

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

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:	1. Conduct the public hearing; and			
	2. MOVE to adopt the next resolution in order DENYING			
	proposed appeal of the Director's Decision.			

<u>Decisions and Appeals</u> - 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.

<u>Decisions and Appeals</u> - 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 No. 1



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:

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

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),				
	drrororick@aol.com, 619-805-5314				
Project Planner:	Lorena Cordova, <u>lcordova@cityofelcajon.us</u> , 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.

<u>Motion was made by CIRCO, seconded by SOTTILE</u>, 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:	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.

<u>Motion was made by MROZ, seconded by CIRCO</u>, 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



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:	1. Conduct the public hearing; and				
	 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	N/A
Plan(s):	
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

DirectionZonesLand UsesNorthRS-6ResidentialSouthRS-6ResidentialEastRS-20ResidentialWestRS-6Residential

Surrounding properties are developed and zoned as follows:

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

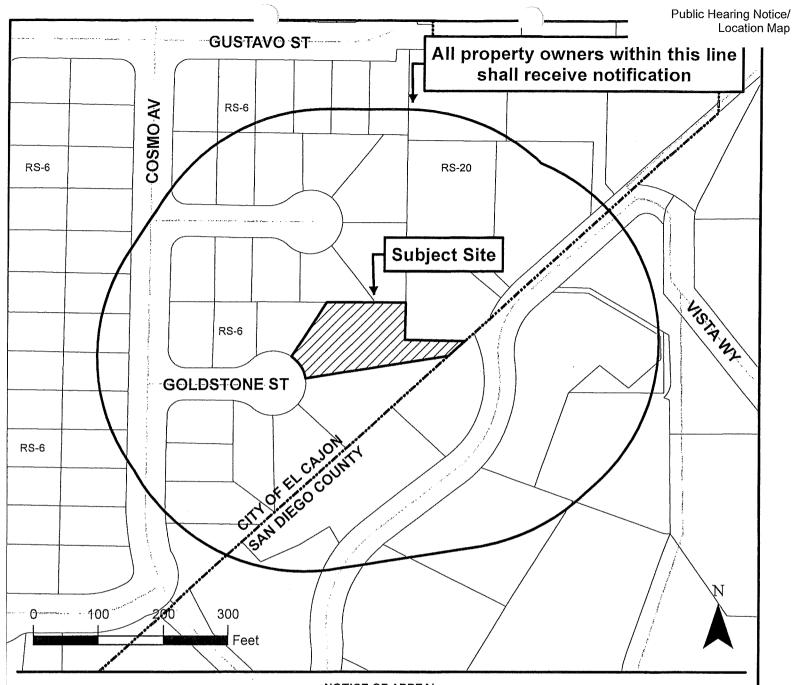
The notice of public hearing for this project was mailed on December 20, 2018 to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code Sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, 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 <u>7:00 p.m., Tuesday, January 15,</u> <u>2019</u>, 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 <u>http://www.cityofelcajon.us/your-government/calendar-meetings-list</u>. 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.

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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

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<u>Title 17 Z</u> <u>Chapter 1</u>	<u>DNING</u> 17.140 RESIDENTI	IAL 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)

El Cajo	on Municipal Cod	<u>p</u>				
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	7 ZONING er 17.140 RESIDENT	IAL ZONES				
17.140.:	170 Single-famil	v dwellina re	view 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



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 regretfully 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.

hay Botton

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, Gonzales / Buchler 1060 Cosmo Ave STONE Calon CA 92019 Judeshult Istore St 1 A 92019. RUBEN ESQUIVEL 1054 COSMO AVE EL CA JONGA 92019

educed Site Plan

80	cable		Owner's Certificate						HEET 1 E	T
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eq	L COMPLY WITH 2014 NG CODE AND INITAL CODE.		514-273-04-00 (Address or legal description)		····· //····				TITLE SHEET, SITE PLAN &	160
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	Nome Mechanical Code n Mechanical Code Namio Pumping Code n Pumping Code	Pollutants from Control "BMPs	in accordance with the El Cajon Municipal Code, Land Aanual - Storm Water Standards, this project is required to "A the Project Area" and incorporate "Site Design" and "Source s	dentally :				#-2] 4.S-2	STRUCTURAL PLANS	
	Mania Electrical Code el Dectrical Code		est of my knowledge, pollutants anti-riseard by the proposed				PL 58.41'		RECEIVED	
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io locity of the fr roloyees, and a lol loce rocolwed instruction service	htm. Its clearchart. collocat. contralitants is immed to the flow its anchilectured (and ass, when constrolled) for clude entry and amesions is	 Minimi Usc effi shutoff 	we will: ar the use of pesticides icient impairion systems and landscape design - incorporating devices and flow reducers	nin A				a series and ser		ENC
i project, imits his clickent delects i proposed and	cude entre and a mellons L Sectiona build mailows mort	l/we will maint	ain the above Standard Permanent BMPs in perpetuity.			_	3 REAR YARD			
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		STEPLANN	IOIES:			/ 3		3		
ine submission of the submission of the noilly the gas only potential off	ctor & considered a analyse feet and shall, prior al bid or performance of merci contractor or owner floating of wark cated out the food intra cannot be		will not citcharge any increase in storm water run-off onto de aroas.			· \$	- 312 - 215			0
Pedrowingsh yguaranieed. Te contractor of	his hade that cannot be	be installed that states	n water discharge locations, suitable energy dispotes or to incluse the discharge to non-excibile velocities, Add i Multiple storm water discharge locations will be used to m chahage pattern	a note innic						O I
naponable for f of viales require fre woming syste	ncionsubcontractors shat the appropriate hook-up ad to support the work. ann shall comply with the	No addilia	nd run-off is proposed for the discharge locations.				4 ³¹² ³¹² 4		LOT COVERAGE	Revisions: Designer:
meni BC snoke om audible in di Ading.	amshalicampiy wiin the delectos shal sound an a deeping areas of the	Planto the incorporate comply with	isuance of any construction permit, the Owner/Permittee to any construction Best Managament Practices necessar In Crapter 14, Article 2, Division 1 (Grading Regulations) of Municipal Code, into the construction plans or specification	shali /to ihe		/				F. Gara
he controctor st adding utily son covoled or rem	hal determine the boolions vice in braces to be reved prior to beginning of monds in own willy manbase 7311 41:33 worker dat 310-2355	Plantathe	Municipal Code, nito the construction plans or specification issuance of any construction permit the Owner/Permittee	PROPOSED SITE PL		1	Beer and statements		LOT SIZE: 19,900 SQFT 50% LOT COV. : 9,950 SQFT	421 Rachos Prown; Philo19-259
04-cc (619) 239-7 Celet, ROD 422	number: 7511 H133 water dst.	n occordo Chapler 4	isuance of any construction permit the Owner/Parmiteo later Polytion Control Pion (WPCP). The WPCP shall be pre- arce with the guidelines in Part 2 Construction BWP Standa of the Chys Starm Water Standards	ENGINEERING SCAL	E: 1" =20'-0"	1	H	#	EXISTING STRUCTURES: 3,191 SQFT	Drown: FERNANDO GARCIA
conitactor la pa ra coli lor sile ing	artsite identification card pecton additional stull from the indings of this	Alwaters and single f	evices to the site (excepting single lamity domestic service lamity domestic/the combined service into, where the tris shridler spatient villaws possed punge decipy must pass shridle docket graund back flow parentition devices is care to be located docket graund, on privile proporty, is vice, and immediately adjacent to the ight-of-way.	sines,			ll E		PROPOSED RV GARAGE: 840 SQFT	Check: Fernando
pectors huckcos with g	oulogigities are required	(BPPO) BPPC with the sor	phote above ground back flow prevention device Is are to be located above ground, on private property, i wice, and immediately adjacent to the right-of-way.	nine		\backslash		+.312 312. J 3	TOTAL (E) AND (N) : 4,031 SQFT	Garcia Vale:
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a set of construct a drawings and it mitact abourne	clan notes & include within one to be part of the mb.	establishe sewer lac practices	ed within the City of San Diego's current water o cility design guidelines, regulations, standards, a pertaining therato.	SCOPE OF WORK: 16				←312 312→		1"-0"=10'-0"
he design Odec Iction Grocing, S discollationg a T	auxy and solely of motion lemporary supports the scienciponically of the	i		PROPOSED: AS-BULLI NUM-PERMITED	PRE-MANUFACTURE METAL GARAGE TO DE UP T	OCODE	D A	the second secon	Fire sprinklers	
				EXISTING & NEW BUI EXISTING SINGLE FAMILY RESIDENCE:	2.104 6O.FT.				Wite spinking are not tead for init paper. a defend approvation this ystem is	
sufect and Kinkin Included and the satisfaction of the satisfactio	o file work, materials, piping, holi be termoved, stand hopcid condition as failed by the contractor to the owner, as to the owner,			EXISTING TWO CAR GARAGE	448 SOFT 368 SOFT. 251 SOFT		FRONT YARD	concentrations and and a	Yile spirities are not seen to see in the project, a defend approach for its system is maximatic when in plot to accuracy permit despirations mut be extannised to and approach for its stady and the stady of the approach for the stady of the stady of the before the extension permit is possible and the and accuracy permit is stady and the	
No hosordous m ad within ond o charceed the	raieriali shali be usadandi o si fine viciniyali fine bukanasi quantilias lisadin Curantilia			PROPOSED RV GARAGE	840 SQFT 4,031 SQ.FT.		·\$7,	1 3 1 1	Sinci occupancy permit is assed An Automatic readentici lite spiniaer system shall be hydaid in one and two-family	1
LiTi		north	EITE - TEI	T-TIF -1	soils note	project data	Are a	CREW.	An Automotic Instantial ite spirikar system shali berakhati hana and na hana ang ang shali nginding ang ang ang ang ang ang ang eseting diverting daward characterization o spandar system, Sec.R0132	HEET TITLE
	•		NAME: RAYMOND D. BOLTON	NAME: Fernando Gaccia				13	live sprinklans requirect	·····
		·"	ADORESS: 1880 GOLDSTONE ST.	ADDRESS: 428 rechant ave.	on undistutible indiversal. If block impector suspects fil, expansive sals of any geological instability based upon	LEGAL DESCRIPTION:		PL 42-19	Pro Sphrakar System Davigon Raz STANDAG I REP (PROTECTIONAC) DAVID STANDAG ICCO PROTECTION AND STANDAG ICCO PROTECTION AND STANDAG ILLIT STANDAGAT STANDAG ILLIT STANDAGAT STANDAGAT	Plot Plar
····		9	CITY. EL CAJON STATE: CALIFORNIA	CITY: National City SYATE: CAUFORNIA	the stuckung) shall be located entroly on understated noise sol. If that happed a paper still, expressing, expressing, expressing, expressing, common state of the stundation expression of the stundation expression as the opposition plan check to wait with the report fractomentation share to plan check to wait with the report fractomentation share been incorporated, may be required.	004435 LOT 89* address: 1680 GOLDSTONE 57.		1 All	1000 PICHEER WAY, SUITER IL CAUCH, CA. 92020 (419) 288-4344 FAX (419) 282-4005 "SUBMITAL DOCUMENTS FOR DEPENDED	
1. 		~	ZIP 92019	21P: 91950	recommendations have been incorporated, may be required.	EL CAJON, CA92019 bitarea: 19,900 sq 11/0.46 acres		GOLDSTONEST	III III 386-54474 (JIIT) 396-555 3284474 (JOC) 300-567 CO (JUTORO DI III 2005/2012 O (JUTORO DI III) 2005/2014 (JUTORO DI III) 2007/2012 O (JUTORO DI III) 2005/2014 (JUTORO DI III) 2007/2012 O (JUTORO DI III) 2005/2014 (JUTORO DI III) 2005/2014 (JUTORO DI III) 2005/2014 (JUTORO DI III) 2005/2014 (JUTORO DI III) 2005/2014 (JUTORO DI III) 2005/2015 IIII) 2005/2014 (JUTORO DI III) 2005/2014 (JUTORO DI IIII) 2005/2014 (JUTORO DI III) 2005/2015 (JUTORO DI IIII) 2005/2014 (JUTORO DI III) 2005/2015 (JUTORO DI IIII) 2005/2014 (JUTORO DI III) 2005/2015 (JUTORO DI III) 2005/2014 (JUTORO DI III) 2005/2014 2005/2015 (JUTORO DI III) 2005/2014 2005/2014 (JUTORO DI III) 2005/2014 2005	HEET F
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JAN 2 2 2019 PLANNING

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

Daugsyles