



City of El Cajon

Planning Commission Agenda

Tuesday, August 6, 2019 Meeting

7:00 PM, Council Chambers

DARRIN MROZ, Chair
 VERONICA LONGORIA, Vice Chair
 HUMBERT CABRERA
 PAUL CIRCO
 ANTHONY SOTTILE

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 July 16, 2019

PUBLIC HEARINGS

Agenda Item:	2 – continued from January 15, and February 5, 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 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. 	

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, August 16, 2019 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

5. OTHER ITEMS FOR CONSIDERATION

6. STAFF COMMUNICATIONS

Project Updates

7. COMMISSIONER REPORTS/COMMENTS

8. ADJOURNMENT

This Planning Commission meeting is adjourned to August 20, 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 Monday, August 16, 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 JULY 16, 2019

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: Darrin MROZ, Chair
Veronica LONGORIA, Vice Chair
Humbert CABRERA
Paul CIRCO

COMMISSIONERS ABSENT: Anthony SOTTILE

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

Chairman MROZ explained the mission of the Planning Commission and meeting procedures.

PUBLIC COMMENT:

There was no public comment.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of June 18, 2019

Motion was made by LONGORIA, seconded by CIRCO, to approve the June 18, 2019 minutes; carried 4-0 (SOTTILE, absent).

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	Mazda Dealership
Request:	Allow a full-service automotive dealership
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2253 and Amendment to Conditional Use Permit No. 1383
Location:	572 North Johnson Avenue – West side of North Johnson Avenue between Interstate 8 and West Madison Avenue
Applicant:	John Kiefer, KJC El Cajon, LLC; k.kiefer@gokiefer.com
Project Planner:	Lorena Cordova, 619-441-1539; lcordova@cityofelcajon.us
City Council Hearing Required?	Yes August 13, 2019 at 7:00 p.m.
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the CEQA exemption, amendment to CUP No. 1383, and CUP No. 2253, subject to conditions.

CORDOVA summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions recommending City Council approval of the CEQA exemption and conditional use permits.

CABRERA noted discrepancies between site plan and elevations which will be corrected by architect and made suggestions regarding the building façade and landscaping.

Mr. Chris GEORGE, the project representative, spoke. LONGORIA praised the effective use of tight space on property.

Mr. Walt WAGNER, architect, noted that they will correct discrepancies between site plan and elevations.

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

Motion was made by MROZ, seconded by CABRERA, to adopt the proposed resolutions recommending City Council approval of California Environmental Quality Act (CEQA) exemption, the Amendment of Conditional Use Permit No. 1383 for removal of the vehicle display lot, and Conditional Use Permit No. 2253 for a full service automotive dealership, subject to conditions; carried 4-0 (SOTTILE, absent).

[Staff will work with applicant and architect on correcting discrepancies between site plan and elevations.]

This item will be heard at a City Council public hearing at 7:00 p.m., Tuesday, August 13, 2019.

Agenda Item:	3
Project Name:	Vista Pines Single-Room Occupancy Hotel
Request:	Six Month Review
CEQA Recommendation:	Not Subject to CEQA
STAFF RECOMMENDATION:	No Action
Project Number(s):	Conditional Use Permit (CUP) No. 2240
Location:	1549 East Main Street - East side of East Main Street between Broadway and 3 rd Street
Applicant:	Scott Tulk, General Manager, Vista International, Inc., scott@vistagroup.ca , 403-269-8811
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619-441-1539
City Council Hearing Required?	No
Recommended Actions:	1. Information item. No action requested

CORDOVA summarized the staff report through a PowerPoint presentation, and emphasized the completion of substantial improvements to the property and a reduction of calls of service to police. This is an information only item and there is no action required.

Commissioners praised the progress.

In response to CABRERA, Mr. Scott TULK, the project applicant, said that they did purchase the Villa Embasadora Motel at 1556 East Main Street and will be converting it to a Single Room Occupancy Hotel.

Agenda Item:	4
Project Name:	West Park Mixed-Use Development
Request:	Extend approval period for one year.
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2224
Location:	168 West Park Avenue – North side of West Park Avenue between North Magnolia Avenue and Chambers Street
Applicant:	Margaret Goldman
Project Planner:	Lorena Cordova, 619.441.1539, lcordova@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order approving time extension for CUP No. 2224

CORDOVA summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the proposed resolution approving the time extension for the conditional use permit.

[The project applicant was in the audience.]

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

Motion was made by LONGORIA, seconded by CABRERA, to adopt the proposed resolution approving the extension of time for Conditional Use Permit No. 2224 for the West Park Mixed-Use Development in the (O-P) Office-Professional Zone; carried 4-0 (SOTTILE, absent).

COMMUNICATIONS:

DEVINE provided updates on various projects and demonstrated the new public zoning app.

MROZ officially welcomed new Planning Commissioner CABRERA.

ADJOURNMENT:

Motion was made by CIRCO, seconded by LONGORIA, to adjourn the meeting of the El Cajon Planning Commission at 7:55 p.m. this 16th day of July 2019 until 7:00 p.m., Tuesday, August 6, 2019; carried 4-0 (SOTTILE, absent).

Darrin MROZ, Chair

ATTEST:

Melissa DEVINE, Secretary



Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	2 – continued from January 15, and February 5, 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 an 840 square-foot detached metal garage was not in compliance with El Cajon Municipal Code (ECMC) section 17.140.170. This item was continued from the January 15, and February 5, 2019 Planning Commission meetings to see if the annual zoning code update resulted in changes to the detached accessory standards that would provide for the allowance of the detached metal garage.

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 an unpermitted detached metal garage 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 Density Residential (LR) on the General Plan Land Use Map. As described in the General Plan, the LR designated areas are intended for residential uses at three to ten dwelling units per acre.

Municipal Code

The 2018 Zoning Code update was approved and became effective on June 27, 2019. Changes to the accessory structure standards included provisions for increased setbacks for structures over 12 feet in height, and enhanced design standards aimed at improving residential structure quality. Structures over 12 feet high must now meet a 5 foot side and rear yard setback. This appeal was filed prior to the adoption of these code changes which are attached for reference.

Detached accessory structure standards are in 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. Prior to the recent code changes, section 17.140.170 required 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 did 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. The recent code update did not modify the compatibility provision, but it did add specific design requirements intended to ensure a minimum designed standard while allowing for alternative materials. Some of the new requirements include, no blank walls on structures greater than 12 feet long, variation in materials, contrasting trim or molding, and comparable roof style to the primary structure.

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, when it was constructed, met the previous zoning code bulk development standards, including setbacks and height. The metal garage is 42 feet long and 20 feet wide. It is approximately 18 feet from the residence, 3 feet from the southerly side property line, and 18.5 feet high. It is a beige color with blank corrugated metal walls, a metal roll up door facing the street, and two "man-doors" on each long side. There are no similarities to the primary structure except color. The existing metal garage would not satisfy the new accessory structure standards.

Furthermore, it is important to note that size (area) for accessory structures is subject to the lot coverage standard which is comprised of the square footage of all covered structures on a property. The RS-6 zone has a lot coverage of 40 percent. The new code language does require a minor use permit for structures greater than 1,200 square feet.

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 are provided. Pursuant to ECMC section 17.30.010, the Planning Commission is obligated to review the facts and determine findings by resolution without conditions or modifications to the metal structure.

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.

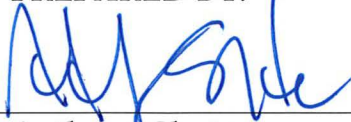
PUBLIC NOTICE & INPUT

The notice of public hearing for this project was mailed on July 18, 2019 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.

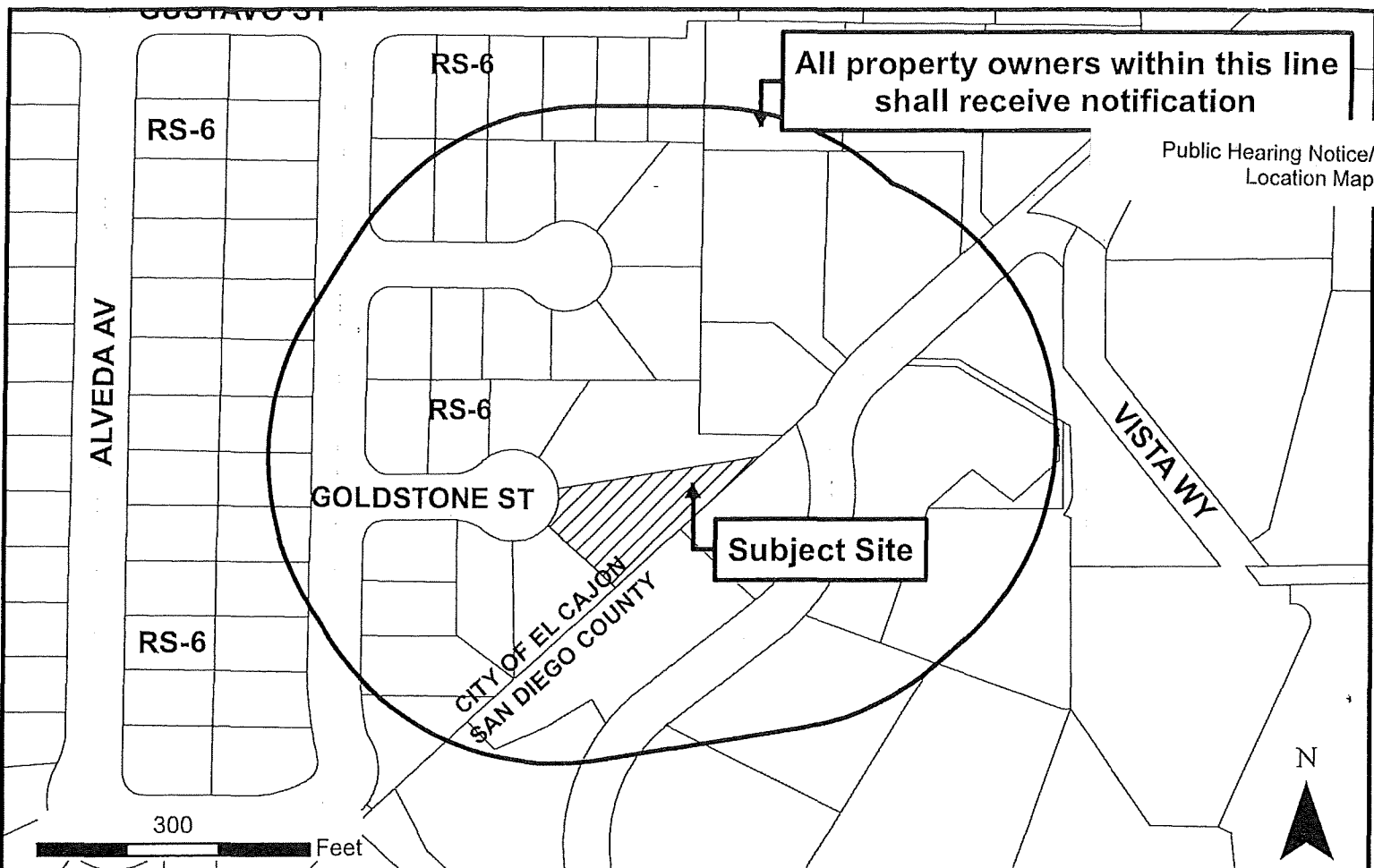
ATTACHMENTS

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 17.30.010, 17.140.120 and 170
5. New Zoning Code sections 17.140.120 and 170 – for reference
6. Excerpt Minutes dated 01-15-19 and 02-05-19
7. Aerial image of Subject Site
8. Street view image of residence and metal garage
9. Appeal Letter
10. Neighborhood Support Letter
11. Reduced site plan
12. Site plan and elevations in Commissioner's packet
13. Letter from Doug Tyler to Planning Commissioners – dated received 01-22-19

PREPARED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT



**NOTICE OF RESCHEDULED 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, August 6, 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. This item was continued from the February 5, 2019 meeting. This item is rescheduled and will not be heard at the July 16, 2019 hearing. 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 continued public hearing on August 6, 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 August 6, 2019, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, 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 continued public hearing on August 6, 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.

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Proposed Planning Commission Resolution No.

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held August 6, 2019, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chair

ATTEST:

Melissa DEVINE, Secretary

17.30.010 Appeal of director's decision or determination.

Any written decision or determination of the director of the community development department in the interpretation and/or implementation of this title may be appealed to the planning commission. Such an appeal must be filed in writing with the secretary of the planning commission within 10 days of the date of the director's decision or determination. In the event of an appeal, it shall be the duty of the secretary of the planning commission to forward all pertinent facts to the commission within 40 days of the filing of a written appeal. The commission shall conduct a public hearing pursuant to Chapter 17.25. At the public hearing the planning commission shall review the facts, and shall set forth its findings and its decision in a resolution of record. Thereafter, such decision shall govern, unless appealed to the city council. (Ord. 4950 § 3, 2010)

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)

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)

New Code Language

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.
- B. Accessory structures shall not include kitchen facilities, except for 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, no greater than twelve (12) feet in height, are subject to a minimum three (3) foot setback from the interior side and rear yard property lines.
- E. Accessory structures, greater than twelve (12) feet in height, are subject to a minimum five (5) foot setback from the interior side and rear yard property lines.
- F. Accessory structures are limited to a height of twenty (20) feet.
- G. Accessory structures with a footprint greater than one thousand two hundred (1,200) square feet are subject to the approval of a minor use permit, in conformance with Chapter 17.58.
- H. Accessory structures may include electrical service, a sink, a water heater, and hookups for washers and dryers.
- I. Except for approved 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.
- J. Accessory structures shall not be located closer than six (6) feet from any other structure in any single-family zone.
- K. Accessory structures shall not be located closer than twelve (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.
- L. 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.
- M. 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.
- N. Accessory structures may not be located within five (5) feet of an alley.
- O. Detached garages and carports that are entered directly from a street shall maintain a minimum distance of twenty (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.
- P. The roof of an accessory structure may project to within one and one-half (1-1/2) feet of an interior side or rear property line.
- Q. Accessory structures used for the keeping of animals are subject to the distance requirements listed in Chapter 17.205.
- R. 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.
- S. 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.

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 twelve-inch (12") roof overhang (eave), and the type of material to be used for roofing and siding.
- B. Regardless of building material, all elevations shall include painted surfaces, weather-resistant enamel finishes or finished materials which are non-reflective.
- C. All additions to existing structures and all accessory structures larger than one hundred twenty (120) square feet shall be designed and constructed to be aesthetically compatible with the existing primary structure.
- D. Structures shall meet the following design standards:
 - 1. Architectural design shall be represented on all elevations.
 - 2. Elevations shall not include blank wall faces and shall include multiple design features for each wall face greater than twelve (12) feet. Design features include, but are not limited to, the following:
 - a. Functional glazing;
 - b. Variation in building materials;
 - c. Structural or decorative lintels or other window and doorway trim;
 - d. Entryway lighting features;
 - e. Shutters;
 - f. Doors which include windows;
 - g. Garage door panels which include windows; and,
 - h. Contrasting trim or molding.
 - 3. Accessory structures shall have comparable roof style to the primary structure.
 - 4. Roof and wall planes shall be different colors.
 - 5. No single wall plane may exceed thirty (30) feet in length. A single wall plane is defined as a surface without architectural relief or projection. Standards for architectural relief or projection are as follows:
 - a. Shall be provided at a minimum eighteen (18) inches in depth; and
 - b. Shall be provided at a minimum four (4) feet in width; and
 - c. May be provided as a step-back or overhang of a second-story wall plain or as a structural design feature such as bay windows.
- E. Landscaping, placement of the structure and screening shall not be substituted for architecturally and aesthetically integrated design.
- F. Deviations from the standards in this section require approval of an administrative zoning permit, in conformance with chapter 17.40.

**EXCERPT FROM THE MINUTES OF THE
EL CAJON PLANNING COMMISSION MEETING
January 15, 2019**

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.

**EXCERPT FROM THE MINUTES OF THE
EL CAJON PLANNING COMMISSION MEETING**

January 15, 2019

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.

**EXCERPT FROM THE MINUTES OF THE
EL CAJON PLANNING COMMISSION MEETING
February 5, 2019**

Agenda Item:	2
Project Name:	Appeal of Director's Decision (Continued from the Planning Commission meeting of January 15, 2019.)
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 noted that this item was continued from the Planning Commission meeting of January 15, 2019. She provided an update in a PowerPoint presentation, and noted that staff was recommending that the Planning Commission adopt the proposed resolution denying the proposed appeal.

The public hearing is open.

Mr. Doug TYLER, who owns the property to the north voiced opposition to the structure and urged that the Commission deny the appeal. [He presented a copy of a photo of a covered RV metal structure to the City Attorney, who forwarded the photo to Commissioners and staff, and added to public record.]

Mr. Brian HETZ, a nearby resident, spoke in support of the appeal, and noted property owner is a model home owner.

No additional speakers spoke in favor or opposition.

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

**EXCERPT FROM THE MINUTES OF THE
EL CAJON PLANNING COMMISSION MEETING**

February 5, 2019

LUCK asked New Commissioner ORTIZ if he reviewed the materials that were presented from the January 15, 2019 Planning Commission meeting, and he replied affirmatively.

Commissioners noted that once the Zoning Code is updated, then this item could be reviewed.

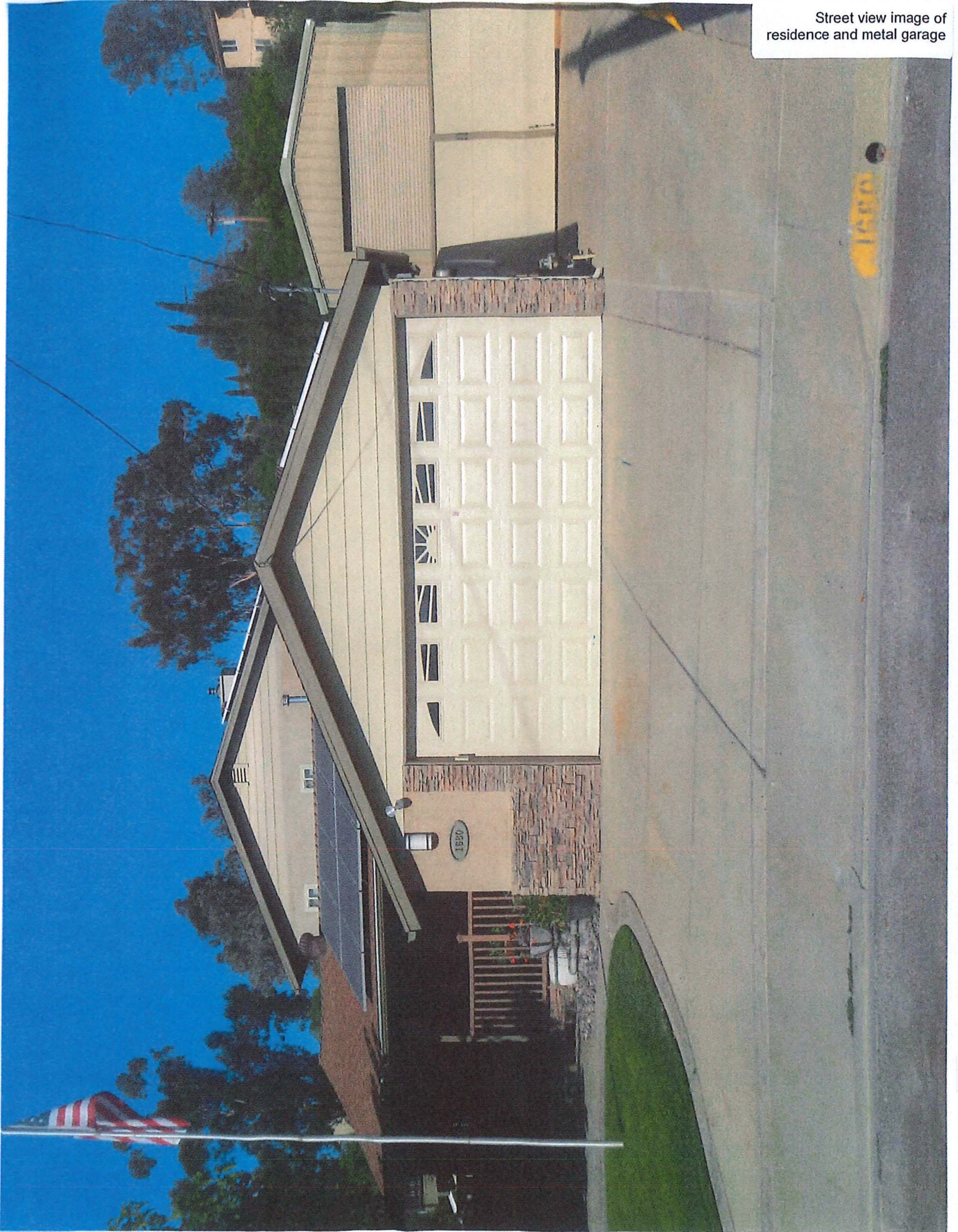
Motion was made by LONGORIA, seconded by SOTTILE, to continue the applicant's request for an appeal of the Director's Decision to a future meeting once the issue is addressed in the zoning code update; carried 5-0.

[From the audience, Mr. Raymond BOLTON, the applicant, sought clarification about the meeting date. Staff informed him that once the Planning Commission meeting date is set, then the item will be re-noticed.]



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 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.

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
Mark J. Linderholt
1671 Goldstone St
EL CAJON CA 92019.

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

Diame Angus
1677 Malibu St
El Cajon, CA 92019

Brian Hertz
1079 COSMO AVE
EL CAJON CA 92019

Gonzales / Buehler
1060 Cosmo Ave
El Cajon CA 92019

MD
RUBEN ESQUIVEL
1054 COSMO AVE
EL CAJON CA 92019

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

17 We the undersigned as owner(s) of the property described as

514-273-04-00
(Address or legal description)

understand that in accordance with the El Cajon Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify, Publish, and Implement the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

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

Soil Maps
Nutrient
Toxic & Inert
Organic Hazardous Substances
Oil
Bacteria & Viruses
Pesticides

I will incorporate the following into this site design:

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by connecting walkways, patios and driveways with permeable surfaces.
- Conservative natural areas
- Use natural drainage systems as opposed to flood walls or underground drainage systems
- Design roof tops, walkways, patios and driveways to reflect landscaping prior to design to tie to public drainage systems.
- Provide existing tree trunks and streets
- Protect all slopes from erosion

Additionally I will:

- Provide for the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain soaked devices and floor washes

I will maintain the above Standard Permanent BMPs in perpetuity.

Owner(s) _____ (Print Name)
Owner(s) _____ (Signature) Date _____

general notes & requirements

1. The contractor shall verify all dimensions before starting work on site. All dimensions shall be checked and approved by the contractor prior to construction.

2. The contractor shall verify all dimensions before starting work on site. All dimensions shall be checked and approved by the contractor prior to construction.

3. The contractor shall verify all dimensions before starting work on site. All dimensions shall be checked and approved by the contractor prior to construction.

4. The contractor shall verify all dimensions before starting work on site. All dimensions shall be checked and approved by the contractor prior to construction.

1. I understand that the plans for the project have not been reviewed for compliance with applicable state and federal laws and that the project as a whole has been approved by the city upon the receipt of the required permits.

2. I understand that I will not authorize any construction of the proposed project until I have received approval from the city upon the receipt of the required permits.

3. I understand that I will not authorize any construction of the proposed project until I have received approval from the city upon the receipt of the required permits.

4. I understand that I will not authorize any construction of the proposed project until I have received approval from the city upon the receipt of the required permits.

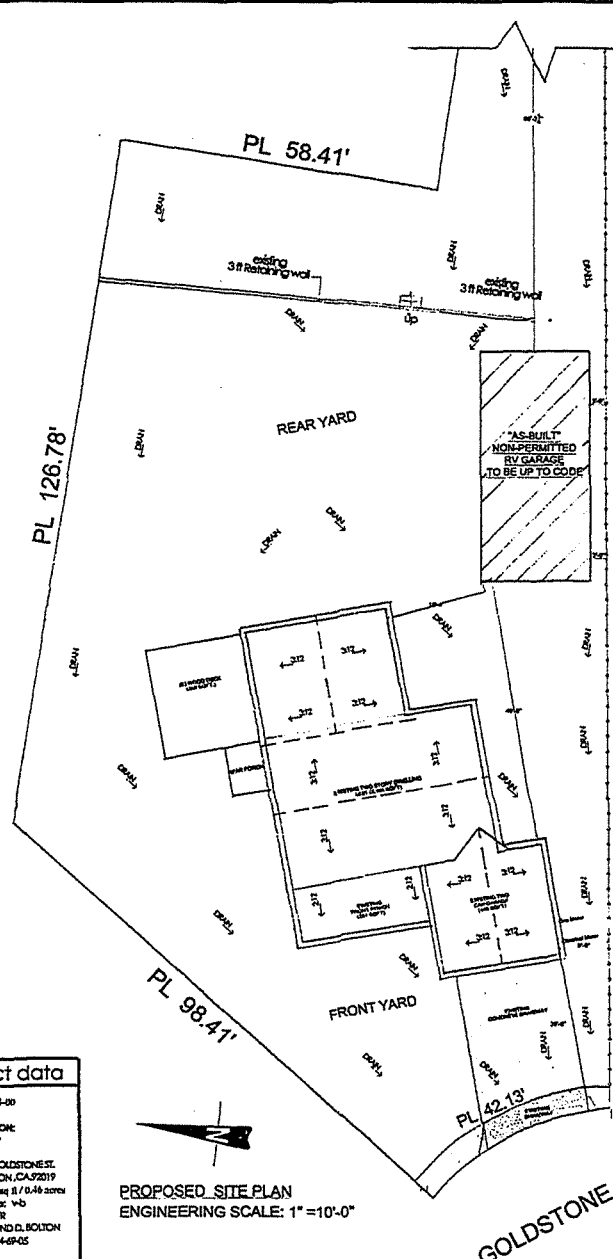
PROPOSED SITE PLAN
ENGINEERING SCALE: 1" = 20'-0"

SCOPE OF WORK: 1680 GOLDSTONE ST.

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

EXISTING & NEW BUILDING TABULATION

EXISTING SINGLE FAMILY RESIDENCE:	2,104 SQFT
EXISTING TWO CAR GARAGE:	448 SQFT
EXISTING WOOD DECK:	388 SQFT
EXISTING FRONT PORCH:	281 SQFT
PROPOSED RV GARAGE:	840 SQFT
TOTAL HABITABLE SPACE:	4,031 SQFT.



HEET 1 E

1. T-1
2. A-1
3. S-1
4. S-2

TITLE SHEET, SITE PLAN & FLOOR PLAN AND ELEVATIONS
STRUCTURAL PLANS
STRUCTURAL PLANS

RECEIVED
DEC 1 2 2016
PLANNING

LOT COVERAGE

LOT SIZE:	19,900 SQFT
50% LOT COV.:	9,950 SQFT
EXISTING STRUCTURES:	3,191 SQFT
PROPOSED RV GARAGE:	840 SQFT
TOTAL (E) AND (N) :	4,031 SQFT
9,950 SQFT > 4,031 SQFT	

Fire sprinklers

The sprinkler system shall be installed in accordance with the requirements of the International Fire Code (IFC) and the California Fire Code (CFC). The sprinkler system shall be installed in all areas of the building where the fire hazard is high.

As required by the IFC and CFC, the sprinkler system shall be installed in all areas of the building where the fire hazard is high.

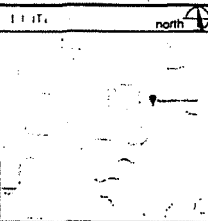
G-DESIGN STUDIO
FERNANDO GARCIA
PL 889 284 24
428 Third Ave, San Diego, CA 92103
GDESIGN@GMAIL.COM

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

PROPOSED ONE RV GARAGE

Revision: _____
Design: _____
F. Garcia
428 Third Ave, San Diego, CA 92103
(619) 284-2424

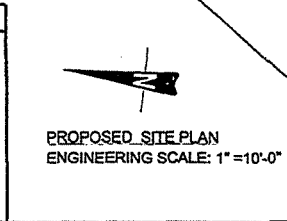
Drawn: _____
Check: _____
Fernando Garcia
Date: 05/20/16
Scale: 1" = 10'-0"



NAME: RAYMOND D. BULTON	NAME: Fernando Garcia
ADDRESS: 1680 GOLDSTONE ST.	ADDRESS: 428 Third Ave
CITY: EL CAJON	CITY: National City
STATE: CALIFORNIA	STATE: CALIFORNIA
ZIP: 92019	ZIP: 92103
PHONE: (619) 444-6805	PHONE: (619) 289-8634
FAX: (619)	FAX:
EMAIL:	EMAIL: GDESIGN@GMAIL.COM

soils note	project data
the structure shall be located entirely on undisturbed native soil (UDS). Inspector suggests if retaining walls or any geotechnical hazard is present upon completion of the foundation excavation, a geotechnical report and assessment of plans to plan check to verify that the report recommendations have been incorporated, may be required.	APR 514-273-04-00 LEGAL DESCRIPTION: 004435 LOT 89 address: 1680 GOLDSTONE ST. EL CAJON, CA 92019 lot area: 19,900 sq ft / 0.46 acres construction type: 1-b occupancy: SR owner: RAYMOND D. BULTON phone: 619-444-6805 address:
signature _____	OWNER _____

HEET TITLE	Plot Plan
HEET 1 F	



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

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".