



City of El Cajon

Planning Commission Agenda

Tuesday, June 16, 2020 Meeting

7:00 PM, Council Chambers

DARRIN MROZ, Chair
ANTHONY SOTTILE, Vice Chair
HUMBERT CABRERA
PAUL CIRCO
REBECCA POLLACK-RUDE

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

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

Please note that, pursuant to the Governor of the State of California Governor's Executive Order N-29-20, and in the interest of the public health and safety, members of the Planning Commission and Staff may attend the meeting telephonically. Further, Orders from the San Diego County Health Officer prevent persons other than City officials and essential employees to be physically present.

In accordance with the Executive Order, and in compliance with the County Health Officer's Orders, the public may view the meeting and participate via the online meeting platform, Zoom Webinar. You may access the virtual meeting via the link below or log in to Zoom.us and use the meeting ID number below. You can also use the phone number listed below to call in and listen to the meeting. You do not need a computer to access the meeting via phone.

Meeting Link	https://us02web.zoom.us/j/86731323736?pwd=ajNjRWE2RDhSWnVoZVJOMW1yeHhqQT09
Meeting ID Number	86731323736
Call in Number	408-638-0968

If you need assistance connecting via Zoom to the meeting, please refer to the instructions provided at zoom.us. Video tutorials on how to connect to Zoom are provided at the following link: <https://support.zoom.us/hc/en-us>.

To submit comments on an item on this agenda, or a Public Comment, please e-mail the comments with Planning Commission in the subject line to planning@cityofelcajon.us before 5 p.m. on Tuesday, June 16, 2020 or you may submit written comments during your participation in the Zoom meeting. Comments will be accepted up to the conclusion of the public hearing of each item. Comments will be limited to 300 words and will be entered into the official Commission Meeting Record.

The Planning Commission will endeavor to include all comments prior to taking actions. Should technical difficulties arise, they will be resolved as soon as possible.

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, June 29, 2020 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

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. Non-agenda public comments must be submitted before the end of public comment during the meeting.

CONSENT

Agenda Item:	1
	Planning Commission minutes of April 21, 2020

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	ASAP Towing Operational Vehicle Parking
Request:	Allow a parking lot for employee and operational vehicles associated with ASAP Towing
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2259, CUP-2019-0001
Location:	581 South Marshall Avenue
Applicant:	Richard Hein, Amber Lynn, Inc. 858.967.0170
Project Planner:	Alfonso Camacho, acamacho@cityofelcajon.us , 619.441.1782
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 CUP No. 2259, subject to conditions.

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, June 29, 2020 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:	Vista Pines Single-Room Occupancy
Request:	Twelve month review
CEQA Recommendation:	Not Subject to CEQA
STAFF RECOMMENDATION:	Informational Report
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:	Alfonso Camacho, acamacho@cityofelcajon.us , 619.441.1782
City Council Hearing Required?	No
Recommended Actions:	1. Information item. No action requested

Agenda Item:	4
Project Name:	Regal Cinema on-Sale Beer and Wine
Request:	Twelve month review
CEQA Recommendation:	Not Subject to CEQA
STAFF RECOMMENDATION:	Informational Report
Project Number(s):	Conditional Use Permit (CUP) No. 2233
Location:	405 Parkway Plaza
Applicant:	Regal Cinema, Inc.; 865.925.9805
Project Planner:	Melissa Devine, AICP, 619.441.1773
City Council Hearing Required?	No
Recommended Actions:	1. Information item. No action requested.

Agenda Item:	5
Project Name:	Report on General Plan Amendment and Housing Element Update
Request:	Informational Report
CEQA Recommendation:	Not Subject to CEQA
STAFF RECOMMENDATION:	Informational Only
Project Number(s):	General Plan and Housing Element
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Melissa Devine, AICP, 619.441.1773, mdevine@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	1. Receive staff presentation; and 2. Provide staff with feedback

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, June 29, 2020 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

Project Assistance Center Online Demonstration

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to July 2, 2020 at 7 p.m.



**MINUTES
PLANNING COMMISSION MEETING
APRIL 21, 2020**

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 *(at Council Chambers)*
Humbert CABRERA *(remotely)*
Paul CIRCO *(remotely)*
Rebecca POLLACK-RUDE *(remotely)*
Anthony SOTTILE *(remotely)*

COMMISSIONERS ABSENT: None

STAFF PRESENT: Melissa DEVINE, Planning Manager
Barbara LUCK, City Attorney
Yazmin ARELLANO, City Engineer, Deputy Director of Public Works
Sara DIAZ, Director of Information Technology

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

PUBLIC COMMENT:

Six online comments were submitted: Four comments noted lack of live audio stream, and two comments emphasized that Commissioners and staff should observe social distancing guidelines and wear masks.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of February 18, 2020

Motion was made by MROZ, seconded by SOTTILE, to approve the February 18, 2020 minutes; carried 5-0-0.

PUBLIC HEARING ITEMS:

Agenda Item:	2	
Project Name:	Renette Wireless Communication Facility	
Request:	Freestanding light poles and a wireless communication facility	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL	
Project Number(s):	Specific Plan (SP) No. 532	
Location:	935 Emerald Avenue	
Applicant:	Depratti Inc.; Paul Hokeness; 858-231-8889	
Project Planner:	Melissa Devine; mdevine@cityofelcajon.us ; 619-441-1742	
City Council Hearing Required?	Yes	May 12, 2020
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 proposed CEQA exemption and Specific Plan (SP) No. 532, subject to conditions. 	

DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the proposed resolutions in order recommending City Council.

The public hearing was opened.

DEVINE asked Commissioners if they received comment from Leslie Burgess, who voiced opposition to the project. All Commissioners confirmed receipt.

Additionally, DEVINE noted that other public comments were received which voiced opposition to the "5-G" project. The comments were distributed via email to Commissioners before the meeting. All confirmed receipt, except CIRCO who did not receive the email. DEVINE then read the comments in to the public record.

CABRERA recommended an industrial zone site.

Discussion ensued over wiring, lighting strength and shielding, and building roof design and materials.

Motion was made by MROZ, seconded by POLLACK-RUDE, to close the public hearing; carried 5-0-0.

Commissioners favored the light pole construction indicating a win-win for the applicant and the city, and noted that children would benefit from recreational opportunities that the lights on the towers would provide. CABRERA voiced opposition to the cell towers, but supported the lights.

LUCK recommended an individual voice vote, after motion.

DEVINE confirmed that SOTTILE listened to entire meeting, and SOTTILE replied affirmatively.

Motion was made by SOTTILE, seconded by POLLACK-RUDE, to adopt the resolution recommending City Council approval of Specific Plan No. 532; carried 4-1-0 (CABRERA – no).

The item is joint-noticed for a City Council public hearing at 3:00 p.m., Tuesday, May 12, 2020.

Agenda Item:	3
Project Name:	Marshall Personal Storage
Request:	Allow for increased height of personal storage facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2250
Location:	620 and 640 South Marshall Avenue
Applicant:	Robert Garmo, Marshall Lots LLC, 619.441.2500
Project Planner:	Melissa Devine, mdevine@cityofelcajon.us , 619.441.1742
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 3. Conduct the public hearing; and 4. MOVE to adopt the next resolutions in order APPROVING proposed CEQA determination and CUP-2019-0011 amending CUP No. 2250, subject to conditions.

DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolution approving the Conditional Use Permit.

The public hearing was opened.

A public comment received online questioned why the height increase was not processed as a Specific Plan, instead of a Conditional Use Permit Amendment application. DEVINE responded that the increase in height is permitted through the Transit District Specific Plan.

Mr. Brian JORDAN, the project architect, addressed lighting, trash enclosure, security cameras, number of units and height of building, and a tower that was in the original design.

CABRERA liked the initial project but objected to the proposed project due to increase in number of units, building height, trash and traffic in area. He also noted lack of parking and design elements.

JORDAN said they will have an onsite manager who will manage property and will monitor trash. He will work with staff on incorporating the towers closer to original design.

Mr. Robert GARMO, the project applicant, in a response to SOTTILE, noted that self-storage units have low traffic and the trips usually offset peak commute times. He mentioned crime would be low due to numerous security cameras on property.

Motion was made by MROZ, seconded by SOTTILE, to close the public hearing; carried 4-1-0 (CABRERA , no).

CIRCO asked if the applicant could work with staff to reinstate the tower into design, and applicant replied affirmatively.

Motion was made by MROZ, seconded by CIRCO, to adopt the resolution approving Conditional Use Permit 2019-0011, amending CUP No. 2250; subject to conditions, carried 4-1-0 (CABRERA, no).

The appeal period for this item ends at 5:00 p.m., Monday May 4, 2020.

OTHER ITEMS FOR CONSIDERATION:

Motion was made by CIRCO, seconded by SOTTILE, to name PAUL CIRCO as Chair of the Planning Commission, carried 5-0-0.

Motion was made by MROZ, seconded by CIRCO, to name ANTHONY SOTTILE as Vice Chair of the Planning Commission, carried 5-0-0.

COMMUNICATIONS:

MROZ acknowledged the demolition of the building at 101 East Main Street which will be a mixed-use project with retail on ground floor and apartments on top.

DEVINE stated that the Hampton Inn was completed but the grand opening was postponed due to COVID-19.

ADJOURNMENT:

Motion was made by MROZ, seconded by CABRERA, to adjourn the meeting of the El Cajon Planning Commission at 9:10 p.m. this 21st day of April 2020 until 7:00 p.m., Tuesday, May 5, 2020; carried 5-0-0.

Darrin MROZ, Chair

ATTEST:

Melissa DEVINE, Secretary



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	2
Project Name:	ASAP Towing Operational Vehicle Parking
Request:	Allow a parking lot for employee and operational vehicles associated with ASAP Towing
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2259 (CUP-2019-001)
Location:	581 South Marshall Ave
Applicant:	Richard Hein, Amber Lynn, Inc. 858.967.0170
Project Planner:	Alfonso Camacho, acamacho@cityofelcajon.us , 619.441.1782
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 resolutions in order approving the CEQA Exemption and CUP No. 2259, subject to conditions.

PROJECT DESCRIPTION

This request is for a non-residential parking area on a vacant property located on the east side of South Marshall Avenue between Palm Avenue and El Cajon Boulevard, and addressed as 581 South Marshall Avenue. ASAP Towing, located at 427 South Marshall Ave. is proposing to utilize the existing paved area for accessory operational vehicle and employee parking. The parking area would not be available to the public but only available for ASAP tow and service vehicles, and employees. Impounded vehicles would not be parked at this location. On-site improvements include a new screening wall, parking lot striping, and landscaping. Public right-of-way improvements include closing off one existing driveway and replacing the curb, gutter and sidewalk. The project requires approval of a Conditional Use Permit (CUP) for a non-residential parking area in a multi-family zone.

BACKGROUND

General Plan:	Medium Density Residential (MR)
Specific Plan:	Specific Plan (SP) No. 531, Transit District Specific Plan
Zone:	RM-2200 (Residential Multi-family) 2,200 square feet per unit

Other City Plan(s):	N/A
Regional and State Plan(s):	None
Notable State Law(s):	N/A

Project Site & Constraints

The project site consists of three rectangular parcels totaling 27,000 square feet (.61-acres). The site is improved with a paved parking lot, lighting and an existing chain link fence. The property owner has been informed that the chain link and barbed wire fence is not permitted. There are no structures located at the site. The site is the subject of an ongoing code compliance case due to the parking of towing vehicles at the site by the applicant.

The property was developed in the 1940s with two manufacturing buildings and parking. The historic uses of the site included automotive and aircraft manufacturing, which involved electroplating, anodizing, and spray painting. In 2015, a fire destroyed both buildings.

The historic use of the property and the 2015 fire resulted in the dispersal of cleaning solvents and metals into the soil and groundwater. The contamination with Volatile Organic Compounds (VOCs) was identified by the Department of Toxic Substance Control (DTSC) in 2009 and subsequently a process of remediation and monitoring was initiated. Mitigation measures were implemented to reduce the impact of the VOC contamination by removing contaminated soil and constructing a groundwater barrier. However, after implementation of the remedial measures and through continued monitoring, the DTSC determined that further land use restrictions were needed to limit the risk of exposure to the contaminants. A land use covenant has been recorded on the property limiting future activity and uses and specifically excluding future residential uses.

Surrounding Context

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

Direction	Zones	Land Uses
North	RM-2200	Previous fire wood storage
South	RM-2200	Contract construction
East	RM-2200	Residential
West (across S Marshall)	RM-2200	J&W Lumber sales

General Plan

The subject property is within the Medium Density Residential (MR) Land Use Designation of the General Plan. The MR land use designation is intended to accommodate multi-family developments of 18-20 dwelling units/net acre resulting in approximately 35 persons/net acre.

Specific Plan

The Transit District Specific Plan (TDSP) No. 531 was adopted in May of 2018 and established a new vision for the area surrounding the El Cajon Transit Center. The TDSP identifies Marshall Avenue as a multi-modal connector with facilities available for motorists, pedestrians and cyclists to connect the El Cajon Transit Station to the surrounding community. Marshall Avenue is envisioned as a future primarily medium density residential neighborhood that will provide a logical connection to the planned higher density residential uses surrounding the transit station. Policies guide new projects to promote safety and a sense of place with ground floor activation at strategic locations.

Municipal Code/Zoning Code

The subject property is within the RM-2200 (Residential Multi-family 2,200 sq. ft. per unit) zone. In accordance with the El Cajon Municipal Code (ECMC) Residential Land Use Table section 17.140.210, Non-residential parking in a multi-family zone may be permitted with the approval of a CUP.

DISCUSSION

Land Use

The proposed project site is within an area of planned transition from industrial to multi-family residential uses as identified in the TSDP. Existing businesses along South Marshall are currently a mix of light industrial and heavy commercial uses, and the soil and groundwater contamination poses a health risk for any potential residential development of the site as envisioned in the TDSP. Since the existing RM-2200 zone allows for parking lots with an approved CUP, and due to the nature of the towing business, the CUP ensures ongoing compatibility and that the parking area will not be used for impounded vehicles.

Site Design, Parking & Circulation

The parking layout includes 62 parking spaces with two driveways along South Marshall Avenue, and meets minimum standards for space and drive aisle dimensions. An existing masonry wall separates the parking lot from the adjacent residential uses to the east. The parking is limited to operational vehicles (service and corporate trucks) and employee parking. The applicant has identified five spaces for employee parking, which the applicant has stated is sufficient for the number of employees arriving via personal

automobile. Staff has observed employees parking on the street along South Marshall Avenue. Conditions of approval will prohibit employee parking off-site and require that all employees arriving at the site park on private property.

A concrete masonry wall six feet in height is proposed along the frontage of South Marshall Avenue set back approximately ten feet from the front property line and new drought tolerant landscaping is proposed within the setback area. The height of the masonry wall will need to be reduced within the setback area to 42 inches.

Lot Consolidation

A Tentative Parcel Map for lot consolidation was approved July 23, 2019. A condition of approval will require the Final Parcel Map to be recorded prior to operation.

FINDINGS

Pursuant to ECMC section 17.50.060, the following findings must be made in order to approve a CUP:

- A. *The proposed use is consistent with applicable goals, policies, and programs of the general plan, and with any applicable specific plan.*

The existing site has environmental constraints and the redevelopment of the site with a multi-family uses is not possible in the near future. The use of the property for non-residential parking will allow for a beneficial use of the site and provide needed parking for fleet vehicles for the nearby existing ASAP Towing business.

- B. *The proposed site plan and building design are consistent with all applicable use and development standards.*

Non-residential parking is permitted in the RM-2200 zone upon approval of a CUP. The use of the site for fleet vehicle parking complies with the standards for parking and drive aisle circulation.

- C. *The proposed use will be operated in a manner that is compatible with existing and planned land uses in the vicinity of the proposed use.*

The proposed non-residential parking would operate as accessory to the nearby towing business and is compatible with nearby existing industrial and commercial uses. The parking use is a less intensive commercial use and is not anticipated to impact any existing residential uses. An existing masonry wall provides a buffer between the parking lot and the residential uses to the east.

- D. *The proposed use and project design will not be detrimental to the public health, safety, and general welfare, including but not limited to matters of noise, smoke, dust, fumes, vibration, odors, and hazards or excessive concentrations of traffic.*

The proposed project has been reviewed for compliance with all applicable regulations. The project has been recommended for approval with conditions to ensure it is developed and performs to City standards and that it does not become a

public nuisance. Conditions of approval include on-site improvements such as lighting, landscaping and right-of-way improvements.

E. *The proposed use is in the best interest of public convenience and necessity.*

The non-residential parking use will operate on an existing paved site that has environmental conditions that limit the potential for residential uses.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project consists of a non-residential parking area at a location that is already paved. Proposed improvements are limited to a new concrete masonry fence and landscaping along the Marshall Avenue frontage. The project is exempt from CEQA in accordance with section 15301 Existing Facilities Categorical Exemption for projects that involve negligible expansion of use. None of the exceptions under section 15300.2 apply. Although operating under a tiered clean up permit for contamination under DTSC, the site is not on the list compiled pursuant to section 65962.5 of the California Government Code. The use will comply with all applicable environmental orders and restrictions.

PUBLIC NOTICE & INPUT

A notice of application was mailed on October 16, 2019, to property owners and tenants within a 300-foot radius of the site informing them of this permit application. A notice of this public hearing for the project was mailed on April 30, 2020, 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. As a public service, the notices were posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." No public correspondence was received.

RECOMMENDATION

The proposed project will utilize an existing vacant paved site with operation parking for a nearby business. The vacant site has limited future development options due to environmental conditions, and the use of the property for fleet vehicle parking is appropriate.

PREPARED BY:

REVIEWED BY:

APPROVED BY:

 *for
Alfonso Camacho*

**Alfonso Camacho
ASSISTANT
PLANNER**



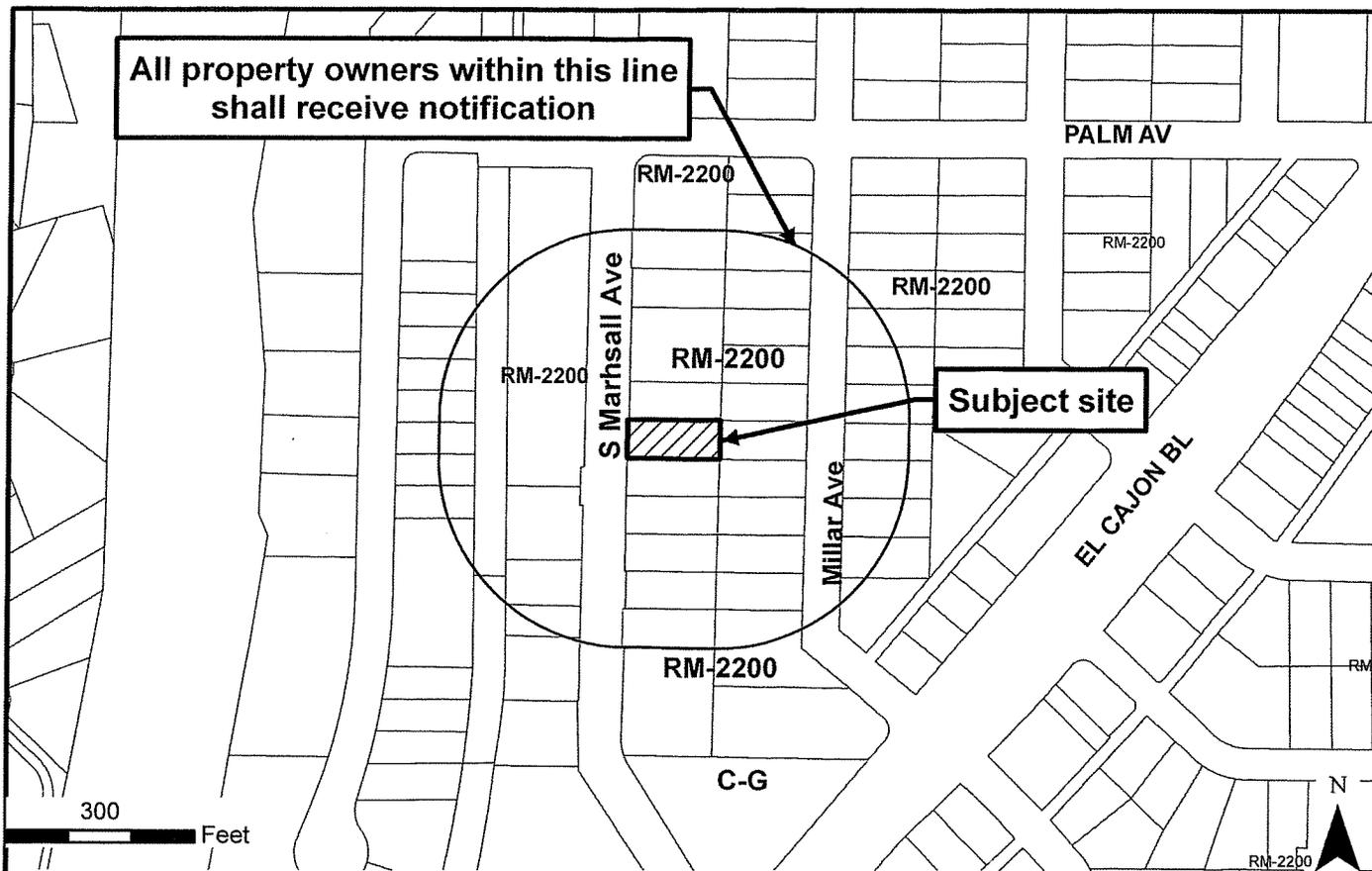
**Melissa Devine
PLANNING
MANAGER**



**Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT**

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING the CEQA Determination
3. Proposed Resolution APPROVING CUP No. 2259
4. Aerial Photograph of Subject Site
5. Application and Disclosure Statement
6. Project Description
7. Site Plan



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT
FOR ASAP TOWING PARKING LOT**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, June 16, 2020**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **ASAP Towing Operational Vehicle, Service Vehicle and Employee Parking lot – Conditional Use Permit No. 2019-0001**, for the use of parking operational vehicles and employee parking, not for impound use. The subject property is addressed as 581 South Marshall. 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/city-meetings-with-agendas-and-minutes-all>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public 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 **Alfonso Camacho** at 619.441.1782 or via email at acamacho@cityofelcajon.us and reference "ASAP Towing Parking Lot" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION FOR CONDITIONAL USE PERMIT NO. 2259 FOR NON-RESIDENTIAL EMPLOYEE AND OPERATIONAL VEHICLE PARKING ON THE EAST SIDE OF SOUTH MARSHALL AVENUE BETWEEN PALM AVENUE AND EL CAJON BOULEVARD IN THE RM-2200 (RESIDENTIAL MULTI-FAMILY, 2,200 SQUARE FEET PER UNIT) ZONE; APN 487-480-06, 07 AND 08; GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on June 16, 2020, to consider Conditional Use Permit (CUP) No. 2259 for a non-residential parking lot for employee and operational vehicle parking only located on the east side of South Marshall Avenue between Palm Avenue and El Cajon Boulevard, and addressed as 581 South Marshall Avenue; and

WHEREAS, it is proposed that the use is exempt from CEQA under section 15301 (Existing Facilities) of CEQA Guidelines, which allows for projects that involve negligible or no expansion of use. CUP No. 2259 proposes the use of the existing paved site for employee and operational vehicle parking only, no proposed structures or buildings are included. Therefore, section 15301 is an appropriate exemption for the proposed use, as the record of proceedings contains evidence to support the determination that the Class 1 Categorical Exemption applies; and

WHEREAS, the project consists of using the existing paved parking lot with no existing or proposed buildings; and

WHEREAS, the record of proceedings contains evidence to support the determination that the Class 1 Categorical Exemption applies; and

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

WHEREAS, after considering evidence and facts, the Planning Commission did consider the proposed CEQA Categorical Exemption, section 15301 as presented at its meeting; and

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

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the proposed exemption for the ASAP Towing non-residential employee and operational vehicle parking use.

Section 2. That based upon said findings of fact, the El Cajon Planning

Planning Commission Resolution No.

Commission hereby APPROVES the proposed CEQA exemption for Conditional Use Permit No. 2259.

[The remainder of this page intentionally left blank.]

Planning Commission Resolution No.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held June 16, 2020, by the following vote:

AYES:

NOES:

ABSENT:

Paul CIRCO, Chair

ATTEST:

Melissa DEVINE, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2259 FOR NON-RESIDENTIAL EMPLOYEE AND OPERATIONAL VEHICLE PARKING ON THE EAST SIDE OF SOUTH MARSHALL AVENUE BETWEEN PALM AVENUE AND EL CAJON BOULEVARD IN THE RM-2200 (RESIDENTIAL MULTI-FAMILY, 2,200 SQUARE FEET PER UNIT) ZONE; APN 487-480-06, 07 AND 08; GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on June 16, 2020, to consider Conditional Use Permit (CUP) No. 2259 for a non-residential parking lot for employee and operational vehicle parking only located on the east side of South Marshall Avenue between Palm Avenue and El Cajon Boulevard, and addressed as 581 South Marshall Avenue; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order determining that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15301 (Existing Facilities) of the CEQA Guidelines; and

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

- A. The existing site has environmental constraints and the redevelopment of the site with a multi-family uses is not possible in the near future. The use of the property for non-residential parking will allow for a beneficial use of the site and provide needed parking for fleet vehicles for the nearby existing ASAP Towing business.
- B. Non-residential parking is permitted in the RM-2200 zone upon approval of a CUP. The use of the site for employee and operational vehicle parking complies with the standards for parking and drive aisle circulation.
- C. The proposed non-residential parking would operate as accessory to the nearby towing business and is compatible with nearby existing industrial and commercial uses. The parking use is a less intensive commercial use and is not anticipated to impact any existing residential uses. An existing masonry wall provides a buffer between the parking and the residential uses to the east.
- D. The proposed project has been reviewed for compliance with all applicable regulations. The project has been recommended for approval with conditions to

Proposed Planning Commission Resolution

ensure it is developed and performs to City standards and that it does not become a public nuisance. Conditions of approval include on-site improvements such as landscaping and right-of-way improvements.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings, the El Cajon Planning Commission hereby APPROVES CUP No. 2259 to allow for the proposed parking lot (62 spaces) for the use of employee and operational vehicle parking in the RM-2200 zone on the above described property subject to the following conditions:

Planning Conditions

1. Prior to the operation of the non-residential parking lot, the applicant shall submit and obtain approval of a one-page, 24" by 36" digital site plan for CUP No. 2259 that includes the following changes and ongoing conditions of approval:
 - A. The use is intended for parking of employee and operational vehicles only. It shall not be used for impounding vehicles or for the storage of towed vehicles. The use of the property for the parking of impounded vehicles shall result in violation of this CUP and subject the permit to revocation.
 - B. All masonry walls will be of a decorative finish, trimmed with a cap and shall not exceed six feet in height. Barbed or concertina wire is strictly prohibited.
 - C. Revise the plans to show the height of the wall reduced within the ten-foot exterior setback. The wall within the setback is limited to 42 inches in height and may be topped with a 90 percent transparent wrought iron railing up to a total maximum of combined height of six feet.
 - D. No employee or operational vehicles shall be parked on-street. All employee and operational vehicles shall be parked on-site within the parking lot in the designated parking stalls.
 - E. The site plan shall reflect the applicable comments and include all of the required notes from the Engineering comments contained in Condition No. 23.
2. Prior to the operation of the parking lot, the applicant shall complete the following:
 - A. Remove any barbed, concertina, or razor wire.
 - B. Install landscaping and irrigation in the ten-feet of front yard setback along Marshall Avenue. The applicant must obtain all necessary approvals for the landscaping including review and approval of the landscape and irrigation plans from the City of El Cajon and any required approvals from the California Department of Toxic Substances or the San Diego County Department of Environmental Health prior to commencing the work. If the landscaping area exceeds 500 square feet, then a Landscape Document Package (LDP) is required. An LDP is subject to the requirements of El Cajon Municipal Code,

Chapter 17.195. The landscape and irrigation plans shall be consistent with the approved site plan and concept landscape plan.

- C. Satisfy all requirements contained in this resolution of approval.
3. The project shall comply with the applicable requirements listed in the City's Standard Conditions of Development.

Building Conditions

- 4. Comply with currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
- 5. Maintain fire access onto the property.

Engineering Conditions

- 6. Add the following notes to the Conditional Use Permit (CUP) No. 2259 Site Plan and implement the Best Management Practices as a condition of the CUP:
 - A. "All operations shall comply with the City's Jurisdictional Runoff Management Program (JRMP) and the City's Storm Water Ordinance (Municipal Code 13.10 and 16.60) to minimize or eliminate discharges of pollutants to the storm drain system. Operations shall include implementation of vehicle Best Management Practices (BMPs) as follows:
 - i. Only rain is permitted to enter the storm drain system. Discharges (direct or by conveyance) of trash, debris, vehicle fluids, or wastewater (including washing fluids) to the storm drain system are strictly prohibited.
 - ii. Sweep or vacuum to clean outdoor areas (trash enclosures, sidewalks and parking lots). Power washing in outdoor areas are strictly prohibited. Capture, contain, and collect any power wash water and dispose of in the sanitary sewer.
 - iii. Maintain parking area to be free from trash and petroleum leaks.
 - iv. Provide sufficient trash receptacles.
 - v. Dispose of wastes properly.
 - vi. All dumpsters used by this project shall have lockable lids. All lids on all dumpsters shall remain closed while the dumpster is not directly in use and

locked after business hours.

- vii. Vehicle washing liquids must be contained and disposed of in the sanitary sewer. Vehicles must be washed only in a covered and contained wash area (car wash) that drains through an approved pretreatment system, such as a sand and oil separator system that is connected to the sanitary sewer. No water or liquids shall be discharged to surrounding areas other than the minor amount of clean rinse water that is incidental to vehicles exiting from the car wash. Any sewer connection shall be protected from rainwater, either direct or indirect.
- ix. All maintenance activities must be conducted in a covered and contained building that is protected from rainwater, either direct or indirect. Maintenance areas shall drain to a self-contained sump or through an approved pretreatment system, such as a sand and oil separator system, that is connected to the sanitary sewer.
- x. Provide spill response kits for vehicle fluid leaks, and grease spills. The spill response kit must be available and quickly accessible to employees. Signage must be posted to clearly denote the location of the kit.
- xi. All materials, including vehicle fluids, must be stored in a properly covered and contained area that will not be exposed to rainwater, either directly or indirectly.
- xii. All "No Dumping" signage shall be maintained to be legible and replaced as necessary. A template for painting the concrete or asphalt around inlets and catch basins can be provided by the City upon request.

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

7. Comply with the following Storm Water requirements:
- a. The proposed Storm Water Treatment Area with Filter Socks concrete wheel stops, must be maintained properly to ensure proper operation and function of the Best Management Practice.
 - b. Any grading, paving or any other alteration of the parking lot must be reviewed and approved by the City prior to start of any related activities.

- c. Drainage conditions should not adversely affect adjacent neighboring properties.
8. Prior to operation of the non-residential parking lot, an Encroachment Permit (Encroachment Permit is a separate permit that must be obtained for any required improvements in the right-of-way) is required to close all unused existing driveways and replace with full height curb and gutter and PCC sidewalk to City Standards.

Requirements for the encroachment permit: Submittal of a detailed drawing described above, a traffic control plan, an insurance certificate and (non-blanket) endorsements in accordance with City Council Policy D-3, copy of contractor's license, business license, and the review fees. Contact Engineering staff for additional information.

General Conditions

9. The existence of this conditional use permit shall be recorded with the County Recorder.
10. The site shall be operated in substantial conformance with conditions as presented in the Planning Commission staff report titled Conditional Use Permit No. 2259, dated June 16, 2020, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
11. If this permit is not legally exercised within one year of project approval, and a written request for an extension of time has not been received and subsequently approved by the Planning Secretary within the same time period, this conditional use permit shall be considered null and void pursuant to El Cajon Zoning Code section 17.35.010.
12. The Planning Commission may at any time during the life of this use permit, after holding a properly noticed public hearing, and after considering testimony as to the operation of the approved use, revoke the permit, or modify the permit with any additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare. At such hearing the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held June 16, 2020, by the following vote:

AYES:
NOES:
ABSENT:

ATTEST:

Paul CIRCO, Chair

Melissa DEVINE, Secretary



Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

<input type="checkbox"/> AZP Administrative Zoning Permit	<input checked="" type="checkbox"/> CUP Conditional Use Permit	<input type="checkbox"/> LLA Lot Line Adjustment	<input type="checkbox"/> MA Minor Amendment
<input type="checkbox"/> MUP Minor Use Permit	<input type="checkbox"/> PRD Planned Residential Development	<input type="checkbox"/> PUD Planned Unit Development	<input type="checkbox"/> SDP Site Development Plan Permit
<input type="checkbox"/> SP Specific Plan	<input type="checkbox"/> SCR Substantial Conformance Review	<input type="checkbox"/> TPM Tentative Parcel Map	<input type="checkbox"/> TSM Tentative Subdivision Map
<input type="checkbox"/> VAR Variance	<input type="checkbox"/> ZR Zone Reclassification	<input type="checkbox"/> Other: _____	

Project Location

Parcel Number (APN): 487-480-06-00, 487-480-07-00, 487-480-08-00
 Address: 581 S. Marshall Ave, El Cajon CA 92020
 Nearest Intersection: Palm Avenue

Project Description (or attach separate narrative)

OBTAIN @ CONDITIONAL use permit to allow
COMPANATE TOW TRUCKS + SERVICE VEHICLES
TO PARK ON AN ALREADY PAVED PLAT PARKING
AREA

Project Screening Questions

Existing use?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, please describe: <u>PARKING LOT</u>
Modification of use?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
New development or addition?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Existing Structures?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	

Age of the structures: _____

Demolition or substantial modification proposed to site improvements or structures? No Yes _____

Tenant improvements proposed? No Yes _____

Existing vegetation or trees on site proposed for removal? No Yes _____

Proposed grading? No Yes _____ Proposed quantities of cut and/or fill.

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

Company Name: Amuen hynw, INC

Contact Name: Richard HeiN

Mailing Address: 427 S. MARSHALL AVE, EL CAJON CA 92020

Phone: 858-967-0170 Email: RHASA@TOWING@YAHOO.COM

Interest in Property: Own Lease Option

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

Company Name: SAME

Contact Name: _____ License: _____

Mailing Address: _____

Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: SAME

Contact Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous

chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

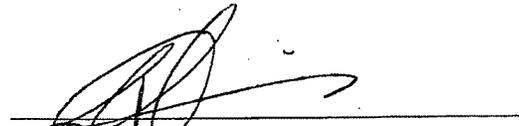
is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

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

If yes, provide Regulatory Identification Number: 70072260 Date of List: 11/4/10

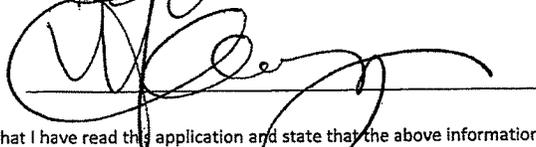
Authorization

Applicant Signature¹:



Date: 8/15/19

Property Owner
Signature²:



Date: 8/15/19

1. **Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
2. **Property Owner's Signature:** If not the same as the applicant, property owner must also sign. A signed, expressed letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application. Notice of Restriction: property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors in interest.

Pre-application Conference

The purpose of a pre-application conference is to provide you an opportunity to review your project with City staff in a preliminary form to finalize submittal requirements and receive a cursory identification of potential issues. **A pre-application is required unless waived by staff.**

Conference date: _____

Application Submittal

To submit your application, it **must be done by appointment** scheduled in advance for all Level 3, 4, & 5 project reviews, unless waived by staff. It is recommended for projects that will subsequently meet the criteria for a Level 1-C review through Level 2.

Appointment date: _____



Disclosure Statement

This statement is intended to identify and avoid potential conflicts of interest that may exist between the project proponents and the decision makers; including City staff, Planning Commissioners, and City Council members.

The following information must be disclosed:

1. List the names and addresses of all persons having a financial interest in the application.

YOOKYAN YOUSIA Amber Lynn, INC
427 S. MARSHALL AVE, EL CAJON

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

YOOKYAN YOUSIA Amber Lynn, INC
427 S MARSHALL AVE, EL CAJON

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

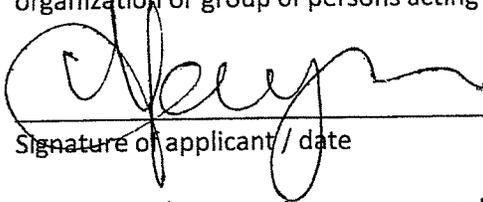
YOOKYAN YOUSIA 100%

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

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

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

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



Signature of applicant / date

Yooliyah Yousif

Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



**427 S. Marshall Avenue
El Cajon, CA 92020
619-966-9300**

City of El Cajon
Via: Email

March 23, 2020

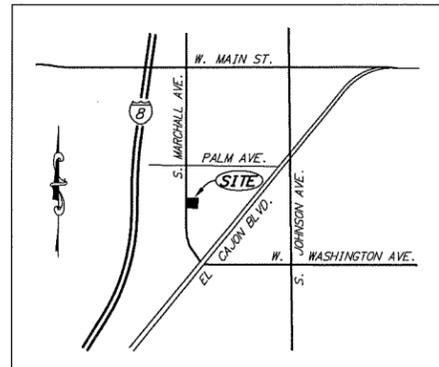
Re: CUP submission for 581 South Marshall Avenue, El Cajon CA 92020

SCOPE OF WORK

The CUP being filed for 581 South Marshall Avenue, El Cajon, CA 92020 is being requested to create parking for the fleet vehicles and employees of Amber Lynn, Inc. DBA ASAP Towing.

PROPERTY PLAN

581 SOUTH MARSHALL AVE.
EL CAJON, CA 92020



VICINITY MAP
NO SCALE

LEGEND

- 470 — CONTOUR ELEVATION
- EXISTING SURFACE FLOW
- CONC. CONCRETE PAVING
- x - x - x - EXISTING CHAIN LINK FENCE
- EXISTING MASONRY BLOCK WALL
- PP POWER POLE
- DROUGHT TOLERANT SUCCULENT PLANTING
- 6' ARCHITECTURAL FINISHED MASONRY WALL

SCOPE OF WORK:

PROPOSED USE IS NON-PUBLIC VEHICLE PARKING

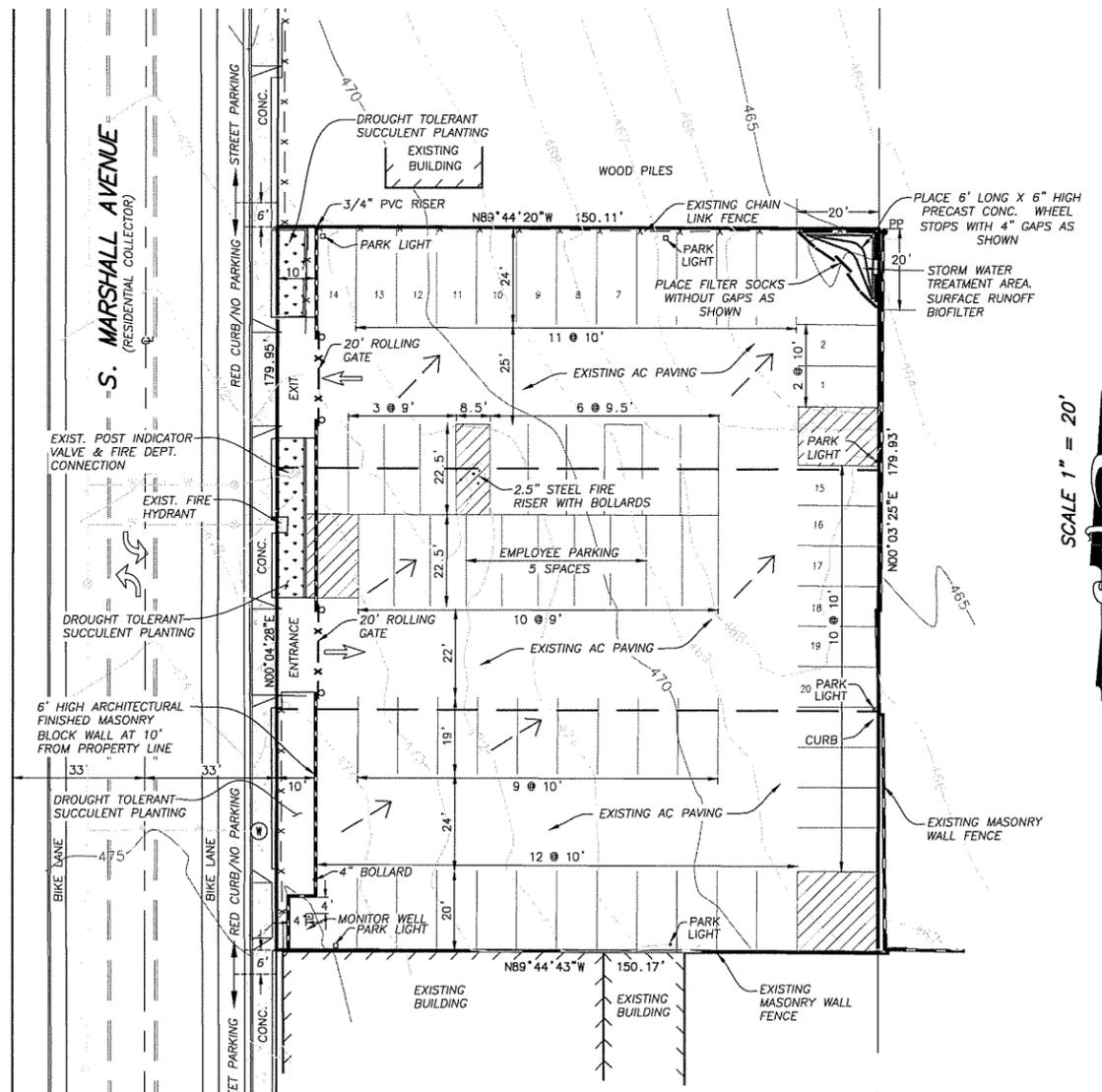
NOTES:

GROSS AREA: 6.20 AC (270,165 SQ FT)
 NUMBER OF LOTS: 3
 LANDSCAPE AREA: 394.7 SQFT
 ASSESSORS PARCEL NUMBERS: 487-480-06-00, 487-480-07-00, 487-480-08-00
 PROPOSED PARKING SPACES: 62
 EXISTING SITE TOPOGRAPHY SURVEYED APRIL 18, 2017

1. EXISTING SITE IS ASPHALT PAVED. NO GRADING OR PAVING IS PROPOSED.
2. SITE ACCESS TO BE FOR PRIVATE USE ONLY AND TO BE CONTROLLED BY LOCKED GATES.
3. THE PROPERTY LINE BEARINGS AND DIMENSIONS SHOWN HEREON WERE TAKEN FROM RECORD INFORMATION.

CONSTRUCTION STORMWATER BMP NOTES:

1. ALL APPLICABLE TEMPORARY CONSTRUCTION AND NON-STORMWATER DISCHARGE BMPs SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CITY OF EL CAJON MINIMUM BMP REQUIREMENTS INCLUDED IN THE EL CAJON MUNICIPAL CODE 13.10 AND THE CITY OF EL CAJON JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM (JRMP).
2. THE OWNER/OWNER'S CONTRACTOR(S) ARE RESPONSIBLE FOR POLLUTION PREVENTION PRACTICES TO PREVENT THE DISCHARGE OF SEDIMENT AND POLLUTANTS TO THE PUBLIC STORM DRAIN SYSTEM.
3. THE OWNER/OWNER'S CONTRACTOR(S) ARE RESPONSIBLE FOR THE PREVENTION OF EROSION CAUSED BY GRADING, CLEARING OF VEGETATION, DEMOLITION OR CONSTRUCTION.
4. ALL STORMWATER BMPs SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
5. ALL APPLICABLE TEMPORARY CONSTRUCTION EROSION AND SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED FOR ALL PORTIONS OF THE PROJECT AREA WHERE APPLICABLE. ALL ONSITE DRAINAGE PATHWAYS THAT CONVEY CONCENTRATED FLOWS SHALL BE STABILIZED TO PREVENT EROSION.
6. RUN-ON FROM AREAS OUTSIDE THE PROJECT AREA SHALL BE DIVERTED AROUND WORK AREAS TO THE EXTENT FEASIBLE. RUN-ON THAT CANNOT BE DIVERTED SHALL BE MANAGED USING APPROPRIATE EROSION AND SEDIMENT CONTROL BMPs.
7. GRADED AREAS AROUND THE PROJECT PERIMETER WILL DRAIN AWAY FROM THE FACE OF SLOPES AT THE END OF EACH WORKING DAY.
8. PROVIDE EFFECTIVE SEDIMENT PERIMETER CONTROL AROUND PROJECT AREA TO HELP PREVENT TRANSPORT OF SOIL AND SEDIMENT OFFSITE BY USING FIBER ROLLS, GRAVEL BAGS, OR OTHER EQUALLY EFFECTIVE BMPs.
9. ANY SEDIMENT TRACKED ONTO OFFSITE PAVED AREAS SHALL BE REMOVED VIA SWEEPING AT LEAST DAILY. ALL BMPs SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE FACT SHEETS (CASQA, COUNTY OF SAN DIEGO, CITY OF EL CAJON).
10. SOLID WASTE AND OTHER CONSTRUCTION WASTES SHALL BE PLACED IN A CONTAINER DAILY LOCATED IN A DESIGNATED AREA AND SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE REQUIREMENTS.
11. CONSTRUCTION MATERIALS SHALL BE STORED IN A MANNER TO HELP AVOID BEING TRANSPORTED IN STORM WATER RUNOFF DISCHARGES. CONCRETE WASTE SHALL NOT BE WASHED OUT ONTO THE GROUND SURFACE. CONCRETE WASHOUT SHALL BE DISPOSED PROPERLY AND PLACED IN A WASHOUT AREA DESIGNED IN ACCORDANCE WITH FACTSHEETS (CASQA, COUNTY OF SAN DIEGO, CITY OF EL CAJON).
12. EROSION CONTROL MEASURES WILL BE IMPLEMENTED STARTING THE FIRST DAY OF CLEARING, GRADING OR SOIL DISTURBANCE OR CONSTRUCTION. THESE CONTROLS WILL REMAIN IN EFFECT UNTIL ALL RELEVANT OPERATIONS HAVE BEEN COMPLETED AND DISTURBED SOIL HAVE EITHER: ESTABLISHED VEGETATION; OR OTHER PERMANENT EROSION CONTROL AT 70% COMPLETION).
13. STOCKPILES AND OTHER SOURCES OF POLLUTANTS SHALL BE COVERED WHEN THE CHANCE OF RAIN, WITHIN THE NEXT 48-HOURS WITH, IS AT LEAST 50% PRECIPITATION.
14. ALL GRAVEL BAGS SHALL HAVE ¾ INCH MINIMUM AGGREGATE (NO SANDBAGS OR BURLAP TYPE BAGS ALLOWED).
15. IN CASE OF EMERGENCY CONTACT NAME: PHONE:



SCALE 1" = 20'



CITY OF EL CAJON	
PERMIT NO. _____	
APPLICANT: _____	
ASSESSOR PARCEL NO(S): 487-480-06-00, 487-480-07-00, 487-480-08-00	
REQUEST: INSTALL A SERIES OF PARKING FOR 62 CORPORATE AND FLEET, SERVICE VEHICLES WITH EMPLOYEE PARKING & INSTALL A MASONRY BLOCK WALL	
PC RESOLUTION NO: _____	APPROVED BY: _____
CC RESOLUTION NO: _____	DATE: _____
ORDINANCE NO: _____	

JOB NO. 315017 - SOUTH MARSHALL AVENUE
DWG NO. 315017 Property Plan



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	3
Project Name:	Vista Pines Single-Room Occupancy
Request:	Twelve month review
CEQA Recommendation:	Not Subject to CEQA
STAFF RECOMMENDATION:	Informational Report
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:	Alfonso Camacho, acamacho@cityofelcajon.us, 619-441-1782
City Council Hearing Required?	No
Recommended Actions:	1. Information item. No action requested

PROJECT DESCRIPTION

On December 5, 2017, the Planning Commission approved Conditional Use Permit (CUP) No. 2240 that allowed the conversion of a former motel (Ha Penny Inn) to a single-room occupancy (SRO). The subject property is located on the east side of East Main Street between Broadway and Third Street, and addressed as 1549 East Main Street. The project included the conversion of 75 motel rooms to a mix of studios and one-bedroom units, for extended stay.

A six-month and one-year review were made conditions of approval of Planning Commission Resolution No. 10924. The six-month review was presented to the Planning Commission on July 16, 2019. This is the second review of the Vista Pines SRO conversion that commenced operations on December 5, 2018.

DISCUSSION

The project consisted of the conversion of a former 75-unit motel to a single-room occupancy within four two-story buildings facing a central courtyard. Improvements were made to upgrade the physical conditions of the property for safety and maintenance as well as enhance the exterior and interior of the buildings. An

Operational Management Plan, which included ongoing measures to ensure responsible operation was developed and is being implemented. In addition, performance measures were made conditions of approval to ensure ongoing compatibility of the project

One of the conditions of approval requires the SRO to maintain fewer than 90 calls for service (CFS) per year. After commencing SRO operations in December 2018, there were 102 CFS in the 2019 calendar year. From January 1st to April 21, 2020, there have been 24 CFS. The CFS data includes requests for medical response. The data shows a decrease in calls and anticipates a continued downward trajectory of calls in this calendar year. The property is also enrolled in the Crime Free Multi-Housing program. No code compliance complaints were received in 2019.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The CUP review does not constitute a project under the California Environmental Quality Act (CEQA) according to Section 15378 of the CEQA Guidelines.

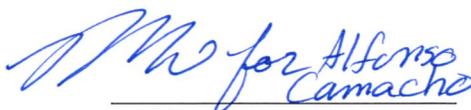
RECOMMENDATION

The SRO is being operated in compliance with the conditions of approval. No action is requested.

**PREPARED
BY:**

REVIEWED BY:

APPROVED BY:



**Alfonso Camacho
ASSISTANT
PLANNER**



**Melissa Devine
PLANNING
MANAGER**



**Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT**

ATTACHMENTS

1. Planning Commission Resolution No. 10924

PLANNING COMMISSION RESOLUTION NO. 10924

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2240 FOR THE CONVERSION OF AN EXISTING MOTEL TO A SINGLE-ROOM OCCUPANCY IN THE GENERAL COMMERCIAL (C-G) ZONE, APN: 507-310-19, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (GC)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on December 5, 2017, to consider Conditional Use Permit (CUP) No. 2240, as submitted by Dominick Veliko-Shapko, requesting approval of a single-room occupancy (SRO) at an existing motel in the General Commercial (C-G) zone, on the east side of East Main Street between Broadway and Third Street, and addressed as 1549 East Main Street; and

WHEREAS, the evidence presented to the Planning Commission at the public hearing includes the following:

- A. The proposed SRO conversion is categorically exempt from environmental review in accordance with Sections 15301 and 15302 of the California Environmental Quality Act Guidelines. Section 15301 provides an exemption for the conversion of existing facilities involving the permitting of existing private structures with negligible or no expansion of use beyond that existing use. Section 15302 provides an exemption for replacement or reconstruction when the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The project includes the permitting of an existing motel to a single-room occupancy hotel for extended stay with on-site improvements. Therefore, the categorical exemptions are appropriate for the Vista Pines Project;
- B. The proposed SRO creates additional opportunities for transitional as well as permanent housing for low income households. Furthermore, SRO units can be leveraged in preventing homelessness. Additionally, the project aligns with the City's Goals to rehabilitate substandard properties;
- C. The project site will undergo physical improvements to meet standards for permanent housing as an SRO in accordance with the Municipal Code and the California Building Code;
- D. The proposed Vista Pines Operational Management Plan will be reviewed and must be approved by the Community Development Director and Chief of Police

prior to the commencement of the SRO. Furthermore, the ongoing performance standards ensure the SRO does not become a nuisance to the surrounding neighborhood;

- E. The site will undergo a Physical Elements Report review to assess the existing conditions of the site. The PER will serve to identify all necessary improvements to ensure housing codes are met to the Building Official's satisfaction. Furthermore, if the establishment does become a nuisance, the CUP serves as a mechanism of accountability and may be revoked;
- F. The SRO provides a transitional housing opportunity and ensure improved property conditions that will eliminate calls for public safety and resources as well as the building and overall site's physical conditions.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES Conditional Use Permit No. 2240 for a single-room occupancy in C-G zone, on the above described property subject to the following conditions:

Planning

1. The site shall be operated as a single-room occupancy (SRO) use which is considered a residential type of development.
2. The SRO shall be limited to a maximum of 75 units.
3. The Permittee shall provide a Physical Elements Report on the status of the physical condition of the project including: building foundations and walls, roofs, electrical systems, plumbing systems, mechanical systems, recreational facilities, parking and other paved areas and drainage facilities, etc. The report shall be prepared by California-licensed structural or civil engineers or contractors and shall include a detailed evaluation of the existing physical elements, a recommendation on their status (including any necessary repairs or replacement, either immediate or in the future) and a signed certification of the findings.
4. The Permittee shall be required to make the improvements according to the Physical Elements Report to the satisfaction of the City's Building Official.
5. Each room shall be limited to a maximum of two people per bed.
6. Unit sizes shall be maintained as: studio units and shall range in size from 256 square feet to 416 square feet and one-bedroom units shall be 512 square feet.
7. Each unit shall contain a kitchen. Kitchens shall be required to contain a sink with garbage disposal, a countertop, refrigerator, and stove or microwave oven. If stoves are not provided in each unit, then stoves shall be provided in a common kitchen area accessible to the entire SRO project.

8. Each unit shall include a bathroom and contain a sink, toilet, and shower or bathtub.
9. Each unit shall contain a closet/storage space.
10. The project shall include a common area minimum of 13,065 square feet. The indoor common area shall be maintained at 1,762 square feet.
11. The project shall provide a common laundry facility. The laundry facility shall include and maintain at least four washers and four dryers.
12. Community cooking and/or sanitary facilities shall be provided in a location, design, and capacity to the satisfaction of the Building Official
13. Each unit within the SRO development shall be accessed exclusively from the interior of the property. No direct access to the exterior of any buildings shall be permitted from any unit.
14. The SRO development shall provide a minimum of one parking space per unit. The development shall maintain a total of 75 parking spaces for the units.
15. The SRO development shall remove the "No Parking" reference on the site plan to the three parking spaces near the lobby and provide those as additional parking spaces.
16. The exterior illumination level around the building perimeter and in the parking lot shall be maintained at a minimum of one foot-candle at grade during all hours of darkness.
17. The establishment shall be limited to 90 police calls per service per calendar year. Additional calls for service may result in the revocation of this conditional use permit.
18. The establishment shall not rent any rooms available for hourly, daily and/or weekly rates.
19. The establishment shall be required to have a month-to-month lease agreement or longer for each tenant.
20. The establishment shall have a resident manager available on a 24-hour basis.
21. The establishment shall be required to be certified and participate in the Crime Free Multi-Housing Program, adhering to all the standard rules and regulations.
22. The current contact information for the property manager and property owner shall be kept on file with the Community Development and Police Department at all times.
23. Prior to SRO operations, the operator shall submit a management plan to the City for review and approval by the Community Development Director and Police Chief. The management plan shall address operations, safety and security, and building maintenance.
24. The establishment shall provide on-site management on a 24-hour per day basis at all times. The management shall be solely responsible for the enforcement of all rules reviewed and approved by the City as part of the Conditional Use Permit.

25. Outdoor storage shall be prohibited including residents' personal items.
26. The owner/ operator of an SRO lodging facility shall execute a deed restriction to the satisfaction of the City Attorney ensuring the facility complies with Section 65580 et seq. of the California Government Code regarding affordability.
27. The use shall be operated in a manner that is compatible at all times with surrounding properties and uses.
28. An LDP application package for review and approval will be required for the project after it is entitled and prior to issuance of building permits. Note that the project must be in compliance with our Water Efficient Ordinance.
29. Prior to commencing the operations of the SRO, the applicant shall submit a revised, one page mylar site plan to Planning that includes conditions nos. 1 through 27 above under the header "Ongoing Conditions of Approval."
30. Prior to final inspection and the operation of the SRO, the applicant shall complete the following:
 - o Obtain approval of a building permit, if determined necessary.
 - o Pass a site inspection by the City Building Official
 - o Pass a site inspection by the project planner.
 - o Comply with all applicable conditions listed in the attached "Standard Conditions of Development."

Engineering and Storm Water

31. Storm water requirements and comments with this action:
 - A. Add the following notes to the Conditional Use Permit (CUP) Site Plan and implement the Best Management Practices as a condition of the CUP:

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

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

- d. *Maintain parking area to be free from trash and petroleum leaks.*
- e. *All dumpsters used by this project shall have lockable lids. All lids on all dumpsters shall remain closed while dumpster is not directly in use and locked after business hours. All dumpsters shall be properly stored inside of a building or in a covered trash enclosure.*
- f. *All trash enclosures must be secured, covered with an impervious roof, and constructed with a berm or grade-break across the entire entrance in accordance with the requirements of Storm Water Attachment No. 2 (available to the public on the City of El Cajon website or from the Engineering staff on the 3rd floor of City Hall).*
- g. *All materials must be stored in a properly covered and contained area that will not be exposed to urban run-on and run-off.*
- h. *All storm water runoff treatment control mechanisms (catch basin hydrocarbon filters, Low Impact Development (LID) BMPs, or otherwise) employed onsite shall be maintained to be in good working order and replaced as necessary. See manufacturer's recommendations for maintenance and replacement.*

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

32. Comply with the following Storm Water requirements:

- A. In accordance with the City of El Cajon Municipal Code Section 16.60, this project is a Conditional Use Permit (CUP) and is subject to the following requirements:
 - 1.) Incorporation of New Development Best Management Practices (BMPs), composed of site design and source control BMPs. All applicable storm water BMP features shall be shown on site plans, landscaping plans, building plans and if applicable, engineering plans.
- B. In accordance with the City's lot grading ordinance, no grading or soil disturbance, including clearing of vegetative matter and demolition activities, shall be done until all necessary environmental clearances are secured and an Erosion Control Plan (ECP) has been reviewed and approved by Engineering.

- 1.) The ECP shall control sediment and pollution and be in compliance with the City's 2015 Jurisdictional Runoff Management Plan (JRMP). The ECP should show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable.
- 2.) Any demolition activities shall be covered under a separate ECP to include measures for eliminating runoff during the demolition phase.
- 3.) The ECP (demolition and/or construction) shall be submitted to the Engineering staff and shall include:
 - i. Review fees for ECPs.
 - ii. Four (4) sets of prints.

- C. The project shall incorporate Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001. See Section D.1.d(4) of Order No. R9-2013-0001, located at:

http://www.waterboards.ca.gov/sandiego/water_issues/programs/storm_water/docs/updates052313/2013-0523_Order_No._R9-2013-0001_COMPLETE.pdf

LID BMPs must be included as a separate report for review by the City prior to any development activities. The Report must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. An electronic copy of the County of San Diego LID Handbook can be found online at:

<http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf>

Note: Pertinent sections of the JRMP document and an ECP template are available to the public on the City of El Cajon website. The architect or engineer shall obtain applicable notes and instructions from Engineering prior to submittal of plans.

LID Plans must be submitted to the Engineering for review and approval PRIOR to the start of any demolition or construction activities.

Note: Failure to comply with or implement CUP conditions is considered a violation of the City's JRMP and may result in a citation with monetary fines,

criminal charges, and/or revocation of permit.

33. Engineering requirements and comments prior to the issuance of any building permit:

- A. Per Municipal Codes, sewer lateral inspection is required for an increase of 400 square feet (sf) of habitable space or a remodel of 400 sf. If these thresholds are reached, then the following sanitary sewer and private lateral requirements apply:

Conduct a video inspection of the existing sewer lateral per El Cajon Municipal Code Chapter 13.37.040, and submit the inspection reports to the City for review.

The 3-page Private Sewer Lateral Inspection Report and list of pre-qualified plumbing contractors are all available on the City's website in the Documents & Forms Library at: <http://www.cityofelcajon.us/i-want-to/view/documents-forms-library/-folder-222> or through the Public Works Department, Sewer Lateral Coordinator.

34. General information only:

- A. An Encroachment Permit is required for any work within the public right-of-way.

Building and Fire Safety

35. Comply with Currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
36. A Building permit is required for this project.
37. This project must comply with elements of the Fair Housing Code applicable to the final design.
38. Undergrounding of all on-site utilities is required.
39. Fire extinguisher is required. One for every 3000 s.f with max. 75 ft. travel distance. Minimum size 2A10BC with signage.
40. The California Residential Code contains provisions for efficiency dwelling units. These include a minimum 220 s.f. floor space limit, installation of a separate bathroom and closet is required. The kitchen area must include a sink, cooking appliance, and refrigeration appliance. Other configurations are allowed by the California Building Code which may allow shared facilities. These include dormitories and congregate residences. This should be further clarified when submitted for plan review.

General

41. The existence of this conditional use permit shall be recorded with the County Recorder.
42. The SRO shall be developed and operated in substantial conformance with conditions as presented in the Planning Commission staff report titled Conditional Use Permit No. 2240, dated December 5, 2017, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
43. If this permit is not legally exercised within one year of project approval, and a written request for an extension of time has not been received and subsequently approved by the Planning Secretary within the same time period, this conditional use permit shall be considered null and void pursuant to El Cajon Zoning Code section 17.35.010.
44. There shall be a six month and twelve month review after commencement of the SRO operations before the Planning Commission. During the reviews, the Planning Commission may add conditions of approval to further ensure compatibility. The Commission may also require additional reviews.
45. The Planning Commission may at any time during the life of this use permit, after holding a properly noticed public hearing, and after considering testimony as to the operation of the approved use, revoke the permit, or modify the permit with any additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare. At such hearing the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval.
46. If this Conditional Use Permit is revoked, any subsequent use of the property must comply with the currently adopted El Cajon Zoning Code.

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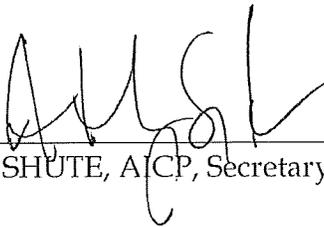
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held December 5, 2017, by the following vote:

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



Darrin MROZ, Chairperson

ATTEST:



Anthony SHUTE, AICP, Secretary



Community Development Department
PLANNING COMMISSION AGENDA REPORT

City of El Cajon

Agenda Item:	4	
Project Name:	Regal Cinema On-Sale Beer and Wine	
Request:	Twelve-month review	
CEQA Recommendation:	Not Subject to CEQA	
STAFF RECOMMENDATION:	Informational Report	
Project Number(s):	Conditional Use Permit (CUP) No. 2233	
Location:	405 Parkway Plaza	
Applicant:	Regal Cinema, Inc.; 865-925-9805	
Project Planner:	Melissa Devine, AICP, 619.441.1773, mdevine@cityofelcajon.us	
City Council Hearing Required?	No	
Recommended Actions:	1. Information item. No action requested	

PROJECT DESCRIPTION

On May 15, 2018, the Planning Commission approved Conditional Use Permit No. 2233 to establish on-sale beer and wine service at an existing movie theater within the Parkway Plaza Mall. The subject property is located on the south side of Fletcher Parkway between North Johnson Avenue and State Route 67, and addressed as 405 Parkway Plaza. The approved alcohol sales are Monday through Sunday 10:00 a.m. to 12:00 a.m. allowing the movie theater to sell beer and wine for on-site consumption during the specified hours.

The Alcohol Beverage Control (ABC) License was activated on December 21, 2018. A twelve-month review was required as part of the Planning Commission approving Resolution No. 10955.

DISCUSSION

The applicant has obtained approval of the Type 41 ABC license and has complied with the ABC standards prior to being able to offer beer and wine on the premises. In addition, the applicant has complied with conditions of approval requiring Responsible Beverage Service Training.

The previous twelve months from April 2019 through March 2020, have included no calls of service from the Police Department as a result of alcohol sales at this location. Theater

operations were suspended due to local and state public health orders in March. However, there are no concerns with the continuation of alcohol sales at the theater.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The CUP review does not constitute a project under the California Environmental Quality Act (CEQA) according to Section 15378 of the CEQA Guidelines.

RECOMMENDATION

No action is requested.

PREPARED BY:



Melissa Devine
PLANNING MANAGER

APPROVED BY:



Anthony Shute
DIRECTOR OF COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Planning Commission Resolution No.10955

PLANNING COMMISSION RESOLUTION NO. 10955

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2233 TO CONDUCT ON-SALE BEER AND WINE SALES AT AN EXISTING MOVIE THEATER IN THE REGIONAL COMMERCIAL (C-R) ZONE, APN: 482-270-56, GENERAL PLAN DESIGNATION: REGIONAL COMMERCIAL (RC)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on May 15, 2018, to consider Conditional Use Permit (CUP) No. 2233, as submitted by Regal Cinema, Inc., requesting on-sale of beer and wine at a movie theater in the Regional Commercial (C-R) zone, on the south side of Fletcher Parkway between North Johnson Avenue and State Route 67, and addressed as 405 Parkway Plaza, APN: 482-270-56; and

WHEREAS, the evidence presented to the Planning Commission at the public hearing includes the following:

- A. In determining whether the proposed use is categorically exempt from environmental review in accordance with section 15301, Class 1 (Existing Facilities) of the CEQA Guidelines, evidence presented to the Planning Commission shows that the existing structure will be limited to minor improvements and the project involves issuing a permit for the on-sale service of beer and wine accessory to the movie theater; further there was no evidence presented that new environmental impacts would result.
- B. Movie theaters with on-sale beer and wine are regional commercial uses, which are consistent and compatible with the RC General Plan land use designation.
- C. Operational standards for on-sale alcoholic beverage establishments are part of the permit conditions of approval. The existing site and building design are consistent with all applicable use and development standards. Moreover, the proposed beer and wine sales does not directly affect the underlying zone's use and/or citywide development standards for on-site alcohol consumption, parking or signage.
- D. The vicinity of the subject property is developed with regional commercial uses. A movie theater is considered an appropriate and compatible land use in a regional commercial center, and the sale of beer and wine at the movie theater would be a compatible accessory use if: all activities are conducted within the thresholds of the Performance Standards listed in ECMC sections 17.115.130 and 17.210.150; the applicant adheres to operating characteristics required by local, state and federal laws, including but not limited to those of Alcoholic Beverage Control and applicable sections of the Business and Professions Code; the hours

of beer and wine sales are in conjunction with food service; no beer or wine is sold for off-site consumption; and the owners and employees serving alcoholic beverages are certified in responsible beverage service training.

- E. Impacts are not anticipated with the normal conduct of a movie theater in a commercial zone. However, if the establishment does become a nuisance, the City has performance standards for those impacts which are addressed through code compliance actions if complaints are received. Furthermore, there are no identified existing problems in the project vicinity that may be exacerbated by on-sale alcohol service such as loitering, public drunkenness, noise, and littering. Moreover, alcohol related operational standards will be in place as conditions of approval to prevent any increase in the crime rate of the surrounding area.
- F. The addition of alcohol beverage service (beer and wine) to the existing movie theater venue increases concession options that patrons now expect. Furthermore, it is an enhancement to the regional commercial center which serves residents in the vicinity and the broader community.

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

1. The foregoing recitals are true and correct, and constitute findings of the Planning Commission.
2. The El Cajon Planning Commission hereby finds that section 15301 of the CEQA Guidelines is an appropriate exemption for the proposed project.
3. Based upon said findings of fact, the El Cajon City Planning Commission hereby APPROVES CUP No. 2233 for on-sale beer and wine at an existing movie theater, subject to the following conditions:
 - a. Prior to conducting beer and wine sales, the applicant shall submit a revised, one page Mylar site plan to Planning that includes the heading "Operational Standards" and include all ongoing conditions.
4. The following are ongoing conditions of approval for this CUP:
 - a. The operation shall comply at all times with the Alcohol Control Plan.
 - b. The owners and all employees serving alcoholic beverages shall be required to be certified in Responsible Beverage Service training at all times. Prior to the City's release of protest for the Type 41 license, the owners and all employees involved in the sale of alcoholic beverages shall complete an approved course in "Responsible Beverage Sales." To satisfy this requirement, a certified

program must meet the standards of the California Coordinating Council on Responsible Beverage Service or other certifying/licensing body designated by the state of California. Copies of the certificates shall be maintained on-site and, be available for inspection.

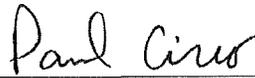
- c. Beer and wine shall be sold in conjunction with food service and limited to one drink per person of legal drinking age with each order. Food shall be available at all times alcoholic beverages are available.
- d. Beer and wine sales shall occur at the point of sale indicated on the site plan. There shall be no point of sale (alcoholic beverages) within any of the auditoriums, nor delivery of an alcoholic beverage to a patron within any of the auditoriums.
- e. Beer and wine serving sizes shall not exceed 12 ounces for beer and 6 ounces for wine.
- f. The establishment shall have signage indicating off-site alcohol sales are prohibited.
- g. On-sale beer and wine shall not result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
- h. On-sale beer and wine shall not jeopardize or endanger the public health or safety of persons residing or working in the surrounding area.
- i. On-sale beer and wine shall not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
- j. The venue with on-sale beer and wine shall comply with all provisions of local, state or federal laws, regulations or orders, including but not limited to those of the ABC, California Business and Professions Code §§ 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with annual city business license fees.
- k. The venue with on-sale beer and wine shall maintain upkeep and ensure operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
- l. Sales, service and consumption of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and 12:00 a.m.
- m. No sale of alcoholic beverages for consumption off the premises.
- n. Gross sales of alcoholic beverages shall not exceed the gross sales of food.

- performers, or fashion shows.
- p. The use shall be operated in a manner that is compatible at all times with surrounding properties and uses.
 - q. Any change in use or expansion of the facility may require prior City approval, including an amendment to this conditional use permit.
5. The Planning Commission may at any time during the life of this use permit, after holding a new public hearing and considering testimony as to the operation of the approved use, add additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.
 6. There shall be a twelve month review after commencement of the on-sale service use before the Planning Commission in order to monitor any activity associated with the use.
 7. The existence of this CUP shall be recorded with the County Recorder.
 8. The proposed use shall be operated substantially as presented in the Planning Commission staff report titled CUP No. 2233, dated May 15, 2018, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
 9. If all conditions of approval have not been satisfied or if the uses approved by this CUP have not been commenced, and if no request for an extension of time has been received, within one (1) year of the approval Planning Commission or by May 15, 2019, and subsequently approved, this CUP shall be considered null and void per El Cajon Zoning Ordinance Section 17.35.010.

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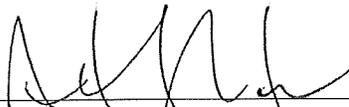
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held May 15, 2018, by the following vote:

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



Paul CIRCO, Chair

ATTEST:



Anthony SHUTE, AICP, Secretary



Agenda Item:	5
Project Name:	Report on General Plan Amendment and Housing Element Update
Request:	Informational Report
CEQA Recommendation:	Not Subject to CEQA
STAFF RECOMMENDATION:	Informational Only
Project Number(s):	General Plan and Housing Element
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Melissa Devine, 619.441.1773, mdevine@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Receive staff presentation; and 2. Provide staff with feedback

PROJECT DESCRIPTION

The General Plan is the blueprint for future growth and development of the City. It sets forth policies and objectives in nine policy areas including land use, housing, recreation and open space, conservation, safety, noise, air quality, circulation and environmental justice. The City Council adopted the General Plan in May 1970 and last updated (comprehensive) it in 1990. The Housing Element, last updated in 2013, has separate statutory requirements for required updates every eight years.

The City has begun the process of updating the Housing and Safety Elements of the General Plan and preparing a new Environmental Justice Element.

The purpose of this staff communication is to inform the Planning Commission of the project, provide the associated background information, present the project schedule, and share information about the public outreach strategy. The Planning Commission is encouraged to ask questions and provide feedback.

BACKGROUND

California law requires that cities and counties prepare General Plans to address the mandated elements listed in Government Code section 65302. Cities and counties that have identified disadvantaged communities must also address environmental justice in

their General Plans. The current update to the Housing Element has also triggered a required update to the Safety Element and a new Environmental Justice Element.

The California Housing and Community Development Department (HCD) and Office of Planning and Research have guidelines for the preparation and adoption of General Plans that expand upon the statutory requirements and provide best practice guidance for the preparation and adoption of General Plans.

PROJECT TEAM

The City team working on the project includes planning staff along with consultants. The consultant team assisting City staff includes Veronica Tam and Associates for the Housing Element and Dudek for the Safety and Environmental Justice Elements. These subject matter experts will provide technical guidance to the City throughout the process.

PROJECT SCHEDULE AND COMMUNITY OUTREACH

An overall project schedule aligned with public outreach goals and planned events is included as an attachment. The intensive data collection and public outreach will take place over the next few months. To date, a project website has been established at www.cityofelcajon.us/Plan. A storymap about the Housing Element and survey about housing was launched and can be found online at the project webpage. Staff is currently in the process of reaching out to stakeholders for interviews.

Due to recent COVID-19 restrictions of public gathering, traditional in-person outreach options such as meetings, workshops and events are not available. In order to continue to making progress with these projects, staff is proposing to use all available resources to inform and receive feedback from the public. The outreach strategy includes the following:

- Telephone Stakeholder Interviews with organizations and individuals;
- Online virtual public meetings using Zoom Webinar;
- Gateway articles;
- Online Surveys; and
- GIS storymaps.

The schedule anticipates drafts of the elements by the fall. Continued outreach will take place during this time and the City will undertake a CEQA review of the project. The end goal is to have the elements ready for adoption by the spring. The Housing Element must be adopted by City Council on or before April 15, 2020 in order to comply with the deadline set by HCD.

HOUSING ELEMENT

The Housing Element is the overall plan for how El Cajon will ensure adequate housing for current and future residents. The Housing Element consists of a sites inventory that identifies suitable sites that can accommodate future housing and policies and programs to increase housing production and remove barriers to housing. The City of El Cajon received a Regional Housing Needs Allocation (RHNA) of 3,280 dwelling units. This means that enough sites need to be identified for the production of these units during the housing cycle of 2021 to 2029. The City is not obligated to build these units but must ensure that a supply of land suitable and appropriately zoned is available at all times.

Very Low	Low	Moderate	Above Moderate	Total
481	414	518	1,867	3,280

The Housing Element will also contain a needs assessment, an evaluation of housing constraints, and establish goals and objectives along with programs and funding to implement the goals and objectives. Once completed, the Department of Housing and Community Development (HCD) will need to review and certify the Housing Element.

SAFETY ELEMENT

State law requires that the Safety Element be reviewed and updated as necessary to address geological hazards, flooding, fires, and climate change. The Safety Element's goals and policies are currently being reviewed and any necessary revisions will be brought forward. The safety element includes mapping and the identification of known hazards including geologic, fire, flooding and those related to climate change and goals and objectives intended to reduce the risk to people and property from these hazards.

ENVIRONMENTAL JUSTICE

Legislation adopted in 2016, Senate Bill 1000, now requires both cities and counties that have disadvantaged communities to incorporate environmental justice (EJ) policies into their general plans. This new requirement recognizes that lower income communities of color in California experience higher burdens of environmental pollution. The EJ Element focuses on areas designated as Disadvantaged Communities, which are Census Tracts with low-resources that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. CalEnviroScreen 3.0 is the GIS tool that is used to identify these communities and uses a series of 20 indicators such as unemployment rates, asthma rates, and the existence of environmental clean up sites and poor air quality to identify the communities most severely at risk of health effects and burdened by high rates of pollution. There are two designated Disadvantaged Communities (DACs) in El Cajon. The first is a triangular area to the south of El Cajon Boulevard, west of West Washington

and east of Van Houten Avenue. The second area is located to the north of the first area extending to Gillespie Field. These areas are shown in the attached map. Staff will be seeking public input and participation from the residents and community leaders of these areas to identify how to improve air quality, access to public facilities and fresh food, ensure safe and sanitary housing, and increase physical activity.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The information report provided does not constitute a project under the California Environmental Quality Act (CEQA) according to Section 15378 of the CEQA Guidelines.

RECOMMENDATION

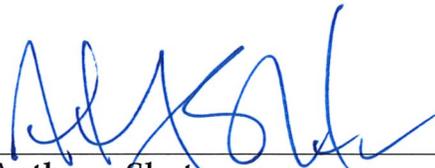
This is an informational update and no action is requested.

PREPARED BY:



Melissa Devine
PLANNING MANAGER

APPROVED BY:



Anthony Shute
DIRECTOR OF COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Schedule and Public Outreach Strategy
2. Disadvantaged Communities Map

Housing/Safety/EJ – Schedule and Public Outreach Strategy (rev. 6.1.20)

Timeframe	Project Milestones	Outreach Goal	Public Outreach
February - May	Initial Outreach Data Collection	Introduce Project	<ul style="list-style-type: none"> • Presentations • Gateway Article • Stakeholder Identification
June	Baseline Information and Data Collection	<ul style="list-style-type: none"> • Get the word out • Listen to Big Ideas • Get input on the topic areas or questions • Launch Surveys 	<ul style="list-style-type: none"> • Publicize – Social Media/Organizations • Stakeholder interviews • Launch Housing Element Story map and web survey • Virtual Webinar Kick Off • Prepare multi-lingual electronic flyer
July	Draft Background and Base Maps/Existing Conditions	<ul style="list-style-type: none"> • Present base information and data on health, hazards, and housing 	<ul style="list-style-type: none"> • Virtual Meetings/Webinars on topics • Community Group Presentations • Continue stakeholder or small group meetings • Continue Surveys
August	Policy Ideas Sites Inventory	<ul style="list-style-type: none"> • Present Policy Concepts • Present Draft Sites 	<ul style="list-style-type: none"> • Virtual Meetings/Webinars on topics • Community Group Presentations • Continue stakeholder or small group meetings • PC Workshop
September	Draft Elements	Continue to obtain input and refine concepts	<ul style="list-style-type: none"> • Virtual Meetings/Webinars on topics • Community Group Presentations • Continue stakeholder or small group meetings
October	Internal Review & Revisions	Continue to obtain input and refine concepts	<ul style="list-style-type: none"> • Virtual Meetings/Webinars on topics • Community Group Presentations • Continue stakeholder or small group meetings
November	Public Review starting early November	Present Draft	<ul style="list-style-type: none"> • Virtual Meetings/Webinars on topics • Community Group Presentations • Continue stakeholder or small group meetings
December	Mid-December begin CEQA	Feedback on Draft	<ul style="list-style-type: none"> • Continue outreach efforts
January	Drafting CEQA	Feedback on Draft	<ul style="list-style-type: none"> • Continue outreach efforts
February	CEQA Public Review	Public Hearing Draft	<ul style="list-style-type: none"> • Public Notices
March	CEQA Public Review		<ul style="list-style-type: none"> • PC Workshop
April	PC Hearing City Council Hearing	Public Hearings	<ul style="list-style-type: none"> • Public Hearings

