



# City of El Cajon

## Planning Commission Agenda

### Tuesday, April 20, 2021 Meeting

#### 7:00 PM

ANTHONY SOTTILE, Chair  
DARRIN MROZ, Vice Chair  
PAUL CIRCO  
REBECCA POLLACK-RUDE  
ELIZABETH VALLES

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA (via virtual meeting)  
[www.cityofelcajon.us/your-government/departments/community-development/planning-division](http://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	<a href="https://zoom.us/j/92172313402">https://zoom.us/j/92172313402</a>
Webinar ID	<b>92172313402</b>
Phone Audio Option:	<b>1 669 900 6833</b>

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](mailto:planning@cityofelcajon.us) before 5 p.m. on Tuesday, April 20, 2021, 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.

#### **CALL TO ORDER**

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

#### **CHAIRPERSON'S WELCOME**

*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, May 3, 2021 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

## 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

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of April 6, 2020</b>

## PUBLIC HEARINGS

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Lynnwood Mobile Estates</b>
<b>Request:</b>	<b>Add adjacent property to mobile home park and construct solar array</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2020-0013 Legacy CUP No. 115
<b>Location:</b>	1285 East Washington Avenue; 1312 Granite Hills Drive
<b>Applicant:</b>	Shorebreak Energy Developers; 562-619-5385
<b>Project Planner:</b>	Spencer Hayes, 619-441-1656; shayes@cityofelcajon.us
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order, approving the proposed CEQA exemption and CUP No. 2020-0013 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, May 3, 2021 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.*

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Shadow Mountain Athletic Field Improvements</b>
<b>Request:</b>	<b>Replacement bleachers, field netting, and arched entry feature</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Minor Amendment (MA) No. 2021-0001
<b>Location:</b>	2100 Greenfield Drive
<b>Applicant:</b>	Bryan Snow; <a href="mailto:bryan.snow@shadowmountain.org">bryan.snow@shadowmountain.org</a> ; 619-438-2881
<b>Project Planner:</b>	Melissa Devine, 619-441-1773; <a href="mailto:mdevine@cityofelcajon.us">mdevine@cityofelcajon.us</a>
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order, approving the proposed CEQA exemption and MA-2021-0001 to Specific Plan No 523 subject to conditions.</li> </ol>

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

Cancellation of August 17, 2021 meeting

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to May 4, 2021 at 7 p.m.

*Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, May 3, 2021 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.*



## MINUTES PLANNING COMMISSION MEETING April 6, 2021

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

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.**

**COMMISSIONERS PRESENT:** Paul CIRCO (Chair) / *(via virtual platform)*  
Darrin MROZ *(via virtual platform)*  
Rebecca POLLACK-RUDE *(via virtual platform)*  
Anthony SOTTILE (Vice Chair) *(via virtual platform)*  
Elizabeth VALLES *(via virtual platform)*

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Melissa DEVINE, Planning Manager / *(via virtual platform)*  
Barbara LUCK, Staff Attorney / *(via virtual platform)*  
Jeffrey MANCHESTER, Dep. Dir. Of Public Works / *(via virtual platform)*  
Laura JUSZAK, Customer Service Rep. / *(via virtual platform)*

Chairman CIRCO explained the procedures of the virtual meeting, which is in compliance with the State of California Governor's Executive Order, and the County of San Diego's Health Officer's Orders.

**PUBLIC COMMENT:**

There was no public comment.

**CONSENT CALENDAR:**

Agenda Item:	1
	Planning Commission minutes of March 16, 2021

Motion was made by MROZ, seconded by SOTTILE, to approve the March 16, 2021 minutes; carried 4-0. Commissioner VALLES was absent at the time of the vote due to issues with the virtual platform. LUCK confirmed later that VALLES did not want to make changes to the consent calendar.

**PUBLIC HEARING ITEM:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Broadway Banquet Hall</b>
<b>Request:</b>	<b>Banquet Hall with On-sale Service</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	CUP-2020-0001
<b>Location:</b>	1120 Broadway
<b>Applicant:</b>	Hani Toma
<b>Project Planner:</b>	Melissa Devine, mdevine@cityofelcajon.us, 619-441-1773
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order, approving the proposed CEQA exemption and CUP No. 2020-0001, subject to conditions.</li> </ol>

DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions approving the project.

The public hearing was opened. Project architect Gene CIPPARONE was in attendance and answered Commissioners’ questions. No public comments were received prior to or during the meeting. No one spoke in favor or opposition.

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

Motion was made by SOTTILE, seconded by MROZ, to adopt the resolution approving Conditional Use Permit No. 2020-0001; motion carried 5-0.

The appeal period of this item ends at 5 p.m., Monday, April 19, 2021.

**OTHER ITEMS FOR CONSIDERATION:**

Commissioners conducted election for new Chair and Vice Chair. MROZ made motion for SOTTILE for Chair, POLLACK-RUDE seconded; motion carried 5-0. SOTTILE made motion for MROZ for Vice Chair, CIRCO seconded; motion carried 5-0.

**STAFF COMMUNICATIONS**

DEVINE gave update of Planning projects.

**COMMISSIONER REPORTS/COMMENTS**

VALLES gave report regarding her training at Planning Commissioners Academy.

**ADJOURNMENT:**

Motion was made by CIRCO, seconded by POLLACK-RUDE, to adjourn the meeting of the El Cajon Planning Commission at 7:48 p.m. this 6th day of April 2021 until 7:00 p.m., Tuesday, April 20, 2021; carried 5-0.

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Paul CIRCO, Chair

ATTEST:

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Melissa DEVINE, Secretary



Community Development Department  
**PLANNING COMMISSION AGENDA REPORT**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Lynnwood Mobile Estates</b>
<b>Request:</b>	<b>Add adjacent property to mobile home park and construct solar array</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number:</b>	Conditional Use Permit (CUP) No. 2020-0013 Legacy CUP No. 115
<b>Location:</b>	1285 East Washington Avenue; 1312 Granite Hills Drive
<b>Applicant:</b>	Shorebreak Energy Developers; 562-619-5385
<b>Project Planner:</b>	Spencer Hayes; 619-441-1656; shayes@cityofelcajon.us
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order, approving the CEQA exemption and CUP No. 2020-0013 subject to conditions.</li> </ol>

**PROJECT DESCRIPTION**

This project proposes to incorporate an adjacent property under the governing conditional use permit (CUP) for the Lynnwood Mobile Estates mobile home park. The project also proposes construction of a large solar array – approximately 6,600 square feet. In addition, the area beneath the shade structure array is proposed to be utilized as open space and community garden for park residents. No additional mobile homes are proposed. The mobile home park is addressed as 1285 East Washington Avenue. The adjacent parcel is located on the north side of Granite Hills Drive between South Second and Dorothy Streets, and is addressed as 1312 Granite Hills Drive.

**BACKGROUND**

	<b>Lynnwood Mobile Estates</b>	<b>1312 Granite Hills Drive</b>
<b>General Plan:</b>	Low Medium Density Mobile Homes (LMR-MH)	Low Medium Density Mobile Homes (LMR-MH)
<b>Specific Plan:</b>	N/A	N/A
<b>Zone:</b>	RM-4300; MH Overlay	RM-4300; MH Overlay
<b>Other City Plan(s):</b>	CUP No. 115	None
<b>Regional and State Plan(s):</b>	None	None
<b>Notable State Law(s):</b>	None	None



### Project Site & Constraints

The mobile home park is approximately 15 acres and the adjacent property would add 0.35 acres to the development. The property at 1312 Granite Hills Drive includes a single-family dwelling with a large rear-yard area. The parcel shares the LMR-MH General Plan designation, the Residential, Multi-family, 4,300 square foot zone, and the Mobile Home Overlay zoning designation with the mobile home park; no changes to zoning or overlay districts is required.

### Surrounding Context

Properties surrounding the site are developed and zoned as follows:

Direction	Zones	Land Uses
North (across Washington Avenue)	RS-6	Single-family residences
South (across Granite Hills Drive)	RS-6	Single-family residences
East	RS-6	Single-family residences
West (some unincorporated areas)	RS-6	Single-family residences

### General Plan

The project site is designated Low Medium Density Mobile Homes (LMR-MH). As described in the Land Use Element of the General Plan, the LMR-MH designation is intended to allow 10-18 dwellings per acre.

### Zoning Code

El Cajon Municipal Code (ECMC) Chapter 17.175 for the Mobile Home Overlay Zone indicates that mobile home parks can be established or expanded by CUP. The CUP is intended to ensure compliance with applicable development standards and compatibility with surrounding properties. Development standards are provided in ECMC section 17.175.080.

In 1993, the City applied the Mobile Home Overlay Zone to Lynnwood Estates as a means to preserve the park as an affordable housing opportunity. This park was recognized as one of eight mobile home parks in El Cajon, which provided a quality living environment and best met the City's mobile home standards found in Chapter 17.175.

## **DISCUSSION**

### *Context*

The property addressed 1312 Granite Hills Drive had received the MH Overlay designation when the City reviewed existing mobile home parks and established the overlay zone. Lynnwood Mobile Estates and 1312 Granite Hills Drive have been under the same ownership for many decades. The Granite Hills property includes gated vehicle access to the mobile home park, and the rear-yard acts as over-sized vehicle storage for residents. Aerial imagery suggests that RVs have been stored on this site as early as 1985.

This proposal aims to formally recognize the Granite Hills property as part of the park and develop a solar array with utility lines connected to the mobile home park. The existing single-family home will remain at the front of the property.

Building permits were recently issued for solar carports and roof-mount solar arrays at the main offices for Lynnwood Mobile Estates. The array presented in this proposal completes the park's planned solar upgrades.

#### *Land Use*

The rear-yard at 1312 Granite Hills Drive is currently utilized as RV and overflow vehicle storage. Mobile Home Park vehicle storage is not a permitted land use outside of the park boundaries. As previously stated, the subject property has been utilized as such for decades. The current proposal is an opportunity to address a non-conforming land use at the site and establish a solar array and open space. If, however, the Planning Commission approves this request, this area could be used for resident supplemental parking (vehicle storage).

#### *Development Standards*

The proposal meets the development requirements of the MH Overlay zone. Pursuant to ECMC section 17.175.080, mobile home parks must include adequate parking and a view-obscuring fence at the exterior boundaries. Since additional mobile homes are not part of this proposal, additional parking is not required. The project proposes a new six-foot concrete masonry unit (CMU) project boundary wall abutting the adjacent residence to the east.

If 1312 Granite Hills Drive is incorporated into the CUP for the mobile home park, construction of a solar array is then subject to the California Code of Regulations, Title 25 for Housing and Community Development. Title 25 allows accessory structures to be erected in compliance with Building and Fire Codes; El Cajon Zoning Code requirements for accessory structure setbacks and distance separation from other structures are generally greater than what is required by Building and Fire Codes.

#### **FINDINGS**

The Commission shall approve issuance of the permit upon meeting the CUP findings listed in section 17.50.060. If the Commission can make all of the findings, it must approve the issuance of the CUP. The findings for CUP approval are as follows:

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

The Low Medium Density Mobile Home designation in the Land Use Element of the General Plan is intended to accommodate 10 to 18 mobile home dwellings per acre. Additional mobile homes are not proposed, and the residential density of the project is not significantly changed for the overall project. Consistent with General Plan goals, the proposed project addresses an existing non-conforming land use at 1312 Granite Hills Drive.

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

The proposed site plan complies with the development standards of the Mobile Home Overlay Zone. Construction of the proposed solar array will be subject to the requirements of Title 25 of the California Code of Regulations and applicable Building Codes. Further, conditions of approval require the processing of an appropriate map action to consolidate the two properties and allow for construction of the proposed solar array.

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

Surrounding uses are primarily single-family residential, and the proposed project does not include operations which would be inconsistent with the mobile home park or neighboring homes.

- D. The proposed project 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.*

Impacts are not anticipated as a result of adding an additional parcel in the mobile home park, with standard construction of a ground-mount solar array, or in maintaining an outdoor open space and garden. City Code Compliance is able to address any unanticipated issues that may arise.

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

The proposed project rectifies an existing non-conforming use at 1312 Granite Hills Drive, increases solar energy generation, and provides additional outdoor open space for mobile home park residents.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303 provides exemption for small facilities or structures, including accessory (appurtenant) structures such as carports. After the adjacent property is added to the governing conditional use permit, an accessory ground-mount solar shade structure is proposed. Therefore, the project meets criteria for a Class 3 exemption. None of the exemptions listed under CEQA Guidelines section 15300.2 exist.

#### **PUBLIC NOTICE & INPUT**

Notice of this public hearing was mailed on March 31, 2021, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable.

Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website. No comments were received in response to the public hearing notice.

**RECOMMENDATION**

Staff is recommending approval of CUP-2020-0013 to incorporate an additional parcel in the Lynnwood Mobile Estates mobile home park for the purpose of a solar array and open space and garden. Approval also addresses a longstanding, non-conforming land use at 1312 Granite Hills Drive.

**PREPARED BY:**



Spencer Hayes  
ASSOCIATE  
PLANNER

**REVIEWED BY:**



for  
Melissa Devine  
PLANNING  
MANAGER

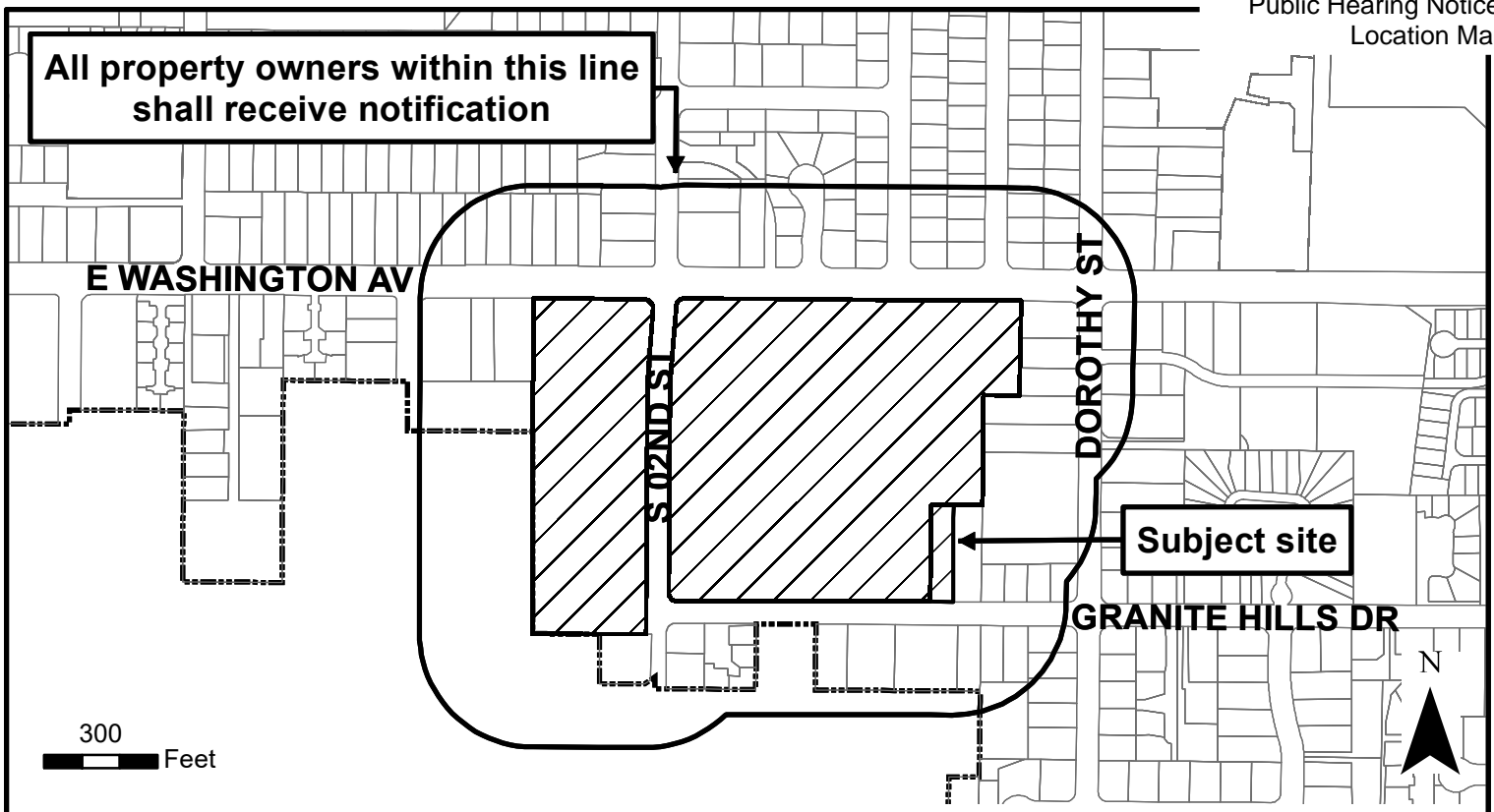
**APPROVED BY:**



Anthony Shute  
DIRECTOR OF  
COMMUNITY  
DEVELOPMENT

**ATTACHMENTS**

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING CEQA exemption
3. Proposed Resolution APPROVING CUP No. 2020-0013
4. Aerial Photograph of Subject Site
5. Application & Disclosure Statement
6. Project Plans
7. Standard Conditions of Development



**NOTICE OF PROPOSED  
AMENDMENT TO CONDITIONAL USE PERMIT  
LYNWOOD MOBILE ESTATES**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, April 20, 2021**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

**CONDITIONAL USE PERMIT NO. 2020-0013** as submitted by Shorebreak Energy Developers on behalf of El Cajon Trailer Park, Inc. requesting to add an additional parcel to the mobile home park. The proposal includes construction of a solar array, new boundary wall, and garden for mobile home park residents. No additional mobile homes are proposed. The parcel to be added to the mobile home park is on the north side of Granite Hills Drive between South Second and Dorothy Streets and is addressed as 1310 Granite Hills Drive. 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 <https://www.cityofelcajon.us/your-government/city-meetings-with-agendas-and-minutes-all>. Please contact Planning at 619-441-1742 if a paper copy of the agenda is needed.

Due to the highly contagious nature of the Covid-19 virus, the Planning Commission may attend the meeting telephonically. The City has provided alternative means to observe the meeting through participation in the online meeting. Meeting details will be available in the meeting agenda 72 hours in advance of the meeting.

Members of the public who wish to send comments on this item, or a Public Comment, are asked to follow the directions in the agenda to provide comments. Comments will be received up to the vote or conclusion of each item. The Planning Commission will endeavor to include all comments prior to taking action and will announce when the comment period for an item will conclude, prior to taking any action or concluding the discussion on the item.

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 **Spencer Hayes** at 619-441-1656 or via email at [shayes@cityofelcajon.us](mailto:shayes@cityofelcajon.us) and reference "CUP-2020-0013" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) FOR CONDITIONAL USE PERMIT NO. 2020-0013 FOR EXPANSION OF AN EXISTING MOBILE HOME PARK AND CONSTRUCTION OF A SOLAR ARRAY ON THE SOUTH SIDE OF EAST WASHINGTON AVENUE BETWEEN LELAND PLACE AND DOROTHY STREET IN THE RM-4300 ZONE, MH OVERLAY ZONE, APN: 514-011-81 & -17, GENERAL PLAN DESIGNATION: LOW MEDIUM DENSITY MOBILE HOME

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on April 20, 2021, to consider Conditional Use Permit No. 2020-0013, as submitted by Shorebreak Energy Developers on behalf of El Cajon Trailer Park, Inc., requesting incorporation of an additional parcel under the governing conditional use permit for Lynnwood Mobile Estates mobile home park and construction of a shade structure solar array (no additional mobile homes are proposed) in the RM-4300 zone, MH Overlay zone, on the south side of East Washington Avenue between Leland Place and Dorothy Street, and addressed as 1285 East Washington Avenue and 1312 Granite Hills Drive, APNs: 514-011-81 & -17; and

WHEREAS, in accordance with CEQA Guidelines section 150061(b)(2), the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, the project proposes incorporation of an additional parcel under the governing conditional use permit for Lynnwood Mobile Estates mobile home park and construction of a carport-style solar array; and

WHEREAS, it is proposed that the project is exempt from CEQA under section 15303, Class 3 (New Construction or Conversion of Small Structures) of CEQA Guidelines, which provides an exemption for construction for small structures including accessory (appurtenant) structures such as carports; 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, section 15303 is an appropriate exemption for the proposed project and the record of proceedings contains evidence to support the determination that the Class 3 Categorical Exemption applies; and

Proposed Planning Commission Resolution

WHEREAS, after considering evidence and facts, the Planning Commission did consider the proposed CEQA exemption 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 expansion of Lynnwood Mobile Estates by incorporating an additional parcel and construction of a solar carport structure.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the proposed CEQA exemption Lynnwood Mobile Estates.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held April 20, 2021, by the following vote:

AYES:  
NOES:  
ABSENT:

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Anthony SOTTILE, Chair

ATTEST:

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Melissa DEVINE, Secretary



PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2020-0013 FOR EXPANSION OF AN EXISTING MOBILE HOME PARK AND CONSTRUCTION OF A SOLAR ARRAY ON THE SOUTH SIDE OF EAST WASHINGTON AVENUE BETWEEN LELAND PLACE AND DOROTHY STREET IN THE RM-4300 ZONE, MH OVERLAY ZONE, APN: 514-011-81 & -17, GENERAL PLAN DESIGNATION: LOW MEDIUM DENSITY MOBILE HOME

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on April 20, 2021, to consider Conditional Use Permit No. 2020-0013, as submitted by Shorebreak Energy Developers on behalf of El Cajon Trailer Park Inc., requesting incorporation of an additional adjacent parcel under the governing conditional use permit for Lynnwood Mobile Estates mobile home park and construction a shade structure solar array (no additional mobile homes are proposed) in the RM-4300 zone, MH Overlay zone, on the south side of East Washington Avenue between Leland Place and Dorothy Street, and addressed as 1285 East Washington Avenue and 1312 Granite Hills Drive, APNs: 514-011-81 & -17; and

WHEREAS, the El Cajon Planning Commission approved the next resolution in order approving the California Environmental Quality Act (CEQA) section 15303 exemption; 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 Low Medium Density Mobile Home designation in the Land Use Element of the General Plan is intended to accommodate 10 to 18 mobile home dwellings per acre. Additional mobile homes are not proposed, and the residential density of the project is not significantly changed for the overall project. Consistent with General Plan goals, the proposed project addresses an existing non-conforming land use at 1312 Granite Hills Drive.
- B. The proposed site plan complies with the development standards of the Mobile Home Overlay Zone. Construction of the proposed solar array will be subject to the requirements of Title 25 of the California Code of Regulations and applicable Building Codes. Further, conditions of approval require the processing of an appropriate map action to consolidate the two properties and allow for construction of the proposed solar array.

- C. Surrounding uses are primarily single-family residential, and the proposed project does not include operations which would be inconsistent with the mobile home park or neighboring homes.
- D. Impacts are not anticipated as a result of adding an additional parcel in the mobile home park, with standard construction of a ground-mount solar array, or in maintaining an outdoor open space and garden. City Code Compliance is able to address any unanticipated issues that may arise.
- E. The proposed project rectifies an existing non-conforming use at 1312 Granite Hills Drive, increases solar energy generation, and provides additional outdoor open space for mobile home park residents.

NOW, THEREFORE, BE IT RESOLVED that, based upon said findings, the El Cajon Planning Commission hereby APPROVES Conditional Use Permit No. 2020-0013 to incorporate an additional parcel under the governing conditional use permit for Lynnwood Mobile Estates mobile home park and construct a ground-mount solar array on the above described property subject to the following conditions:

### **Planning**

- 1. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall submit and obtain approval of a one-page, 24" by 36" digital site plan for Conditional Use Permit No. 2020-0013 that includes the following specific notes and changes:
  - A. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable."
  - B. The site plan shall reflect the applicable comments and include all of the required notes from the Engineering conditions contained below.
  - C. Correct the concrete masonry unit (CMU) wall notes to reflect a six-foot wall along the easterly property line up to the point of the 20-foot front yard setback. Notes shall reflect that the CMU wall shall be 42 inches in height within the front yard setback.
  - D. All project and zoning data shall be included on the site plan sheet. The vicinity map shall be located at the bottom left corner of the site plan.
- 2. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
  - A. Submit, obtain approval, and final the appropriate map action to consolidate parcels; lot consolidation allows for utilities to run across former property lines.
  - B. Comply with the Engineering comments to the satisfaction of the City Engineer

and the Director of Community Development.

- C. A signed copy of the revised and signed site plan shall be included in each building permit set.
3. Prior to building permit final, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
  - A. Satisfy all requirements of the Building and Engineering conditions contained in this resolution of approval.
  - B. Complete the required CMU boundary wall.
4. The applicant shall comply with the conditions listed in the "Standard Conditions of Development" attached to this resolution.
5. CUP No. 2020-0013 does not authorize additional mobile homes to be located at the project site.
6. The use shall be operated in a manner that is compatible at all times surrounding properties and uses.
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. 2020-0013, dated April 20, 2021, 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 two (2) years of the approval Planning Commission or by April 20, 2023, and subsequently approved, this CUP shall be considered null and void in accordance with El Cajon Zoning Code section 17.35.010.

### **Engineering and Storm Water**

10. This CUP action to add the residential lot to the mobile home park is not a development project and is not considered a Standard Project or a Priority Development Project. The proposed solar array and masonry wall are considered Development Projects and are required to comply with current storm water regulations and requirements, including Priority Development Project requirements for the solar array and erosion control plan for the wall.
11. Submit all required storm water documents (Intake Forms I-1, -2, -4, and -5) with subsequent building permits. If the solar array is a Priority Development Project (PDP), a Conceptual Storm Water Mitigation Plan is also required. See condition no. 8 below.

The entire mobile home park is included for purpose of determining existing impervious area. The park is likely greater than 10,000 square feet and the new solar

array is greater than 6,000 square feet, resulting in the designation of PDP.

12. Comply with the following Storm Water requirements:

A. In accordance with the City of El Cajon Municipal Code Chapter 16.60, this project falls into a priority development project (PDP) category and is subject to the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements. To fulfill SUSMP requirements, a Storm Water Mitigation Plan (SWMitP) needs to be prepared by a Registered Civil Engineer in the State of California. Amongst other things, the SWMitP shall include the following:

i. Incorporation of New Development Best Management Practices (BMPs). Please refer to the City of El Cajon BMP Design Manual. Use the Design Manual and BMP calculator to help design and size proposed BMPs. The design manual can be found on the City of El Cajon website at:

<http://www.cityofelcajon.us/Home/ShowDocument?id=8233>

ii. Runoff calculations for water quality. A specific volume or flow of storm water runoff must be captured and treated with an approved (series of) storm water treatment control device(s); the BMP design size is calculated using either: a) the 85th percentile hourly precipitation (San Diego County 85th Percentile Isopluvials) for volume based BMPs, or b) using a rain fall intensity of 0.2 inches per hour (Storm Water Attachment No. 4) for flow based BMPs.

iii. Incorporation of Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended, or a subsequent updated Order.

LID BMPs must be included as a separate section of the SWMitP. The LID section 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. Please refer to the Final Model BMP Design Manual for design support.

iv. A Maintenance Plan per Storm Water Attachment No. 3 to ensure perpetual maintenance of BMPs (available to the public through via the City's website).

Note: Contact the City of El Cajon Engineering staff to request a sample of the SWMitP document.

B. The plans shall show that all new driveways and other impervious areas will drain to sufficiently sized and designed landscaped areas so as to incorporate

Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended, or a subsequent updated Order.

LID BMP details must be included as a separate section of the Building Permit Plan Set. The project 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. Incorporate all cross sections of proposed BMPs on the site plan.

- C. Prepare and submit a Storm Water Maintenance and Operations Plan to ensure compliance with City of El Cajon's storm water regulations.
  - D. Submit a signed and executed Storm Water Facilities Maintenance Agreement with Easement and Covenants. An electronic copy of the Storm Water Facilities Maintenance Agreement with Easement and Covenants can be obtained from the City of El Cajon Engineering staff.
  - E. Submit copies of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) from the California Regional Water Quality Control Board.
13. Other engineering plans and documents needed to support the design, implementation and construction of all proposed storm water management features (i.e. soils report, drainage plans, etc.).

**Building and Fire Safety**

- 14. A building permit is required for this project.
- 15. Maintain a clear, brush free area of 10 feet surrounding the ground-mount solar array in accordance with California Fire Code Chapter 12, section 120.4.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held April 20, 2021, by the following vote:

AYES:  
NOES:  
ABSENT:

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Anthony SOTTILE, Chair

ATTEST:

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Melissa DEVINE, Secretary

**Lynnwood Mobile Estates**

**CUP-2020-0013**

**1285 East Washington Avenue & 1312 Granite Hills Drive**





Project Assistance Center  
**PLANNING PERMIT APPLICATION**

**Type of Planning Permit(s) Requested:**

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

**Project Location**

Parcel Number (APN): 514-0011-81-00 (mobile home park) & 514-011-17-00 (residential parcel to be added to existing CUP)

Address: 1285 E Washington Avenue (mobile home park), 1312 Granite Hills Dr (residential parcel)

Nearest Intersection: S 2nd Street & Granite Hills Dr

**Project Description** (or attach separate narrative)

Adding residential parcel with APN 514-011-17-00 to existing mobile home park CUP 115 and APN 514-011-81-00.

**Project Screening Questions**

Existing use?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<b>If yes, please describe:</b> <u>mobile home park</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?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	no
Tenant improvements proposed?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	no
Existing vegetation or trees on site proposed for removal?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	yes
Proposed grading?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<del>Proposed quantities of cut and/or fill.</del> no

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

Company Name: Shorebreak Energy Developers

Contact Name: Danny Amaya

Mailing Address: 1041 E 4th St, Santa Ana CA 92701

Phone: 562-619-5383 Email: damaya@shorebreakenergy.com

Interest in Property:  Own  Lease  Option

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

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ License: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Property Owner Information** (if different than applicant)

Company Name: El Cajon Trailer Park Inc.

Contact Name: Steve Epsten

Mailing Address: 1143 E Main Street, El Cajon, CA 92021

Phone: 619-442-3473 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: \_\_\_\_\_ Date of List: \_\_\_\_\_

### Authorization

Applicant Signature<sup>1</sup>: Danilo Amaya Digitally signed by Danilo Amaya  
Date: 2020.06.15 16:25:31 -0700 Date: 6-15-20

Property Owner Signature<sup>2</sup>:  Date: 7-8-20

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

### 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: \_\_\_\_\_



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**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.

EL CAJON TRAILER PARK, INC. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

SEE OWNERSHIP CHART ATTACHED \_\_\_\_\_  
\_\_\_\_\_

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.

SEE ATTACHED \_\_\_\_\_  
\_\_\_\_\_

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.

SEE ATTACHED \_\_\_\_\_  
\_\_\_\_\_

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.

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"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.

Amy Epstein 12/21/20  
Signature of applicant / date

AMY EPSTEN- TREASURER  
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

**EL CAJON TRAILER PARK, INC.**

S-Corp.: Tax ID# 95-2273638

dba: Lynnwood Mobile Estates

1285 E. Washington Ave., El Cajon

716 S. Second St., El Cajon

207 Space Mobile Home Park

1. Steven H. Epsten as Trustee of the Epsten Family Trust, Dated 3/31/20 (Trust #1)	20.5%
2. Ellen Benkle Inter Vivos Trust	20.5%
3. Robert M. & Beatrice S. Epsten Family Trust	20.0%
4. Robert M. & Beatrice S. Epsten Family Trust B	20.0%
5. Bert Henry & Lynn Epsten Family Trust	10.0%
6. Richard J. Kaplan & Andrea R. Kaplan, Trustees of the Kaplan 1981 Family Trust, Dated 4/10/1981	3.0%
7. Dorothy Seiler Epsten, Trustee of the Robert & Dorothy Epsten Family Trust, Dated 9/6/1990	3.0%
8. Jon H. Epsten & Mary H. Epsten, Trustees of the Epsten Family Trust, Dated 7/25/1990	3.0%

# LYNNWOOD MOBILE ESTATES

1285 EAST WASHINGTON AVENUE, EL CAJON, CA. 92019

## CUP 115 AMMENDMENT

### PROPERTY DATA

<b>PROJECT ADDRESSES:</b>	
LYNNWOOD MOBILE ESTAES:	1285 EAST WASHINGTON AVENUE EL CAJON, CA. 92019
APN:	514-011-81-00
LEGAL DESCRIPTION:	15.07 AC M/L IN TRACT A, TR CC000262
OWNER :	STEVE EPSTEN 1143 EAST MAIN STREET, EL CAJON, CA. 92019
GROSS LOT AREA:	656,449 S.F. 15.07 ACRES
<hr/>	
SINGLE FAMILY LOT:	1312 GRANITE HILLS DRIVE EL CAJON, CA. 92019
APN:	514-011-17-00
LEGAL DESCRIPTION:	POR SEC 13-16-1W, TRCT A TR CC000262
OWNER :	STEVE EPSTEN 1143 EAST MAIN STREET, EL CAJON, CA. 92019
GROSS LOT AREA:	15,276 S.F. - 0.35 AC.

### ZONING INFO

ZONING DESIGNATION: (LYNNWOOD)	RM - 4300 & MH OVERLAY ZONE
ZONING DESIGNATION: (GRANITE HILLS)	RM - 4300 & MH OVERLAY ZONE
LAND USE DESIGNATION:	RESIDENTIAL
CONSTRUCTION TYPE:	TYPE VB - NON SPRINKLERED
OCCUPANCY GROUP:	R-3, E, U
NO. OF STORIES:	1 STORY
CAL. BUILDING CODE:	ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES 2019 CBC, FROM 2012 IBC 2019 CMC, FROM 2012 UMC 2019 CPC, FROM 2012 UPC 2019 CEC, FORM 2011 NEC 2019 CFC, 2019 CAL. ENERGY CODE, 2016 CGBS.
<b>EXISTING PARKING (LYNNWOOD) :</b>	
TENANT PARKING :	26 SPACES
GUEST & SUPPLEMENTAL :	7 SPACES
TOTAL EXISTING PARKING :	26 SPACES
SINGLE FAMILY PARCEL :	2 SPACES TO REMAIN

### PROJECT TEAM

<b>ARCHITECT:</b> STOSH THOMAS ARCHITECTS PC 9130 FLETCHER DRIVE LA MESA, CA 91941 CONTACT: STOSH PODESWIK PHONE: (619) 246-9044	<b>SOLAR CONSULTANT:</b> SHOREBREAK ENERGY DEVELOPERS 1041 E. 4TH STREET SANTA ANA, CA. 92701 CONTACT: DANNY AMAYA PHONE: 562 - 619 - 5383
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### SHEET INDEX

SHEET#	SHEET TITLE
T-1	TITLE SHEET / SITE PLAN
A1-0	ENLARGED SITE PLANS
A1-1	CARPORT PLANS AND ELEVATIONS

### CITY OF EL CAJON

PERMIT NO.                      CUP - 2020 - 0013

APPLICANT: STOSH THOMAS ARCHITECTS PC.

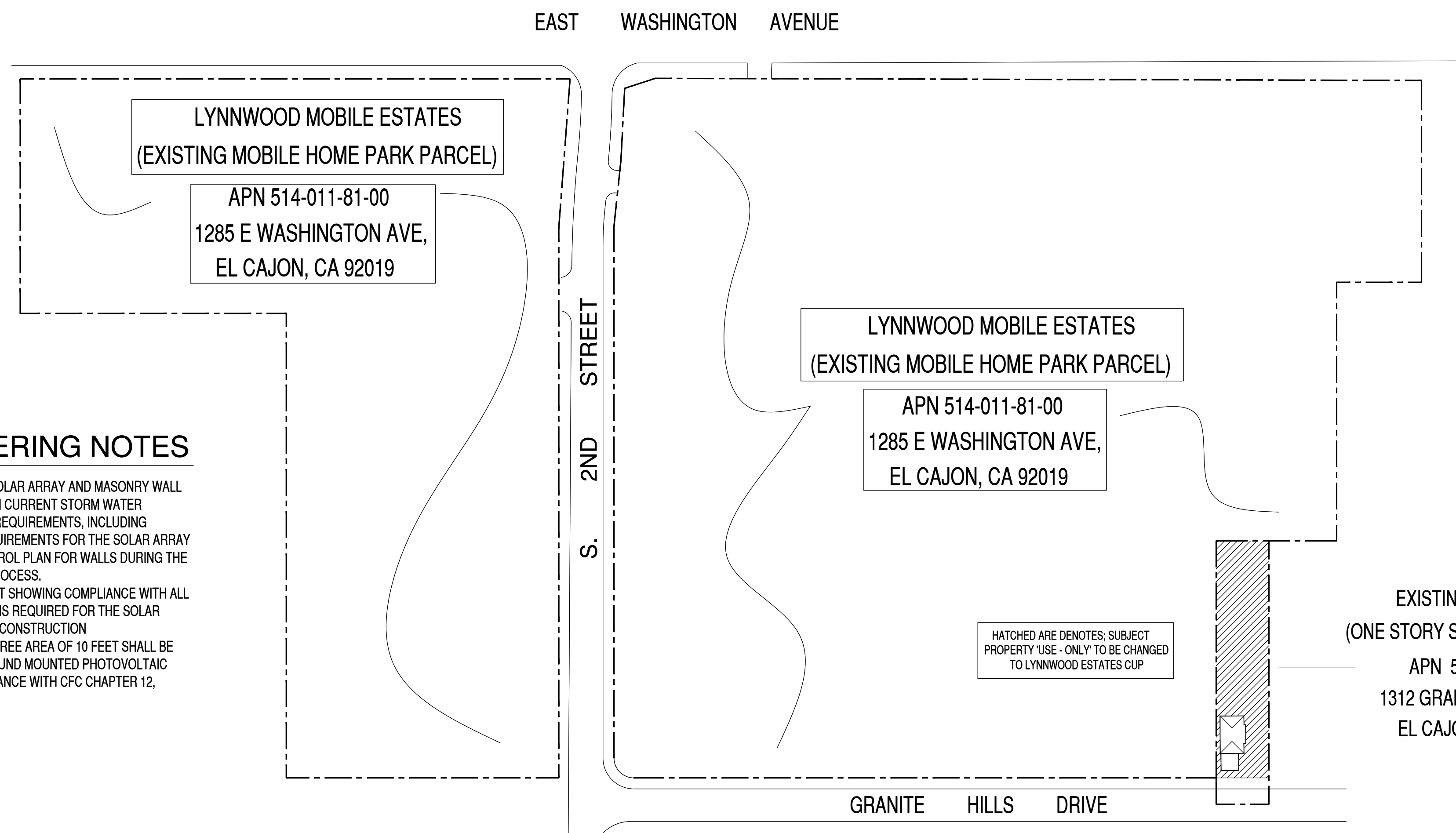
ASSESSORS PARCEL NO(S): 492-600-53-00

REQUEST: TO AMEND EXISTING CUP NO. 115 (LYNNWOOD MOBILE HOME ESTATES) TO INCLUDE ADJACENT SINGLE FAMILY PARCEL USE ONLY THAT WILL BE USED FOR MANAGER'S RESIDENCE OF MOBILE HOME ESTATE

DRAWN BY: STOSH THOMAS APPROVED BY:                     

ADDRESS: 9130 FLETCHER DRIVE  
LA MESA CA. 91941

PHONE: 619-246-9044 DATE: DECEMBER 15, 2020



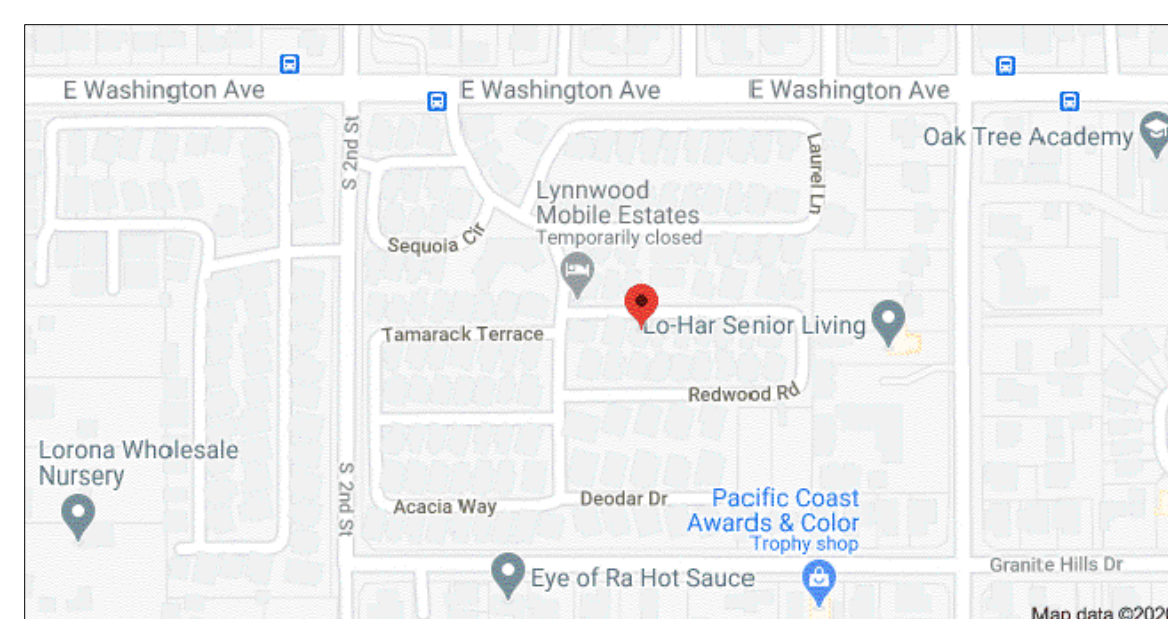
### ENGINEERING NOTES

1. THE PROPOSED SOLAR ARRAY AND MASONRY WALL SHALL COMPLY WITH CURRENT STORM WATER REGULATIONS AND REQUIREMENTS, INCLUDING DEVELOPMENT REQUIREMENTS FOR THE SOLAR ARRAY AND EROSION CONTROL PLAN FOR WALLS DURING THE BUILDING PERMIT PROCESS.
2. A BUILDING PERMIT SHOWING COMPLIANCE WITH ALL APPLICABLE CODES IS REQUIRED FOR THE SOLAR CARPORT PRIOR TO CONSTRUCTION
3. A CLEAR, BRUSH FREE AREA OF 10 FEET SHALL BE REQUIRED FOR GROUND MOUNTED PHOTOVOLTAIC ARRAYS IN ACCORDANCE WITH CFC CHAPTER 12, SECTION 1204.4

### SITE PLAN - WITH SUBJECT PARCELS

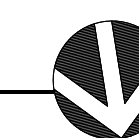
1" = 60'-0"

### VICINITY MAP



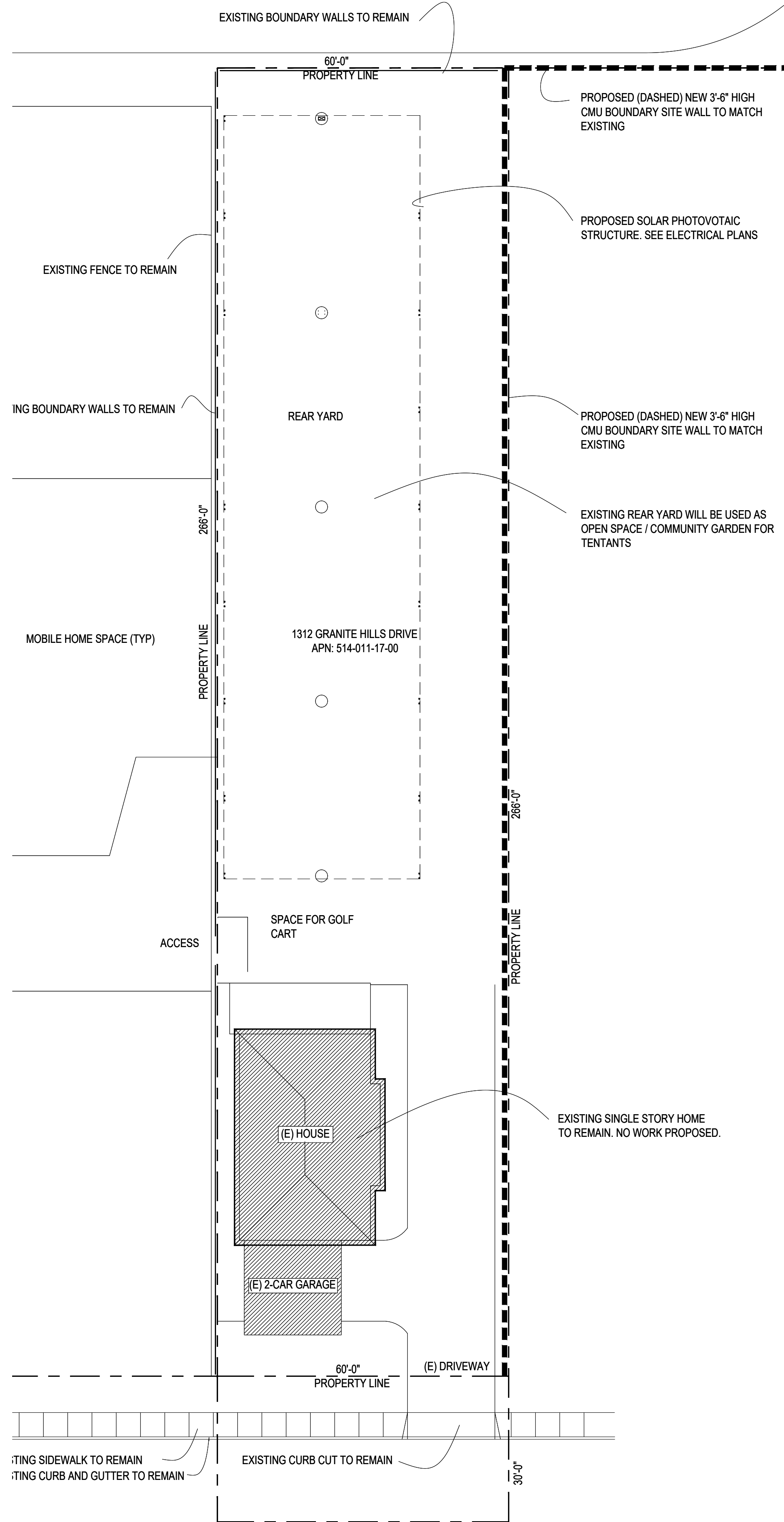
### SCOPE OF WORK

TO EXTEND THE EXISTING CONDITIONAL USE PERMIT (CUP) NO. 115, TO INCLUDE THE ADJACENT SINGLE FAMILY LOT LOCATED AT 1312 GRANITE HILLS DRIVE ON THE SOUTHEAST CORNER OF LYNNWOOD MOBILE ESTATES PROPERTY. THE INTENT OF THE USE OF THE SINGLE FAMILY HOME IS TO PROVIDE A LIVE-IN MANAGERS UNIT FOR THE ENTIRE PROJECT. NO REZONE IS PROPOSED, JUST THE USE.  
THE PROPERTY ADDED WILL BE USED AS CONSTRUCTED. NO GRADING IS REQUIRED OR PROPOSED. NO NEW CONSTRUCTION TO HOME PROPOSED.  
PER CITY REQUIREMENTS, A 6'-0" HIGH CMU PROJECT BOUNDARY WALL WILL BE PROVIDED AS INDICATED ON ENLARGED SITE PLAN (SHT. A1-0).  
PROJECT WILL INCLUDE A NEW SOLAR PHOTOVOLTAIC STRUCTURE BEHIND EXISTING HOME (SEE SHT. A1-03) PROVIDING ENERGY SAVINGS. SPACE UNDER RAISED SOLAR PANEL STRUCTURE WILL BE USED AS OPEN SPACE FOR PROJECT



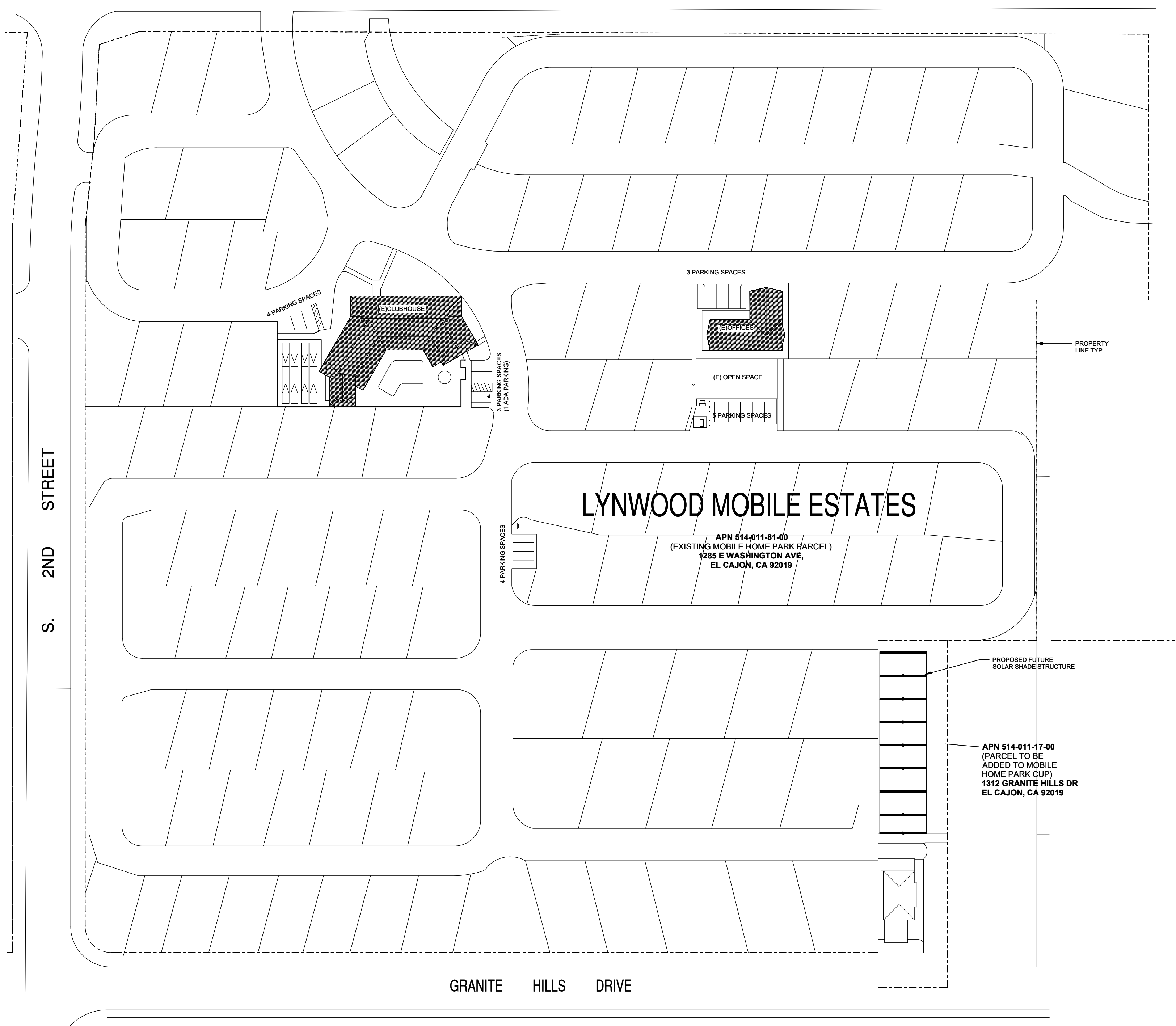
**LYNNWOOD MOBILE ESTATES EXPANSION**  
 1285 EAST WASHINGTON AVENUE  
 EL CAJON, CA. 92019

**STOSH THOMAS ARCHITECTS**  
 9130 FLETCHER DR.  
 LA MESA, CA. 91941  
 PH: (619) 246-9044  
 FAX: (619) 303-6023  
 DATE: 10-21-20  
 SCALE:  
 DRAWN: STP  
 JOB: 1907  
 SHEET  
**T-1**



GRANITE HILLS DRIVE

ENLARGED SITE PLAN - 1312 GRANITE HILLS



ENLARGED SITE PLAN - WEST

1/16" = 1'-0"

CITY OF EL CAJON

PERMIT NO. CUP - 2020-0013

APPLICANT: STOSH THOMAS ARCHITECTS PC.

ASSESSORS PARCEL NO(S): 492-600-53-00

REQUEST: TO AMEND EXISTING CUP NO. 115 (LYNWOOD MOBILE HOME ESTATES) TO INCLUDE ADJACENT SINGLE FAMILY PARCEL USE ONLY THAT WILL BE USED FOR MANAGER'S RESIDENCE OF MOBILE HOME ESTATE

DRAWN BY: STOSH THOMAS APPROVED BY:

ADDRESS: 9130 FLETCHER DRIVE  
LA MESA CA. 91941

PHONE: 619-246-9044 DATE: DECEMBER 15, 2020

ISSUE	DESCRIPTION	DATE
1	CUP SUBMITTAL	11-06-20
2	2ND CUP SUBMITTAL	03-06-21
3		

LYNWOOD MOBILE ESTATES EXPANSION

1285 EAST WASHINGTON AVENUE  
EL CAJON, CA. 92019

StöSH THOMAS ARCHITECTS

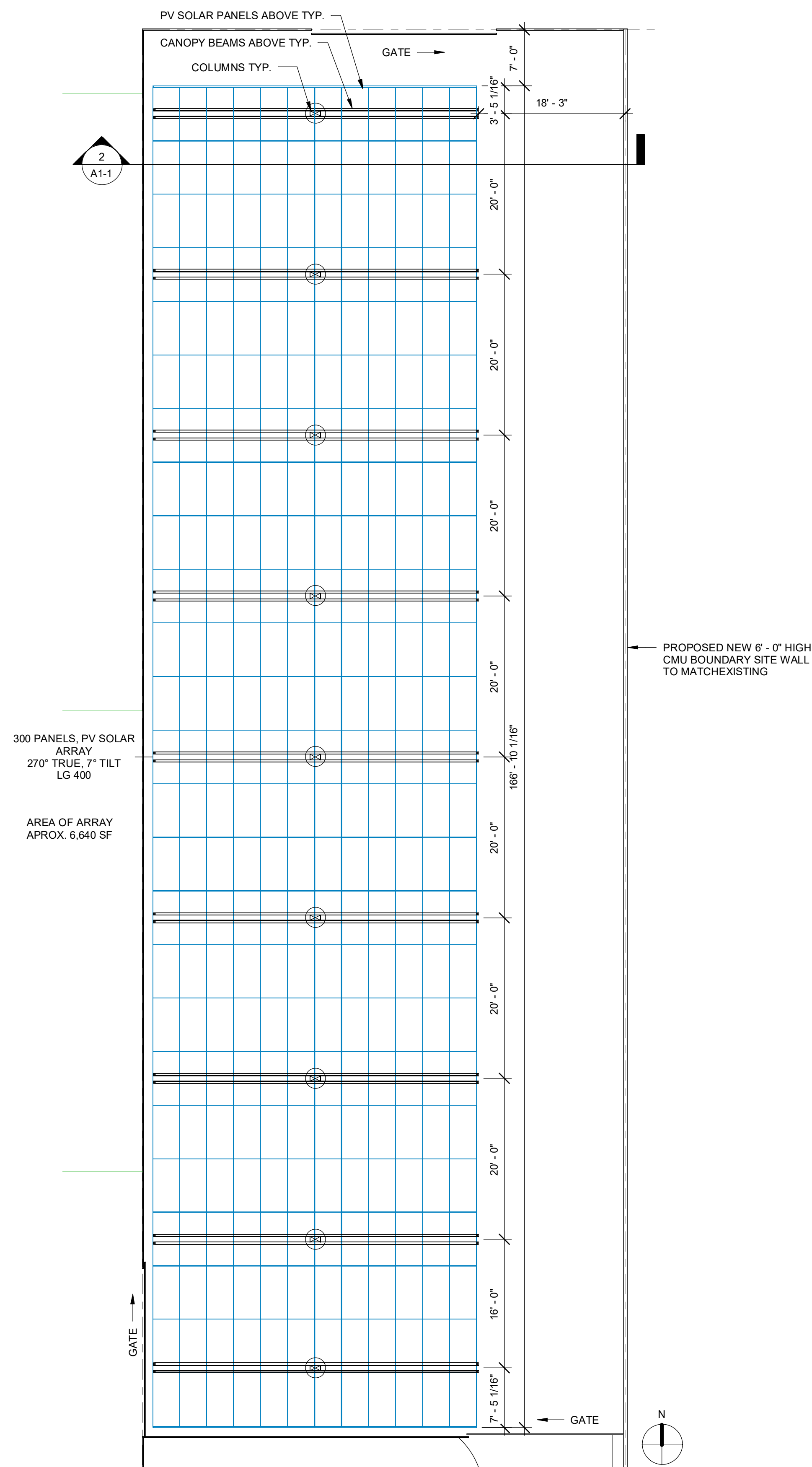
9130 FLETCHER DR.  
LA MESA, CA. 91941  
PH: (619) 246-9044  
FAX: (619) 303-6023

DATE: 10-21-20

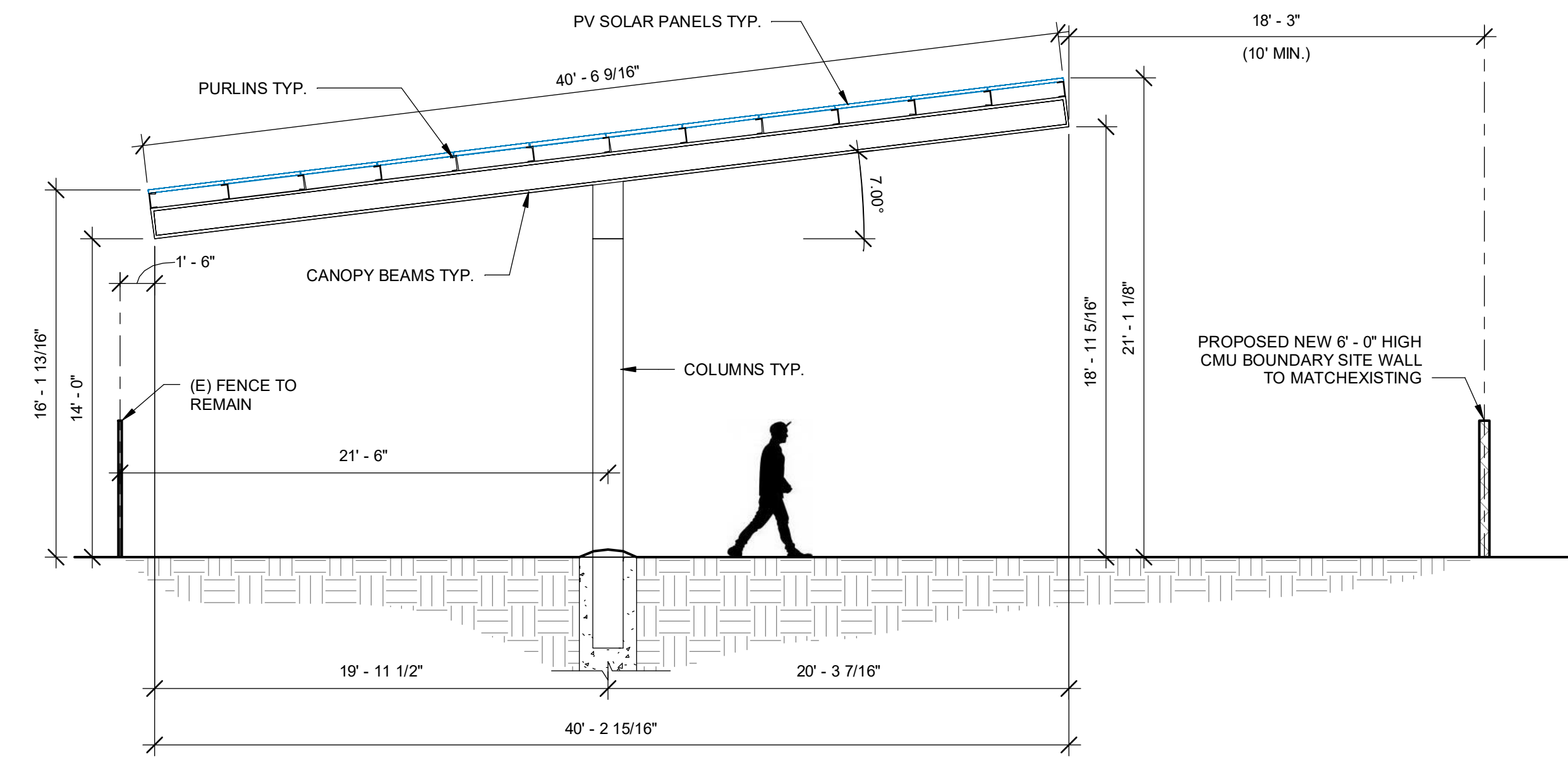
SCALE: STP

JOB: 1907

SHEET A1.0



Proposed Solar Photovoltaic Structure  
 ① Layout  
 1" = 10'-0"



Section, Proposed Solar Photovoltaic Structure  
 ② 3/16" = 1'-0"

<b>CITY OF EL CAJON</b>	
PERMIT NO.	CUP-2020-0013
APPLICANT:	STOSH THOMAS ARCHITECTS PC.
ASSESSORS PARCEL NO(S):	492-600-53-00
REQUEST:	TO AMEND EXISTING CUP NO. 115 (LYNWOOD MOBILE HOME ESTATES) TO INCLUDE ADJACENT SINGLE FAMILY PARCEL USE ONLY THAT WILL BE USED FOR MANAGER'S RESIDENCE OF MOBILE HOME ESTATE
DRAWN BY:	STOSH THOMAS
APPROVED BY:	
ADDRESS:	9130 FLETCHER DRIVE LA MESA CA. 91941
PHONE:	619-246-9044
DATE:	MARCH 4, 2021

ISSUE	DESCRIPTION	DATE
1	CUP SUBMITTAL	11-06-20
2		
3		

**LYNWOOD MOBILE ESTATES EXPANSION**  
 1285 EAST WASHINGTON AVENUE  
 EL CAJON, CA. 92019



9130 FLETCHER DR.  
 LA MESA, CA. 91941  
 PH: (619) 246-9044  
 FAX: (619) 303-6029

DATE: 3-4-21  
 SCALE: STP  
 DRAWN: STP  
 JOB: 1907  
 SHEET  
**A1.1**



## **STANDARD CONDITIONS OF DEVELOPMENT**

(Planning Commission Resolution No. 10649)

All projects approved by the Planning Commission shall comply with the following standard conditions, unless specifically exempted by the Commission or Council.

### **A. GENERAL**

1. The applicant shall comply with the school impact fee requirements of the Grossmont Union High School Districts, Cajon Valley, and La Mesa-Spring Valley School Districts when applicable.
2. For projects that require a grading permit and excavate more than three feet into native soils, and prior to the issuance of a Building Permit, the applicant shall submit a letter to the Planning Manager agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Planning Manager.

### **B. PROJECT SITE**

1. The applicant shall comply with all regulations and code requirements of the Building and Fire Safety Division, Public Works Department, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.
2. All landscape areas that adjoin parking spaces, driveways, vehicular circulation areas, or the public right-of-way shall be protected from encroachment by vehicles in a manner that also complies with state storm water regulations, which require storm water to be discharged to landscaped areas in order to reduce or eliminate the discharge of pollutants. The method of protection shall be determined by the Deputy Director of Public Works. The approved method may include six-inch high curb segments, wheel stops, decorative rock bands, or other methods determined to be acceptable by the Deputy Director of Public Works.
3. Environmental and engineering studies, as directed by the Planning Manager, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.
4. Developer shall underground existing and required on and off-site utilities as specified in Chapter 15 of the Municipal Code, or as deemed necessary by the City Engineer.

5. All development projects shall comply with Title 12 (Streets and Sidewalks), and Title 13 (Water, Sewers, Grading, Erosion and Storm Water) of the El Cajon Municipal Code as determined by the City Engineer.
6. All retaining walls visible from public right-of-ways shall include decorative elements, subject to approval by the Planning Division.
7. The design of any masonry sound wall shall be approved by the Planning Division. Such walls shall match or be architecturally compatible with existing sound walls of neighboring projects along that street. All masonry walls shall have a trim cap.

**C. ARCHITECTURE**

1. All exterior materials and colors used in this project shall be in conformance with the materials and color samples approved as a part of this application.
2. All mechanical, and/or roof mounted equipment shall be architecturally screened from public view.
3. All trash/recycling enclosures shall be constructed of masonry material with view-obscuring doors. The enclosure shall include materials and colors consistent with the primary building and meet appropriate Storm Water Division requirements. Required roofs shall match elements of the primary building and shall include a fascia trim.
4. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted or finished to match the color of the adjacent surface, unless otherwise directed by the Planning Commission.
5. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a manner that is architecturally compatible with the exterior of the building.
6. Finish quality of approved exterior design elements shall be subject to approval of the Planning Division prior to issuance of Certificate of Occupancy.
7. Any decorative elements around the base of a building (stone veneer or tile, etc.) shall be finished with a decorative cap or trim piece.

**D. LANDSCAPING**

1. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Planning Division prior to the issuance of a Certificate of Occupancy.
2. All existing trees to remain shall be shown on the grading plan.

3. The area under the drip line of all existing trees that are to remain shall be protected during construction by a fence or other acceptable means. Grading shall be restricted under the trees to prevent soil compaction and to prevent root damage.
4. All sloped banks greater than three (3) feet in vertical height and 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: deep-rooting grasses, ground cover and shrubs. Shrubbery shall be a minimum one-gallon size and shall have a minimum separation of one (1) times the mature width and on slopes of 10 feet or more in vertical height shall include, a minimum of one (1) tree for every 600 square feet of the total slope area. Trees shall be a minimum five-gallon size and shall be spaced a minimum of 30 feet apart. Trees and shrubs shall be planted in staggered clusters to soften and vary the slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to occupancy.
5. All landscaping shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, dead or dying plants shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to ensure continued regular watering of landscape areas, and health and vitality of landscape materials.

#### **E. MISCELLANEOUS**

1. Final occupancy shall not be granted until all construction and landscaping is complete in accordance with all approved plans. Under certain circumstances, a temporary occupancy may be granted prior to final inspection.
2. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
3. All signs shall be submitted to the Planning Division for review and approval per Section 17.190.060 of the El Cajon Municipal Code.
4. The site shall be maintained in a neat and clean manner free of trash and debris.
5. Certain outdoor equipment, such as satellite dishes and back-flow prevention devices shall be visually screened or painted to match surroundings upon installation subject to the approval of the Planning Division. Screening devices shall be shown on construction and/or landscape plans.
6. Water backflow protection for new residential and modified residential projects shall include a protection device at the fire service point of connection, or an internal passive purge system. Annual testing is required for protection devices. Contact Helix Water District at 619.466.0585 for additional information.

7. All exterior light fixtures shall be shown on a lighting plan and made part of construction drawings subject to staff review and approval. All lights attached to buildings shall provide a soft “wash” of light against the wall. All building, parking, and yard lights shall conform to the City General Development Standards 17.130.150 and Performance Standards 17.115.130 (G) and shall complement the site and building architecture.
8. The removal of trees shall not take place during the bird-nesting (breeding) season (February 1 through August 15), unless written authorization from a qualified biologist to proceed with tree removal is submitted to the Planning Division. If clearing is proposed to take place during the breeding season, a survey shall be conducted by the qualified biologist to determine if nests are present, or nest building or other breeding/nesting behavior is occurring. If nesting is not occurring (which includes nest building or other breeding/nesting behavior) within this area, clearing shall be allowed to proceed. If nesting is occurring (or breeding/nesting behavior is occurring), tree removal shall be postponed until a qualified biologist determines that all nesting (or breeding/nesting behavior) has ceased or until after August 15.
9. The placement of bollards within parking areas and driveways shall only be permitted when no other alternative design (curbs or landscaping) is feasible and accepted by the Building Official.



Community Development Department  
**PLANNING COMMISSION AGENDA REPORT**

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Shadow Mountain Athletic Field Improvements</b>
<b>Request:</b>	<b>Replacement bleachers, field netting, and arched entry feature</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number:</b>	Minor Amendment (MA) No. 2021-0001
<b>Location:</b>	2100 Greenfield Drive
<b>Applicant:</b>	Bryan Snow; <a href="mailto:bryan.snow@shadowmountain.org">bryan.snow@shadowmountain.org</a> ; 619-438-2881
<b>Project Planner:</b>	Melissa Devine; 619-441-1773; <a href="mailto:mdevine@cityofelcajon.us">mdevine@cityofelcajon.us</a>
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order, approving the CEQA exemption and MA-2021-0001 to Specific Plan No. 523 subject to conditions.</li> </ol>

**PROJECT DESCRIPTION**

This project proposal is for improvements to the existing baseball field at Shadow Mountain Community Church (SMCC) to include replacement of the existing metal bleachers with concrete bleachers, new netting behind home plate, and an arched entry feature. The SMCC campus is located at the corner of East Madison Avenue and Greenfield Drive and addressed as 2100 Greenfield Drive. The baseball field is located in the southeast corner of the property. The proposed project requires a Minor Amendment to Specific Plan No. 523 governing the SMCC campus.

**BACKGROUND**

<b>General Plan:</b>	Parochial School and School Playground/Field
<b>Specific Plan:</b>	Specific Plan No. 523
<b>Zone:</b>	RS-20 (Single-Family Residential, Minimum 20,000 square foot lots)
<b>Other City Plan(s):</b>	Specific Plan No. 523
<b>Regional and State Plan(s):</b>	None
<b>Notable State Law(s):</b>	None

### Project Site & Constraints

The Shadow Mountain Community Church Campus consists of an east and west campus separated by Greenfield Drive. The project site is located on the east campus, which is approximately 32.3 acres and is currently developed with a church and school facilities.

### Surrounding Context

The subject property is located within a predominately-residential neighborhood. Properties surrounding the site are developed and zoned as follows:

Direction	Zones	Land Uses
North (unincorporated area)	RR	Rural Residential
South	RS-20	Residential
East	RS-20	Residential
West (across Greenfield Drive)	RS-20	SMCC West Campus

### General Plan

The project site is designated Parochial School and School Playground/Field in the General Plan. This land use is intended for private school facilities.

### Zoning Code

El Cajon Municipal Code (ECMC) section 17.140.210 indicates that religious facilities and educational institutions require approval of a CUP in the RS-20 zone. The CUP is intended to ensure compliance with applicable development standards, use restrictions, and compatibility with surrounding properties and land uses. In lieu of a CUP, the Shadow Mountain Community Church and school is governed by Specific Plan No. 523, which programs the church campus and school facilities with conditions relating to the use of the properties.

A Minor Amendment (MA) is intended to allow for minor changes to an approved project while ensuring consistency with the original public review process and governing entitlement. The MA requires a 10-day public notice to property owners within 300-feet. When adverse responses are received to a notice, the decision must be elevated to the Planning Commission.

## **DISCUSSION**

### *Minor Amendment Decision*

Six community responses were received in response to noticing on the project. In accordance with the Minor Amendment Policy, this project decision has been elevated to the Planning Commission for a decision. Typically, a Minor Amendment is an administrative decision made at the staff level.

### *Land Use*

SP No. 523 identifies permitted uses of the East Campus to include education and associated activities; the athletic fields including the baseball field with bleachers are identified on the site plan. The proposed project consisting of replacement bleachers, a new entryway arch feature, and netting behind home plate is consistent with the approved sports field use in SP No. 523. There are no proposed changes to the operations or use of the sports field. No lights are proposed.

### *Project*

The proposed concrete bleachers will replace the existing metal bleachers behind home plate for game spectators. The existing bleachers provide seating for approximately 190 attendees and are in poor condition. The proposed bleachers would provide seating for up to 300 visitors within a more durable structure. The proposed netting is intended to prevent foul balls from leaving the field. The final component of the project is a new entryway feature at the top of the stairs leading to the grandstand from the parking lot.

### *Design*

The architectural design of the improvements is intended to complement the other existing buildings on site. The exterior finishing will be off-white stucco. The new bleacher structure is approximately 8 feet height and is enclosed on the south side by a screen wall with attached canopy. The canopy structure is approximately 14 feet from grade. The new netting behind home plate will be 35 feet in height. The proposed arched entryway feature is 24 feet tall and provides access to the grandstand via steps from the existing parking lot.

### *Community Concerns*

- Noise

Attendance at games is not anticipated to increase except for special games, playoffs or league championships. Per the applicant's response, baseball games are held a few times per week, Monday through Friday at 4:00 p.m. and on Saturday between 9:00 a.m. and 1:00 p.m. Attendance at games is typically about 75 to 125 individuals.

- Parking/Traffic/Congestion

The existing church parking lot is used for parking. Due to the low number of attendees, traffic and congestion is not experienced currently during games or expected after completion of this project.

### **FINDINGS**

The findings for the Minor Amendment approval are as follows:

- A. The proposed minor amendment is consistent with the governing entitlement of which the proposed is governed by, the El Cajon Zoning Code, and applicable regional document(s)*

The proposed project, including the replacement bleachers, field netting, and entryway feature, is consistent with Specific Plan No. 523, which identified the baseball field and bleachers on the site plan and specifies that religious and education uses and associated activities are permitted uses on the site.

*B. The proposed change does not alter the initial findings to approve the permit.*

The proposed project does not alter the original findings to approve the permit. The continued use of this area of the site for a baseball field was part of the original approvals. The operations of the baseball field would not be changed as a result of the project.

*C. The proposed minor amendment is consistent with the findings contained in the adopting specific plan ordinance.*

Specific Plan No. 523 was adopted in order to provide a comprehensive master plan for the religious and educational facilities at Shadow Mountain Community Church. The Minor Amendment requested to make specific athletic field improvements to enhance the enjoyment of the fields by visitors by providing appropriate seating, enhance safety by adding new netting around home plate, and improve the aesthetics with the new entryway feature is consistent with the findings in the approved Specific Plan.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303 provides an exemption for a project that involves the construction of a limited number of new, small facilities or structures including accessory or appurtenant structures. The proposed replacement bleachers, netting, and entryway feature are small accessory structures to the primary use of this area for sports field associated with the educational use. None of the exceptions listed under CEQA Guidelines section 15300.2 apply.

#### **PUBLIC NOTICE & INPUT**

A notice of future decision was mailed to property owners within 300 feet of the subject property on March 15, 2021. Six responses were received in response to the notice. The responses expressed concerns regarding traffic, congestion, noise, early morning or late evening use of the fields, and the potential for field lighting. Notice of this public hearing was mailed on April 1, 2021, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website.



**RECOMMENDATION**

Staff is recommending approval of MA No. 2021-0001 for the athletic field improvements.

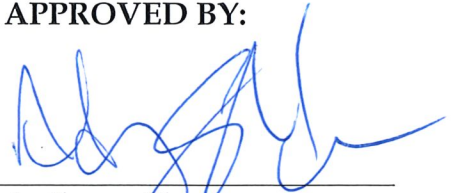
**REVIEWED BY:**



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**Melissa Devine**  
**PLANNING**  
**MANAGER**

**APPROVED BY:**

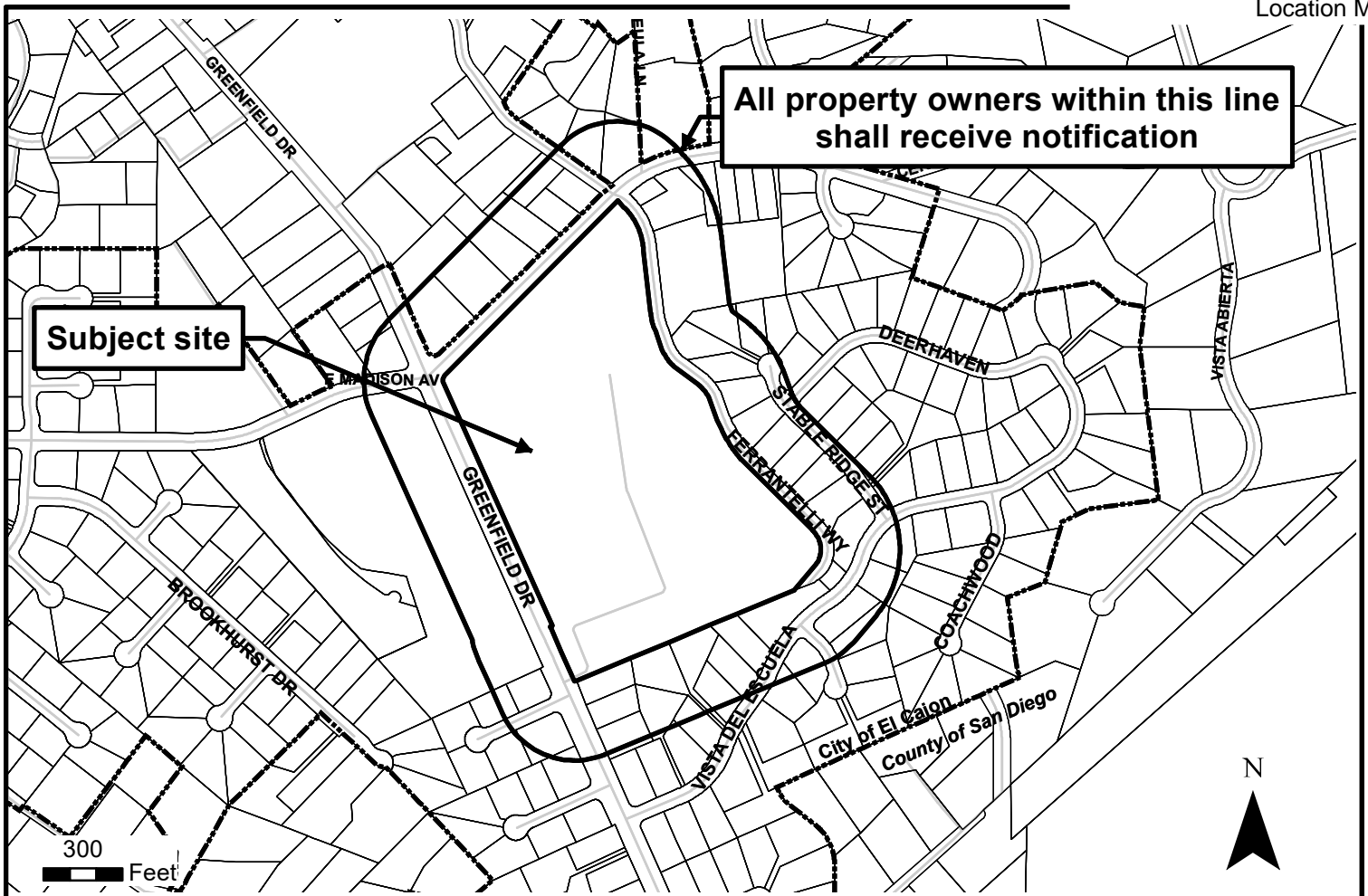


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**Anthony Shute**  
**DIRECTOR OF**  
**COMMUNITY**  
**DEVELOPMENT**

## **ATTACHMENTS**

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING CEQA exemption
3. Proposed Resolution APPROVING MA No. 2021-0001
4. Aerial Photograph of Subject Site
5. Application & Disclosure Statement
6. Project Plans
7. Applicant's Response to Community Concerns



**NOTICE OF PROPOSED  
MINOR AMENDMENT TO SPECIFIC PLAN  
SHADOW MOUNTAIN ATHLETIC FIELD IMPROVEMENTS**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, April 20, 2021**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

**MINOR AMENDMENT NO. 2021-0001** as submitted by Bryan Snow on behalf of Shadow Mountain Community Church requesting to permit modifications to the existing athletic field to replace the existing metal spectator stands with a new 300-seat concrete grandstand with shade canopy at the current location, new netting around the ball fields, new concrete stairs, and an arched entryway feature. The subject property is located at the corner of Greenfield Drive and East Madison Avenue and is addressed as 2100 Greenfield Drive. This project has been elevated to a Planning Commission decision and 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 <https://www.cityofelcajon.us/your-government/city-meetings-with-agendas-and-minutes-all>. Please contact Planning at 619-441-1742 if a paper copy of the agenda is needed.

Due to the highly contagious nature of the Covid-19 virus, the Planning Commission may attend the meeting telephonically. The City has provided alternative means to observe the meeting through participation in the online meeting. Meeting details will be available in the meeting agenda 72 hours in advance of the meeting.

Members of the public who wish to send comments on this item, or a Public Comment, are asked to follow the directions in the agenda to provide comments. Comments will be received up to the vote or conclusion of each item. The Planning Commission will endeavor to include all comments prior to taking action and will announce when the comment period for an item will conclude, prior to taking any action or concluding the discussion on the item.

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 **Melissa Devine** at 619-441-1773 or via email at [mdevine@cityofelcajon.us](mailto:mdevine@cityofelcajon.us) and reference "MA-2021-0001" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) FOR MINOR AMENDMENT NO. 2021-0001 TO SPECIFIC PLAN NO. 523 FOR ATHLETIC FIELD IMPROVEMENTS AT SHADOW MOUNTAIN COMMUNITY CHURCH ON THE SOUTHEAST CORNER OF EAST MADISON AVENUE AND GREENFIELD DRIVE IN THE RS-20 ZONE; APN: 512-140-05, GENERAL PLAN DESIGNATION: PAROCHIAL SCHOOL (P) AND SCHOOL PLAYGROUND/PLAYFIELD (SP/P)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on April 20, 2021, to consider Minor Amendment (MA) No. 2021-0001, as submitted by Bryan Snow on behalf of Shadow Mountain Community Church, requesting replacement bleachers, baseball netting, and a new entryway feature at the baseball field in the RS-20 zone, on the southeast corner of East Madison Avenue and Greenfield Drive, and addressed as 2100 Greenfield Drive, APN: 512-140-05; and

WHEREAS, in accordance with CEQA Guidelines section 150061(b)(2), the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, it is proposed that the project is exempt from CEQA under section 15303, Class 3 (New Construction or Conversion of Small Structures) of CEQA Guidelines, which provides an exemption for a project that involves the construction of a limited number of new, small facilities or structures including accessory or appurtenant structures; and

WHEREAS, the proposed replacement bleachers, netting, and entryway feature are small accessory structures to the primary use of this area for sports field associated with the educational use; and

WHEREAS, none of the exemptions listed under CEQA Guidelines section 15300.2 exist; and

WHEREAS, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, after considering evidence and facts, the Planning Commission did consider the proposed CEQA exemption as presented at its meeting.

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

Proposed Planning Commission Resolution

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 CEQA exemption for the Shadow Mountain Athletic Field Improvements, Minor Amendment No. 2021-0001 to Specific Plan No. 523.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the CEQA exemption.

[The remainder of this page intentionally left blank.]

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held April 20, 2021, by the following vote:

AYES:  
NOES:  
ABSENT:

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Anthony SOTTILE, Chair

ATTEST:

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Melissa DEVINE, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING MINOR AMENDMENT NO. 2021-0001 TO SPECIFIC PLAN NO. 523 FOR ATHLETIC FIELD IMPROVEMENTS AT SHADOW MOUNTAIN COMMUNITY CHURCH ON THE SOUTHEAST CORNER OF EAST MADISON AVENUE AND GREENFIELD DRIVE IN THE RS-20 ZONE, APN: 512-140-05, GENERAL PLAN DESIGNATION: PAROCHIAL SCHOOL (P) AND SCHOOL PLAYGROUND/PLAYFIELD (SP/P)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on April 20, 2021, to consider Minor Amendment (MA) No. 2021-0001, as submitted by Bryan Snow on behalf of Shadow Mountain Community Church, requesting replacement bleachers, baseball netting, and a new entryway feature at the baseball field in the RS-20 zone, on the southeast corner of East Madison Avenue and Greenfield Drive, and addressed as 2100 Greenfield Drive, APN: 512-140-05; and

WHEREAS, the El Cajon Planning Commission approved the next resolution in order approving the California Environmental Quality Act (CEQA) section 15303 exemption; and

WHEREAS, the proposed project is minor in scope and within the screening criteria for a Minor Amendment; and

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

- A. The proposed project, including the replacement bleachers, field netting, and entryway feature, is consistent with Specific Plan No. 523, which identified the baseball field and bleachers on the site plan and specifies that religious and education uses and associated activities are permitted uses on the site.
- B. The proposed project does not alter the original findings to approve the permit. The continued use of this area of the site for a baseball field was part of the original approvals. The operations of the baseball field would not be changed as a result of the project.
- C. Specific Plan No. 523 was adopted in order to provide a comprehensive master plan for the religious and educational facilities at Shadow Mountain Community Church. The Minor Amendment requested to make specific athletic field improvements to enhance the enjoyment of the field by visitors by providing

Proposed Planning Commission Resolution

appropriate seating, enhance safety by adding new netting around home plate, and improve the aesthetics with the new entryway feature is consistent with the findings in the approved Specific Plan.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES MA No. 2021-0001 to Specific Plan No. 523 athletic field improvements, subject to the conditions of approval for Specific Plan No. 523 and the following conditions:

1. No field lighting, temporary or permanent, is permitted.
2. Any decorative lighting features on the grandstand shall be directed downward, shielded, and shall not spill over onto any adjacent property.



Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held April 20, 2021, by the following vote:

AYES:  
NOES:  
ABSENT:

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Anthony SOTTILE, Chair

ATTEST:

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Melissa DEVINE, Secretary

**Aerial Image**  
**2100 Greenfield Drive**





Project Assistance Center  
**PLANNING PERMIT APPLICATION**

**Type of Planning Permit(s) Requested:**

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

**Project Location**

Parcel Number (APN): 512-140-05-00

Address: 2100 GREENFIELD DRIVE EL CAJON, CA 92109

Nearest Intersection: Madison Ave and Greenfield Drive

**Project Description** (or attach separate narrative)

REPLACE (E) METAL STANDS W/300 SEAT GRANDSTANDS (- SQ.FT). REPLACE (E) CONCRETE STAIRS W/NEW S.F. CONC. STAIRS. NEW ARCHED ENTRY (-SQ.FT).

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Project Screening Questions**

Existing use?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<b>If yes, please describe:</b> _____
Modification of use?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	_____
New development or addition?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	(N) GRANDSTANDS (N) ARCHED ENTRY
Existing Structures?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Age of the structures: <u>60YRS +/-</u>

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

DEMO EXISTING STANDS W/ REPLACE W/ NEW STANDS, DEMO EXISTING CONCRETE STAIR

EXISTING TREES TO REMAIN

Proposed quantities of cut and/or fill.

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

Company Name: **SHADOW MOUNTAIN CHURCH**  
Contact Name: ---  
Mailing Address: --  
Phone: -- Email: --  
Interest in Property:  Own  Lease  Option

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

Company Name: **HUBBELL AND HUBBELL ARCHITECTS**  
Contact Name: **DREW HUBBELL** License: \_\_\_\_\_  
Mailing Address: **1970 SIXTH AVE SAN DIEGO, CA 92101**  
Phone: **619-231-0446** Email: **DREW@HUBBELLANDHUBBELL.COM**

**Property Owner Information** (if different than applicant)

Company Name: \_\_\_\_\_  
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:

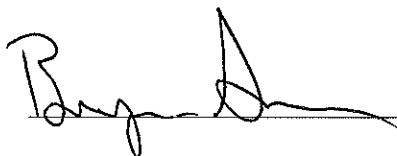
is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

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

If yes, provide Regulatory Identification Number: \_\_\_\_\_ Date of List: \_\_\_\_\_

### Authorization

Applicant Signature<sup>1</sup>:



Date:

1-7-2021

Property Owner

Signature<sup>2</sup>:

Date:

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:

WAIVED

### 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.

N/A

\_\_\_\_\_  
\_\_\_\_\_

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

**SHADOW MOUNTAIN COMMUNITY CHURCH, INC.**

\_\_\_\_\_  
\_\_\_\_\_

- 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.

N/A

\_\_\_\_\_  
\_\_\_\_\_

- 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.

N/A

\_\_\_\_\_  
\_\_\_\_\_

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 X

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

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"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.

Bryan Snow 12-22-2020  
Signature of applicant / date                      Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

# SHADOW MOUNTAIN PARK RENOVATION

## PLANNING PERMIT APPLICATION

### PROJECT INFORMATION

**PROJECT ADDRESS:**  
2100 GREENFIELD DRIVE  
EL CAJON, CA 92109  
**LEGAL DESCRIPTION:**  
BLK 34\*LOTS 2 THRU 4\*(EX  
ST)DOC73-53161 IN ST CLSD ADJ&IN  
A.P.N.: 512-140-05-00

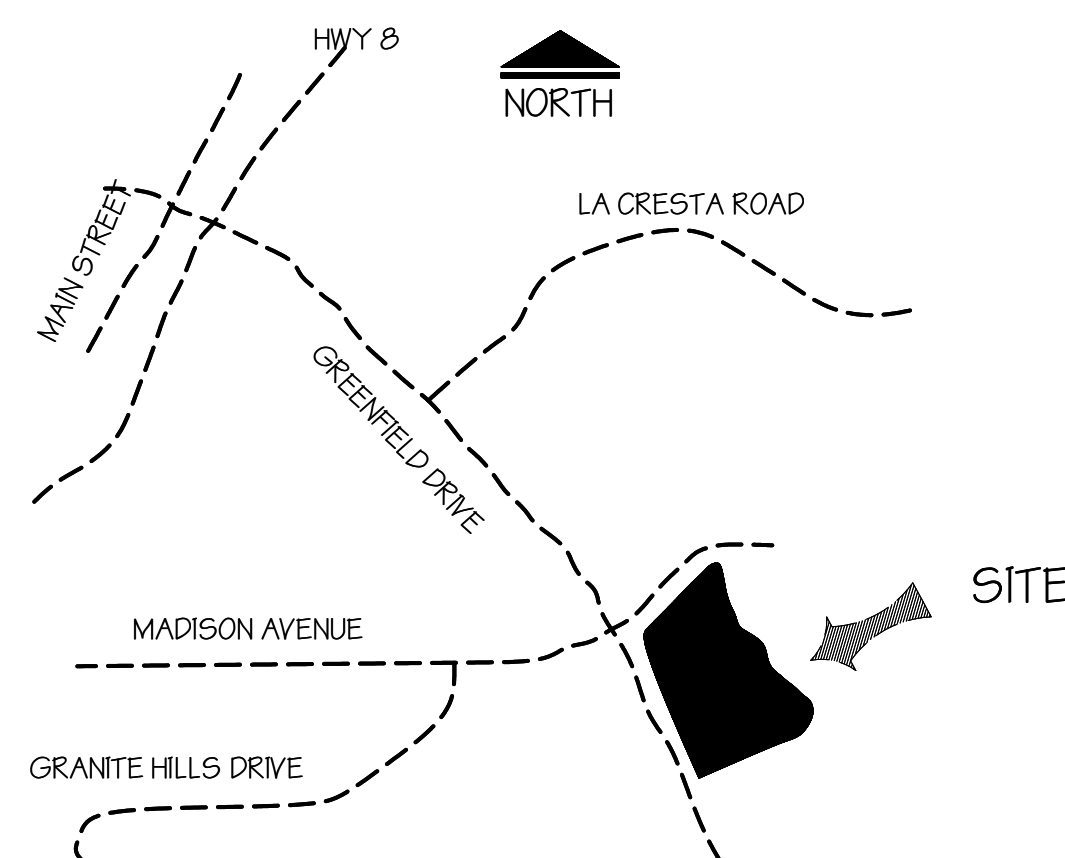
### PROJECT DESCRIPTION

- SCOPE OF WORK:**
1. REPLACE EXISTING METAL STANDS STANDS WITH NEW FIXED 300 SEAT CAPACITY GRANDSTANDS.
  2. REMOVE EXISTING ENTRY STAIRS AND REPLACE WITH NEW CONCRETE STEPS AND ARCHED ENTRY
  3. REPLACE EXISTING IMPERVIOUS SURFACE AROUND STANDS WITH BRICK PAVERS
  4. INSTALL NEW NETTING AROUND HOME PLATE WITH 35' SUPPORT POLES
  5. DEMO EXISTING SCORES BOX (80 SF) AND REPLACE W/ 6' CMU SCREEN WALL
- NOTE: NO CHANGES TO EXISTING BASEBALL FIELD

### SHEET INDEX

TS	TITLE SHEET, EXISTING SITE
SP1	(E) SITE PLAN
SP2	ENLARGED SITE PLAN, CONCEPTUAL LANDSCAPING
PS	SITE DOCUMENTATION AND PHOTOS
A1	BLEACHER AND ARCHED ENTRY PLAN, SECTIONS, SEAT CALCULATION
A2	SCHEMATIC ELEVATIONS, MATERIAL INDEX

### VICINITY MAP



### PROJECT DIRECTORY

<b>CLIENT CONTACT:</b> BRYAN SNOW SHADOW MOUNTAIN PARK COMMUNITY CHURCH 2100 GREENFIELD DRIVE EL CAJON, CA 92109 PHONE:(619) 440-1802 EMAIL:bryan.snow@shadowmountain.org	<b>ARCHITECT:</b> CONTACT: DREW HUBBELL HUBBELL AND HUBBELL ARCHITECTS 1970 SIXTH AVENUE SAN DIEGO, CA 92101 PHONE: (619) 231-0446 FAX: (619) 231-0264 E-MAIL: drew@hubbellandhubbell.com
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### BUILDING DEPT INFORMATION

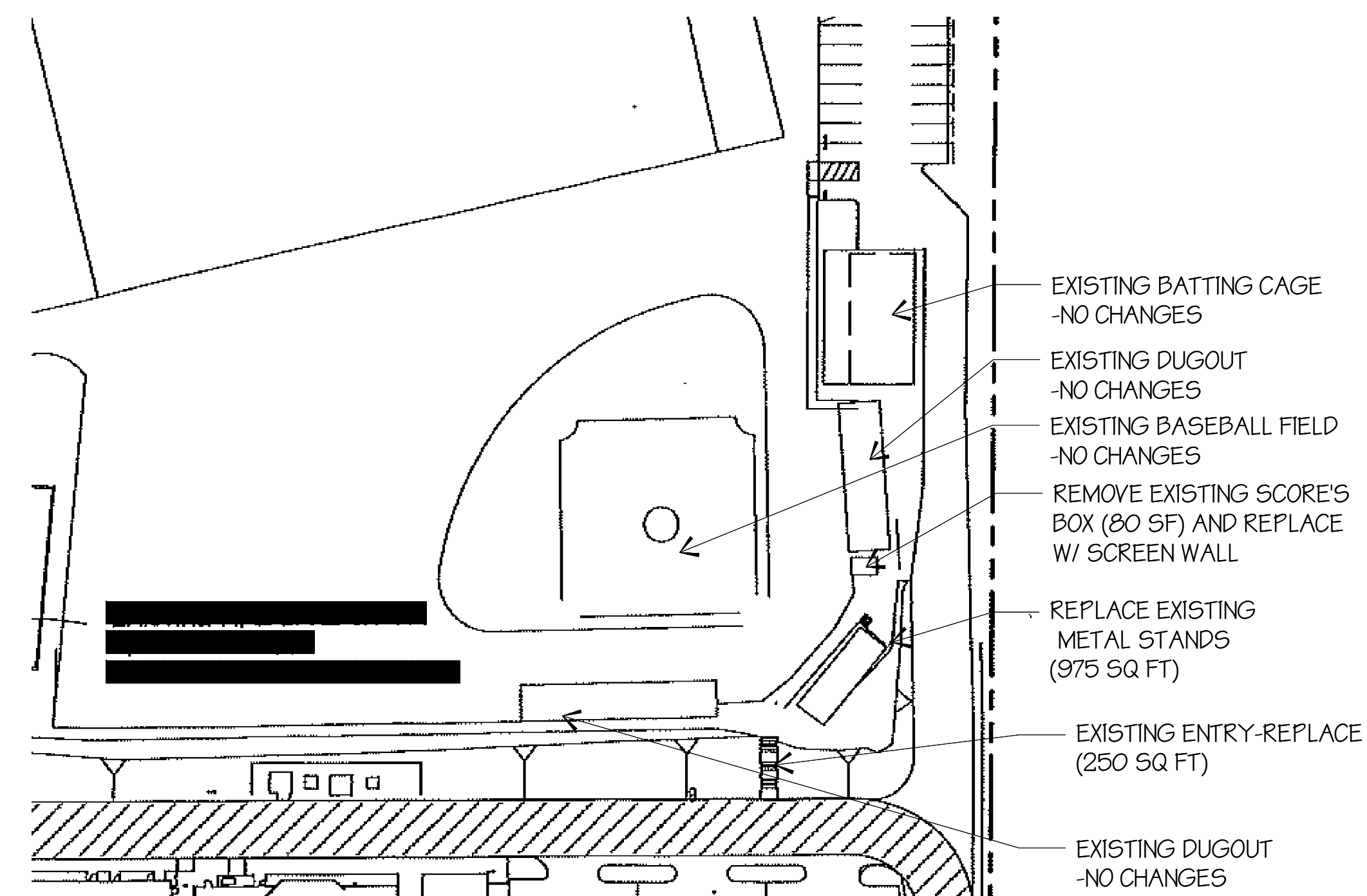
SPRINKLERS: NO  
ZONE: RS-20  
COMMUNITY: CITY OF EL CAJON  
OVERLAY ZONES: N/A  
MAX. ALLOWABLE BLDG. HT.: 35'  
SETBACKS: FRONT YARD: 20'  
SIDE YARD: 12'  
REAR YARD: 25'

### PROJECT DATA

GROSS LOT AREA: 32.31 ACRES  
NET LOT AREA: 32.31 ACRES  
GROSS BUILDING AREA TOTAL: 370,029 SF  
LOT COVERAGE: ---  
PARKING: ---  
PERCENTAGE OF LOT COVERED: ---  
APN: 512-140-05-00  
CONSTRUCTION TYPE: TYPE II  
OCCUPANCY: A-5

### EXISTING SITE CONDITIONS

#### AREA OF PROPOSED WORK



**HUBBELL & HUBBELL**  
1970 Sixth Avenue  
San Diego, CA 92101  
(619)231-0446  
Date: 02-11-2021  
Drawn: SIMON  
Job#: 2019

EXHIBIT	P.C.	C.C.	DATE

CITY OF EL CAJON
SPECIFIC PLAN NO. _____
PLANNING COMMISSION DATE _____
CITY COUNCIL DATE _____
ORDINANCE NO. _____

**TS**



**BUILDING LEGEND**

- A 22,470SF ADMIN BUILDING
- B
- C 9,850SF LOWER CAMPUS CHAPEL
- G 112,235SF WORKSHIP, CLASSROOMS, AND NURSERY
- H 47,333SF WORKSHIP CENTER
- I1 12,000SF DUGOUT(BALLPARK)
- I2 1,000SF DUGOUT(BALLPARK)
- I-3 26,000SF BATTING CAGE(BALLPARK)
- J 38,049SF CHILDRENS EDUCATION
- K 39,240SF GYM
- L 2,810SF LOCKER ROOM-POOL
- M 12,000SF CLASSROOM-NORTHEAST
- N 9,000SF CLASSROOMS-ARK
- O 3,136SF CLASSROOMS-JR-HIGH
- P 1,810SF UPPER CAMPUS CLASSROOM
- Q 6,270SF ADMIN CHRISTIAN HIGH
- R 12,200SF LUNCH ROOM
- S 4,550SF CHOIR-ASB
- T 3,600SF MUSIC BUILDING
- U 3,200SF
- V 1,560SF WEIGHT ROOM
- W 4,000SF MAINTENANCE GARAGE
- W-1 800SF MAINTENANCE
- W-2 2,800SF MAINTENANCE
- X 960SF MAINT-POSSIBLY REMOVED
- Y 1,524SF -POSSIBLY REMOVED
- X-1 1,440SF PORTABLE CLASSROOM
- X-2 1,440SF PORTABLE CLASSROOM
- X-3 1,440SF PORTABLE CLASSROOM
- X-4 1,440SF PORTABLE CLASSROOM
- Z 830SF GAZEBO

**SPECIFIC PLAN REQUIREMENTS**

- 1. ALL OPERATIONS SHALL COMPLY WITH THE CITY'S JURISDICTIONAL URBAN RUNOFF MANAGEMENT PLAN (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 (BMP'S) 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. SWEEP OR VACUUM TO CLEAN OUTDOOR AREAS (TRASH ENCLOSURES, SIDEWALKS AND PARKING LOTS). POWER WASHING IN OUTDOOR AREAS IS STRICTLY PROHIBITED.
  - c. CAPTURE, CONTAIN, AND COLLECT ANY POWER WASH WATER AND DISPOSE OF IN THE SANITARY SEWER.
  - d. ALL MAINTENANCE ACTIVITIES MUST BE CONDUCTED INDOORS. MAINTENANCE AREAS SHALL DRAIN THROUGH AN APPROVED PRE-TREATMENT SYSTEM, SUCH AS A SAND AND OIL SEPARATOR SYSTEM, THAT IS CONNECTED TO THE SANITARY SEWER.
  - e. MAINTAIN PARKING AREA TO BE FREE FROM TRASH AND PETROLEUM LEAKS.
  - f. PROVIDE SUFFICIENT TRASH RECEPTACLES.
  - g. DISPOSE OF WASTES PROPERLY.
  - h. ALL DUMPSTERS USED BY THIS PROJECT SHALL HAVE LOCKABLE LIDS. ALL LIDS ON ALL DUMPSTERS SHALL REMAIN CLOSED WHILE DUMPSTERS ARE NOT DIRECTLY IN USE. ALL DUMPSTERS SHALL BE PROPERLY STORED INSIDE OF A BUILDING OR IN A COVERED TRASH ENCLOSURE AREA.
  - i. ALL TRASH ENCLOSURES MUST BE SECURED, COVERED WITH AN IMPERVIOUS ROOF, AND CONSTRUCTED WITH A GRADE BREAK ACROSS THE ENTIRE ENTRANCE IN ACCORDANCE WITH TILE REQUIREMENTS OF PUBLIC WORKS STORM WATER ATTACHMENT NO. 2 (AVAILABLE TO THE PUBLIC THROUGH PUBLIC WORKS ON THE 4TH FLOOR OF CITY HALL).
  - j. 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.
  - k. VEHICLE WASHING LIQUIDS MUST BE CONTAINED AND DISPOSED OF IN THE SANITARY SEWER.
  - l. ALL STORM WATER RUNOFF TREATMENT CONTROL MECHANISMS INLET HYDROCARBON FILTERS AND LOW IMPACT DEVELOPMENT (LID) TREATMENT CONTROL BMP'S EMPLOYED AS PART OF THIS PROJECT SHALL BE MAINTAINED TO BE IN GOOD WORKING ORDER AND REPLACED AS NECESSARY. SEE MANUFACTURERS RECOMMENDATIONS FOR MAINTENANCE AND REPLACEMENT.
  - m. ALL "NO DUMPING" SIGNAGE SHALL BE MAINTAINED TO BE LEGIBLE AND REPLACED AS NECESSARY. A TEMPLATE FOR PAINTING THE CONCRETE OR ASPHALT GROUND INLETS AND CATCH BASINS CAN BE PROVIDED BY THE CITY UPON REQUEST.
- 2. FOR PUBLIC WORKS 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.

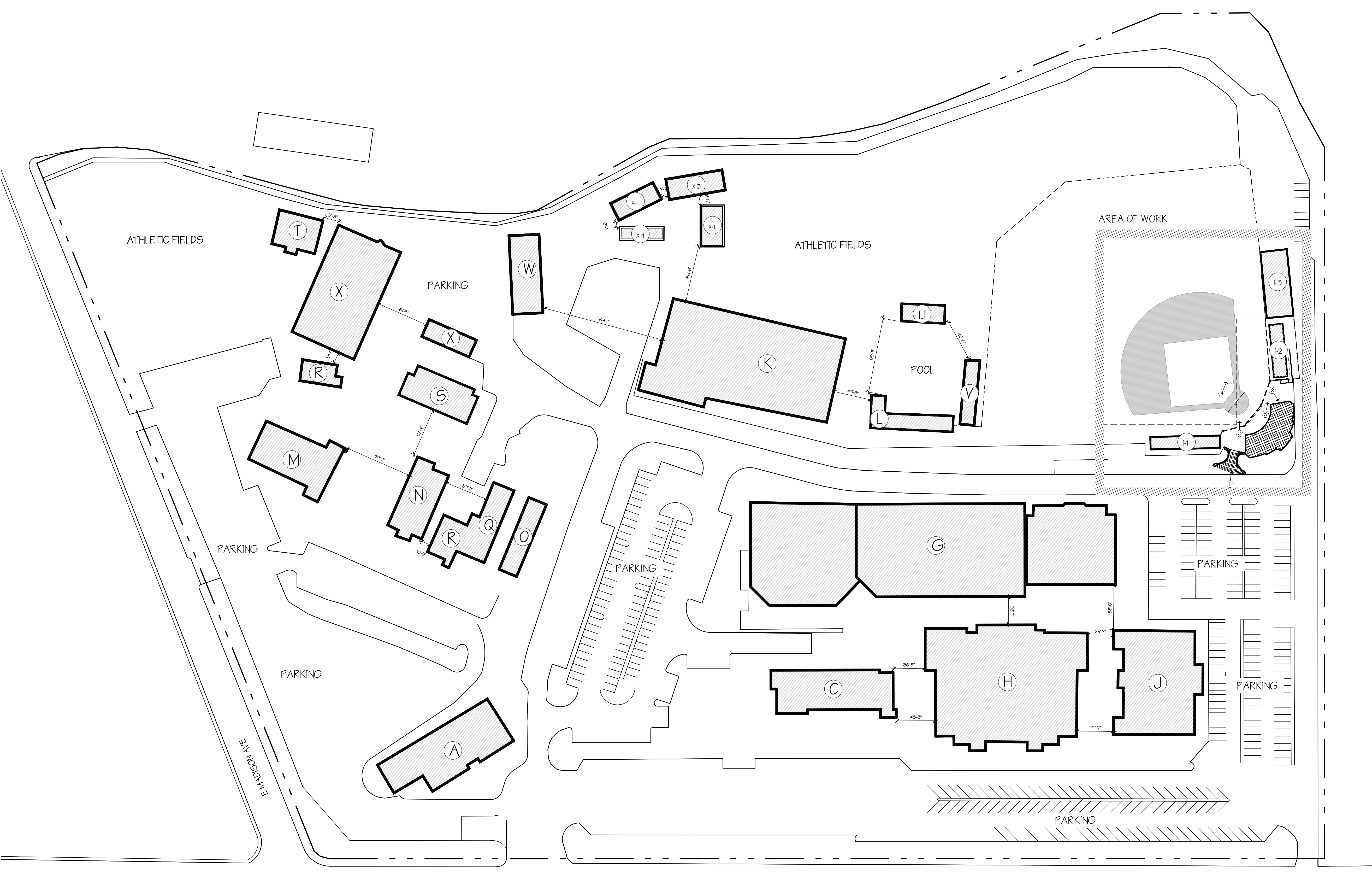
**PROJECT DATA**

- EXISTING FACILITIES
- PROPOSED STRUCTURES/FACILITIES
- EXISTING PARKING

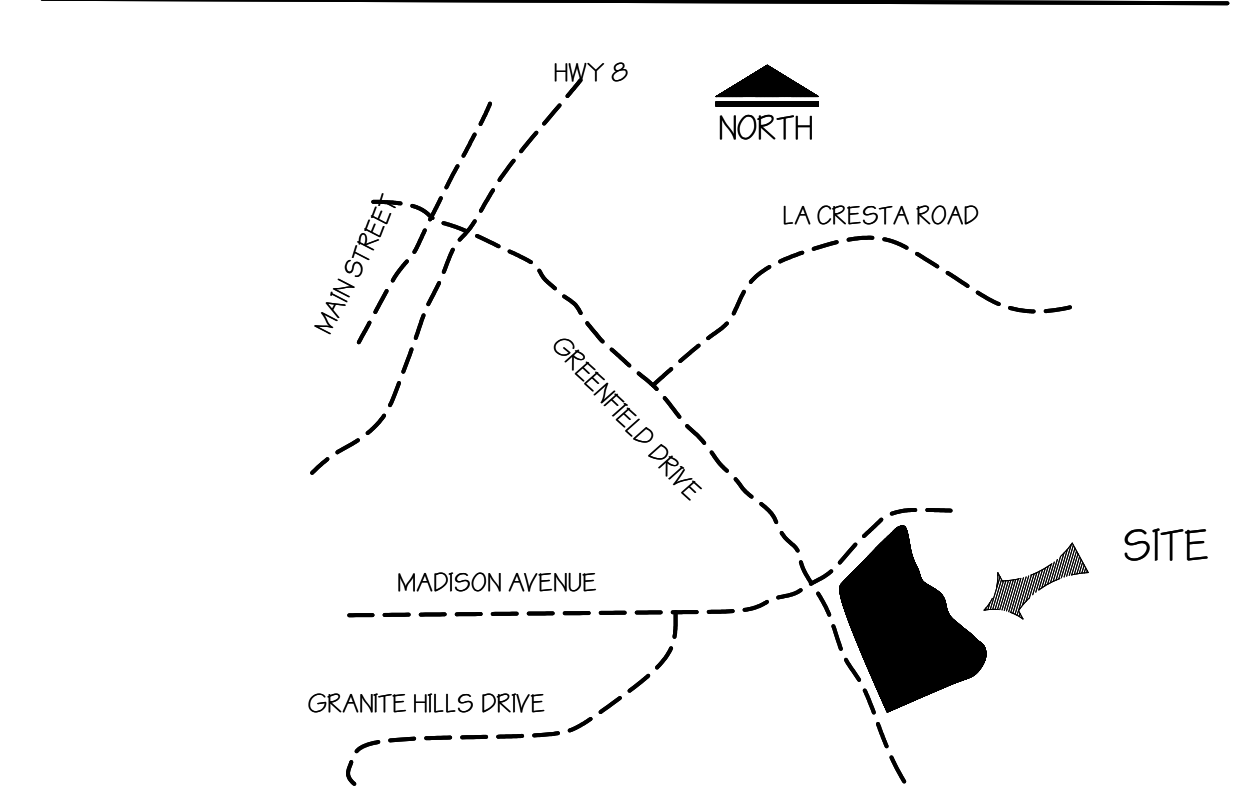
- PROPERTY LINE
- BUILDING TAG
- EXISTING FENCE
- PHOTO POINT

**PROJECT DATA**

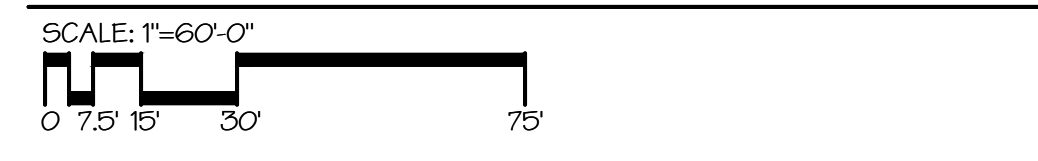
GROSS LOT AREA	32.21 ACRES
NET LOT AREA	30.74 ACRES
GROSS BUILDING AREA TOTAL	370,029 SF
LOT COVERAGE	---
PARKING	---
PERCENTAGE OF LOT COVERED	---
APN	512-140-05-00
CONSTRUCTION TYPE	TYPE II
OCCUPANCY	A-5



**VICINITY MAP**



**(E) SITE PLAN- EAST CAMPUS**



GREENFIELD DRIVE



**HUBBELL & HUBBELL**  
 1970 Sixth Avenue  
 San Diego, CA 92101  
 (619) 231-0446  
 Date: 02-11-2021  
 Drawn: SIMON  
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CITY OF EL CAJON

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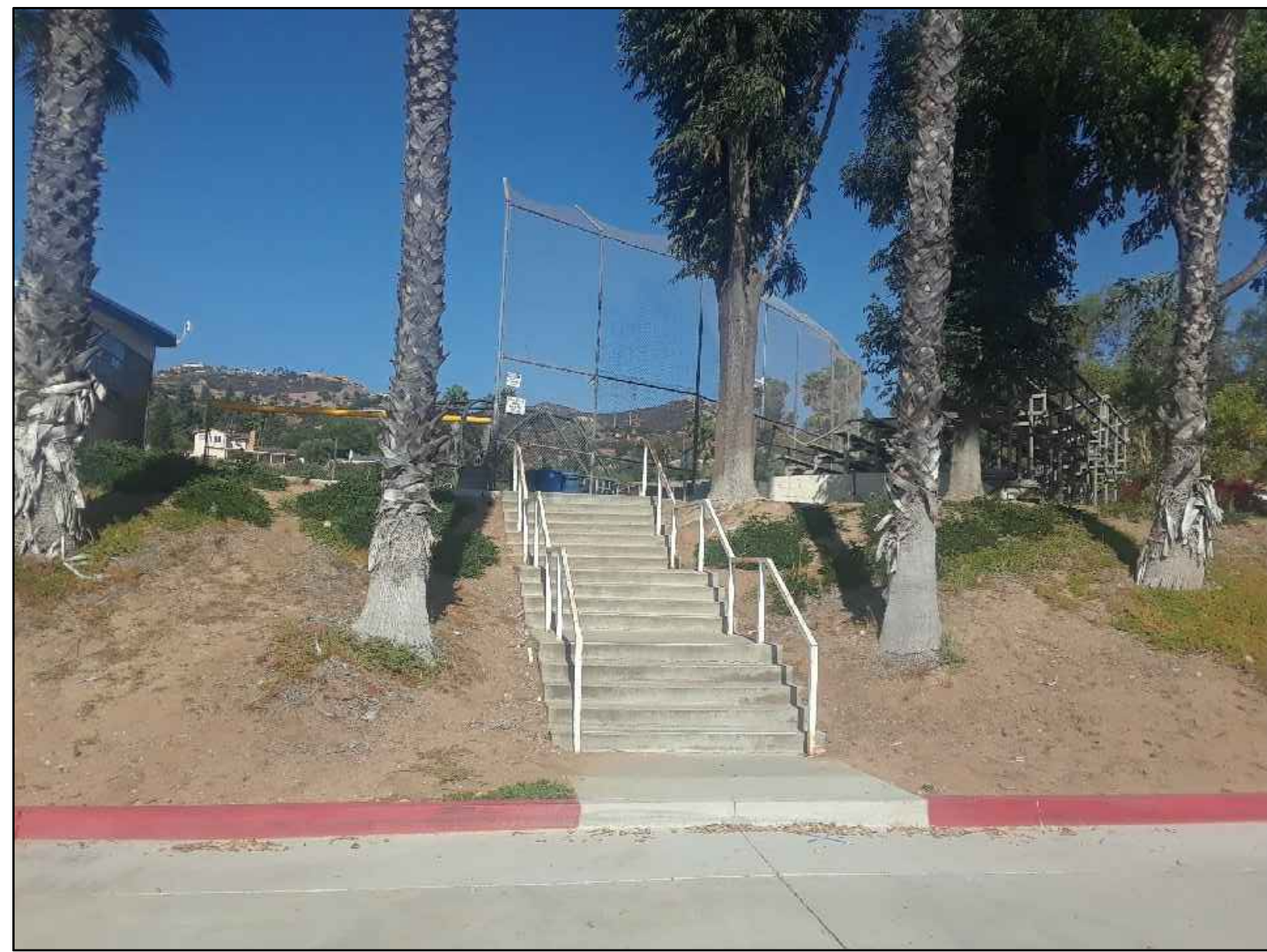
PLANNING COMMISSION DATE \_\_\_\_\_

CITY COUNCIL DATE \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

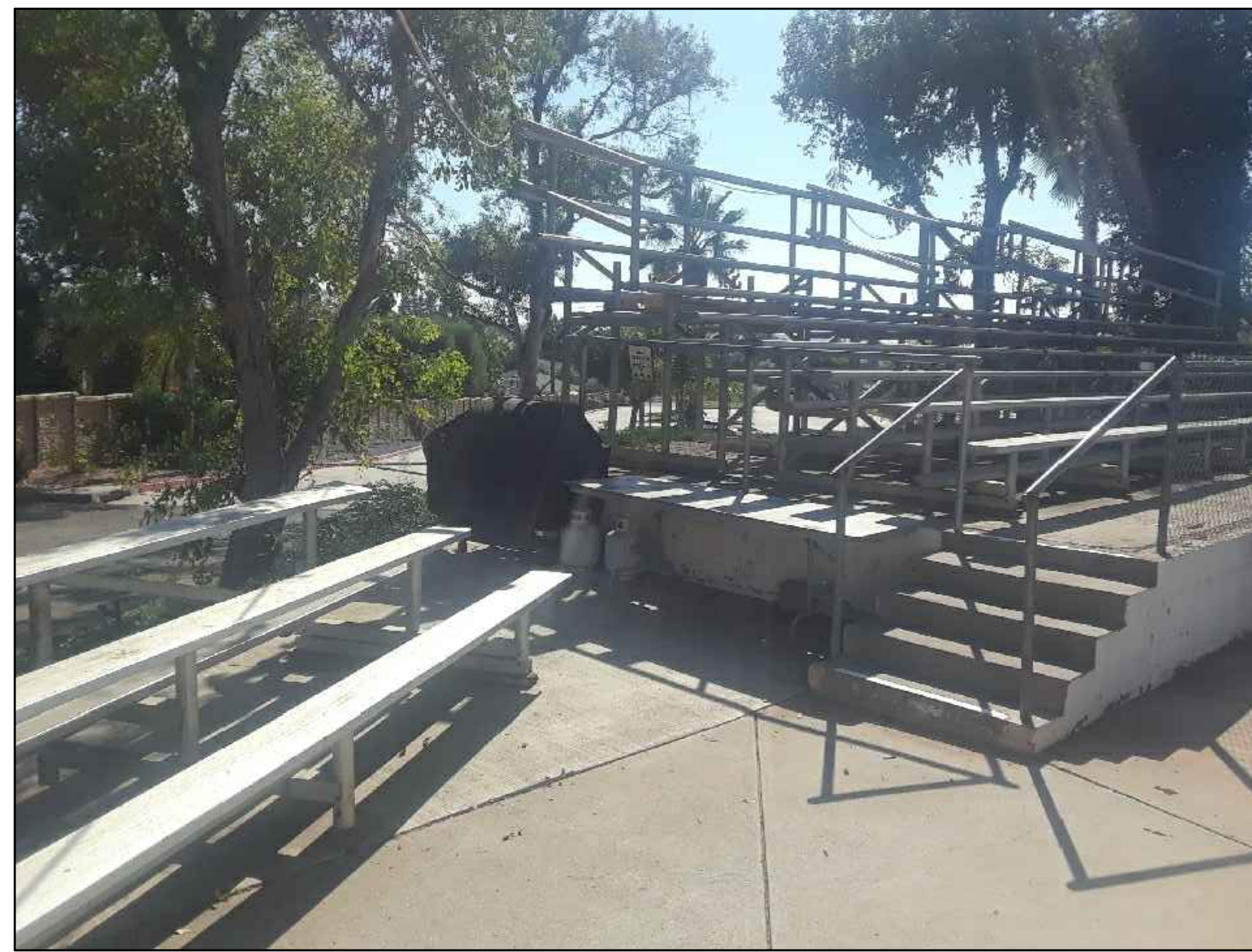
**SP1**





**EXISTING ENTRY**  
\*EXISTING ENTRY TO BE REMOVED

1



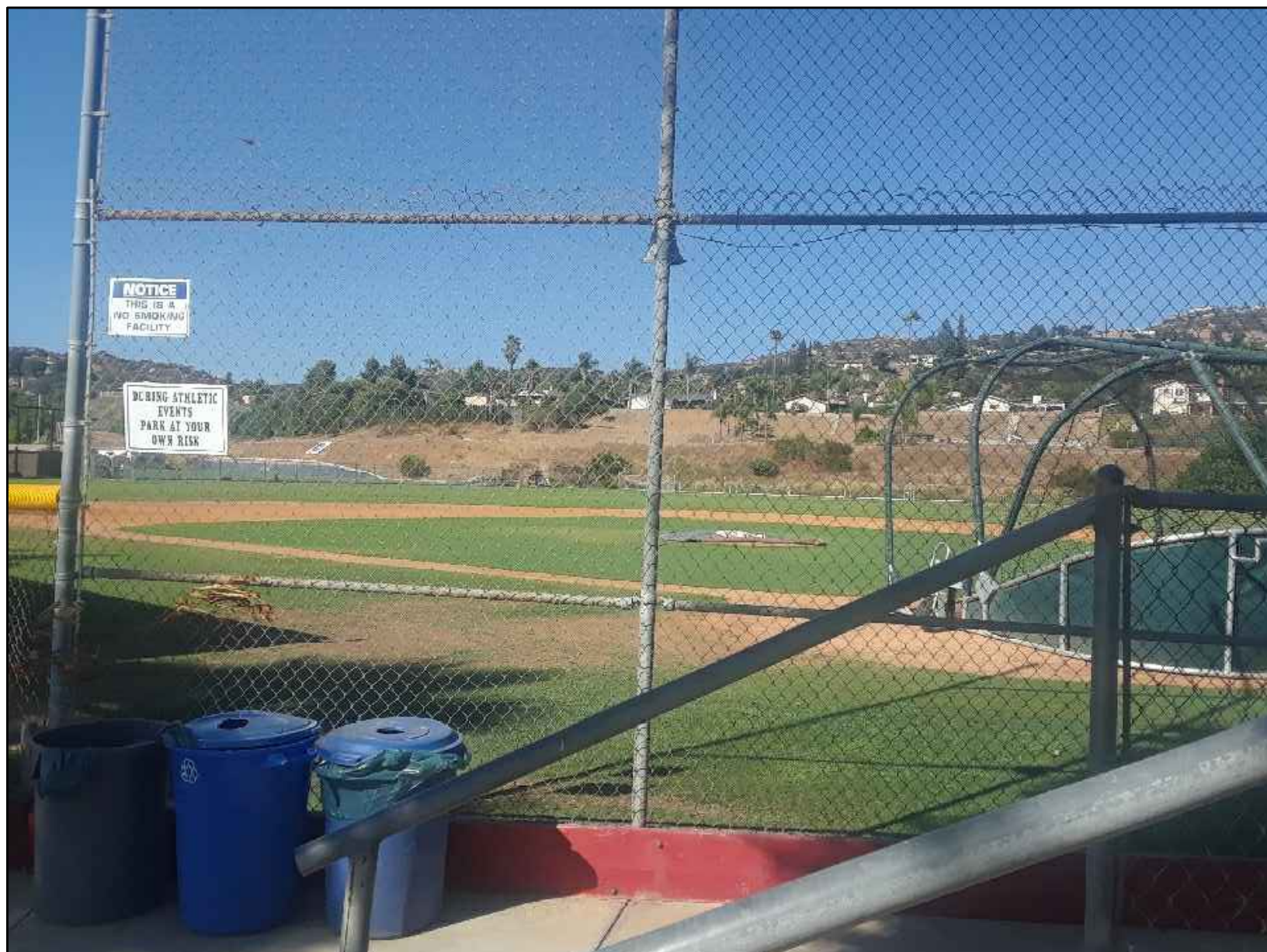
**EXISTING STANDS**  
\*EXISTING METAL STANDS TO BE REMOVED, IMPERVIOUS SURFACE REPLACED

2



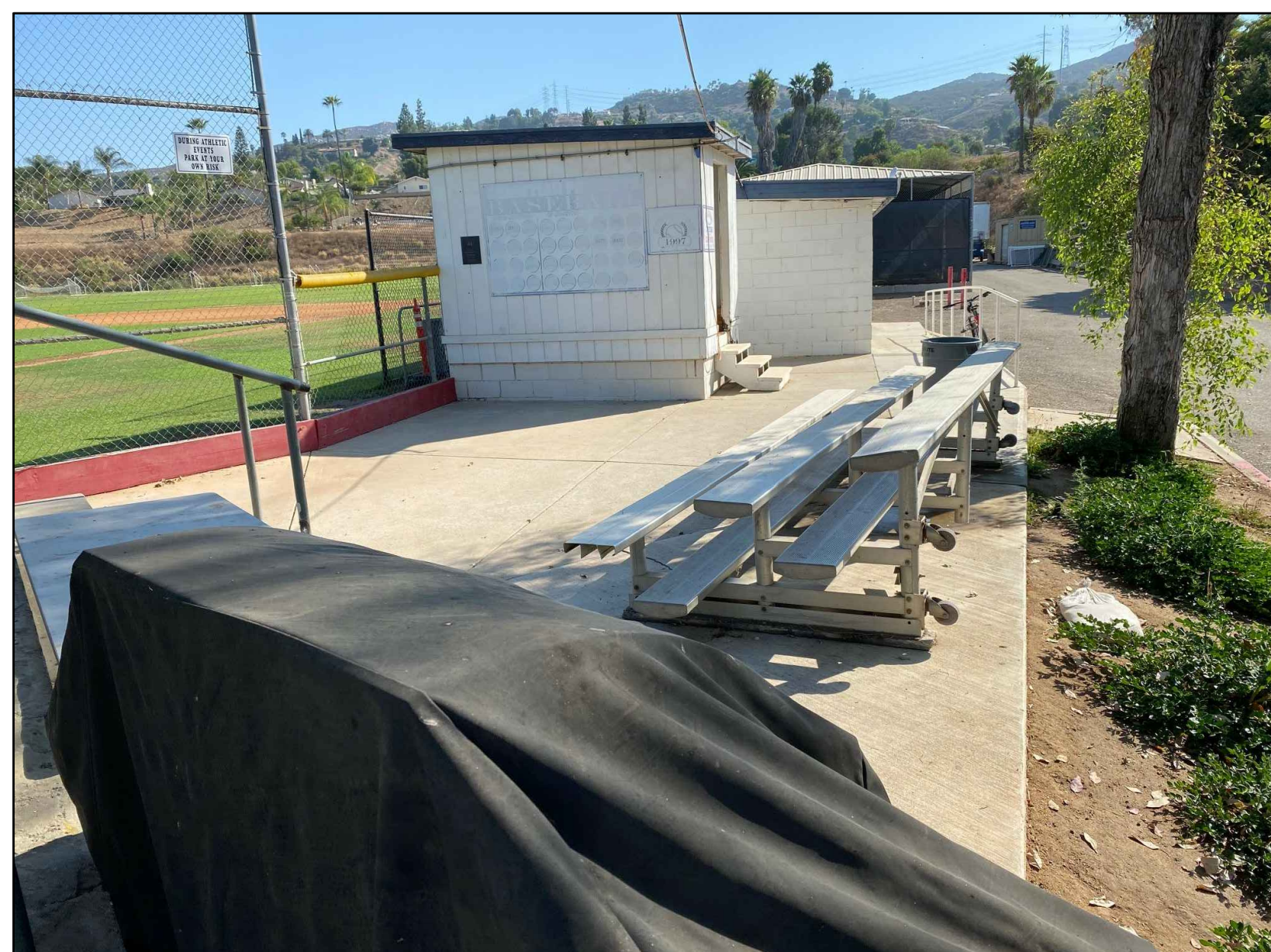
**EXISTING BATTING CAGE AND DUGOUT**  
\*NO CHANGES TO DUGOUTS OR BATTING CAGE

4



**BALL PARK FIELD AND EXISTING FENCE**  
\*EXISTING FENCING TO BE REPLACED WITH NEW NETTING

3



**SCORES BOX AND DUGOUT**  
\*SCORES BOX TO BE REMOVED

5

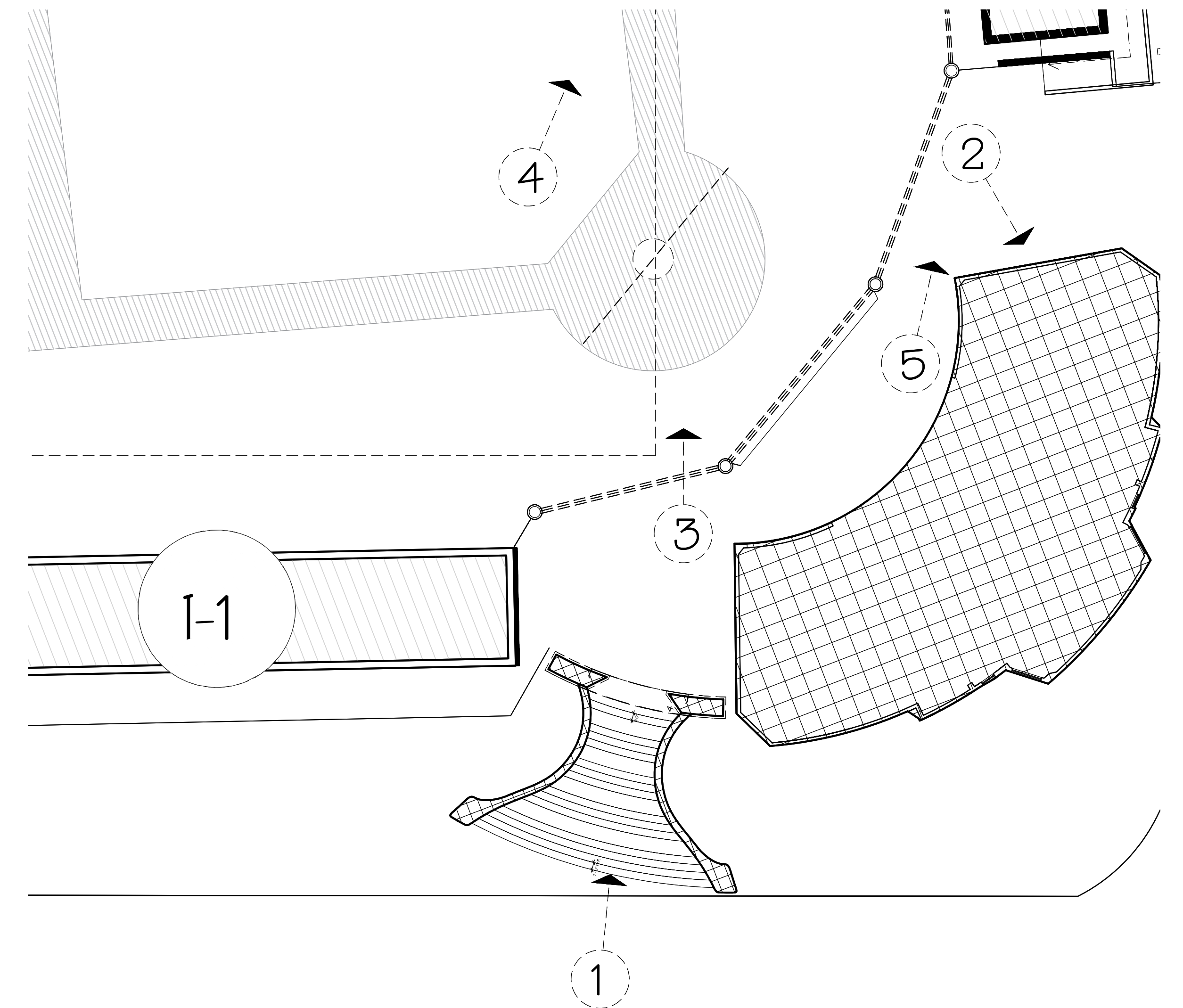


PHOTO LOCATIONS



**HUBBELL & HUBBELL**  
1970 Sixth Avenue  
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(619)231-0446  
Date: 02-11-2021  
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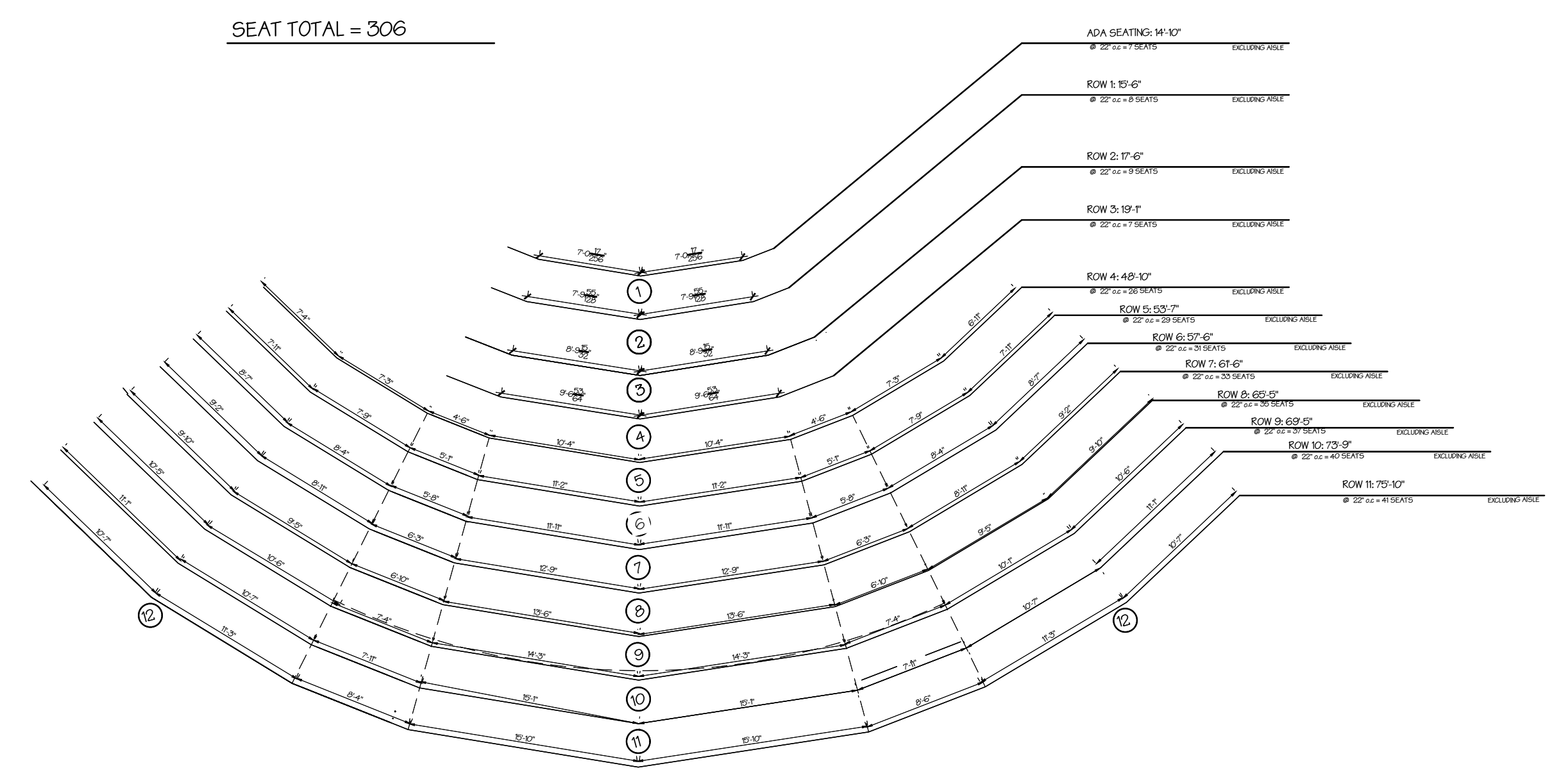
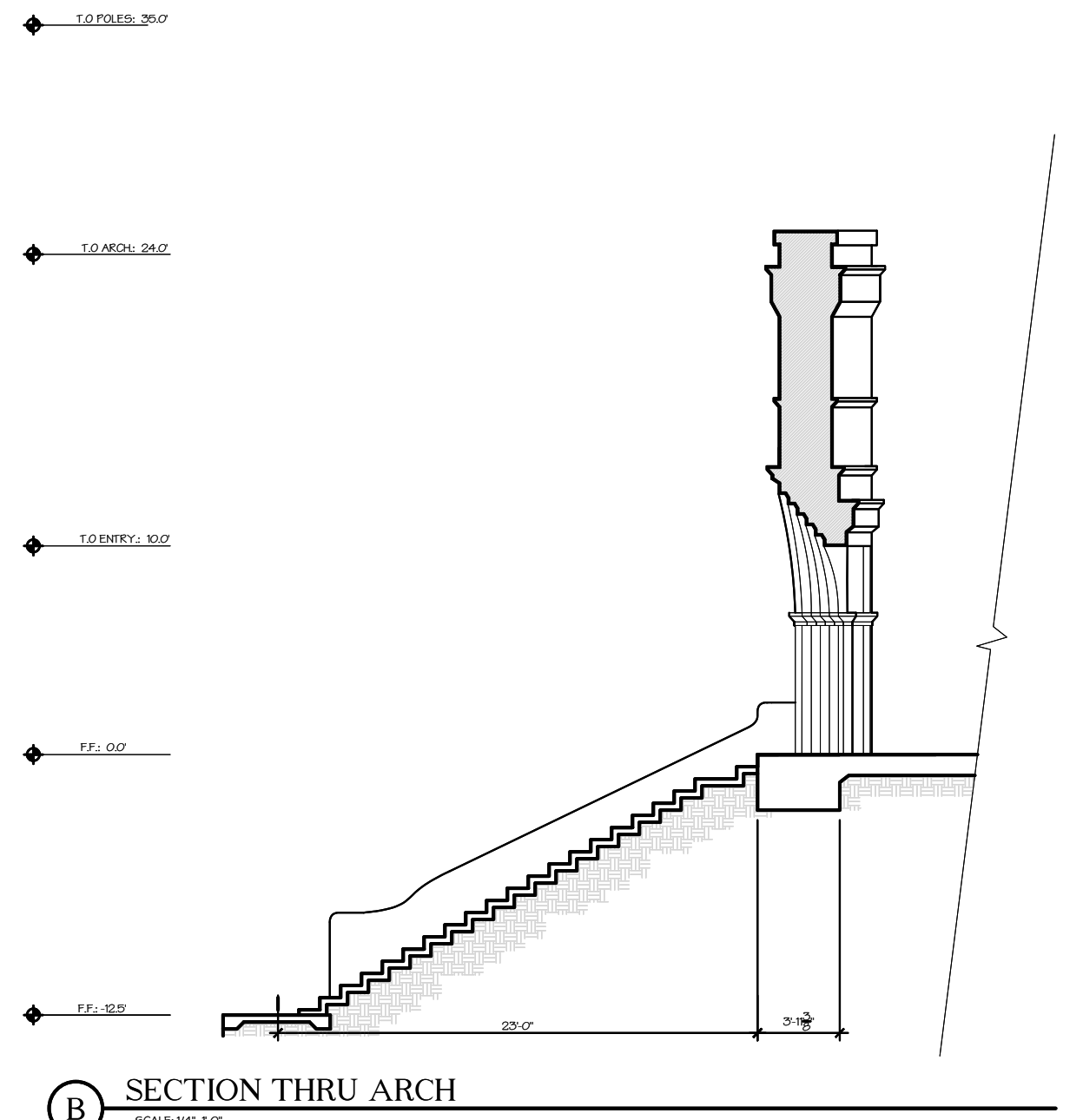
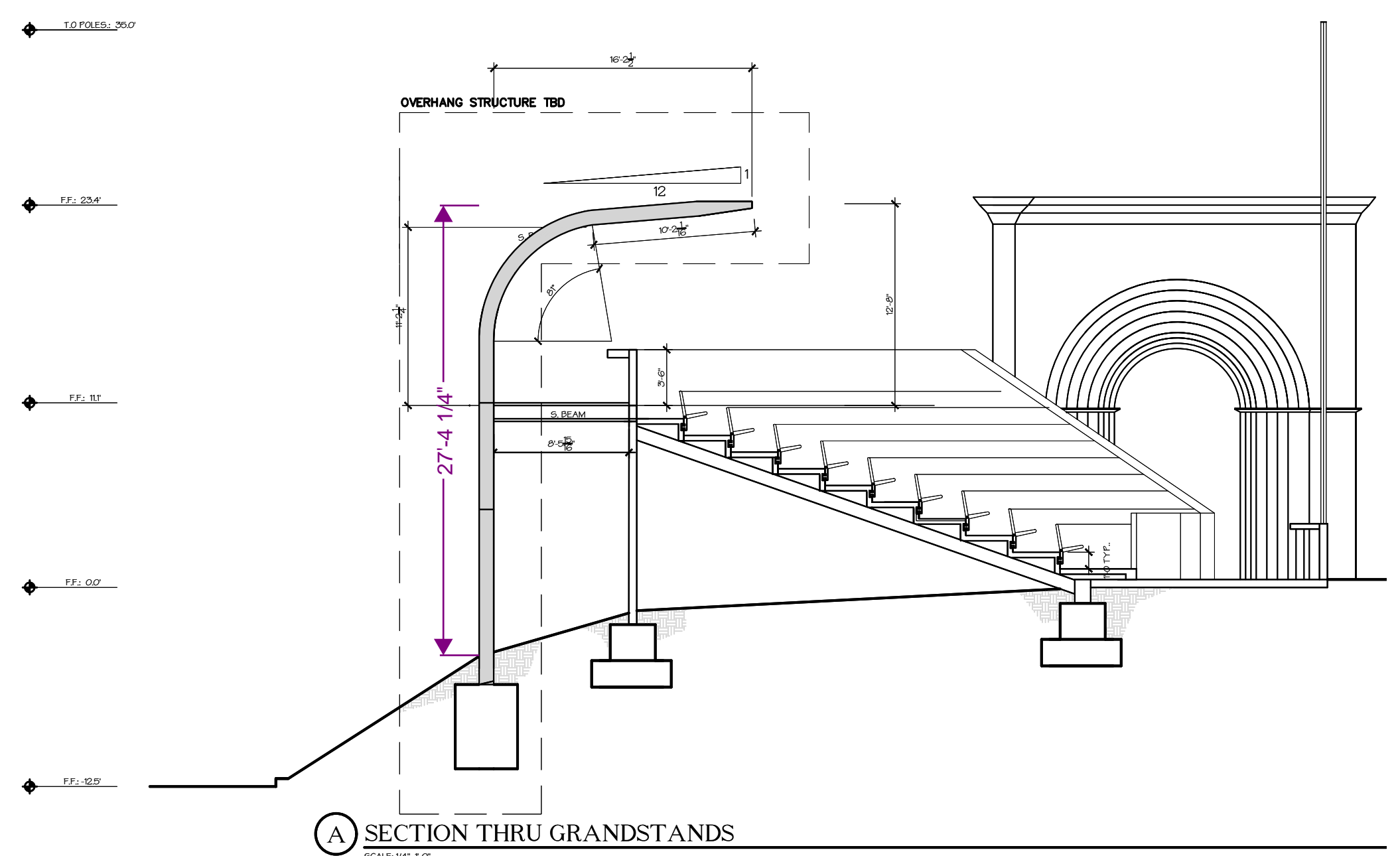
SPECIFIC PLAN NO. \_\_\_\_\_

PLANNING COMMISSION DATE \_\_\_\_\_

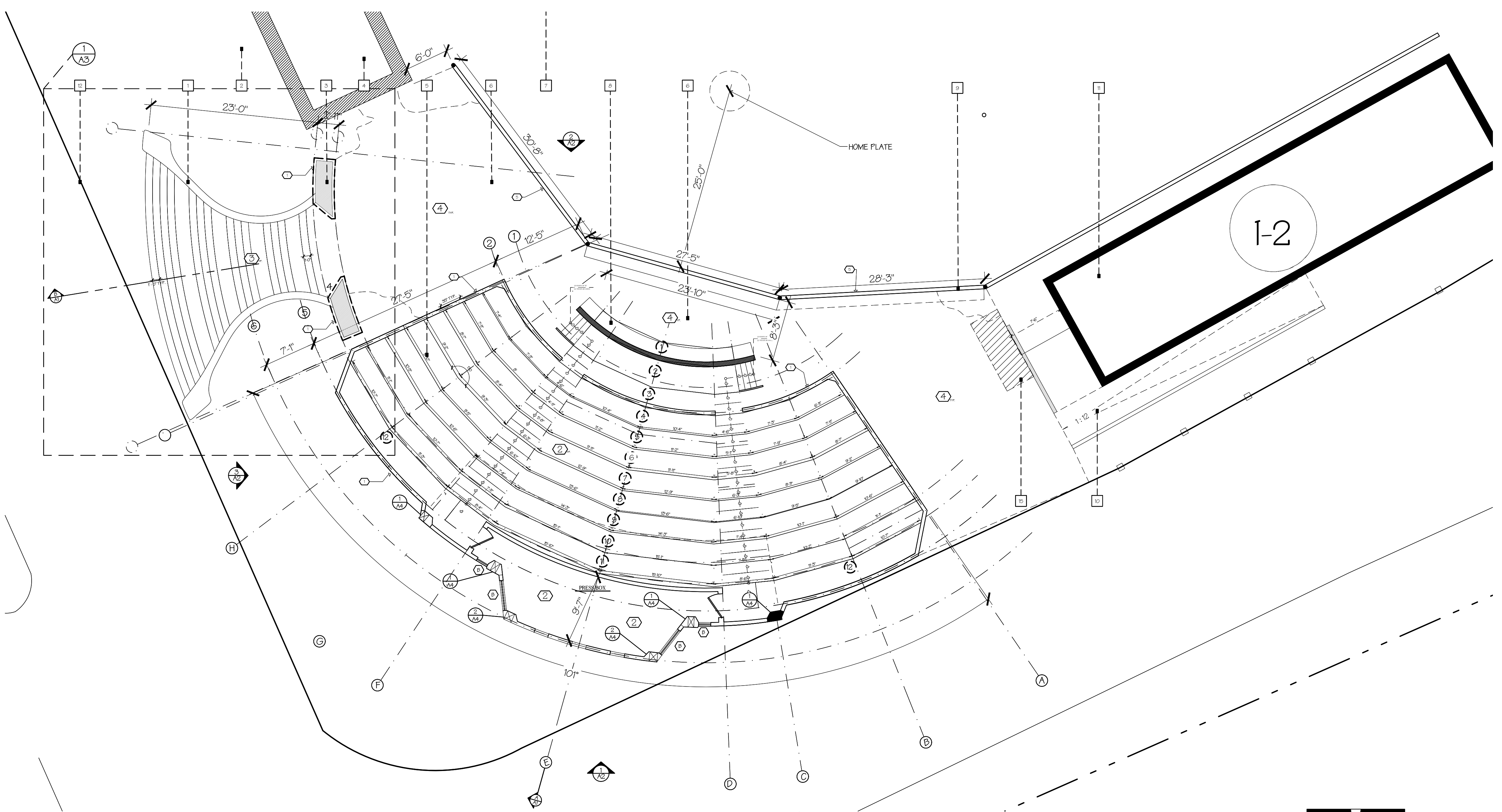
CITY COUNCIL DATE \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**PS**



**SEATING CALCULATION**  
SEATING TOTAL: 306



**LEGEND**

- (9) ROW #
- (X) TREAD TAG
- (12) BUILDING TAG
- (X) SPECIFICATIONS

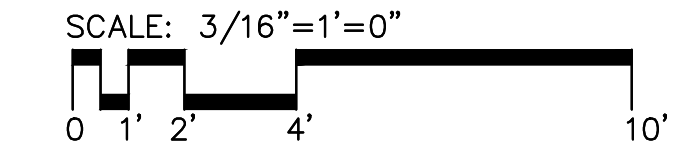
**SPECIFICATIONS**

- (1) STUCCO FINISH (5 LAYER)
- (2) ALUMINUM DECKING (GRANDSTANDS)
- (3) FINISHED CONCRETE PAVERS
- (4) BRICK PAVERS
- (5) NYLON MESH NETTING

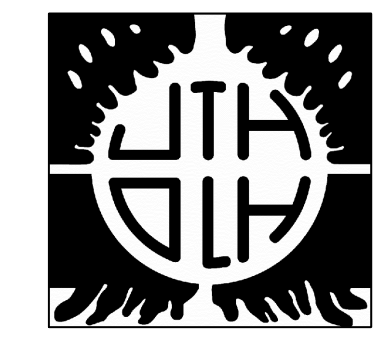
**KEYNOTES**

- 1 (N) CONCRETE STEPS
- 2 (E) CONCRETE PAVERS
- 3 (N) ARCHED ENTRY
- 4 (E) DUGOUT
- 5 (N) GRANDSTANDS (300 SEAT CAPACITY)
- 6 (N) BRICK PATIO TO REPLACE (E) CONCRETE PAVERS
- 7 (E) BASEBALL FIELD NO CHANGES
- 8 ACCESSIBLE SEATING AREA
- 9 (N) 30' HIGH NETTING SURROUNDING HOME-PLATE
- 10 (E) 1:12 ADA ACCESSIBLE PATH OF TRAVEL
- 11 (E) DUGOUT
- 12 (E) CURB
- 13 (E) DRIVEWAY
- 14 (E) PARKING
- 15 DEMO EXISTING SCORE'S BOX(10' X 8') AND REPLACE WITH (N) 6' CMU SCREEN WALL

**GRANDSTANDS AND ARCH FLOOR PLAN**



00/00/08



**HUBBELL & HUBBELL**  
1970 Sixth Avenue  
San Diego, CA 92101  
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Date: 02-11-2021  
Drawn: SIMON  
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CITY OF EL CAJON

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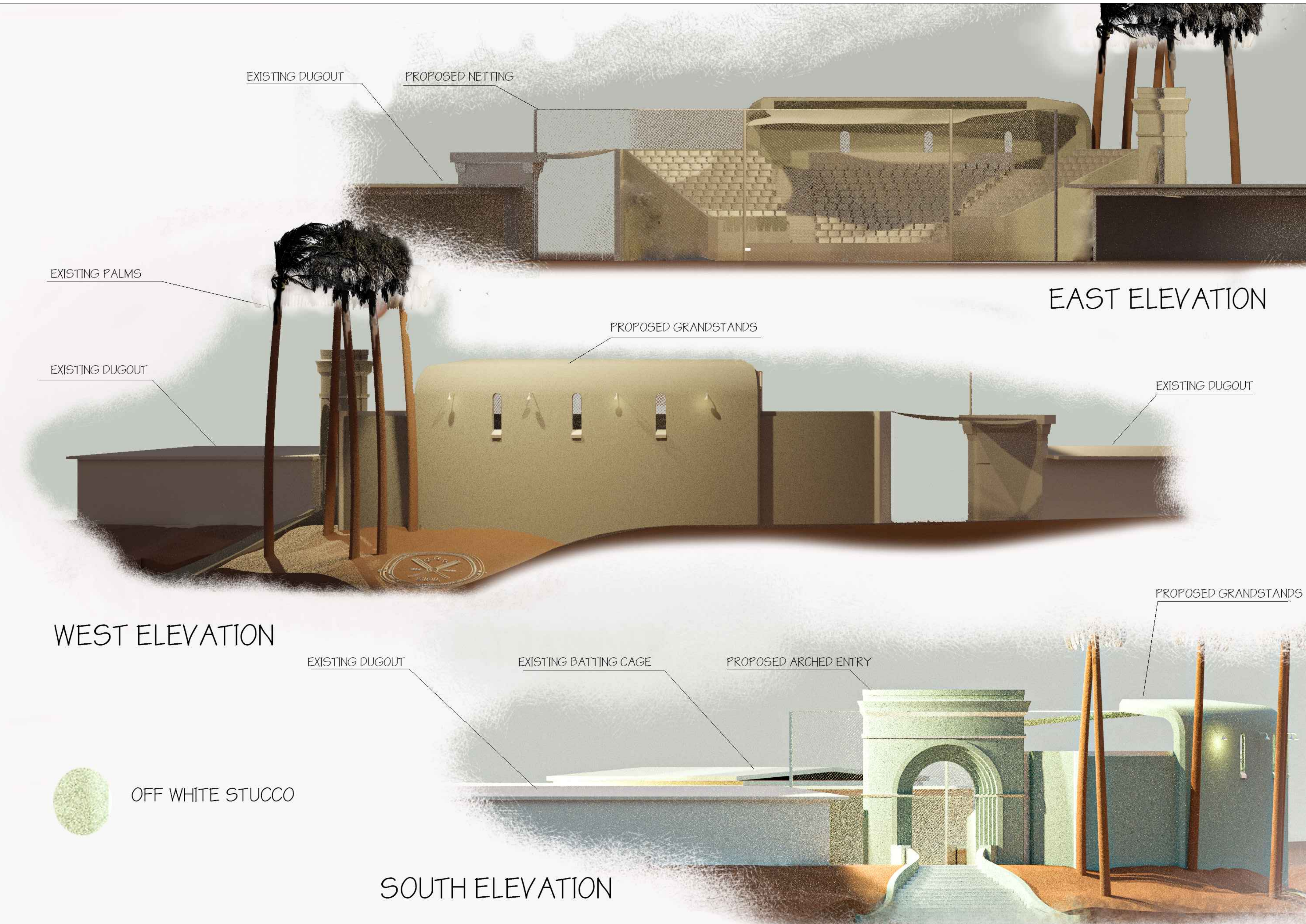
CITY COUNCIL DATE \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**A1**

ELEVATION NOTES

PROPOSED EXTERIOR FINISH FOR PROPOSED STRUCTURES IS OFF-WHITE STUCCO TO MATCH EXISTING BUILDINGS. THE PROPOSED ENTRY ARCH CONSISTS OF STRUCTURAL STEEL SUB-FRAME WHICH IS FINISHED WITH A STUCCO LAYER. THE PROPOSED GRANDSTANDS CONSIST OF STEEL I-BEAM STRUCTURE FINISHED WITH A STUCCO LAYER. ENTRY STEPS WILL BE COMPOSED OF CONCRETE AND PROPOSED PATIO TO REPLACE EXISTING WILL COMPOSED OF BRICK PAVERS.



PROJECT RENDERINGS

SCALE: NTS

EXHIBIT	P.C.	C.C.	DATE

CITY OF EL CAJON

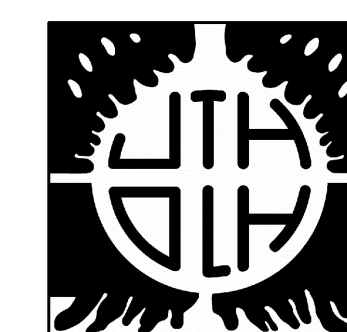
SPECIFIC PLAN NO. \_\_\_\_\_

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CITY COUNCIL DATE \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

A2



HUBBELL & HUBBELL

1970 Sixth Avenue  
 San Diego, CA 92101  
 (619)231-0446  
 Date: 02-11-2021  
 Drawn: SIMON  
 Job#: 2019

March 18<sup>th</sup>, 2021

### Concerns and Responses

- How many people do the current bleachers seat?  
190 approximately
- How many spectators or visitors attend games on average?  
75 normally, maybe 125 for special games, CIF etc.
- Are the number of spectators or visitors expected to increase due to the increase in seating capacity?  
Only for special games, playoffs or league championships
- When (typical days of the week and times) are games or activities at the field held?  
Games are typically held a couple of times per week at the most Monday thru Saturday.  
Mon-Friday starting 4:00 p.m. and on Saturday 9 a.m.-1:00 p.m. The baseball season only runs for about 3 months in the spring. Rarely would other spectator sports utilize these bleachers.
- How is parking/traffic handled during games?  
The parking is provided via an existing parking lot for the Church which has more than sufficient parking for these types of events. Traffic is usually light and does not require security to direct traffic. At end of games vehicles leave randomly and there are no traffic related issues currently or expected in the future.