



# City of El Cajon

## Planning Commission Agenda

### Tuesday, July 17, 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](http://www.cityofelcajon.us/your-government/departments/community-development/planning-division)

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

#### CHAIRPERSON'S WELCOME

#### PUBLIC COMMENT

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

#### CONSENT

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of June 19, 2018</b>

#### PUBLIC HEARINGS

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>South Johnson Residences</b>
<b>Request:</b>	<b>New Common Interest Development for three single-family residences</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Planned Unit Development (PUD) No. 350; Tentative Parcel Map (TPM) No. 659
<b>Location:</b>	636 South Johnson Avenue
<b>Applicant:</b>	Alritaj, LLC; Nada Najim & Mohanad Khudhur
<b>Project Planner:</b>	Lorena Cordova, <a href="mailto:lcordova@cityofelcajon.us">lcordova@cityofelcajon.us</a> , 619.441.1539
<b>City Council Hearing Required?</b>	Yes   August 14, 2018
<b>Recommended Actions:</b>	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the CEQA determination, PUD No. 350 and TPM No. 659, subject to conditions.

*Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, July 30, 2018 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.*

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

Director's Report

Housing Capacity Monitoring Program

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to August 7, 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 30, 2018 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.*



**MINUTES  
PLANNING COMMISSION MEETING  
June 19, 2018**

*The meeting of the El Cajon Planning Commission was called to order at 7:01 p.m.*

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.**

**COMMISSIONERS PRESENT:** Paul CIRCO, Chair  
Anthony SOTTILE, Vice Chair  
Jerry TURCHIN

**COMMISSIONERS ABSENT:** Darrin MROZ  
Veronica LONGORIA

**STAFF PRESENT:** Anthony SHUTE, Director / Planning Commission Secretary  
Barbara LUCK, City Attorney  
Alfonso CAMACHO, Assistant Planner  
Ron Luis VALLES, Administrative Secretary

Chair CIRCO explained the mission of the Planning Commission and meeting procedures. [Applicants were asked if they wanted a continuance to a future full Commission meeting, as two Commissioners were absent. Both applicants accepted that their item be heard tonight.]

[The order of the agenda items was changed with the El Pico application being the first public hearing item.]

**PUBLIC COMMENT:**

There was none.

**CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of May 15, 2018</b>

Motion was made by SOTTILE, seconded by TUCHIN, to approve the May 15, 2018 minutes; carried 3-0 (LONGORIA, MROZ, absent).

**PUBLIC HEARING ITEMS:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>El Pico Drive Accessory Structure with Restroom</b>
<b>Request:</b>	<b>Build a detached structure with restroom</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2246
<b>Location:</b>	1861 El Pico Drive
<b>Applicant:</b>	Faron Ghafouri; 619-921-1478
<b>Project Planner:</b>	Alfonso Camacho, acamacho@cityofelcajon.us, 619.441.1782
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order, approving CUP No. 2246, subject to conditions</li> </ol>

CAMACHO provided a PowerPoint presentation, and noted that staff recommended approval.

Motion was made by CIRCO, seconded by TURCHIN, to close the public hearing; carried 3-0 (LONGORIA, MROZ, absent).

Motion was made by CIRCO, seconded by TURCHIN, to adopt the next Resolution in order approving Conditional Use Permit No. 2246 to construct a detached accessory structure with restroom in the Residential Single-Family (RS-14) zone, APN: 481-272-14, General Plan Designation: Low Density Residential (LR), subject to conditions; carried 3-0 (LONGORIA, MROZ, absent).

The appeal deadline for this item will end on Monday, July 2, 2018 at 5:00 p.m.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>East County Crematorium</b>
<b>Request:</b>	<b>Add a crematorium within an existing funeral parlor</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>DENY</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2247
<b>Location:</b>	374 North Magnolia Avenue
<b>Applicant:</b>	East County Mortuary, Inc. (Robert Zakar); robertzakar@yahoo.com; 619.654.7532
<b>Project Planner:</b>	Lorena Cordova, lcordova@cityofelcajon.us, 619.441.1539
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	1. Conduct the public hearing; and

	2. MOVE to adopt the next resolution in order DENYING CUP No. 2247.
--	---

SHUTE summarized the agenda report in a PowerPoint presentation.

Mr. Robert ZAKAR, the applicant, spoke in favor and emphasized they conducted a survey and there were minor objections to a crematorium, plus noted that many thought that cremations were already taking place at his mortuary.

Mr. John RAGGETT, who works for a crematorium manufacturing firm, noted that technology improvements with the machines are smokeless and odorless.

Mr. Rick SWEENEY, representing the Downtown Business Partners members, noted that the Board was unanimously opposed to the location of a crematorium, citing wrong use and non-compliance with the Master Plan and zoning regulations.

Mr. Shawn KELLEY, a volunteer with trauma intervention group, praised ZAKAR’s character and support of his organization and trauma victims. In response to a Commissioner’s question, KELLEY said he would not object to the location of a crematorium next to his residence.

Ms. Janise KELLEY, a Crisis Team manager, also praised ZAKAR and his support of the community.

Ms. Angela CORTEZ, owner of Cortez Cremations in National City. In response to CIRCO, CORTEZ replied that she does not accept cremation requests from other mortuaries and handles cremation for her customers.

Motion was made by SOTTILE, seconded by CIRCO, to close the public hearing; carried 3-0 (LONGORIA, MROZ, absent).

SOTTILE did not like expanding the non-conforming use and agreed with staff that the crematorium would not be conducive in the downtown area.

Motion was made by SOTTILE, seconded by TURCHIN, to adopt the next Resolution in order DENYING Conditional Use Permit No. 2247 for 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); VOTE was 2-1 (SOTTILE AND TURCHIN, YES; CIRCO, NO). [After an initial vote of 2 for and 1 against was announced, Commissioner CIRCO made a timely request to change his vote pursuant to ECMC section 2.12.080 and a new vote was taken. **The final vote was 3 for denial, 0 against, with LONGORIA and MROZ, absent.**]

The appeal deadline for this item will end on Monday, July 2, 2018 at 5:00 p.m.

**STAFF COMMUNICATIONS:**

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

**ADJOURNMENT:**

Motion was made by CIRCO, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 8:19 p.m. this 19th day of June 2018 until July 3, 2018; carried 3-0 (LONGORIA, MROZ, absent).

[The remainder of this page intentionally left blank.]

---

Paul CIRCO, Chair

ATTEST:

---

Anthony SHUTE, AICP, Secretary



City of El Cajon

Community Development Department  
**PLANNING COMMISSION AGENDA REPORT**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>South Johnson Residences</b>
<b>Request:</b>	<b>New Common Interest Development for three single-family residences</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Planned Unit Development (PUD) No. 350; Tentative Parcel Map (TPM) No. 659
<b>Location:</b>	636 South Johnson Avenue
<b>Applicant:</b>	Alritaj, LLC; Nada Najim & Mohanad Khudhur
<b>Project Planner:</b>	Lorena Cordova, lcordova@cityofelcajon.us, 619.441.1539
<b>City Council Hearing Required?</b>	Yes   August 14, 2018
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order recommending City Council approval of PUD No. 350 and TPM No. 659, subject to conditions.</li> </ol>

**PROJECT DESCRIPTION**

This project proposes a common interest development of three single-family residences intended for home ownership on an 8,751 square-foot site. The property is addressed as 636 South Johnson Avenue. The proposal includes a Planned Unit Development and Tentative Parcel Map for a four-lot subdivision with landscaping, parking and a pedestrian walkway.

**BACKGROUND**

<b>General Plan:</b>	Medium Density Residential (MR)
<b>Specific Plan:</b>	None
<b>Zone:</b>	Residential, Multi-Family, 2,200 sq. ft. (RM-2200)
<b>Other City Plan(s):</b>	N/A
<b>Regional and State Plan(s):</b>	N/A
<b>Notable State Law(s):</b>	Subdivision Map Act



It should be noted that in 2007, PUD No. 330 and TPM No. 635 were approved by City Council to allow a similar three-unit residential development for a different applicant and owner. However, the TPM was never finalized and the PUD expired.

### Project Site & Constraints

The subject property is a rectangular-shaped 8,751 square feet (.20-acre) corner lot located on the northwest corner of Franklin and Johnson Avenues. The lot has a frontage of 160 feet on Franklin Avenue and a frontage of 55 feet on Johnson Avenue. The site has one existing driveway with access from Franklin Avenue. The site is currently vacant and surrounded by perimeter fencing to deter nuisance issues and related activity.

### Surrounding Context

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

Direction	Zones	Land Uses
North	RM-2200	Single- and multi-family residences
South	RM-2200	Single- and multi-family residences
East	RM-2200	Apartments
West	RM-2200	Single- and multi-family residences

### General Plan

The subject property is designated Medium Density Residential (MR) on the General Plan Land Use Map that is generally intended for 18 to 20 dwelling units per acre. The project will result in a density of approximately 15 dwelling units per acre. Properties surrounding the site are comparable in density.

Goal 5 of the General Plan calls for a broad range of housing types to be made available to meet the housing needs of various age and income groups. The Housing Element identifies the need to accommodate residential units at all income levels. The proposed project will include market rate for sale housing units that will contribute to meeting the goal of fulfilling regional housing needs. Objective 5-6 promotes new housing that is compatible with the surrounding environment.

### Municipal Code

The subject property is zoned RM-2200 (Multi-Family Residential, 2,200 square feet per unit), which is consistent with the MR land use designation. The RM-2200 zone allows a maximum of one dwelling unit per 2,200 square feet of area. Three residential units are proposed with this project which is in conformance with the RM-2200 zone.

The PUD ordinance allows for comprehensively planned development and provides flexibility in order to encourage imaginative design and planning. Specific development standards apply to PUD developments and include parking, common recreation and landscaped areas, building construction, utility systems, trash collection, and Covenants, Conditions and Restrictions (CC&Rs).

### Subdivision Ordinance/ Subdivision Map Act

A tentative subdivision map is proposed to create real property. The four-lot subdivision proposes one common lot and three residential lots.

The authority and procedures for the processing of a tentative subdivision map are found in the California Subdivision Map Act, and the City of El Cajon Subdivision Ordinance (Title 16 of the El Cajon Municipal Code). The Planning Commission's role in analyzing and making a decision regarding a proposed tentative parcel map is described in section 16.12.080 of the El Cajon Municipal Code (ECMC).

### **DISCUSSION**

#### *Land Use*

The proposed project consists of three two-story single-family residences with attached two-car garages. Two of the three residences are attached and one is detached. The property is surrounded by single-family and multi-family residences. The proposed residential character of the project with a detached as well as attached residential units is compatible with the neighborhood and will provide for additional for-sale housing units.

#### *Site Design*

The three single-family residences front on Jefferson Avenue which is a public street. Each residence will have a two-car garage and driveway with a visitor parking space and a supplemental parking space. Recreational and open space requirements will be met with private back yards and front yard landscaping. Trash and recycling will be individual containers stored behind privacy fences on each lot. A common interest residential project, such as a PUD, requires the formation of a homeowners' association (HOA) with CC&Rs to ensure the maintenance of common areas. A fourth common lot will be owned and maintained by the HOA which will be responsible for ongoing maintenance of the front yard landscaping, visitor and supplemental parking spaces, and driveways.

The individual lots range from 1,642 to 1,895 sq. ft. The homes are situated with a 25-foot setback from the street to provide driveways adequate to accommodate visitor parking. Side yard setbacks range from zero to 12 feet and the rear yard setback is ten feet. Each house is two stories at approximately 21 feet in height. The proposed six-foot decorative project boundary wall will provide privacy and security for the ground level.

The project is designed as a small lot subdivision similar to other projects in El Cajon. These small lot subdivisions represent a more compact infill project design that allows for single-family home ownership on underutilized sites.

#### *Design and Architecture*

Architectural features include architect projecting entrances with columns, decorative stone base, and accentuated decorative door and window trims.

The applicant proposes a neutral color palette with earth tones. Materials primarily include stucco walls, stone veneer base, and clay roof tiles. Each residence will be approximately 1,137 square feet with three bedrooms and two baths, which would be attractive to small families and first time homebuyers.

*Development Standards*

<b>Development Standard</b>	<b>PUD (RM-2200)</b>	<b>Proposed Project</b>
Lot Requirements	Sublots determined by PUD	1,642 to 1,895 sq. ft.
Density	1 unit per 2,200 sq. ft.	1 unit per 2,917 sq. f.t
Setbacks	Front building - 10 ft. Garage - 20 ft. Other setbacks determined by PUD	Front Building - 10 ft. Garage - 20 ft. Rear - 5 ft. Side - 0 to 12 ft.
Lot Coverage	Maximum 55% 100% of buildings and driveways and 50% of private street counted	43%
Building Height	Maximum 35 ft.	21 ft.
Covered Parking	2 spaces per unit = 6	2-car garage per unit = 6 spaces
Visitor Parking	1 space per unit = 3	1 space in each driveway= 3 spaces
Supplemental Parking	.5 space per unit = 2	3 spaces
Waste Collection	Individual or Common	Individual
Walls and Fencing	Project Boundary Wall	6 ft. concrete masonry wall
Open Space, recreational areas and landscaping	1,000 sq. ft. per unit	2,550 common areas 480 sq. ft. per unit 3,030 sq. ft. total
Sidewalk	Concrete sidewalks	One pedestrian access
Lighting	Lighting plan required	Condition of approval

Pursuant to ECMC § 17.60.120, buildings must provide a minimum 10 foot separation. However, the City Council may allow two or more buildings to be attached without

observing the usual separation requirements as long as the subject structure complies with California Building Code and California Fire Code. The project has been reviewed by the City's Building Official and Fire Marshal who has noted the project can be approved. The applicant is aware of the requirements.

## **FINDINGS**

### Planned Unit Development No. 350

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

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

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

The project proposes a creative approach to a three-unit development consistent with the single-family and multi-family developments in the neighborhood.

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

The proposed PUD provides for home ownership opportunities on modest lots with common areas for landscaping, guest parking and shared walkways. Therefore, the proposed project is compatible with surrounding development.

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

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

### Tentative Parcel Map No. 659

Section 66474 of the Subdivision Map Act and § 16.12.080 of the ECMC state that the City shall deny approval of a subdivision map if the city's legislative body makes any of the following findings:

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

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

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

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

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

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

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

The design of the subdivision and type of improvements are required to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Furthermore, the units are separated to allow air flow through and around the units.

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

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

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The proposed residential development project is exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15332 of the CEQA Guidelines. Section 15332 provides an exemption for in-fill projects that are characterized by a site that occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, that can be adequately served by all required utilities and public services. The project proposes to authorize an industrial development in an area that has already been developed with similar uses and infrastructure. Therefore, Section 15332 is an appropriate exemption for the proposed project.

#### **PUBLIC NOTICE & INPUT**

A notice of application was mailed on September 1, 2017, to property owners and occupants within 300 feet of the project site to inform them of the application for the

proposed three-unit residential development. No public comments were received during this period of time.

Notice of this public hearing was published in the East County Gazette and mailed on June 28, 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 is recommending approval of the project. The proposed three for-sale units increases home ownership in El Cajon in conformance with Housing Element policies to increase the number of housing units available to all income levels.

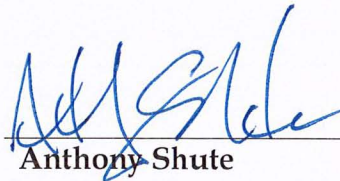
**PREPARED BY:**



---

Lorena Cordova  
Associate Planner

**APPROVED BY:**

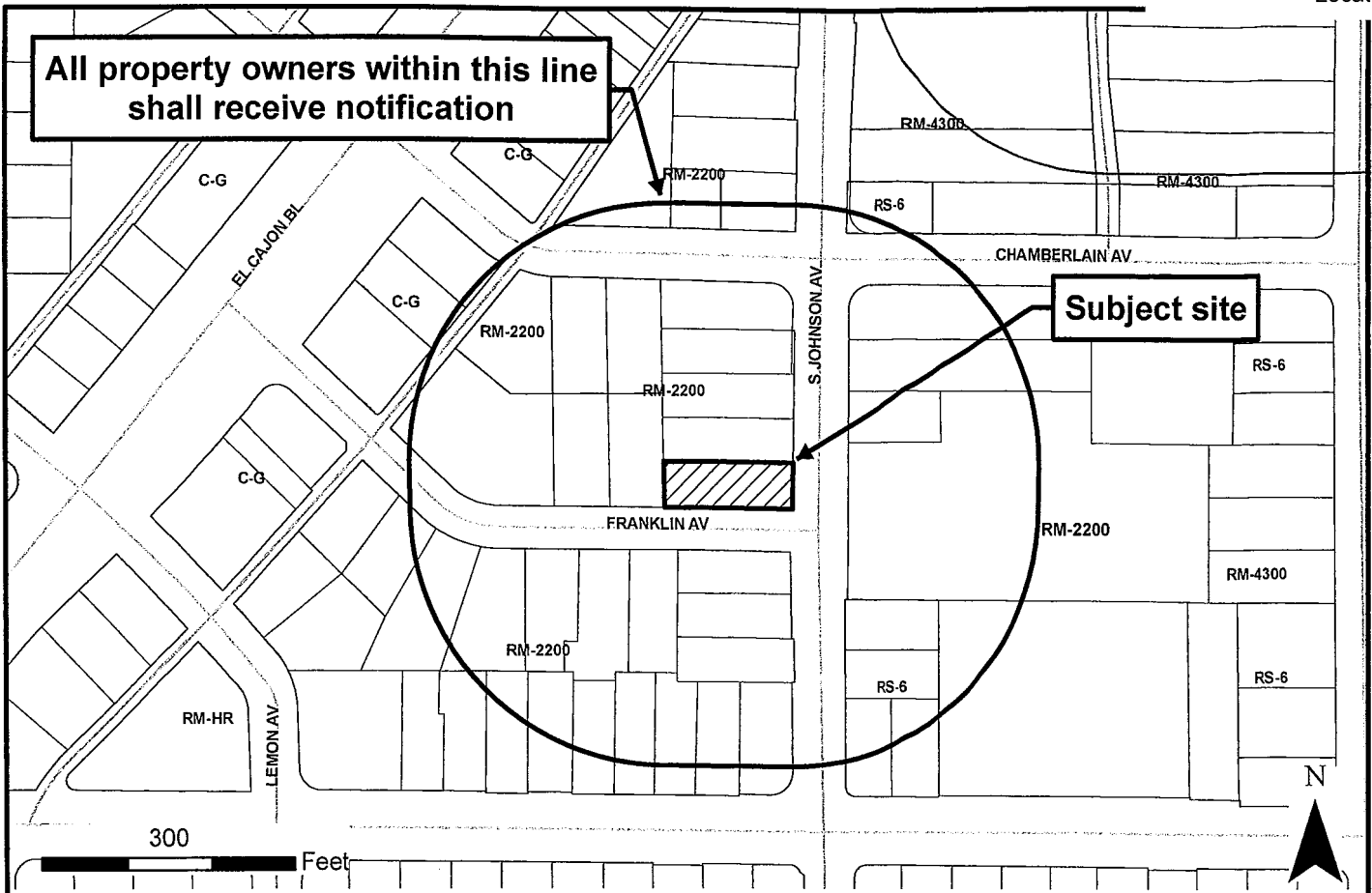


---

Anthony Shute  
Director of Community  
Development

## **ATTACHMENTS**

1. Public Hearing Notice/Location Map
2. Proposed Resolution Recommending City Council Approval of CEQA Exemption
3. Proposed Resolution Recommending City Council Approval of PUD No. 350
4. Proposed Resolution Recommending City Council Approval of TPM No. 659
5. Application & Disclosure statement
6. Aerial Photograph
7. Reduced Site Plan
8. Reduced Tentative Parcel Map
9. Reduced Elevations
10. Reduced Landscape Plan
11. Full Size Plans (in commissioner's binders)



**NOTICE OF PROPOSED  
PLANNED UNIT DEVELOPMENT AND  
TENTATIVE PARCEL MAP FOR  
A COMMON INTEREST DEVELOPMENT**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, July 17, 2018**, and the El Cajon City Council will hold a public hearing at **7:00 p.m., Tuesday, August 14, 2018**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

**PLANNED UNIT DEVELOPMENT NO. 350 AND TENTATIVE PARCEL MAP NO. 659**, as submitted by Alritaj, LLC, requesting a three-unit residential common interest development. The project proposes three residential lots and one common lot to include landscaping, parking and pedestrian walkway through a Planned Unit Development and Tentative Parcel Map. The subject property is addressed as 636 South Johnson Avenue. This project is exempt from the California Environmental Quality Act (CEQA).

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

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

If you have any questions, or wish any additional information, please contact **LORENA CORDOVA** at 619.441.1539 or via email at [lcordova@cityofelcajon.us](mailto:lcordova@cityofelcajon.us) and reference "South Johnson Residences" in the subject line.



## PPROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION 15332 (IN-FILL DEVELOPMENT) FOR PLANNED UNIT DEVELOPMENT NO. 350 AND TENTATIVE PARCEL MAP NO. 659 FOR A THREE-UNIT COMMON INTEREST DEVELOPMENT ON THE NORTHWEST CORNER OF SOUTH JOHNSON AND FRANKLIN AVENUES IN THE RESIDENTIAL, MULTI-FAMILY, 2,200 SQUARE FEET (RM-2200) ZONE; APN NO. 487-531-12; GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on July 17, 2018, to consider the Planned Unit Development No. 350 and Tentative Parcel Map No. 659 for a common interest development consisting of three residential lots and one common lot, at the property on the northwest corner of South Johnson and Franklin Avenues, and addressed as 636 South Johnson Avenue, which is in the Residential, Multi-Family, 2,200 square feet (RM-2200) zone; and

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

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

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

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

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

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the proposed exemption for the South Johnson Residences.

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

- A. The project site and the adjacent properties are designated Medium Density Residential (MR) on the General Plan Land Use Map. The subject site's zone, Residential, Multi-Family, 2,200 square feet (RM-2200), is consistent with the General Plan designation. Furthermore, the project implements General Plan policies that require sound design standards.
- B. The project site is .20 acres and is located within the city limits surrounded by urban uses, including single-family and multi-family residences.
- C. The subject site and the surrounding area have historically been used for various industrial uses, and is developed as such. There is no record of endangered, rare, or threatened species on the subject property. Moreover, staff observed no protected or mitigable wildlife habitat on the subject site.
- D. The public circulation system has sufficient capacity to accommodate multiple modes of transportation, including bicycles, pedestrians and vehicles. The proposed project does not substantially add additional vehicle trips beyond the designed capacities of the surrounding existing streets, nor compromise the safety of other modal users. The adjacent roadways and intersections will operate at acceptable levels of service. Furthermore, the project will be designed to satisfy all applicable storm water regulations established by the El Cajon Municipal Code Chapter 16.60.
- E. All required utilities and public services are currently serving the subject site as well as the surrounding area, and can adequately serve the project. Furthermore, none of the conditions in Section 15300.2, which provide exceptions for categorical exemptions, exist.

Section 3. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of the proposed CEQA exemptions for the South Johnson Residences.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 17, 2018 by the following vote:

AYES:  
NOES:  
ABSENT:

---

Paul CIRCO, Chair

ATTEST:

---

Anthony SHUTE, AICP, Secretary

## PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF PLANNED UNIT DEVELOPMENT NO. 350 FOR A THREE-UNIT COMMON INTEREST DEVELOPMENT IN THE RM-2200 (MULTI-FAMILY RESIDENTIAL, 2,200 SQ. FT.) ZONE; APN: 487-531-12; GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MR)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on July 17, 2018, and considered the project for Planned Unit Development (PUD) No. 350, as submitted by Alritaj, LLC, Nada Najim and Mohanad Khudhur, requesting approval of a three-unit PUD in the RM-2200 zone, on property located on the northwest corner of South Johnson and Franklin Avenues and addressed as 636 South Johnson Avenue; and

WHEREAS, the El Cajon Planning Commission determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15332 of the CEQA Guidelines; and

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

- A. The proposed project density is consistent with the Medium Density Residential designation of the General Plan. Furthermore, the project would facilitate the development of the site with residential uses in conformance with Housing Element policies to increase the number of housing units;
- B. The project proposes a creative approach to a three-unit development consistent with the single-family and multi-family developments in the neighborhood;
- C. The proposed PUD provides for home ownership opportunities on modest lots with common areas for landscaping, guest parking and shared walkways. Therefore, it the proposed project is compatible with surrounding development;
- D. The design of the proposed project provides sufficient parking with adequate space for vehicle back-up and maneuvering. Proposed structures and other elements of the project would not have a negative effect on visibility;

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby RECOMMENDS CITY COUNCIL APPROVAL of PUD No. 350 for a three-unit common-interest residential

## Proposed Planning Commission Resolution

development in the RM-2200 zone on the above described property, subject to the following conditions:

### Planning

1. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall submit and obtain approval of a one-page, 24" by 36" mylar site plan for Planned Unit Development No. 350 that reflects the following specific notes and changes:
  - a. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable."
  - b. Include the following note: "Separate utility connections shall be provided for each unit in the approved PUD."
  - c. The site plan shall reflect the applicable comments and include all of the required notes from the Engineering conditions below.
  
2. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
  - a. Submit the required copies of the recorded final subdivision map. The map shall be in conformance with the approved PUD No. 350 Site Plan.
  - b. Record the final map for TPM No. 659.
  - c. Submit a lighting plan in accordance with El Cajon Municipal Code section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning approval of the plan is required before building permit issuance.
  - d. Ensure approved building material types and colors of all exterior elevations shall be shown on the construction drawings submitted for building permits and shall be in substantial conformance with the materials approved by the City Council.
  - e. Comply with the Engineering conditions to the satisfaction of the City Engineer and the Director of Community Development.
  - f. Submit a Landscape Documentation Package (LDP) and Certificate of Completion in conformance with the requirements of Chapter 17.195 and Section 17.60.180 of the Zoning Code, and the State's revised Model Water Efficient Landscape Ordinance, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual. The LDP plans shall be consistent with the approved PUD site plan and TPM and indicate a dedicated water meter for the irrigation of common area landscaping.
  
3. Prior to building permit final, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:

Proposed Planning Commission Resolution

- a. Submit one electronic copy of the draft Declaration of Covenants, Conditions and Restrictions ("CC&Rs") for the common ownership and maintenance of the project for approval by Planning, Storm Water, and the City Attorney. Prior to the granting of a certificate of occupancy of any units the applicant shall record the CC&Rs and submit one electronic copy (PDF format) of the recorded document to Planning on a compact disc. The CC&Rs shall include the maintenance of the private street, sidewalks, driveways, common lighting, common fencing, storm water facilities, and required landscape areas including street yards and shall contain the following language:

"A. This entire project and property shall be subject to all of the conditions and restrictions contained within the resolution adopted by the City of El Cajon, which approved the tentative subdivision map for the project, as well as being subject to all the conditions and restrictions contained in any permits issued for the project which were approved by the City of El Cajon, along with accompanying site plans, elevations and landscape plans."

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

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

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

## Proposed Planning Commission Resolution

landscaping, sidewalks, and driveways, and cleanliness or repair of the project."

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

"E. Parking shall only occur in the approved parking spaces and individual private garages depicted on the final approved PUD No. 350 site plan. No on-site parking is permitted outside designated parking spaces."

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

4. Prior to the granting of occupancy for any unit, or as otherwise determined by the Director of Community Development, all on-site improvements shall be completed or guaranteed in accordance with the approved PUD No. 350 site plan. In addition, the following items shall be completed and/or inspected:
  - a. Record the CC&Rs, and submit one electronic copy of the recorded document (PDF format) to Planning on a compact disc.
  - b. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.

### **Building and Fire Safety Conditions**

5. The following will be required prior to the issuance of any building permits:
  - a. Comply with Currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
  - b. Fire access is provided from the existing public street system. No other fire access requirements (existing hydrant on Franklin Ave. is adequate for hydrant placement and fire flow requirements).
  - c. Obtain approval of a building permit for this project.
  - d. Comply with Title 24 energy efficiency and provide required documentation.
  - e. An automatic sprinkler system is required by CBC or local ordinance.
  - f. Residential address numbers shall be visible from the street, contrasting in color from wall surface, and minimum 5 inches in size.

### **Engineering and Storm Water Conditions**

6. Final Map Requirements – A Final Parcel Map must be prepared by a registered civil engineer or a licensed land surveyor in accordance with Title 16 of the Municipal Code and the Subdivision Map Act. In order to complete the process of subdividing the

Proposed Planning Commission Resolution

property, the owner is responsible for having a Final Parcel Map recorded with the County Recorder within two (2) years after approval of the Tentative Parcel Map by the City Council or within the time limits of an extension granted in accordance with Title 16 of the Municipal Code.

The following conditions must be completed prior to recording of the Parcel Map:

1. Dedicate or provide an additional 3-feet of public street right-of-way along South Johnson Avenue, as necessary, to provide an ultimate right-of-way width of 33-feet from centerline along South Johnson Avenue.
2. Dedicate or provide an additional public street right-of-way along the northwest corner of South Johnson Avenue and Franklin Avenue for a 25-foot property line radius.
3. The driveways on Franklin Avenue shall be according to San Diego Area Regional Standard Drawings G-14-A, including 2:1 sidewalk transitions for ADA compliance. Edge of driveways shall be a minimum of 3-feet from the property line and all obstructions. The driveway shall be a minimum 12'/18' curb cut. Repair all damaged concrete curb and gutter and sidewalk in accordance with El Cajon City Standards.

Prior to issuance of Building Permit and Encroachment Permit, the applicant or contractor shall prepare a detailed drawing to scale with dimensions of the proposed driveway and sidewalk installation showing the location of the public street right-of-way, property lines, face of curb, all physical obstructions, including but not limited to, utility poles, telephone and cable TV equipment, fencing, etc. along with any required offsets in accordance with San Diego Area Regional Standard Drawings (SDRSD) G-15 and G-16.

4. Install separate gravity sewer services, water services (including meters) and other utilities to each parcel with a building unit in accordance with the Municipal Code. Wet-tap fees are required. The proposed sewer and water laterals serving the parcel shall be private and shall be approved by Building staff. A double cleanout is required at the property line for all sewer laterals. Maintenance of the private sewer and water laterals shall be the responsibility of the homeowners. Connections to the City sewer system and payment of connection fees are required with Building Permits.
5. Install an LED public streetlight on Franklin Avenue located at westerly property line in accordance with City Public Works Standard drawing (FS-303). Provide a detailed scaled drawing that shows the new streetlight location, service point, and pull boxes.



Proposed Planning Commission Resolution

6. Close all unused existing driveways and replace with full height curb and gutter and PCC sidewalk in accordance with City Standards.
7. Stub any new underground utility services out at the property line.
8. Repair all damaged curb and gutter, and sidewalk.
9. Add the following notes to the Planned Unit Development (PUD) Site Plan and implement the Best Management Practices as a condition of the PUD:

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

- a. Only rain is permitted to enter the storm drain system. Discharges (direct or by conveyance) of trash, debris, vehicle fluids, or wastewater (including washing fluids) to the storm drain system are strictly prohibited.*
- b. Provide sufficient trash receptacles. Dispose of wastes properly.*
- c. Sweep or vacuum to clean outdoor areas (trash enclosures, sidewalks and driveways). Power washing in outdoor areas is strictly prohibited.*
- d. Maintain parking area to be free from trash and petroleum leaks.*

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

10. Comply with the following Storm Water requirements:
  - a. The project is defined as a Standard Project (SP) in accordance with Forms I-1 and I-2. Standard Projects are required to implement site design (low impact development) and source control storm water management features.
  - b. In accordance with the City’s lot grading ordinance, no grading or soil disturbance, including clearing of vegetative matter and demolition activities, shall be done until all necessary environmental clearances are secured and an Erosion Control Plan (ECP) has been reviewed and approved by Engineering.
  - c. Incorporation of Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100; located at:  
[http://www.swrcb.ca.gov/rwqcb9/water\\_issues/programs/stormwater/docs/2015-1118\\_AmendedOrder\\_R9-2013-0001\\_COMPLETE.pdf](http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/stormwater/docs/2015-1118_AmendedOrder_R9-2013-0001_COMPLETE.pdf)

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

LID BMP details must be included as a separate section of the Building Permit Plan Set. The project must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. Incorporate all cross sections of proposed BMPs on the site plan. An electronic copy of the County of San Diego Low Impact Development Handbook can be found online at: <http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf>

- e. The plans shall include all of the information required per the City of El Cajon Best Management Practices Design Manual, Chapters 2, 3, 4, and 8 (submittal requirements), Appendix A and Appendix B.

The BMP Design Manual is available online at: <http://www.cityofelcajon.us/i-want-to/view/documents-forms-library/-folder-137>

- f. The landscaping plans shall include the following information at a minimum:
  - i. The landscaping plans shall include a detailed cross-section for required amended loamy sand soils in the engineered treatment basins or swales. The engineered soil section must be at least 18" in depth and span the width of the basins swales. Planting in this soil is allowed and encouraged, but no mulch is allowed in flow lines and areas used to detain runoff. A note referencing mulch restriction must be included on the plans around treatment areas.
  - ii. Details and notes must be included to show that all final grades in all landscaped areas must be at least 2" below tributary hardscape and drainage structures. Final landscape grades in areas designated for the treatment of runoff must be 4" below all tributary drainage structures. All transitions between pervious and impervious surfaces must be adequately protected by an energy dissipation measure such as riprap or gravel.

11. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.
12. Submit a County Tax Certificate valid at the time of map recordation.
13. Set survey monuments and guarantee setting of any deferred monuments.
14. Submit Will-Serve letters from Water Company, Gas and Electric Company, Phone Company and Cable TV Company
15. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the state of California, along with adequate test borings.
16. Submit a Limited Drainage Study and a Grading and Drainage Plan, along with an Erosion Control Plan prepared by a Civil Engineer, registered in the State of California. No grading or soil disturbance, including clearing of vegetative matter, shall be done until all necessary environmental clearances are secured and the Grading and Drainage Plan and Erosion Control Plan have been reviewed by the City.

These Plans shall be based on the preliminary soils report and in conformance with the City of El Cajon Jurisdictional Runoff Management Program (JRMP) and Standard Urban Storm Water Mitigation Plan Ordinance (SUSMP) which require additional water quality management measures and future ongoing maintenance even after completion of the project to prevent, treat, or limit the amount of storm water runoff and pollution from the property.

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

The Limited Drainage Study shall include all related tributary areas and adequately address the impacts to the surrounding properties and to the City drainage system. The developer shall provide any needed public and private drainage facilities, including off site drainage facilities (as determined by the study). If public drainage facilities are required, the required improvements need to be included in improvement plans, prepared by a Civil Engineer, a registered in the State of California, and submitted to the City for approval.

17. Underground all new utility distribution facilities adjacent to and within the subdivision boundaries, including services to all new buildings, in accordance

Proposed Planning Commission Resolution

with City Municipal Code Sections 16.16.040D and 16.52.010. Evidence of arrangements to underground utilities must be provided.

18. Submit signature omission letters from all public easement holders who do not have a signature block on the map.
19. Submit a letter stating whether the required public improvements listed in No. 2 through No. 5 above will be completed prior to recording the Map or deferred by a Subdivision Agreement.
20. An Encroachment Permit or Subdivision Agreement is required prior to any work within the public right-of-way.

Municipal Code section 16.16.060 provides that, in lieu of constructing the required improvements prior to recording of the final map, the subdivider may enter into an agreement which guarantees construction within one year. Such agreement shall be accompanied by improvement security in accordance with Municipal Code section 16.16.080 and a certificate of insurance provided by the subdivider in accordance with City Council Policy D-3.

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

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

NOTE: The following must be submitted to the Engineering staff of the third floor of City Hall when the final map is submitted for review (an incomplete submittal will not be accepted). Please make an appointment with the Engineering staff to review requirements and obtain appropriate checklists prior to the first submittal. Appropriate checklists will be sent to the Engineer of Work. The checklists shall be completed by the Engineer of Work and will be required with the first submittal:

- Three (3) sets of maps and completed map checklist.
- Map closure calculations/data.
- Copies of record maps referenced (full size sheets only).
- Cost estimate of improvements within public right-of-way.
- Cost estimate of on-site improvements, excluding buildings, walls, pavement and utilities.
- Four (4) sets of Grading and Drainage Plans with Erosion Control Plans for the on-site improvements, with signatures and seals, and completed

Proposed Planning Commission Resolution

- Grading and Drainage Plan checklist.
- Soils report.
- Limited Drainage study.
- Map checking fee.
- Grading and Drainage Plan check fee.
- Erosion Control Plan check fee.
- Limited Drainage Study fee.
- Letter stating whether the required Public Improvements will be constructed prior to recording the Map or deferred by a Subdivision Agreement.
- A copy of the Operating Agreement (for an LLC); Partnership Agreement (for a Partnership); or a Resolution (for a Corporation).

[The remainder of this page intentionally left blank.]

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 17, 2018 by the following vote:

AYES:  
NOES:  
ABSTAIN:

---

Paul CIRCO, Chair

ATTEST:

---

Anthony SHUTE, AICP, Secretary

## PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE PARCEL MAP NO. 659 FOR A FOUR-LOT SUBDIVISION ON THE NORTHWEST CORNER OF SOUTH JOHNSON AVENUE AND FRANKLIN AVENUE, APN: 487-531-12; GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MR).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on July 17, 2018, to consider Tentative Parcel Map (TPM) No. 659, as submitted by Alritaj, LLC, Nada Najim and Mohanad Khudhur, for the South Johnson Residences project, requesting a four-lot residential subdivision in the RM-2200 (Multi-Family Residential, Minimum 2,200 Square Feet) zone; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the proposed Planned Unit Development for a three-unit residential common interest development; and

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

- A. The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City;
- B. The proposed subdivision map design results in a common interest residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is generally level and physically suited for the type of development as well as the density of the development that is proposed for this property;
- C. The project site has no habitat value and is located in an urbanized area. Furthermore, the subject property is in a disturbed condition, surrounded by urban development, not environmentally sensitive, and there are no fish or wildlife populations that would be harmed by the existing residential development of the subject property;
- D. The design of the subdivision and type of improvements are required to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Furthermore, the units are separated to allow air flow through and around the units;

Proposed Planning Commission Resolution

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

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby RECOMMENDS that the City Council APPROVE Tentative Parcel Map No. 659 for a four-lot subdivision, including one common lot, in the RM-2200 zone on the above described property, subject to the following conditions:

1. The applicant shall comply with all Engineering requirements as indicated in the conditions included to the resolution recommending City Council approval of the PUD No. 350.
2. Prior to the issuance of building permits for PUD No. 350, or as otherwise determined by the Director of Public Works, the final map for TPM No. 659 shall be recorded and the appropriate number of copies returned to the City.
3. The final map shall be in substantial conformance with the approved site plan for PUD No. 350 and TPM No. 659, except as modified by this resolution.
4. Prior to acceptance of the final map by the City Council, a landscape and pavement maintenance easement shall be depicted on the map. The landscape and pavement maintenance easement shall be depicted over all of the front yard landscaped areas and private driveways and the common lot at the site as depicted on the TPM.
5. The final map shall be accepted by the City Council and prepared for recordation in accordance with El Cajon Municipal Code Chapter 16.20.
6. The recordation of the final map shall be in accordance with the time limits permitted in Government Code §66452.6 et seq.



Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 17, 2018, by the following vote:

AYES:  
NOES:  
ABSTAIN:

---

Paul CIRCO, Chair

ATTEST:

---

Anthony SHUTE, AICP, Secretary



Community Development Department  
Planning Division  
**PLANNING PERMIT APPLICATION**

**Type of Planning Permit(s) Requested**

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

Other: PUD 346 TPM 659

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

Company Name: ALRITAJ, LLC

Contact Name: NADA NAJM & MOHANAD KHUDHUR, HUSBAND & WIFE.

Address: 636 SOUTH JOHNSON AVE, EL CAJON, CA. 92020

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

Interest in Property:  Own  Lease  Option

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

Company Name: STUDIO 76 INC.

Contact Name: NORMA GARCIA License: \_\_\_\_\_

Address: 1121 N. CABRILLO DR. CHULA VISTA, CA. 91910

Phone: 619-873-5592 Email: studio76inc@gmail.com

**Property Owner Information** (if different than applicant)

*mailing address:*

Company Name: Alritaj LLC

Contact Name: Nada Najm

Address: 3093 Cottonwood View Drive

Phone: \_\_\_\_\_ Email: El Cajon, CA 92019

**Project Location**

Parcel Number (APN): 487-531-12-00

Address: 636 SOUTH JOHNSON AVE, EL CAJON, CA 92020

Nearest Intersection: FRANKLYN AVE

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

FOR SALE PLAN UNIT DEVELOPMENT 3 UNITS  
DWELLING'S

**Hazardous Waste and Substances Statement**

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

The development project and any alternatives proposed in this application:

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

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

If yes, provide Regulatory Identification Number: \_\_\_\_\_ Date of List: \_\_\_\_\_

**Authorization**

Applicant Signature<sup>1</sup>: 

Date: 02/6/2017

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

Date: 02/14/2017

- 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.

NADA NAJM <sup>KHUDHUR</sup> MOHAWAD 3093 COTTONWOOD VIEW DR.  
ALRITAL, LLC 3093 COTTON WOOD VIEW DR.  
EL CAJON, CA.

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

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

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

NADA NAJM 3093 COTTONWOOD VIEW DR.  
KHUDHUR MOHAWAD 3093 COTTONWOOD VIEW DR.

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

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

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

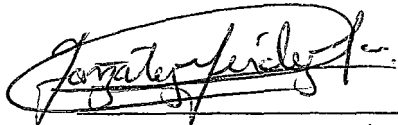
If yes, please indicate person(s), dates, and amounts of such transactions or gifts.

---

---

---

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



Signature of applicant / date

02/06/17

JORGE A GONZALEZ

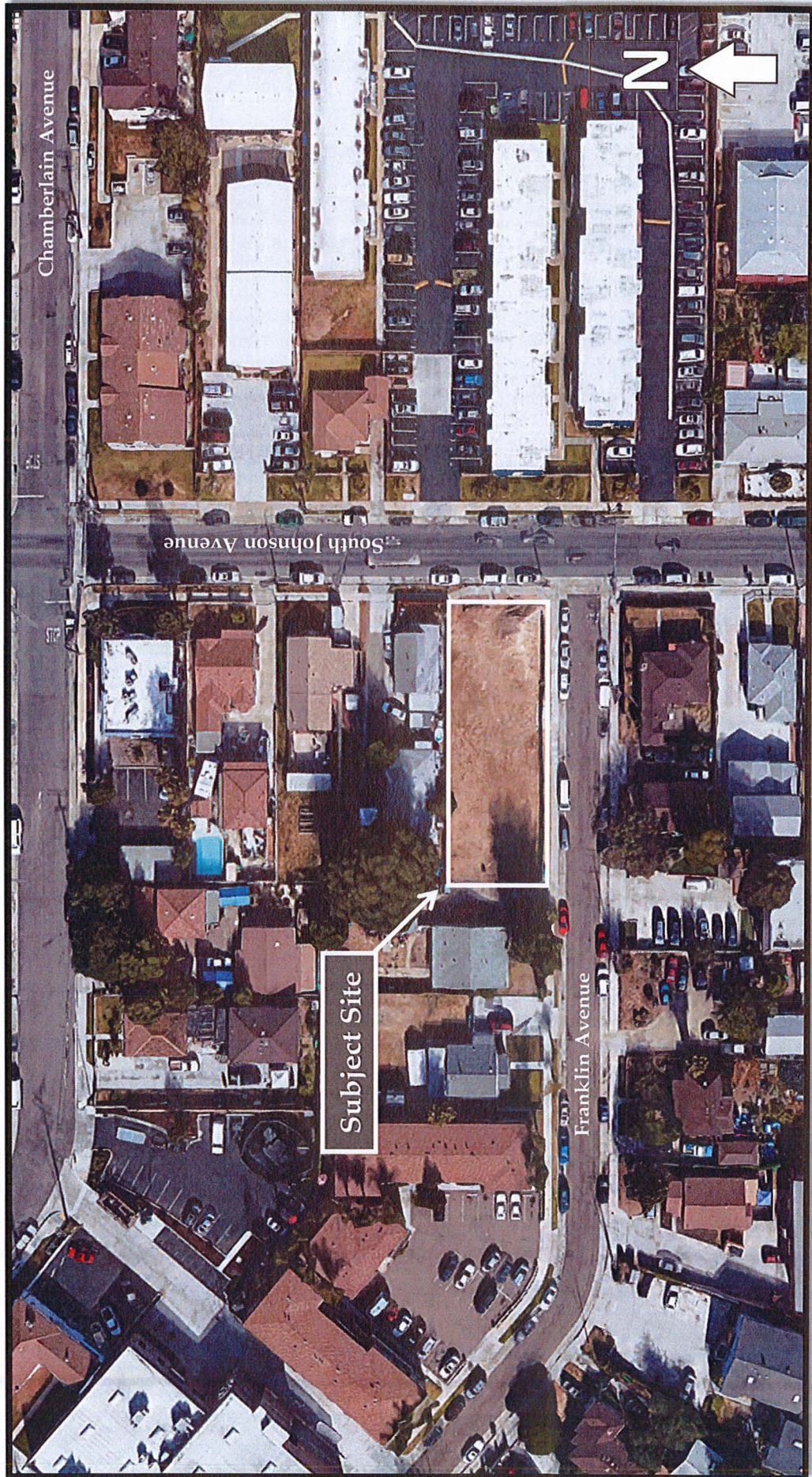
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

---

---

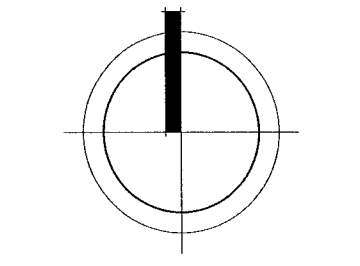
Aerial Photograph  
636 South Johnson Avenue





1121 North Cabrillo Dr.  
Chula Vista California 91910  
619 873-5592 Phone

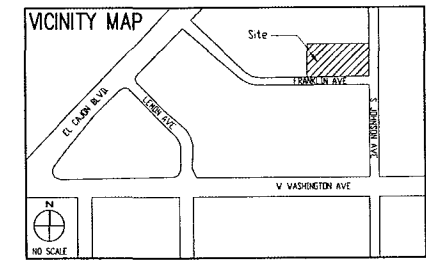
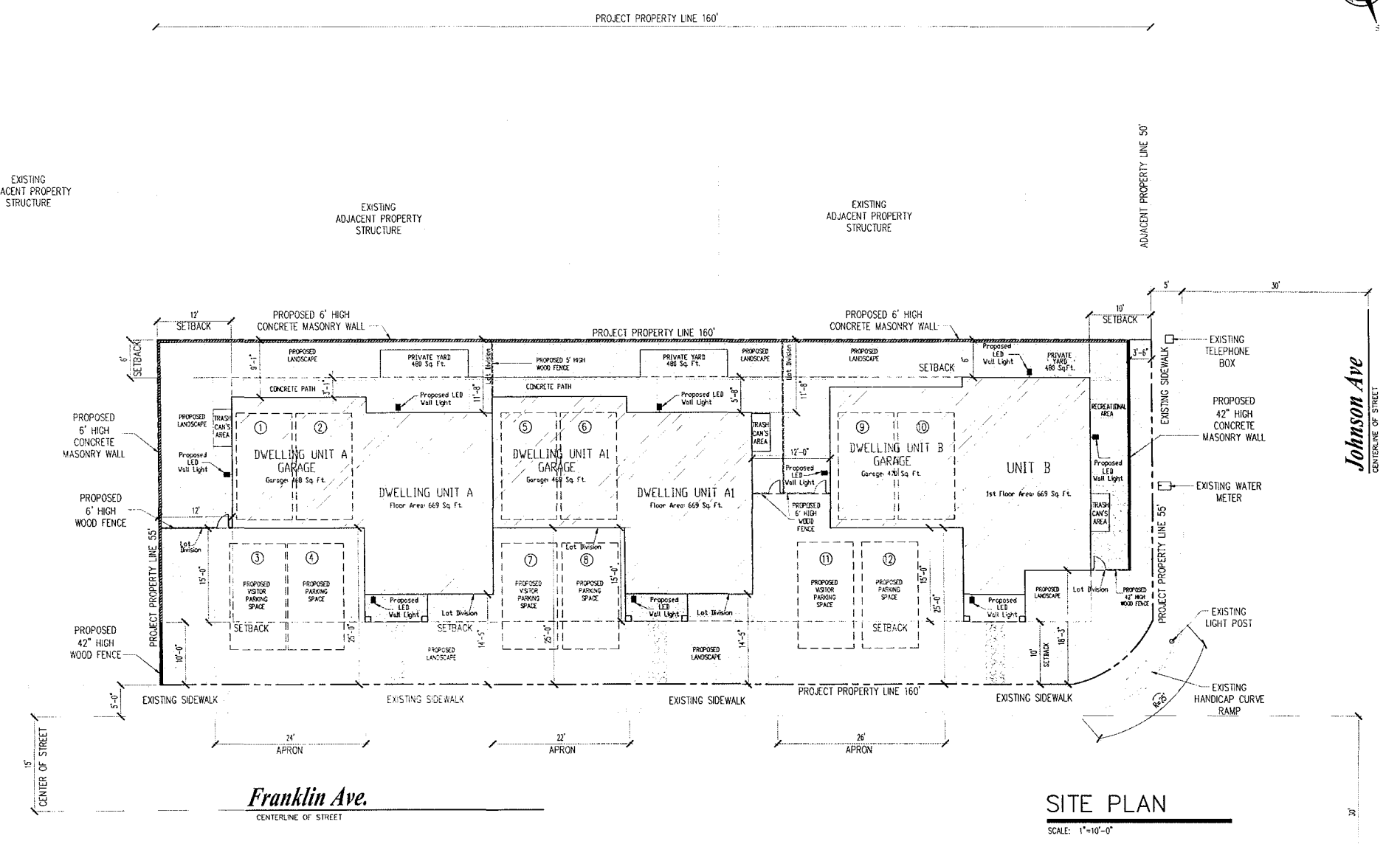
REVISIONS:

# 3 UNITS DWELLING'S

DRAWN BY: NORMA GARCIA  
PROJECT MANAGER: JORGE GONZALEZ  
DRAWN BY: R. ANGEL CEJA  
PROJECT ADDRESS: 636 S. JOHNSON EL CAJON CA, 92020  
OWNER: \_\_\_\_\_

SHEET TITLE: **SITE PLAN**  
SCALE: \_\_\_\_\_  
UNITS: \_\_\_\_\_  
DATE: SEPTEMBER - 2017  
DRAWING NUMBER: \_\_\_\_\_  
SHEET \_\_\_\_\_ OF \_\_\_\_\_



**SITE PLAN FEATURES REQUIRED BY 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE**

Lot Area: 8,731 Sq. Ft. Number of lots: 4 (Four)	<b>COMMON OPEN SPACE</b> Area devoted to private yards: 480 Sq. Ft. Lot Coverage: 3,413 Sq. Ft. (43 %) Landscape Area: 2,550 Sq. Ft. Required common open space: 3,000 Sq. Ft. Total of proposed open space: 3,030 Sq. Ft.	<b>PARKING REQUIREMENT CALCULATION</b> 2 Resident parking spaces per unit 1 Visitor parking space per unit 1/2 Supplemental parking space per unit Zone: RM 2200 General Plan: General Commercial Total of required parking spaces is 10.5=11 Total number of proposed parking spaces 12
Dwelling Units Proposed: 3 (Three)	<b>BUILDING AREA</b>	
	Dwelling Unit	Area Proposed
	Unit "A"	1,137 Sq. Ft.
	Unit "A1"	1,137 Sq. Ft.
	Unit "B"	1,139 Sq. Ft.
	Gross Building Area	6,552 Sq. Ft.

**PATTERNS LEGENDS**

	Proposed 42" high concrete masonry wall
	Proposed 6" high concrete masonry wall
	Proposed concrete path at entrances
	Proposed concrete path at private yards

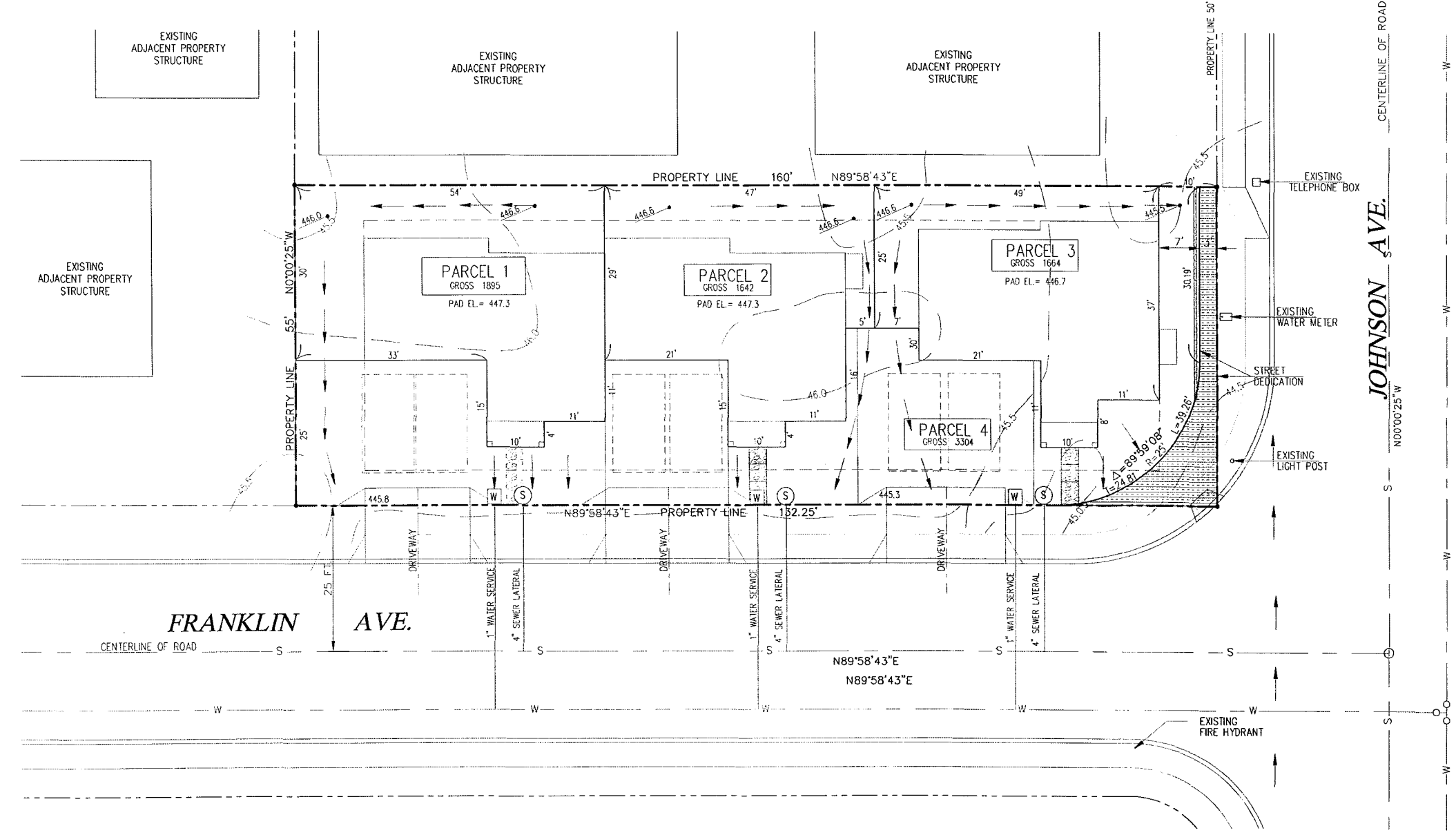
CITY OF EL CAJON  
PERMIT NO. \_\_\_\_\_  
APPLICANT: \_\_\_\_\_  
ASSESSORS' PARCEL NO.(S): \_\_\_\_\_  
REQUEST: \_\_\_\_\_  
PC RESOLUTION No. \_\_\_\_\_ APPROVED BY: \_\_\_\_\_  
CC RESOLUTION No. \_\_\_\_\_  
ORDINANCE No. \_\_\_\_\_ DATE: \_\_\_\_\_

# TENTATIVE PARCEL MAP

636 JOHNSON AVE., EL CAJON, CA 92021

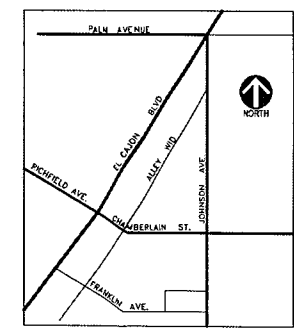
APN: 487-531-12-00

SCALE: 1"=10'-0"



- WATER  
PADRE DAM WATER DISTRICT
- SEWER  
EL CAJON, CALIFORNIA
- FIRE  
EL CAJON, CALIFORNIA
- POWER  
SDG&E
- TELEPHONE  
AT&T
- AVERAGE SLOPE  
LESS THAN 2%
- TOPOGRAPHY  
RP ENGINEERS
- ADDITIONAL REQUIREMENTS  
STREET LIGHTING TO BE COMPLIED WITH EL CAJON STANDARDS
- TOTAL AREA GROSS  
8,500 SQ. FT. ALL RESIDENTIAL
- PUBLICLY MAINTAINED ACCESS ROAD  
FRANKLIN AVE. & JOHNSON AVE.
- PRESENT & PROPOSED ZONING  
RM-2200 ZONE
- GRADING  
GROSSEMONT HIGH SCHOOL  
855 EL CAJON
- SITE ADDRESS  
636 SO. JOHNSON AVE. EL CAJON  
CALIFORNIA 92020

APPLICANT/OWNER  
  
NADA NAJIM  
  
ALRITA,LLC  
3090 COTTONWOOD VIEW DRIVE  
EL CAJON, CA, 92019



VICINITY MAP  
N.T.S.

**LEGEND**

- SPOT ELEVATION
- SUBDIVISION BDY
- LOT LINE
- CENTER LINE
- FLOW DIRECTION 1% MIN.
- EXISTING FENCE
- EXISTING 8" SEWER LINE
- EXISTING 8" WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED DRIVEWAY
- EXISTING CONCRETE PAVING
- EXISTING CURB AND GUTTER
- EXISTING POWER POLE
- PROPOSED CONCRETE
- PROPOSED WOOD FENCE
- PROPOSED 4" LATERAL
- PROPOSED 1" WATER LATERAL

**BENCH MARK**

STD BM T/C S END CB RET SW COR  
RENETTE ST & JOHNSON AVE.  
BM NO. 137  
ELEV. = 457.9

**LEGAL DESCRIPTION**

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
LOT 15 IN BLOCK 3 OF FRANKLIN CENTER, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2098. FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 19, 1928.  
APN: 487-531-12-00

**LOT SCHEDULE**

DESCRIPTION	AREA, S.F.	REMARKS
PARCEL 1	1895	
PARCEL 2	1642	
PARCEL 3	1664	
PARCEL 4	3304	COMMON SPACE
ST. DEDICATION	295	
TOTAL	8,800 S.F.	0.20 AC.



**RP ENGINEERS**  
CIVIL ENGINEERING & SURVEYING  
845-C E. STREET  
NATIONAL CITY, CA 91950  
TEL. No. (619) 474-4904  
rpengineers@yahoo.com

ENGINEER OF WORK:  
  
ROMULO F. PUERTOLLANO RCE# 27246 DATE 6-22-18

PUD 350 TPM 659  
South Johnson Residences  
636 South Johnson Avenue

6-22-18

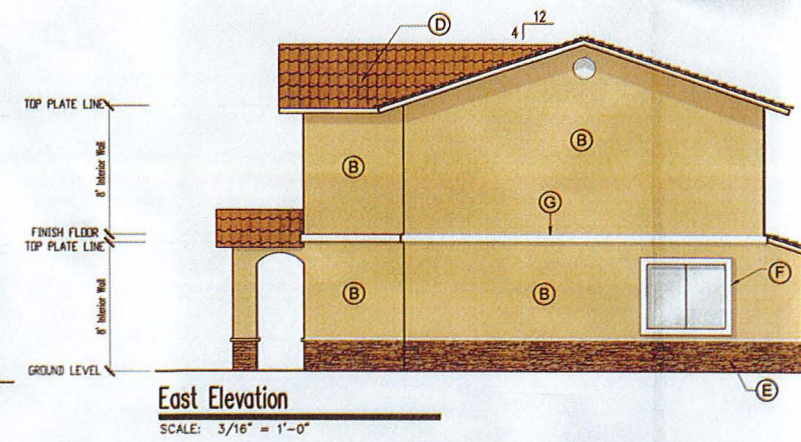
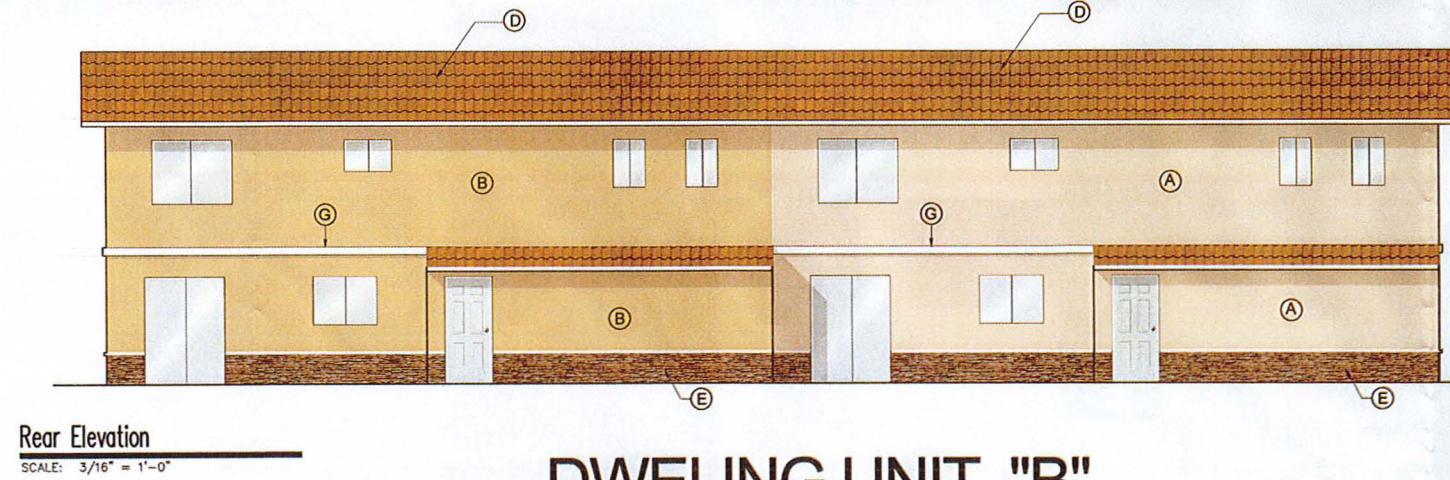
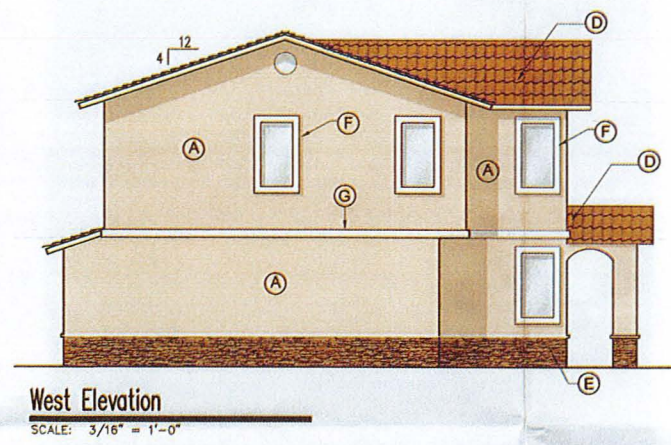
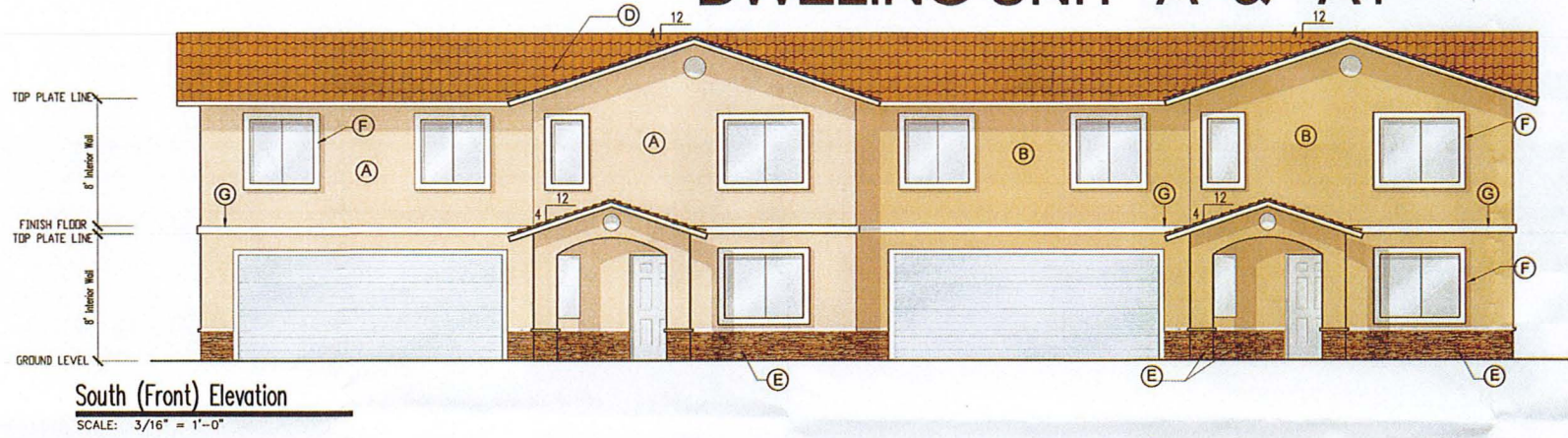
**RP ENGINEERS USA**  
CIVIL/STRUCTURAL CONSULTANTS  
845-C E. 8TH STREET, NATIONAL CITY, CA 91950  
(619) 474-4904

**636 JOHNSON AVENUE DEVELOPMENT**  
EL CAJON, CALIFORNIA 92021

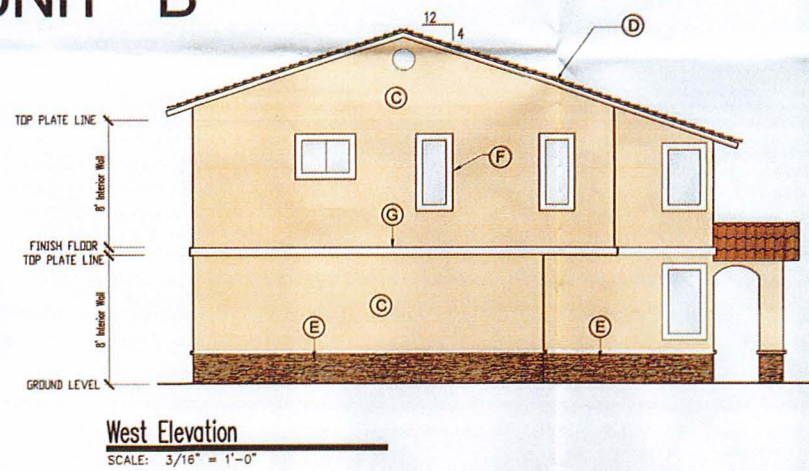
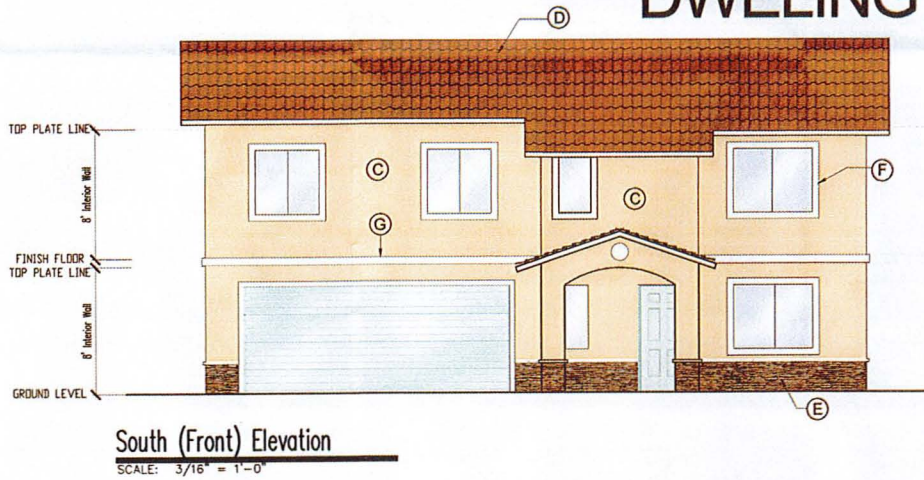
Date \_\_\_\_\_  
Scale \_\_\_\_\_  
Drawn \_\_\_\_\_  
Job \_\_\_\_\_



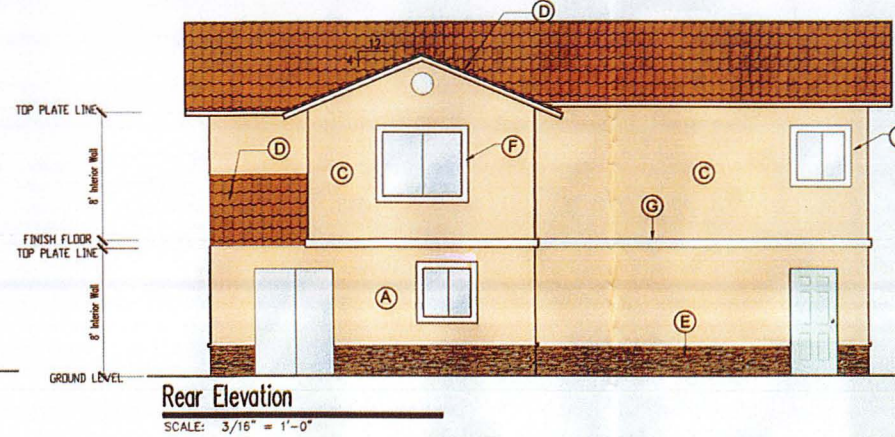
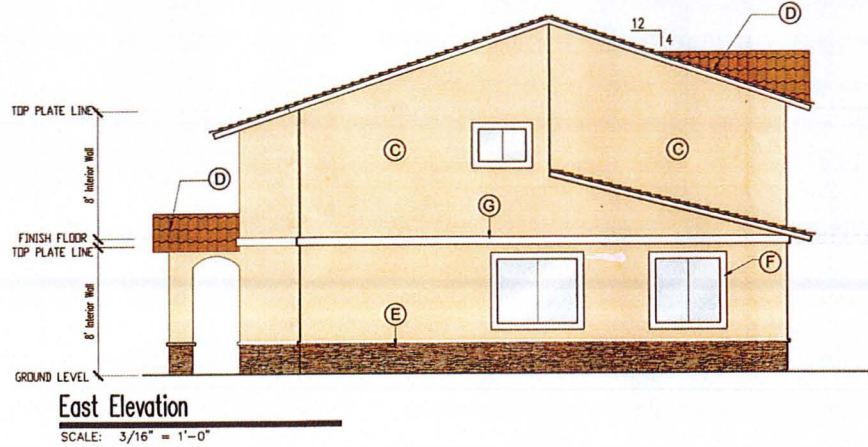
# DWELING UNIT "A" & "A1"



# DWELING UNIT "B"

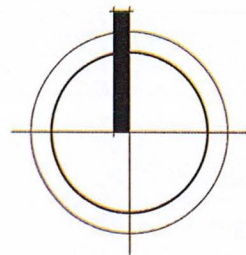


EXTERIOR FINISHES	
A.	EXTERIOR WALL WITH STUCCO FINISH. COLOR: SADDLE BACK (52) BASE 200
B.	EXTERIOR WALL WITH STUCCO FINISH. COLOR: SURREY BEIGE (495)
C.	EXTERIOR WALL WITH STUCCO FINISH. COLOR: HACIENDA (59) BASE 200
D.	CLAY TILE, COLOR: RIOJA HANDMADE 95111, BRAND: JUNPERO
E.	DECORATIVE EXTERIOR SNAKESKIN FLAGSTONE BRAND: SOUTHWEST.
F.	FLAT STUCCO TRIM FOR WINDOWS
G.	FLAT PAINTED STUCCO TRIM FOR FACADE.



**ESTUDIO 76**  
 1121 North Cobriño Dr.  
 Chula Vista California 91910  
 619 873-5592 Phone

REVISIONS:

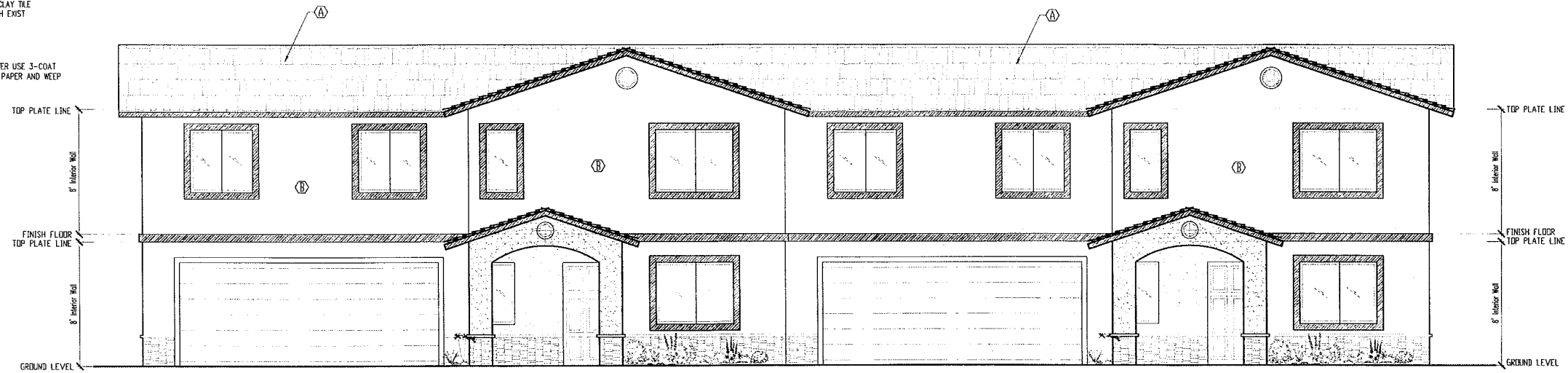



# 3 UNITS DWELLING'S

DRAFTER DESIGN <b>NORMA GARCIA</b> PROJECT MANAGER <b>JORGE GONZALEZ</b> DRAWN BY <b>R. ANGEL CEJA</b>
PROJECT ADDRESS <b>638 S. JOHNSON EL CAJON CA, 92020</b> OWNER -

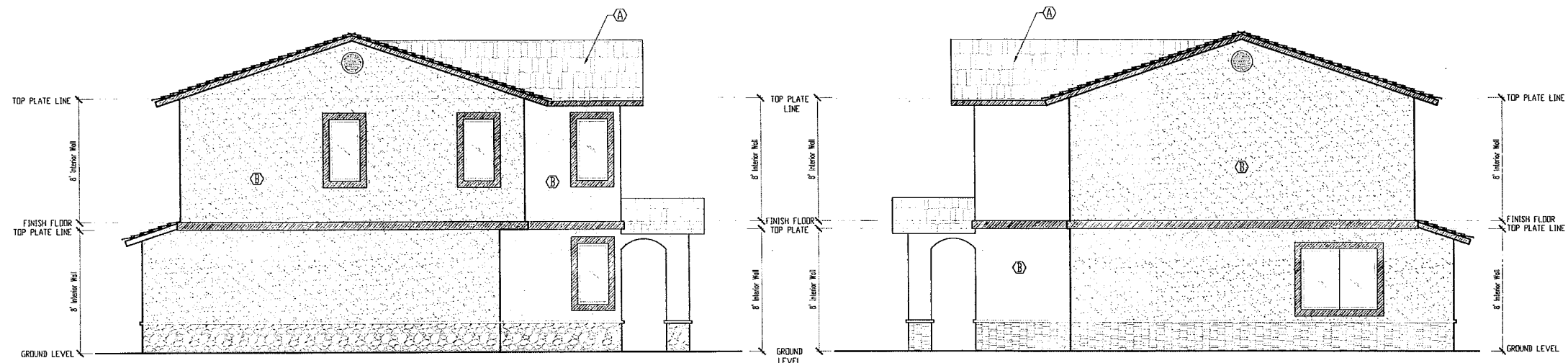
SHEET TITLE	
<b>UNITS ELEVATIONS</b>	
SCALE	DRAWING NUMBER
UNITS	
Sq. Ft.	
DATE	SHEET ____ OF ____
SEPTEMBER - 2017	

- (A) PROPOSED CLASS "A" BUILT IN CLAY TILE  
30 YEAR LIFE MINIMUM TO MATCH EXIST  
CAF MATERIALS CORPORATION  
BITUMEN (HEAT-WELD)  
ESR-1274
- (B) PROPOSED  
WALL MATERIALS: CEMENT PLASTER USE 3-COAT  
7/8" W/2-LAYERS OF GRADE D PAPER AND WEEP  
SCREED DETAIL. (CBC 2510.6)



**South (Front) Elevation**

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

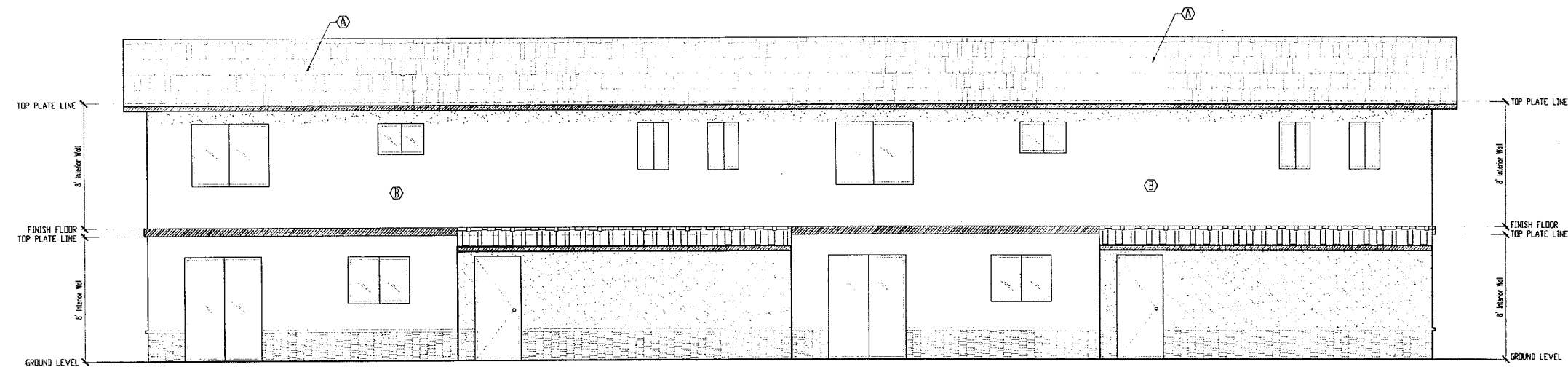


**West (Side) Elevation**

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

**East (Side) Elevation**

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



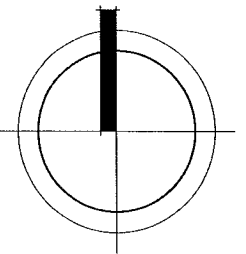
**North (Rear) Elevation**

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



1121 North Cabrillo Dr.  
Culver Vista California 91910 619 873-5592 Phone

REVISIONS:



3 UNITS  
DWELLING'S

DRAFTER DESIGN  
**NORMA GARCIA**

PROJECT MANAGER  
**JORGE GONZALEZ**

DRAWN BY  
**R. ANGEL CEJA**

PROJECT ADDRESS  
**636 S. JOHNSON EL CAJON CA, 92020**

OWNER  
-

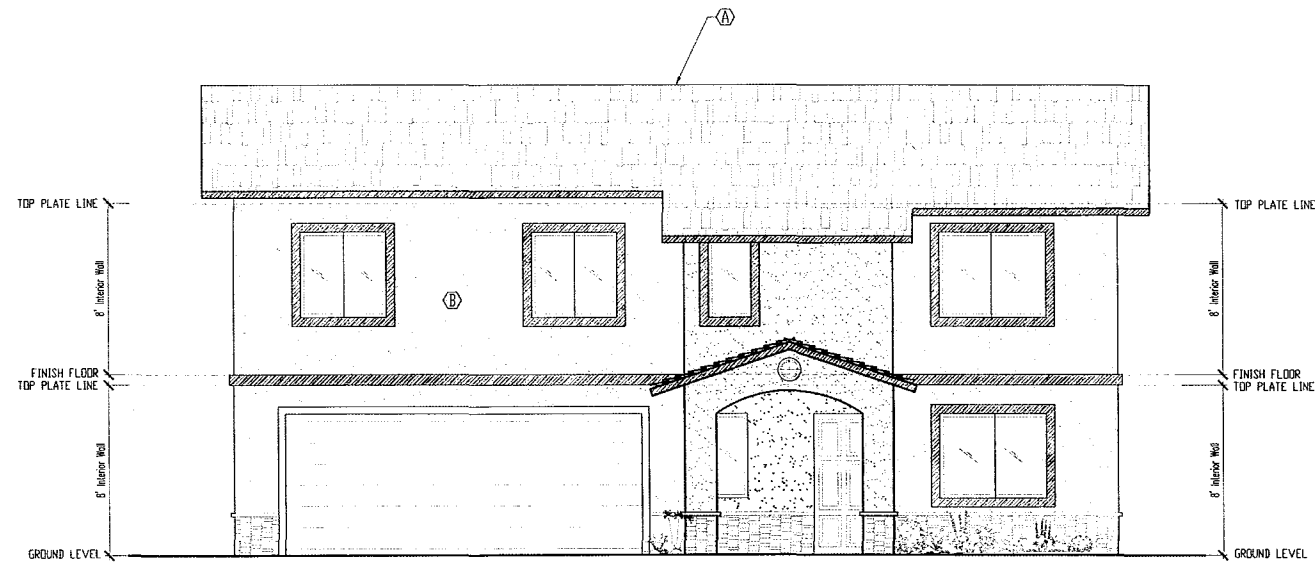
SHEET TITLE  
**UNIT "A" ELEVATIONS**

SCALE: - DRAWING NUMBER

UNITS  
**Sq. Ft.**

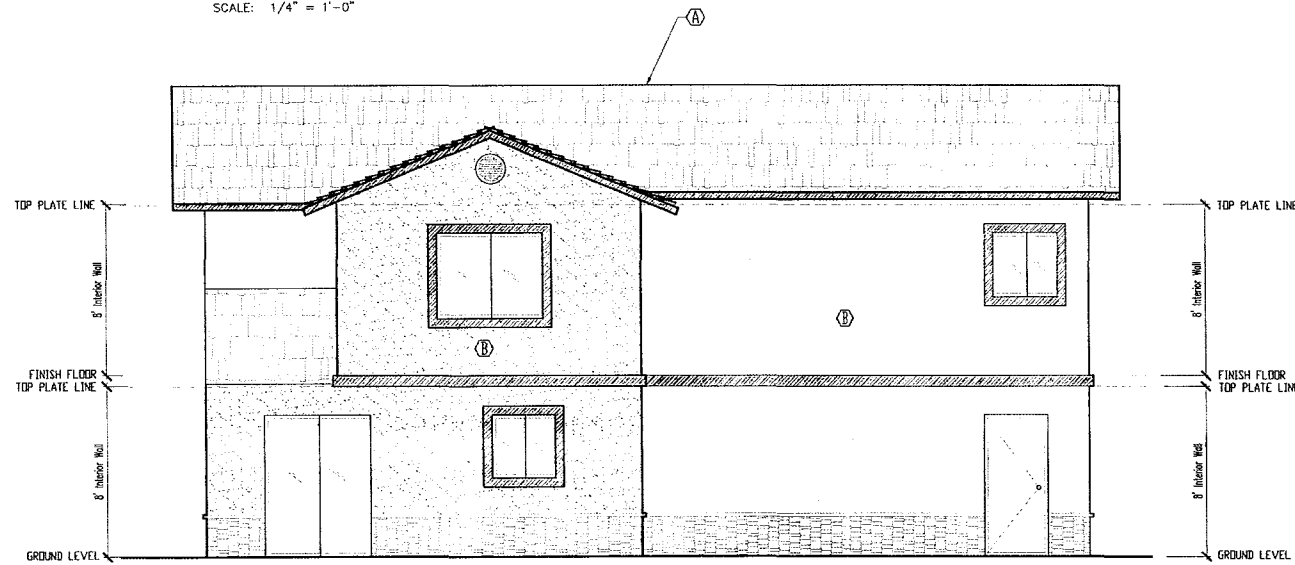
DATE  
**SEPTEMBER - 2017** SHEET \_\_\_ OF \_\_\_

- (A) PROPOSED CLASS "A" BUILT IN CLAY TILE  
30 YEAR LIFE MINIMUM TO MATCH EXIST  
GAF MATERIALS CORPORATION  
BITUMEN (HEAT-WELD)  
ESR-1274
- (B) PROPOSED  
WALL MATERIALS: CEMENT PLASTER USE 3-COAT  
7/8" W/2-LAYERS OF GRADE D PAPER AND WEEP  
SCREED DETAIL. (CBC 2510.6)



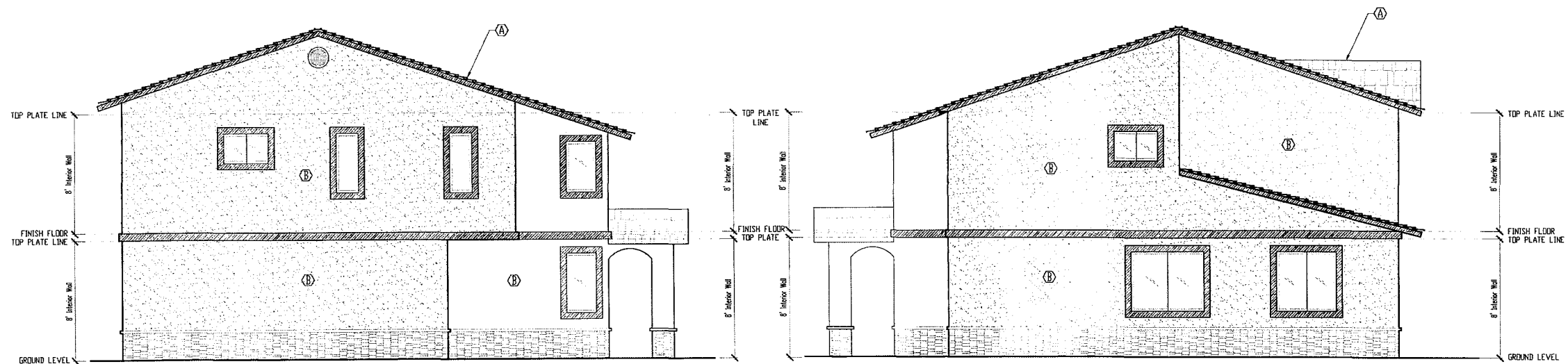
**South (Front) Elevation**

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



**North (Rear) Elevation**

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



**West (Side) Elevation**

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

**East (Side) Elevation**

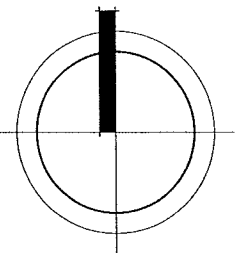
SCALE: 1/4" = 1'-0"



1121 North Cabrillo Dr.  
Chula Vista California 91910

619 873-5592 Phone

REVISIONS:

**3 UNITS  
DWELLING'S**

DRAFTER DESIGN  
**NORMA GARCIA**

PROJECT MANAGER  
**JORGE GONZALEZ**

DRAWN BY  
**R. ANGEL CEJA**

PROJECT ADDRESS  
**636 S. JOHNSON EL CAJON CA, 92020**

OWNER  
-

SHEET TITLE

**UNIT "B" ELEVATIONS**

SCALE

UNITS

Sq. Ft.

DATE

SEPTEMBER - 2017

DRAWING NUMBER

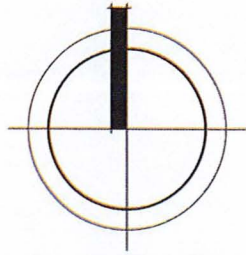
SHEET

OF

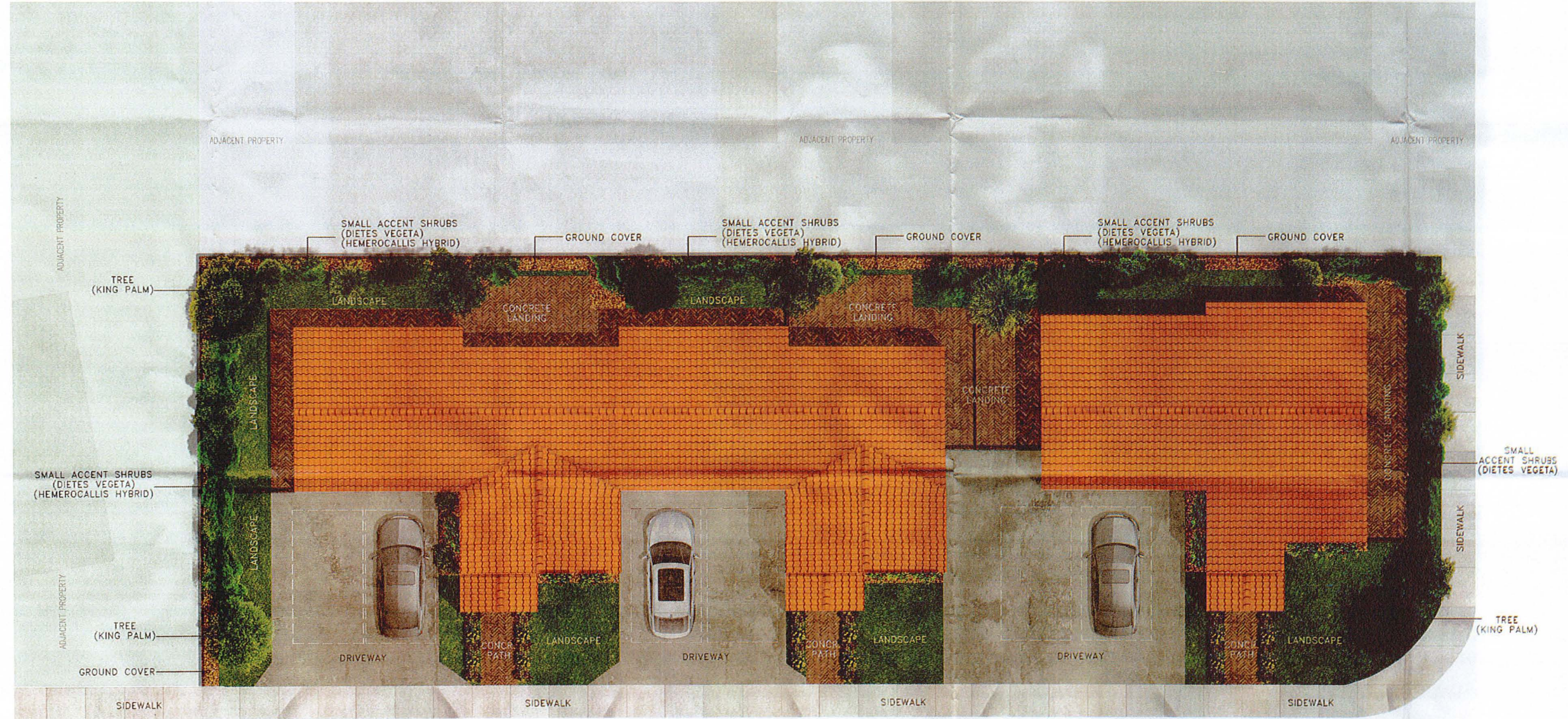


1121 North Cabrillo Dr.  
Chula Vista California 91910  
619 873-5592 Phone

REVISIONS:

**3 UNITS  
DWELLING'S**



**Conceptual Landscape**  
NOT SCALE

DRAPTER DESIGN
<b>NORMA GARCIA</b>
PROJECT MANAGER
<b>JORGE GONZALEZ</b>
DRAWN BY
<b>R. ANGEL CEJA</b>
PROJECT ADDRESS
<b>636 S. JOHNSON EL CAJON CA, 92020</b>
DIVISION

SHEET TITLE	
<b>CONCEPTUAL LANDSCAPE</b>	
SCALE	DRAWING NUMBER
UNITS	
<b>Sq. Ft.</b>	
DATE	SHEET ___ OF ___
<b>SEPTEMBER - 2017</b>	