



City of El Cajon

Planning Commission Agenda

Tuesday, February 5, 2019 Meeting

7:00 PM, Council Chambers

PAUL CIRCO, Chair
 ANTHONY SOTTILE, Vice Chair
 VERONICA LONGORIA
 DARRIN MROZ
 PHIL ORTIZ

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRPERSON'S WELCOME

PUBLIC COMMENT

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

CONSENT

Agenda Item:	1
	Planning Commission minutes of January 15, 2019

PUBLIC HEARINGS

Agenda Item:	2 – continued from January 15, 2019	
Project Name:	Appeal of Director's Decision	
Request:	Allow a detached metal garage	
CEQA Recommendation:	Not applicable	
STAFF RECOMMENDATION:	DENY	
Project Number(s):	Appeal of a Director's Decision	
Location:	1680 Goldstone Street	
Applicant:	Raymond Bolton	
Project Planner:	Anthony Shute; 619-441-1742; tonys@cityofelcajon.us	
City Council Hearing Required?	No	
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order DENYING proposed appeal of the Director's Decision. 	

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 Friday, February 15, 2019 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

Agenda Item:	3
Project Name:	Zoning Code Update Workshop
Request:	Workshop
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	No Action
Project Number(s):	Zoning Code Amendment No. 437
Location:	Citywide
Applicant:	City of El Cajon - Planning
Project Planner:	Spencer Hayes, 619.441.1656, shayes@cityofelcajon.com
City Council Hearing Required?	No
Recommended Actions:	Workshop item. No action requested.

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

Project Updates

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to February 19, 2019 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 Friday, February 15, 2019 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 JANUARY 15, 2019

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

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

Diyako CODY of Boy Scout Troop 339 delivered the pledge of allegiance.

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

COMMISSIONERS ABSENT: Jerry TURCHIN

STAFF PRESENT: Melissa DEVINE, Senior Planner
Barbara LUCK, City Attorney
Lorena CORDOVA, Associate Planner
Ron Luis VALLES, Administrative Secretary

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

PUBLIC COMMENT:

There were no comments.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of November 6, 2018

Motion was made by MROZ, seconded by SOTTILE, to approve the November 6, 2018 minutes; carried 4-0 (TURCHIN – absent).

PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	Oak Tree Academy
Request:	Addition of an Adjoining Vacant Parcel
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Amendment to Conditional Use Permit (CUP) No. 379
Location:	1375 East Washington Avenue
Applicant:	Oak Tree Academy, LLC (Roseann Rinear), drriorick@aol.com , 619-805-5314
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619.441.1539
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order approving the proposed CEQA exemption and Amendment to Conditional Use Permit (CUP) No. 379, subject to conditions.

CORDOVA provided a PowerPoint presentation, and noted that staff recommended approval. She added that the General Plan designation be corrected to include “Low” to Medium Density in the resolution.

Dr. Roseann RINEAR, the applicant, commended staff and in response to Chairman, accepted conditions of approval.

There was no additional public testimony.

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

Motion was made by LONGORIA, seconded by CIRCO, to adopt the next Resolution in order approving the CEQA exemption and the Amendment of Conditional Use Permit No. 379, for the addition of an adjoining vacant parcel, adding “Low” to the General Plan designation of Low Medium Density, and subject to conditions; carried 4-0 (TURCHIN – absent).

The appeal period for this item ends on Monday, January 28, 2019 at 5:00 p.m.

Agenda Item:	3
Project Name:	Appeal of Director’s Decision
Request:	Allow a detached metal garage
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Project Number(s):	Appeal of a Director’s Decision

Location:	1680 Goldstone Street	
Applicant:	Raymond Bolton	
Project Planner:	Anthony Shute; 619-441-1742; tonys@cityofelcajon.us	
City Council Hearing Required?	No	
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order DENYING proposed appeal of the Director’s Decision. 	

DEVINE provided a PowerPoint presentation, and noted that staff was recommending that the Planning Commission adopt the proposed resolution denying the proposed appeal. She also mentioned that there were two resolutions for the Commission’s consideration, one to deny and the other to approve the applicant’s request, with related findings.

Mr. Aaron BOLTON, the applicant’s son spoke in favor of the project and apologized for building the structure. [Six copies of photos, the speaker’s presentation and two letters in support of the structure were presented to City Attorney, who then distributed to Commissioners and staff for review.]

Mr. Raymond BOLTON, the applicant, spoke in favor and urged Commission to approve his request for the appeal.

Ms. Diane ANGUS, a neighbor urged Commission to grant Bolton’s request for an appeal and noted he is a model resident and his property is well kept.

Mr. Bill GAUKEL, a nearby resident, voiced opposition to the structure and noted it is an eyesore and looks like a warehouse.

Mr. Doug TYLER, who owns the property to the north voiced opposition to the structure. [He presented a copy of a photo of his view from his property to the City Attorney which was forwarded to Commissioners and staff.]

No additional speakers spoke.

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

Commissioners expressed displeasure with the applicant for building the structure without proper permits after staff did not approve the structure. They discussed various structures in El Cajon, and recommended that the issue of metal accessory structures be addressed with the next zoning code update.

Motion was made by MROZ, seconded by SOTTILE, to continue the applicant’s request for an appeal of the Director’s Decision to a future meeting once the issue is addressed in the zoning code; VOTE: (CIRCO, Abstain; SOTTILE & MROZ, Yes; LONGORIA, No; TURCHIN, Absent.) [This motion passed, due to El Cajon Municipal Code 2.12.080.D, which states, “An abstention (as

opposed to a disqualification) shall constitute an affirmative vote, so long as there is at least one additional affirmative vote other than an abstention.”]

The item will be heard at the next regularly-scheduled Planning Commission meeting, and will be re-noticed.

Agenda Item:	4
Project Name:	Zoning Code Update
Request:	Initiate Zoning Code Amendment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Zoning Code Update No. 437
Location:	Citywide
Applicant:	El Cajon Planning Commission
Project Planner:	Alfonso Camacho, 619-441-1782; acamacho@cityofelcajon.us Spencer Hayes, 619-441-1656; shayes@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	3. Conduct the public hearing; and 4. MOVE to adopt the next resolution in order initiating an amendment to the El Cajon Zoning Code.

DEVINE provided a presentation, and noted that staff was recommending that the Planning Commission adopt the proposed resolution initiating the amendment to Zoning Code.

No one spoke in favor or opposition to the application.

Commissioners added a review of sign ordinance, plus addition of carports, temporary shade structures and RV garages and requested a workshop at the next meeting.

Motion was made by CIRCO, seconded by MROZ, to adopt the next Resolution in order initiating an amendment to the El Cajon Zoning Code, addressing code cleanup, accessory dwelling units, playgrounds and parks, outdoor dining areas, on-sale alcohol establishments within the Regional Commercial zone, freestanding wireless communications facilities, commercial zone parking requirements for restaurants, panhandle lots within the RS-67 zone, review of sign ordinance, and the addition of carports, temporary shade structures and RV garages; carried 4-0 (TURCHIN – absent).

STAFF COMMUNICATIONS:

DEVINE provided updates on several projects throughout the city, including Hampton Inn, In-N-Out Burger, old Sears building, Dentt Industrial, Salvation Army building on East Main Street and the residential project on Travelodge and West Main Street.

ADJOURNMENT:

Motion was made by SOTTILE, seconded by MROZ, to adjourn the meeting of the El Cajon Planning Commission at 8:41 p.m. this 15th day of January 2019 until February 5, 2019; carried 4-0 (TURCHIN – absent).

Paul CIRCO, Chair

ATTEST:

Melissa DEVINE, Secretary



Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	2 – continued from January 15, 2019
Project Name:	Appeal of Director’s Decision
Request:	Allow a detached metal garage
CEQA Recommendation:	Not applicable
STAFF RECOMMENDATION:	DENY
Project Number:	Appeal of a Director’s Decision
Location:	1680 Goldstone Street
Applicant:	Raymond Bolton
Project Planner:	Anthony Shute, 619.441.1742, tshute@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order DENYING proposed appeal of the Director’s Decision.

PROJECT DESCRIPTION

This request seeks the appeal of a Director’s Decision that determined a proposed 840 square-foot detached metal garage is not in compliance with El Cajon Municipal Code section (ECMC) 17.140.170. This item was continued from the January 15, 2019 Planning Commission meeting.

BACKGROUND

General Plan:	Low Density Residential (LR)
Specific Plan:	N/A
Zone:	RS-6 (Residential, Single-Family, 6,000 square feet)
Other City Plan(s):	N/A
Regional and State Plan(s):	N/A
Notable State Law(s):	N/A

Project Site & Constraints

The project site consists of a 19,900 square foot residential property developed with a single-family residence and a detached metal garage at 1680 Goldstone Street in the southeastern part of the City adjacent to the municipal boundary with the County of San Diego.

Surrounding Context

Surrounding properties are developed and zoned as follows:

Direction	Zones	Land Uses
North	RS-6	Residential
South	RS-6	Residential
East	RS-20	Residential
West	RS-6	Residential

General Plan

The project site is designated Low Residential (LR) on the General Plan Land Use Map. As described in the General Plan, the LR designated areas are intended for low density residential uses at three to ten dwelling units per acre.

Municipal Code

Detached accessory structures are permitted consistent with Zoning Code development standards including ECMC section 17.140.120 *Accessory Structures* and ECMC section 17.140.170 *Single-family dwelling review procedures* for accessory structures over 120 square feet. Section 17.140.170 requires that unless otherwise authorized by the director of community development, all additions to existing structures and all accessory structures larger than 120 square feet shall be designed and constructed to be architecturally and aesthetically compatible with the existing dwelling. It does not state that materials shall be the same or similar. This section was added to the Zoning Code during a 2010 update specifically to address the concern over the appearance of large accessory structures and the impact that such structures may have in a residential neighborhood.

Staff routinely reviews building permit plans for accessory structures for consistency with this provision. Accessory structures designed with similar architecture, exterior materials, and roofing as the primary dwelling are considered to be in compliance. Smaller accessory structures under 120 square feet are not subject to this provision.

A similar appeal was before the Planning Commission on December 6, 2016, for the same request at 1890 Calle Del Conejo. However, unlike this case, the detached metal garage was not built prior to the issuance of building permits. The Planning Commission denied the appeal but during the hearing the Commission expressed there may be an opportunity for metal detached buildings in some cases.

DISCUSSION

The property at 1680 Goldstone Street is developed with a single-family residence with stucco, wood trim, and stone veneer, and a detached metal garage (built without permits). Both are painted with compatible colors and the metal garage meets the zoning code bulk development standards, including setbacks and height. The appellant, Raymond Bolton, attempted to submit for a building permit for the detached metal garage after he was contacted by code compliance staff. He was informed that the metal

structure was not consistent with ECMC section 17.140.170 due to the corrugated metal appearance of the building being architecturally and aesthetically incompatible with the primary residence (inconsistent materials). Staff discussed the need for compliance with this section and provided options for exterior treatments that would be in compliance with the code section. However, the appellant wishes to proceed with the metal detached garage as is.

STAFF RECOMMENDATION

Staff's recommendation is to deny the appeal and uphold the Director's Decision regarding the proposed detached metal accessory structure in accordance with the determination below. If the Planning Commission desires to grant the appeal, alternative findings of consistency with ECMC section 17.140.170 are provided. Further, should a determination of consistency with ECMC section 17.140.170 be made for this detached metal structure, staff recommends a revision of this section to allow for such structures. This will have to come back as a Zoning Code Amendment. Furthermore, it is important to note that there is no size (area) limitation for accessory structures. Lot coverage, which is comprised of the square footage of all covered structures on a property is the only limiting factor for the size of accessory structures.

COMPLIANCE DETERMINATION

The proposed project is consistent with El Cajon Municipal Code Section 17.140.170.

The proposed large metal accessory structure is not in compliance with El Cajon Municipal Code section 17.140.170, which requires accessory structures over 120 square feet in size to be architecturally and aesthetically compatible with the primary dwelling. The primary dwelling is finished with stucco, wood trim, and stone veneer. The proposed corrugated metal structure is not compatible with the primary dwelling.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Ministerial projects are not subject to the California Environmental Quality Act (CEQA). Pursuant to Section 21080 of the CEQA Guidelines, a building permit, which is a ministerial action carried out by a public agency, is not an activity subject to CEQA.

PUBLIC NOTICE & INPUT

The notice of public hearing for this project was mailed on December 20, 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. Staff received one response from an adjacent property owner immediately to the north (1677 Sandos St.) who expressed opposition to the metal garage.

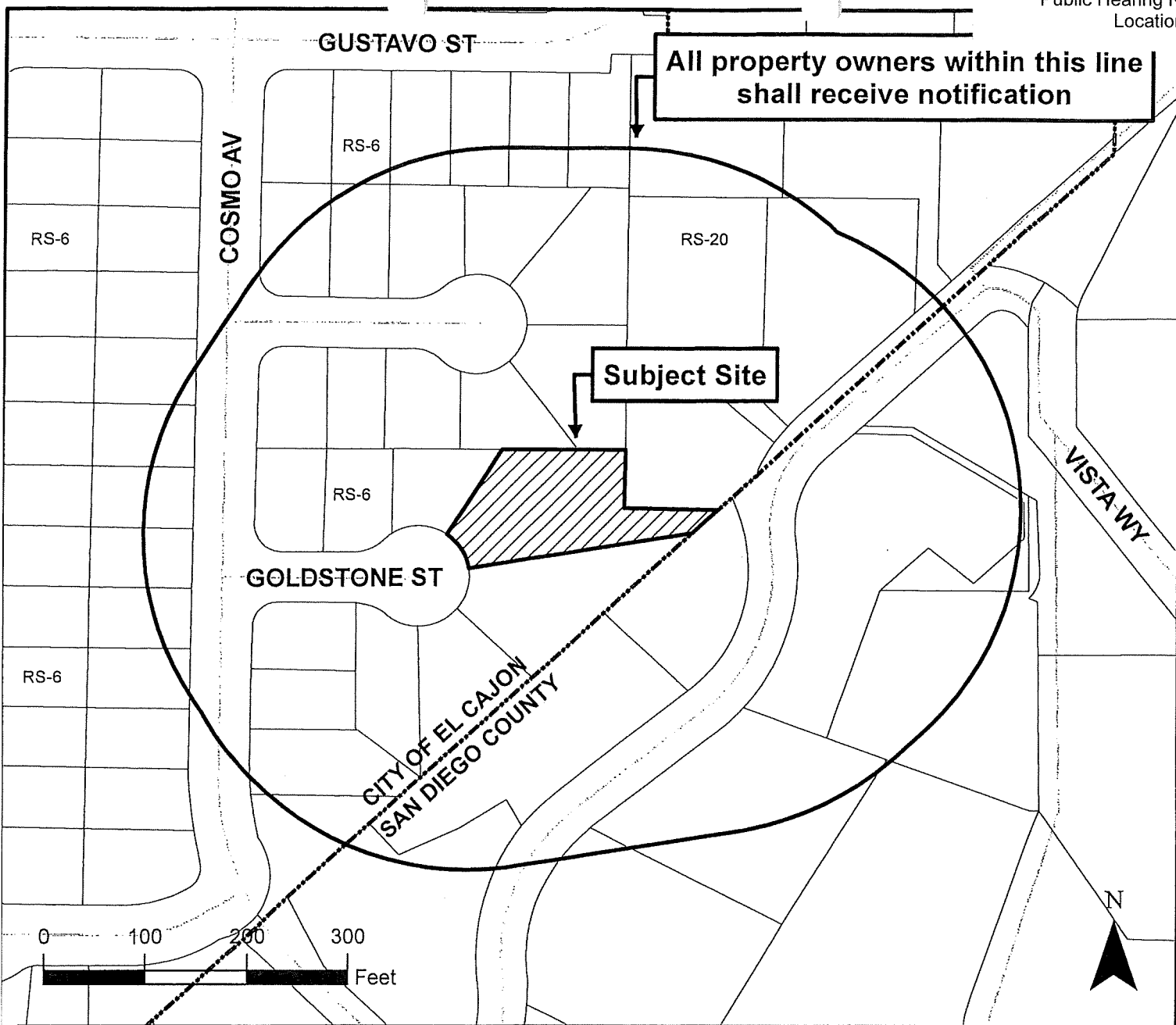
ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution DENYING the Appeal of the Director's Decision
3. Proposed Resolution APPROVING the Appeal of the Director's Decision
4. Zoning Code sections 17.140.120 and 170
5. Aerial image of Subject Site
6. Street view image of residence and metal garage
7. Appeal Letter
8. Neighborhood Support Letter
9. Reduced site plan
10. Site plan and elevations in Commissioner's packet
11. Letter from Doug Tyler to Planning Commissioners - dated received 01-22-19

PREPARED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT



**NOTICE OF APPEAL
OF DIRECTOR'S DECISION**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, January 15, 2019**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **APPEAL OF DIRECTOR'S DECISION**, as submitted by Ray Bolton, requesting an appeal of a Director's Decision under El Cajon Municipal Code section 17.140.170 regarding a detached accessory metal structure. The subject property is addressed as 1680 Goldstone Street. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting at <http://www.cityofelcajon.us/your-government/calendar-meetings-list>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearing, but will be available at the Project Assistance Center upon request.

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

If you have any questions, or wish any additional information, please contact **ANTHONY SHUTE** at 619-441-1742 or via email at tonys@cityofelcajon.us and reference "Goldstone Appeal" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION DENYING THE APPEAL OF A DIRECTOR'S DECISION REGARDING A LARGE DETACHED METAL ACCESSORY STRUCTURE IN THE RS-6 ZONE (RESIDENTIAL, SINGLE-FAMILY, 6,000 SQUARE FEET), APN: 514-273-04, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on January 15, 2019, to consider the appeal of a Director's Decision, as submitted by Raymond Bolton, requesting to overturn a Director's Decision regarding the non-compliance of a large detached metal accessory structure with El Cajon Municipal Code section 17.140.170, on property located at the terminus of Goldstone Street, and addressed as 1680 Goldstone Street; and

WHEREAS, the following findings of fact have been made in regard to said Director's Decision:

- A. Ministerial projects are not subject to the California Environmental Quality Act (CEQA). Pursuant to Section 21080 of the CEQA Guidelines, a building permit, which is a ministerial action carried out by a public agency, is not an activity subject to CEQA.
- B. The proposed large metal accessory structure is not in compliance with El Cajon Municipal Code section 17.140.170, which requires accessory structures over 120 square feet in size to be architecturally and aesthetically compatible with the primary dwelling. The primary dwelling is finished with stucco, wood trim, and stone veneer. The proposed corrugated metal structure is not materially compatible with the primary dwelling.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby DENIES the appeal of the Director's Decision, in the RS-6 zone, on the above described property.

{The remainder of this page intentionally left blank}

Proposed Planning Commission Resolution No.

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held January 15, 2019, by the following vote:

AYES:
NOES:
ABSENT:

Paul CIRCO, Chairperson

ATTEST:

Melissa DEVINE, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION APPROVING THE APPEAL OF A DIRECTOR'S DECISION REGARDING A LARGE DETACHED METAL ACCESSORY STRUCTURE IN THE RS-6 ZONE (RESIDENTIAL, SINGLE-FAMILY, 6,000 SQUARE FEET), APN: 514-273-04, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on January 15, 2019, to consider the appeal of a Director's Decision, as submitted by Raymond Bolton, requesting to overturn a Director's Decision regarding the non-compliance of a large detached metal accessory structure with El Cajon Municipal Code section 17.140.170, on property located at the terminus of Goldstone Street, and addressed as 1680 Goldstone Street; and

WHEREAS, the following findings of fact have been made in regard to said Director's Decision:

- A. Ministerial projects are not subject to the California Environmental Quality Act (CEQA). Pursuant to Section 21080 of the CEQA Guidelines, a building permit, which is a ministerial action carried out by a public agency, is not an activity subject to CEQA.
- B. The proposed large metal accessory structure is in compliance with El Cajon Municipal Code section 17.140.170, which requires accessory structures over 120 square feet in size to be architecturally and aesthetically compatible with the primary dwelling. The primary dwelling is finished with stucco, wood trim, stone veneer, and painted with similar colors as the detached metal structure, and is therefore materially compatible with the primary dwelling.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the appeal of the Director's Decision, in the RS-6 zone, on the above described property.

{The remainder of this page intentionally left blank}

Proposed Planning Commission Resolution No.

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held January 15, 2019, by the following vote:

AYES:
NOES:
ABSENT:

Paul CIRCO, Chairperson

ATTEST:

Melissa DEVINE, Secretary

El Cajon Municipal Code

[Up](#) [Previous](#) [Next](#) [Main](#) [Search](#) [Print](#) [No Frames](#)

[Title 17 ZONING](#)

[Chapter 17.140 RESIDENTIAL ZONES](#)

17.140.120 Accessory structures.

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

- A. Accessory structures shall not be used as dwelling units, except for approved accessory dwelling units.
- B. Accessory structures shall not include kitchen facilities, except for approved accessory dwelling units and approved common area buildings in multi-family complexes or common interest developments.
- C. The total combined floor area of all accessory and primary structures on a lot shall not exceed the maximum lot coverage of the underlying zones.
- D. Accessory structures are limited to a height of 20 feet.
- E. Accessory structures may include electrical service, a sink, a water heater, and hookups for washers and dryers.
- F. Except for approved accessory or junior accessory dwelling units and common area buildings in multi-family complexes and common interest developments, accessory structures may not include bathrooms, unless a minor conditional use permit is approved pursuant to Chapter 17.50.
- G. Accessory structures shall not be located closer than six (6) feet from any other structure in any single-family zone.
- H. Accessory structures shall not be located closer than 12 feet from any structure used for human habitation in any multi-family zone. Accessory structures shall not be located closer than six (6) feet from any other accessory structure in any multi-family zone.
- I. Accessory structures shall be located to the rear of (behind) the front of the main buildings on the lot. In instances where the main structure(s) is/are located to the rear of the lot, the director may authorize accessory structures in front of the main building. However, in no instance may such accessory structures be located in any required setback area.
- J. Accessory structures located to the rear (behind) the front of the main buildings may be located as close as three (3) feet from interior side and rear property lines. However, no accessory structure may be located in any exterior side yard setback area.
- K. Accessory structures may not be located within five (5) feet of an alley.
- L. Detached garages and carports that are entered directly from a street shall maintain a minimum distance of 20 feet from the street property line. If such a structure is entered directly from an alley, it shall maintain a distance of five (5) feet from the alley property line.
- M. The roof of an accessory structure may project to within one and one-half feet of an interior side or rear property line.
- N. Accessory structures used for the keeping of animals are subject to the distance requirements listed in Chapter 17.205.
- O. Temporary structures, including structures made of metal, wood, canvas, vinyl, palm fronds, bamboo or similar materials are prohibited in all required exterior yards and in all areas between the public right-of-way and the front of the main structure on the lot. When located behind the front of the main structure on the lot, they are subject to all other provisions of this title.
- P. Notwithstanding other provisions of this section stated above, one (1) temporary shade structure may be allowed in front of the main structure, under the limited circumstances listed in Section 17.225.160, and subject to the approval of an administrative zoning permit described in Chapter 17.40. (Ord. 5061 § 9, 2017)

View the [mobile version](#).

El Cajon Municipal Code

[Up](#) [Previous](#) [Next](#) [Main](#) [Search](#) [Print](#) [No Frames](#)

[Title 17 ZONING](#)

[Chapter 17.140 RESIDENTIAL ZONES](#)

17.140.170 Single-family dwelling review procedures.

Any new building permit application for a single-family dwelling (including manufactured housing), an addition to a single-family dwelling, or a structure accessory to a single-family dwelling in the city shall be subject to the following provisions:

- A. The building plan elevations shall include notations specifying a minimum 12-inch roof overhang, and the type of material to be used for roofing and siding.
- B. Unless otherwise authorized by the director of community development, all additions to existing structures and all accessory structures larger than 120 square feet shall be designed and constructed to be architecturally and aesthetically compatible with the existing dwelling, including any proposed revisions to the existing dwelling covered by the same building permit application. Any decision by the director concerning the exterior treatment of the proposed dwelling shall be subject to appeal before the planning commission and city council in accordance with the provisions of Chapter 17.30. (Ord. 5018 § 39, 2015)

View the [mobile version](#).



Aerial Image – 1680 Goldstone Street



Street view image of residence and metal garage

To whom it may concern,

I would like to file for an "Appeal to Directors Determination". While I understand the current municipal code prohibits metal structures on the grounds they are not visually appealing, I'd like to take this opportunity to challenge that assessment.

The metal building was constructed behind a fence on our half acre lot at the rear of the property at 1680 Goldstone St. Its purpose was to house our motorhome, which both protects our investment from wear and tear and eliminates the eyesore of a motorhome parked in a yard. The color of the garage matches that of the home.

I did initially apply for a permit and regrettably decided, despite being denied, to construct the garage regardless.

I believe metal structures are in fact visually appealing if done right. They are also more affordable than a structure that requires roofing and stucco. Most in the city can't afford the latter type of structure and end up going with the unattractive alternative of exposed RV's or cloth coverings. I look forward to the opportunity to argue my case.

Ray Bolton

El Cajon Planning Dept.
200 Civic Center Way
El Cajon, Ca 92020

September 5, 2018

To Whom It May Concern,

The residents of Goldstone St would like you to know how we feel about the RV enclosure constructed in the rear yard at 1680 Goldstone St.

The building is built behind a fence in the back of the Bolton property. The homeowners prefer to have the motorhome concealed in an attractive enclosure rather than having the motorhome parked in their driveway. The color that was selected matches the home. It is an attractive addition to their property.

The property owners on the street are proud of how we maintain our homes. We feel the newly constructed building increases the property value of the Bolton home which in turn increases the value of our homes.

When making your decision about the fate of the Bolton building please consider the opinion of the people who view the property on a daily basis.

Signed,

Larry Hancock
1668 Goldstone St
EL CAJON CA 92019
Maria Jinderholt
1671 Goldstone St
EL CAJON CA 92019.

Gonzales / Buchler
1060 Cosmo Ave
El Cajon CA 92019

UMD
RUBEN ESQUIVEL
1054 COSMO AVE
EL CAJON CA 92019

Diane Angus
1677 N. Salsberry St
El Cajon, Ca 92019

Jackie & Mark Casano
1667 Goldstone St.
El Cajon, CA 92019

Brian Hett
1079 COSMO AVE
EL CAJON CA 92019

cable des

1. COUNTY WITH 2014 HCS CODES AND INITIAL CODE.

general notes & requirements

- 1. The general notes below shall apply to all drawings for this project. If there are more detailed requirements appear on the drawings, the contractor shall comply with those requirements.

Owner's Certificate Standard Single Family Residential Project for Post Construction BMPs

1/ We the undersigned as owner(s) of the property described as 514-273-04-00

I certify to the best of my knowledge, polianzas anticipated by the proposed land use are as follows:

- Soil Erosion Nutrients Trash & debris Oxygen Demanding Substance Oil & Grease Sediment & Silt

I will incorporate the following into the site design: Maintain pre-development runoff characteristics

Owner(s) (print name) Date

I understand that plans for this project have at this time been reviewed for compliance with applicable state and city regulations and that the project as a whole has been approved by the city with the exception of the detailed items listed.

Complete plans and specifications for all the extinguishing systems including automatic sprinkler and standpipe systems and other special fire safety systems and related equipment shall be submitted to the City of San Diego for review and approval prior to installation Section CFC 901.2

SCOPE OF WORK: 1680 GOLDSTONE ST.

EXISTING & NEW BUILDING TABULATION

PROPOSED 'AS-BUILT' NON-PERMITTED PRE-MANUFACTURE METAL GARAGE TO BE UP TO CODE

PROPOSED SITE PLAN ENGINEERING SCALE: 1" = 20'-0"

PROPOSED 'AS-BUILT' NON-PERMITTED PRE-MANUFACTURE METAL GARAGE TO BE UP TO CODE

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

PROPOSED 'AS-BUILT' NON-PERMITTED PRE-MANUFACTURE METAL GARAGE TO BE UP TO CODE

PROPOSED 'AS-BUILT' NON-PERMITTED PRE-MANUFACTURE METAL GARAGE TO BE UP TO CODE

PROPOSED 'AS-BUILT' NON-PERMITTED PRE-MANUFACTURE METAL GARAGE TO BE UP TO CODE

PROPOSED 'AS-BUILT' NON-PERMITTED PRE-MANUFACTURE METAL GARAGE TO BE UP TO CODE

PROPOSED 'AS-BUILT' NON-PERMITTED PRE-MANUFACTURE METAL GARAGE TO BE UP TO CODE

PROPOSED 'AS-BUILT' NON-PERMITTED PRE-MANUFACTURE METAL GARAGE TO BE UP TO CODE

PROPOSED 'AS-BUILT' NON-PERMITTED PRE-MANUFACTURE METAL GARAGE TO BE UP TO CODE

PROPOSED 'AS-BUILT' NON-PERMITTED PRE-MANUFACTURE METAL GARAGE TO BE UP TO CODE

Table with 4 columns: north, EIF, T-TIF, soils note, project data. Contains owner information for Raymond D. Bolton and Fernando Garcia.

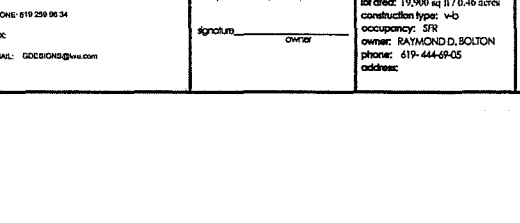
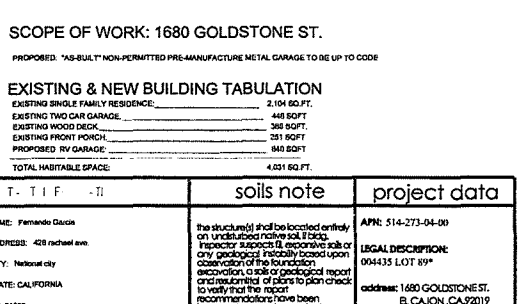
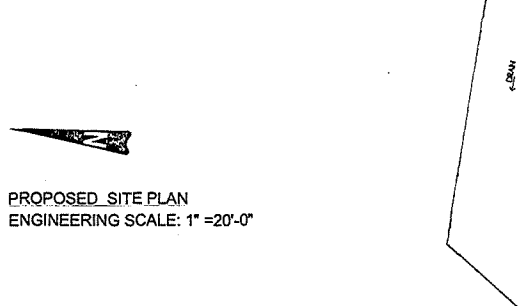
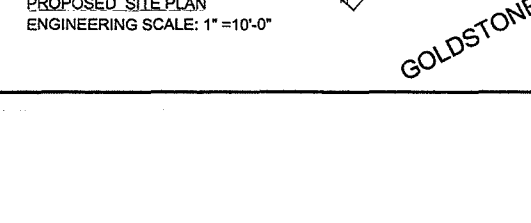
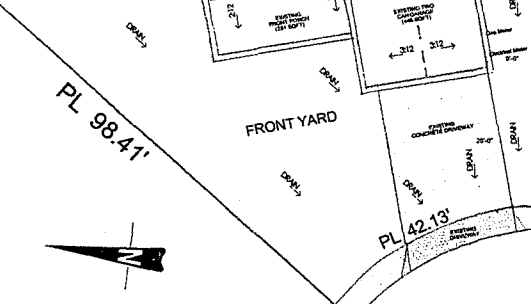
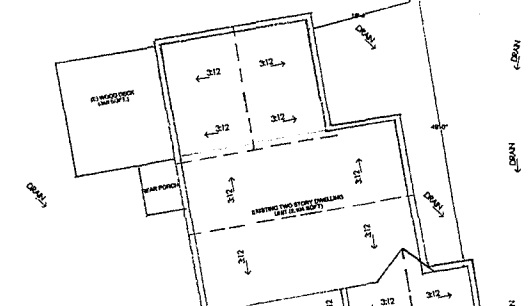


Table with 4 columns: north, EIF, T-TIF, soils note, project data. Contains owner information for Raymond D. Bolton and Fernando Garcia.



HECT 1 E

1. T-1 TITLE SHEET, SITE PLAN & FLOOR PLAN AND ELEVATIONS

LOT COVERAGE

Fire sprinklers

HECT 1 F

G-DESIGN STUDIO logo and contact information.

GOLDSTONE RESIDENCE 1680 Goldstone St. El Cajon, CA. 92019

PROPOSED ONE RV GARAGE

HECT 1 F

Plot Plan logo and title.

Planning Commission
City of El Cajon
Re: Structure under review
1680 Goldstone St.



Due to my interest in the matter currently being continued by the Commission, I would like to invite any member of the Planning Commission to come to my residence, and view the structure from my perspective. Because pictures can be deceiving, I am certain that in only a few seconds, it will become clear of the magnitude of this problem.

The matter is to be taken up again at the Feb. 5 Meeting.

My address is: 1683 Sandos St. El Cajon 92019
Residence phone: 619-442-2835
Mobile: 619-415-7330

I am semi-retired so I am readily available to welcome anyone wishing to accept my offer.

Thank you.
Doug Tyler

A handwritten signature in black ink that reads "Doug Tyler".