise, is prohibited in all zones within the city's jurisdictional limits. No permit, whether conditional or otherwise, shall be issued for the establishment of such use.
- G. "Fully enclosed and secure structure" means a space within a building, greenhouse or other structure which has a complete roof enclosure supported by connecting walls extending from the ground to the roof, which is at all times secure against unauthorized entry, provides complete visual screening, and which is accessible only through one or more lockable doors.

- H. "Identification card" has the same meaning as defined in Health and Safety Code section 11362.7(g).
- I. "Indoors" means within a fully enclosed and secure structure.
- J. "Marijuana" shall have the same meaning as set forth in Health and Safety Code section 11018 and shall include all parts of the plant *Cannabis sativa* L., whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Marijuana" shall also be construed to include, but not be limited to, "cannabis" as defined in Business and Professions Code section 19300.5. "Marijuana" does not include:
1. "Industrial hemp," as defined by Food and Agricultural Code section 81000 or Health and Safety Code section 11018.5.
  2. The weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other product.
- K. "Marijuana product" means marijuana that has undergone a process whereby the plant material has been transformed into a concentrate, including but not limited to concentrated cannabis, or an ingestible, topical, inhalable, or otherwise consumable product containing marijuana or concentrated cannabis, and other ingredients.
- L. "MCRSA" shall collectively mean the Medical Cannabis Regulation and Safety Act as contained, codified, enacted, and signed into law on October 9, 2015, as Assembly Bill No. 243, Assembly Bill No. 266, and Senate Bill 643, and as amended by Assembly Bill 21 in 2016. The MCRSA was formerly known as the Medical Marijuana Regulation and Safety Act.
- M. "Outdoors" means any location that is not within a fully enclosed and secure structure.
- N. "Person" includes any individual, firm, co-partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, and the plural as well as the singular.
- O. "Personal cultivation" means cultivation of marijuana conducted by an individual strictly for that individual's personal use, possession, processing, transporting, or giving away without any compensation whatsoever in accordance with this Code and State law, including but not limited to Health and Safety Code sections 11362.1 and 11362.2, and in accordance with Health and Safety Code sections 11362.7 and 11362.765. Except as herein defined, personal cultivation does not

include, and shall not authorize, any cultivation conducted as part of a business or commercial activity, including cultivation for compensation or retail or wholesale sales of marijuana.

- P. "Private residence" means a house, an apartment unit, a mobile home, or other similar dwelling.
- Q. "Storage" means any facility or location, whether fixed or mobile, where marijuana, whether medical or otherwise, is stored either temporarily or permanently. No permit, whether conditional or otherwise, shall be issued for the establishment of such activity. Marijuana storage shall not include the planting, growing, harvesting, drying or processing of marijuana plants or any part thereof by any "qualified patient," or "person with an identification card," as those terms are defined in California Health and Safety Code section 11362.7 so long as it is located at the residence of the qualified patient or person with an identification card.

**17.243.20 Prohibitions.**

- A. **Commercial Marijuana Activity.** Commercial marijuana activity is expressly prohibited in all zones in the City of El Cajon. No person shall establish, operate, maintain, conduct, or allow commercial marijuana activity anywhere within the City. In addition, this subsection is meant to prohibit all activities for which a State license may be required pursuant to the AUMA or the MCRSA. Accordingly, the City shall not issue any permit, license, or other entitlement for any activity for which a State license is required under the AUMA or the MCRSA.
- B. **Property Owners.** A property owner shall not rent, lease, or otherwise permit any business that engages in commercial marijuana activity to occupy real property in the City. A property owner shall not allow any person or business to establish, operate, maintain, conduct, or engage in commercial marijuana activity on any real property owned or controlled by that property owner that is located in the City.
- C. **Deliveries.** To the extent not already prohibited by subsection A of this section and Chapter 9.47 of this Municipal Code, delivery of marijuana or marijuana products to or from the City of El Cajon is expressly prohibited. No person shall conduct or perform any delivery of marijuana or marijuana products where the delivery either originates or terminates within the City.
- D. **Outdoor Cultivation.** To the extent not already prohibited by subsection A, outdoor marijuana cultivation is expressly prohibited in all zones and all specific plan areas of the City of El Cajon.

### 17.243.030 Indoor Cultivation.

The prohibition in subsection 17.243.020(A) shall not prohibit the indoor cultivation of six (6) or fewer live marijuana plants within a single private residence or inside an accessory structure located upon the grounds of a private residence, to the extent such cultivation is authorized by State law and is in strict compliance with the requirements set forth below:

- A. Private marijuana cultivation is permitted only within fully enclosed and secure structures, or areas or rooms within a private residence, inaccessible to minors. Cultivation areas shall be secured by lock and key or other security device which prevents unauthorized entry and shall not be visible from a public right of way.
- B. Private marijuana cultivation shall be limited to six (6) plants total, regardless of stage of gestation, whether immature or mature, regardless of how many qualified residents reside at the private residence.
- C. Private marijuana cultivation, including any lighting, plumbing, or electrical components used for cultivation, shall comply with Title 15 of the El Cajon Municipal Code. The use of gas products (CO<sub>2</sub>, butane, propane, etc.) or CO<sub>2</sub> and Ozone generators for marijuana cultivation is prohibited. Any fully enclosed and secure structure, or area or room within a residence used for the cultivation of marijuana must have proper ventilation and shall not create a humidity or mold problem in violation of the Municipal Code or applicable state health and safety codes.
- D. Cultivation shall not be conducted in a manner that constitutes a public nuisance. A public nuisance may be deemed to exist if the cultivation produces light, glare, heat, noise, odor, or vibration that is or its effect is either detrimental to public health, safety, or welfare or interferes with the reasonable enjoyment of life or property by other persons.
- E. The residential structure shall remain at all times a residence, with legal and functioning cooking, sleeping, and sanitation facilities with proper ingress and egress. These rooms shall not be used for marijuana cultivation where such cultivation will prevent their primary use for cooking of meals, sleeping, and bathing.
- F. Cultivation of marijuana shall not displace required off street parking, or violate any other provisions of the El Cajon Municipal Code.
- G. Written consent of the property owner must be obtained prior to the commencement of cultivation. 17.243.040 Permissive Zoning.

Nothing in this section shall be interpreted to the effect that the City's permissive zoning scheme allows any other use not specifically listed therein.

**17.243.050 Enforcement.**

The remedies provided by this section are cumulative and in addition to any other remedies available at law or in equity provided, however, persons violating this section shall not be subject to criminal liability under this section solely to the extent such conduct or condition is immune from criminal liability pursuant to State law, including the Compassionate Use Act of 1996 (Health and Safety Code section 11362.5), the Medical Marijuana Program (Health and Safety Code section 11362.7 et seq.), or the Adult Use of Marijuana Act, as they may be amended.

- A. Causing, permitting, aiding, abetting or concealing a violation of any provision of this section shall constitute a violation.
- B. Violations of this section shall constitute a misdemeanor except that notwithstanding any provision of this subdivision any violation may, in the discretion of the city attorney, be charged and prosecuted as an infraction in accordance with Section 1.24.010 of this code.
- C. Any person violating this section is subject to a civil action brought by the city attorney, punishable by a fine of two thousand five hundred dollars (\$2,500) per day for each violation. Any continuing violation shall constitute a separate offense for each day of the violation.
- D. Violations of this section are hereby declared to be public nuisances.
- E. In addition to other remedies provided by this chapter or by other law, any violation of this chapter may be remedied by a civil action brought by the city attorney including, for example, administrative or judicial nuisance abatement proceedings, civil or criminal code enforcement proceedings and suits for injunctive relief.

**17.243.060 Severability.**

If any section, subsection, sentence, clause or phrase of this chapter is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this chapter. The City Council hereby declares that it would have adopted the chapter 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 15. This ordinance shall become effective thirty (30) days following its passage and adoption.

10/10/17 (Item 3.1) – 1<sup>st</sup> Reading  
10/24/17 (Item 14.1) – 2<sup>nd</sup> Reading

ECMC Titles 1 & 17 Personal Cultivation of Marijuana 100417

# CITY OF EL CAJON

Gen. Info 'A'



## POLICE DEPARTMENT MEMORANDUM

RECEIVED OFFICE OF  
CITY CLERK  
EL CAJON CA  
2017 OCT 17 A 9:50

DATE: TUESDAY, OCTOBER 3, 2017

TO: CHIEF JEFF DAVIS  
POLICE ADMINISTRATION DIVISION

FROM: SUPPORT CAPTAIN FRANK LAHAYE  
POLICE ADMINISTRATION DIVISION

SUBJECT: SEPTEMBER 2017 DONATION TO THE EL CAJON ANIMAL  
SHELTER

In accordance with City Council Policy B-2, I am writing to let you know that we have received the following donation from:

09/30/17 (Person Wishes To Remain Anonymous)  
United Way of San Diego County ID #159327  
4699 Murphy Canyon Road  
San Diego, CA 92123

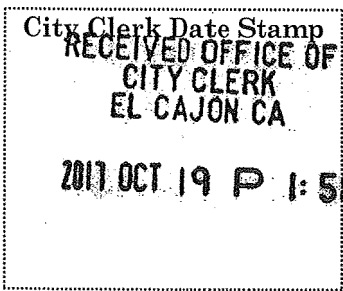
\$568.77



# City of El Cajon Agenda Report

MEETING: Oct. 24, 2017

ITEM NO: 101



**TO:** Mayor Wells, Mayor Pro Tem McClellan,  
Councilmembers Goble, Kalasho and Kendrick

**FROM:** Daryl A. Betancur, City Clerk

**SUBJECT:** INTERVIEW FOR COMMISSION VACANCY

**RECOMMENDATION:** That the City Council conducts an interview for a vacant seat on the Veterans' Commission, and considers the following options:

1. Extend the recruitment period to solicit additional applications; or
2. Appoint current applicant for a term to expire January 2022.

**BACKGROUND:** Currently there are two vacancies on the Veteran's Commission. Over the past several years, the City has had considerable challenges in filling vacancies on this Commission in spite of the significant recruitment efforts by staff.

In accordance with the Maddy Act pursuant to Government Code Section 54970, the City Clerk's office, advertised these vacancies for a 30-day period on the City's website, posted notices outside the city hall bulletin board, as well as issued press releases to local media sources in an effort to solicit and encourage the submission of applications. To date only one application has been received and is included as part of this report for the Council's consideration.

## VETERANS' COMMISSION:

One Commissioner (Vacancy due to resignation)

- Concurrently appoint applicant to fill the remainder of the term vacated by former Commissioner Wayne Clark, which would have ended on January 2018, in addition to making an appointment for a full four-year term due to expire January 2022.
- City Council Policy A-27 indicates the application period for a vacancy will be extended by staff if there is not at least one more qualified applicant than the number of existing vacancies. As this is the only applicant, the Council may elect to waive this requirement and proceed with the appointment (which is consistent with prior actions on the part of the Council), or direct staff to extend the application period.

Below is the name of the applicant for a vacant seat on the Veteran's Commission:

Applicant:


1. Kiley Curtis Grunstad


Members of the above-mentioned Commission are required to participate in Ethics Training, and file a Statement of Economic Interests (Form 700) according to provisions of the Political Reform Act, the Fair Political Practices Commission, and the City's Conflict of Interest Code.

**FISCAL IMPACT:** There is no fiscal impact associated with this recommendation as members of the Veterans' Commission serve on a voluntary basis and are not compensated.

PREPARED BY:

APPROVED BY:

  
Daryl A. Betancur, MMC  
CITY CLERK

  
Douglas Williford  
CITY MANAGER

# Applicant Information for the Veterans' Commission

RECEIVED OFFICE OF  
CITY CLERK  
EL CAJON CA

Name: Kiley Curtis Grunstad

Are you a resident of the City of El Cajon?  Yes  No

2017 SEP -1 P 2:04

How long have you lived in El Cajon?

San Diego County? 8.5 years

Are you available for meetings in the :  Mornings  Afternoons  Both

## Explain your interest in this position:

As a veteran I feel that we as a country need to insure that veterans and active duty military are provided with services to help with the many aspects of being a non-military US citizen. I also feel that we need to always remember the brave citizens who put their lives on the line to ensure that we as a country stay safe. As a veteran I am interested in helping El Cajon with these types of efforts.

Have you been or are you now a member of a governmental board, commission, or committee?  Yes  No

If yes, please list:

Are you related to any employee of the City of El Cajon?  Yes  No

If yes, please indicate name and relationship:

Are you a registered Voter:  Yes  No

If no, please explain:

Name: Kiley Curtis Grunstad

**Employment - Current to Past**

Name of Employer: Edward Jones

Last job title: Financial Advisor

Dates of employment: From: 08/08/2006 To: Present

**List the duties performed while you worked at this company:**

Provide retirement planning services to over 400 households in the area.

Name of Employer: Swift Transportation

Last job title: Recruiter

Dates of employment: From: 06/01/1998 To: 07/15/2006

**List the duties performed while you worked at this company:**

Served in many capacities including recruiting, sales, fleet management, and overall operations.

IF YOU CHOOSE TO PROVIDE MORE INFORMATION, PLEASE ATTACH ADDITIONAL PAGES TO THIS APPLICATION

Print Name Here: KILEY GRUNSTAD

Signature: 

Date: 9-1-17

Print Form

**FILING DEADLINE IS THURSDAY, SEPTEMBER 28, 2017 AT 5:30 P.M.**

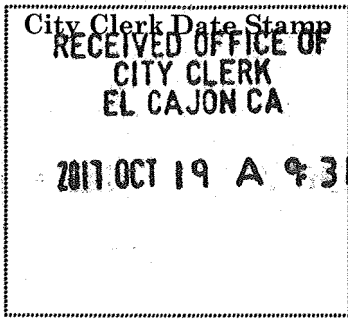
You can submit this application by mail or in person.  
Mail to: City Clerk's Office, 200 Civic Center Way, El Cajon, CA 92020

Interviews will be scheduled as applications are received.  
Applicants will receive notification, and any pertinent information.

# CERTIFICATE OF RELEASE OR DISCHARGE FROM ACTIVE DUTY

1. NAME (Last, First, Middle) <b>GRUNSTAD, KILEY CURTIS</b>		2. DEPARTMENT, COMPONENT AND BRANCH <b>NAVY USN</b>		3. SOCIAL SECURITY NO.	
4.a. GRADE, RATE OR RANK <b>HTFN</b>		4.b. PAY GRADE <b>E-3</b>		5. DATE OF BIRTH (YYMMDD) <b>75FEB13</b>	
7.a. PLACE OF ENTRY INTO ACTIVE DUTY <b>DES PLAINES, IL</b>				6. RESERVE OBLIG. TERM. DATE Year <b>01</b> Month <b>06</b> Day <b>28</b>	
8.a. LAST DUTY ASSIGNMENT AND MAJOR COMMAND <b>NAVIMFAC PEARL HARBOR, HI</b>				7.b. HOME OF RECORD AT TIME OF ENTRY (City and state, or complete address if known) <b>OTTAWA, IL</b>	
9. COMMAND TO WHICH TRANSFERRED <b>NAVAL RESERVE PERSONNEL CENTER NEW ORLEANS, LA 70149</b>				8.b. STATION WHERE SEPARATED <b>PERSUPPDET PEARL HARBOR HI</b>	
11. PRIMARY SPECIALTY (List number, title and years and months in specialty. List additional specialty numbers and titles involving periods of one or more years.) <b>HTFN - 0000.// X</b> X X X X X X X X X X X X X X X				10. SGLI COVERAGE None Amount: \$ <b>200,000</b>	
13. DECORATIONS, MEDALS, BADGES, CITATIONS AND CAMPAIGN RIBBONS AWARDED OR AUTHORIZED (All periods of service) <b>NATIONAL DEFENSE SERVICE MEDAL; GOOD CONDUCT MEDAL.//</b> X X X X X X X X X X X X X X X X				12. RECORD OF SERVICE	
				Year(s) Month(s) Day(s)	
				a. Date Entered AD This Period <b>93 AUG 30</b>	
				b. Separation Date This Period <b>97 AUG 29</b>	
				c. Net Active Service This Period <b>04 00 00</b>	
				d. Total Prior Active Service <b>00 00 00</b>	
				e. Total Prior Inactive Service <b>00 00 00</b>	
				f. Foreign Service <b>00 00 00</b>	
				g. Sea Service <b>00 00 00</b>	
				h. Effective Date of Pay Grade <b>95 MAR 16</b>	
14. MILITARY EDUCATION (Course title, number of weeks, and month and year completed) <b>HT "A" SCL, 8WKS, 94FEB.// X X X X X X X X</b> X X X X X X X X X X X X X X X X					
15.a. MEMBER CONTRIBUTED TO POST-VIETNAM ERA VETERANS' EDUCATIONAL ASSISTANCE PROGRAM		Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>		15.b. HIGH SCHOOL GRADUATE OR EQUIVALENT	
		Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>		16. DAYS ACCRUED LEAVE PAID <b>NONE</b>	
17. MEMBER WAS PROVIDED COMPLETE DENTAL EXAMINATION AND ALL APPROPRIATE DENTAL SERVICES AND TREATMENT WITHIN 90 DAYS PRIOR TO SEPARATION <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
18. REMARKS <b>THE INFORMATION CONTAINED HEREIN IS SUBJECT TO COMPUTER MATCHING WITHIN THE DEPARTMENT OF DEFENSE OR WITH OTHER AFFECTED FEDERAL OR NON-FEDERAL AGENCIES FOR VERIFICATION PURPOSES AND TO DETERMINE ELIGIBILITY FOR, AND/OR CONTINUED COMPLIANCE WITH, THE REQUIREMENT OF A FEDERAL BENEFIT PROGRAM. SUBJECT TO ACTIVE DUTY RECALL, AND/OR ANNUAL SCREENING.//</b> X					
19.a. MAILING ADDRESS AFTER SEPARATION (Include Zip Code) <b>2808 ALA TELMA ST. #1109 HONOLULU, HI 96818</b>			19.b. NEAREST RELATIVE (Name and address - include Zip, Code) <b>VICKIE GRUNSTAD (MOTHER) 1540 N 33RD RD. OTTAWA, IL 61350</b>		
20. MEMBER REQUESTS COPY BE SENT TO <b>DIR. OF VET AFFAIRS</b>		Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>		22. OFFICIAL AUTHORIZED TO SIGN (Typed name, grade, title and signature) <b>R. M. ARRENA PNC5 (AW) PERSTRANS RVDTR</b>	
21. SIGNATURE OF MEMBER BEING SEPARATED <i>[Signature]</i>					

SPECIAL ADDITIONAL INFORMATION (For use by authorized agencies only)		
23. TYPE OF SEPARATION <b>RELACDU &amp; TRF TO NAVAL RESERVE</b>		24. CHARACTER OF SERVICE (Include upgrades) <b>HONORABLE</b>
25. SEPARATION AUTHORITY <b>NPM 3620150</b>	26. SEPARATION CODE <b>MBK</b>	27. REENTRY CODE <b>RE-1E</b>
28. NARRATIVE REASON FOR SEPARATION <b>COMPLETION OF REQUIRED ACTIVE SERVICE</b>		
29. DATES OF TIME LOST DURING THIS PERIOD <b>TL: NONE</b>		30. MEMBER REQUESTS COPY 4 <i>[Signature]</i> Initials



# City of El Cajon Agenda Report

MEETING: 10-24-17

ITEM NO: 102



**TO:** Mayor Wells, Mayor Pro Tem McClellan,  
Councilmembers Goble, Kalasho and Kendrick

**FROM:** Anthony Shute, Director of Community Development

**SUBJECT:** WEST MAIN RESIDENCES – PLANNED UNIT DEVELOPMENT NO.  
348 AND TENTATIVE SUBDIVISION MAP NO. 668

**RECOMMENDATION:** That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing;
3. Moves to ADOPT the next RESOLUTION in order APPROVING the CEQA exemption;
4. Moves to ADOPT the next RESOLUTION in order APPROVING Planned Unit Development No. 348; and
5. Moves to ADOPT the next RESOLUTION in order APPROVING Tentative Subdivision Map No. 668.

### PROJECT DESCRIPTION

The proposal includes a common interest residential development for five residences and one common lot on a vacant site. A Planned Unit Development (PUD) is proposed for the five-unit residential project and a six-lot tentative subdivision map (TSM) is proposed for the creation of real property. The project requires approval by the City Council.

### BACKGROUND

<b>General Plan:</b>	Low Density Residential (LR) – 3 to 10 dwelling units per acre
<b>Specific Plan:</b>	N/A
<b>Zone:</b>	Residential, Single-Family, 9,000 square feet (RS-9) – Hillside (H) Overlay Zone
<b>Other City Plan(s):</b>	N/A
<b>Regional and State Plan(s):</b>	N/A
<b>Notable State Law(s):</b>	Subdivision Map Act

## Project Site & Constraints

The subject property is a vacant site located on the northwest corner of the intersection of West Main Street and Dewane Drive. The site is 1.13 acres (49,223 square-foot) and triangular shaped. There is a 50-foot wide City of San Diego Water pipeline that runs parallel to the project's rear property line. No work is proposed to take place over the water pipeline. It should also be noted that the property sits on a hillside where the grade differential ranges from 40 to 50 feet from the bottom of the hill at West Main Street to the westerly property line that abuts the Marsden Court residences.

## Surrounding Context

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

Direction	Zones	Land Uses
North	RS-9-H	Single-family residences
South	RS-6-H, O-P-H	Open space, medical offices
East	RS-6, RM-2200, O-P, C-G	Condominiums, single-family residences, restaurant, and motel
West	RS-9, O-S	Single-family residences

## General Plan

The current land use designation of the subject property is Low Density Residential (LR) according to the General Plan Land Use Map. The LR designation is intended to accommodate residential development in the density range of 3 to 10 dwelling units per acre. The project proposes five units which equates to 4.42 dwelling units per acre.

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."

## Municipal Code/Zoning Code

The applicant is proposing five units consistent with the allowable density of the RS-9 zone. The development standards for a PUD are intended 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 Municipal Code. A PUD may be approved in any zone. However, the requirements of the underlying zone shall be satisfied, except as may be modified by the Zoning Code.

## Subdivision Ordinance/ Subdivision Map Act

TSM No. 668 proposes to divide the subject property into six 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).

## **DISCUSSION**

The proposed project includes five residential units, 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.

### *Design, Architecture, and Exterior Building Materials*

The architecture and design of a PUD is evaluated in conformance with the Architectural Guidelines provided in El Cajon Municipal Code (ECMC) Chapter 17.180. Access to each home is provided via the private driveway that connects to the second floor of the house with a single-door entrance and access to a two-car garage. For each unit, the first floor includes access to a private yard and the second floor includes a balcony. The units are three to four bedrooms, and range in total size from 2,749 to 2,925 square feet.

The exterior project design is neo-eclectic that is identified as contemporary buildings which use the basic ideals, proportions, materials and craftsmanship of traditional architecture. Each structure is primarily stucco with wooden frames, glazing, roof tile and stone base. Accent features such as corbels, exaggerated window and door frames, and ornamental light fixtures enhance the facades. The project features two-color palettes that include browns and grays. While the project sits on a hillside and a triangular-shaped lot, it maintains a level of consistency with the suburban residential development in the vicinity. Overall, the project conveys architectural style with good quality design and compatibility with surrounding developments.

### *Parking*

The project provides two 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. The applicant proposes a total of 10 covered parking spaces within a two-car garage for each unit, one in the private driveway and three in the common area in conformance with the City's parking standards.

### *Project Boundary Fence or Wall*

Due to the project site being a triangular-shaped lot, abutting the San Diego Water pipeline, and on a hillside, there are various fencing installations that address the uniqueness of the site. There will be six foot high retaining walls along West Main Street and Dewane Drive which will have draped over vines and light fixtures facing the sidewalks along the public right-of-way. Each of the residences will have a five foot high wooden fence on the perimeter of their respective lots for privacy. The rear property line that runs contiguous to the pipeline will have a six-foot high wooden fence. Lastly, there will be a three and a half foot high wall along the common parking areas that will serve as a screening mechanism to prevent car headlights from creating a vehicular safety issue for traffic on Dewane Drive.

### *Open Space, Recreational Areas, Landscaping and Irrigation*

The Zoning Code requires open space, landscaping, and recreational areas at a ratio of 400 square feet per unit in a PUD with 10 units or less. The project is required to have 2,000 square feet of common open space which may be provided in private yards. The applicant proposes the 2,000 square feet in private yards and 7,793 of common open space that includes areas in the rear of the private yards, front yards, and along the private driveway and common parking area. All the areas along the private driveway and the public streets are proposed to have lush landscape to ease the transition between private and public spaces. Specifically, there will be landscaping between the various fenced areas throughout the project to ensure an aesthetically-pleasing appearance at street-level regardless of whether it's part of the public or private view.



### *Streets and Driveways*

The proposed project has a private common-driveway that provides access to each of the five units from Dewane Drive. The City Traffic Engineer has required access from West Main Street be limited to only emergency vehicles and has required the installation of security gates for safety. Entrance to the site for all non-emergency vehicles will occur off of Dewane.

### *Pedestrian Walkways*

The Zoning Code requires a pedestrian walkway of a 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*

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 fixtures are proposed along the southern project boundary wall that illuminate the corner sidewalk however this is only decorative. A condition of approval is to provide an on-site lighting plan.

### *Development Standards*

The table below provides a comparison of the RS-9 zone standards and the proposed project. Standards discussed elsewhere in this report are excluded from the table.

<b>Development Standard</b>	<b>PUD</b>	<b>Proposed Project</b>
Setbacks – 10 feet from public street or a private driveway	10 feet (minimum)	10 feet from public street and from private driveway
Setbacks from a sidewalk	5 feet (minimum)	Minimum of 15 feet
Setbacks for front entry garages	20 feet (minimum)	20 feet
Density	Maximum 10 dwelling units per acre	4.46 units per acre
Building Height	35 feet (maximum)	Varies 23-25 feet
Lot coverage	40% (maximum) - Low	33%
Covered parking	2 spaces per unit = 10	10
Visitor parking	1 per unit = 5	5
Supplemental parking (1-20 units)	0.5 per unit up to 20 units = 2.5	3
Private driveway width	24 feet (minimum)	24 feet
Private driveway width for individual units	12 feet (minimum)	16 feet typical
Waste collection (trash & recycle)	Individual or common	Individual
Open & recreational space	400 sq. ft. / unit = 2,000 sq. ft.	Common - 7,993 sq. ft. Private - 2,000 sq. ft. Total: 9,993 sq. ft.

### *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.

### **PLANNING COMMISSION RECOMMENDATION**

On September 19, 2017, the Planning Commission ("Commission") held a public hearing to consider the project. The project applicant spoke in favor, and one member of the public expressed concerns about their views from their property, and inquired about construction noise regulations. After public testimony, the public hearing was closed and the Commission discussed trash pick-up, grade differential, private yard fencing, site ingress and egress and the ability to stipulate the appearance of the balconies. The Commission noted that the top of the proposed units would be in line with the rear yards of the Marsden Court residences and should not block views. The Commission voted 5-0-0 to adopt Resolution Nos. 10913, 10914, and 10915 recommending City Council approval of the proposed West Main Residential project.

### **FINDINGS**

#### Planned Unit Development No. 348

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

The proposed project density is consistent with the Low 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 quality housing units.

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

No alternatives are proposed with this project.

*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. Moreover, the project designed unit's height and bulk by building into the hillside. 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. 668

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 LR 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 map design results in five residential lots and one common lot for a six-lot residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is 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, private storm drain, and landscape maintenance.

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed residential development project is exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15332 of the CEQA Guidelines. Section 15332 provides an exemption for in-fill projects that are characterized by a site that occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, that can be adequately served by all required utilities and public services. The project proposes a residential development in an area that has already been developed with similar uses and infrastructure.

### PUBLIC NOTICE & INPUT

Notice of this public hearing was published in the East County Gazette and mailed on August 31, 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. Staff received and responded to a general email inquiry from a member of the public regarding the proposed project details which has been included as an attachment to this report. No other comments have been received.

### RECOMMENDATION

The proposed project will provide high quality housing units and home-ownership opportunities for the El Cajon community. The staff's recommendation is that the City Council approve the West Main Residences.

### FISCAL IMPACT

None.

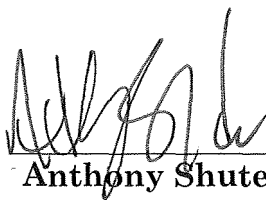
**PREPARED BY:**

**REVIEWED BY:**

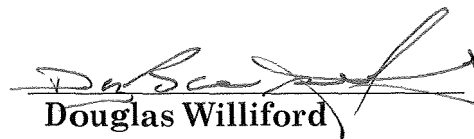
**APPROVED BY:**



Lorena Cordova  
Associate Planner



Anthony Shute  
DIRECTOR OF  
COMMUNITY  
DEVELOPMENT



Douglas Williford  
CITY MANAGER

## ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING the CEQA Exemption
3. Proposed Resolution APPROVING the Planned Unit Development No. 348
4. Proposed Resolution APPROVING the Tentative Subdivision Map No. 668
5. Planning Commission Resolution No. 10913
6. Planning Commission Resolution No. 10914
7. Planning Commission Resolution No. 10915
8. Planning Commission Minutes Excerpt, September 19, 2017 meeting
9. Aerial Photograph of Subject Site
10. Application and Disclosure Statement
11. Full-sized plans (*in Council binders*)
12. Public Correspondence

RESOLUTION NO. -17

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CATEGORICAL EXEMPTION 15332 (IN-FILL DEVELOPMENT) FOR PLANNED UNIT DEVELOPMENT NO. 348 AND TENTATIVE SUBDIVISION MAP NO. 668

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on September 19, 2017, to consider Planned Unit Development No. 348 and Tentative Subdivision Map No. 668, as submitted by Sameer Qasim for the property on the northwest corner of West Main Street and Dewane Drive; APN: 487-100-17 (the "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 evidence received by the Planning Commission supported the determination that the categorical exemption for in-fill development set forth in section 15332 of the CEQA Guidelines is applicable; and

WHEREAS, the City Council held a duly advertised public hearing on October 24, 2017, to consider the application of the in-fill development categorical exemption found in section 15332 of the CEQA Guidelines to the Project, at which time it received evidence through oral and written public comments and reports; and

WHEREAS, after considering evidence and facts, the City Council did consider the proposed Categorical Exemption, section 15332 as presented at its meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council. in regard to the proposed Categorical Exemption section 15332 for the West Main common-interest residential project.

Section 2. The City Council hereby further finds that the Categorical Exemption set forth in section 15332 of the CEQA Guidelines applies to the Project based on the following facts:

A. The Project and the adjacent properties are designated LR (Low Density Residential) on the General Plan Land Use Map. The project implements General Plan policies that support the provision of housing for all income levels. Moreover, the project satisfies Zoning Code regulations and development standards.

B. The subject site is located within the city limits, is 1.13 acres, and is surrounded by urban uses.

C. The subject site and the surrounding area have historically been used for residential uses, and have no habitat value. Furthermore, there is no record of endangered, rare, or threatened species in the general vicinity and 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 development is in accordance with governing standards and regulations and is not expected to substantially increase vehicle trips beyond the designed capacities of the surrounding existing streets, nor would it compromise the safety of other modal users; the adjacent roadways and intersections will operate at acceptable levels of service; and the proposed development will be designed to satisfy all applicable storm water regulations established by the El Cajon Municipal Code Chapter 16.60.

E. All required utilities and public services are currently serving the subject site as well as the surrounding area.

Further, the City Council hereby finds that none of the conditions in section 15300.2, which provide exceptions for categorical exemptions exist.

Section 2. That based upon said findings of fact, the City Council APPROVES the proposed Categorical Exemption section 15332 for Planned Unit Development No. 348 and Tentative Subdivision Map No. 668.

RESOLUTION NO.    -17

A RESOLUTION APPROVING PLANNED UNIT DEVELOPMENT NO. 348 FOR A FIVE-UNIT COMMON-INTEREST DEVELOPMENT IN THE RS-9-H (RESIDENTIAL, SINGLE-FAMILY, 9000 SQ. FT. – HILLSIDE OVERLAY) ZONE; APN: 498-100-17; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on September 19, 2017, and after hearing public testimony, and considered the project for Planned Unit Development (PUD) No. 348, as submitted by Sameer Qasim, requesting approval of a five-unit PUD in the RS-9-H zone, on property located on the northwest corner of the intersection between West Main Street and Dewane Drive; and

WHEREAS, the El Cajon Planning Commission adopted Resolution No. 10914 recommending to the El Cajon City Council approval PUD No. 348 for the subject property; and

WHEREAS, the City Council held a duly advertised public hearing on October 24, 2017, to consider PUD No. 668, and received evidence through public testimony and comment, in the form of verbal and written communications and reports; and

WHEREAS, the City Council reviewed and considered the proposed California Environmental Quality Act (CEQA) exemption, and adopted Resolution No.    -17; and

WHEREAS, the City Council adopted Resolution No.    -17, approving TSM No. 668 for a six-lot residential subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

Section 1. The City Council finds that:

- A. The recitals above are true and correct and are incorporated herein by this reference.
- B. The proposed project density is consistent with the Low 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 quality housing units.
- C. No alternatives are proposed with this project.
- D. The subject property is adjacent to residentially zoned property that is developed with residential units at similar densities to that of the



proposed project. Moreover, the project designed the units' height and bulk by building into the hillside. Therefore, the proposed project will be compatible with surrounding development.

- E. 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.

Section 2. The City Council hereby approves PUD No. 348 for a 5-unit common-interest residential development in the RS-9-H 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. 348 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. Include the following note: "Separate utility connections shall be provided for each unit in the approved PUD."
  - 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. 6 of this Section 2.
  - e. The revised site plan shall reflect the applicable comments from the Helix Water District attached to this resolution as "Exhibit A" and dated 03-28-17.
  - f. The site plan shall identify security gates on the driveway off West Main Street and note that it is for emergency vehicle access only.
  - g. All project balconies shall be kept free from outdoor storage materials, clutter, and unsightly covers.
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. Submit the required copies of the recorded final subdivision map. The map shall be in conformance with the approved PUD No. 343 Site Plan.
  - b. Record the final map for TSM No. 668.
  - c. Submit a lighting plan in accordance with El Cajon Municipal Code section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning approval of the lighting plan

- is required before building permit issuance.
- d. The approved 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 materials approved by the City Council.
  - e. Submit a letter indicating proof of trash and recycling collection services from the City's solid waste collection contractor (Waste Management, Inc.).
  - f. Comply with the Engineering comments to the satisfaction of the City Engineer and the Director of Community Development.
  - g. Comply with the comments from the Helix Water District attached to this resolution as "Exhibit A" and dated 03-28-17.
  - h. Submit 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.
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 the landscaping improvements of the development.
    - b. Obtain staff approval of a lighting (photometric) plan prepared by a licensed professional that provides adequate lighting for pedestrian and vehicle safety as part of the building permit set of plans.
    - c. Obtain staff approval of the improvements in the common areas of the development.
  4. Submit one electronic copy of the draft Covenants, Conditions and Restrictions (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:
- i. 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.
  - ii. Amendments with regard to the supervisory jurisdiction for enforcement granted to the City of El Cajon by this Declaration.
  - iii. 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. 348 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.
- G. The driveway off West Main Street shall be used for emergency vehicle access and shall have security gates.

- H. All project balconies shall be kept free from outdoor storage materials, clutter, and unsightly covers.
5. Prior to the granting of occupancy for any unit, or as otherwise determined by the Director of Community Development, all on-site improvements shall be completed or guaranteed in accordance with the approved PUD No. 348 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. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.
  - c. Satisfy all requirements of the Building, Engineering, and Helix Water District dated 03-28-17, which are attached to this resolution as Exhibit A.

### **Engineering and Storm Water**

6. 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. Remove the existing retaining wall from the public right-of-way on West Main Street.
  - b. Construct street improvements on West Main Street and Dewane Drive. A detailed scaled drawing showing the plan and profile and typical sections of the public street, sidewalk, curb and gutter, and drainage facilities, as required, shall be prepared by a Civil Engineer registered in the State of California and shall be submitted to the City for approval. Improvements shall include, but not be limited to street pavement to PCC curbs and gutters and sidewalks, and adequate pavement transitions. Repair all damaged concrete curb and gutter, and sidewalk. Relocate existing facilities in conflict with proposed construction (i.e. existing wall, concrete brow ditch, and sidewalk along West Main Street) and under grounding of existing utility poles as necessary.
  - c. Improve the street shown on the tentative map as a private street in accordance with Chapter 17.60 of the City Municipal Code, since the street does 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.

The private street connections on West Main Street and Dewane Drive shall be

a standard driveway per San Diego Area Regional Standard Drawing (SDRSD) G-26 with 2:1 sidewalk transitions per G-14A for ADA compliance. A minimum of 2' transition may be required at back of driveways to accommodate the elevation change that might be caused due to new driveway grade. Edge of driveways shall be a minimum of 3-feet from the property line and all obstructions. The driveways shall be a minimum 24'/36' curb cut. Repair all damaged concrete curb and gutter and sidewalk.

Prior to issuance of Building Permit and Encroachment Permit (an 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-15 and G-16.

- d. Install five-foot sidewalks on West Main Street and Dewane Drive per San Diego Area Regional Standard Drawings G-7, G-9, G-10 and G-11.
- e. Reconstruct the existing portion of sidewalk on Dewane Drive to meet the above ADA requirements.
- f. Install separate gravity sewer services perpendicular to the centerline of Dewane Drive, 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.
- g. The proposed storm drain system to serve the subdivision and within the public right of way shall be public. A detailed scaled drawing showing the plan and profile of the public storm drain system and manhole locations shall be prepared by a Civil Engineer registered in the State of California. The storm drain system shall be designed and built in accordance with the City of El Cajon Improvement Standards for Public Drainage Systems and submitted to the City for review. Maintenance of the public storm drain system shall be the responsibility of the City. Maintenance of the on-site private storm drain system shall be the responsibility of the homeowners. Public Storm Drain System Plans shall be shown on a separate Improvement Plan. The Private Storm Drain System may be included with the Grading and Drainage Plans.
- 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:
  - i. All operations must be in compliance with the City's Storm Water Ordinance (Municipal Code Chapters 13.10 and 16.60) to minimize or eliminate pollutant discharges to the storm drain system.
  - ii. 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 Chapter 16.60, this project falls into a Priority Development Project (PDP) category and is subject to the City of El Cajon Best Management Practices Design Manual and Standard Urban Storm Water Mitigation Plan (BMP-DM and SUSMP) requirements. To fulfill BMP-DM and SUSMP requirements, a Storm Water Mitigation Plan (SWMitP) needs to be prepared by a Registered Civil Engineer in the State of California. Among other things, the SWMitP and other project plans shall include the following:
    - 1) 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>.
    - 2) 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.
    - 3) 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 the percentage of imperviousness). The post-construction flows must not exceed the pre-construction flows.

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

LID BMPs must be included as a separate section of the Grading and Drainage Plans and 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>.

- 5) A Maintenance Plan per Storm Water Attachment No. 3 to ensure perpetual maintenance of BMPs (Available to the public through Engineering on the third floor of City Hall).
- 6) Landscaping Plans that comply with SUSMP requirements (submitted to Planning).
  - 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](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 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 at:

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

- iii. Any proposed porous pavers or pavement must be properly designed and the design must be reviewed and approved by the geotechnical engineer. Percolation tests are required with any porous or pervious pavements/pavers.
  - iv. Prepare and submit a Storm Water Maintenance and Operations Plan to ensure compliance with City of El Cajon's storm water regulations.
  - v. 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.
  - vi. Submit copies of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) from the California Regional Water Quality Control Board.
  - vii. 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.
  - viii. The proposed Biofiltration Basin must be part of the HOA Maintained Common Landscape Area Easement and shall not be part of the adjacent private property.
- l. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.
  - m. Submit a County Tax Certificate valid at the time of map recordation.
  - n. Set survey monuments and guarantee setting of any deferred monuments.
  - o. Submit Will-Serve letters from Water Company, Gas and Electric Company, Phone



Company and Cable TV Company.

- p. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the state of California, along with adequate test borings.

The Geotechnical Investigation Report Update, dated January 26, 2016, does not reflect the current configuration and may not be valid. Submit a new Geotechnical Report Update that includes a review of the current submittal.

The Update Report shall include a review of the proposed development and storm water best management practices, including the biofiltration basin, and include the following statement:

The project's grading and drainage plan and Storm Water Mitigation Plan have been reviewed by this firm. The proposed storm water best management practices, detention basin design and the proposed development are technically feasible from a geotechnical standpoint.

Add to the above statement to all other types of storm water BMPs, such as pervious pavement and pervious pavement design, any full or partial infiltration, etc.

- q. 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.
- r. 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.

- s. Underground all new utility distribution facilities adjacent to and within the subdivision boundaries, including services to all new buildings, in accordance with City Municipal Code sections 16.16.040D and 16.52.010. Evidence of arrangements to underground utilities must be provided.
- t. Submit signature omission letters from all public easement holders who do not have a signature block on the map.
- u. Submit a letter stating if the required public improvements listed in Conditions 2 through 7 of this Section 2 will be completed prior to recording the Map or deferred by a Subdivision Agreement.
- v. The area with the proposed biofiltration basin to serve as the storm water runoff treatment control is to be designated as a non-buildable separate lot for the purpose of storm water management and for the common use and benefit of the other lots.
- w. An Encroachment Permit or Subdivision Agreement is required prior to any work within the public right-of-way.
- x. Contact the City of San Diego for determination in writing if the City of San Diego will review the plans due to the proximity of the adjacent El Monte Pipeline.
- y. Install 30 feet of red curb (no parking) on each, northern and southern, side of the proposed driveway along Dewane Drive.

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. 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**

7. 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.
8. A Building permit is required for this project.
9. Title 24 energy efficiency compliance and documentation is required.
10. Soils report will be required for this project.
11. An automatic sprinkler systems are required to be installed in each home of this development.
12. Undergrounding of all on-site utilities is required.
13. Location of proposed onsite hydrant is acceptable as shown on the site plan.
14. All weather fire access road shall be available on the job site before start of construction.
15. The radius turn onto the private street from West Main Street does not appear to be navigable for a fire truck (typically 28 ft. radius required). Please address this design concern.

RESOLUTION NO.     -17

A RESOLUTION APPROVING TENTATIVE SUBDIVISION MAP NO. 668  
FOR A SIX-LOT SUBDIVISION ON THE NORTHWEST CORNER OF  
THE INTERSECTION OF WEST MAIN STREET AND DEWANE DRIVE,  
APN: 487-100-17; GENERAL PLAN DESIGNATION:  
LOW DENSITY RESIDENTIAL (LR)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on September 19, 2017, and after hearing public testimony, recommended approval of Tentative Subdivision Map (TSM) No. 668, as submitted by Sameer Qasim, requesting a six-lot residential subdivision in the RS-9-H (Residential, Single-Family, 9,000 sq. ft.- Hillside Overlay) zone; and

WHEREAS, the El Cajon Planning Commission adopted Resolution No. 10915 recommending to the El Cajon City Council approval TSM No. 668 for the subject property; and

WHEREAS, the City Council held a duly advertised public hearing on October 24, 2017, to consider TSM No. 668, and received evidence through public testimony and comment, in the form of verbal and written communications and reports; and

WHEREAS, the City Council reviewed and considered the proposed California Environmental Quality Act (CEQA) exemption, and adopted Resolution No.     -17; and

WHEREAS, the City Council adopted Resolution No.     -17, approving Planned Unit Development (PUD) No. 348 for a 5-unit common-interest residential project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

Section 1. The City Council finds that:

- A. The recitals above are true and correct and are incorporated herein by this reference.
- B. 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 LR designation of the General Plan.
- C. The proposed parcel map design results in five residential lots and one common lot for a six-lot residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the

site physically suited for the type of development as well as the density of the development that is proposed for this property.

- D. 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.
- E. 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.
- F. 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.

Section 2. The City Council hereby approves Tentative Subdivision Map No. 668 for 5 residential lots, and 1 common lot, in the RS-9-H zone on the above described property, subject to the following conditions:

- A. Prior to the issuance of building permits for PUD No. 348, or as otherwise determined by the Director of Public Works, the applicant shall comply with all Engineering requirements as indicated in the conditions included to the resolution recommending City Council approval of the PUD No. 348.
- B. Prior to the issuance of building permits for PUD No. 348, or as otherwise determined by the Director of Public Works, the final map for TSM No. 668 shall be recorded and the appropriate number of copies returned to the City.
- C. The final map shall be in substantial conformance with the approved site plan for PUD No. 348 and TSM No. 668, except as modified by this resolution.

- D. Prior to acceptance of the final map by the City Council, a landscape and pavement maintenance easement shall be depicted on the map. The landscape and pavement maintenance easement shall be depicted over all of the landscaped areas and the common lot at the site.
- E. The final map shall be accepted by the City Council and prepared for recordation in accordance with El Cajon Municipal Code Chapter 16.20.
- F. The recordation of the final map shall be in accordance with the time limits permitted in Government Code § 66452.6 et seq.



Administration Office  
7811 University Avenue  
La Mesa, California 91942-0427

619-466-0585  
helix@helixwater.org  
hwd.com

March 28, 2017

City of El Cajon  
Attn: Lorena Cordova  
200 Civic Center Way  
El Cajon, CA 92020

Subject: Planned Unit Development No. 348; Tentative Parcel Map 668  
West Main St Residential; West Main St & Dewane Dr, APN 487-100-17

Dear Ms. Cordova:

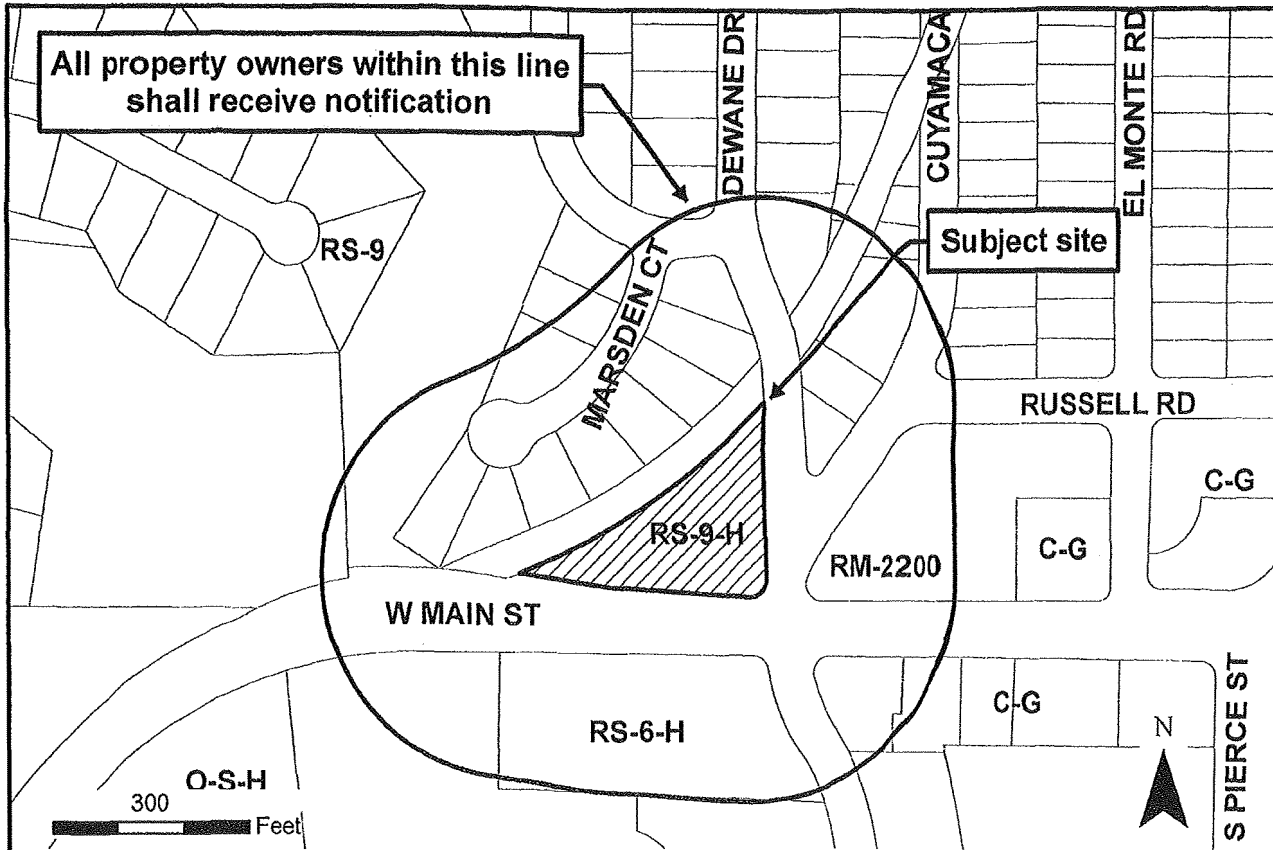
Thank you for the opportunity to comment on the subject project. There is currently no active water service at the subject parcel. Fire protection is provided by a fire hydrant with 2.5x4-inch outlets located across the street on the northeast corner of the intersection of Dewane Dr and Cuyamaca St. Water pressure in the area is approximately 120psi.

Backflow device(s) will be required for all proposed water and fire services and shall be installed per current Water Agencies' Standards. The new backflow device shall be tested by a certified backflow tester with a copy of the passing test results forwarded to HWD attention Darrin Teisher by e-mail: [crossconnection@helixwater.org](mailto:crossconnection@helixwater.org). All water laterals designated for the subject parcels that will not be used will need to be abandoned by HWD. Water for multiple dwelling units or commercial/industrial fire protection systems shall be furnished to the property by facilities which are separate from the domestic water service.

The location of the existing water facilities shall be brought up to current HWD standards. Looping of proposed water main, and relocation of any existing facilities may be required, and will be determined upon review of the improvement plans. The project is subject to all HWD requirements, policy, practices, and standards at the time of establishing a work order and submittal of improvement plans to the district. In addition, any finished surface improvement, other than asphalt above the pipeline or underground facilities, will require an encroachment removal agreement. Permeable finished service improvements and bio-retention swales or basins are prohibited within HWD water main easement or over water facilities.

If landscaping of the parcels exceeds 5,000 square feet, 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](mailto:conserve@helixwater.org)

Board of Directors  
Joel A. Scalzitti, President  
Kathleen Coates Hedberg, Vice President  
Daniel H. McMillan, Division 1  
DeAna R. Verbeke, Division 2  
Mark Gracyk, Division 3



**NOTICE OF PROPOSED  
PLANNED UNIT DEVELOPMENT AND  
TENTATIVE SUBDIVISION MAP FOR  
WEST MAIN STREET RESIDENTIAL**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, September 19, 2017**, and the El Cajon City Council will hold a public hearing at **7:00 p.m., Tuesday, October 24, 2017**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

**PLANNED UNIT DEVELOPMENT NO. 348 AND TENTATIVE PARCEL MAP NO. 668**, as submitted by Sameer Qasim for a common-interest development consisting of five detached single-family residences and one common lot with a private driveway, landscaping and parking. The subject property is located at the northwest corner of West Main Street and Dewane 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/city-meetings-with-agendas-and-minutes-all>. 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](mailto:lcordova@cityofelcajon.us) and reference "West Main Street Residential" in the subject line.



PLANNING COMMISSION RESOLUTION NO. 10913

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CATEGORICAL EXEMPTION 15332 (IN-FILL DEVELOPMENT) FOR PLANNED UNIT DEVELOPMENT NO. 348, AND TENTATIVE SUBDIVISION MAP NO. 668

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on September 19, 2017, to consider Planned Unit Development No. 348 and Tentative Subdivision Map No. 668, as submitted by Sameer Qasim for the property on the northwest corner of West Main Street and Dewane Drive; APN: 487-100-17; 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, 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, because the following conditions are satisfied: 1) The project and the adjacent properties are designated LR (Low Density Residential) on the General Plan Land Use Map. The project implements General Plan policies that support the provision of housing for all income levels. Moreover, the project satisfies Zoning Code regulations and development standards; 2) the subject site is located within the city limits, is 1.13 acres, and is surrounded by urban uses; and 3) the subject site and the surrounding area have historically been used for residential uses, and have no habitat value. Furthermore, there is no record of endangered, rare, or threatened species in the general vicinity and staff observed no protected or mitigable wildlife habitat on the subject site or in the general vicinity; and 4) the public circulation system has sufficient capacity to accommodate multiple modes of transportation, including bicycles, pedestrians and vehicles; the proposed development is in accordance with governing standards and regulations and is not expected to substantially increase vehicle trips beyond the designed capacities of the surrounding existing streets, nor would it compromise the safety of other modal users; the adjacent roadways and intersections will operate at acceptable levels of service; and the proposed development will be designed to satisfy all applicable storm water regulations established by the El Cajon Municipal Code Chapter 16.60; and 5) all required utilities and public services are currently serving the subject site as well as the surrounding area.

WHEREAS, none of the conditions in Section 15300.2, which provide exceptions for categorical exemptions exist; and

Planning Commission Resolution No. 10913

WHEREAS, after considering evidence and facts, the Planning Commission did consider the proposed 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 Categorical Exemption Section 15332 for the West Main common-interest residential project.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of the proposed Categorical Exemption Section 15332 for Planned Unit Development No. 348, and Tentative Subdivision Map No. 668.

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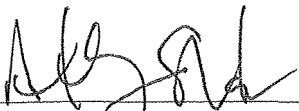
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held September 19, 2017, by the following vote:

AYES:	CIRCO, LONGORIA, MROZ, SOTTILE, TURCHIN
NOES:	NONE
ABSENT:	NONE



\_\_\_\_\_  
Darrin MROZ, Chairman

ATTEST:



\_\_\_\_\_  
Anthony SHUTE, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 10914

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF PLANNED UNIT DEVELOPMENT NO. 348 FOR A FIVE-UNIT COMMON-INTEREST DEVELOPMENT IN THE RS-9-H (RESIDENTIAL, SINGLE-FAMILY, 9,000 SQ. FT. - HILLSIDE OVERLAY) ZONE; APN: 498-100-17; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on September 19, 2017, and considered the project for Planned Unit Development (PUD) No. 348, as submitted by Sameer Qasim, requesting approval of a five-unit PUD in the RS-9-H zone, on property located on the northwest corner of the intersection between West Main Street and Dewane Drive; and

WHEREAS, the El Cajon Planning Commission determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15332 of the CEQA Guidelines; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending to the El Cajon City Council approval of the Tentative Subdivision Map for West Main 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 project density is consistent with the Low 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.
- B. No alternatives are proposed with this project.
- C. 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 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. 348 for a five-unit common-interest residential development in the RS-9-H 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 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. 348 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. Include the following note: "Separate utility connections shall be provided for each unit in the approved PUD."
  - 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. 6.
  - e. The revised site plan shall reflect the applicable comments from the Helix Water District attached to this resolution as "Exhibit A" and dated 03-28-17.
  - f. The site plan shall identify security gates on the driveway off West Main Street and note that it is for emergency vehicle access only.
  - g. All project balconies shall be kept free from outdoor storage materials, clutter, and unsightly covers.
2. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
  - a. Submit the required copies of the recorded final subdivision map. The map shall be in conformance with the approved PUD No. 343 Site Plan.
  - b. Record the final map for TSM No. 668.
  - c. Submit a lighting plan in accordance with El Cajon Municipal Code Section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning approval of the plan is required before building permit issuance.
  - d. The approved 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 materials approved by the City Council.

- e. Submit a letter indicating proof of trash and recycling collection services from the City's solid waste collection contractor (Waste Management, Inc.).
  - f. Comply with the Engineering comments to the satisfaction of the City Engineer and the Director of Community Development.
  - g. Comply with the comments from the Helix Water District attached to this resolution as "Exhibit A" and dated 03-28-17.
  - h. Submit 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.
3. Prior to building permit final, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
- a. Obtain approval of the landscaping improvements of the development.
  - b. Obtain staff approval of a lighting (photometric) plan prepared by a licensed professional that provides adequate lighting for pedestrian and vehicle safety as part of the building permit set of plans.
  - c. Obtain staff approval of the improvements in the common areas of the development.
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. 348 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."

"G. The driveway off West Main Street shall be used for emergency vehicle access and shall have security gates."

"F. All project balconies shall be kept free from outdoor storage materials, clutter, and unsightly covers.

5. Prior to the granting of occupancy for any unit, or as otherwise determined by the Director of Community Development, all on-site improvements shall be

completed or guaranteed in accordance with the approved PUD No. 348 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. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.
- c. Satisfy all requirements of the Building, Engineering, and Helix Water District dated 03-28-17, which are attached to this resolution as Exhibit A.

### **Engineering and Storm Water**

6. 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:

1. Remove the existing retaining wall from the public right-of-way on West Main Street.
2. Construct street improvements on West Main Street and Dewane Drive. A detailed scaled drawing showing the plan and profile and typical sections of the public street, sidewalk, curb and gutter, and drainage facilities, as required, shall be prepared by a Civil Engineer registered in the State of California and shall be submitted to the City for approval. Improvements shall include, but not be limited to street pavement to PCC curbs and gutters and sidewalks, and adequate pavement transitions. Repair all damaged concrete curb and gutter, and sidewalk. Relocate existing facilities in conflict with proposed construction (i.e. existing wall, concrete brow ditch, and sidewalk along West Main Street) and under grounding of existing utility poles as necessary.
3. Improve the street shown on the tentative map as a private street in accordance with Chapter 17.60 of the City Municipal Code, since the street does 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.

The private street connections on West Main Street and Dewane Drive shall be a standard driveway per San Diego Area Regional Standard Drawing (SDRSD) G-26 with 2:1 sidewalk transitions per G-14A for ADA compliance. A



minimum of 2' transition may be required at back of driveways to accommodate the elevation change that might be caused due to new driveway grade. Edge of driveways shall be a minimum of 3-feet from the property line and all obstructions. The driveways shall be a minimum 24'/36' curb cut. Repair all damaged concrete curb and gutter and sidewalk.

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, etc. along with any required offsets in accordance with SDRSD G-15 and G-16.

4. Install five-foot sidewalks on West Main Street and Dewane Drive per San Diego Area Regional Standard Drawings G-7, G-9, G-10 and G-11.
5. Reconstruct the existing portion of sidewalk on Dewane Drive to meet the above ADA requirements.
6. Install separate gravity sewer services perpendicular to the centerline of Dewane Drive, 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 Building. 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.
7. The proposed storm drain system to serve the subdivision and within the public right of way shall be public. A detailed scaled drawing showing the plan and profile of the public storm drain system and manhole locations shall be prepared by a Civil Engineer registered in the State of California. The storm drain system shall be designed and built in accordance with the City of El Cajon Improvement Standards for Public Drainage Systems and submitted to the City for review. Maintenance of the public storm drain system shall be the responsibility of the City. Maintenance of the on-site private storm drain system shall be the responsibility of the homeowners. Public Storm Drain System Plans shall be shown on a separate Improvement Plan. The Private Storm Drain System may be included with the Grading and Drainage Plans.

8. Stub any new underground utility services out at the property line.
9. Repair all damaged curb and gutter, and sidewalk.
10. 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."

11. Comply with the following Storm Water requirements:
  - a. 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 City of El Cajon Best Management Practices Design Manual and Standard Urban Storm Water Mitigation Plan (BMP-DM and SUSMP) requirements. To fulfill BMP-DM and SUSMP requirements, a Storm Water Mitigation Plan (SWMitP) needs to be prepared by a Registered Civil Engineer in the State of California. Amongst other things, the SWMitP and other project plans shall include the following:
    - 1) 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>
    - 2) 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.
    - 3) 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.

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

LID BMPs must be included as a separate section of the Grading and Drainage Plans and 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>

- 5) A Maintenance Plan per Storm Water Attachment No. 3 to ensure perpetual maintenance of BMPs (Available to the public through Engineering on the third floor of City Hall).
  - 6) Landscaping Plans that comply with SUSMP requirements (submitted to Planning).
- b. 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](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 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 at:

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

- c. Any proposed porous pavers or pavement must be properly designed and the design must be reviewed and approved by the geotechnical engineer. Percolation tests are required with any porous or pervious pavements/pavers.
- d. Prepare and submit a Storm Water Maintenance and Operations Plan to ensure compliance with City of El Cajon's storm water regulations.
- e. 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.
- f. Submit copies of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) from the California Regional Water Quality Control Board.
- g. 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.
- h. The proposed Biofiltration Basin must be part of the HOA Maintained Common Landscape Area Easement and shall not be part of the adjacent private property.
12. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.
13. Submit a County Tax Certificate valid at the time of map recordation.
14. Set survey monuments and guarantee setting of any deferred monuments.
15. Submit Will-Serve letters from Water Company, Gas and Electric Company, Phone Company and Cable TV Company.
16. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the state of California, along with adequate test borings.

The Geotechnical Investigation Report Update, dated January 26, 2016, does not reflect the current configuration and may not be valid. Submit a new Geotechnical Report Update that includes a review of the current submittal.

The Update Report shall include a review of the proposed development and storm water best management practices, including the biofiltration basin, and include the following statement:

“The project’s grading and drainage plan and Storm Water Mitigation Plan have been reviewed by this firm. The proposed storm water best management practices, detention basin design and the proposed development are technically feasible from a geotechnical standpoint.”

Add to the above statement to all other types of storm water BMPs, such as pervious pavement and pervious pavement design, any full or partial infiltration, etc.

17. 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.

18. Underground all new utility distribution facilities adjacent to and within the subdivision boundaries, including services to all new buildings, in accordance with City Municipal Code Sections 16.16.040D and 16.52.010. Evidence of arrangements to underground utilities must be provided.
19. Submit signature omission letters from all public easement holders who do not have a signature block on the map.
20. Submit a letter stating if the required public improvements listed in 2 through 7 above will be completed prior to recording the Map or deferred by a Subdivision Agreement.
21. The area with the proposed biofiltration basin to serve as the storm water runoff treatment control is to be designated as a non-buildable separate lot for the purpose of storm water management and for the common use and benefit of the other lots.
22. An Encroachment Permit or Subdivision Agreement is required prior to any work within the public right-of-way.
23. Contact the City of San Diego for determination in writing if the City of San Diego will review the plans due to the proximity of the adjacent El Monte Pipeline.
24. Install 30 feet of red curb (no parking) on each, northern and southern, side of the proposed driveway along Dewane Drive.

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. 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**

25. 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.
26. A Building permit is required for this project.
27. Title 24 energy efficiency compliance and documentation is required.
28. Soils report will be required for this project.
29. An automatic sprinkler systems are required to be installed in each home of this development.
30. Undergrounding of all on-site utilities is required.
31. Location of proposed onsite hydrant is acceptable as shown on the site plan.
32. All weather fire access road shall be available on the job site before start of construction.
33. The radius turn onto the private street from West Main Street does not appear to be navigable for a fire truck (typically 28 ft. radius required). Please address this design concern.

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PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held September 19, 2017, by the following vote:

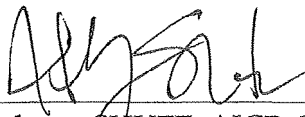
AYES:	CIRCO, LONGORIA, MROZ, SOTTILE, TURCHIN
NOES:	NONE
ABSENT:	NONE



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Darrin MROZ, Chairman

ATTEST:



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Anthony SHUTE, AICP, Secretary



PLANNING COMMISSION RESOLUTION NO. 10915

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 668 FOR A SIX-LOT SUBDIVISION ON THE NORTHWEST CORNER OF THE INTERSECTION OF WEST MAIN STREET AND DEWANE DRIVE, APN: 487-100-17; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on September 19, 2017, and after considering the item, recommended approval of Tentative Subdivision Map (TSM) No. 668, as submitted by Sameer K. Qasim, requesting a six-lot residential subdivision in the RS-9-H (Residential, Single-Family, 9,000 sq. ft.- Hillside Overlay) zone; and

WHEREAS, the El Cajon Planning Commission determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15332 of the CEQA Guidelines; 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. 348 for a five-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 opportunities in the City to fulfill regional housing needs. The proposed project would result in density consistent with the LR designation of the General Plan.
- B. The proposed parcel map design results in five residential lots and one common lot for a six-lot residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site 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.

Planning Commission Resolution No. 10915

- 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. 668 for a six-lot subdivision, including one common lot, in the RS-9-H zone on the above described property, subject to the following conditions:

1. The applicant shall comply with all Engineering requirements as indicated in the conditions included to the resolution recommending City Council approval of the PUD No. 348.
2. Prior to the issuance of building permits for PUD No. 348, or as otherwise determined by the Director of Public Works, the final map for TSM No. 668 shall be recorded and the appropriate number of copies returned to the City.
3. The final map shall be in substantial conformance with the approved site plan for PUD No. 348 and TSM No. 668, except as modified by this resolution.
4. Prior to acceptance of the final map by the City Council, a landscape and pavement maintenance easement shall be depicted on the map. The landscape and pavement maintenance easement shall be depicted over all of the landscaped areas and the common lot at the site.
5. The final map shall be accepted by the City Council and prepared for recordation in accordance with El Cajon Municipal Code Chapter 16.20.
6. The recordation of the final map shall be in accordance with the time limits permitted in Government Code §66452.6 et seq.

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PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held September 19, 2017, by the following vote:

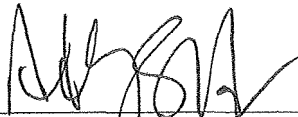
AYES:	CIRCO, LONGORIA, MROZ, SOTTILE, TURCHIN
NOES:	NONE
ABSENT:	NONE



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Darrin MROZ, Chairman

ATTEST:



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Anthony SHUTE, AICP, Secretary

## **DRAFT EXCERPTS FROM THE MINUTES OF THE EL CAJON PLANNING COMMISSION MEETING**

**September 19, 2017**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>West Main Residences</b>
<b>Request:</b>	<b>Development of a 5-unit residential project</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Planned Unit Development (PUD) No. 348 and Tentative Subdivision Map (TSM) No. 668
<b>Location:</b>	Northwest corner of West Main Street and Dewane Drive
<b>Applicant:</b>	Sameer K. Qasim; sameerqasim49@gmail.com; 626.318.6784
<b>Project Planner:</b>	Lorena Cordova, lcordova@cityofelcajon.us, 619-441-1539
<b>City Council Hearing Required?</b>	Yes   October 24, 2017
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order recommending City Council approval of PUD No. 348 and TSM No. 668, subject to conditions.</li> </ol>

CORDOVA summarized the agenda report in a PowerPoint.

Mr. Sameer QASIM, the applicant for the project, commended planning staff and spoke in favor.

Mr. Bill O’GORMAN, civil engineer, was available for questions. There were none.

Mr. Lee SKINNER, a neighboring resident sought clarification on hours of construction, noise limits, and opposed view obstruction.

Commissioners discussed wall height, height of properties, solar panels, and commended the quality of project especially since it’s one a corner triangle-shaped lot.

Motion was made by MROZ, seconded by TURCHIN, to close the public hearing; carried 5-0.

LONGORIA recommended adding a condition to prohibit tarps or storage on balconies. Commissioners commended the creative use of this challenging triangle-shaped lot and praised this project.

# **DRAFT EXCERPTS FROM THE MINUTES OF THE EL CAJON PLANNING COMMISSION MEETING**

**September 19, 2017**

Motion was made by CIRCO, seconded by LONGORIA, to adopt the next Resolutions in order RECOMMENDING CITY COUNCIL APPROVAL of the CEQA Exemption; Planned Unit Development No. 348, adding a condition that all project balconies be kept free from outdoor storage materials, clutter, and unsightly covers; and, Tentative Subdivision Map No. 668; carried 5-0 .

The City Council public hearing is set for 7 p.m., Tuesday, October 24, 2017.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Mixed-Use Overlay</b>
<b>Request:</b>	<b>Workshop</b>
<b>CEQA Recommendation:</b>	<b>Environmental Impact Report</b>
<b>STAFF RECOMMENDATION:</b>	<b>None</b>
<b>Project Number(s):</b>	General Plan Amendment No. 2016-01 Zone Reclassification No. 2320 Zoning Code Update No. 432 Specific Plan Amendments to SP Nos. 19 and 182
<b>Location:</b>	Citywide
<b>Applicant:</b>	City of El Cajon
<b>Project Planner:</b>	Melissa Devine, <a href="mailto:mdevine@cityofelcajon.us">mdevine@cityofelcajon.us</a> , 619-441-1773
<b>City Council Hearing Required?</b>	Yes   November 14, 2017
<b>Recommended Actions:</b>	Information item only. Public testimony may be given, but the Planning Commission will not take action at this meeting. Public Hearing to be held on October 3, 2017.

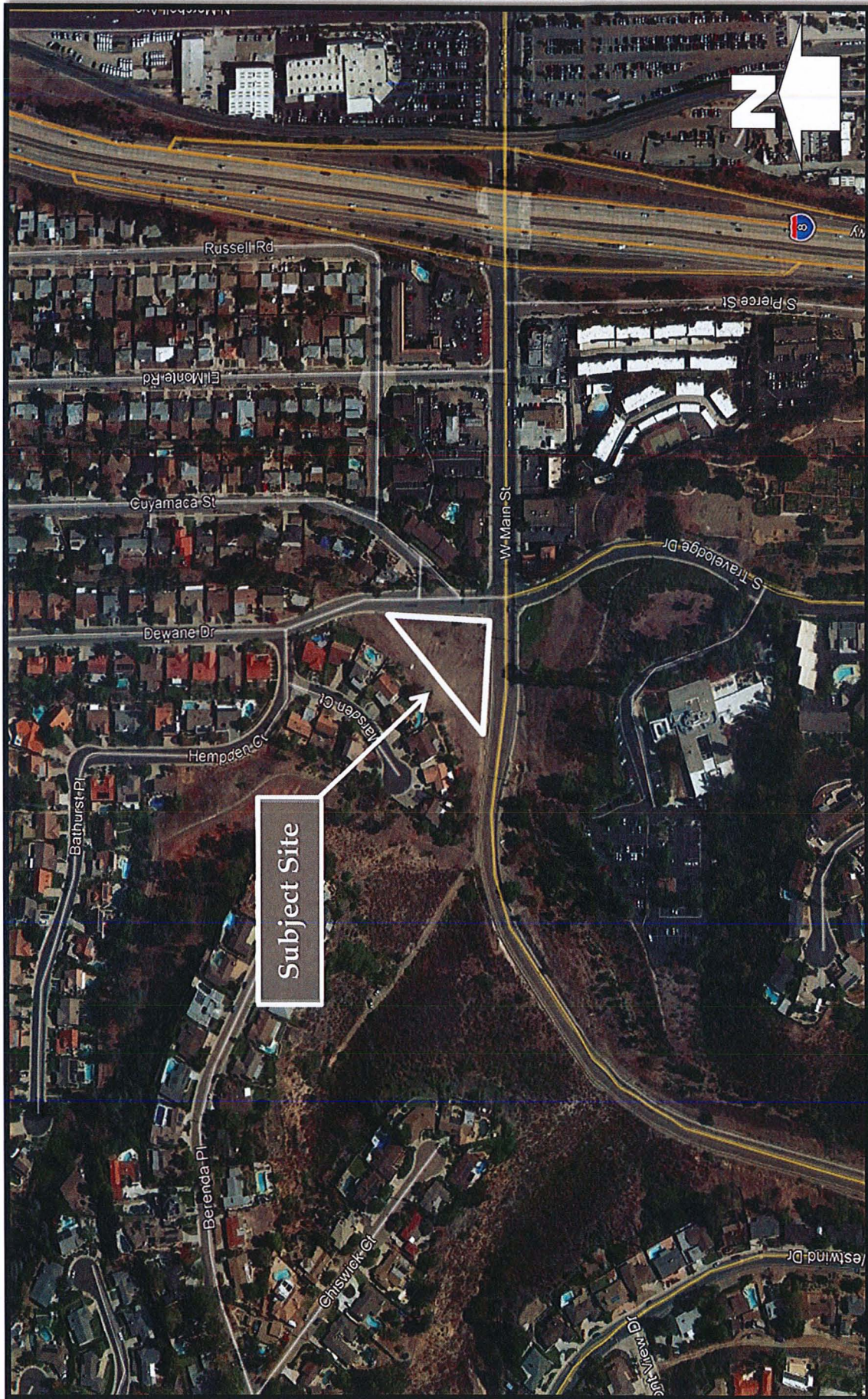
DEVINE summarized the agenda report in a PowerPoint.

No one spoke in favor or in opposition.

Commissioners discussed density, site development plan review, the various areas under consideration, and Planning Commission review of multi-family projects.

The Planning Commission public hearing for this item is set for 7 p.m., Tuesday, October 3, 2017.

Aerial Image  
West Main Residential





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: \_\_\_\_\_

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

Company Name: \_\_\_\_\_

Contact Name: Sameer Qasim

Address: 566 Brighthaven Ave, El Cajon, CA 92019

Phone: (626) 318-6784 Email: sameerqasim49@gmail.com

Interest in Property:  Own       Lease       Option

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

Company Name: Walsh Engineering & Surveying, Inc.

Contact Name: Larry Walsh License: RCE 46316, PLS 7006

Address: 607 Aldwych Road, El Cajon, CA 92020

Phone: (619) 588-6747 Email: Larry@Walsh-Engineering.com

**Property Owner Information** (if different than applicant)

Company Name: \_\_\_\_\_

Contact Name: Same As Applicant

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_



**Project Location**

Parcel Number (APN): 487-100-17

Address: (Vacant) West Main Street, El Cajon, CA 92020

Nearest Intersection: West Main Street & Dewane Drive

**Project Description (or attach separate narrative)**

5 lot residential subdivision with 1 access and utility lot.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 Signature<sup>1</sup>:  Date: 03/07/2017

Property Owner Signature<sup>2</sup>:  Date: 03/07/2017

- 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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### 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.

Sameer K. Pasim  
\_\_\_\_\_

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

Sameer K. Pasim  
\_\_\_\_\_

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.

Sameer K. Pasim  
\_\_\_\_\_

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 X


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

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"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.

  
03/07/2017 Sameer Qasim  
Signature of applicant / date      Print or type name of applicant

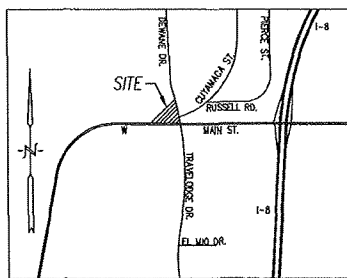
NOTE: Attach appropriate names on additional pages as necessary.

# MAIN & DEWANE PLANNED UNIT DEVELOPMENT

## SITE DATA

- ASSESSOR PARCELS: 487-100-17
- ZONING
  - EXISTING ZONE: RS-9-H
  - PROPOSED ZONE: N/A
- SERVICES
  - WATER DISTRICT: HELIX WATER DISTRICT
  - SEWER DISTRICT: CITY OF EL CAJON
  - FIRE DISTRICT: HEARTLAND FIRE & RESCUE
  - SCHOOL DISTRICT: CAJON VALLEY UNION SCHOOL DISTRICT
  - CABLE DISTRICT: COX CABLE
- AREAS
  - SITE AREA: 1.13 ACRES (GROSS)  
1.13 ACRES (NET)
- PROPOSED DEVELOPMENT
  - 5 SINGLE FAMILY UNITS (LOTS)
  - 1 ACCESS AND GENERAL UTILITY LOT
  - 1 PRIVATE STORM WATER BASIN LOT
  - 3 ON-SITE PARKING SPACES

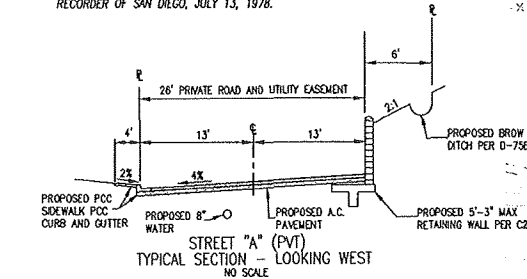
LOT SUMMARY			LOT COVERAGE CALCULATIONS	
LOT	AREA (SF)	LOT WIDTH (FT)	COMMON STREET AREA (50%)	5,831 sf
1	5,732	63	PRIVATE DRIVEWAYS (100%)	1,612 sf
2	6,130	46	STRUCTURES (100%)	8,888 sf
3	6,269	48	TOTAL	16,331 sf
4	5,478	49	LOT COVERAGE	33%
5	6,468	108	LOT COVERAGE CALCULATIONS PER ECMC 17,165.090	
6	16,955	32		
7	2,101	36		



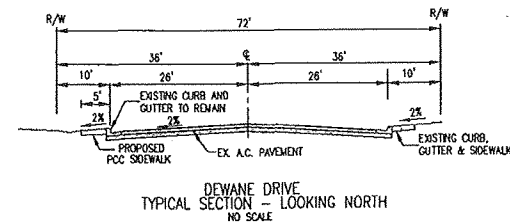
VICINITY MAP  
NOT TO SCALE

## LEGAL DESCRIPTION:

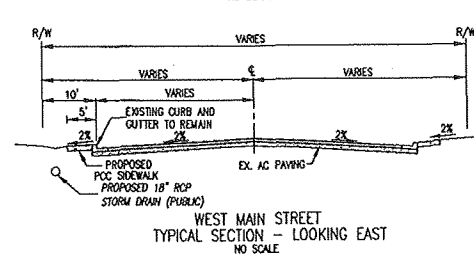
PARCEL 1 OF PARCEL MAP NO. 7563, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, JULY 13, 1978.



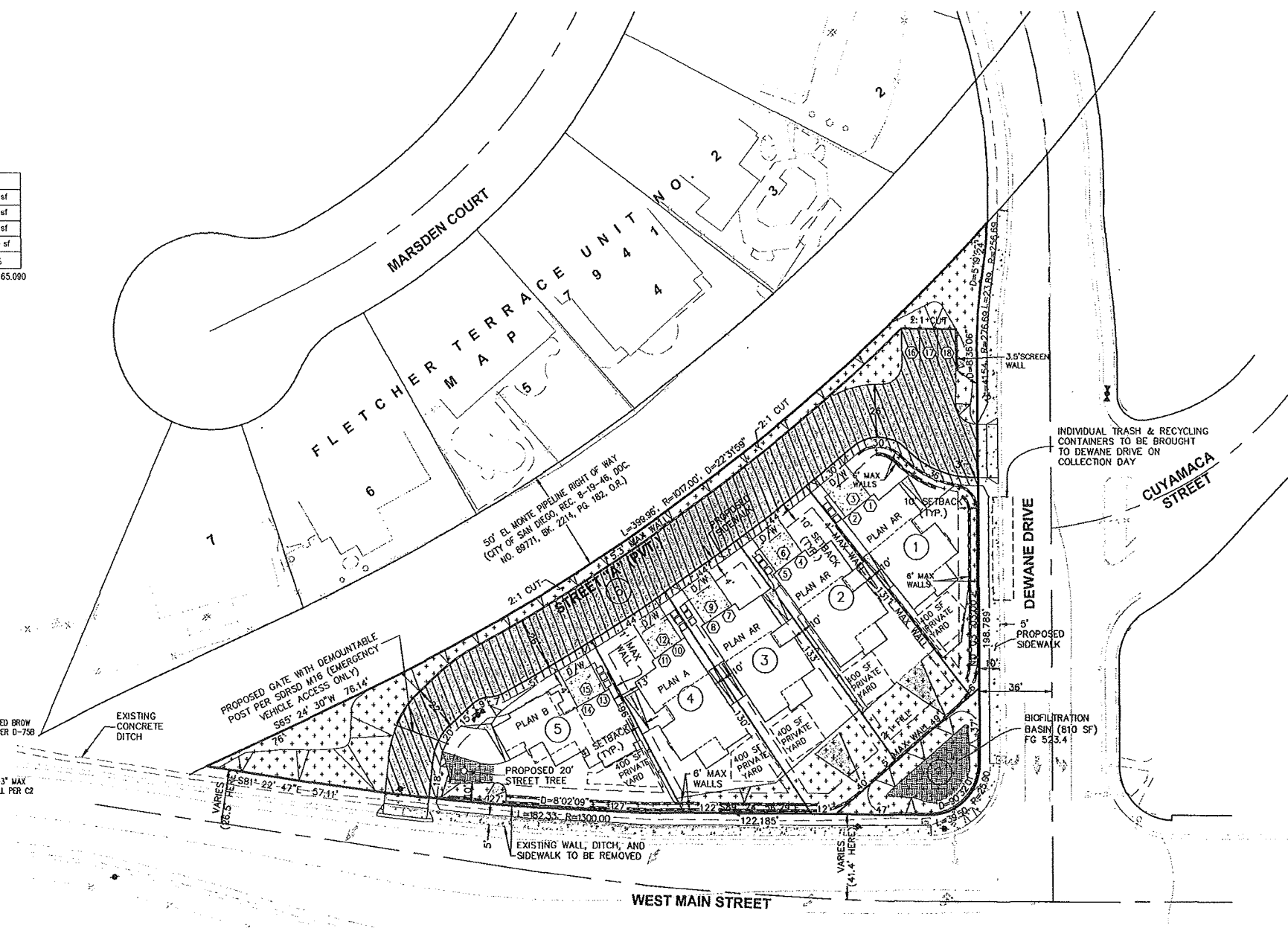
STREET "A" (PVT)  
TYPICAL SECTION - LOOKING WEST  
NO SCALE



DEWANE DRIVE  
TYPICAL SECTION - LOOKING NORTH  
NO SCALE



WEST MAIN STREET  
TYPICAL SECTION - LOOKING EAST  
NO SCALE



## LEGEND

- SUBDIVISION BOUNDARY LOT LINES
- EXISTING EX ASPHALT
- EX PCC
- PROPOSED BUILDING SETBACKS
- PROPOSED ASPHALT
- PROPOSED PCC
- FIRE HYDRANT
- FINISH GRADE OF BIOFILTRATION BASIN AND STREET TREE
- CUT SLOPE
- FILL SLOPE
- MASONRY RETAINING WALL
- 3.5' MASONRY SCREEN WALL
- INDIVIDUAL TRASH & RECYCLING CONTAINERS
- PCC CURB AND GUTTER
- LOT NUMBER
- FLOOR PLAN, REVERSED DRIVEWAY
- PARKING (18 SPACES)

## NOTES

- ON-SITE LIGHTING PER SECTION 17.54.190 OF THE ZONING ORDINANCE
- SIX INCHES HIGH CURB SHALL BORDER ALL LANDSCAPED AREAS THAT ARE ADJACENT TO PARKING AREAS AND DRIVING AISLES.
- SITE AREA 1.13 AC GROSS & NET RESIDENTIAL LOT SIZE AVERAGE 6,436 SF
- TOTAL NO. LOTS 5, 2 COMMON.
- PARKING IS PROHIBITED ON COMMON STREET EXCEPT IN DRIVEWAYS AND COMMON PARKING AREA
- THE GARAGE AREA SHALL BE USED FOR THE PURPOSE OF PARKING TWO VEHICLES, SHALL REMAIN AVAILABLE FOR PARKING AT ALL TIMES. NO GARAGE CONVERSION IS PERMITTED.
- NO MOTOR VEHICLE INCLUDING RVs, BOATS, TRAILERS OR MOTOR HOMES MAY BE PARKED ON THE PRIVATE STREET. NOTE THAT "ASPECTS OF THIS PROJECT (SITE DESIGN, ELEVATIONS, COLOR SCHEME, ARCHITECTURAL ELEMENTS, LANDSCAPING, ETC.) CANNOT BE CHANGED WITHOUT A FORMAL AMENDMENT BEFORE THE PLANNING COMMISSION AND CITY COUNCIL".
- PER FIRE DEPARTMENT REQUIREMENT, ALL CURBS (EXCEPTING COMMON PARKING AREA) TO BE PAINTED RED AND NO-PARKING SIGNS INSTALLED.
- ALL OPERATIONS MUST BE IN COMPLIANCE WITH THE CITY'S STORM WATER ORDINANCE (MUNICIPAL CODE 12.10 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
- LOT 7 IS DESIGNATED AS A NON-BUILDABLE LOT FOR THE PURPOSE OF DRAINAGE, STORM WATER MANAGEMENT, UTILITIES, AND FOR THE COMMON USE AND BENEFIT OF LOTS 1 THROUGH 5
- COMMON RECREATION AREA REQUIREMENTS SATISFIED BY PROVIDING A MINIMUM OF 400 SF OF PRIVATE REAR YARD AREA PER DWELLING UNIT. A COMMON RECREATION AREA IS NOT REQUIRED.
- PARKING REQUIRED: 18 SPACES, PARKING PROVIDED: 18 SPACES (2 COVERED, 1 VISITOR, 1 SUPPLEMENTAL PER DU) (3.5 SPACES X 5 DU = 18 SPACES)
- COMMON AREA DEVOTED TO LANDSCAPING TO BE MAINTAINED BY HOA (7,993)
- PRIVATE STREET (10,272 SF) AND CONCRETE SIDEWALK (1,391 SF) NON-BUILDABLE AREA FOR INGRESS AND EGRESS, WATER AND OTHER UTILITY PURPOSES FOR THE COMMON USE AND BENEFIT OF LOTS 1 THROUGH 5.

OWNER/DEVELOPER:

ENGINEER OF WORK:

*Sameer Qasim*  
SAMEER QASIM  
566 Brighthaven Ave.  
El Cajon, CA 92019  
(626) 318-6784  
DATE: 06/21/17

*Lawrence W. Walsh*  
LAWRENCE W. WALSH  
Walsh Engineering & Surveying, Inc.  
607 Aldwych Road, El Cajon, CA 92020  
(619) 588-6747 (619) 792-1232 Fax  
DATE: 6/21/17



REV	DATE	DESCRIPTION
-	1/10/2017	ORIGINAL
1	5/9/2017	ADDRESSED CITY COMMENTS DATED 4/28/2017
2	6/21/2017	ADDRESSED CITY COMMENTS DATED 6/6/2017

SHEET 1	CITY OF EL CAJON	1 SHEET
<b>PLANNED UNIT DEVELOPMENT</b>		
APPLICANT: SAMEER QASIM		
ASSESSOR PARCEL NO(S): 487-100-17-00		
REQUEST: 5 LOT RESIDENTIAL SUBDIVISION WITH 1 PRIVATE ROAD AND UTILITY LOT AND 1 PRIVATE STORM WATER BASIN LOT		
DRAWN BY: WALSH ENGINEERING & SURVEYING, INC. ADDRESS: 607 ALDWYCH ROAD EL CAJON, CA 92020 PHONE: (619) 588-6747		APPROVED BY:  DATE:

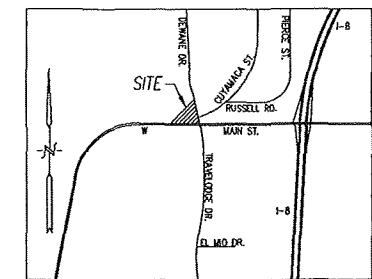
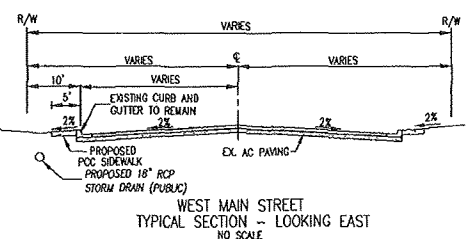
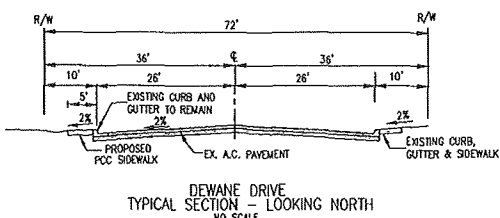
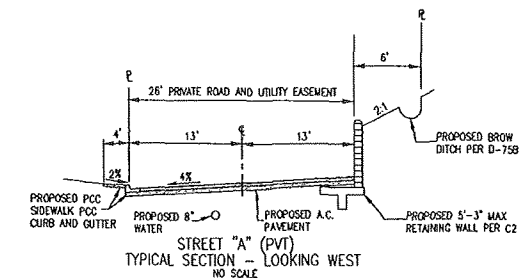
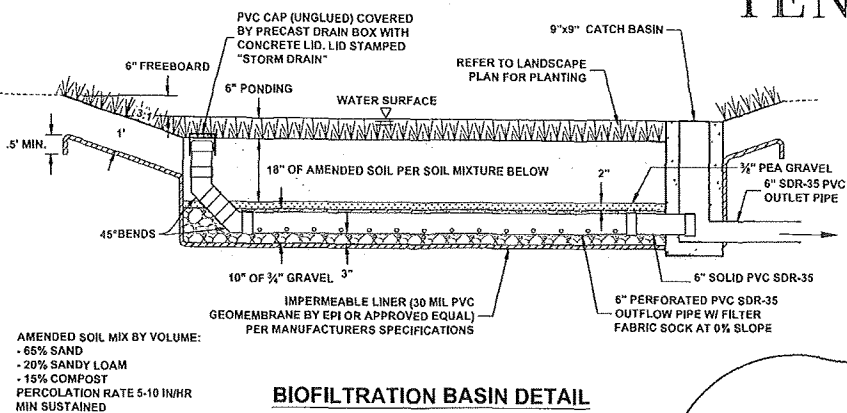
# MAIN & DEWANE TENTATIVE SUBDIVISION MAP

## LEGEND

	SUBDIVISION BOUNDARY
	LOT LINES
	CENTER LINE
<b>EXISTING</b>	
	ASPHALT
	PCC
	FH
	CONTOUR
	WATER
	SEWER
	POWER POLE
	OVERHEAD LINES
	STORM DRAIN PIPE
<b>PROPOSED</b>	
	CONTOUR
	ASPHALT
	PCC
	8" PVC WATER CL 150
	4" PVC SEWER (LATERAL)
	FIRE HYDRANT
	8" STORM DRAIN PIPE (PRIVATE)
	18" DRAIN PIPE (PUBLIC)
	CATCH BASIN
	TYPE "B" CURB INLET
	SLOTTED DRAIN ON D/W
	BROW DITCH
	RIPRAP
	FINISH GRADE OF BIOFILTRATION BASIN AND STREET TREE
	CUT SLOPE
	FILL SLOPE
	RETAINING WALL
	3.5" MASONRY SCREEN WALL
	PCC CURB AND GUTTER
	LOT NUMBER
	LOT SQUARE FOOTAGE
	UPPER LEVEL ELEVATION
	LOWER LEVEL ELEVATION

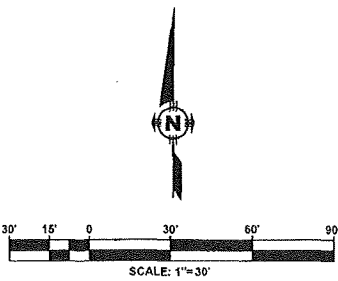
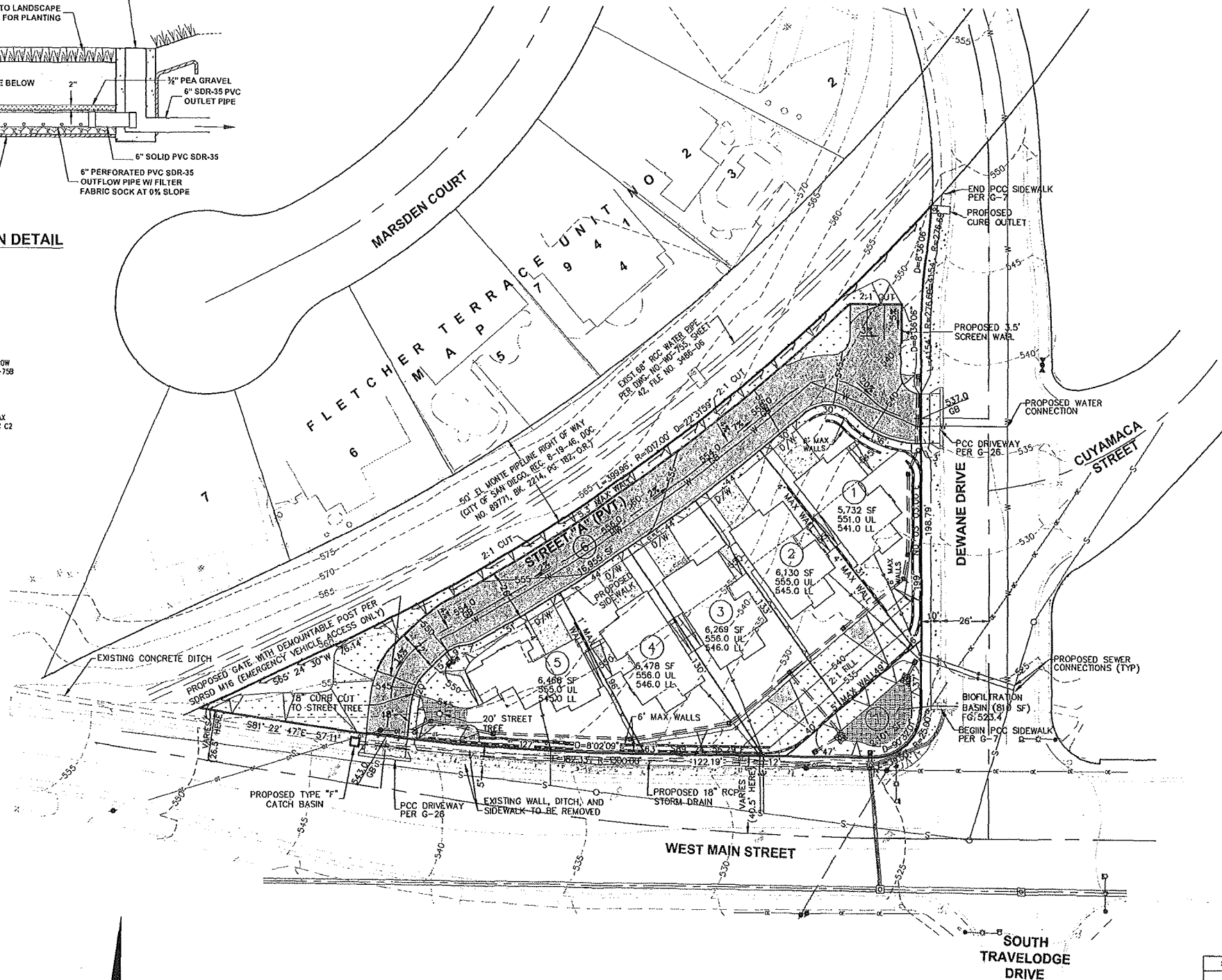
## SITE DATA

- ASSESSOR PARCELS: 487-100-17
- ZONING
  - EXISTING ZONE: RS-9-H
  - PROPOSED ZONE: N/A
- SERVICES
  - WATER DISTRICT: HELIX WATER DISTRICT
  - SEWER DISTRICT: CITY OF EL CAJON
  - FIRE DISTRICT: HEARTLAND FIRE & RESCUE
  - SCHOOL DISTRICT: CAJON VALLEY UNION SCHOOL DISTRICT
  - CABLE DISTRICT: COX CABLE
- AREAS
  - SITE AREA: 1.13 ACRES (GROSS)
  - 1.13 ACRES (NET)
- PROPOSED DEVELOPMENT
  - 5 SINGLE FAMILY UNITS (LOTS)
  - 1 ACCESS AND GENERAL UTILITY LOT
  - 1 PRIVATE STORM WATER BASIN LOT
  - 3 ON-SITE PARKING STALLS
- EARTHWORK VOLUMES
  - CUT: 2,500 CY
  - FILL: 7,400 CY
  - IMPORT: 4,900 CY



## LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 7563, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, JULY 13, 1978.



OWNER/DEVELOPER:

ENGINEER OF WORK:

SAMEER QASIM  
566 Brighthaven Ave.  
El Cajon, CA 92019  
(626) 318-6784

LAWRENCE W. WALSH  
Waish Engineering & Surveying, Inc.  
607 Aldwych Road, El Cajon, CA 92020  
(619) 588-6747 (619) 792-1232 Fax



REV	DATE	DESCRIPTION
-	1/10/2017	ORIGINAL
1	5/9/2017	ADDRESSED CITY COMMENTS DATED 4/28/2017
2	6/21/2017	ADDRESSED CITY COMMENTS DATED 6/6/2017

SHEET 1	CITY OF EL CAJON	1 SHEET
<b>TENTATIVE SUBDIVISION MAP</b>		
APPLICANT: SAMEER QASIM		
ASSESSOR PARCEL NO(S): 487-100-17-00		
REQUEST: 5 LOT RESIDENTIAL SUBDIVISION WITH 1 PRIVATE ROAD AND UTILITY LOT AND 1 PRIVATE STORM WATER BASIN LOT		
DRAWN BY: WALSH ENGINEERING & SURVEYING, INC.	APPROVED BY:	
ADDRESS: 607 ALDWYCH ROAD		
EL CAJON, CA 92020		
PHONE: (619) 588-6747	DATE:	

California Water Efficient Landscape Worksheet								
Reference Evapotranspiration (ET <sub>0</sub> )	Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	Project Type (ETAF) (PLA)	Non-Residential (Landscape Area (Sq. Ft.) ETAF x Area)	Estimated Total Water Use (ETWU)*	
57.33							0.45	
<b>Regular Landscape Areas</b>								
Common Slopes	0.25	Drip	0.9	0.28		9958	2766	
Private Slopes	0.25	Rotors	0.75	0.33		1480	493	
Common Front Yards	0.25	Drip	0.9	0.28		3216	893	
Common R.O.W.	0.25	Drip	0.9	0.28		4269	1186	
Common R.O.W. Trees	0.25	Bubblers	0.75	0.33		250	83	
Common Infiltration Basin	0.25	Drip	0.9	0.28		1736	482	
Common Tree Planter	0.25	Bubblers	0.85	0.29		252	74	
<b>Totals</b>							21161	5978
<b>Special Landscape Areas</b>								
						1	0	
						1	0	
						1	0	
						1	0	
						1	0	
<b>Totals</b>							0	0
<b>ETWU Total</b>							212496	
<b>Maximum Allowed Water Allowance (MAWA)*</b>							338472	
<b>Irrigation Efficiency (IE) Average</b>							1	

ETAF Calculations		All Landscape Areas	
Regular Landscape Areas		Total ETAF x Area	5978
Total ETAF x Area	5978	Total Area	21161
Total Area	21161	Average ETAF	0.28
Average ETAF	0.28		

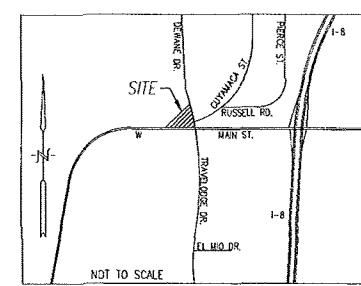
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETWU (Annual Gallons Required) =  
 $E_{to} \times 0.62 \times ETAF \times Area$

MAWA (Annual Gallons Allowed) =  
 $(E_{to}) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$

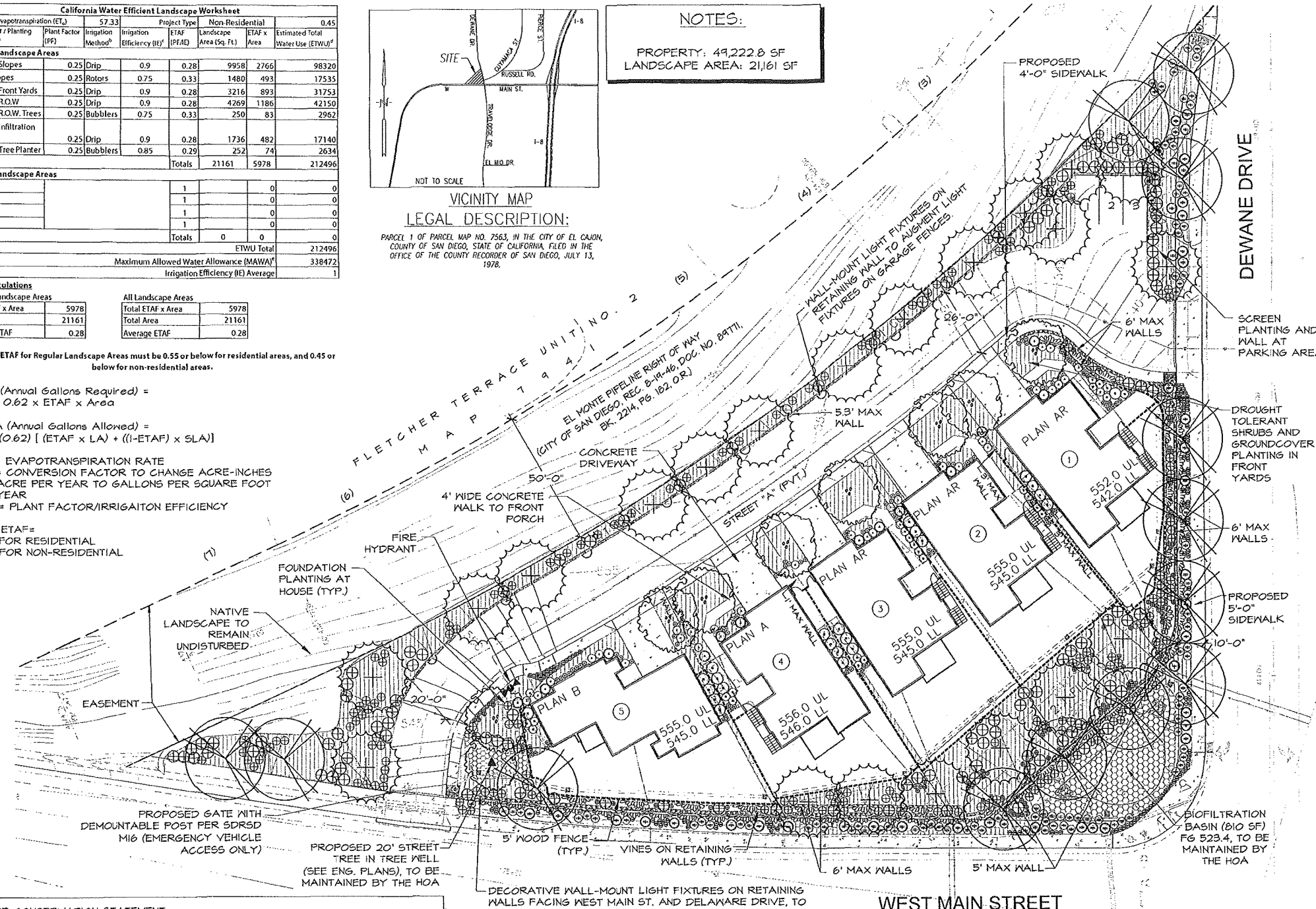
$E_{to}$  = EVAPOTRANSPIRATION RATE  
 0.62 = CONVERSION FACTOR TO CHANGE ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR  
 ETAF = PLANT FACTOR/IRRIGATION EFFICIENCY

ETWU ETAF =  
 0.55 FOR RESIDENTIAL  
 0.45 FOR NON-RESIDENTIAL



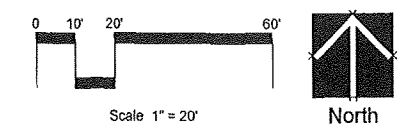
VICINITY MAP  
 LEGAL DESCRIPTION:  
 PARCEL 1 OF PARCEL MAP NO. 7563, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, JULY 13, 1978.

NOTES:  
 PROPERTY: 49,222.8 SF  
 LANDSCAPE AREA: 21,161 SF



PLANTING LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
<b>COMMON SLOPES - 15 gal. SIZE</b>		
①	QUERCUS ILEX	HOLLY OAK
②	RHUS LANCEA	AFRICAN SUMAC
③	CHITALPA TASHKENTENSIS	CHITALPA
<b>COMMON FRONT YARDS - 15 gal. SIZE</b>		
④	ARBUS MARINA	STRAWBERRY TREE
⑤	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
⑥	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
<b>COMMON STREET R.O.W. - 24" BOX SIZE</b>		
⑦	PINUS CANARIENSIS	CANARY ISLAND PINE
<b>COMMON TREE PLANTER - 15 gal. SIZE</b>		
⑧	CHITALPA TASHKENTENSIS	CHITALPA
<b>SHRUBS AND GROUNDCOVER</b>		
<b>COMMON SLOPES - 1 gal.</b>		
⑨	ACACIA REDOLENS	PROSTRATE ACACIA
⑩	RHUS OVATA	SUGAR BUSH
⑪	BACCHARIS CENTENNIAL	COYOTE BRUSH
⑫	SALVIA CLEVELANDII	CLEVELAND SAGE
<b>PRIVATE SLOPES - 1 gal.</b>		
⑬	LEUCOPHYLLUM SPECIES	TEXAS RANGER
⑭	MYRTUS COMMUNIS	COMMON MYRTLE
⑮	CALLISTIMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH
⑯	CISTUS SPECIES	ROCKROSE
⑰	SALVIA GREGGII	AUTUMN SAGE
⑱	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY
<b>COMMON FRONT YARDS - 1 gal.-5 gal.</b>		
⑲	MYRTUS COMMUNIS	MYRTLE
⑳	CALLISTIMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH
㉑	SALVIA GREGGII	AUTUMN SAGE
㉒	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
㉓	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA
㉔	LAVANDULA STOECHAS	SPANISH LAVANDER
㉕	SANTOLINA CHAMAECYPARISSUS	LAVANDER COTTON
<b>COMMON STREET R.O.W. - 5 gal.</b>		
㉖	CALLISTIMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH
㉗	EUPHORBIA WULFENII	MEDITERRANEAN SPURGE
㉘	LANTANA 'DALLAS RED'	DALLAS RED LANTANA
㉙	AGAVE DESMETTIANA VARIEG	VARIEGATED SMOOTH AVAVE
<b>COMMON INFILTRATION BASIN - 1 gal.</b>		
㉚	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
㉛	LEYMUS CONDENSATUS	GIANT WILD RYE
㉜	CHONDROPETALUM TECTORUM	CAPE RUSH
㉝	CALAMAGROSTIS A. 'KARL F.'	FEATHER REED GRASS
<b>COMMON SCREEN PLANTING/RETAINING WALLS - 1 gal.</b>		
㉞	MACFADYENA UNGUIS-CATI	CAT CLAW VINE
<b>GROUNDCOVER - FLATTER</b>		
㉟	BACCHARIS 'TWIN PEAKS'	COYOTE BRUSH
㊱	MYOPORUM 'SOUTH COAST'	SOUTH COAST MYOPORUM
㊲	OSTEOSPERMUM 'FURPLE'	TRAILING AFRICAN DAISY
㊳	LANTANA MONTEVIDENSIS	TRAILING LANTANA
㊴	SENECIO MANDRALISCAE	BLUE CHALKSTICKS
㊵	PYRACANTHA 'SANTA CRUZ'	SANTA CRUZ FIRETHORN

WALL & FENCE LEGEND	
---	6' WOOD FENCE
█	MASONRY RETAINING WALL - HEIGHT VARIES SEE ENG. PLANS



**WATER CONSERVATION STATEMENT**

THE LANDSCAPE PLAN IS DESIGNED TO ACHIEVE CONSERVATION AND EFFICIENCY IN WATER USE THROUGH THE FOLLOWING DESIGN ELEMENTS:

- ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF BARK MULCH TO RETAIN SOIL MOISTURE, SHADE ROOTS AND REDUCE WEED GROWTH.
- ALL TREES, SHRUBS, AND GROUND COVERS INCLUDED IN LANDSCAPE AREAS ARE NUGOLS RATED AT LOW FOR WATER USE. BIO-RETENTION BASIN GRASSES ARE RATED AT MODERATE. THE RECREATION LAWN IS HIGH.
- ALL PLANTED AREAS SHALL HAVE A MOISTURE SENSING, PERMANENT, AUTOMATIC IRRIGATION SYSTEM WITH RAIN SHUTOFF OVERRIDE, DESIGNED TO PROVIDE A PRECIPITATION RATE OF 0.75"/HR. OR LESS, AND A MAX. GPM OF 5 @ 30 PSI.
- ALL PLANTED AREAS WITHIN 24" OF A PAVED SURFACE SHALL BE IRRIGATED WITH LOW VOLUME OR SUBSURFACE IRRIGATION TO AVOID OVER SPRAY AND RUNOFF INTO NON-IRRIGATED AREAS.
- THE IRRIGATION SYSTEM SHALL BE CIRCUITED INTO SEPARATE HYDROZONES TO GROUP PLANTS WITH SIMILAR WATER REQUIREMENTS AND SOLAR EXPOSURES.
- ALL LANDSCAPING SHALL COMPLY WITH THE CITY OF EL CAJON MUNICIPAL CODE CH. 17.195 'WATER EFFICIENT LANDSCAPE ORDINANCE' FOR WATER EFFICIENT LANDSCAPE REGULATIONS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE MAWA FOR THE SITE.

**GENERAL NOTES**

- ROOT BARRIERS SHALL BE USED FOR ALL TREES PLANTED WITHIN 4' OF A PAVED SURFACE.
- ALL LANDSCAPED AREAS OUTSIDE OF PRIVATE REAR YARDS SHALL BE MAINTAINED BY AN HOA

**LANDSCAPE ARCHITECT'S STATEMENT**

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN CHAPTER 17.94 OF THE EL CAJON MUNICIPAL CODE. I HAVE PREPARED THESE PLANS IN COMPLIANCE WITH THOSE REGULATIONS AND THE EL CAJON LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLANS IMPLEMENT THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

*Julie Howard* 05/12/17  
 JULIE E. HOWARD, RLA 2681 DATE

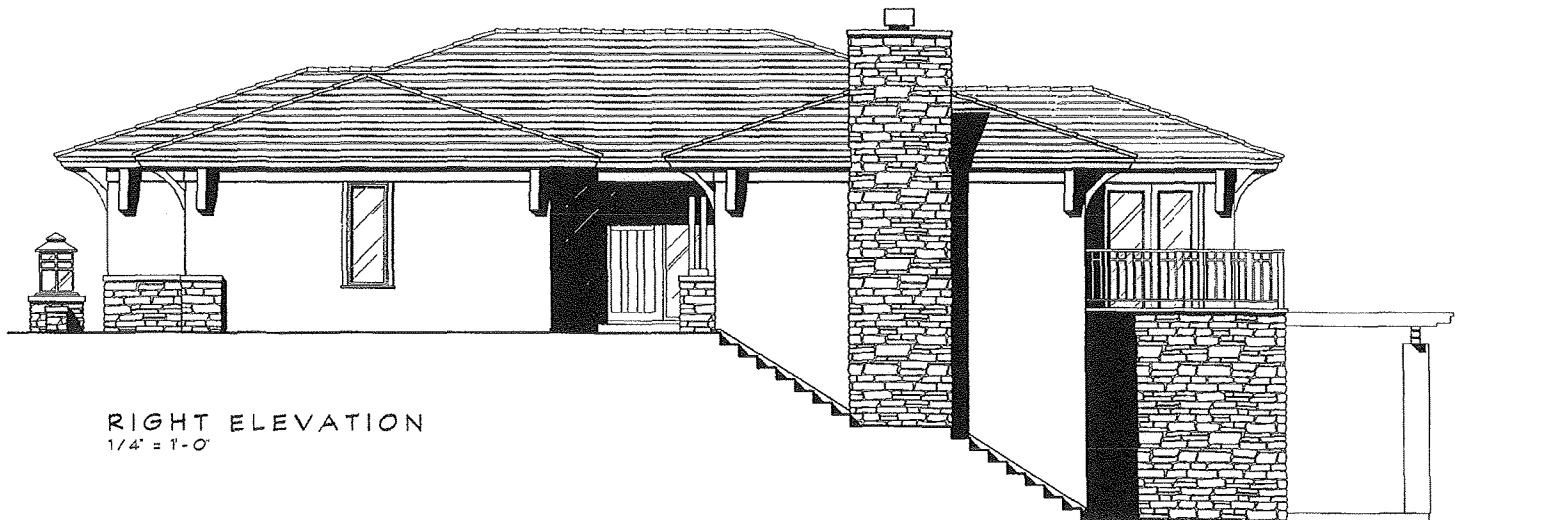
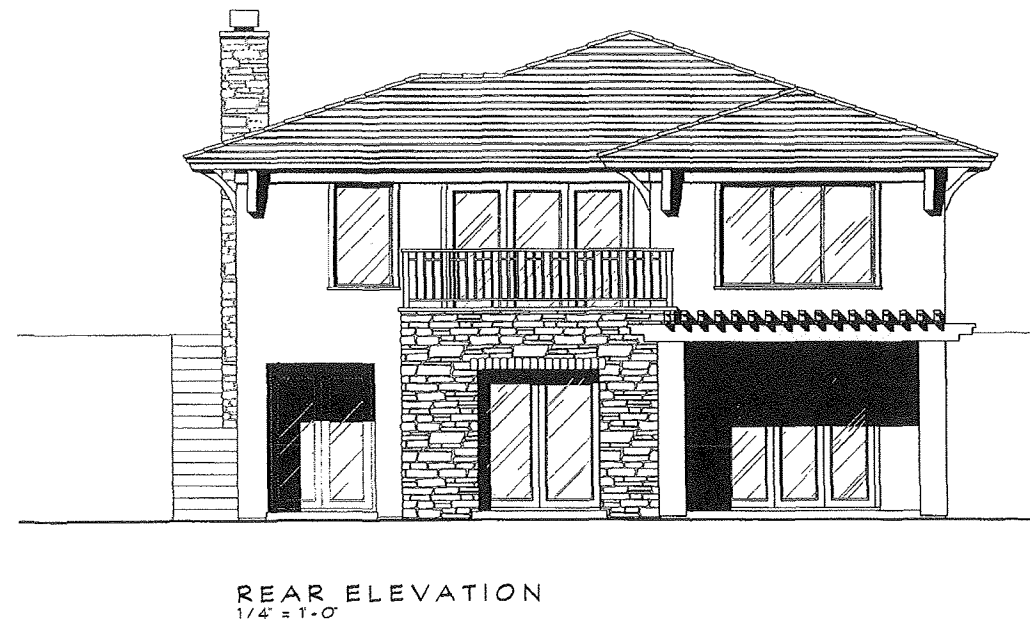
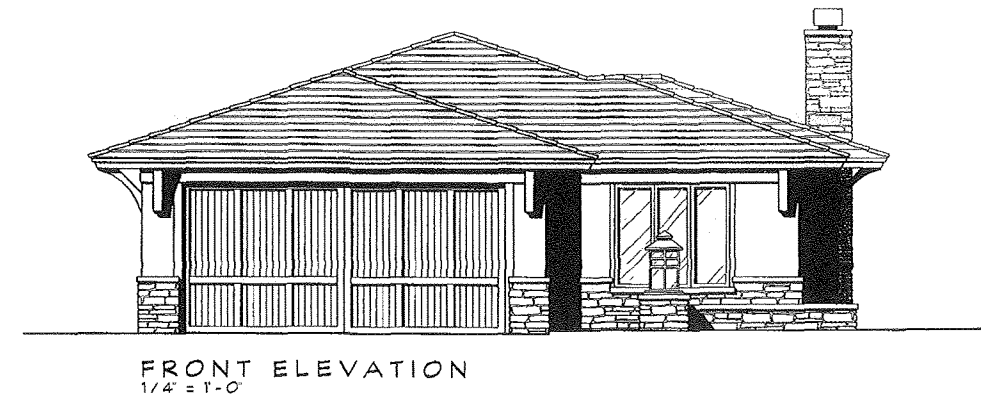
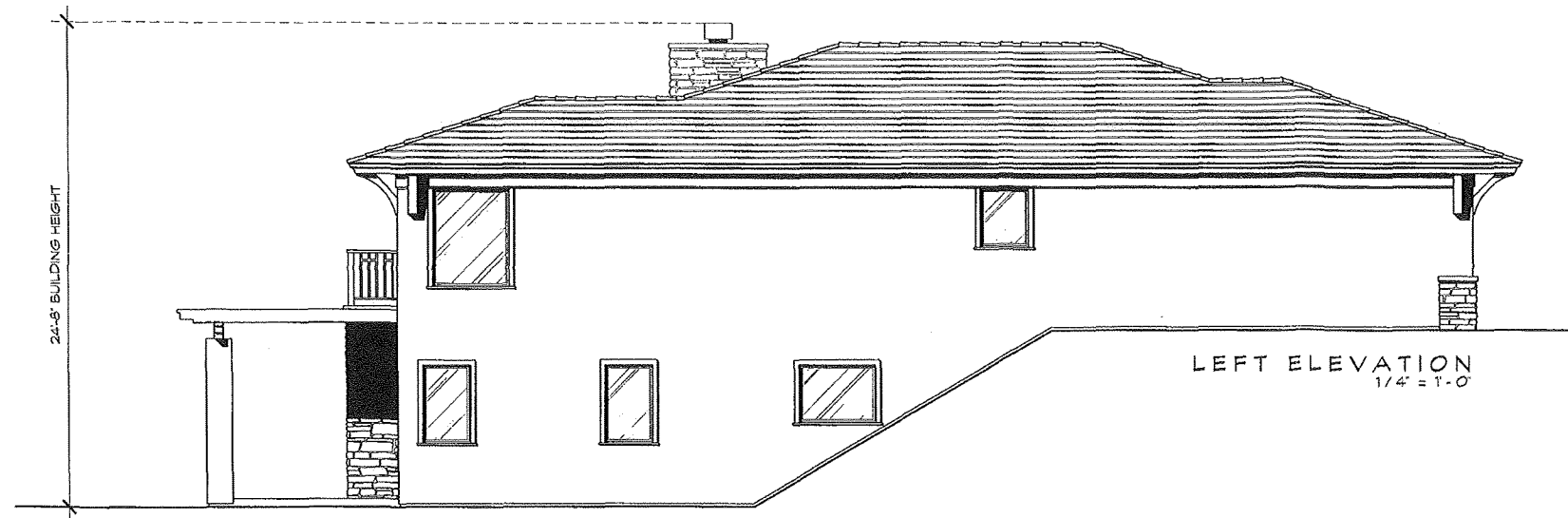


**HOWARD ASSOCIATES**  
 landscape architecture  
 4442 SPRING AVENUE SAN DIEGO CA 92107 619 718 9660

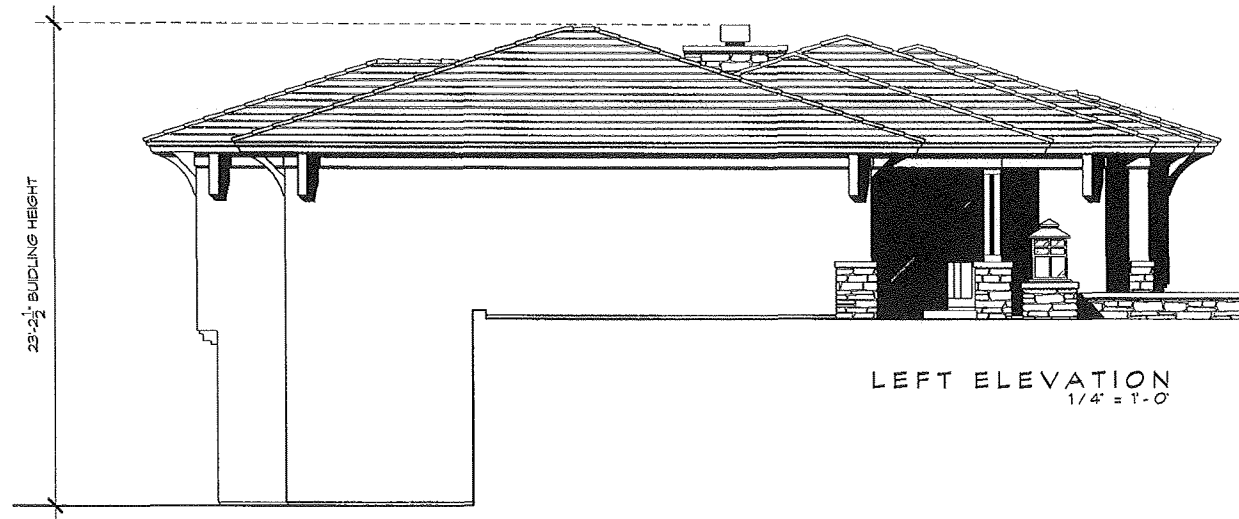
**LIGHTING NOTE:**  
 1. A PHOTOMETRIC LIGHTING PLAN SHALL BE PREPARED AND SUBMITTED AS A PART OF THE BUILDING PERMIT SET OF PLANS.

REV	DATE	DESCRIPTION

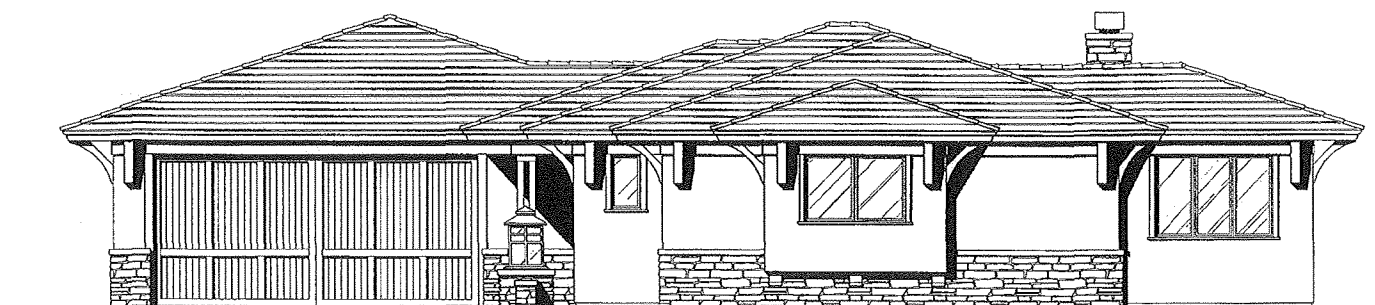
SHEET 1 CITY OF EL CAJON 1 SHEET	
<b>LANDSCAPE CONCEPT PLAN</b>	
APPLICANT: SAWEER QASIM	
ASSESSOR PARCEL NO(S): 487-100-17-00	
REQUEST: 5 LOT RESIDENTIAL SUBDIVISION WITH 1 PRIVATE ROAD AND UTILITY LOT	
DRAWN BY: HOWARD ASSOCIATES INC.	APPROVED BY:
ADDRESS: 2442 SECOND AVE	
SAN DIEGO, CA 92015	
PHONE: (619) 718-9660	DATE:



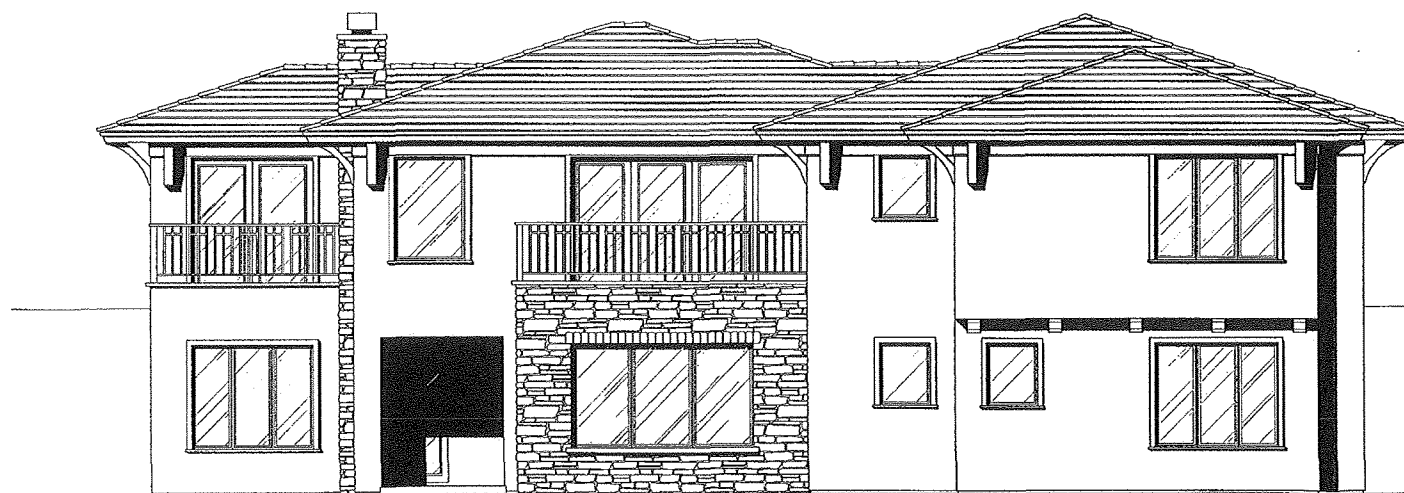
DEWANE DRIVE 5 UNIT DEVELOPMENT  
**PLAN "A"**



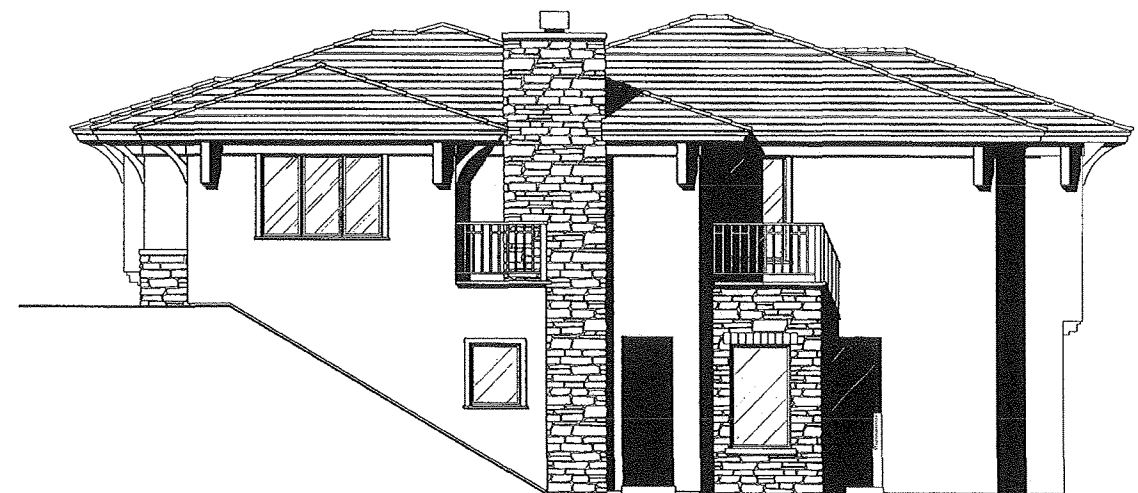
LEFT ELEVATION  
1/4" = 1'-0"



FRONT ELEVATION  
1/4" = 1'-0"



REAR ELEVATION  
3/16" = 1'-0"



RIGHT ELEVATION  
1/4" = 1'-0"

DEWANE DRIVE 5 UNIT DEVELOPMENT

PLAN "B"



**Lorena Cordova**

---

**From:** Rower, Lyndsey <LRower@sandiego.gov>  
**Sent:** Tuesday, September 05, 2017 12:33 PM  
**To:** Lorena Cordova  
**Subject:** West Main Street Residential

Hello

I am one of the home owners this project will impact. I have a couple of questions

1. Will any of these homes be low income housing or section 8?
2. What is the square footage of these homes?
3. Will they be two story or single story?
4. There is a mentally challenged home on the other side of the this cite. Are you working with them, to make sure that the construction doesn't set them off and put us all in harm ways?
5. What about the sewer pipe line that is own By the City of San Diego?
6. Can I please get all the lay out that you may have so we can talk about this a group, since we are the people that it will be impacting.

Thanks you for your help with this matter.

The Rower

One of the many people this will impact on the Marsden Court.

## Lorena Cordova

---

**From:** Rower, Lyndsey <LRower@sandiego.gov>  
**Sent:** Tuesday, October 03, 2017 8:43 AM  
**To:** Lorena Cordova  
**Subject:** RE: West Main Street Residential

Hello

Thank you for the information. I would like to put in my NO vote for this project.

Thanks

Lyndsey Rower

---

**From:** Lorena Cordova [mailto:LCordova@cityofelcajon.us]  
**Sent:** Tuesday, October 03, 2017 8:38 AM  
**To:** Rower, Lyndsey <LRower@sandiego.gov>  
**Subject:** RE: West Main Street Residential

Good morning. Thanks for your email. The item did get a recommendation for approval from the Planning Commission. However, it is scheduled to go to City Council on 10/24 at 7 p.m. for a final determination.

Please let me know if you have further questions, want to meet and discuss the project or would like something to be included for the record outside of your original email.

Lorena

---

**From:** Rower, Lyndsey [mailto:LRower@sandiego.gov]  
**Sent:** Tuesday, October 03, 2017 8:25 AM  
**To:** Lorena Cordova <LCordova@cityofelcajon.us>  
**Subject:** RE: West Main Street Residential

Hello

I was not able to go to the meeting. Did it get approved?

Thanks

Lyndsey

---

**From:** Lorena Cordova [mailto:LCordova@cityofelcajon.us]  
**Sent:** Thursday, September 07, 2017 1:55 PM  
**To:** Rower, Lyndsey <LRower@sandiego.gov>  
**Subject:** RE: West Main Street Residential

Lyndsey,

Good afternoon. Thank you for your email. I've provided responses to your questions below. Additionally, I would like to note that I would be glad to meet with you and whomever else is interested in the project from the HOA. Lastly, note that the applicant and development team can also be contacted for information on the project.

I'll wait to hear from you. You may email or call me at your convenience. My phone number is 619.441.1539.

Have a great afternoon,

Lorena

---

**From:** Rower, Lyndsey [<mailto:LRower@sandiego.gov>]

**Sent:** Tuesday, September 05, 2017 12:33 PM

**To:** Lorena Cordova <[LCordova@cityofelcajon.us](mailto:LCordova@cityofelcajon.us)>

**Subject:** West Main Street Residential

Hello

I am one of the home owners this project will impact. I have a couple of questions

1. Will any of these homes be low income housing or section 8? No, these are market-rate units.
2. What is the square footage of these homes? There are two models and Model A is approximately 2749 square feet and Model B is 2,925 square feet.
3. Will they be two story of single story? The homes are two-story.
4. There is a mentally changed home on the other side of the this cite. Are you working with them, to make sure that the construction doesn't set them off and put us all in harm ways? Perhaps more information can be provided to clarify this question in order to properly answer it.
5. What about the sewer pipe line that is own By the City of San Diego? The applicant has been working with the City of San Diego regarding access to their pipeline but nothing is proposed to encroach.
6. Can I please get all the lay out that you may have so we can talk about this a group, since we are the people that it will be impacting. The site plan is attached for your reference along with the two colored elevations. I'm available for further discussion on this item.

Thanks you for your help with this matter.

The Rower

One of the many people this will impact on the Marsden Court.