



City of El Cajon

Planning Commission Agenda

Tuesday, June 19, 2018 Meeting

7:00 PM, Council Chambers

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

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

www.cityofelcajon.us/your-government/departments/community-development/planning-division

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRPERSON'S WELCOME

PUBLIC COMMENT

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

CONSENT

Agenda Item:	1
	Planning Commission minutes of May 15, 2018

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	East County Crematorium
Request:	Add a crematorium within an existing funeral parlor
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Project Number(s):	Conditional Use Permit (CUP) No. 2247
Location:	374 North Magnolia Avenue
Applicant:	East County Mortuary, Inc. (Robert Zakar); robertzakar@yahoo.com; 619.654.7532
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us, 619.441.1539
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order DENYING CUP No. 2247.

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, July 2, 2018 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

Agenda Item:	3
Project Name:	El Pico Drive Accessory Structure with Restroom
Request:	Build a detached structure with restroom
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2246
Location:	1861 El Pico Drive
Applicant:	Faron Ghafouri; 619-921-1478
Project Planner:	Alfonso Camacho, acamacho@cityofelcajon.us, 619.441.1782
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order, approving CUP No. 2246, subject to conditions

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

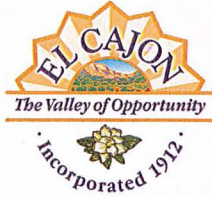
Director's Report

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to July 3, 2018 at 7 p.m.

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, July 2, 2018 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.



DRAFT MINUTES
PLANNING COMMISSION MEETING
May 15, 2018

The meeting of the El Cajon Planning Commission was called to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

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

COMMISSIONERS ABSENT: None

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

Chair CIRCO explained the mission of the Planning Commission.

PUBLIC COMMENT:

There was none.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of April 17, 2018

Motion was made by MROZ, seconded by SOTTILE, to approve the April 17, 2018 minutes; carried 5-0.

PUBLIC HEARING ITEMS:

[MROZ recused himself from the following item due to financial conflict of interest. He left Council Chambers at 7:07 p.m.]

Agenda Item:	2
Project Name:	Bostonia Greens
Request:	New Common Interest Development for seven single-family detached residences
CEQA Recommendation:	Mitigated Negative Declaration
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	General Plan Amendment No. 2016-02 Zone Reclassification No. 2324 Planned Unit Development (PUD) No. 346 Tentative Subdivision Map (TSM) No. 667
Location:	999 Bostonia Street
Applicant:	Bostonian Redevelopment Ventures LP; Greg Brown Jr.
Project Planner:	Melissa Devine, mdevine@cityofelcajon.us, 619.441.1773
City Council Hearing Required?	Yes June 12, 2018
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the Mitigated Negative Declaration, GPA No. 2016-02, ZR No. 2324, PUD No. 346, and TSM No. 667, subject to conditions

DEVINE summarized the agenda report in a PowerPoint presentation and noted that a revised Disclosure Statement was distributed to staff and Planning Commissioners before the meeting.

Commissioner LONGORIA recommended adding shutters, and that fencing match the color scheme of units.

Mr. Greg BROWN Jr., the applicant, commended staff and is excited about the project which would provide an entry level home to first time home buyers. He asked that condition 2.f. in the proposed PUD resolution, be modified to include light trash trucks due to pavers being installed.

Commissioner TURCHIN addressed the small yards, but the applicant and staff noted other areas for play including the nearby Bostonia Recreation Center. The applicant accepted the conditions of approval.

Motion was made by CIRCO, seconded by TURCHIN, to close the public hearing; carried 4-0 (MROZ, recused himself due to financial conflict of interest).

Commissioners praised the project, and added new condition as discussed.

Motion was made by LONGORIA, seconded by TURCHIN, to adopt the next Resolutions in order recommending City Council approval of Mitigated Negative Declaration, General Plan Amendment No. 2016-02; Zone Reclassification No. 2324; Planned Unit Development No. 346 and Tentative Subdivision Map, subject to conditions, with improved architectural elements; carried 4-0 (MROZ, recused himself due to financial conflict of interest).

[MROZ returned to Council Chambers at 7:30 p.m.]

Agenda Item:	3
Project Name:	Regal Cinema On-Sale Beer and Wine
Request:	On-sale beer and wine at a movie theater
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2233
Location:	405 Parkway Plaza
Applicant:	Regal Cinema, Inc.; 865-925-9805
Project Planner:	Melissa Devine, 619.441.1773, mdevine@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order, approving CUP No. 2233, subject to conditions

DEVINE summarized the agenda report in a PowerPoint presentation.

Mr. Steve RAWLINGS, representing the applicant, presented a “Responsible Alcohol Service” packet to staff and Planning Commissioners. He accepted all conditions of approval.

In response to TURCHIN, Ms. Nikki SHELLENBERGER, general manager of the Regal Cinemas at Parkway Plaza, replied that alcohol would not be served in glasses, but in plastic cups.

Mr. Ken DAVIS, General Manager of Carlsbad theatre outlined procedures for serving alcohol.

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

In response to MROZ, DEVINE noted that the applicant only asked for beer and wine sales at the first floor concession stands and not the second floor. Commissioners asked for a review after 12 months.

Motion was made by LONGORIA, seconded by SOTTILE, to adopt the next Resolution approving Conditional Use Permit No. 2233, subject to conditions, including a 12-month review of the CUP; carried 5-0.

STAFF COMMUNICATIONS:

In Director's Report, SHUTE provided updates on various projects in the City, including Bella Terraza, Jaguar /Land Rover, Hampton Inn (old Police Station), and Dunkin Donuts.

ADJOURNMENT:

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:07 p.m. this 15th day of May 2018 until June 5, 2018; carried 5-0.

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Paul CIRCO, Chair

ATTEST:

Anthony SHUTE, AICP, Secretary



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	2
Project Name:	East County Crematorium
Request:	Add a crematorium within an existing funeral parlor
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Project Number(s):	Conditional Use Permit (CUP) No. 2247
Location:	374 North Magnolia Avenue
Applicant:	East County Mortuary, Inc. (Robert Zakar); robertzakar@yahoo.com; 619.654.7532
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us, 619.441.1539
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order DENYING CUP No. 2247.

PROJECT DESCRIPTION

This project proposes to establish a crematorium at an existing funeral parlor and mortuary building. The subject property is located on the west side of North Magnolia Avenue between Wisconsin and West Park Avenues, and is addressed as 374 North Magnolia Avenue. The applicant seeks to add cremation services at the subject facility, which will include areas for on-site cremation and viewing in addition to the existing offices, meeting rooms and reception areas for funeral services. A crematorium is a separately regulated use that requires approval of a Conditional Use Permit (CUP). Crematoriums are typically fueled by natural gas and are used to combust and incinerate human remains.

BACKGROUND

General Plan:	Office/Non-Retail (O/N-R)
Specific Plan:	Downtown Master Plan (Specific Plan No. 182)
Zone:	Residential, Single-Family, 6,000 square feet (RS-6) and Mixed-Use Overlay
Other City Plan(s):	None
Regional and State Plan(s):	None
Notable State Law(s):	None

In February of 2017, the applicant submitted a CUP application for a crematory in an industrial building in the Manufacturing (M) zone located at 1150 through 1168 North Marshall Avenue. The permit application was denied by the Planning Commission and subsequently appealed by the applicant. On March 14, 2017, the City Council upheld the Planning Commission’s decision and denied the appeal.

Project Site & Constraints

The project site is a rectangular-shaped lot that is 0.64 acres (27,878 square feet). The site is located on the west side of North Magnolia Avenue between Wisconsin and West Park Avenues. There is a two-story building that sits in the center and closer to the front property line. According to city records, the building was built in 1952. Historically, the building has been used as a funeral parlor and mortuary on the first floor with a caretaker unit on the second floor. The site is accessed by two one-way driveways along the southern and northern property line. There are 39 on-site parking stalls to the rear of the building and an area of landscaping of approximately 1,730 square feet.

Surrounding Context

The property is located on Magnolia Avenue which is a primarily commercial corridor. Properties surrounding the subject site are developed and zoned as follows:

Direction	Zones	Land Uses
North	C-G	Offices and banquet halls
South	C-G	Restaurants and dry-cleaners
East	C-R	Restaurant, bank, office and retail
West	RS-6, RM-2200, and RM-1500	Single-family residences and apartments

General Plan

The project site is designated Office/Non-Retail (O/N-R) on the General Plan Land Use Map. As described in the General Plan, O/N-R designated areas are intended for uses primarily associated with office activities. Pursuant to Goal 2 of the General Plan, “the downtown area centered around the intersection of Main and Magnolia will become the center of administrative, civic and cultural activities in El Cajon.” Furthermore, per Policy 9-4.3, “Commercial establishments shall be carefully integrated with the surrounding area. Conflicts with residential and other sensitive land uses should be minimized.”

Specific Plan No. 182

The project site is located within the Downtown Master Plan Area governed by Specific Plan (SP) No. 182. SP No. 182 is the implementing mechanism for Special Development Area (SDA) No. 9 and 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 as well as external building renovations. Furthermore, SP No. 182 includes

“Exhibit A” which is a list of prohibited land uses for certain zones within the downtown area. It should be noted that “funeral parlors and mortuaries” are prohibited in the General Commercial (C-G) and Regional Commercial (C-R) zones. However, the RS-6 zone is not listed. Staff believes this was an oversight when the list of prohibited uses was drafted. It is reasonable to determine that a use similar to funeral parlors and mortuaries would not be allowed within the downtown area even if not explicitly prohibited by the list of land uses.

Municipal Code

The property is located within the Residential, Single-Family, 6,000 square feet (RS-6) zone. El Cajon Municipal Code (ECMC) Chapter 17.140 regulates the residential zones addressing development standards, such as setbacks, building heights, and lot coverage, as well as allowable uses. Pursuant to ECMC section 17.140.210 Residential Land Use Table, a crematory requires approval of a CUP.

Mixed-Use Overlay

The project site is located within the Mixed-Use (M-U) Overlay Zone. The M-U Overlay is intended to provide areas within the city to develop as mixed-use cores. It is designed to create an urban framework and ensure compatibility between existing and proposed uses. While existing underlying zoning designations remain unchanged, the M-U Overlay establishes a detailed vision that promotes redevelopment of parcels with an emphasis on residential and supportive commercial uses.

Air Pollution Control District

The San Diego County Air Pollution Control District (APCD) regulates and permits emissions from crematories. Air contaminants emitted from crematories/incinerators include oxides of nitrogen, carbon monoxide, volatile organic compounds, oxides of sulfur, particulate matter and toxic air contaminants. Emissions of mercury are a specific concern to the APCD. As part of the emissions permit process, APCD is required by state law to notify parents of schoolchildren, neighboring businesses and residents of all new or modified equipment that emits any hazardous contaminant into the air that will be installed within 1,000 feet of a school site. The nearest school is Johnson Elementary located at 500 West Madison Avenue, which is 1,640 feet to the northwest.

DISCUSSION

The applicant is proposing a crematory at an existing funeral parlor and mortuary. The existing business is located within a two-story commercial building of 8,632 square feet. The first floor of the building includes a lobby, reception room, showroom, preparation room, and storage areas. The second floor of the building includes mainly offices and an outdoor deck. The business offers funeral, burial and cremation services. However, cremation services do not occur on the subject property.

The applicant is proposing minor interior modifications to accommodate the cremation equipment and services, which includes coolers and an incinerator. No exterior modifications are proposed to the existing building. Therefore, the building would remain mostly unchanged. A building permit would be required for the interior improvements.

Within the City limits, there are no crematories and, if approved, this would be the first. Mortuaries that provide cremation services send the bodies of the deceased to other locations for cremation. The applicant notes there is a growing need for cremation services in general, including in the El Cajon community. A project description with supplemental information was provided by the applicant that included surveys the applicant administered, and other crematory locations.

Crematories require approval of a permit from APCD and clearance through a Hazardous Materials Plan Check from the Hazardous Materials Division of the Department of Environmental Health (DEH). The equipment associated with cremation includes cremation units (incinerators), coolers to store cadavers, and urns. The cremation units are licensed and inspected annually while the operator of the units need also be licensed and certified by the State. The State's role is to regulate the management of hazardous materials. In order to operate the cremation service business, the applicant would be required to obtain approval of the land use permit, the APCD permit and obtain clearance from DEH. A list provided by APCD is attached for reference and notes the San Diego crematory locations. In San Diego County, there are a total of 11 locations with a Type 14 permit needed to do cremations, which include eight for human remains, two for animals, and one for hospital biological research.

The existing funeral parlor and mortuary were established in 1952, which preceded the requirement for a CUP. The existing funeral parlor and mortuary is considered legal nonconforming and subject to ECMC Chapter 17.120 Nonconforming Uses and Structures. Pursuant to section 17.120.030, a nonconforming use may continue to exist but shall not be expanded or increased in intensity. If, however, the nonconforming use is expanded on the same parcel, a CUP is required pursuant to ECMC section 17.120.050 and subject to the required findings.

It is noteworthy to mention that staff identified a location in the Manufacturing zone near Gillespie Field Airport to the applicant that in staff's opinion is better suited for this activity (storage and incineration of cadavers), and one that staff could support. Furthermore, the ongoing downtown redevelopment including the City's efforts to attract new residential and commercial developments would likely be hindered.

FINDINGS

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

The proposed crematory is not consistent with the goals, policies or programs of the General Plan. Goal 2 of the General Plan, states that “the downtown area centered around the intersection of Main and Magnolia will become the center of administrative, civic and cultural activities in El Cajon.” A funeral parlor and mortuary with a crematorium are not classified as administrative-, civic- or cultural-oriented services. Also, per Policy 9-4.3, “...conflicts with residential and other sensitive land uses should be minimized.” While the existing funeral parlor and mortuary may continue to exist as legal nonconforming, adding on-site cremation services will exacerbate the existing land use incompatibility. Therefore, a crematorium is not in alignment with General Plan.

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

The proposed project and existing use are not consistent with all applicable use and development standards because the existing use is legal non-conforming. Only with an approved conditional use permit subject to findings may a legal non-conforming use be expanded or intensified.

- 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 subject site and the proposed use is on Magnolia Avenue which is a commercial corridor with residential uses to the west. The site is also located within the Downtown Master Plan governed by Specific Plan No. 182 and the Mixed-Use Overlay Zone intended to promote mixed-use development with residential and commercial uses. The proposed on-site cremation services has the potential to negatively impact or limit new residential development opportunities thereby compromising the existing and planned land uses.

- 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.*

Odors, smoke and particulate matter may emanate from the use if the operation fails. Air Pollution Control District cannot guarantee that there will be no emissions of any kind when cremating human remains.

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

The necessity for cremation services to occur at the subject property is not evident. Furthermore, an alternative location in the City’s industrial area was identified where

the proposed activity is better suited. For those needing cremation services, those services are offered at alternative locations in the region. Therefore, at this time, the city does not see a void that needs to be filled by providing on-site cremation services at this particular location.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act (CEQA) subject to a section 15301 of the CEQA Guidelines. Section 15301 provides an exemption for existing facilities where there is negligible expansion of an existing use and physical improvements are limited to minor interior or exterior modifications. If approved, section 15301 would apply as no new environmental impacts would result, and none of the exemption exceptions listed under CEQA Guidelines section 15300.2 exist. However, section 15270 provides an exemption for projects which are disapproved noting that CEQA does not apply to projects which a public agency rejects or disapproves.

PUBLIC NOTICE & INPUT

A notice of application was mailed on April 17, 2018, to property owners and occupants within 300 feet of the project site to inform them of the application for a crematorium. On April 26, 2018, city staff received a letter from the Downtown El Cajon Business Partners with a recommendation for denial because they believe it will have a negative impact on local businesses and the community in general. No other public comments were received.

A notice of this public hearing was mailed on May 31, 2018, 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. No public comments have been received as of the date of this report.

RECOMMENDATION

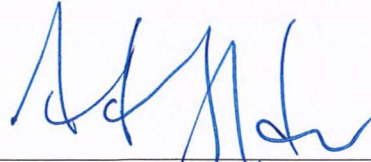
Staff recommends denial of CUP No. 2247 for the East County Crematorium. Although the El Cajon Zoning Code list crematory as a conditionally allowed use if all findings can be made, staff believes that the proposed use is better suited in an area that is not in close proximity to residences, employment centers and the downtown area.

PREPARED BY:



Lorena Cordova
ASSOCIATE PLANNER

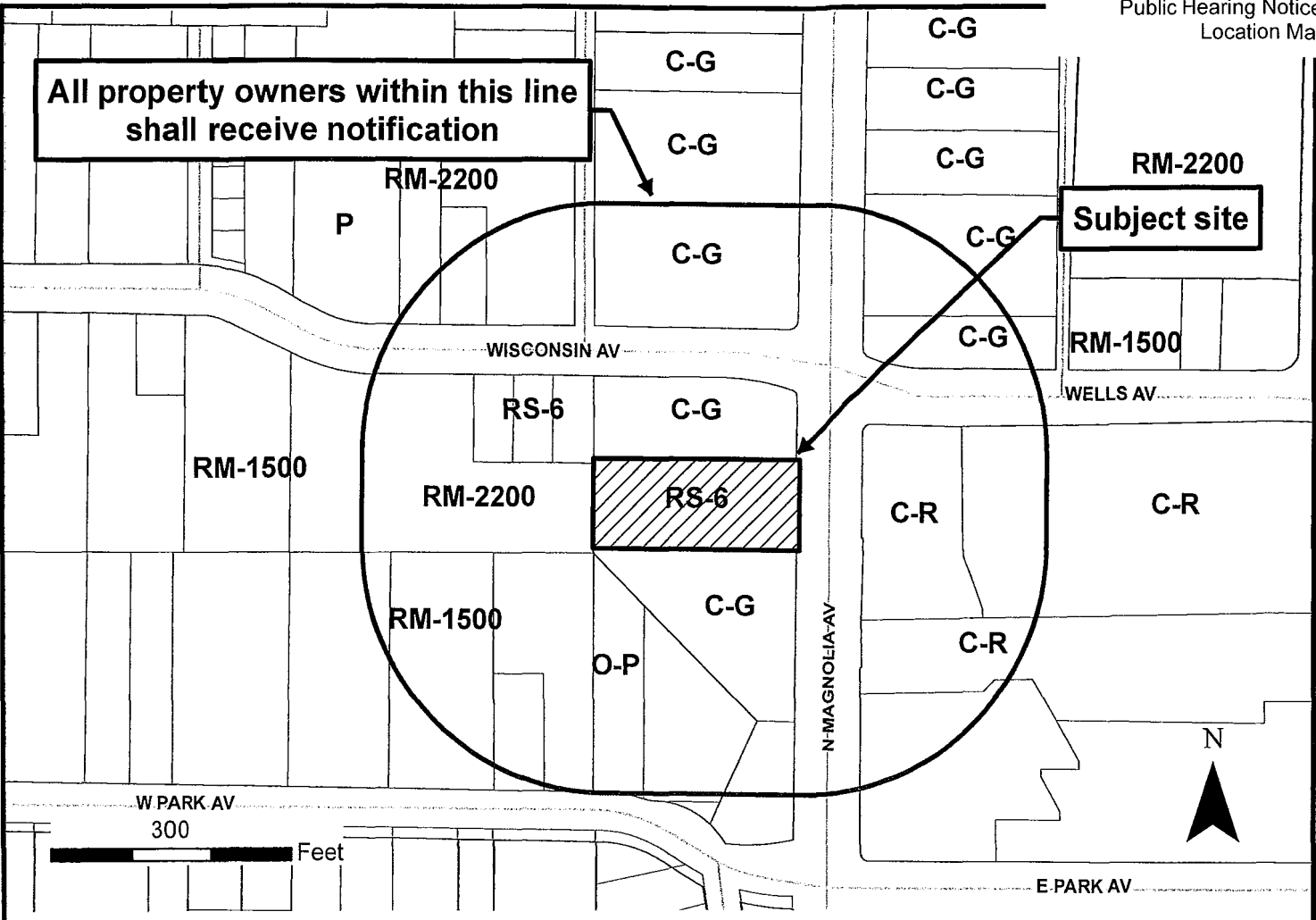
APPROVED BY:



Anthony Shute
DIRECTOR OF COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution DENYING CUP No. 2247
3. Aerial Photograph of Subject Site
4. Application and Disclosure Statement
5. Project Description
6. Supplemental Information – Surveys and Other Crematory Locations (in commissioner’s binders and at Project Assistance Center Counter)
7. Downtown Master Plan – Exhibit “A” List of Prohibited Uses
8. ECMC Chapter 17.120 Nonconforming Uses and Structures
9. APCD List of San Diego County Permitted Crematories
10. Downtown El Cajon Business Partners Letter Dated April 26, 2018
11. Reduced Plans
12. Cremation Equipment Information (in commissioner’s binders and at Project Assistance Center Counter)
13. Full Size Plans (in commissioner’s binders)



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT
FOR CREMATORIUM**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, June 19, 2018**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **CONDITIONAL USE PERMIT NO. 2247**, as submitted by Robert Zakar dba East County Mortuary, requesting a crematorium at an existing funeral parlor and mortuary. The subject property is addressed as 374 North Magnolia Avenue. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting at <http://www.cityofelcajon.us/your-government/calendar-meetings-list>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public 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 **LORENA CORDOVA** at 619.441.1539 or via email at lcordova@cityofelcajon.us and reference "East County Crematorium" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION DENYING CONDITIONAL USE PERMIT NO. 2247 FOR A CREMATORIUM IN THE RS-6 (RESIDENTIAL, SINGLE-FAMILY, 6,000 SQUARE FEET) ZONE, APN: 487-172-22, GENERAL PLAN DESIGNATION: OFFICE/NON-RETAIL (O/N-R).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on June 19, 2018, to consider Conditional Use Permit (CUP) No. 2247, as submitted by Robert Zakar from East County Mortuary, Inc., requesting to operate a crematorium at an existing funeral parlor and mortuary in the RS-6 zone, on property located on the west side of North Magnolia Avenue between Wisconsin and West Park Avenues, and addressed as 374 North Magnolia Avenue; and

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

- A. The proposed crematorium is exempt from the provisions of the California Environmental Quality Act (CEQA) subject to Section 15270 (Projects Which Are Disapproved) of the CEQA Guidelines. Section 15270 provides an exemption for projects which are disapproved noting that CEQA does not apply to projects which a public agency rejects or disapproves. None of the exceptions listed under CEQA Guidelines Section 15300.2 exist;
- B. The proposed crematory is not consistent with the goals, policies or programs of the General Plan. Goal 2 of the General Plan, states that "the downtown area centered around the intersection of Main and Magnolia will become the center of administrative, civic and cultural activities in El Cajon." A funeral parlor and mortuary with a crematorium are not classified as administrative-, civic- or cultural-oriented services. Also, per Policy 9-4.3, "...conflicts with residential and other sensitive land uses should be minimized." While the existing funeral parlor and mortuary may continue to exist as legal nonconforming, adding on-site cremation services will exacerbate the existing land use incompatibility. Therefore, a crematorium is not in alignment with General Plan;
- C. The proposed project and existing use are not consistent with all applicable use and development standards because the existing use is legal non-conforming. Only with an approved conditional use permit subject to findings may a legal non-conforming use be expanded or intensified;
- D. The subject site and the proposed use is on Magnolia Avenue which is a commercial corridor with residential uses to the west. The site is also located within the Downtown Master Plan governed by Specific Plan No. 182 and the Mixed-Use

Proposed Planning Commission Resolution

Overlay Zone intended to promote mixed-use development with residential and commercial uses. The proposed on-site cremation services has the potential to negatively impact or limit new residential development opportunities thereby compromising the existing and planned land uses;

- E. Odors, smoke and particulate matter may emanate from the use if the operation fails. Air Pollution Control District cannot guarantee that there will be no emissions of any kind when cremating human remains;
- F. The necessity for cremation services to occur at the subject property is not evident. Furthermore, an alternative location in the City's industrial area was identified where the proposed activity is better suited. For those needing cremation services, those services are offered at alternative locations in the region. Therefore, at this time, the city does not see a void that needs to be filled by providing on-site cremation services at this particular location.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby DENIES Conditional Use Permit No. 2247 for a crematorium at an existing funeral parlor and mortuary, in the RS-6 zone, on the above described property subject to the following conditions:

1. The foregoing recitals are true and correct and include the findings of the Planning Commission.
2. The El Cajon Planning Commission hereby denies CUP No. 2247 for a crematorium in the RS-6 zone, on the above described property.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held June 19, 2018, by the following vote:

AYES:
NOES:
ABSENT:

Paul CIRCO, Chair

ATTEST:

Anthony SHUTE, AICP, Secretary

Aerial Photograph
374 North Magnolia Avenue



APR 11 2018



Project Assistance Center
Planning Group
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

- AZP CUP LLA PRD PUD SDP
- SP SCR TPM TSM VAR ZR

Other: _____

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

Company Name: East County Mortuary, Inc.

Contact Name: Robert Zakar

Address: 374 N. Magnolia Ave, El Cajon, CA 92020

Phone: 619-654-7532 Email: robertzakar@yahoo.com

Interest in Property: Own Lease Option

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

Company Name: Same As Applicant

Contact Name: _____ License: _____

Address: _____

Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: East County Mortuary, Inc

Contact Name: Robert Zakar

Address: 374 N. Magnolia Ave, El Cajon, CA 92020

Phone: 619-654-7532 Email: robertzakar@yahoo.com

Project Location

Parcel Number (APN): 487-172-22-00

Address: 374 N. Magnolia Ave, El Cajon, CA 92020

Nearest Intersection: Wisconsin

Project Description (or attach separate narrative)


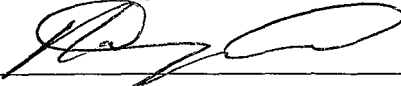
TO ADD CREMATION EQUIPMENT AND TO ALLOW
FOR CREMATIONS AT EXISTING FUNERAL HOME.

Hazardous Waste and Substances Statement

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

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

Authorization

Applicant Signature¹:  Date: 4-9-18
Property Owner Signature²:  Date: 4-9-18

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



Disclosure Statement

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

The following information must be disclosed:

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

Robert Zakar
374 N. Magnolia Ave

Nagham Mansour
El Cajon, CA 92020

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

Robert Zakar
374 N. Magnolia Ave

Nagham Mansour
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.

Robert Zakar
374 N Magnolia Ave

Nagham Mansour
El Cajon, CA 92020


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

N/A

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

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

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

 4-9-18
Signature of applicant / date

ROBERT ZAKAR
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

**EAST COUNTY MORTUARY
374 N. MAGNOLIA AVE.
EL CAJON, CA 92020
(619) 654-7532**

October 28, 2017

Planning Department
City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

RE: East County Mortuary and Cremation Service
Address: 374 N. Magnolia, El Cajon

Dear Planning Department:

Please accept this letter in support of my application for a Conditional Use Permit to allow me to operate a crematorium at 374 N. Magnolia, which currently operates as East County Mortuary and Cremation Service.

REQUIRED FINDINGS:

1. The proposed use is consistent with applicable goals, policies, and programs of the general plan, and with any applicable specific plans.

Answer: Yes. Currently, East County Mortuary and Cremation Service has been conducting business out of this current location since 2011. This current location has been operating as a mortuary and cremation service since 1942. This location is properly zoned and will continue to operate without any variance and fits in the general plan of the downtown area. A crematorium can be developed in any zone, including residential, commercial, and manufacturing. This location will be ideal for a crematorium as it has been operating as a mortuary since 1942 and has been known as providing cremation service at the location. Therefore, by allowing this location as a crematorium, there will be no change in zoning or public perception is that cremations are already taking place at this location.

2. The proposed site plan and building design are consistent with all applicable use and development standards.

Answer: Yes. The building is currently existing. There will be no changes made to the structure of the building. Performing cremations at this site will be ancillary to the mortuary. This is an added service that we will be able to provide to our families in need. The general public will not know what is

happening in this area. Ultimately, all we are doing is adding equipment in an area of our building that is not accessible to the general public.

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

Answer: Yes. The proposed use is compatible as it will be operating out of an existing mortuary. A mortuary and crematorium provide the same service. Therefore, there will be no change in business, use, zoning, or any other aspect of the property that would not be compatible with the existing and planned land uses in the vicinity.

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

Answer: Yes. The elephant in the room. There is a famous misconception that crematories cause noise, smoke, fumes, and or odors. All these misconceptions lead to a fear of how a crematorium actually works.

In fact, these questions are more specifically answered by the Air Pollution Control District (APCD). This is the department of the state that regulates Crematoriums. The APCD has performed all the necessary tests and research and has established its own sets of limits. Therefore, the best source of information to answer any questions regarding noise, smoke, fumes, etc., is not the Planning Department, but the APCD. The APCD has its own set of regulations and testing requirements for crematoriums and has the authority to close a crematorium down if it is not meeting the standards required of it. Therefore, this body should not concern itself with these questions as they have already been answered by the APCD.

There should be no unfounded fear of this type of business. Again, the APCD is well-versed and has regulations in place for crematoriums. To be clear, there is NO human particulate or odor that emits from outside the building. Throughout the State of California and the nation, crematories are located in residential and commercial districts.

Attached as Exhibit A are crematories in the surrounding areas. These pictures show that crematories are routinely located in ALL areas. These areas include residences, shopping districts, elementary schools, downtown areas, freeways. They are located in Walmart parking lots, next door to golf courses, in office buildings, shopping centers. There are some shopping centers and office buildings that have two crematories located within them. They are located next to restaurants (even more proof and evidence that the APCD does a tremendous job of regulating crematories and that there are no

“particulates” or “soot” that escape in the air and land on the ground). Otherwise, crematories would not be allowed to be in such close proximity to restaurants, schools, and other ultra sensitive areas. Even more evident, that there should be no fear is the fact that the University of California San Diego has a crematory on its campus for its scientific research. When UCSD, is finished with its research on bodies, it cremates same. San Diego was comfortable enough with crematories to allow one on its university's campus, which is inundated with people who use the campus.

My company will be using state of the art equipment and technology, designed by American Crematory Equipment. A binder with the Health Risk Assessment is provided herein that presents the equipment being used. These machines are fool-proof. There are a number of internal safety mechanisms in place that would correct any malfunction of the machine. Additionally, the manufacturer, has further stated, that even if there were a malfunction that NO odor, smoke, or particulate matter would emanate. The manufacturer is able to remotely correct any malfunction from their own offices.

There is no reason to be concerned about a crematory. East County Mortuary and Cremation Service and all other mortuaries that include the word “cremation” in their names are already perceived to be conducting cremations on its facility. Nothing will change here. The perception is already there. The general public will be none the wiser.

5. The proposed use is in the best interest of public convenience and necessity.

Answer: Yes

This area is truly lacking in crematoriums. The top 5 counties by population and number of crematories are as follows:

County	Population	# of Crematories	Crematories per person
1. Los Angeles:	10,170,292	27	376,677
2. San Diego:	3,299,521	5	659,904
3. Orange:	3,169,776	13	243,828
4. Riverside:	2,361,026	15	157,401
5. San Bernardino:	2,128,133	11	193,466

(Exhibit B, California Counties by Population and Crematories)

When you look at the population of the top 5 counties and the number of crematories in each county it is truly staggering how much San Diego County is lacking in crematories. There are only 5 in the entire county of San Diego. Four of these locations are owned by large corporations, one by a small local crematory, and the other being the University of California San Diego. (Exhibit C, Cemetery and Funeral Bureau, Crematories in San Diego

County). For local funeral homes to perform a crematory, the nearest crematory is in Vista, more than 45 minutes away, and even longer when traveling in a funeral procession. However, there are no other alternatives in the area. To think that the counties of San Bernardino and Riverside who have far less of a population, but 2 times and 3 times the number of crematories, is further evidence of the need for a crematory in the area.

The number of cremations continues to rise dramatically. The need for a cost effective funeral is ever more necessary. In 2015 there were 260,068 total deaths and of those 116,920 were cremations. In 2016, there were 2,257 more deaths compared to 2015 in the State of California. In 2016 there were 164,382 cremations. A difference of an additional 3,462 cremations in 2016 than in 2015. The proportion of cremations to burials continues to rise steeply. Further, the Catholic Church recently found that cremations are an acceptable way of handling deceased individuals. The Cremation Association of North America has provided evidence of the high demand of cremations (Exhibit D, CANA 2016 Annual Statistics Report). In 2011, 51-60% of individuals preferred cremation, and that number rises in 2015 to 61-70%. Also attached, is the 2016 Annual Report Case Total by Funeral Establishment in San Diego County (Exhibit E). which provides the percentage of burials to cremations in San Diego County, with cremations amounting to 63% as compared to burials.

Attached as Exhibit F, are photographs of the current facility. There are areas in the facility that are not accessible to the general public, including the freezer and embalming room. There are obvious reasons why the general public is not able to access these rooms and similarly, the cremation room will also be inaccessible to the general public.

Please consider the above in making a fully educated decision and approve this project.

Dated: 4-9-18

Respectfully submitted:



Robert Zakar
Applicant

EXHIBIT “A”
SPECIFIC PLAN NO. 182

The following uses usually permitted by right in the specified zones are *prohibited* within Special Development Area No. 9.

<u>LUC</u> *	<u>USE DESCRIPTION</u>	<u>ZONES</u>
52A	Building materials, hardware, farm equipment (no outside storage)	C-G C-R
5313	Surplus store	C-G C-R
5313	Volume Discount, closeout or 99¢ stores	C-G C-R
5520	Sale and installation of tires, batteries and accessories	C-G C-R
5932	Secondhand clothing and shows	C-G C-R
5933	Secondhand furniture	C-G C-R C-M
5934	Secondhand bookstores	C-G C-R
5935	Secondhand auto parts	C-M
5936	Thrift shops	C-G C-R
5969	Plant nurseries	C-G
598	Fuel and ice	C-G
61	Check cashing	C-G C-R
6123	Pawnbroker	C-G C-R
6124	Bail bonds	C-G C-R
6241	Funeral parlors and mortuaries	C-G C-R
6256	Locker rentals	C-G C-R
6295	Tattoo parlor	C-G C-R
6394A	Equipment rental with outdoor storage and display	C-G

6397	Auto, truck and trailer rentals	C-G
6411	WIC	C-G C-R
6497	Gunsmith	C-G C-R
6498	Saw, knife, lawnmower and tool repair and sharpening	C-G C-R
6518A	Blood banks	C-G C-R

*Land Use Code

Note: Where no zone is indicated, the use is automatically not permitted in that zone.

Chapter 17.120 NONCONFORMING USES AND STRUCTURES

17.120.010 Intent and purpose.

This chapter is intended to limit the number and extent of nonconforming uses by regulating their enlargement, their reestablishment after abandonment, and the alteration or restoration after destruction of the structures they occupy. In addition, this chapter is intended to limit the number and extent of nonconforming structures by prohibiting their being moved, altered, or enlarged in a manner that would increase the discrepancy between existing conditions and the standards prescribed in this title. (Ord. 4968 § 20, 2011)

17.120.020 Maintenance.

Routine maintenance and repairs may be performed on a nonconforming structure or a conforming structure occupied by a nonconforming use. (Ord. 4968 § 20, 2011)

17.120.030 Continuation of nonconforming uses and structures.

- A. Nonconforming use. Except as otherwise provided in this title, a nonconforming use may be continued subject to the provisions of this chapter, but shall not be expanded or increased in intensity or substantially changed. Furthermore, no sign advertising a nonconforming use may be expanded.
- B. Nonconforming structure used for nonconforming purposes. A nonconforming structure used for nonconforming purposes may continue subject to the provisions of this chapter, but shall not be expanded or restored except as provided in this chapter.
- C. Nonconforming structure used for conforming purposes. A nonconforming structure used for a conforming purpose may continue, but any modification or restoration to such structure shall be subject to the present standards, except as otherwise provided in this title. (Ord. 4968 § 20, 2011)

17.120.040 Restoration of nonconforming structures and uses.

- A. A nonconforming structure, or a conforming structure occupied by a nonconforming use which is damaged by fire, explosion or other casualty, to the extent of sixty percent (60%) or less of the structure's replacement construction cost, may be restored and the nonconforming use may be resumed, provided that the restoration is started within one year, meets then current building codes, and is diligently pursued to completion.
- B. A nonconforming structure, or a conforming structure occupied by a nonconforming use which is damaged by fire, explosion or other casualty, to the extent of more than sixty percent (60%) of the structure's replacement construction cost, may be restored and the nonconforming use may be resumed, subject to approval of a conditional use permit, provided that the restoration is started within one year, meets then current building codes, and is diligently pursued to completion.
- C. The extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction to the estimated cost of duplicating the entire structure as it existed as of the day prior to its damage or partial destruction. Estimates for this purpose shall be made by or shall be reviewed and approved by the building official and shall be based on the minimum cost of construction in compliance with the building code. Any decision made by the building official concerning the cost of reconstruction may be appealed in accordance with Chapter 17.30 of this title.
- D. Notwithstanding paragraph A through C above, any nonconforming multi-family housing development that is involuntarily damaged or destroyed by fire, other catastrophic event, or the public enemy, may be reconstructed to

its previously approved configuration in accordance with California Government Code section 65852.25.

E. Any unreinforced building, that is also nonconforming, may be demolished for the purpose of complying with State unreinforced building regulations, and subsequently replaced with a similar building, subject to approval of a conditional use permit, and provided that the restoration is started by 2020, started within one year of demolition, meets then current building codes, and is diligently pursued to completion. (Ord. 4968 § 20, 2011)

17.120.050 Expansion of nonconforming uses and structures.

A. Nonconforming structures occupied by conforming uses may be expanded in conformance with the development standards established within this title.

B. Nonconforming single-family residences located in non-residential, or multi-family residential zones may be expanded in conformance with the development standards of the RS-6 zone.

C. Nonconforming uses and nonconforming structures occupied by nonconforming uses may be expanded on the same parcel, subject to the approval of a conditional use permit by the planning commission. The planning commission may grant the request, grant the request with modification, or deny the request. The planning commission may require as a condition of approval that a specific termination date be set for the use and/or structure being expanded. (Ord. 4968 § 20, 2011)

17.120.060 Required findings.

Before approving a conditional use permit for the expansion, reconstruction or replacement of a nonconforming use or structure as provided for in this chapter, the planning commission shall make the following findings, which are in place of the findings typically required for approval of a conditional use permit:

A. The strict or literal interpretation and enforcement of the specified regulations within this section would result in practical difficulty or unnecessary hardship.

B. The approval of the conditional use permit will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. (Ord. 4984 § 36, 2013)

17.120.070 Termination of nonconforming use.

The nonconforming use of any property shall be terminated within three (3) years of the date such use, or structure became nonconforming, or within one (1) year from the date of formal notice of termination, whichever period is greater, if the planning commission holds a public hearing pursuant to Chapter 17.25 and finds the nonconforming use to be a nuisance which cannot be made to conform to all regulations which made the use nonconforming. The decision of the planning commission shall be referred to the city council for final action. The city council may extend the term within which the use must be terminated, upon a finding that the use cannot be terminated or made to conform within the statutory period. The city council action shall be in the form of a resolution. The resolution shall be mailed by the city clerk to the property owner at the last known address. (Ord. 4968 § 20, 2011)

17.120.080 Removal of nonconforming structure.

Nonconforming structures shall be completely removed or altered to structurally conform to the development standards of the zone in which they are located within 20 years, which time is measured from the date they became nonconforming or such longer time as may be granted. In no case shall this period of time be less than five (5) years from the date of formal notice by the city council. Such notification shall be in the form of a resolution and shall recite such facts as bear upon the nonconforming structure under the provisions of this chapter. The resolution shall be mailed by the city clerk to the property owner at the last known address. The period within which such structure must be removed or altered to structurally conform as required above may be extended by the city council upon a finding that the structure cannot be removed or made to conform within the statutory period. (Ord. 4968 § 20, 2011)

17.120.090 Change in status of nonconforming use.

If a nonconforming use is vacated and is succeeded by a conforming use, it is evidence that the nonconforming use was terminated and thereupon immediately lost any vested right as such. (Ord. 4968 § 20, 2011)

17.120.100 Discontinuance of nonconforming use.

In the event that any nonconforming use is discontinued on a property for a period of one (1) year or more, such discontinuance shall be presumed to be abandonment of the use by the property owner. At any time after any nonconforming use is discontinued for a period of one (1) year or more, the director may notify the property owner in writing of the director's determination of presumed abandonment of the nonconforming use. Pursuant to Chapter 17.30 of this title, the property owner may appeal the director's determination to the planning commission, which may overturn the director's determination only upon making a finding that the evidence supports the property owner's position that the nonconforming use was not discontinued for a period of one (1) year or more. When any legal nonconforming use is abandoned, any future use of such property or structure shall conform to the provisions of this title. (Ord. 4968 § 20, 2011)

17.120.110 Recordation of notice to terminate a nonconforming use and to remove a nonconforming structure.

The city clerk shall record with the office of the San Diego County Assessor/Recorder any notice to terminate a nonconforming use and notice to remove a nonconforming structure that is approved by the city council pursuant to this chapter. Said notice shall be recorded within 10 business days of city council action. (Ord. 4968 § 20, 2011)

17.120.120 Termination of a nonconforming use and removal of a nonconforming structure in less than statutory period.

Any nonconforming use or structure may be ordered terminated or removed, respectively, by the city council within a period of time less than provided above upon a finding that termination / removal can reasonably be accomplished. In no case, however, shall the period herein provided for notification be abrogated. It is the duty of the city council to provide a reasonable amortization period in the event of such a finding. (Ord. 4968 § 20, 2011)

View the [mobile version](#).

APCD List of San Diego County Permitted Crematories

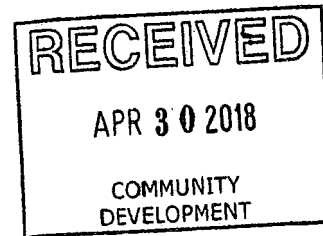
	Name	City	Type
1.	Otay Mesa Border Station	San Diego	Human Remains
2.	The Argen Corporation	San Diego	Human Remains
3.	<i>San Diego Pet Memorial</i>	<i>San Diego</i>	<i>Animals</i>
4.	Cypress View Crematorium	San Diego	Human Remains
5.	Greenwood Memorial	San Diego	Human Remains
6.	<i>UCSD</i>	<i>San Diego</i>	<i>Biological Research</i>
7.	US General Services	Tecate	Human Remains
8.	Friends Forever, Inc	San Marcos	Human Remains
9.	<i>Guardian Angel Pet Cremation</i>	<i>Escondido</i>	<i>Animals</i>
10.	Cremation Services, Inc.	Vista	Human Remains



163 East Main Street
El Cajon, CA 92020
619.334.3000

April 26, 2018

City of El Cajon Planning Division
200 Civic Center Way
El Cajon, CA 92020
Attention: Lorena Cordova



Project Name: Crematorium
Conditional Use Permit No. 2247

Dear Ms. Cordova,

Thank you for your letter dated April 16, 2018 requesting our review and response to the above referenced project.

The Downtown El Cajon Business Partners is an organization formed by property owners for the purpose of supporting and developing businesses and the development of the downtown district. Making us aware of this proposal and giving us the opportunity to express our opinion is greatly appreciated.

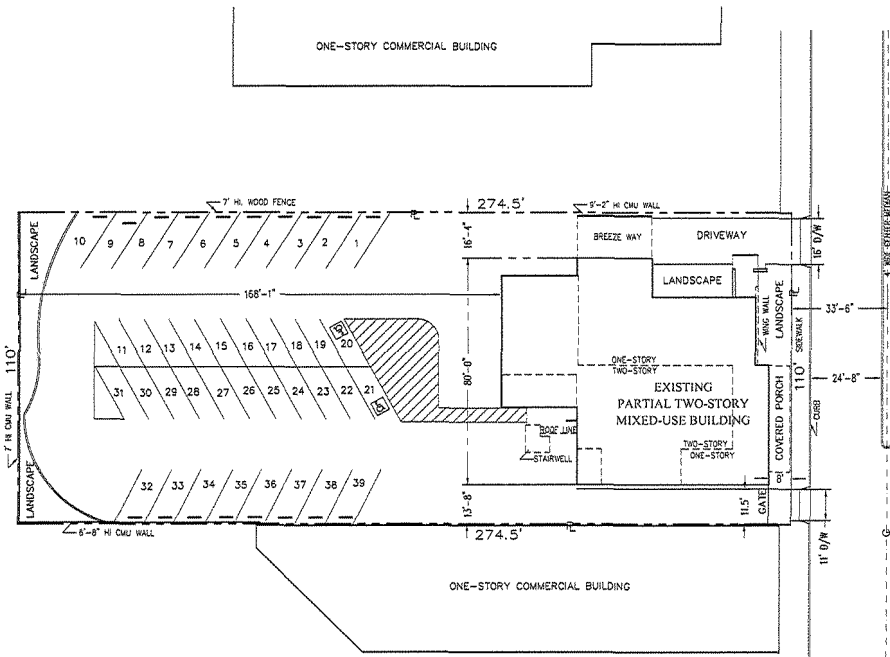
We feel this proposal is in direct contradiction to the goals and objectives of the District for the following reasons:

1. The project is nonconforming with businesses located near and around the property.
2. Although it is technically allowed by SB182, we feel that this type of business does not belong in a downtown business district.
3. We feel strongly that the project would inhibit development of conforming businesses in and around the property.

In our opinion we feel that this project should not be approved because of the negative impact that it would have on local businesses and the community in general.

Thank you for your request for comments. Please contact us directly if we can provide any further input.

Downtown El Cajon Business Partners



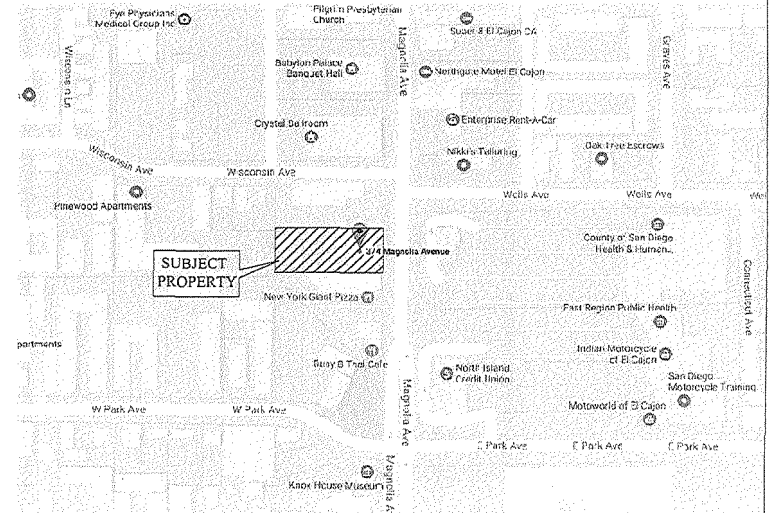
SITE PLAN

SCALE: 1" = 20'

SCOPE OF WORK

- CHANGE OF USE: MORTUARY WITH PROPOSED CREMATORIUM
- INTERIOR MODIFICATIONS

MAGNOLIA AVE.



VICINITY MAP

SCALE: N.T.S.

NOTES:

ZONE: RS-6
 LOT GROSS AREA: 0.64 ACRES
 LOT NET AREA: 0.64 ACRES
 LOT COVERAGE AREA: 5,652 SQ. FT. - 20.6%
 LANDSCAPING AREA: 1,730 SQ. FT.
 GROSS BUILDING AREA: 8,692 SQ. FT.
 PARKING PROVIDED: 36 SPACES (2 HC)
 OVERLAYS: SPECIFIC PLAN No. 182 AND MIXED-USE OVERLAY

EXISTING USE: LEGAL NON-CONFORMING FUNERAL PARLOR AND MORTUARY
 PROPOSED USE: CREMATORIUM

BUILDING AREA:

BUILDING 1: 8,632 SQ. FT.

CADFILE No: MORTUARY-PP-FP

CITY OF EL CAJON

PERMIT No. _____ PAGE 1 OF 3

APPLICANT: EAST COUNTY MORTUARY, INC
 ASSESSOR'S PARCEL No.: 487-172-22-00
 REQUEST: NEW CREMATORIUM ON EXISTING MORTUARY, NO NEW CONSTRUCTION, NO EXTERIOR CHANGE

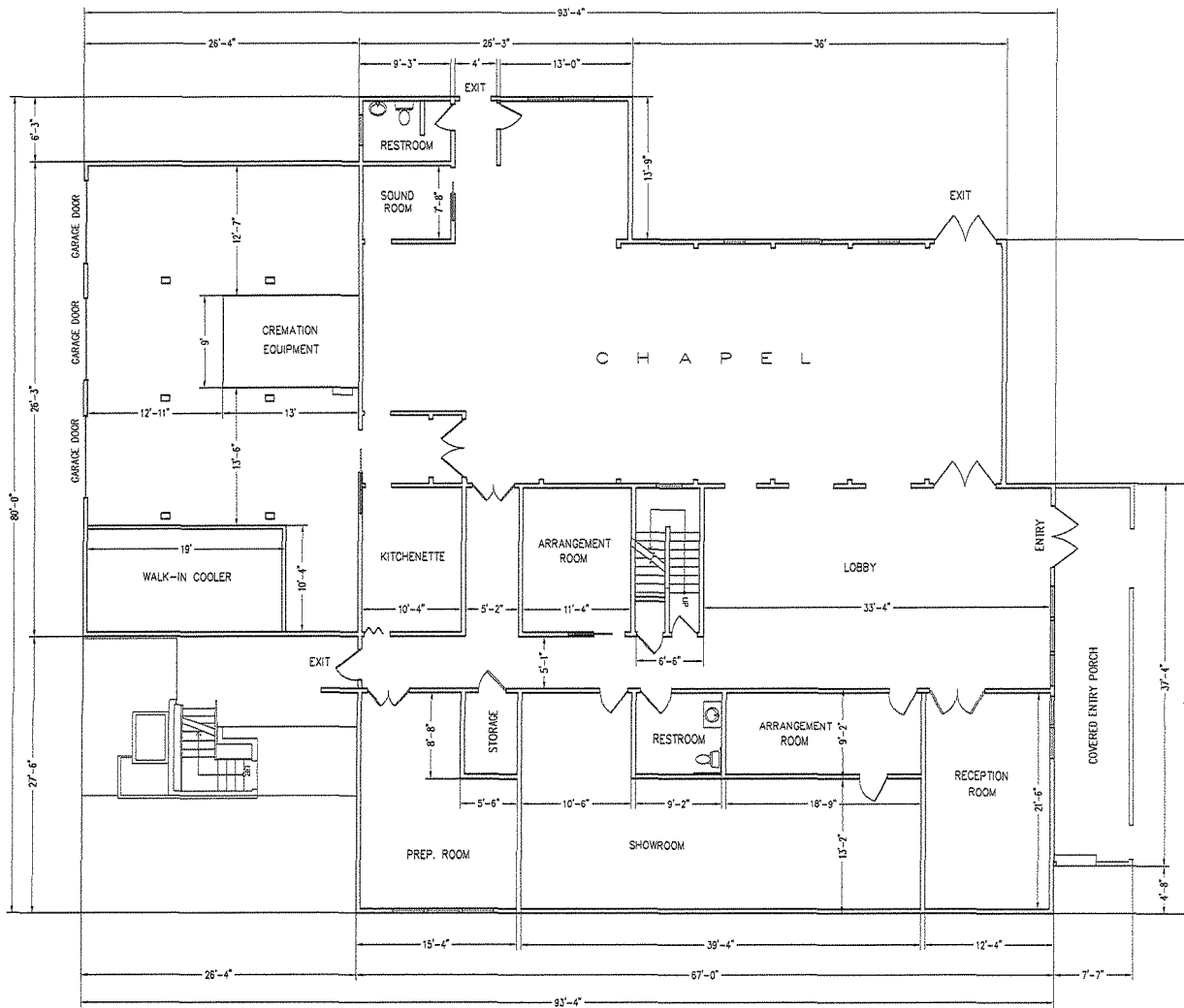
PC RESOLUTION No. _____ APPROVED BY: _____
 CC RESOLUTION No. _____
 ORDINANCE No. _____ DATE: _____

STORMWATER BEST MANAGEMENT PRACTICES NOTES:

- a. All operations shall be comply with the City's Jurisdictional Runoff Management Program (JUMP).
- b. Sweep or vacuum to clean outdoor areas (trash enclosures, sidewalks and parking lots). Power washing in outdoor areas is strictly prohibited.
- c. Maintain parking area to be free from trash and petroleum leaks.
- d. Provide sufficient trash receptacles. Dispose of wastes properly.
- e. All dumpsters used by this project shall have lockable lids. All lids on all dumpsters shall remain closed while dumpster is not directly in use and locked after business hours. All dumpsters should be properly stored inside of a building or in a covered trash enclosure.
- f. All trash enclosures must be secured and should be covered with an impervious roof and constructed with a berm or grass-break across the entire entrance in accordance with the requirements of Public Works Storm Water Attachment No. 2 (available to the public on the City of El Cajon website or through the Public Works Department on the 4th floor of City Hall). Improvements to the existing trash enclosure will be required prior to the issuance of any building permit with a valuation of \$ 25,000.00 or greater.

BUILDING AND FIRE SAFETY NOTES:

1. Commercial address numbers shall be visible from the street, contrasting in color from wall surface, and minimum 8 inches in size.
2. Fire extinguisher is required. One for every 3000 sq. ft.(3) with max. 75 ft. travel distance. Minimum size 2A10BC with signpost.



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

CADFILE No: MORTUARY-PP-PP

CITY OF EL CAJON

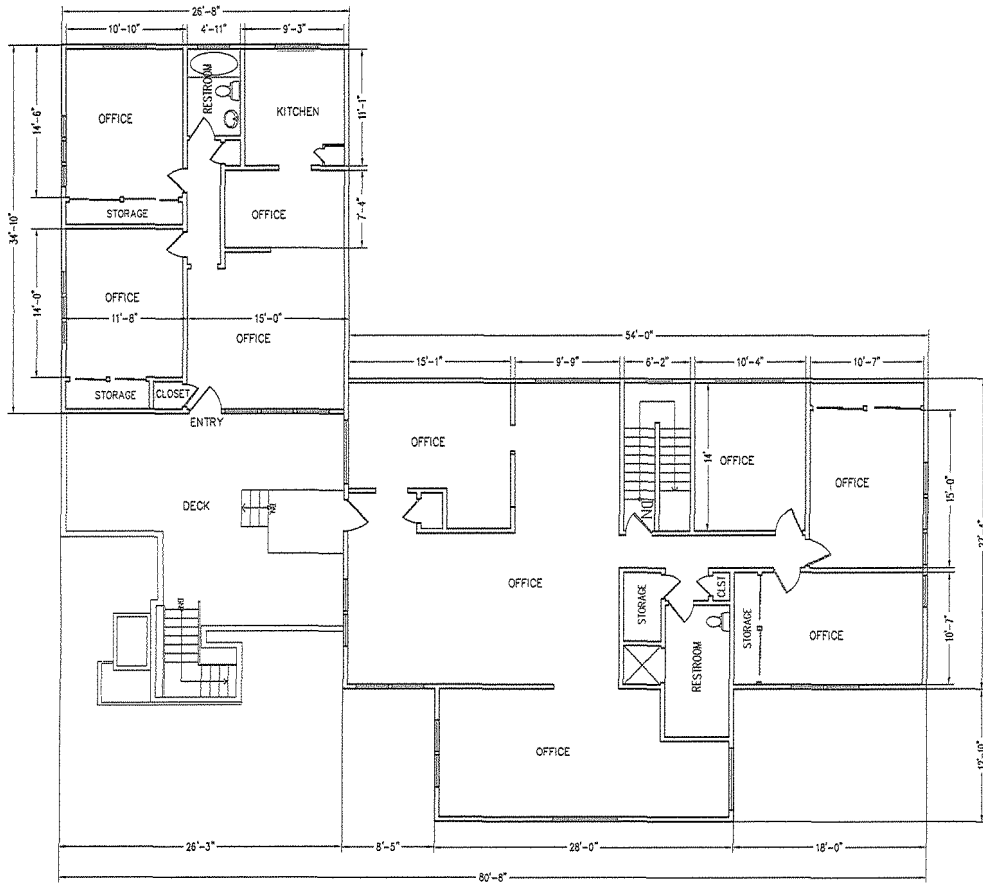
PERMIT No. _____

PAGE 2 OF 3

APPLICANT: EAST COUNTY MORTUARY, INC
 ASSESSOR'S PARCEL No.: 487-172-22-00
 REQUEST: NEW CREMATORY ON EXISTING MORTUARY. NO NEW CONSTRUCTION, NO EXTERIOR CHANGE

PC RESOLUTION No. _____ APPROVED BY: _____
 CC RESOLUTION No. _____
 ORDINANCE No. _____ DATE: _____





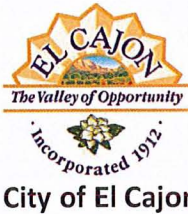
SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



CHDFLE No: MORTUARY-PP-PP

CITY OF EL CAJON	
PERMIT No. _____	
PAGE 3 OF 3	
APPLICANT: EAST COUNTY MORTUARY, INC ASSESSOR'S PARCEL No.: 487-172-22-00 REQUEST: NEW CREMATORY ON EXISTING MORTUARY. NO NEW CONSTRUCTION, NO EXTERIOR CHANGE	
PC RESOLUTION No. _____	APPROVED BY: _____
CC RESOLUTION No. _____	DATE: _____
ORDINANCE No. _____	



Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	3
Project Name:	El Pico Drive accessory structure
Request:	Build a detached accessory structure
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2246
Location:	1861 El Pico Drive
Applicant:	Faron Ghafouri; 619.921.1478
Project Planner:	Alfonso Camacho, acamacho@cityofelcajon.us, 619.441.1782
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order, approving CUP No. 2246, subject to conditions.

PROJECT DESCRIPTION

This project proposes an 868 square foot detached accessory structure with restroom at a single family residence. The proposed detached building will be used as a workshop and storage. The location of the proposed structure is to east of the house and outside of the required front and side yard setbacks.

BACKGROUND

General Plan:	Low Density Residential (LR)
Specific Plan:	N/A
Zone:	Residential, Single-Family, 14,000 sq. ft. (RS-14)
Other City Plan(s):	N/A
Regional and State Plan(s):	N/A
Notable State Law(s):	N/A

Project Site & Constraints

The subject property is 44,432 square feet (1.05 acre) located on the south side of El Pico Drive between Hacienda Drive and Fletcher Parkway. Building Permit No. 18896 was approved on June 26, 1957 for a one-story single family home with an attached garage.

Surrounding Context

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

Direction	Zones	Land Uses
North	RS-14	Residential single-family
South	RS-9	Open space
East	RS-14	Residential single-family
West	RS-14	Residential single-family

General Plan

The subject property is designated Low Density Residential (LR) (3-10 units/acre) on the General Plan Map. The General Plan describes the LR designation as standard single family developments which allow for a mixture of housing types from single family detached units to low density townhouse developments.

Municipal Code

El Cajon Municipal Code (ECMC) section 17.140.120 indicates accessory structures with restroom facilities like the proposed may be approved by a minor conditional use permit. The permit ensures compliance with applicable development standards, use restrictions, and compatibility with surrounding properties and land uses.

DISCUSSION

The proposed detached accessory structure would meet development standards such as height limit, lot coverage, setbacks and distances between structures. The property is a large lot and can accommodate the additional accessory structure while maintaining the character and quality of the residential neighborhood.

Architectural Compatibility

The ECMC 17.140.170(B) requires that residential accessory structures be architecturally and aesthetically compatible with the primary residential structure on the lot. The exterior of the existing house is primarily white board and batten siding with a brick element, and the house has a light gray concrete tile roof. Staff has recommended a condition of approval in the attached resolution requiring the proposed structure's exterior and roof material and to match the existing house.

FINDINGS

A. *The proposed use is consistent with applicable goals, policies, and programs of the general plan, and with any applicable specific plan.*

The use of the subject property as a single-family home with a detached accessory structure with restroom is consistent with the General Plan designation of Low Density Residential. It is also consistent with the General Plan goals, policies, and objectives related to the development of residential areas. The proposed structure

would provide a workshop and storage for the existing house and the proposed restroom would be available for use in association with the workshop.

- B. *The proposed site plan and building design are consistent with all applicable use and development standards.*

ECMC section 17.140.170(B) states that accessory structures shall be architecturally and aesthetically compatible with existing dwelling units. In order to achieve architectural compatibility, a condition of approval requires that the proposed accessory structure be constructed with materials and colors matching the existing house.

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

The accessory structure would be architecturally compatible with the primary house and is designed to provide additional storage and ancillary residential activities. The subject property is located in a residential neighborhood where many properties have similar accessory structures.

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

The proposed detached structure is intended for use as a storage and workshop space compatible with residential uses in the underlining zone and 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, hazards or excessive concentrations of traffic.

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

The proposed accessory structure is in the best interest of public need and convenience because it would be an improvement that adds value to an existing residentially-developed property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Small Structures). The proposed project results in the construction of a permitted accessory structure.

PUBLIC NOTICE & INPUT

Notice of this public hearing was published in the East County Gazette and mailed on May 30, 2018, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code Sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public

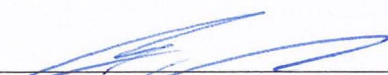
Notices.” The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION

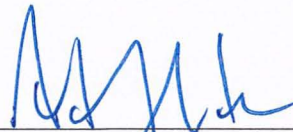
Staff is recommending approval of CUP No. 2246 for the accessory structure with restroom to be used as a workshop and storage.

PREPARED BY:

APPROVED BY:



Alfonso Camacho
ASSISTANT PLANNER



Anthony Shute
DIRECTOR OF COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Location Map/Public Hearing Notice
2. Proposed Resolution Recommending Approval of CUP No. 2246
3. Aerial Photograph of Subject Site
4. Application & Disclosure statement
5. ECMC 17.140.120 (Accessory Structures)
6. Reduced Plans
7. Full Size Plans (in Commissioner’s binders)

PROPOSED PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2246 TO CONSTRUCT A PROPOSED DETACHED ACCESSORY STRUCTURE WITH RESTROOM IN THE RESIDENTIAL SINGLE-FAMILY (RS-14) ZONE, APN: 481-272-14, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on June 19, 2018, to consider Conditional Use Permit (CUP) No. 2246, as submitted by Faron Ghafouri, requesting to construct a 60 square foot restroom within a proposed 868 square foot accessory structure in the Residential Single Family, 14,000 square foot (RS-14) zone, on the south side of El Pico Drive between Hacienda Drive and Fletcher Parkway, and addressed as 1861 El Pico Drive, APN: 481-272-14; and

WHEREAS, the evidence presented to the Planning Commission at the public hearing includes the following:

- A. The proposed use is categorically exempt from environmental review in accordance with section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. As it pertains to the applicant's proposal, Section 15303(e) provides an exemption for the construction of residential accessory structures.
- B. The use of the subject property as a single-family home with a detached accessory structure with restroom is consistent with the General Plan designation of Low Density Residential. It is also consistent with the General Plan goals, policies, and objectives related to the development of residential areas. The proposed structure would provide a workshop and storage for the existing house and the proposed restroom would be available for use in association with the workshop.
- C. ECMC section 17.140.170(B) states that accessory structures shall be architecturally and aesthetically compatible with existing dwelling units. In order to achieve architectural compatibility, a condition of approval requires that the proposed accessory structure be constructed with materials and colors matching the existing house.
- D. The accessory structure would be architecturally compatible with the primary house and is designed to provide additional storage and ancillary residential activities. The subject property is located in a residential neighborhood where many properties have similar accessory structures.

Planning Commission Resolution No.

- E. The proposed detached structure is intended for use as a storage and workshop space compatible with residential uses in the underlining zone and 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, hazards or excessive concentrations of traffic.
- F. The proposed structure is in the best interest of public need and convenience because it would be an improvement that adds value to an existing residentially-developed property.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES Conditional Use Permit No. 2246 for an 868-square-foot detached accessory structure with restroom at the subject property, subject to the following conditions:

1. Prior to the issuance of building permits for the proposed accessory structure, the applicant shall submit a revised, one page, 24" by 36" mylar site plan to Planning that includes the all ongoing conditions.
 - a. Remove the notes "Not part of Minor CUP" and "Under Separate Permit Application".
2. In addition to complying with the notes and site configuration of the approved CUP No. 2246 site plan, the following conditions shall be satisfied:
 - a. The applicant shall comply with currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
 - b. Submit for a Building permit.
 - c. Conduct a video inspection of the existing sewer lateral per El Cajon Municipal Code Chapter 13.37.040, and submit the inspection reports to the City for review. Use the existing sewer laterals. The sewer lateral shall be hydro-jetted prior to the inspection and the video must show the entire length of the private sewer lateral at least from the building to the connection with the City sewer main. If a new sewer lateral is required, a double cleanout is required at the property line.

The plumbing contractor MUST submit a permanent copy of the inspection (DVD or USB) that the City can keep and 3-page inspection report; report available on-line at:

<http://ci.el-cajon.ca.us/Home/ShowDocument?id=11675>

or through the Public Works Department, Sewer Lateral Coordinator at 619-

441-1653.

Copies of the pertinent chapters of the Municipal Code, a summary of the 2009 Private Building Sewer Regulations and a list of pre-qualified plumbing contractors are attached. If you would like a copy of the Double Cleanout Detail you can email the sewer lateral coordinator at publicworks@cityofelcajon.us to request one.

3. The following are ongoing conditions of approval for the conditional use permit and shall be noted on the CUP site plan.
 - a. The use shall be operated in a manner that is compatible at all times with the surrounding properties and uses.
 - b. The exterior materials, colors and roof shall match the existing single family house.
 - c. Any change in use or expansion of the approved accessory structure may require prior City approval, including an amendment to this conditional use permit.
 - d. This accessory structure shall not be converted to a dwelling unit, a guest house, or include a bedroom, without City review and approval.
4. The existence of this conditional use permit shall be recorded with the County Recorder.
5. The Planning Commission may at any time during the life of this use permit, after holding a properly noticed 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 proposed use shall be developed and operated substantial conformance as presented in the Planning Commission staff report titled CUP No. 2246, dated June 19, 2018, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
7. 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 CUP shall be considered null and void per El Cajon Zoning Ordinance Section 17.35.010.

Planning Commission Resolution No.

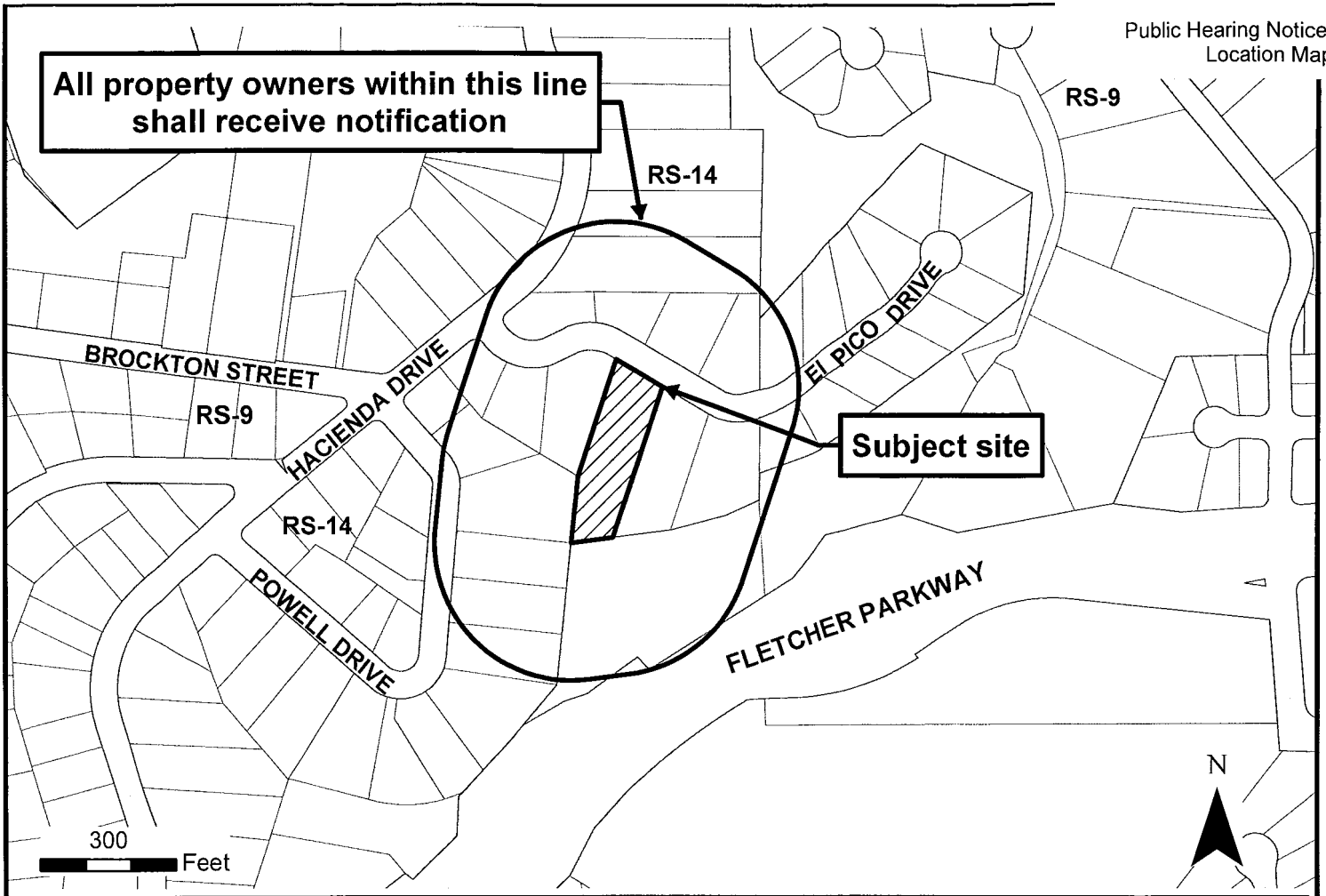
PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held June 19, 2018, by the following vote:

AYES:
NOES:
ABSENT:

Paul CIRCO, Chair

ATTEST:

Anthony SHUTE, AICP, Secretary



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT NO. 2246
FOR A BATHROOM IN AN ACCESSORY STRUCTURE**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, June 19, 2018**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **A Bathroom in an Accessory Structure- CONDITINOAL USE PERMIT NO. 2246**, as submitted by Faron Ghafouri, requesting to build a new bathroom within a proposed garage structure. The subject property is addressed 1861 El Pico Drive. This project is exempt from the California Environmental Quality Act (CEQA).

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

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

If you have any questions, or wish any additional information, please contact **ALFONSO CAMACHO** at 619.441.1782 or via email at Acamacho@cityofelcajon.us and reference "CUP No. 2246" in the subject line.

Aerial Image
1861 El Pico Drive





Project Assistance Center
Planning Group
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

AZP CUP LLA PRD PUD SDP
 SP SCR TPM TSM VAR ZR

Other: _____

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

Company Name: Owner
Contact Name: Faron Ghafouri
Address: 1861 El Pico Drive 92020
Phone: 619-921-1478 Email: maryamsafa@yahoo.com
Interest in Property: Own Lease Option

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

Company Name: Pacific Design Studios
Contact Name: Scott Piddington License: _____
Address: 14781 Pomerado Road #149
Phone: 858-361-8271 Email: Pacdesignstudios@gmail.com

Property Owner Information (if different than applicant)

Company Name: _____
Contact Name: _____
Address: _____
Phone: _____ Email: _____

Project Location

Parcel Number (APN): 481-272-14-00

Address: 1861 El Pico Drive 92020

Nearest Intersection: Hacienda Drive

Project Description (or attach separate narrative)

Proposed bathroom to be included on plans for a detached workshop accessory structure

Hazardous Waste and Substances Statement

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

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

Authorization

Applicant Signature¹: [Signature] Date: 2/21/18

Property Owner Signature²: [Signature] Date: 2/21/18

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



Disclosure Statement

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

The following information must be disclosed:

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

Faron Ghafouri

1861 El Pico Drive, El Cajon, CA

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

Faron Ghafouri

1861 El Pico Drive, El Cajon, CA

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.

N/A

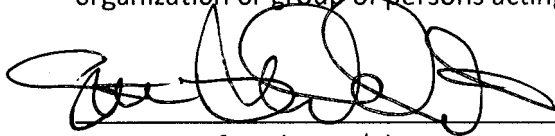
3. If any person identified pursuant to (1) above is a trust, list the name and address of any person serving as trustee or beneficiary or trustor of the trust.

N/A

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

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

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



2/21/18

Scott Piddington

Signature of applicant / date

Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

El Cajon Municipal Code							
Up	Previous	Next	Main		Search	Print	No Frames
Title 17 ZONING							
Chapter 17.140 RESIDENTIAL ZONES							

17.140.120 Accessory structures.

Accessory structures such as detached garages, carports, workshops, game rooms, poolrooms, clubhouses, storage buildings, and sheds are permitted in residential zones, subject to the following provisions:

- A. Accessory structures shall not be used as dwelling units, except for approved accessory dwelling units.
- B. Accessory structures shall not include kitchen facilities, except for approved accessory dwelling units and approved common area buildings in multi-family complexes or common interest developments.
- C. The total combined floor area of all accessory and primary structures on a lot shall not exceed the maximum lot coverage of the underlying zones.
- D. Accessory structures are limited to a height of 20 feet.
- E. Accessory structures may include electrical service, a sink, a water heater, and hookups for washers and dryers.
- F. Except for approved accessory or junior accessory dwelling units and common area buildings in multi-family complexes and common interest developments, accessory structures may not include bathrooms, unless a minor conditional use permit is approved pursuant to Chapter 17.50.
- G. Accessory structures shall not be located closer than six (6) feet from any other structure in any single-family zone.
- H. Accessory structures shall not be located closer than 12 feet from any structure used for human habitation in any multi-family zone. Accessory structures shall not be located closer than six (6) feet from any other accessory structure in any multi-family zone.
- I. Accessory structures shall be located to the rear of (behind) the front of the main buildings on the lot. In instances where the main structure(s) is/are located to the rear of the lot, the director may authorize accessory structures in front of the main building. However, in no instance may such accessory structures be located in any required setback area.
- J. Accessory structures located to the rear (behind) the front of the main buildings may be located as close as three (3) feet from interior side and rear property lines. However, no accessory structure may be located in any exterior side yard setback area.
- K. Accessory structures may not be located within five (5) feet of an alley.
- L. Detached garages and carports that are entered directly from a street shall maintain a minimum distance of 20 feet from the street property line. If such a structure is entered directly from an alley, it shall maintain a distance of five (5) feet from the alley property line.
- M. The roof of an accessory structure may project to within one and one-half feet of an interior side or rear property line.
- N. Accessory structures used for the keeping of animals are subject to the distance requirements listed in Chapter 17.205.
- O. Temporary structures, including structures made of metal, wood, canvas, vinyl, palm fronds, bamboo or similar materials are prohibited in all required exterior yards and in all areas between the

public right-of-way and the front of the main structure on the lot. When located behind the front of the main structure on the lot, they are subject to all other provisions of this title.

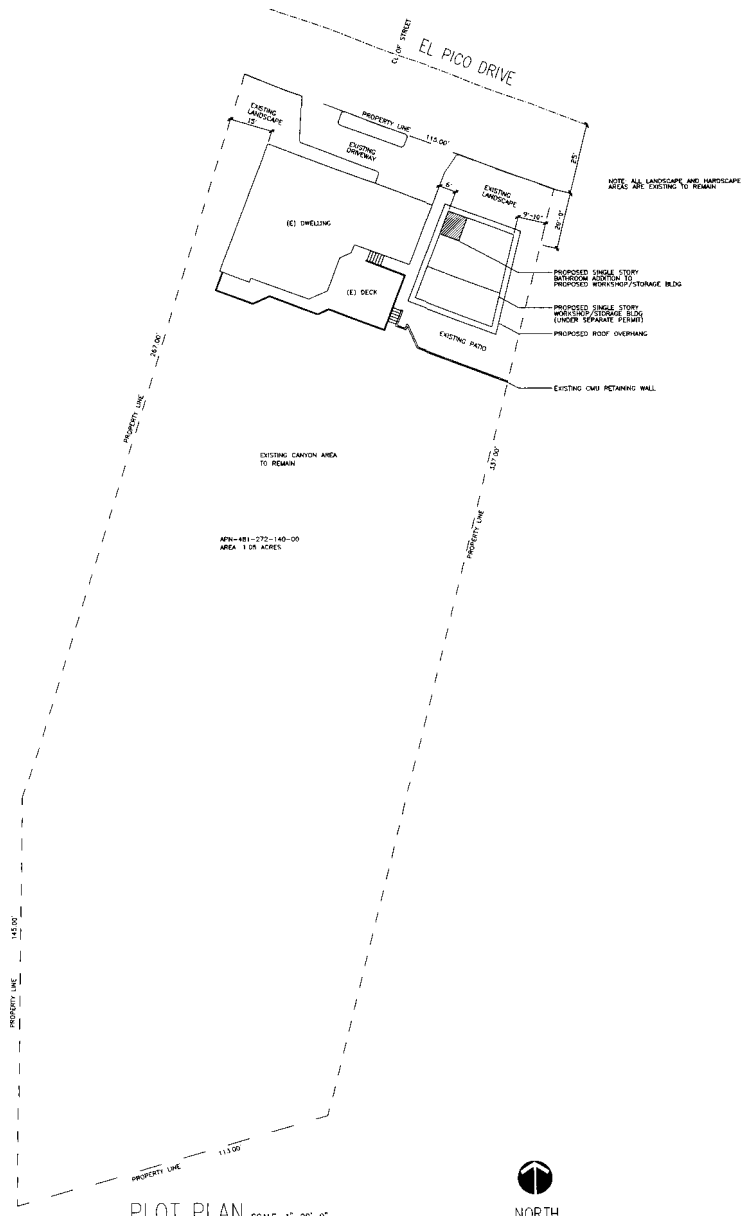
P. Notwithstanding other provisions of this section stated above, one (1) temporary shade structure may be allowed in front of the main structure, under the limited circumstances listed in Section 17.225.160, and subject to the approval of an administrative zoning permit described in Chapter 17.40. (Ord. 5061 § 9, 2017)

View the [mobile version](#).

GHAFOURI BATHROOM ADDITION

Pacific Design Studios

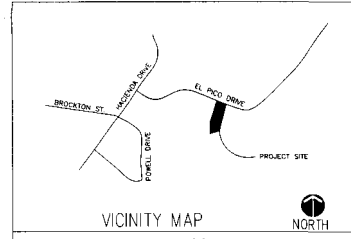
14781 POMERADO ROAD # 149
POWAY, CA 92064
PHONE: (858) 361-8271



PROJECT INFORMATION	
OWNER AND SITE ADDRESS	
FARON GHAFOURI 1861 EL PICO DRIVE El Cajon, CA	
LEGAL DESCRIPTION	
LOT #26, MAP #2331	
HIGHLAND TERRACE UNIT #2	
APN-481-272-14-00	
FLOOR / SITE AREAS	
EXISTING SFD	2,846 S.F.
EXIST. GARAGE	462 S.F.
PROPOSED GARAGE & STORAGE (NOT PART OF MINOR CUP)	808 S.F.
TOTAL FOR ALL STRUCTURES (COUNTED TOWARD F.A.R.)	4,176 S.F.
PROPOSED BATHROOM ADDITION	60 S.F.
SITE AREA	44,432 S.F. / 1.05 ACRES
ALLOWABLE LOT COVERAGE	40.0%
ACTUAL LOT COVERAGE	9.4%
ZONE	
RS-14	
CONSTRUCTION TYPE	
VB	
SCOPE OF WORK:	
APPLICANT WOULD LIKE TO REQUEST THAT A PROPOSED BATH ROOM BE ALLOWED TO BE CONSTRUCTED WITHIN A PROPOSED DETACHED ACCESSORY STRUCTURE (UNDER A SEPARATE PERMIT APPLICATION)	
NOTE: THIS PROJECT SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA GREEN BUILDING CODE AND THE 2016 CALIFORNIA FIRE CODE.	

SHEET INDEX

AD-1 PLOT PLAN
A1-1 PROPOSED FLOOR PLAN
A2-1 ELEVATIONS



PLOT PLAN

GHAFOURI GARAGE
EL CAJON, CA

PREPARED BY: PACIFIC DESIGN STUDIOS
14781 POMERADO ROAD # 149
POWAY, CA 92064
PHONE: (858) 361-8271

PERMIT NO. _____

APPLICANT: SCOTT PIDDINGTON

ASSESSOR PARCEL NO(S): APN-481-272-140-00

REQUEST: APPLICANT WOULD LIKE TO REQUEST THAT A PROPOSED BATH ROOM BE ALLOWED TO BE CONSTRUCTED WITHIN A PROPOSED DETACHED ACCESSORY STRUCTURE (UNDER A SEPARATE PERMIT APPLICATION)

PC RESOLUTION NO. _____ APPROVED BY: _____

CC RESOLUTION NO. _____ DATE: _____

ORDINANCE NO. _____

PROJECT NAME	SHEET TITLE	TITLE SHEET
GHAFOURI GARAGE		
REVISION 14	_____	_____
REVISION 13	_____	_____
REVISION 12	_____	_____
REVISION 11	_____	_____
REVISION 10	_____	_____
REVISION 9	_____	_____
REVISION 8	_____	_____
REVISION 7	_____	_____
REVISION 6	_____	_____
REVISION 5	_____	_____
REVISION 4	_____	_____
REVISION 3	_____	_____
REVISION 2	_____	_____
REVISION 1	_____	_____
ORIGINAL DATE:	04-20-18	02-15-18

Reduced Plans

Pacific Design Studios
 14781 POMERADO ROAD # 149
 POWAY, CA 92064
 PHONE: (658) 351-8271

LEGEND

- NEW 2x4 STUDS @ 16" o.c.
- EXISTING WALL TO REMAIN
- POURING WALL TO BE DEMOLISHED
- DIPLER OUTLET
- 250 WOLT OUTLET
- PHONE JACK
- DATA JACK
- SWITCH
- DIMMER SWITCH
- SMALL RECESSED CAN LIGHT
- RECESSED CAN LIGHT
- EXISTING RECESSED CAN LIGHT
- 90 CFM FAN / LIGHT COMBO
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- CONCRETE FLOOR FINISH
- WOOD FLOOR FINISH
- WINDOW PER WINDOW SCHEDULE

PROJECT NAME:
CHAFOURI GARAGE
PREPARED BY:
 PACIFIC DESIGN STUDIOS
 14781 POMERADO ROAD # 149
 POWAY, CA 92064
PHONE:
 (658) 351-8271
PROJECT ADDRESS: 1861 EL PICO DRIVE
 EL CAJON, CA

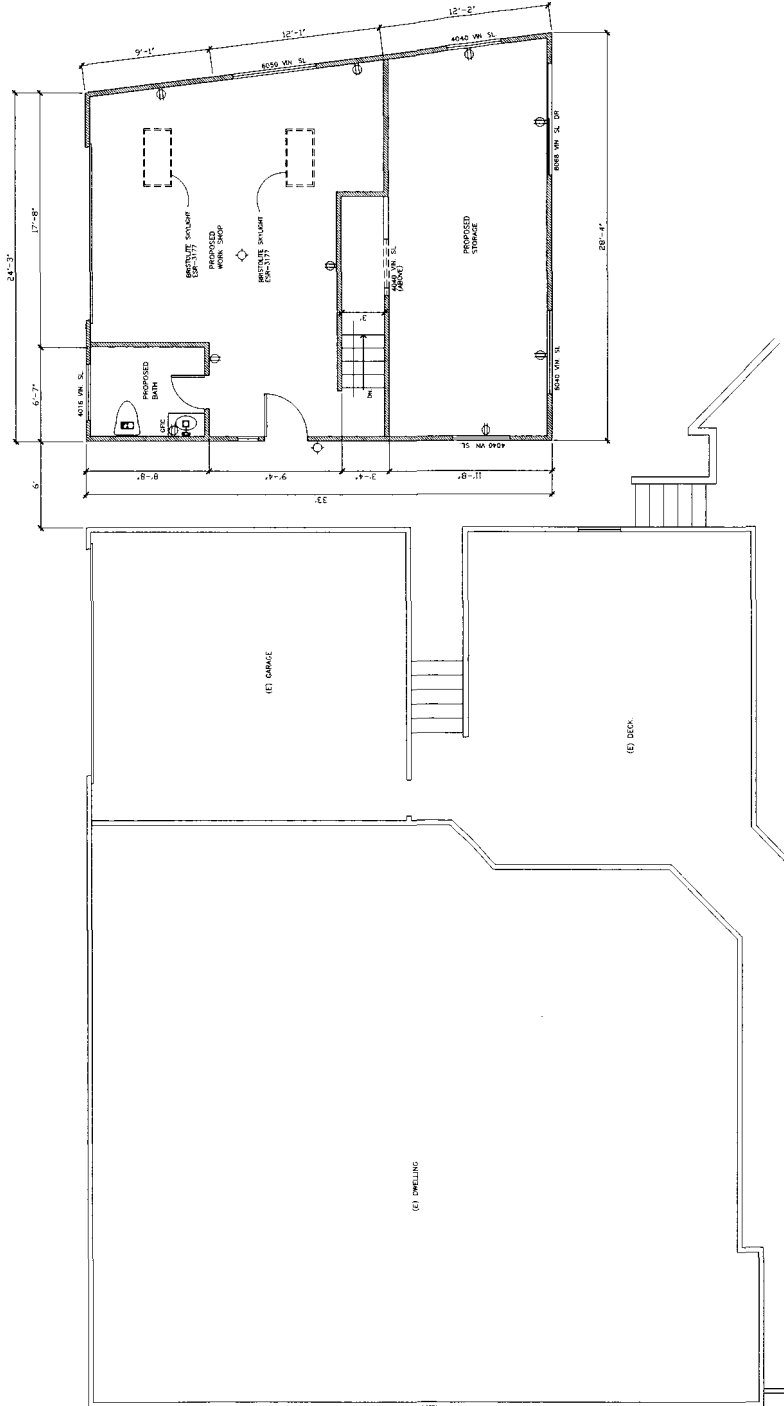
SCALE: 1/4"=1'-0"

SHEET TITLE: FLOOR PLANS

REVISION 14
REVISION 13
REVISION 12
REVISION 11
REVISION 10
REVISION 9
REVISION 8
REVISION 7
REVISION 6
REVISION 5
REVISION 4
REVISION 3
REVISION 2
REVISION 1

ORIGINAL DATE: 02-15-18

A1.1



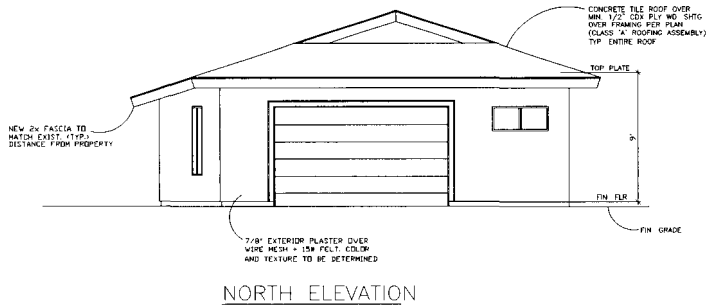
PROPOSED FLOOR PLAN

Pacific Design Studios

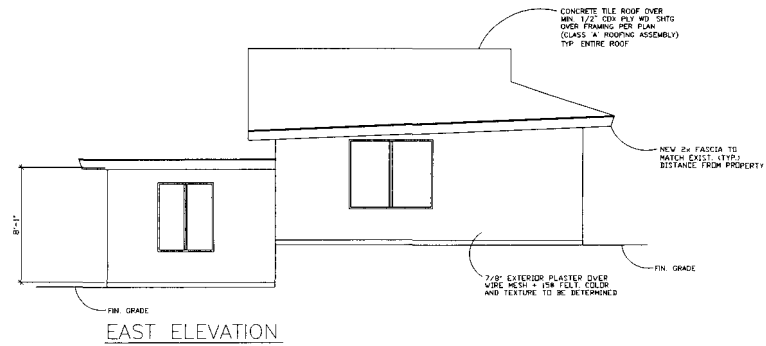
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LEGEND

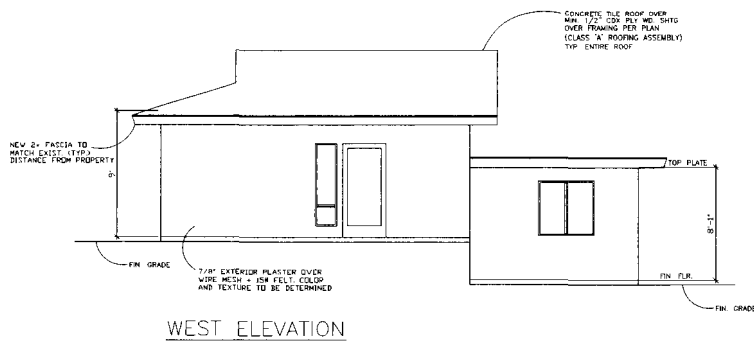
- NEW 2x4 STUDS @ 16" o.c.
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- GFI DUPLEX OUTLET
- 220 VOLT OUTLET
- DUPLEX OUTLET
- PHONE JACK
- DATA JACK
- SWITCH
- DIMMER SWITCH
- SMALL RECESSED CAN LIGHT
- RECESSED CAN LIGHT
- EXISTING RECESSED CAN LIGHT
- 90 CFM FAN / LIGHT COMBO
- HIGH EFFICACY FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- SMOKE / CARBON MONOXIDE COMBINATION ALARM
- DOOR PER DOOR SCHEDULE
- WINDOW PER WINDOW SCHEDULE



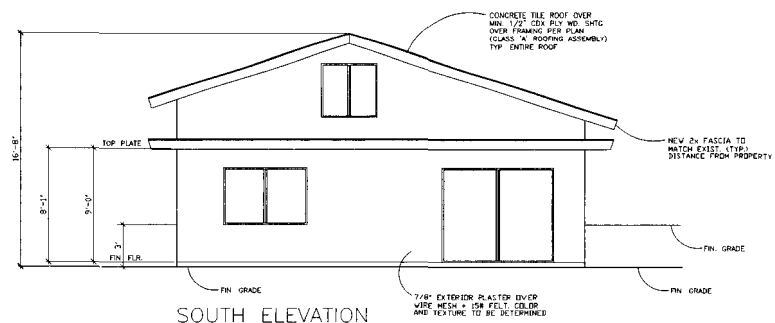
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

PROJECT NAME:
GHAFOURI GARAGE

PREPARED BY: PACIFIC DESIGN STUDIOS
14781 POMERADO ROAD # 149
POWAY, CA 92064
(858) 361-8271
PHONE:
PROJECT ADDRESS: 1861 EL PICO DRIVE
EL CAJON, CA

SCALE: 1/4"=1'-0"

SHEET TITLE: ELEVATIONS

REVISION 14	_____
REVISION 13	_____
REVISION 12	_____
REVISION 11	_____
REVISION 10	_____
REVISION 9	_____
REVISION 8	_____
REVISION 7	_____
REVISION 6	_____
REVISION 5	_____
REVISION 4	_____
REVISION 3	_____
REVISION 2	_____
REVISION 1	_____

DATE: 04-20-18
ORIGINAL DATE: 02-15-18