



CITY COUNCIL
HOUSING AUTHORITY
AND SUCCESSOR AGENCY
TO THE EL CAJON
REDEVELOPMENT AGENCY

Council Chamber
200 Civic Center Way
El Cajon, CA 92020

Agenda

OCTOBER 9, 2018, 7:00 p.m.

Bill Wells, Mayor
Gary Kendrick, Mayor Pro Tem
Steve Goble, Councilmember
Ben Kalasho, Councilmember
Bob McClellan, Councilmember

Graham Mitchell, City Manager
Vince DiMaggio, Assistant City Manager
Morgan Foley, City Attorney
Angela Aguirre, City Clerk

CALL TO ORDER: Mayor Bill Wells

ROLL CALL: City Clerk Angela Aguirre

PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

AGENDA CHANGES:

PUBLIC COMMENT:

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

PUBLIC HEARINGS:

100. Emerald Zone Reclassification

RECOMMENDATION:

That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes public hearing;
3. Moves to INTRODUCE the next ORDINANCE in order APPROVING Zone Reclassification No. 2329.

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 9th day of October 2018, is adjourned to Tuesday, October 23, 2018, at 3:00 p.m.



City Council
Agenda Report

DATE: 10/09/2018
TO: Honorable Mayor and City Councilmembers
FROM: Anthony Shute, Director of Community Development
SUBJECT: Emerald Zone Reclassification

RECOMMENDATION:

That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes public hearing;
3. Moves to INTRODUCE the next ORDINANCE in order APPROVING Zone Reclassification No. 2329.

PROJECT DESCRIPTION:

The project consists of a request to rezone the subject site from the RM-4300 (Residential, Multi-family, 4,300 square feet) to RM-2200 (Residential, Multi-family, 2,200 square feet) consistent with the existing General Plan designation of Medium Density Residential (MR). Two residential units currently occupy the site, with no new development proposed. The existing development configuration does not allow for the addition of a third dwelling if this request is approved.

BACKGROUND:

General Plan:	Medium Density Residential (MR)
Specific Plan:	N/A
Zone:	RM-4300
Other City Plan(s):	None
Regional and State Plan(s):	None
Notable State Law(s):	None
Applicant:	Cory Binns, Property Owner

Project Site & Constraints

The subject property, located on the west side of Emerald Avenue between Chamberlain and West Washington Avenues, is 8,820 square feet in size and is currently occupied by two residential units with five parking spaces and an unpermitted accessory storage structure. The unpermitted structure is approximately 400 square feet and the site currently exceeds the lot coverage requirement of 50 percent in the existing RM-4300 zone. Further, the accessory structure is located too close to another structure used for habitation than allowed by the Zoning Code.

Surrounding Context

The properties surrounding the project site are developed and zoned as follows:

<u>Direction</u>	<u>Zones</u>	<u>Land Uses</u>
North	RM-2200	Apartments
South	RS-6	Single-family Residence
East	RM-2200	Apartments
West	RM-2200	Apartments

General Plan

According to the General Plan Land Use Map, the subject property is designated Medium Density Residential (MR). The MR designation is intended to accommodate residential development in the density range of 18 to 20 dwelling units per acre. The General Plan provides the framework for determining if the proposed land use change is consistent with the General Plan. Specifically, Goal 5 calls for a broad range of housing types to be made available to meet the housing needs of various age and income groups. Furthermore, Policy 5-2.1 states: “the City will provide a variety of residential development opportunities in the City to fulfill regional housing needs.”

The attached General Plan Zoning Consistency Chart lists the individual zone districts that are compatible within the various land use designations of the General Plan. According to the chart, the proposed RM-2200 zone is compatible with the MR General Plan designation; therefore, rezoning the property to the RM-2200 zone would bring the property’s zoning into conformance with the General Plan.

Municipal Code/Zoning Code

The Zoning Code provides the minimum lot requirements for properties within residential zone categories. The proposed RM-2200 zone is intended for residential development in the medium density range which is between 18 to 20 units per acre and requires a minimum lot area of 7,000 square feet, a minimum lot width of 70 feet, and a minimum lot depth of 90 feet.

DISCUSSION

Zone Change

The proposal to change the zoning designation of the subject property from RM-4300 to RM-2200 is consistent with the goals and policies of the General Plan. Furthermore, the proposed zone is consistent with the General Plan land use designation and brings the property’s zone into conformance with the General Plan.

Development Standards

If and when the subject site is developed further, the property would be subject to the following development standards of the RM-2200 zone:

Development Standard	RM-2200 Zone
Density	1 unit/2,200 square feet of total lot area
Setbacks	10 feet (min) – front and exterior 6 feet (min) – interior 12 feet (min) – rear 12 feet (min) – between structures
Building Height	35 feet (max)
Lot Coverage	55% (including parking areas and driveway aisles)
Parking	2 parking spaces per studio or 1 bedroom unit or 2.25 parking spaces per unit with 2 or more bedrooms

The RM-2200 zone would allow the property owner to keep a portion of the unpermitted accessory structure. The site currently exceeds the RM-4300 lot coverage limit of 50 percent, inclusive of drive aisles and parking area. The RM-2200 zone allows for an additional five percent coverage, up to 55 percent. Since the lot size is 8,820 square feet, the allowable coverage would increase from 4,410 square feet to 4,851 square feet under the proposed RM-2200 zone. A permitted accessory structure of approximately 441 square feet could be maintained on the property, subject to meeting all other development standards. For example, the existing unpermitted structure meets lot coverage requirements of the proposed zone, however it is located too close to another structure used for habitation. The structure would need to be reduced by approximately four feet, and down to an area of approximately 324 square feet.

Any subsequent residential development proposal would be subject to satisfying the RM-2200 development standards and architectural requirements. An applicant would have the ability to propose a common interest development or for rent project. In either scenario, the site yield is approximately three units.

PLANNING COMMISSION RECOMMENDATION:

On September 8, 2018, the Planning Commission ("Commission") held a public hearing to consider the project. The applicant was present and provided testimony in favor. There was no additional public testimony. After discussing the item, the Commission voted 4-0 (Commissioner Turchin absent) to adopt Resolution No. 10961 recommending City Council approval.

FINDINGS:

Zone Reclassification No. 2329

- 1. The proposed zoning amendment, including any changes proposed in the various land uses to be authorized, is compatible with the objectives, policies, general land uses, and programs specified in the general plan.*

The proposed RM-2200 zone is consistent with the subject property's General Plan Land Use designation of MR as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed RM-2200 zone provides an opportunity for an additional housing unit and the keeping of the existing accessory structure, if the accessory structure is modified consistent with applicable development standards and a building permit is applied for and issued.

- 2. The proposed zoning amendment is consistent with any applicable specific plan governing development of the subject property.*

There is no applicable specific plan which governs the development of the subject property.

- 3. It is in the public necessity and convenience and/or general welfare that the zoning regulations governing the property be changed.*

Rezoning from RM-4300 to RM-2200 provides opportunity to rectify an existing code compliance violation and provides potential for additional residential density in line with public necessity and general welfare.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This request is exempt from CEQA under the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment [Guidelines Section 15061(b)(3)]. The CEQA Guidelines define a “significant effect on the environment” as “a substantial adverse change in the physical conditions which exist in the area affected by the proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.” The requested zone change is consistent with the El Cajon General Plan and it will not directly result in any physical changes or any expansion of use of the site at this time.

PUBLIC NOTICE & INPUT:

A Notice of Application was mailed on March 6, 2018 to all property owners and occupants within 300 feet of the project site to inform them of the application for the proposed Zone Reclassification No. 2329. No public comments have been received.

Notice of this public hearing was published in the East County Gazette and mailed on August 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. The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION:

Staff recommends approval of the project. The proposed zone recalassification from RM-4300 to RM-2200 allows for flexibility in rectifying an open code compliance case and allows for future development of an additional housing unit, in conformance with the Housing Element policies to increase the number of housing units available to all income levels. The zone reclassification also brings the site into conformance with the underlying MR General Plan designation.

Prepared By: Spencer Hayes, Assistant Planner

Reviewed By: Anthony Shute, Director of Community Development

Approved By: Graham Mitchell, City Manager

Attachments

PH Notice

PC Resolution No. 10961

PC Draft Minutes

Proposed Ordinance

ZR Exhibit

App & Disclosure

Zoning Consistency Matrix

Aerial Photo

All property owners within this line shall receive notification

RM-2200

CHAMBERLAIN AV

RM-2200

Subject Site

RM-2200

RM-2200

RM-4300

EMERALD AV

RM-2200

RS-6

RS-6

RS-6

RM-2200

W WASHINGTON AV

RS-6

RS-6

0 100 200 300 Feet



**NOTICE OF PROPOSED
ZONE RECLASSIFICATION**

NOTICE IS HEARBY GIVEN that at the public hearing held August 21, 2018, the El Cajon Planning Commission had a quorum with three of the five members in attendance. The Commission voted 2-1 which was not a majority of the five member Commission. In instances where a majority cannot be obtained and no additional action is taken and one or more members is absent, such matter is automatically added to a future agenda of the Commission with all members present. Therefore, **ZONE RECLASSIFICATION NO. 2329** is continued to a date certain at **7:00 p.m., Tuesday, September 18, 2018**. The El Cajon City Council public hearing for this item is rescheduled to **7:00 p.m., Tuesday, October 9, 2018**, both in the City Council Chambers, 200 Civic Center Way, El Cajon.

ZONE RECLASSIFICATION NO. 2329 as submitted by Cory Binns, requests a Zone Reclassification from the RM-4300 to the RM-2200 zone. The subject property is addressed as 644-646 Emerald 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 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 www.cityofelcajon.us/your-government/departments/community-development/planning-division.

If you have any questions, or wish any additional information, please contact **SPENCER HAYES** at 619.441.1656 or via email at shayes@cityofelcajon.us and reference "Emerald ZR" in the subject line.

PLANNING COMMISSION RESOLUTION NO. 10961

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF ZONE RECLASSIFICATION NO. 2329 FOR THE REZONING OF PROPERTY LOCATED ON THE WEST SIDE OF EMERALD AVENUE BETWEEN CHAMBERLAIN AND WEST WASHINGTON AVENUES FROM RM-4300 (RESIDENTIAL, MULTI-FAMILY, 4,300 SQUARE FEET) TO RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2,200 SQUARE FEET) ZONE; APN: 487-544-61; GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MR).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on September 18, 2018, to consider Zone Reclassification No. 2329, to consider a change in the zoning designation from the RM-4300 to the RM-2200 zone, as submitted by Cory Binns, for the property on the west side of Emerald Avenue between Chamberlain and West Washington Avenues, and addressed as 644-646 Emerald Avenue; APN: 487-544-61; and

WHEREAS, in accordance with CEQA Guidelines Section 15061(b)(3), 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, 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 RM-2200 zone is consistent with the General Plan Land Use designation of MR as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed RM-2200 zone provides an opportunity for an additional unit and the existing accessory structure in accordance with all development standards, if the accessory structure is modified and a building permit is applied for and issued.
- B. There is no applicable specific plan which governs the development of the subject property.
- C. Rezoning from RM-4300 to RM-2200 provides opportunity to rectify an existing code compliance violation and provides potential for additional residential density, in line with public necessity and general welfare.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zone Reclassification No. 2329 as presented at its meeting.

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

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to Zone Reclassification No. 2329.

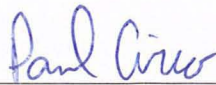
Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zone Reclassification No. 2329 to rezone property from the RM-4300 to the RM-2200 zone, located on the east side of Emerald Avenue between Chamberlain and West Washington Avenues, in accordance with the attached Exhibit "A".

Section 3. That the second ordinance reading for Zone Reclassification No. 2329 shall not occur until the subject property is in full compliance with the RM-2200 zone development standards.

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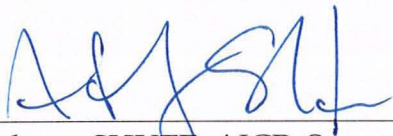
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held September 18, 2018, by the following vote:

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



Paul CIRCO, Chair

ATTEST:



Anthony SHUTE, AICP, Secretary



MINUTES PLANNING COMMISSION MEETING September 18, 2018

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

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

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

COMMISSIONERS ABSENT: Jerry TURCHIN

STAFF PRESENT: Anthony SHUTE, Director / Planning Commission Secretary
Barbara LUCK, City Attorney
Melissa DEVINE, Senior Planner
Lorena CORDOVA, Associate Planner
Spencer HAYES, Assistant Planner
Ron Luis VALLES, Administrative Secretary

Chair CIRCO explained the mission of the Planning Commission and meeting procedures.

PUBLIC COMMENT:

There was none.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of August 21, 2018

[Before vote was cast for the approval of the minutes, LUCK asked MROZ and SOTTILE, who were absent at the previous meeting, if they read the minutes, and they replied affirmatively.]

Motion was made by LONGORIA, seconded by MROZ, to approve the August 21, 2018 minutes; carried 4-0 (TURCHIN, absent).

CONTINUED PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	Emerald Rezoning
Request:	Rezone from RM-4300 to RM-2200
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Zone Reclassification (ZR) No. 2329
Location:	644-646 Emerald Avenue
Applicant:	Cory Binns; 619-559-7954; corybinns@gmail.com
Project Planner:	Spencer Hayes; 619-441-1656; shayes@cityofelcajon.us
City Council Hearing Required?	Yes October 9, 2018
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolution in order recommending City Council approval of proposed Zone Reclassification No. 2329

[Since TURCHIN was absent, CIRCO asked the property owner if he wanted to have his item continued to a future meeting in order to have a full Commission. The property owner replied that his item could be heard tonight.]

HAYES provided a PowerPoint presentation, and noted that staff recommended City Council approval.

Mr. Cory BINNS, the property owner’s representative, spoke and accepted conditions of approval. He commended staff for their work.

There was no additional public testimony.

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

Motion was made by LONGORIA, seconded by MROZ, to adopt the next Resolution in order recommending City Council approval of Zone Reclassification No. 2329, and subject to conditions; carried 4-0 (TURCHIN, absent).

This item has been joint-noticed to the City Council meeting at 7 p.m., Tuesday, October 9, 2018.

STAFF COMMUNICATIONS:

DEVINE and CORDOVA provided a PowerPoint presentation on the upcoming City’s Climate Action Plan intended to align with statewide targets intended to reduce greenhouse gas emissions. They spoke of City’s efforts already in place, including electric vehicle charging stations, bike lanes, drought tolerant landscaping and photovoltaic projects. Staff will work with various agencies in

doing public outreach for the Climate Action Plan, after which it would be presented at a Planning Commission public hearing. Commissioners had questions and suggestions regarding funding and grants for the project, the proliferation of bike rentals, recycled water, well drilling, and planting of trees.

ADJOURNMENT:

Motion was made by LONGORIA, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 7:38 p.m. this 18th day of September 2018 until October 2, 2018; carried 4-0 (TURCHIN, absent).

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Paul CIRCO, Chair

ATTEST:

Anthony SHUTE, AICP, Secretary

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY LOCATED ON THE WEST SIDE OF EMERALD AVENUE BETWEEN CHAMBERLAIN AND WEST WASHINGTON AVENUES, FROM THE RM-4300 (RESIDENTIAL, MULTI-FAMILY, 4,300 SQUARE FEET) ZONE TO THE RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2,200 SQUARE FEET) ZONE; APN: 487-544-61; GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MR)

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on September 18, 2018, to consider Zone Reclassification No. 2329, for a change in the zoning designation from the RM-4300 to the RM-2200 zone, as submitted by Cory Binns, for the property on the west side of Emerald Avenue between Chamberlain and West Washington Avenues, and addressed as 644-646 Emerald Avenue; APN: 487-544-61 (the "Subject Property"); and

WHEREAS, the El Cajon Planning Commission adopted Resolution No. 10961 recommending City Council approval of the Zone Reclassification; and

WHEREAS, it is proposed that the rezoning of the Subject Property is exempt from CEQA under section 15061(b)(3)(General Rule) of CEQA Guidelines where it can be seen with certainty the rezoning does not have the potential to cause a significant effect on the environment; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on October 9, 2018, to consider Zone Reclassification No. 2329, for a change in the zoning designation from the RM-4300 zone to the RM-2200 zone, as submitted by Cory Binns, for the Subject Property; and

WHEREAS, at the public hearing the City Council received evidence through public testimony and comment, in the form of both verbal and written communications and reports prepared and presented to the City Council.

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

Section 1. Based upon the record as a whole, the City Council hereby makes the following findings:

- A. The proposed RM-2200 zone is consistent with the Subject Property's General Plan Land Use designation of MR as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed RM-2200 zone provides an opportunity for an additional housing unit and the keeping of the existing accessory structure, if the accessory structure is modified consistent with applicable development standards and a building permit is applied for and issued.

- B. There is no applicable specific plan which governs the development of the Subject Property.
- C. Rezoning the Subject Property from RM-4300 to the RM-2200 zone provides opportunity to rectify an existing code compliance violation and provides for an additional housing unit, in line with public necessity and general welfare.

Section 2. The City Council hereby rezones the Subject Property, located on the east side of Emerald Avenue between Chamberlain and West Washington Avenues, from the RM-4300 to the RM-2200 zone, in accordance with the attached Exhibit "A."

Section 3. That the second ordinance reading for Zone Reclassification No. 2329 shall not occur until the Subject Property is in full compliance with the RM-2200 zone development standards.

10/09/18 CC Agenda

ZR 2329 Emerald Avenue 092518

Exhibit "A"
Zone Reclassification No. 2329

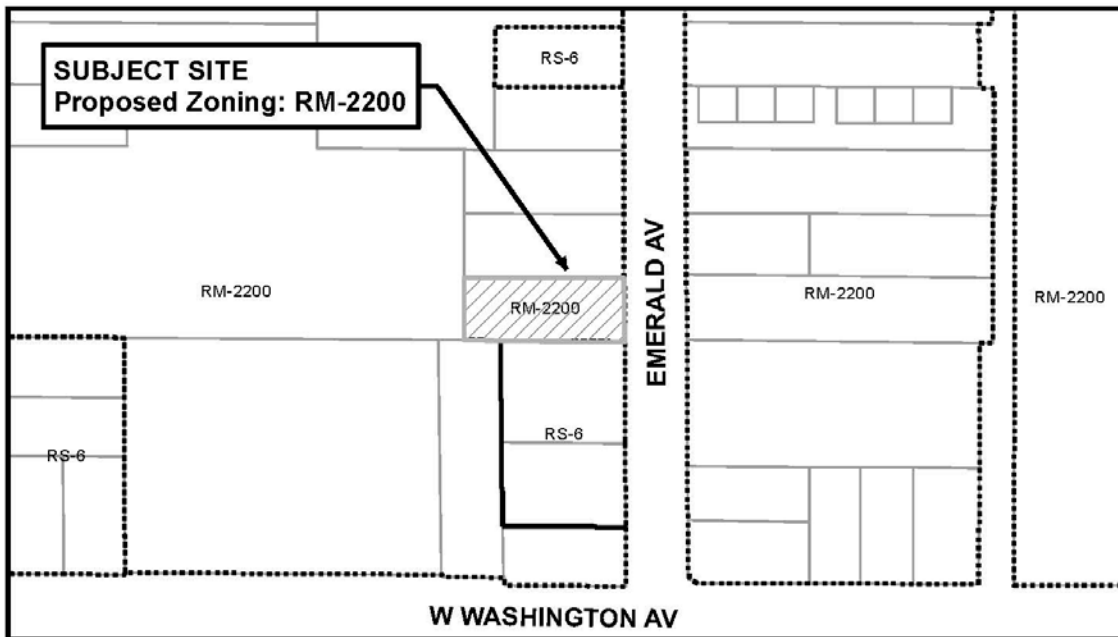
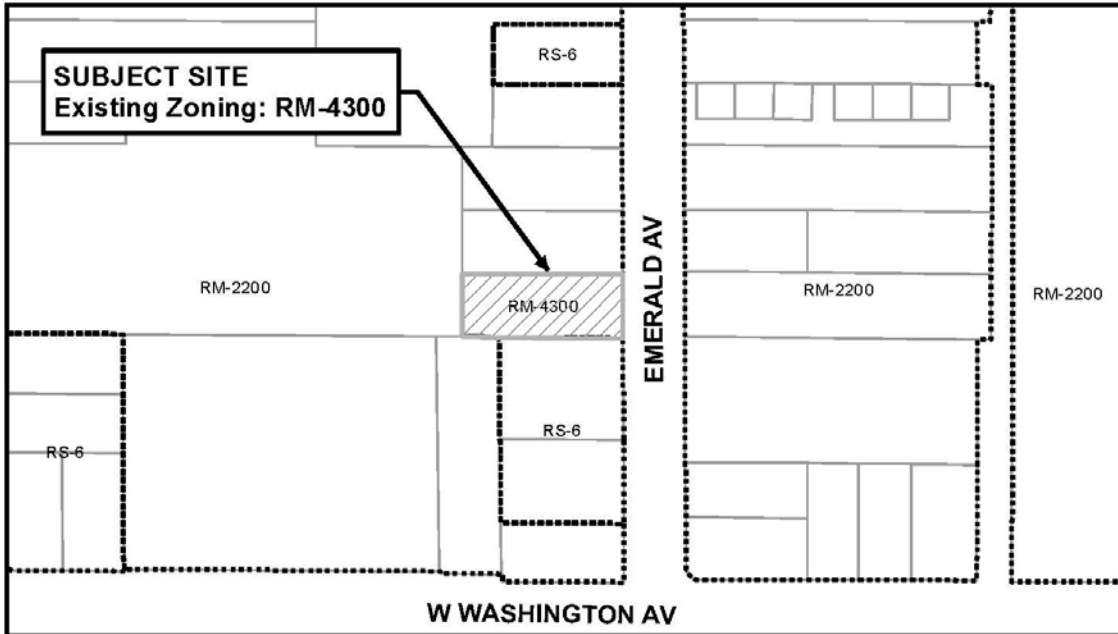
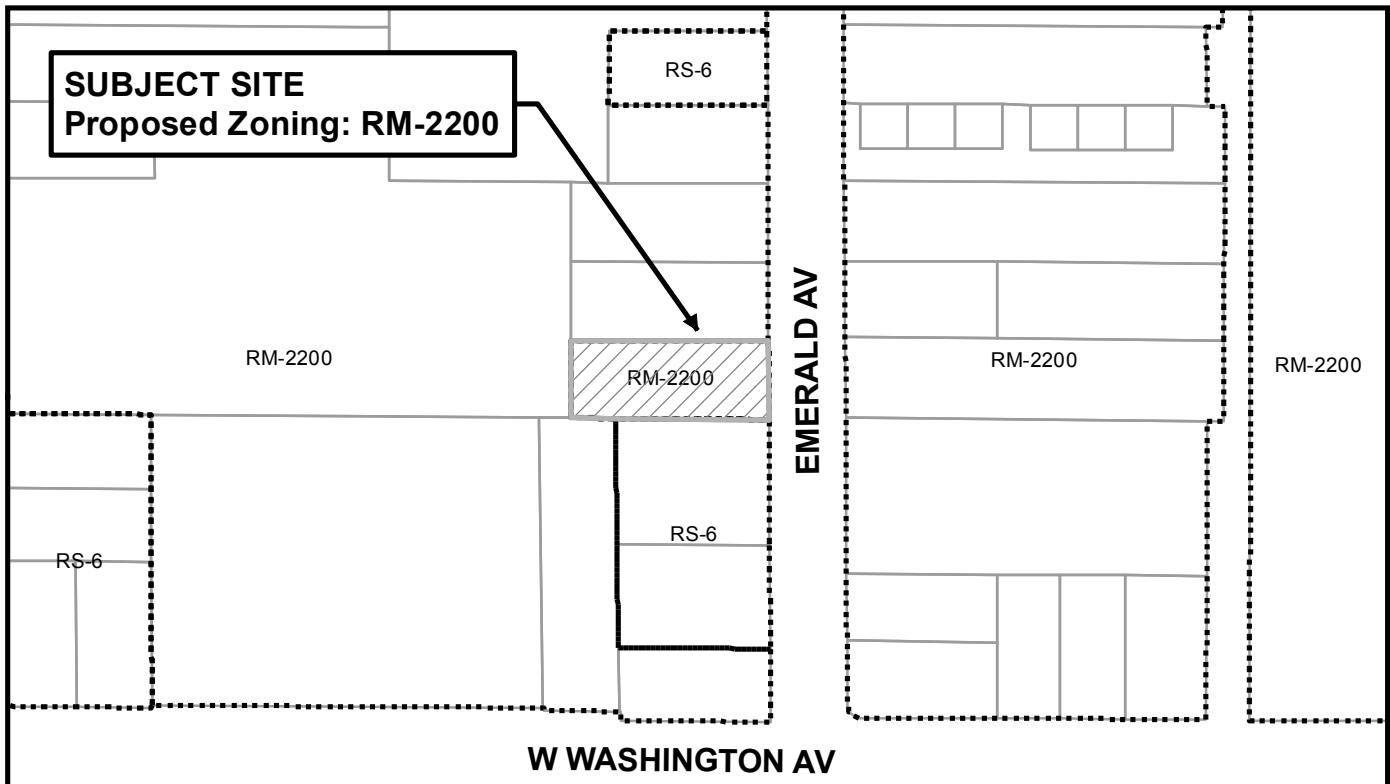
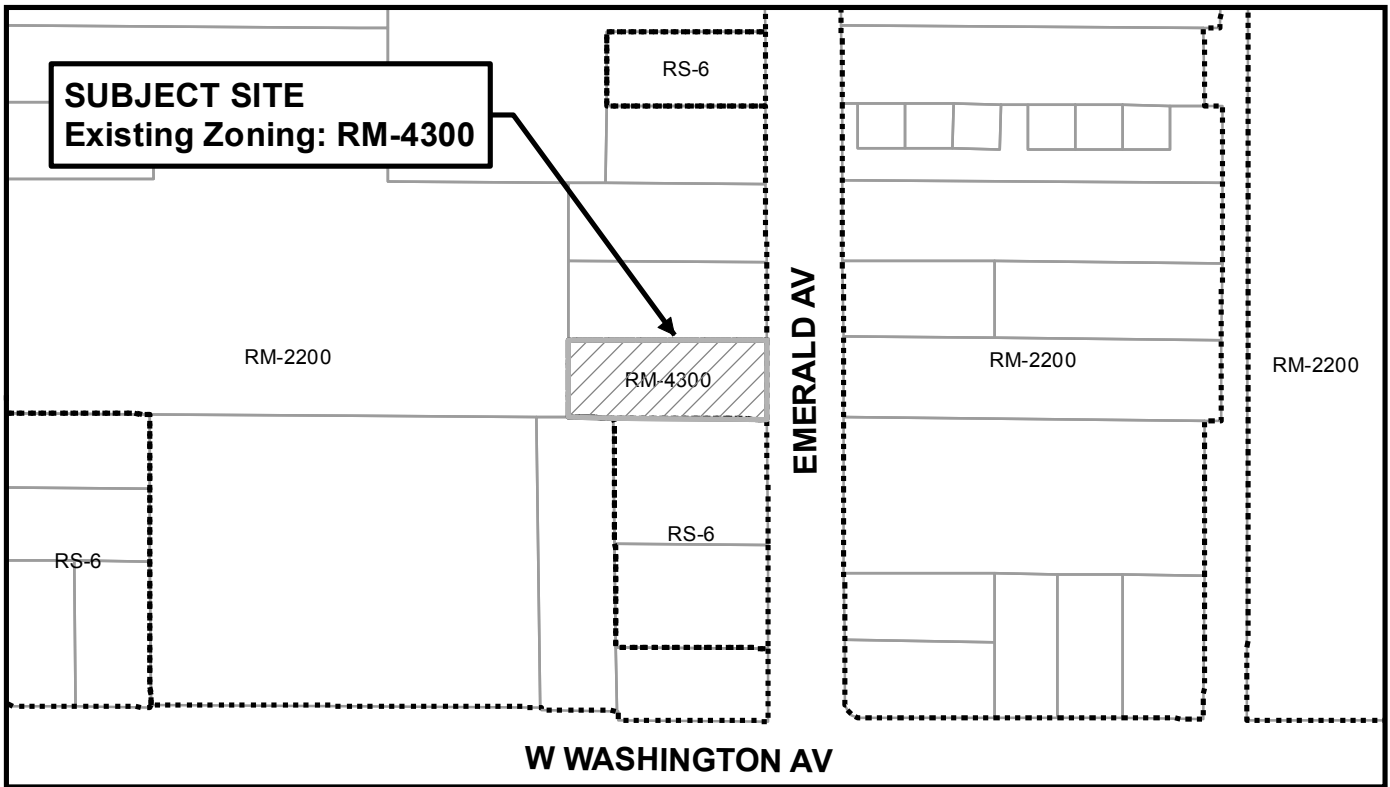


Exhibit "A"

Zone Reclassification No. 2329





JAN 22 2018

Project Assistance Center
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: _____

Contact Name: CORY BINNS

Address: 10265 PINETREE DRIVE, SAN DIEGO, CA 92131

Phone: 619 559 7954 Email: CORYBINNS@GMAIL.COM

Interest in Property: Own Lease Option

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

Company Name: ARC CONSTRUCTION & ENGINEERING

Contact Name: SERGIO SALINAS License: _____

Address: 10948 ELDERWOOD LANE SD 92131

Phone: 858 722 7785 Email: SERG.SALINAS@ATT.NET

Property Owner Information (if different than applicant)

Company Name: SAME AS ABOVE

Contact Name: _____

Address: 644-646 EMERALD AVENUE, EL CAJON

Phone: _____ Email: _____

Project Location

Parcel Number (APN): 487-544-61-00

Address: 644-646 EMERALD AVE.

Nearest Intersection: WASHINGTON ST

Project Description (or attach separate narrative)


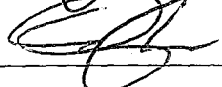
REZONE FROM RM4300 TO RM2200
PERMIT EXISTING ACCESSORY STRUCTURE IN
COMPLIANCE WITH MUNICIPAL CODE

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: 1/14/18
Property Owner Signature²:  Date: 1/14/18

- 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.

CORY BINNS 10265 PINETREE DR, SAN DIEGO 92131

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

JAME _____


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

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

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

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

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

 1/14/18
Signature of applicant / date

CORY BINNS
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

City of El Cajon
Zoning Consistency Chart – Adopted by City Council on July 13, 2010 – Resolution No. 94-10

	O-S	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM - 6000	RM-4300	RM-2500	RM-2200	RM-1500	M-HR	M-U	O-P	P	C-N	C-G	C-R	C-M	M	H ^A
Industrial Park																X				■	X	■
Light Industrial																X				X	■ ^C	■
Regional Commercial														X		X	■		X			■
General Commercial														X		X	■	X				■
Neighborhood Commercial														X	X	X	X	■				■
Office/ Non-Retail														■	X	X						■
Low Low Residential	■ ^B	X	X	X	■																	■
Low Residential		X		■ ^B	X	X	X	■	■													■
Low Medium Residential		X					■ ^B	■	X	X												■
Medium Residential		■							■ ^B	■ ^B	X			■								■
High Residential		■								■ ^B	■ ^B	X	■	X								■
Open Space	X	■	■																			■

LEGEND: X – Consistent with General Plan
 ■ – May be found consistent with applicable general plan land use designation

Footnotes:

- A. Rezoning to add hillside overlay may be found consistent, if at least 50% of the lot has an average natural slope of 10% or more.
- B. May be found consistent with applicable General Plan land use designation, if property owner makes such a request and there is no public purpose in requiring a more intense use.
- C. May be found consistent with Light Industrial land use designation under unique and unusual circumstances – such finding enables the property to be used for all purposes and uses authorized by the M zoning district.

General Notes:

- 1. All zones may be found consistent with General Plan public institution, school, and park land use designations.
- 2. All zones may be found consistent with special development areas, if found to further the provisions of the particular special development area.

Aerial Image
644-646 Emerald Avenue



Aerial Photograph
of Subject Site