



# City of El Cajon

## Planning Commission Agenda Tuesday, November 7, 2017 Meeting 7:00 PM, Council Chambers

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

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA

[www.cityofelcajon.us/your-government/departments/community-development/planning-division](http://www.cityofelcajon.us/your-government/departments/community-development/planning-division)

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### CHAIRPERSON'S WELCOME

### PUBLIC COMMENT

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

### CONSENT

Agenda Item:	1
	Planning Commission minutes of October 3, 2017

### PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Fuerte's New York Pizzeria
Request:	On-sale beer and wine service at an existing full service restaurant
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	NO ACTION
Project Number(s):	Conditional Use Permit (CUP) No. 2242
Location:	937 Parkway Plaza
Applicant:	Fuerte's New York Pizzeria. (Summer Lawrence); <a href="mailto:summernl87@gmail.com">summernl87@gmail.com</a> ; 619.944.2909
Project Planner:	Alfonso Camacho; <a href="mailto:acamacho@cityofelcajon.us">acamacho@cityofelcajon.us</a> ; 619.441.1782
City Council Hearing Required?	No
Recommended Actions:	1. No action needed

*Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, November 20, 2017 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.*

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>West Cypress Second Unit</b>
<b>Request:</b>	<b>Modification of development standards</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2241
<b>Location:</b>	188 West Cypress Avenue
<b>Applicant:</b>	Kelly & Kathleen O'Fallon; 619.820.0985
<b>Project Planner:</b>	Spencer Hayes; 619.441.1656; shayes@cityofelcajon.us
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt next resolution in order approving Conditional Use Permit No. 2241, subject to conditions</li> </ol>

<b>Agenda Item:</b>	<b>4</b>
<b>Project Name:</b>	<b>Salvation Army Multi-Purpose Community Center</b>
<b>Request:</b>	<b>Extend approval period for one year</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2225
<b>Location:</b>	1025 East Main Street
<b>Applicant:</b>	Captain Sean Kelsey
<b>Project Planner:</b>	Anthony Shute, 619.441.1742, tonys@cityofelcajon.us
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. MOVE to adopt the next resolution in order approving the extension of time for CUP No. 2225</li> </ol>

4. OTHER ITEMS FOR CONSIDERATION

Approval of proposed 2018 Planning Commission meeting schedule

5. STAFF COMMUNICATIONS

Project updates

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to November 21, 2017 at 7 p.m.



**DRAFT MINUTES**  
**PLANNING COMMISSION MEETING**  
**October 3, 2017**

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

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE**

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

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Anthony SHUTE, Director / Planning Commission Secretary  
Melissa DEVINE, Senior Planner  
Barbara LUCK, City Attorney  
Ron Luis VALLES, Administrative Secretary

Chairman MROZ explained the mission of the Planning Commission.

**PUBLIC COMMENT:**

No one spoke.

**CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of September 5, 2017</b>

[CIRCO advised that even though he was absent at the September 5 meeting, he did review the minutes as presented.]

Motion was made by MROZ, seconded by LONGORIA, to approve the September 5, 2017 Planning Commission minutes; carried 5-0.

<b>Agenda Item:</b>	<b>2</b>
	<b>Planning Commission minutes of September 19, 2017</b>

Motion was made by MROZ, seconded by LONGORIA, to approve the September 19, 2017 minutes; carried 5-0.

**PUBLIC HEARING ITEMS:**

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Mixed-Use Overlay – Creating Vibrant Neighborhoods</b>
<b>Request:</b>	<b>Application of the Mixed-Use Overlay Zone</b>
<b>CEQA Recommendation:</b>	<b>Environmental Impact Report (EIR) No. 89</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	General Plan Amendment No. 2016-01, Zone Reclassification No. 2320, Zoning Code Amendment 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>	<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 EIR No. 89, GPA No. 2016-01, ZR No. 2320, ZCA No. 432, and amendments to SP Nos. 19 and 182</li> </ol>

DEVINE summarized the agenda report in a PowerPoint.

Commissioners discussed signs, window sign limitations, public safety services to accommodate growth, and the need for updates of larger projects which are approved by the Director.

Mr. Daryl PRIEST, spoke in favor and commended city staff for foresight with this project.

No one spoke in opposition.

Motion was made by MROZ, seconded by CIRCO, to close the public hearing; carried 5-0.

Commissioners praised staff and project. LONGORIA recommended changes to M-U Overlay regulations pertaining to window sign limitation and prohibiting neon.

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next Resolution in order RECOMMENDING CITY COUNCIL CERTIFY the Final Environmental Impact Report No. 89, adopt findings and a statement of overriding considerations, and approve a Mitigation Monitoring & Reporting Program for the Mixed-Use Overlay Project; carried 5-0 .

Motion was made by CIRCO, seconded by LONGORIA, to adopt the next Resolutions in order RECOMMENDING CITY COUNCIL APPROVAL of the General Plan Amendment No. 2016-01; Zone

Reclassification No. 2320; Zoning Code Amendment No. 432, and Amendments to Specific Plan No. 19 and Specific Plan No. 182; carried 5-0 .

The City Council public hearing is set for 7 p.m., Tuesday, November 14, 2017.

**STAFF COMMUNICATIONS:**

SHUTE noted that the City and Live Nation are in the final stages of a draft agreement that will allow Live Nation to program events at the East County Performing Arts Center; the Courtyard by Marriott is aiming to be completed in November; the Mercedes Benz dealership on Marshall should be completed before the end of the year; and the Jaguar/Land Rover dealership is expecting to start at the beginning of 2018.

Commissioners asked about the Salvation Army on East Main and Cornerstone Place project. Staff will provide updates at the next meeting.

CIRCO informed about the Community Forum that will be held on Tuesday, October 10, 2017 at 7 p.m. in City Council Chambers.

SHUTE informed that at 3 p.m. City Council meeting on Tuesday, October 10, 2017, Planning staff and Commissioners will be honored by the Mayor and City Council for its contributions to the city during National Community Planning Month celebrations. He encouraged Commissioners to attend.

**ADJOURNMENT:**

Motion was made by MROZ, seconded by LONGORIA, to adjourn the meeting of the El Cajon Planning Commission at 7:57 p.m. this 3rd day of October until October 17, 2017; carried 5-0.

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Darrin MROZ, Chairman

ATTEST:

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Anthony SHUTE, AICP, Secretary



City of El Cajon

Community Development Department  
**PLANNING COMMISSION AGENDA REPORT**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Fuerte's New York Pizzeria</b>
<b>Request:</b>	<b>Serve on-sale beer and wine at an existing full service restaurant</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>NO ACTION</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2242
<b>Location:</b>	937 Parkway Plaza
<b>Applicant:</b>	Fuerte's New York Pizzeria. (Summer Lawrence); <a href="mailto:summernl87@gmail.com">summernl87@gmail.com</a> ; 619.944.2909
<b>Project Planner:</b>	Alfonso Camacho; <a href="mailto:acamacho@cityofelcajon.us">acamacho@cityofelcajon.us</a> ; 619.441.1782
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	1. No action required

**No Action Required**



<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>West Cypress Second Unit</b>
<b>Request:</b>	<b>Modification of development standards</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2241
<b>Location:</b>	188 West Cypress Avenue
<b>Applicant:</b>	Kelly & Kathleen O’Fallon; 619.820.0985
<b>Project Planner:</b>	Spencer Hayes; 619.441.1656; shayes@cityofelcajon.us
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order APPROVING CUP No. 2241, subject to conditions</li> </ol>

**PROJECT DESCRIPTION**

The project proposes to approve modified development standards, including building setbacks, drive aisle width, and lot coverage, for a new dwelling unit. The project would convert an existing accessory structure to a new dwelling in the Residential Multi-family, 2,200 square foot (RM-2200) zone. No expansion of the existing structure, increase in lot coverage or exterior modifications are proposed.

**BACKGROUND**

<b>General Plan:</b>	High Density Residential (HR) Special Development Area 9 (SDA 9)
<b>Specific Plan:</b>	Downtown Master Plan (Specific Plan No. 182)
<b>Zone:</b>	Residential Multi-family, 2,200 sq. ft. zone (RM-2200)
<b>Other City Plan(s):</b>	N/A
<b>Regional and State Plan(s):</b>	N/A
<b>Notable State Law(s):</b>	N/A

The main residential unit was built in 1947. In 1949, an accessory garage structure was permitted behind the home, and in 2006, a building permit was issued for an addition to the accessory structure, bringing the total area of the structure to 1,634 square feet. Within the last decade, the accessory structure was converted to a dwelling unit without permits and subsequently came to the attention of City Code Compliance staff. This project proposal is in response to a code compliance action.

### Project Site & Constraints

The project site is located on the north side of West Cypress Avenue between North Magnolia and North Sunshine Avenues. The rectangular parcel is 7,890 square feet (.18 acres) and has approximately 63 feet of frontage along West Cypress. The site is currently occupied by a 1,209 square foot single story dwelling unit and a 1,634 square foot two story accessory structure used as an artist studio and storage. There is also an additional accessory shed on the property.

### Surrounding Context

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

Direction	Zones	Land Uses
North	RM-2200	Apartment complex
South	C-R	Shopping center
East	C-G & RS-6	Medical offices & Knox House Museum
West	RM-2200	Parking for apartment complex

### General Plan

The project site is designated High Density Residential (HR) on the General Plan Land Use Map. As described in the Land Use Element of the General Plan, the HR designation is intended for 20 to 30 dwelling units per acre.

### Downtown Master Plan (Specific Plan No. 182)

Specific Plan (SP) No. 182 is the implementing mechanism for SDA 9. It is intended to create a mixed use urban village in downtown El Cajon. It includes special development standards and design requirements for new developments and external building renovations, and it emphasizes a pedestrian friendly environment. SP No. 182 provides for a reduction in development standards such as building setbacks and parking standards with approval of a CUP by the Planning Commission. The applicant's request includes modified building setbacks and parking standards, which are consistent with adopted SP No. 182, as described below in the section of this report titled "Discussion."

### Municipal Code

El Cajon Municipal Code (ECMC) section 17.140.030 identifies that the RM-2200 zone is intended to have one residential unit per 2,200 square feet of total lot area, subject to meeting development standards of the underlying zone. With a site area of 7,890 square feet, the yield is three units. This project proposes one additional unit, bringing the total number of dwellings to two.

### **DISCUSSION**

The proposed project for the conversion of an existing accessory structure to a dwelling unit includes modified setbacks, lot coverage, and driveway width from those in the underlying RM-2200 zone. It should be noted that ECMC section 17.185.170, states that



units with two or more bedrooms require two and a quarter parking spaces. The project site plan shows two parking spaces with adequate backup space. Reduction in parking within SP No. 182 no longer requires approval of a CUP for the change in use, as the Downtown area has been shown to have ample parking availability on public streets and lots.

Consistent with SP No. 182, the following are the modified development standards in consideration with this project:

#### *Lot Coverage*

ECMC section 17.140.110 identifies a maximum lot coverage of 55 percent, inclusive of all drive aisles and parking area, in the RM-2200 zone. The project proposes to acknowledge the existing lot coverage of 64.4 percent, which includes: 2,099 square feet devoted to dwelling space and an accessory shed, 1,231 square feet in covered patio area, and 1,752 square feet of drive aisle and parking area.

#### *Building Setbacks*

ECMC section 17.140.090 specifies that residential units in the RM-2200 zone shall have a 12-foot rear yard setback and a six-foot interior side yard setback. Also, section 17.140.120, allows accessory structures to be developed as close as three feet to any property line, rear of the primary dwelling. In this case, the accessory structure in question was developed five feet ten inches from the interior side yard and three feet three inches from the rear yard property line. The majority of the accessory structure actually sits six feet from the rear property line, with a small protrusion for a mechanical (water heater and furnace) enclosure. The proposed project requests to reduce the rear yard setback from 12 feet to three feet three inches and reduce the interior side yard setback from six feet to five feet ten inches.

The proposed dwelling is adjacent to parking lots to the east and west. At its closest point, the apartment complex to the north sits eight-foot six-inches from the proposed dwelling. For reference, adjacent RM-2200 zoned properties could have structures within 12 feet of one another and new accessory dwelling units in single-family zones may maintain a three-foot setback if constructed within an existing accessory garage. Additionally, the proposed dwelling does not have windows on the north elevation, allowing privacy for both properties. Finally, the subject accessory structure has been operating as a dwelling for multiple years without any reported incidents.

#### *Drive Aisles*

ECMC section 17.185.180 specifies that the drive aisle width for a one or two unit developments in the RM-2200 zone shall be 12 feet. The site plan for the project shows a drive aisle width of ten feet, six inches between the existing dwelling unit and block wall at the property line. For reference, a two unit development in a single-family zone requires a drive aisle width of 10 feet. The property has been operating with two

residential units for multiple years and the proposed width is appropriate for an urban infill project in the downtown.

## **FINDINGS**

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

The proposed project is consistent with the HR designation of the General Plan and SDA 9, which promotes the creation of a mixed-use urban village in the Downtown. The proposed would legitimize an additional dwelling unit within walkable proximity to the commercial district. The proposed modified setbacks, lot coverage, and drive aisle dimensions are consistent with the provisions of SP No. 182.

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

The proposed project is consistent with all applicable use and development standards because SP No. 182 includes provisions to permit modified setbacks and parking standards in the Downtown. The proposed use is consistent with other development standards of the underlying RM-2200 zone.

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

The proposed multi-family use will be conducted in a manner which is compatible with surrounding residential uses, and supportive of the surrounding institutional and commercial uses in the downtown area. Proposed conditions include measures to maintain access to the limited parking spaces, maintain adequate lighting for pedestrian and vehicular safety, and further development may require City approval, including an amendment to CUP No. 2241.

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

The establishment of a second dwelling on the subject property would not be detrimental to public health and safety, including but not limited to matters of noise, smoke, dust, fumes, vibration, odors, and hazardous or excessive concentration of traffic. Further, the City enforces performance standards for such impacts through code compliance.

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

The proposed project will supply the downtown area with an additional residential unit within walkable proximity to shopping and leisure activities.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The proposed second dwelling unit is exempt from the provisions of the California Environmental Quality Act (CEQA) subject to Section 15303 (New Construction and

Conversion of Small Structures) of the CEQA guidelines. Section 15303 provides an exemption for the conversion of small structures in urban environments from one use to another. None of the exceptions listed under CEQA Guidelines Section 15300.2 exist.

**PUBLIC NOTICE & INPUT**

Notice of this public hearing was mailed on October 19, 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.

As of the writing of this report, no members of the public have expressed concerns regarding this project.

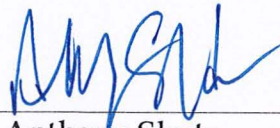
**RECOMMENDATION**

Staff recommends approval of CUP No. 2241 for the West Cypress Second Unit. The proposed use is favorable to the downtown environment and in line with SDA 9 goals for Downtown El Cajon. It is staff's opinion that the modified development standards would have negligible effect for surrounding properties. Further, the location is ideally situated in the downtown, promoting walkable proximity to the commercial district.

**PREPARED BY:**

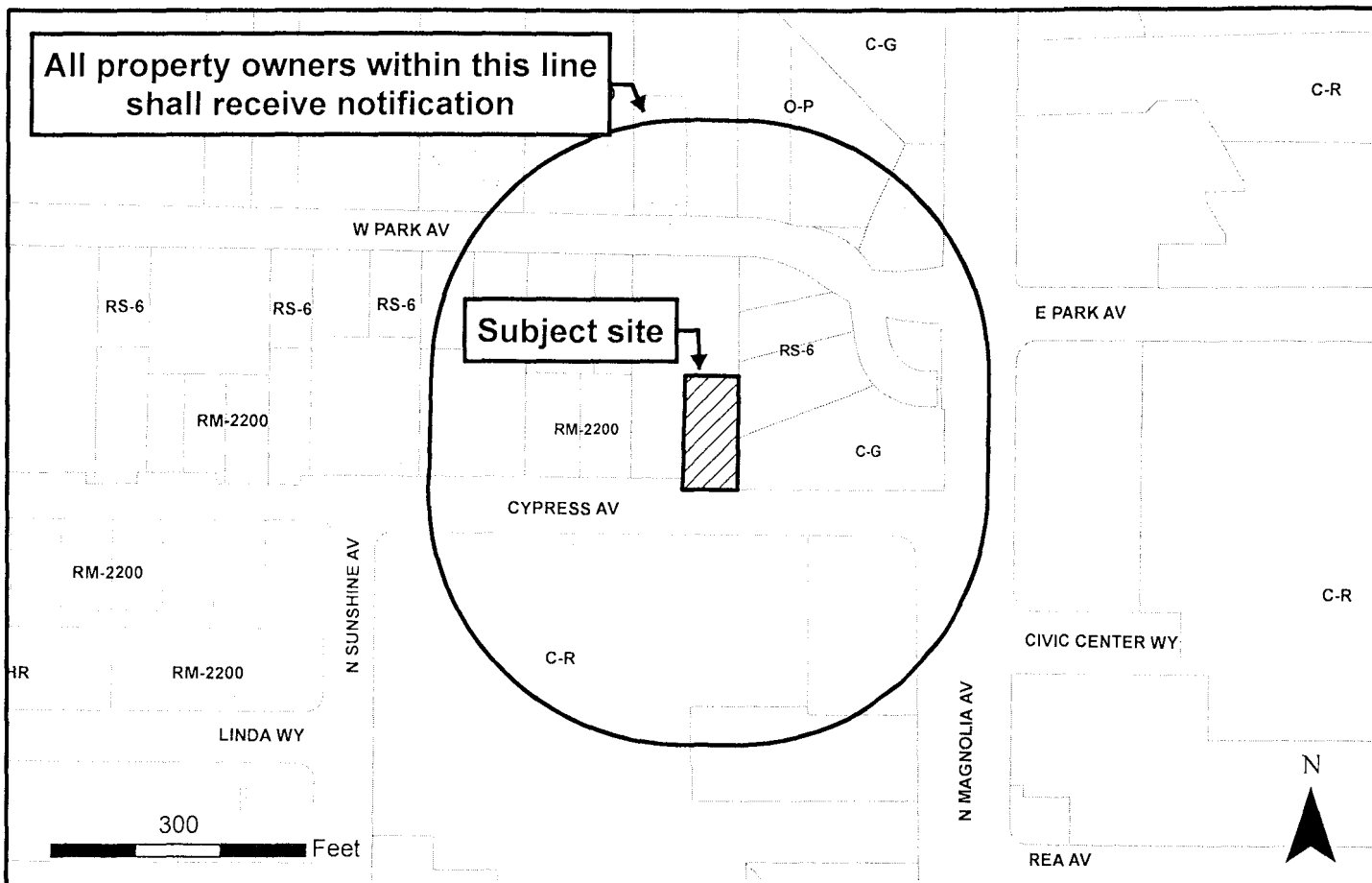
**APPROVED BY:**

  
\_\_\_\_\_  
Spencer Hayes  
JUNIOR PLANNER

  
\_\_\_\_\_  
Anthony Shute  
DIRECTOR OF  
COMMUNITY  
DEVELOPMENT

**ATTACHMENTS**

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING CUP No. 2241
3. Aerial Photograph of Subject Site
4. Application and Disclosure Statement
5. Reduced Plans
6. Full Sized Plans (Commissioners' Binders)
7. Colored Elevations



**NOTICE OF PROPOSED  
MINOR CONDITIONAL USE PERMIT  
FOR WEST CYPRESS SECOND UNIT**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, November 7, 2017**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **West Cypress Second Unit – Minor Conditional Use Permit No. 2241**, for an accessory structure conversion to dwelling unit with reduced development standards. The subject property is addressed as 188 West Cypress Avenue. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting 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 hearing, but will be available at the Project Assistance Center upon request.

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

If you have any questions, or wish any additional information, please contact **Spencer Hayes** at 619.441.1656 or via email at [shayes@cityofelcajon.us](mailto:shayes@cityofelcajon.us) and reference "West Cypress Second Unit" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP) NO. 2241 TO APPROVE MODIFIED DEVELOPMENT STANDARDS FOR A NEW HOUSING UNIT IN THE RM-2200 (RESIDENTIAL MULTI-FAMILY, 2,200 SQUARE FOOT) ZONE, APN: 487-173-22-00; GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on November 7, 2017, to consider Conditional Use Permit (CUP) No. 2241 requesting approval of modified development standards for a new housing unit on the north side of West Park Avenue and west of North Magnolia Avenue, and addressed as 188 West Cypress Avenue; and

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

- A. The proposed accessory structure to dwelling unit conversion is exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15303 (New Construction and Conversion of Small Structures) of the CEQA Guidelines. Section 15303 provides an exemption for the conversion of small structures in an urban environment from one use to another. CUP No. 2241 proposes converting an existing 1,634 square foot accessory structure to a dwelling. None of the exceptions listed under CEQA Guidelines section 15300.2 exist.
- B. The proposed project is consistent with the HR designation of the General Plan and SDA 9, which promotes the creation of a mixed-use urban village in the Downtown. The proposed would legitimize an additional dwelling unit within walkable proximity to the commercial district. The proposed modified setbacks and parking standards are consistent with the provisions of SP No. 182.
- C. The proposed project is consistent with all applicable use and development standards because SP No. 182 permits modified building setbacks, drive aisles, and lot coverage in the Downtown, subject to the approval of a conditional use permit by Planning Commission. The proposed use is consistent with the underlying zone and other development standards of the RM-2200 zone have been met.
- D. The proposed multi-family use will be conducted in a manner which is compatible with surrounding residential uses, and supportive of the surrounding institutional and commercial uses in the downtown area.
- E. The establishment of a second dwelling on the subject property would not be

Proposed Planning Commission Resolution

detrimental to public health and safety, including but not limited to matters of noise, smoke, dust, fumes, vibration, odors, and hazardous or excessive concentration of traffic. Further, the City enforces performance standards for such impacts through code compliance.

- F. The proposed project will supply the downtown area with an additional residential unit within walkable proximity to shopping and leisure activities.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES Conditional Use Permit No. 2241 for the conversion of an accessory structure to a dwelling unit with modified development standards in the RM-2200 zone, on the above described property subject to the following conditions:

1. The following are ongoing conditions of approval for this CUP and shall be noted on the CUP Site Plan:
  - a. The dwelling shall be operated in a manner that is compatible with the surrounding structures and other uses.
  - b. Any change in use or expansion of the dwelling unit may require prior City approval, including an amendment to this CUP.
  - c. Onsite lighting shall be maintained for pedestrian and vehicular safety.
  - d. Access to parking spaces shall not be obstructed.
2. The permittee shall apply and obtain a building permit through Building and Fire Safety within 45 days of approval of this CUP. If this permit is not legally exercised within the specified time frame after the project approval, and a written request for an extension of time has not been received by the Planning Commission Secretary within the same time period, and subsequently approved, this CUP shall be considered null and void pursuant to El Cajon Zoning Code Section 171.35.010.
3. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
  - a. Comply with the following comments from Building and Fire Safety:
    - i. 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.

Proposed Planning Commission Resolution

- ii. Undergrounding of all on-site utilities is required.
    - iii. Residential address numbers shall be visible from the street, contrasting in color from wall surface, and minimum 5 inches in size.
  - b. Comply with comments from the Helix Water District attached to this resolution, dated August 17, 2017.
  - c. Submit a revised, one-page 24" x 36" mylar site plan to Planning that reflects the former specified notes per Condition No. 1.
  - d. Provide the approved site plan as an insert into building permit plan sets.
4. The proposed use shall be operated in substantial conformance as presented in the Planning Commission agenda report titled West Cypress Second Unit, dated November 7, 2017, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
5. The existence of this CUP shall be recorded with the County Recorder.
6. The Planning Commission may (at any time during the life of this use permit, after holding a properly noticed public hearing at which the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval, and after considering testimony as to the operation of the approved use) revoke the permit, or modify the permit with any additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held November 7, 2017, by the following vote:

AYES:  
NOES:  
ABSENT:

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Darrin MROZ, Chairperson

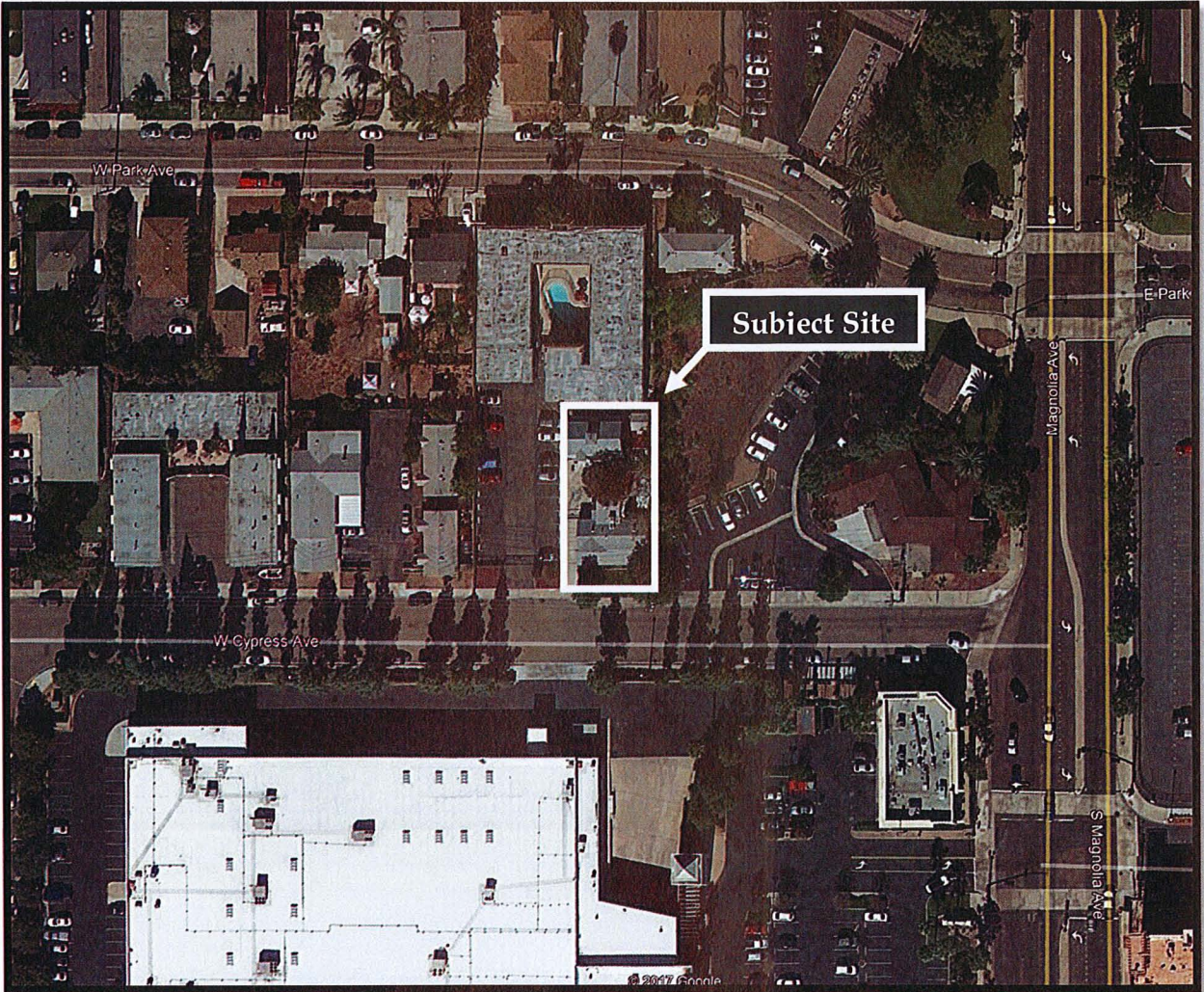
ATTEST:

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Anthony SHUTE, AICP, Secretary

Exhibit A

188 West Cypress Avenue





Project Assistance Center  
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

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

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

Company Name: \_\_\_\_\_

Contact Name: Kelly and Kathlene O'Fallon

Address: 188 West Cypress Avenue, El Cajon, CA 92020-3308

Phone: (619) 820-0985 Email: kellykofallon@gmail.com

Interest in Property:  Own  Lease  Option

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

Company Name: Joe Darin, Architect

Contact Name: Joe Darin License: C006978

Address: 5430 Linda Vista Road #12 San Diego, 92110

Phone: 619.887.0595 Email: joedarin1@gmail.com

Property Owner Information (if different than applicant)

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Project Location**

Parcel Number (APN): 487-173-22

Address: 188 West Cypress Avenue, El Cajon, CA 92020

Nearest Intersection: Magnolia Avenue

**Project Description (or attach separate narrative)**

A PERMITTED EXISTING SINGLE STORY SINGLE FAMILY RESIDENCE  
AND AN UNPERMITTED TWO STORY ACCESSORY DWELLING  
UNIT SEEKING PERMIT FOR THE ENTIRE SITE.

**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/corteseelist/>. 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>:

[Signature] 6/25/17

Property Owner Signature<sup>2</sup>:

Date: 25 June 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.

JUL 27 2017



Community Development Department  
Planning Division  
DISCLOSURE STATEMENT

**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.

Kelly & Kathlene O'Fallon  
188 W. CYPRESS STREET, EL CAJON, CA 92020

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

Kelly O'Fallon      Kathlene O'Fallon  
188 W. CYPRESS STREET, EL CAJON, CA 92020

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

\_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_

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


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

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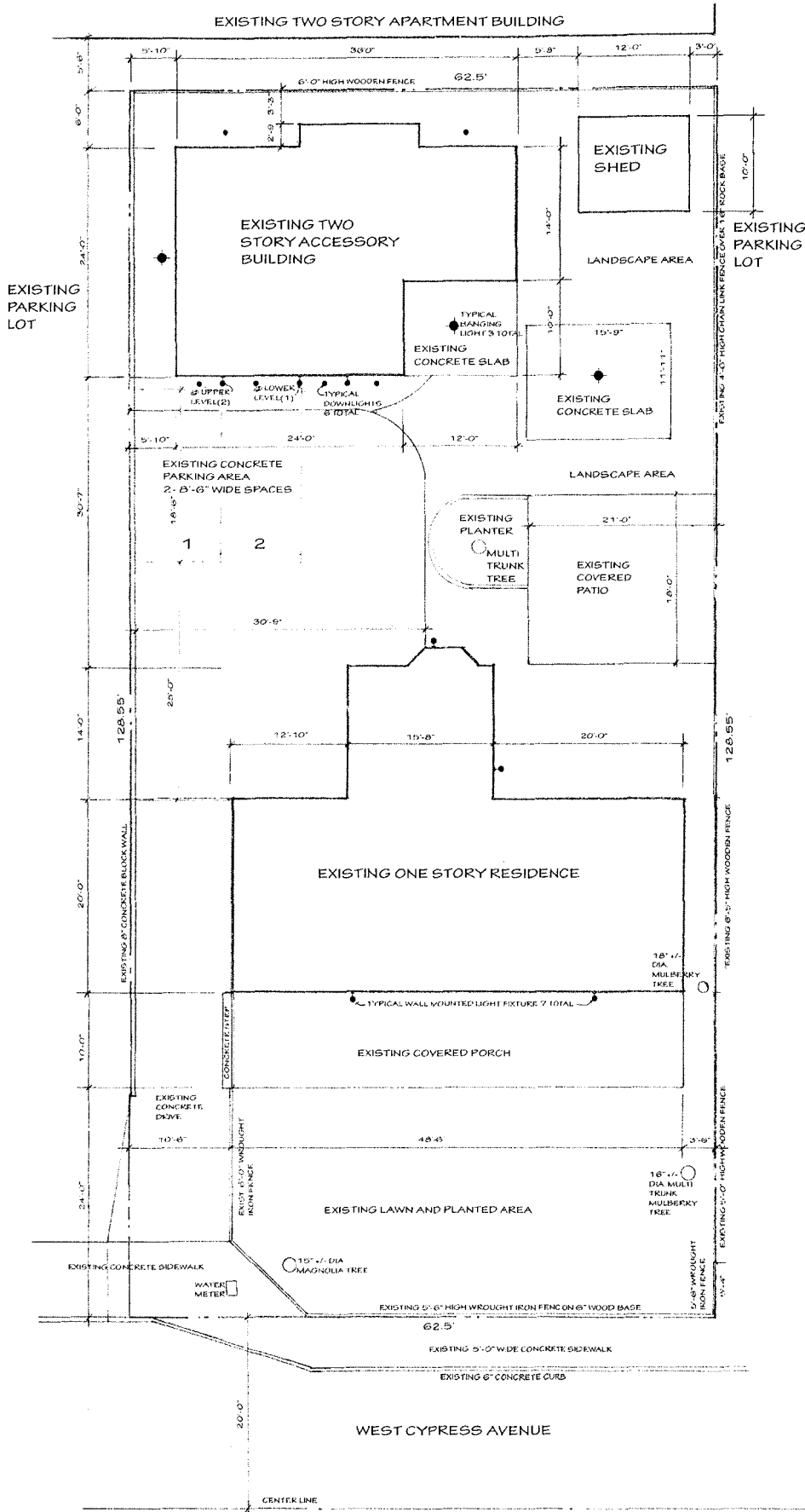
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"Person" is defined as "Any individual, proprietorship, firm, partnership, joint venture, syndicate, business trust, company, corporation, association, committee, and any other organization or group of persons acting in concert." Gov't Code §82047.

  
\_\_\_\_\_  
Signature of applicant / date

Kelly O'Fallon  
Kathlene O'Fallon  
\_\_\_\_\_  
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

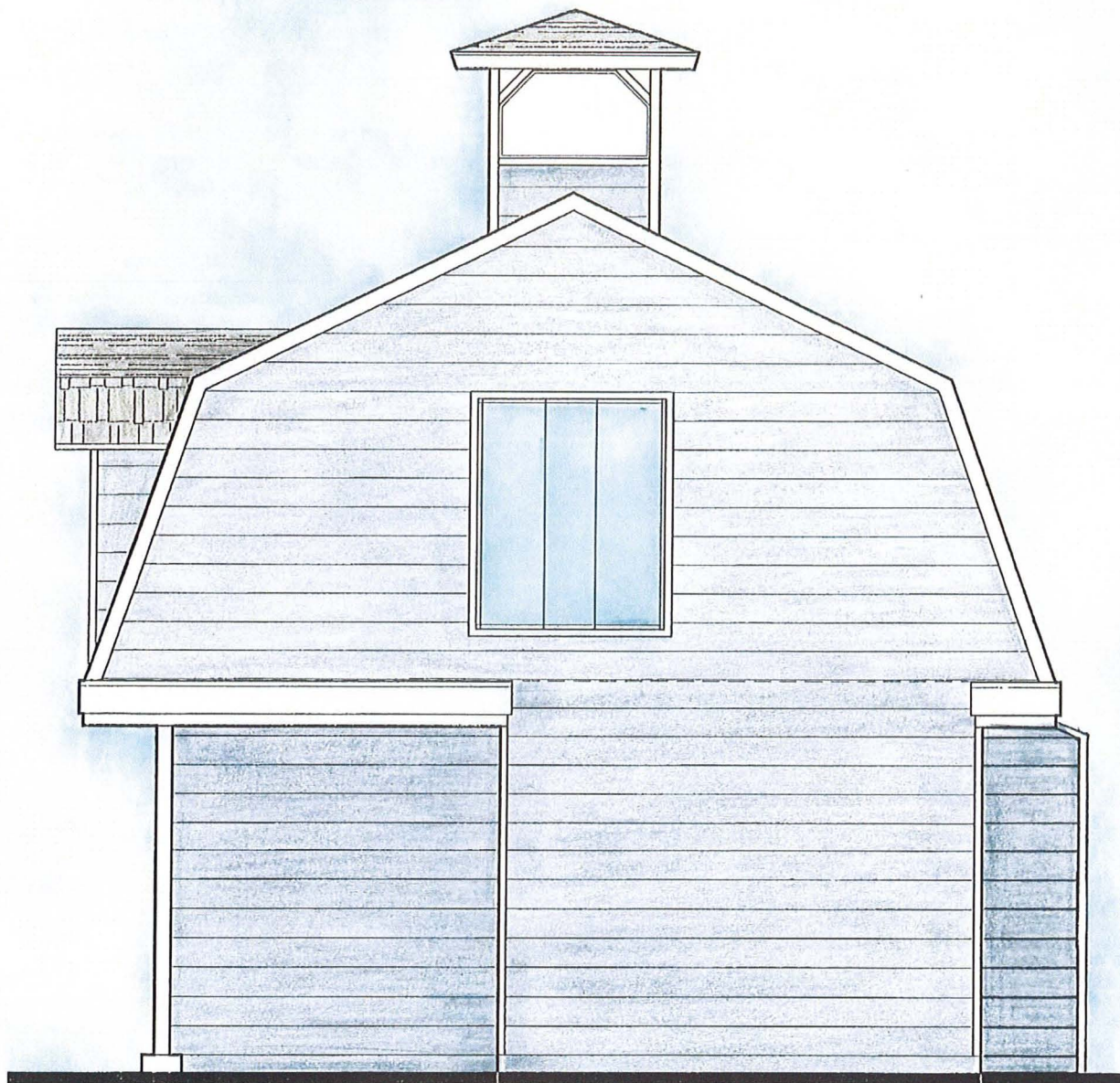


SITE PLAN  
SCALE: 1" = 10'-0"

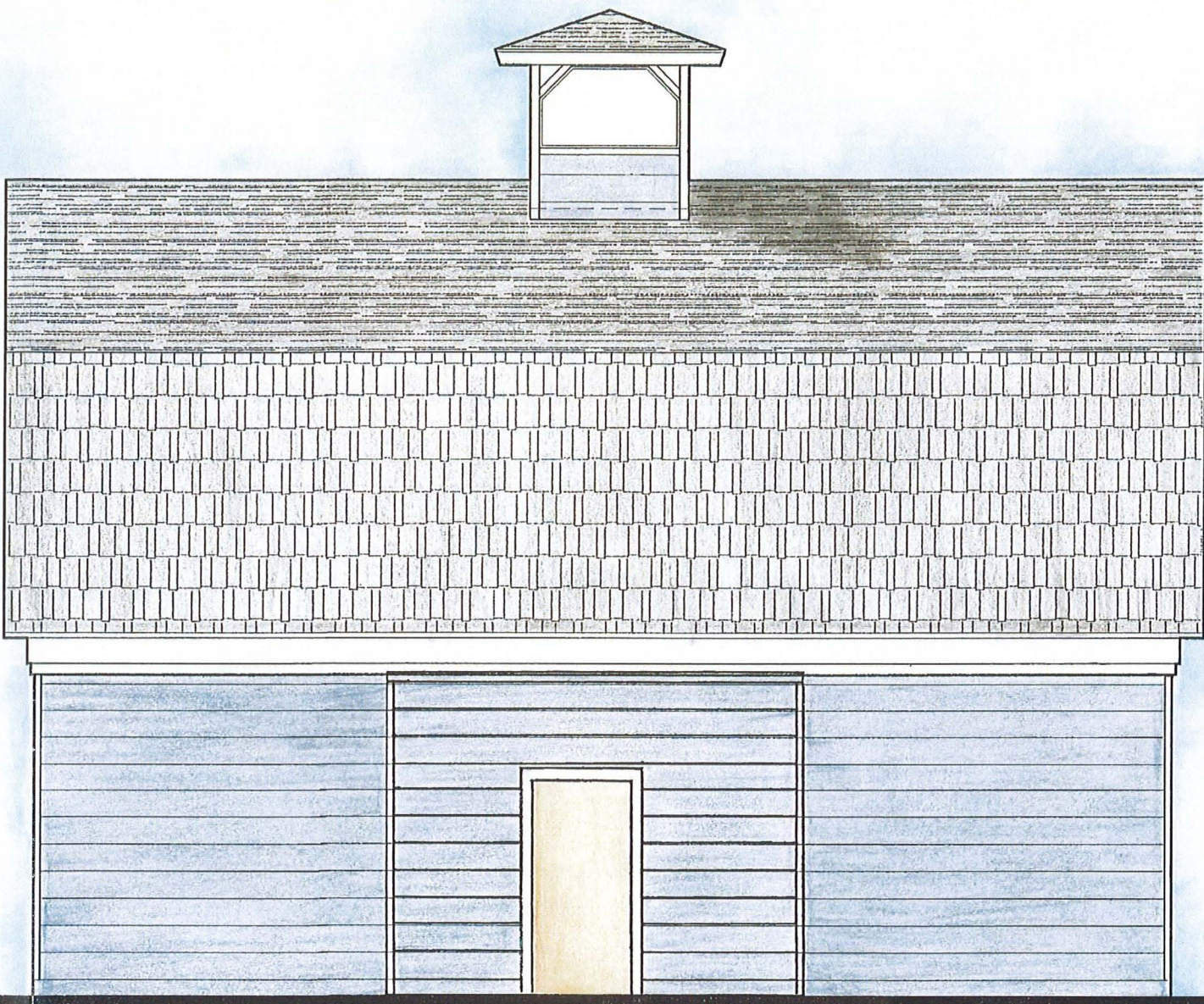


CUP #2241

CLOSEST FIRE HYDRANT:  
APPROXIMATELY 45' WEST  
OF WEST PROPERTY LINE



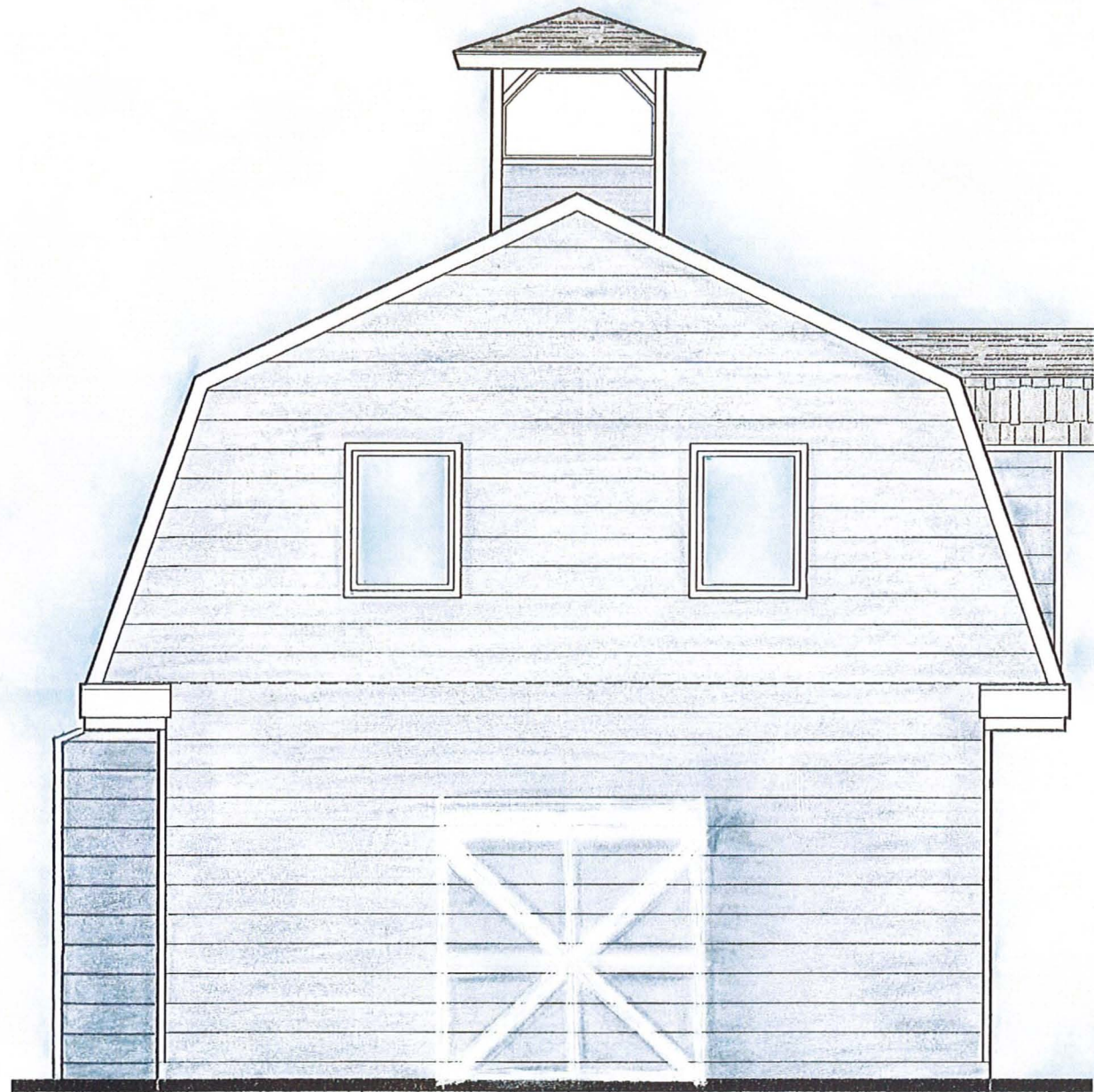
East Elevation



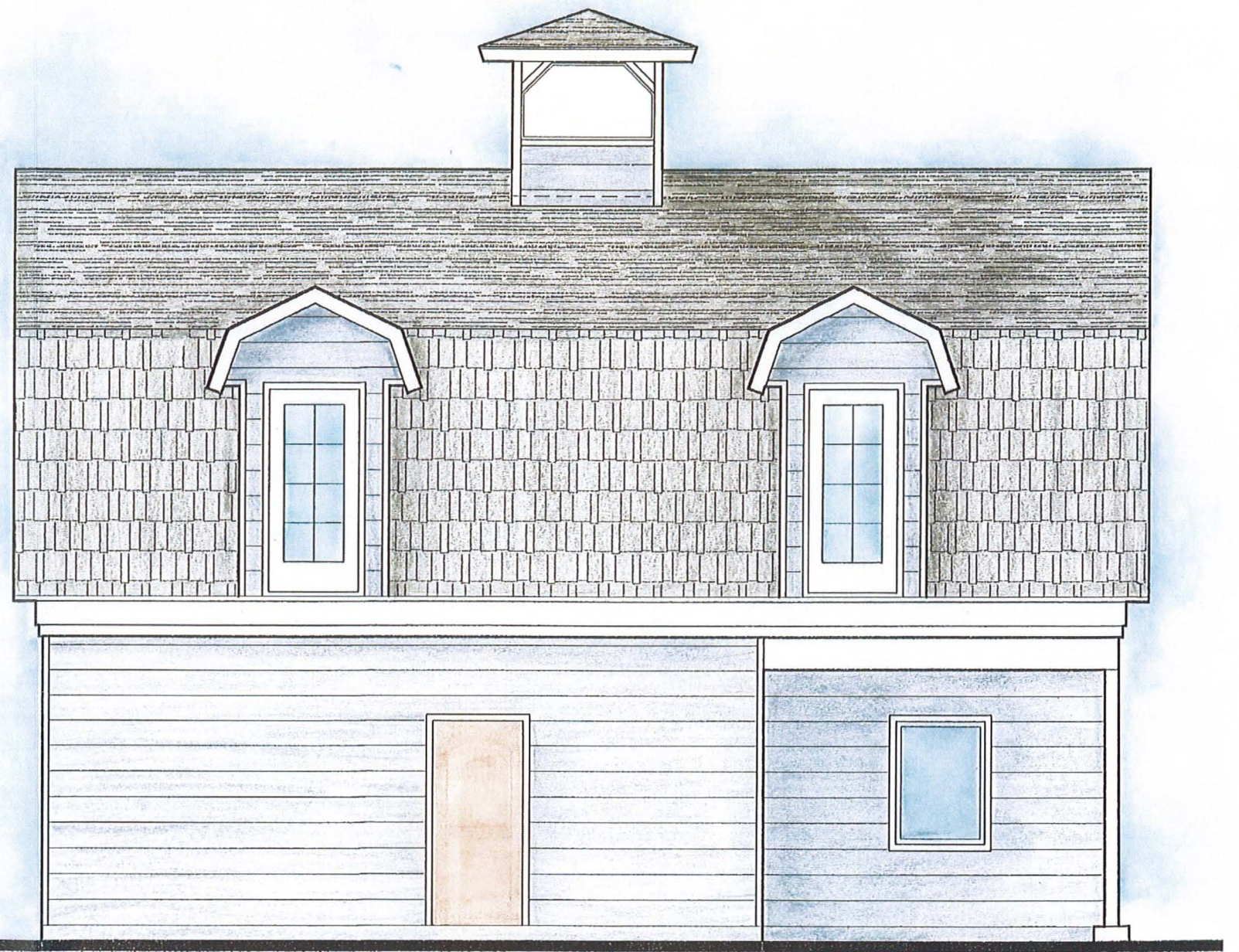
North Elevation

CUP 2241





West Elevation



South Elevation

CUP 2241



<b>Agenda Item:</b>	<b>4</b>
<b>Project Name:</b>	<b>Salvation Army Multi-Purpose Community Center</b>
<b>Request:</b>	<b>Extend approval period for one year</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2225
<b>Location:</b>	1025 East Main Street
<b>Applicant:</b>	Captain Sean Kelsey
<b>Project Planner:</b>	Anthony Shute, 619.441.1742, tonys@cityofelcajon.us
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	1. MOVE to adopt the next resolution in order approving the extension of time for CUP No. 2225

**PROJECT DESCRIPTION**

On November 1, 2017, staff received a written request from the applicant for an extension of time for CUP No. 2225, which was approved on November 3, 2015 by Planning Commission Resolution No. 10832. The project includes a new community center, with administrative offices, classrooms, a multi-purpose gym, and a warehouse/food pantry. The proposed development includes associated parking and landscaping, as well as a 3,000 sq. ft. community garden, and a loading dock for the delivery of food supplies. The original approval period was for two years.

**ZONING CODE**

El Cajon Municipal Code section 17.35.020, allows the Planning Commission to grant, by resolution, a one year time extension for conditional use permits not legally exercised prior to their expiration dates. No public hearing is required.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission approve the attached resolution granting the applicant’s request for a one year time extension to legally exercise CUP No. 2225.

**ATTACHMENTS**

1. Proposed Resolution
2. Planning Commission Resolution No. 10832 (without attachments)
3. Applicant’s written request for time extension
4. ECMC Excerpt

## PROPOSED PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION APPROVING AN EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 2225 FOR THE SALVATION ARMY COMMUNITY CENTER IN THE GENERAL COMMERCIAL (C-G) ZONE, APN: 448-038-40, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (GC).

WHEREAS, the El Cajon Planning Commission held a public hearing on November 3, 2015, to consider the extension of time for Conditional Use Permit (CUP) No. 2225, as requested by Salvation Army (Captain Sean Kelsey), for a one-year extension of the approval to construct a new community center on property located on the southerly side of East Main Street between South Anza and South First Streets, and addressed as 1025 East Main Street; and

WHEREAS, CUP No. 2225 was approved by Planning Commission Resolution No. 10832 on November 3, 2015; and

WHEREAS, Planning Commission Resolution No. 10832 contains a condition stating the approval of CUP No. 2225 will expire if not exercised within two years, unless an extension of time is granted; and

WHEREAS, pursuant to El Cajon Municipal Code, Section 17.35.020, the Planning Commission may extend the expiration of CUP No. 2225 by one year, upon approval of a resolution; and

WHEREAS, pursuant to El Cajon Municipal Code, Section 17.35.020, only one such time extension may be granted; and

WHEREAS, the Planning Commission has considered the request for a one year extension to CUP No. 2225, and has determined that because time was needed to raise funds for design and construction, the one-year extension is justified.

NOW, THEREFORE, BE IT RESOLVED that the El Cajon Planning Commission hereby APPROVES the extension of time for CUP No. 2225 for the Salvation Community Center on the above described property, subject to the condition that the approved expansion shall be legally exercised, as that term is defined in the El Cajon Municipal Code, no later than November 3, 2018.

Proposed Planning Commission Resolution No.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held November 7, 2017, by the following vote:

AYES:  
NOES:  
ABSENT:

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Darrin MROZ, Chairperson

ATTEST:

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Anthony SHUTE, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 10832

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2225 FOR THE SALVATION ARMY MULTI-PURPOSE COMMUNITY CENTER IN THE GENERAL COMMERCIAL (C-G) ZONE, APN: 448-038-40, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (GC).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on November 3, 2015, to consider Conditional Use Permit (CUP) No. 2225, as submitted by The Salvation Army, requesting to construct a new multi-purpose community center in the C-G zone, on property located on the south side of East Main Street between South Anza and South First Streets, and addressed 1025 East Main Street; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order approving the proposed CEQA Categorical Exemption Section 15332; and

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

- A. The project is consistent with General Plan Objective 5-12 and Policy 5-12.1 to encourage community services in support of people with low or moderate incomes. Moreover, development of the currently blighted property with a new building and landscaping improvements is consistent with Goal 1 of the General Plan to improve the appearance of the City.
- B. The proposed project meets all applicable land use and development standards in the Zoning Code and there is sufficient parking because the church will conduct services when the other programs are closed and many of the patrons will carpool or use alternative means of transportation. Moreover, the community garden will comply with performance standards contained in the Zoning Code.
- C. The project will be operated in a manner that is compatible with existing and planned land uses in the vicinity of the project site because the community center will operate primarily in the daytime hours and with the exception of the community garden all activities will be conducted indoors. Adequate parking is provided on-site and the project site will be fenced and secured in the evening hours.
- D. The proposed project will not be detrimental to the public health, safety, and general welfare, including but not limited to matters of noise, smoke, dust,

fumes, vibration, odors, and hazards or excessive concentrations of traffic because such impacts are not anticipated with the normal conduct of social services and a community garden. Moreover, the City has performance standards for those impacts, which are addressed through Code Compliance actions if complaints are received.

- E. The proposed project is in the best interest of public convenience and necessity because the proposed community center would provide assistance to people of low and moderate income in the community. It would provide a variety of beneficial services as well as a recreational venue and nutritional support to community members in need of assistance.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES CUP No. 2225 to construct a multi-purpose community center in the C-G zone, on the above described property, subject to the following conditions:

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 revised, one-page, 24" by 36" mylar site plan that reflects the following specific notes and changes:
  - a. The revised site plan shall reflect the applicable comments and include all of the required notes from Engineering in the memo attached to this resolution as "Exhibit B" and dated 05.28.2015.
  - b. Add the following note to the site plan: "The food pantry and other services provided by this facility shall not be conducted simultaneously with church services."
  - c. Add the following note to the site plan: "The property shall be secured and all perimeter gates shall be closed when this multi-purpose community facility is not in operation."
  - d. Add the following note to the site plan: "All on-site services shall be conducted indoors."
  - e. Add the following note to the site plan: "The community garden shall be operated in conformance with the performance standards listed in the El Cajon Zoning Code."
2. Comply with the following requirements from Building and Fire Safety:
  - a. Comply with Currently adopted editions of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
  - b. A building permit is required for this project.
  - c. Comply with Title 24 disabled access regulations.

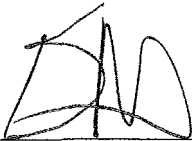
- d. Title 24 energy efficiency compliance and documentation is required.
  - e. A soils report will be required.
  - f. A licensed design professional is required for this project.
  - g. An automatic sprinkler system is required by California Business Code or local ordinance.
  - h. Undergrounding of all on-site utilities is required.
  - i. An all-weather fire access road shall be available on the job site before start of construction.
  - j. Water supply (hydrants) shall be available on the job site before start of construction. Minimum required fire flow is 2250 GPM at 20 psi for two hours.
  - k. An approved fire alarm system may be required.
  - l. Commercial address numbers shall be visible from the street, contrasting in color from wall surface, and minimum eight inches in size (individual suite numbers may be three inches).
  - m. Electric vehicle gates require optical device and Knox key override. Pedestrian gates require Knox box. Contact the Fire Department for an application. Knox box access required for the building.
  - n. Fire extinguishers are required. One extinguisher is required for every 3,000 s.f. with a maximum 75 ft. travel distance. Minimum extinguisher size is 2A10BC with signage.
3. 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. Comply with all the applicable conditions listed in the "Standard Conditions of Development" adopted by the Planning Commission by Planning Commission Resolution No. 10649 and attached to this resolution as "Exhibit A".
  - b. Comply with the Engineering comments attached to this resolution as "Exhibit B" and dated 05.28.2015, to the satisfaction of the Deputy Director of Public Works, and the Deputy Director of Community Development.
  - c. 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 Planning Commission.
  - d. Obtain approval of a Landscape Documentation Package (LDP) in conformance with the requirements of Chapter 17.195 of the Zoning Code, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual.

4. Prior to building permit final, or as otherwise determined by the Deputy Director of Community Development, the applicant shall compete the following:
  - a. Complete all approved landscaping and irrigation improvements and submit a Certification of Completion prepared by the landscape professional of record for the project.
  - b. Satisfy all requirements from Engineering and the Helix Water District as indicated in the attached comments labeled as Exhibit B, dated 05.28.2015, and Exhibit C, dated 06.02.2015, respectively.
5. The Planning Commission may at any time during the life of this use permit, after holding a properly noticed public hearing, at which time the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval, and after considering testimony as to the operation of the approved use, revoke the permit, or modify the permit with any additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.
6. The existence of this conditional use permit shall be recorded with the County Recorder.
7. The proposed use shall be developed and operated in substantial conformance as presented in the Planning Commission agenda report for Conditional Use Permit No. 2225, dated November 3, 2015, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
8. If this permit is not legally exercised within two years of project approval, and a written request for an extension of time has not been received by the Planning Secretary within the same time period, and subsequently approved, this conditional use permit shall be considered null and void per El Cajon Zoning Code Section 17.35.010.



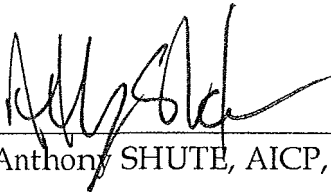
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held November 3, 2015 by the following vote:

AYES: CIRCO, HERNANDEZ, MROZ, SOTTILE, TURCHIN  
NOES: NONE  
ABSENT: NONE



\_\_\_\_\_  
Darrin MROZ, Chairman

ATTEST:



\_\_\_\_\_  
Anthony SHUTE, AICP, Secretary



El Cajon Corps Community Center

1011 E. Main Street, El Cajon, CA 92021  
Phone: (619) 440-4683 Fax: (619) 440-3994  
www.elcajon.salvationarmy.org

Mr. Anthony Shute  
Deputy Director  
City of El Cajon Planning Dept.  
200 Civic Center Way  
El Cajon, CA 92020

Project: The Salvation Army East County Community Center  
Conditional Use Permit No. 2225; Approved November 3, 2015

Re: Request for extension

Dear Tony,

After two years of diligent work throughout the community on our fund raising campaign, we believe we are finally ready to put 'pen to paper' and have our consultants begin drawing plans for permit submittal. Raising sufficient funds for the project has been the only reason we have not been able to start earlier. Contracts have now been let for architectural, structural, civil and landscape services with an anticipated submittal of construction drawings to the City for permit in early December of this year.

Knowing that we cannot exercise our development permit before the November 3, 2017 deadline, two years after our project approval, we would like to request an extension of time.

Please find accompanying this request a check made out to the City of El Cajon in the amount of \$525 to cover processing fees.

Thank you for considering this extension.

Best regards,

Captain Sean Kelsey

cc. Paul Giese, Hamann Construction  
Ken Smith, Kenneth D. Smith, Archit

## El Cajon Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 17 ZONING](#)[Chapter 17.35 EXPIRATIONS, TIME EXTENSIONS, AND PERMIT REVOCATION](#)**17.35.020 Time extensions.**

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Notwithstanding the expiration dates noted above in this chapter, and upon written request from the applicant prior to the expiration date, the decision-making body, as applicable, may extend the one (1) year time limit, or such other time restriction as specified in the letter or resolution approving the plan, permit, or variance. Such time extension may be approved by a letter in the case of an administrative zoning permit or site development plan; a resolution in the case of a conditional use permit, minor conditional use permit, adult entertainment permit, historic resource designation or variance; or a motion approved by the city council, in the case of a conditional approval of a specific plan or a zoning reclassification. Furthermore, the time extension may be approved without further public hearing. Such time extension may not exceed one (1) addi-

tional year, and may include such reasonable new conditions as the director or the planning commission, as applicable, may apply. No more than one (1) such extension may be granted. Decisions of the director and the planning commission regarding time extensions may be appealed in accordance with the provisions of Chapter 17.30. (Ord. 4984 § 12, 2013)

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View the [mobile version](#).



## City Council, Planning Commission, Oversight Board Meetings

January 2018 - December 2018

January 2018 <span style="float: right;">1</span>						
S	M	T	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February 2018 <span style="float: right;">2</span>						
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March 2018 <span style="float: right;">3</span>						
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25	26	27	28	29	30	31

April 2018 <span style="float: right;">4</span>						
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22	23	24	25	26	27	28
29	30					

May 2018 <span style="float: right;">5</span>						
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20	21	22	23	24	25	26
27	28	29	30	31		

June 2018 <span style="float: right;">6</span>						
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July 2018 <span style="float: right;">7</span>						
S	M	T	W	Th	F	Sa
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29	30	31				

August 2018 <span style="float: right;">8</span>						
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			1	2	3	4
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19	20	21	22	23	24	25
26	27	28	29	30	31	

September 2018 <span style="float: right;">9</span>						
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23	24	25	26	27	28	29
30						

October 2018 <span style="float: right;">10</span>						
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November 2018 <span style="float: right;">11</span>						
S	M	T	W	Th	F	Sa
				1	2	3
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25	26	27	28	29	30	

December 2018 <span style="float: right;">12</span>						
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

- City Council  
(619) 441-1763
- City Hall Closed
- Holidays
- League of CA Cities Conference  
Sacramento, CA
- Planning Commission
- Oversight Board