



City of El Cajon

Planning Commission Agenda

Tuesday, September 7, 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, 92020

Please note that, pursuant to State and County Health Orders, in-person meetings have resumed. The public is welcome to attend and participate.

The meeting will be live-streamed through the City website at: <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>.

To submit written 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@elcajon.gov before 5 p.m. on Tuesday, September 7, 2021. Comments will be limited to 300 words and will be entered into the official Commission Meeting Record.

If you are not able to physically participate in the public hearing and would like to provide verbal comments during the meeting, please contact the City of El Cajon Planning, at planning@elcajon.gov or 619.441.1742, a minimum of 24 hours in advance of the meeting.

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the Commission meeting, please contact our office at 619.441.1742 as soon as possible.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRPERSON’S WELCOME

PUBLIC COMMENT

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

CONSENT

Agenda Item:	1
	Planning Commission minutes of July 20, 2021

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Melody Lane Subdivision
Request:	Five-lot subdivision in the RS-6 zone
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Tentative Subdivision Map (TSM) No. 2020-0002
Location:	1493 Melody Lane
Applicant:	Ryan Mikha; Melody Lane Investment, LLC; 619-375-0555
Project Planner:	Spencer Hayes; shayes@elcagon.gov; 619-441-1656
City Council Hearing Required?	Yes September 28, 2021
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order, recommending City Council approval of the proposed CEQA exemption and TSM-2020-0002.

Agenda Item:	3
Project Name:	Saddlebrook Accessory Structure
Request:	Build a detached accessory structure with restroom
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2021-0002 (CUP-2021-0002)
Location:	117 Saddlebrook Way
Applicant:	Mour Group Engineering + Design; 619-727-4800
Project Planner:	Spencer Hayes; shayes@elcagon.gov; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order, approving CUP-2021-0002, subject to conditions.

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to September 21, 2021 at 7 p.m.



MINUTES PLANNING COMMISSION MEETING July 20, 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: Anthony SOTTILE (Chair)
Darrin MROZ (Vice Chair)
Paul CIRCO
Rebecca POLLACK-RUDE
Elizabeth VALLES

COMMISSIONERS ABSENT: NONE

STAFF PRESENT: Melissa DEVINE, Planning Manager
Spencer HAYES, Associate Planner
Barbara LUCK, Staff Attorney
Jeffrey MANCHESTER, Deputy Director of Public Works
Laura JUSZAK, Administrative Secretary

Chair SOTTILE opened the Planning Commission meeting explaining the rules of conduct.

PUBLIC COMMENT:

There was no public comment.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of June 15, 2021

Motion was made by CIRCO, seconded by MROZ, to approve the June 15, 2021 minutes; carried 5-0.

PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	General Plan Amendment: Housing, Safety and Environmental Justice
Request:	General Plan Amendment
CEQA Recommendation:	Negative Declaration
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Melissa Devine; 619-441-1773; mdevine@cityofelcajon.us
City Council Hearing Required?	Yes July 27, 2021
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolutions in order, recommending City Council approval of the Negative Declaration and General Plan Amendment.

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

No members of the public were in attendance. No public comments were received either before or during the meeting.

Motion was made by MROZ, seconded by CIRCO, to adopt the resolutions recommending City Council approval of the Negative Declaration and General Plan Amendment; motion carried 5-0.

This item is joint-noticed for a City Council public hearing at 7:00 p.m., Tuesday, July 27, 2021.

STAFF COMMUNICATIONS:

ADJOURNMENT:

Motion was made by SOTTILE, seconded by POLLACK-RUDE, to adjourn the meeting of the El Cajon Planning Commission at 7:38 p.m. this 20th day of July 2021 until 7:00 p.m., Tuesday, August 3, 2021; carried 5-0.

Anthony SOTTILE, Chair

ATTEST:

Anthony SHUTE, Secretary



Agenda Item:	2
Project Name:	Melody Lane Subdivision
Request:	Five-lot subdivision in the RS-6 zone
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number:	Tentative Subdivision Map (TSM) No. 2020-0002
Location:	1493 Melody Lane
Applicant:	Ryan Mikha; Melody Lane Investment, LLC; 619-375-0555
Project Planner:	Spencer Hayes; shayes@elcajon.gov; 619-441-1656
City Council Hearing Required?	Yes September 28, 2021
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order RECOMMENDING City Council approval of CEQA exemption and TSM-2020-0002.

PROJECT DESCRIPTION

The proposed project is a “straight” five-lot subdivision of former Caltrans right-of-way within the Residential, Single-family, 6,000 square foot (RS-6) zone. The proposed subdivision is not in conjunction with a planned unit development and development of individual single-family parcels is not subject to a planning permit; subsequent residence development is subject to ministerial building permit review.

BACKGROUND

General Plan:	Low Density Residential (LR)
Specific Plan:	NA
Zone:	RS-6 (Single-Family Residential, minimum 6,000 sq. ft.)
Other City Plan(s):	N/A
Regional and State Plan(s):	N/A
Notable State Law(s):	Subdivision Map Act

Project Site & Constraints

The project site is approximately 36,800 square feet (.84 acres) and is located at the south west corner of Melody Lane and North 3rd Street and is addressed as 1493 Melody Lane. The site is currently vacant and is former Caltrans right-of-way. There are no site attributes that constrain the proposed division of land.

Surrounding Context

Surrounding properties are developed and zoned as follows:

Direction	Zones	Land Uses
North	RS-6	Single-family residential
South	RS-6	Single-family residential
East	RS-6	Single-family residential
West	RS-6	Single-family residential

General Plan

The subject property is designated Low Density Residential (LR) (3 to 10 dwellings per net acre) on the General Plan Map. The LR designation in the General Plan is intended for detached single-family development or townhome style development.

Municipal Code

The project site is zoned RS-6 which implements the LR land use designation by establishing appropriate land uses and development standards. The RS-6 zone allows a density of one unit per 6,000 square feet of lot area subject to meeting all development standards.

Subdivision Ordinance/ Subdivision Map Act

The authority and procedures for the processing of a tentative subdivision map are found in the California Subdivision Map Act, and the City of El Cajon Subdivision Ordinance (Title 16 of the El Cajon Municipal Code). The Planning Commission's role in analyzing and making a decision regarding a proposed Tentative Subdivision Map is described in section 16.12.080 of the El Cajon Municipal Code (ECMC).

DISCUSSION

Land Use

The surrounding community is entirely comprised of RS-6 zoned parcels with nearly identical lot dimensions and density as the proposed subdivision. After required dedications for necessary public improvements, each proposed parcel meets the minimum dimension requirements for residential lots in ECMC section 17.140.060. The current zoning allows for up to five lots at the subject location.

Future Development

This proposed subdivision does not include houses at this time. If approved, and once a Final Map is complete, each lot could be sold separately. A developer or individual lot owner(s) would be able to obtain building permits to develop all lots or each lot individually. The building permit is a ministerial action, and thus, residential structures will need to comply with the requirements of the underlying RS-6 zone, building codes, and storm water. Please note, that pursuant to RS-6 development standards and State

regulations, individual lots are eligible for the creation of one primary single-family home, an accessory dwelling unit or (in some instances) a junior accessory dwelling unit.

FINDINGS

Section 66474 of the Subdivision Map Act and section 16.12.080 of the ECMC state that the City shall deny approval of a subdivision map if the city's legislative body makes any of the following findings:

- A. *The proposed map is not consistent with the General Plan and any applicable specific plan.*

The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City.

- B. *The design or improvement of the proposed subdivision is not consistent with the General Plan, and the site is not physically suitable for the type of development and proposed density.*

The proposed subdivision map design results in a five-lot subdivision, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is physically suited for the type of development as well as the density of the development that is proposed for this property.

- C. *The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The project site has no habitat value and is located in an urbanized area. Furthermore, the subject property is in a disturbed condition, surrounded by urban development, not environmentally sensitive, and there are no biological resources that would be harmed by the residential development of the subject property.

- D. *The design of the subdivision or type of improvements is likely to cause serious health problems.*

The design of the subdivision and required public improvements to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Furthermore, the units are separated to allow air flow through and around the units.

- E. *The design of the subdivision or type of improvements will conflict with easements acquired by the public at large for access through or use of property within the subdivision.*

The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map, existing access easements will be respected, and new easements will be established for public utilities, private road access, the private storm drain, and landscape maintenance.

The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15332 (In-fill Development Projects). The following measuring criteria for a Class 32 exemption apply: the project is consistent with the General Plan designation; the proposal is within the city limits on a site less than five acres, surrounded by substantially urban uses; the project site has no value as natural habitat; approval would not result in significant effects related to traffic, noise, air, or water quality; and, the site can be adequately served by required utilities. Therefore, section 15332 is an appropriate exemption for this project.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on August 19, 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 under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

STAFF RECOMMENDATION


Staff's recommendation is that the Planning Commission recommend City Council approval. The project will allow for the future development of the created properties consistent with surrounding residential development and provide additional needed housing.

PREPARED BY:



Spencer Hayes
ASSOCIATE PLANNER

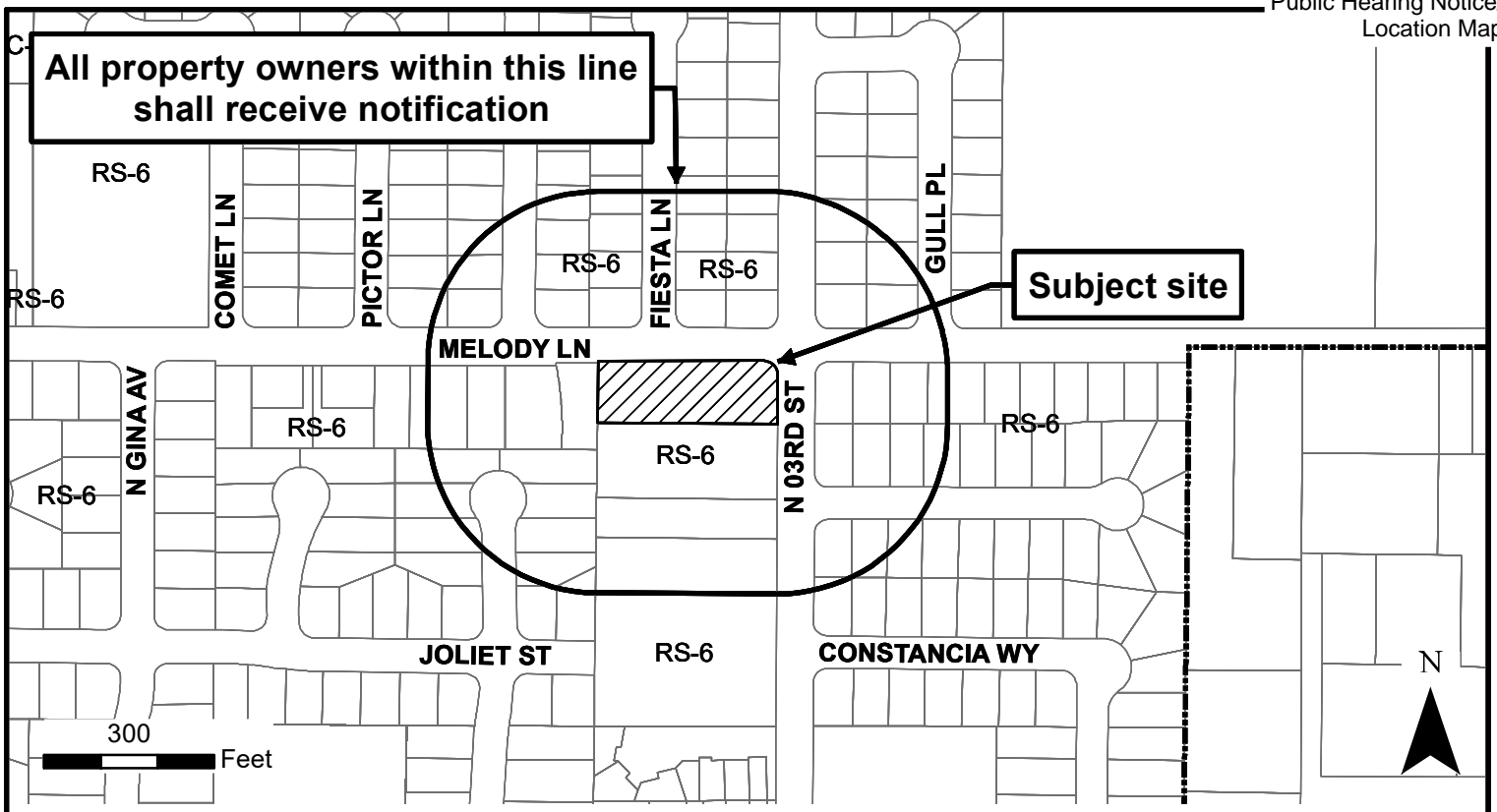
APPROVED BY:



Anthony Shute
DIRECTOR OF COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution RECOMMENDING City Council approval of Class 32 CEQA Exemption
3. Proposed Resolution RECOMMENDING City Council approval of Tentative Subdivision Map No. 2020-0002
4. Aerial Image of Subject Site
5. Application and Disclosure Statement
6. Tentative Subdivision Map



NOTICE OF PROPOSED TENTATIVE SUBDIVISION MAP FOR THE MELODY AND NORTH 3RD SUBDIVISION

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, September 7, 2021**, and the El Cajon City Council will hold a public hearing at **7:00 p.m., Tuesday, September 28, 2021**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

TENTATIVE SUBDIVISION MAP NO. 2020-0002, as submitted by Ryan Mikha on behalf of Melody Lane Investment, LLC, requesting a five-lot subdivision located in the RS-6 (Residential, Single-family, 6,000 square foot) Zone at 1493 Melody Lane on the southwest corner of Melody Lane and North 3rd Street. This project is exempt from the California Environmental Quality Act (CEQA).

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

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.cityofelcajon.us/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **SPENCER HAYES** at 619-441-1742 or via email at shayes@elcajon.gov and reference "TSM-2020-0002" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION 15332 (IN-FILL DEVELOPMENT PROJECTS) FOR TENTATIVE SUBDIVISION MAP NO. 2020-0002 FOR THE MELODY LANE FIVE-LOT SUBDIVISION, ON THE SOUTHWEST CORNER OF MELODY LANE AND NORTH 3RD STREET IN THE RESIDENTIAL SINGLE-FAMILY (RS-6) ZONE; APN 511-391-48-00; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on September 7, 2021, to consider Tentative Subdivision Map No. 2020-0002 (TSM-2020-0002), as submitted by Ryan Mikha of Melody Lane Investment, LLC, requesting a five-lot subdivision in the Residential, Single-family, 6,000 square foot (RS-6) zone, located on the southwest corner of Melody Lane and North 3rd Street, and addressed as 1493 Melody Lane; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA") Guidelines section 150061(b)(2), and prior to making a recommendation to the City Council, 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 15332, Class 32 (In-fill Development Projects) of CEQA Guidelines. Section 15332 provides an exemption for a project that meets the following criteria: the project is consistent with applicable general plan designations and zoning regulations; the proposed development is on a site no more than five acres, substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; the proposed project would not result in significant effects to traffic, noise, and air or water quality; and, the site can be adequately served by all utilities. The project site and proposed five-lot subdivision meet the measuring criteria listed above. Therefore, section 15332 is an appropriate exemption for the proposed project, as the record of proceedings contains evidence to support the determination that the Class 32 Categorical Exemption applies; 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 considered 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 EI Cajon Planning Commission in regard to the proposed CEQA exemption for the Melody Lane Subdivision, TSM-2020-0002.

Section 2. That based upon said findings of fact, the EI Cajon Planning Commission hereby RECOMMENDS approval of the CEQA exemption for the Melody Lane Subdivision, TSM-2020-0002.

PASSED AND ADOPTED by the EI Cajon Planning Commission at a regular meeting held September 7, 2021, by the following vote:

AYES:
NOES:
ABSENT:

Anthony SOTTILE, Chair

ATTEST:

Anthony SHUTE, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 2020-0002 FOR THE MELODY LANE FIVE-LOT SUBDIVISION, ON THE SOUTHWEST CORNER OF MELODY LANE AND NORTH 3RD STREET IN THE RESIDENTIAL SINGLE-FAMILY (RS-6) ZONE; APN 511-391-48-00; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on September 7, 2021, to consider Tentative Subdivision Map No. 2020-0002 (TSM-2020-0002), as submitted by Ryan Mikha of Melody Lane Investment, LLC, requesting a five-lot subdivision in the Residential, Single-family, 6,000 square foot (RS-6) zone, located on the south west corner of Melody Lane and North 3rd Street, and addressed as 1493 Melody Lane; and

WHEREAS, the El Cajon Planning Commission determined that the proposed project is exempt from the provisions of the California Environmental Quality Act ("CEQA") according to section 15332 of the CEQA Guidelines; and

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

- A. The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City.
- B. The proposed subdivision map design results in a five-lot subdivision, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is physically suited for the type of development as well as the density of the development that is proposed for this property.
- C. The project site has no habitat value and is located in an urbanized area. Furthermore, the subject property is in a disturbed condition, surrounded by urban development, not environmentally sensitive, and there are no biological resources that would be harmed by the residential development of the subject property.
- D. The design of the subdivision and required public improvements to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Furthermore, the units are separated to allow air flow through and around the units.
- E. The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through

or use of property within the proposed map, existing access easements will be respected, and new easements will be established for public utilities, private road access, the private storm drain, and landscape maintenance.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the EI Cajon Planning Commission hereby RECOMMENDS that the City Council APPROVES TSM-2020-0002 for a five-lot subdivision in the RS-6 zone on the above described property, subject to the following conditions:

1. A Final Map must be prepared by a registered civil engineer or a licensed land surveyor in accordance with Title 16 of the EI Cajon Municipal Code and the Subdivision Map Act. In order to complete the process of subdividing the property, the owner is responsible for having a Final Map recorded with the County Recorder within two (2) years after approval of the Tentative Subdivision Map by the City Council or within the time limits of an extension granted in accordance with Title 16 of the EI Cajon Municipal Code.

The following conditions must be completed prior to recording of the Final Map:

Public Improvements

2. Dedicate or provide additional public right-of-way along Melody Lane as necessary to provide an ultimate public right-of way to align with existing right-of way on easterly property at 1493 Melody Lane.
3. Construct street improvements on North Third Avenue. A detailed scaled drawing showing the plan and profile and typical sections of the public street, curb and gutter, and drainage facilities, as required, shall be prepared by a Civil Engineer registered in the State of California and shall be submitted to the City for approval. Improvements shall include, but not be limited to PCC curbs and gutters and sidewalks, and adequate pavement transitions. Repair all damaged concrete curb and gutter, and sidewalk. Relocate existing facilities in conflict with construction as necessary and under grounding of existing utility poles may be required.
4. Construct street improvements on Melody Lane. A detailed scaled drawing showing the plan and profile and typical sections of the public street, curb and gutter, and drainage facilities, as required, shall be prepared by a Civil Engineer registered in the State of California and shall be submitted to the City for approval. Improvements shall include, but not be limited to PCC curbs and gutters and sidewalks, driveways and adequate pavement transitions. Repair all damaged concrete curb and gutter, and sidewalk. Relocate existing facilities in conflict with construction as necessary and under grounding of existing utility poles is required.

Construct a new curb return, in accordance with San Diego Regional Standard Drawings G-27, Type A, at the southwest corner of Melody Lane and North Third Avenue with a 25-foot curb radius and curb ramp in accordance with current ADA standards. A detailed scaled drawing showing the plan and profile and typical sections of the new curb and gutter and curb return, conforming asphalt concrete

pavement, sidewalks, ADA compliant curb ramp, transitions, and drainage facilities, as required, shall be prepared by a Civil Engineer registered in the State of California. The developer shall relocate any existing facilities in conflict with the required improvements including the relocation of drainage inlets, power poles, streetlights, traffic equipment, and fire hydrants. Repair all damaged concrete curb and gutter, and sidewalk per El Cajon City standards.

5. Install separate gravity sewer services, water services (including meters) and other utilities to each parcel with a building unit in accordance with the El Cajon Municipal Code. Wet-tap fees are required. The proposed sewer and water laterals serving the parcel shall be private and shall be approved by the Building Safety Division. A double cleanout is required at the property line for all sewer laterals. Maintenance of the private sewer and water laterals shall be the responsibility of the homeowners. Connections to the City sewer system and payment of connection fees are required with Building Permits.
6. The driveway(s) on Melody Lane and North Third Avenue shall be in accordance with San Diego Regional Standard Drawings G-14 B, including 2:1 sidewalk transitions for ADA compliance. Edge of driveways shall be a minimum of 3-feet from the property line and all obstructions. The driveway shall be a minimum 16'/22' curb cut. Repair all damaged concrete curb and gutter, and sidewalk pursuant to El Cajon City Standards.

Prior to issuance of Building Permit and Encroachment Permit, the applicant or contractor shall prepare a detailed scaled drawing with dimensions of the proposed driveway and sidewalk installation showing the location of the public street right-of-way, property lines, face of curb, all physical obstructions, including but not limited to, utility poles, telephone and cable TV equipment, fencing, etc., along with any required offsets in accordance with San Diego Regional Standard Drawings (SDRSD) G-15 and G-16.

7. Install two LED public streetlights in accordance with City Standards (FS-303). One on Melody Lane located at northerly property line aligned with the center-line of Fiesta Lane and a second on North Third Street at the easterly property line approximately 5-ft south of the end of the curb return. Provide a detailed scaled drawing that shows the new streetlight locations, service points, and pull boxes.
8. Close all unused existing driveways and replace with full height curb and gutter, and PCC sidewalk pursuant to City Standards.
9. Stub any new underground utility services out at the property line.
10. Repair all damaged curb and gutter, and sidewalk.
11. An Encroachment Permit or Subdivision Agreement is required prior to any work within the public right-of-way.

Map Requirements

12. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than

60 days, at the time the map is ready to record.

13. Submit a County Tax Certificate valid at the time of map recordation.
14. Set survey monuments and guarantee setting of any deferred monuments.
15. Submit Will-Serve letters from Water Company, Gas and Electric Company, Phone Company and Cable TV Company.
16. Submit signature omission letters from all public easement holders who do not have a signature block on the map.
17. El Cajon Municipal Code section 16.16.060 provides that, in lieu of constructing the required improvements prior to recording of the final map, the subdivider may enter into an agreement, which guarantees construction within one year. Such agreement shall be accompanied by improvement security in accordance with El Cajon Municipal Code section 16.16.080 and a certificate of insurance provided by the subdivider in accordance with City Council Policy D-3.
18. Underground all new and existing utility distribution facilities adjacent to and within the subdivision boundaries, including services to all new and existing buildings, in accordance with El Cajon Municipal Code sections 16.16.040D and 16.52.010. Evidence of arrangements to underground utilities must be provided.

Storm Water Requirement and Conditions Prior to Building Permit Issuance

19. Building permit plans shall show that all new roof drains, driveways, parking areas, sidewalks 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 by Order No. R9-2015-0001 and R9-2015-0100; located at:

http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/stormwater/docs/2015-1118_AmendedOrder_R9-2013-0001_COMPLETE.pdf

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. An electronic copy of the County of San Diego Low Impact Development Handbook can be found online at:

<https://www.sandiegocounty.gov/content/sdc/dpw/watersheds/susmp/lid.html>

20. In accordance with El Cajon Municipal Code section 16.60, this project is a Standard Development Project and is subject to the following requirements:
 - A. Incorporation of New Development Best Management Practices (BMPs), composed of site design and source control BMPs. All applicable storm water BMP features shall be shown on site plans and landscaping plans.

- B. Standard Development Projects shall complete Forms I-1, I-2, I-4 and I-5 and implement applicable BMPs in Forms I-4 and I-5. Please refer to the City of El Cajon BMP Design Manual. The design manual can be found on the City of El Cajon website at:

<https://www.cityofelcajon.us/i-want-to/view/documents-forms-library/-folder-137>

- 21. Prior to the issuance of any building permit, and in accordance with the City's lot grading ordinance, no grading or soil disturbance, including clearing of vegetative matter and demolition activities, shall be done until all necessary environmental clearances are secured and an Erosion Control Plan (ECP) has been reviewed and approved by Engineering and Storm Water staff. The ECP shall control sediment and pollution and be in compliance with the City's 2015 Jurisdictional Runoff Management Plan (JRMP). The plan should show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable.
- 22. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the State of California, along with adequate test borings.
- 23. Submit a Drainage Study and a Grading and Drainage Plan along with an Erosion Control Plan prepared by a Civil Engineer, registered in the State of California. No grading or soil disturbance, including clearing of vegetative matter, shall be done until all necessary environmental clearances are secured and the Grading and Drainage Plan and Erosion Control Plan have been reviewed by the City.
 - A. These Plans shall be based on the preliminary soils report and in conformance with the City of El Cajon Jurisdictional Runoff Management Program (JRMP) and Standard Urban Storm Water Mitigation Plan Ordinance (SUSMP) which require additional water quality management measures and future ongoing maintenance even after completion of the project to prevent, treat, or limit the amount of storm water runoff and pollution from the property.
 - B. The Erosion Control Plan shall show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable and will not cause or contribute to an exceedance of receiving water quality objectives throughout project construction.
 - C. The Drainage Study shall include all related tributary areas and adequately address the impacts to the surrounding properties and to the City drainage system. The developer shall provide any needed public and private drainage facilities, including off site drainage facilities (as determined by the study). If public drainage facilities are required, the required improvements need to be included in improvement plans, prepared by a Civil Engineer, registered in the State of California, and submitted to the City for approval. Note: If the Drainage Study indicates the existing downstream drainage system is inadequate for the proposed density of the subdivision, a reduction in density and/or hard surface coverage of the subdivision may be required.

All required documents are available on the City's Website at:

<https://www.cityofelcajon.us/i-want-to/view/documents-forms-library>

24. Existing streets shall be kept free of dirt and debris and maintained in good condition. Dust shall be controlled so that it does not become a nuisance. The developer shall be responsible for the repair of any streets or private property damaged as a result of the construction of the subdivision.
25. Landscaping at the entrance of the driveways shall be kept low to provide adequate sight distance.

Planning Requirements

26. Prior to Final Map, or in conformance with condition 17 above, install street trees within the parkway areas on Melody Lane and North 3rd Street. Trees shall be spaced appropriately and at approximately 30 to 40 feet on center and shall be from the approved street tree list. Root barriers and permanent irrigation systems shall be installed.

[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 September 7, 2021, by the following vote:

AYES:
NOES:
ABSENT:

Anthony SOTTILE, Chairman

ATTEST:

Anthony SHUTE, Secretary

Aerial Image

TSM-2020-0002
1493 Melody Lane





Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

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

Project Location

Parcel Number (APN): 511-391-48-00

Address: _____

Nearest Intersection: 3RD ST.

Project Description (or attach separate narrative)

5 LOT SUBDIVISION ON
EXISTING VACANT LOT

Project Screening Questions

- Existing use? No Yes
- Modification of use? No Yes
- New development or addition? No Yes
- Existing Structures? No Yes

If yes, please describe:

NEW DEVELOPMENT

Age of the structures: _____

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

Tenant improvements proposed? No Yes _____

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

Proposed grading? No Yes _____

Proposed quantities of cut and/or fill.
1000 CY CUT / 1500 CY FILL

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

Company Name: MELODYLANE INVESTMENT, LLC

Contact Name: RYAN MIKHA MANAGER

Mailing Address: 1109 E. WASHINGTON AV. EL CAJON
CA. 92019

Phone: 619-733-7636 Email: NEWVISIONBUILDING
@YAHOO.COM

Interest in Property: Own Lease Option

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

Company Name: APPLICANT

Contact Name: _____ License: _____

Mailing Address: _____

Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: APPLICANT

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

X

Applicant Signature¹:



Date: 02/12/2021

(X)

X

Property Owner Signature²:



Date: 2/12/21

(X)

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: P.A.C.O.

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.

Melody Lane Investment LLC _____

→ 1420 Vista Sierra Dr, El Cajon, CA 92019 _____

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

Melody Lane Investment LLC _____

→ 1420 Vista Sierra Dr, El Cajon, CA 92019 _____

- 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.

Noori Barka _____

→ 1420 Vista Sierra Dr, El Cajon, CA 92019 _____

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

→ _____

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

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

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



Signature of applicant / date

Ryan Mikha

Print or type name of applicant



NOTE: Attach appropriate names on additional pages as necessary.

TENTATIVE MAP

APPLICANT/OWNER

MELODY LANE INVESTMENT, LLC
1109 EAST WASHINGTON AVENUE
EL CAJON, CA 92019
PHONE: (619) 733-7636

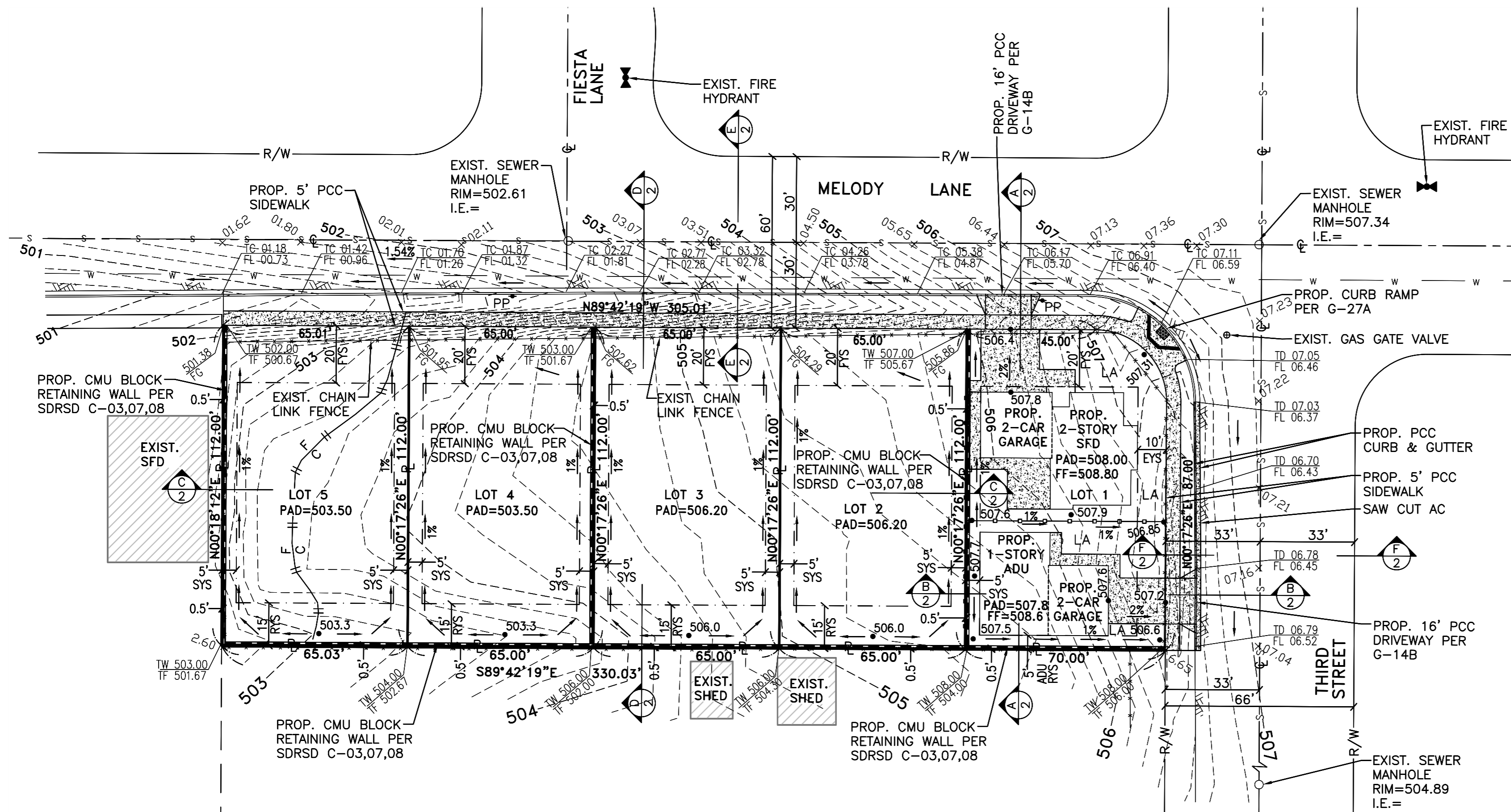
I HAVE NEVER OWNED AN ADJACENT PROPERTY
AND APPROVE OF THE FILING OF THIS TENTATIVE
PARCEL MAP WITH THE COUNTY OF SAN DIEGO.

RYAN MIKHA, MANAGER

DATE

LEGEND & ABBREVIATIONS

SINGLE FAMILY DWELLING	---	SFD
EXIST. SPOT ELEVATION	---	X 12.00
EXIST. PROPERTY BOUNDARY	---	P
EXIST. CONTOUR	---	---
DAYLIGHT LINE	---	---
EXIST. STRUCTURE	---	---
PROPERTY LINE	---	P
CENTER LINE	---	C
FLOW DIRECTION 1% MIN.	---	---
EXIST. ASPHALT PAVING	---	---
EXIST. 8" SEWER	---	S
EXIST. 8" WATER	---	w
EXIST. WATER METER	---	WM
EXIST. GAS	---	GAS
EXIST. WOOD FENCE	---	---
EXIST. CONCRETE PAVING	---	---
EXIST. CURB AND GUTTER	---	---
EXIST. POWER POLE	---	---
PROP. CONCRETE	---	---
PROP. 5' WOOD FENCE	---	---
PROP. 4" SEWER LATERAL	---	S
PROP. 1" WATER LATERAL	---	w
PROP. WATER METER (1)	---	WM
PROP. GAS	---	GAS
PROP. SPOT ELEVATION	---	● 15.00
PROP. DRIVEWAY PER G-14B	---	---
PROP. MASONRY BLOCK RETAINING WALL PER SDRSD C-03,07,08	---	BY SEPARATE PERMIT
PROP. LANDSCAPE AREA	---	LA
PUBLIC RIGHT OF WAY	---	R/W
FINISH GRADE	---	FG
TOP OF CURB	---	TC
TOP OF DIKE	---	TD
FLOW LINE	---	FL
TOP OF WALL	---	TW
TOP OF FOOTING	---	TF



A.P.N.
511-391-48-00
LEGAL DESCRIPTION
TRACT 355 BLK 13, LOT 9 (EX ST) N 132 FT OF
TOPOGRAPHY
MAY ENGINEERING AND SURVEYING INC.
PRESENT & PROPOSED ZONING
RS-6, 6,000 SQ/FT RESIDENTIAL SINGLE FAMILY
GENERAL PLAN LR, LOW DENSITY RESIDENTIAL
GRADING
EARTHWORK: CUT 1,000 C.Y. FILL 1,500 C.Y. IMPORT 500 C.Y.
SEWER AGENCY
CITY OF EL CAJON
WATER AGENCY
HELIX WATER DISTRICT

IMPERVIOUS AREA

PROP. PCC WITHIN R/W = 2,726 SQ/FT
LOT 1 SFD = 1,707 SQ/FT
LOT 1 ADU = 1,353 SQ/FT
LOT 1 PCC = 1,499 SQ/FT
TOTAL = 7,285 SQ/FT

DISTURBED AREA

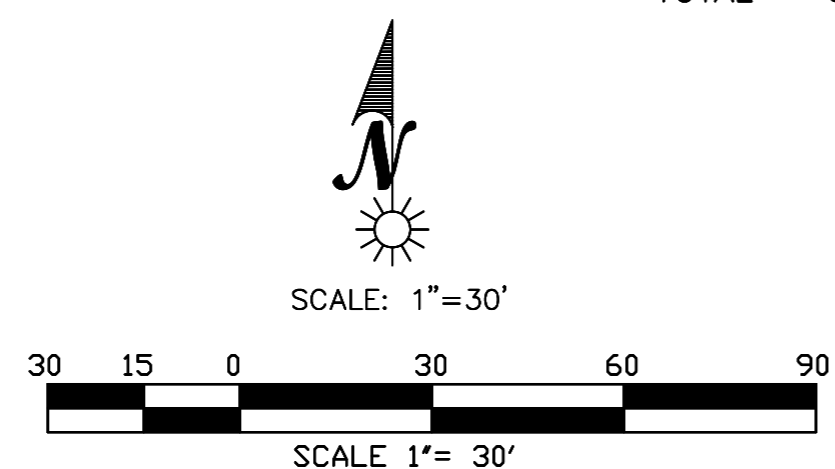
WITHIN R/W = 2,726 SQ/FT
ON SITE = 29,122 SQ/FT
TOTAL = 31,848 SQ/FT; 0.73 ACRES



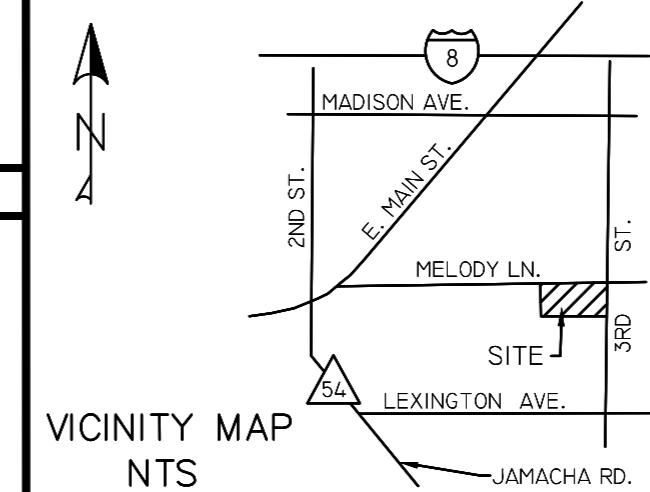
MAP PREPARED

DATE: 01-22-2021
REVISION #1:

SHEET 1 OF 2



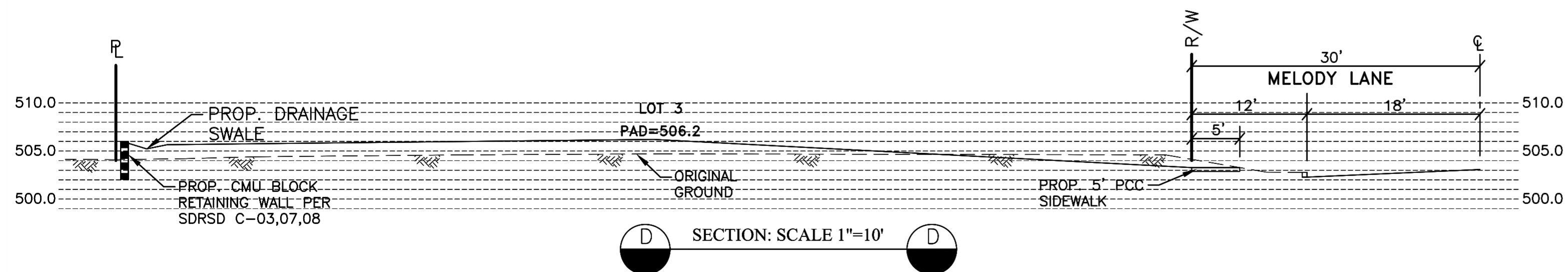
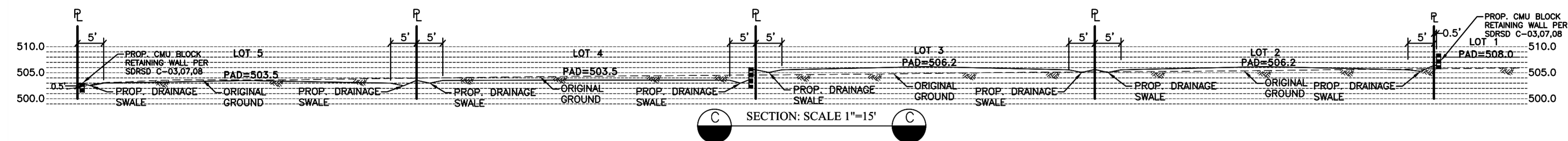
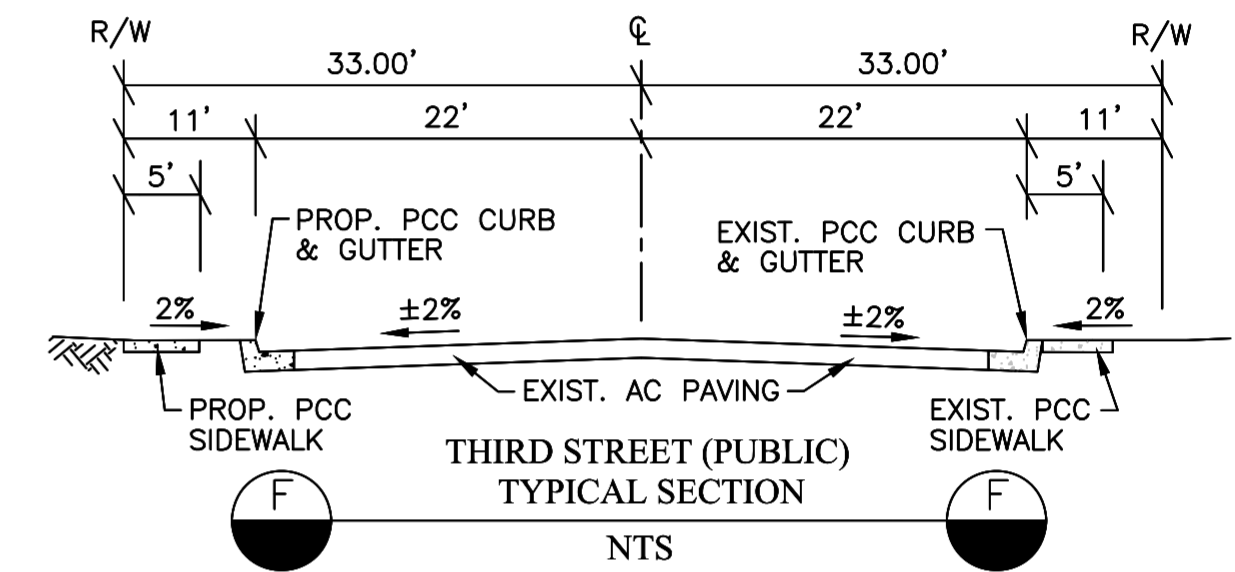
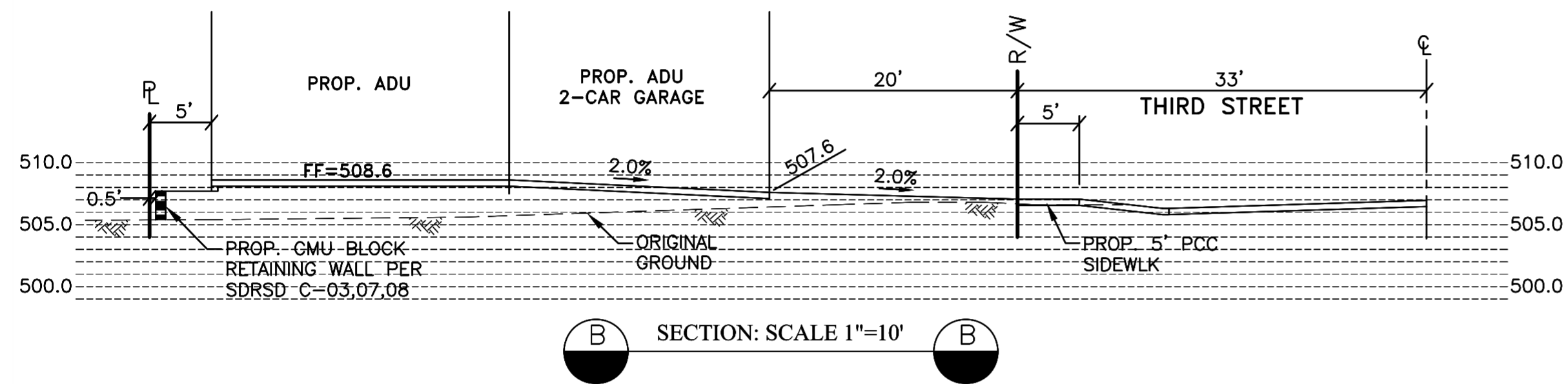
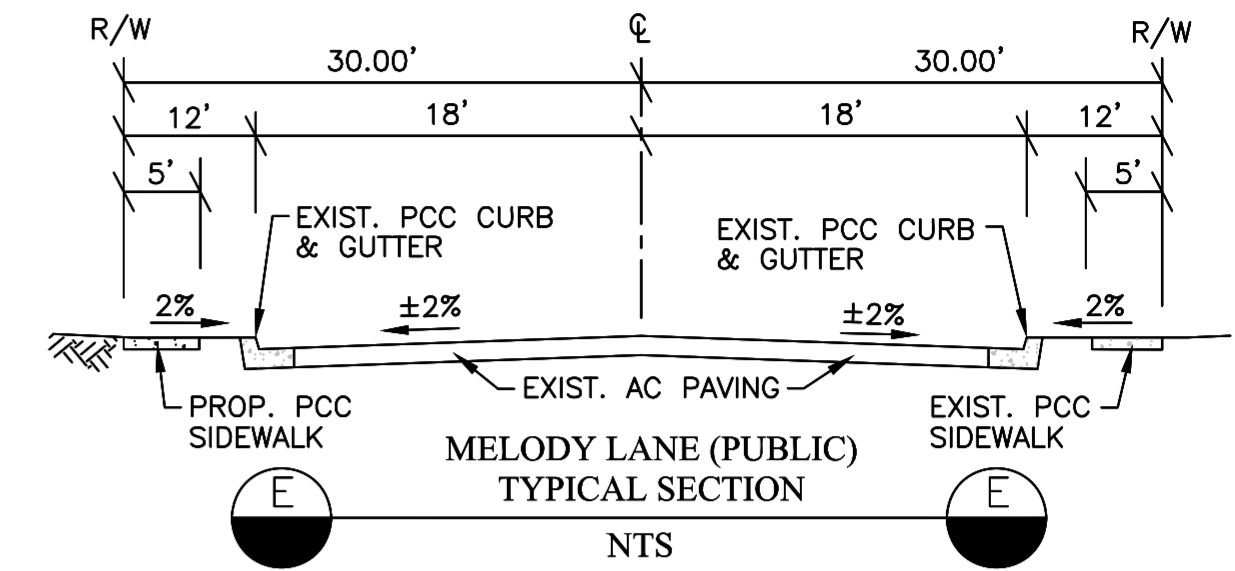
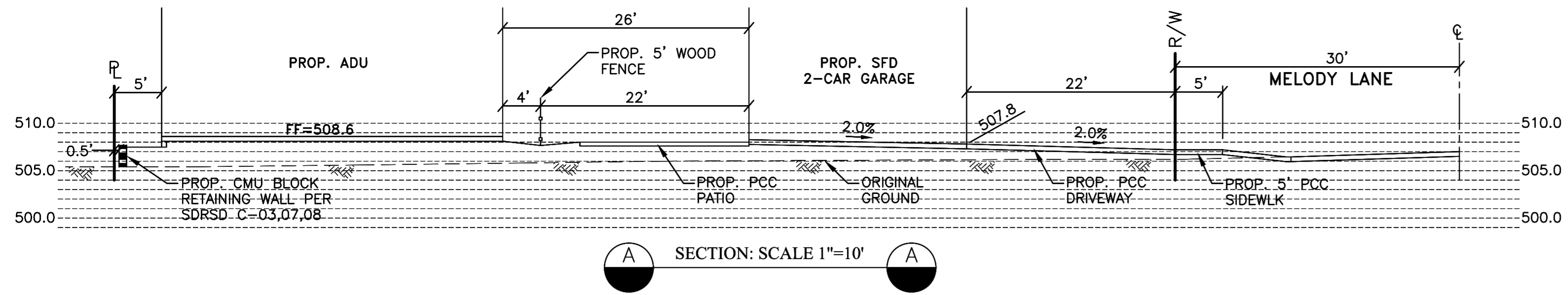
BENCH MARK	
DESCRIPTION	BENCHMARK 116, CITY OF EL CAJON, CA
LOCATION	STANDARD BENCHMARK T/C WITH END CB RET. SW CORNER MELODY LANE AND THIRD STREET
RECORD FROM	CITY OF EL CAJON, CA BENCHMARKS
ELEVATION	506.859
DATUM	NAVD88



MAY ENGINEERING & SURVEYING
12222 A WOODSIDE AVE. #237, LAKESIDE,
CALIFORNIA 92040 PH. (619) 251-5094
ELLIOTTMAY901@GMAIL.COM

ENGINEER OF WORK

Elliott M. May
ELLIOTT M. MAY R.C.E. 18592 DATE 01-22-2021



SHEET 2 OF 2

MAY ENGINEERING & SURVEYING
12222 A WOODSIDE AVE. #237, LAKESIDE,
CALIFORNIA 92040 PH. (619) 251-5094
ELLIOTTMAY901@GMAIL.COM



ENGINEER OF WORK

Elliott M. May
ELLIOTT M. MAY R.C.E. 18592 01-22-2021
DATE



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	3
Project Name:	Saddlebrook Accessory Structure
Request:	Build a detached accessory structure with restroom
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2021-0002 (CUP-2021-0002)
Location:	117 Saddlebrook Way
Applicant:	Mour Group Engineering + Design; 619-727-4800
Project Planner:	Spencer Hayes; shayes@elcajon.gov; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order, approving CUP-2021-0002, subject to conditions.

PROJECT DESCRIPTION

This project proposes a 72 square foot detached accessory structure with restroom facilities at a single-family residence. The proposed accessory structure will be exclusively used as a pool house restroom. The location of the proposed structure is to the east (rear) of the existing residence and is outside of the required rear and side-yard setbacks.

BACKGROUND

General Plan:	Low Low Density Residential (LLR)
Specific Plan:	N/A
Zone:	Residential, Single-Family, 20,000 sq. ft. (RS-20)
Other City Plan(s):	N/A
Regional and State Plan(s):	N/A
Notable State Law(s):	N/A

Project Site & Constraints

The subject property is approximately 20,100 square feet (0.46 acre) and is located on the east side of Saddlebrook Way between Saddlebrook Court and Granite Hills Drive. There are no constraining factors at the site, which includes ample area and remaining lot coverage for development of an accessory structure.

Surrounding Context

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

Direction	Zones	Land Uses
North	RS-20	Residential single-family
South	RS-20	Residential single-family
East	SR-1 (County)	Residential single-family (County)
West	RS-20	Residential single-family

General Plan

The subject property is designated Low Low Density Residential (LLR) (3 or fewer dwellings per net acre) on the General Plan Map. The LLR designation in the General Plan is intended for detached single-family development.

Municipal Code

El Cajon Municipal Code (ECMC) section 17.140.210 indicates accessory structures with restroom facilities like the proposed may be approved via minor conditional use permit. The permit ensures compliance with applicable development standards, use restrictions, and compatibility with surrounding properties and land uses.

DISCUSSION

The proposed detached accessory structure meets applicable development standards such as height limit, lot coverage, setbacks and separation distance between structures. The property is a large lot and can accommodate the additional accessory structure while maintaining the character and quality of the residential neighborhood. The proposed structure utilizes consistent materials and is of a consistent design with the existing single-family home. The proposed structure is of such a size that additional or unauthorized uses are not of concern.

FINDINGS

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

The use of the subject property as a single-family home with a detached accessory structure with restroom is consistent with the General Plan designation of Low Low Density Residential. It is also consistent with the General Plan goals, policies, and objectives related to the development of residential areas. The proposed structure would provide a pool house restroom, situated between an existing pool and the primary home.

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

The proposed site plan and accessory structure are consistent with the development standards in El Cajon Municipal Code Chapter 17.140. Specifically, the proposal meets all setback, structure separation distance, and design standards.

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

The accessory structure would be architecturally compatible with the primary house and is designed to provide a convenient restroom facility near an existing pool. The structure is of such a size that no additional or unauthorized uses could occur.

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

The proposed detached structure is intended for use as a pool house restroom compatible with residential uses in the underlining zone and 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, hazards or excessive concentrations of traffic.

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

The proposed structure is in the best interest of public need and convenience because it would be an improvement that adds value to an existing residentially-developed property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Small Structures). Section 15303(e) provides an exemption for the construction of residential accessory structures.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on August 19, 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 under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION

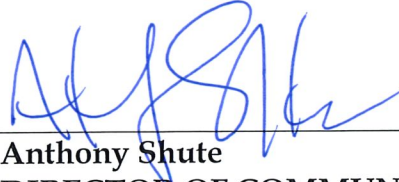
Staff is recommending approval of CUP-2021-0002 for the accessory structure with restroom to be used as a pool house restroom.

PREPARED BY:



Spencer Hayes
ASSOCIATE PLANNER

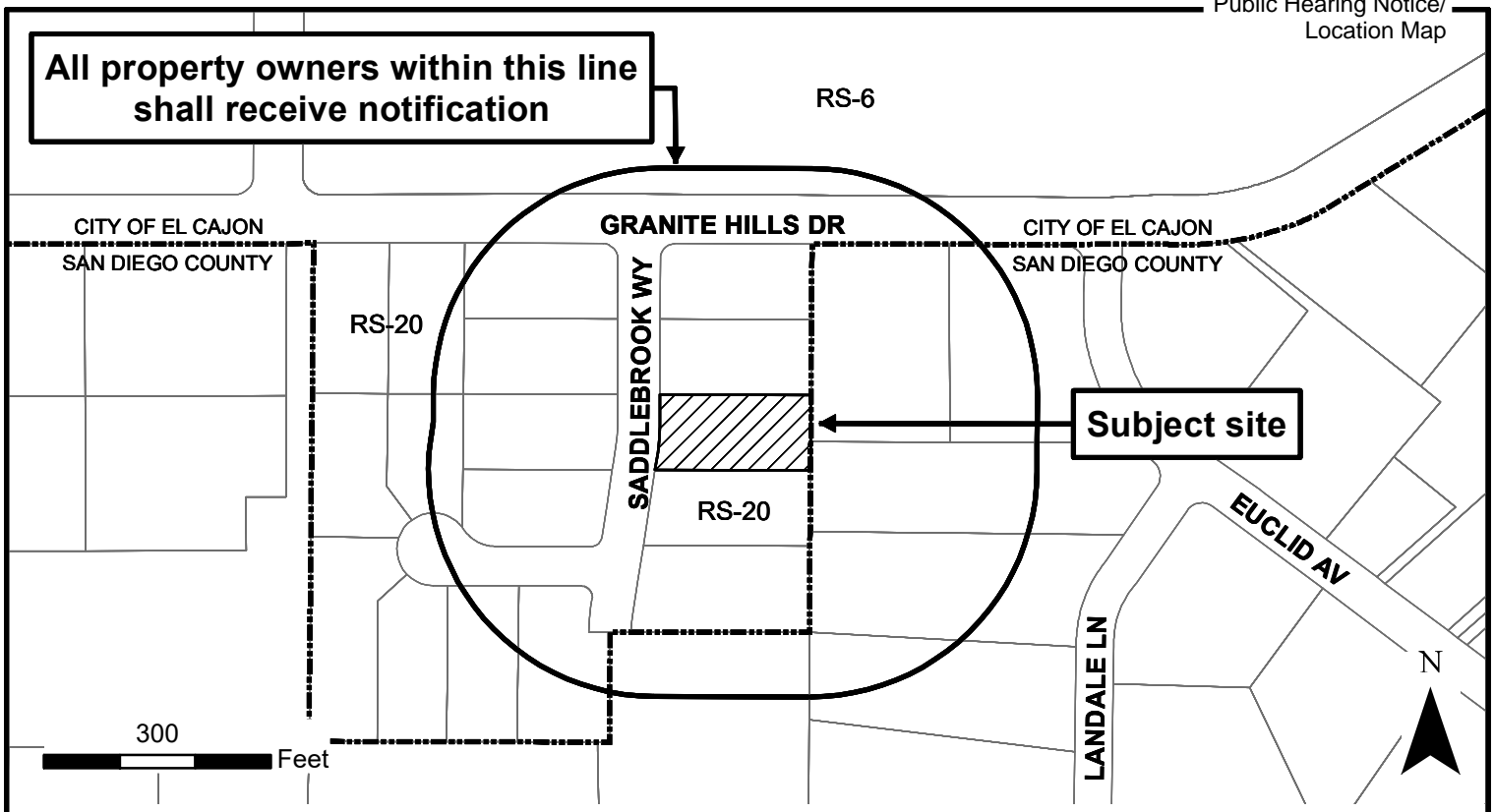
APPROVED BY:



Anthony Shute
DIRECTOR OF COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Location Map/Public Hearing Notice
2. Proposed Resolution APPROVING of CUP-2021-0002
3. Aerial Photograph of Subject Site
4. Application & Disclosure Statement
5. Project Site Plan
6. Project Elevations



NOTICE OF PROPOSED CONDITIONAL USE PERMIT FOR THE SADDLEBROOK ACCESSORY STRUCTURE

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

CONDITIONAL USE PERMIT NO. 2021-0002, as submitted by Mour Group Engineering + Design on behalf of David and Miriam Keesey, requesting a 72 square foot accessory structure with restroom facilities at 117 Saddlebrook Way on the east side of Saddlebrook Way between Saddlebrook Court and 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>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearing, but will be available at the Project Assistance Center upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.cityofelcajon.us/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **SPENCER HAYES** at 619-441-1742 or via email at shayes@elcajon.gov and reference "CUP-2021-0002" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-2021-0002) TO CONSTRUCT A PROPOSED DETACHED ACCESSORY STRUCTURE WITH RESTROOM IN THE RESIDENTIAL SINGLE-FAMILY (RS-20) ZONE, APN: 511-214-45-00, GENERAL PLAN DESIGNATION: LOW LOW DENSITY RESIDENTIAL (LLR)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on September 7, 2021, to consider Conditional Use Permit (CUP) No. 2021-0002, as submitted by Mour Group Engineering + Design, requesting to construct a 72 square foot accessory structure with restroom facilities in the Residential Single-family, 20,000 square foot (RS-20) zone, on the east side of Saddlebrook Way between Saddlebrook Court and Granite Hills Drive, and addressed as 117 Saddlebrook Way, APN: 511-214-45-00; and

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

- A. The proposed use is categorically exempt from environmental review in accordance with section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303(e) provides an exemption for the construction of residential accessory structures.
- B. The use of the subject property as a single-family home with a detached accessory structure with restroom is consistent with the General Plan designation of Low Low Density Residential. It is also consistent with the General Plan goals, policies, and objectives related to the development of residential areas. The proposed structure would provide a pool house restroom, situated between an existing pool and the primary home.
- C. The proposed site plan and accessory structure are consistent with the development standards in El Cajon Municipal Code Chapter 17.140. Specifically, the proposal meets all setback, structure separation distance, and design standards.
- D. The accessory structure would be architecturally compatible with the primary house and is designed to provide a convenient restroom facility near an existing pool. The structure is of such a size that no additional or unauthorized uses could occur.
- E. The proposed detached structure is intended for use as a pool house bathroom compatible with residential uses in the underlining zone and will not be

Proposed Planning Commission Resolution

detrimental to the public health, safety, and general welfare, including but not limited to matters of noise, smoke, dust, fumes, vibration, odors, hazards or excessive concentrations of traffic.

- F. The proposed structure is in the best interest of public need and convenience because it would be an improvement that adds value to an existing residentially-developed property.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES CUP-2021-0002 for a 72 square foot accessory structure with restroom facility at the subject property, subject to the following conditions:

1. Prior to the issuance of a building permit for the proposed accessory structure, the applicant shall submit a revised digital site plan to Planning which includes the following changes:
 - a. Remove the specific plan title block and include the general planning permit title block in the bottom right corner of the site plan.
 - b. Include the ongoing conditions of approval in notes on the site plan.
2. The following are ongoing conditions of approval for the conditional use permit and shall be noted on the CUP site plan.
 - a. The use shall be operated in a manner that is compatible at all times with the surrounding properties and uses.
 - b. The exterior materials, colors and roof shall match the exhibits on file with Planning for CUP-2021-0002.
 - c. Any change in use or expansion of the approved accessory structure may require prior City approval, including an amendment to this conditional use permit.
3. **A building permit is required for this project.**
4. The Planning Commission may at any time during the life of this use permit, after holding a properly noticed hearing, at which time the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval, and after considering testimony as to the operation of the approved use, revoke the permit, or modify the permit with any additional conditions as it deems necessary, to ensure that the approved use continues to be compatible

Proposed Planning Commission Resolution

with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.

5. The proposed use shall be developed and operated in substantial conformance as presented in the Planning Commission staff report for CUP-2021-0002, dated September 7, 2021, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
6. If this permit is not legally exercised within two years of project approval, and a written request for an extension of time has not been received by the Planning Secretary within the same time period, and subsequently approved, this CUP shall be considered null and void per El Cajon Zoning Ordinance Section 17.35.010.

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held September 7, 2021, by the following vote:

AYES:
NOES:
ABSENT:

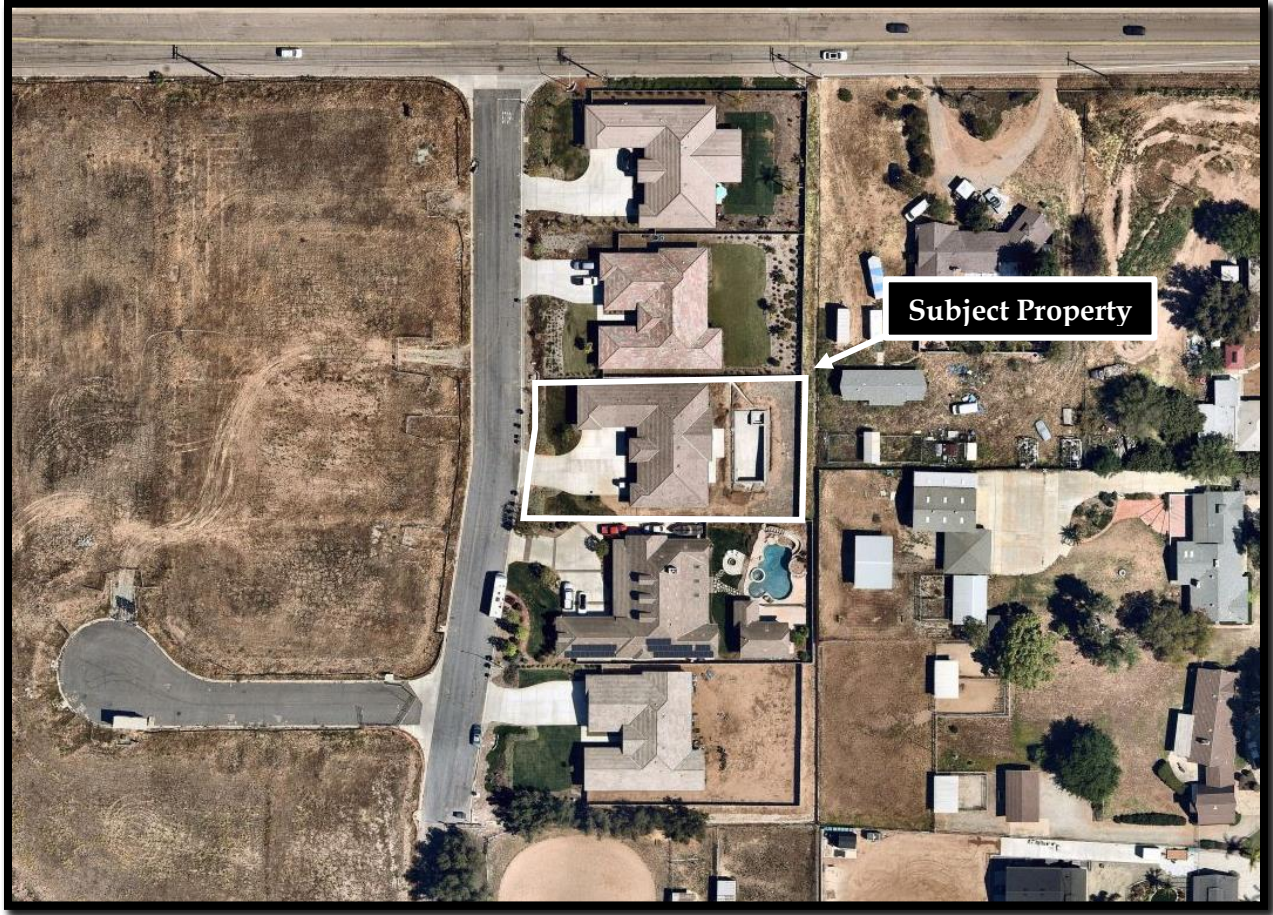
Anthony SOTTILE, Chair

ATTEST:

Anthony SHUTE, Secretary

Aerial Image

CUP-2021-0002
117 Saddlebrook Way





Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

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

Project Location

Parcel Number (APN): 511-240-4500

Address: 117 Saddlebrook Way

Nearest Intersection: Saddlebrook Way and Granite Hills Drive

Project Description (or attach separate narrative)

The addition of a detached building (single story) to house a 72 SF bathroom.

Scope of work: new walls (exterior), interior finishes (including trim and millwork), roof, door and landing, windows, plumbing fixtures (lavatory, water closet, shower), exhaust fan, lighting plus electrical power and plumbing connections (supply & waste).

Project Screening Questions

Existing use? No Yes

Modification of use? No Yes

New development or addition? No Yes

Existing Structures? No Yes

If yes, please describe:

Existing residential _____

New detached bath room. _____

Age of the structures: 3 years _____

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

Tenant improvements proposed? No Yes _____

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

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

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

Company Name: _____

Contact Name: David & Miriam Keesey

Mailing Address: 117 Saddlebrook Way, El Cajon, CA 92019

Phone: 619-672-4723 Email: david.g.keesey@gmail.com

Interest in Property: Own Lease Option

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

Company Name: Mour Group Engineering + Design

Contact Name: Glenn Mouritzen License: SE 3578

Mailing Address: 6593 Riverdale Street, San Diego, CA 92120

Phone: 619-727-4800 Email: rob@mourgroupp.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 Signature¹: David A. [Signature] Date: 5/6/2021

Property Owner Signature²: David A. [Signature] Date: 5/6/2021

- 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: _____



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.

DAVID KEESEY & MIRIAM KEESEY 117 SADDLEBROOK WAY ELCAJON CA 92019

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

DAVID KEESEY & MIRIAM KEESEY 117 SADDLEBROOK WAY ELCAJON CA 92019

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.

DAVID G. KEESEY & MIRIAM E. KEESEY - TRUSTEES OF THE
KEESEY FAMILY TRUST DATED APRIL 26, 2007

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.

"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.

David A. Ken / Miriam E. Kasey DAVID G. KEESEY / MIRIAM E. KEESEY
Signature of applicant / date Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

Revisions:

1	
2	
3	
4	
5	
6	

05/13/21



PROJECT
NEW BATHROOM
117 SADDLEBROOK WAY
EL CAJON, CA 92019

CLIENT:
DAVID AND MIRIAM KEESEY
117 SADDLEBROOK WAY
EL CAJON, CA 92019

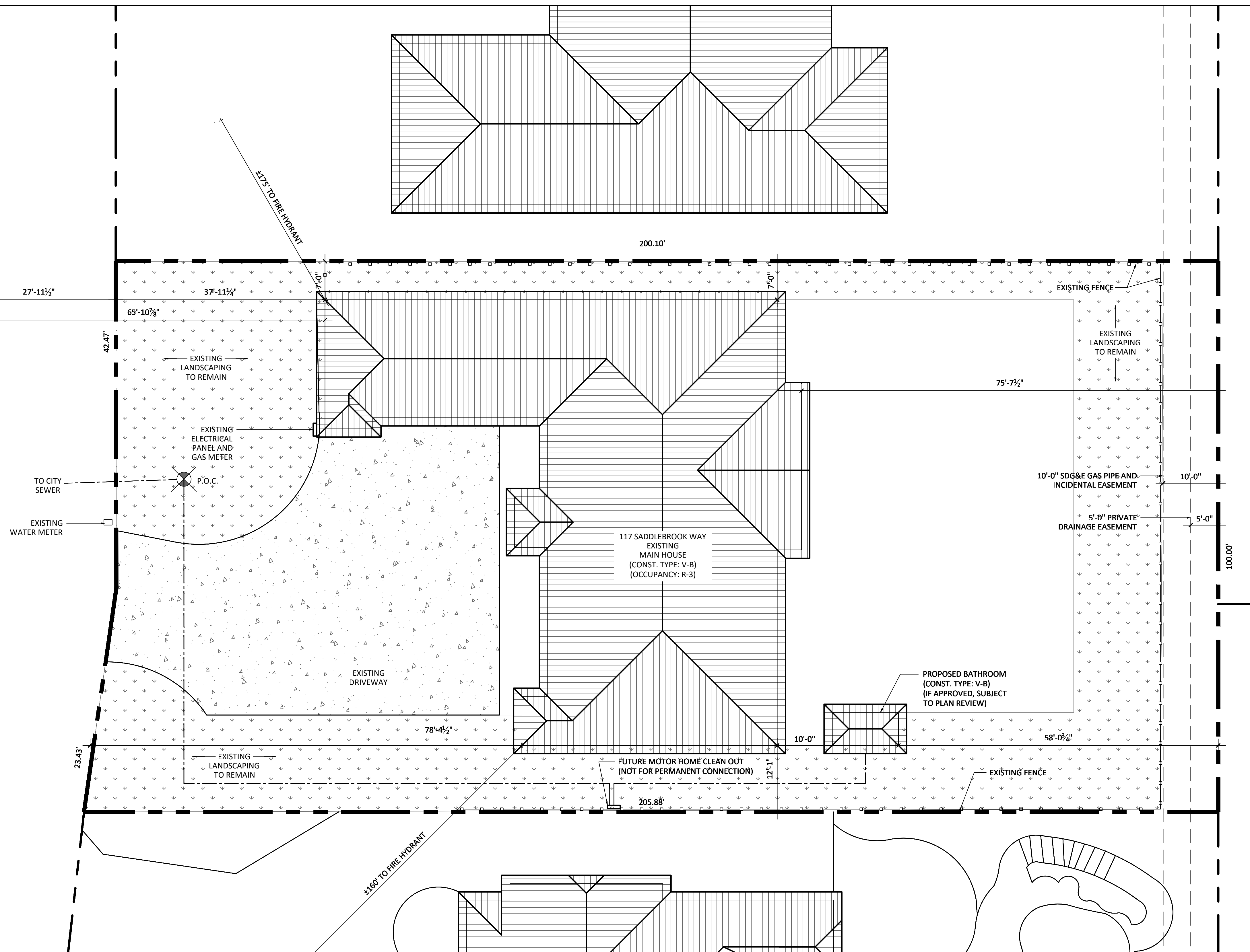
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DATE: MAY 13, 2021
PROJECT NO.: KE2101
DRAWN: RB
SCALE: AS SHOWN

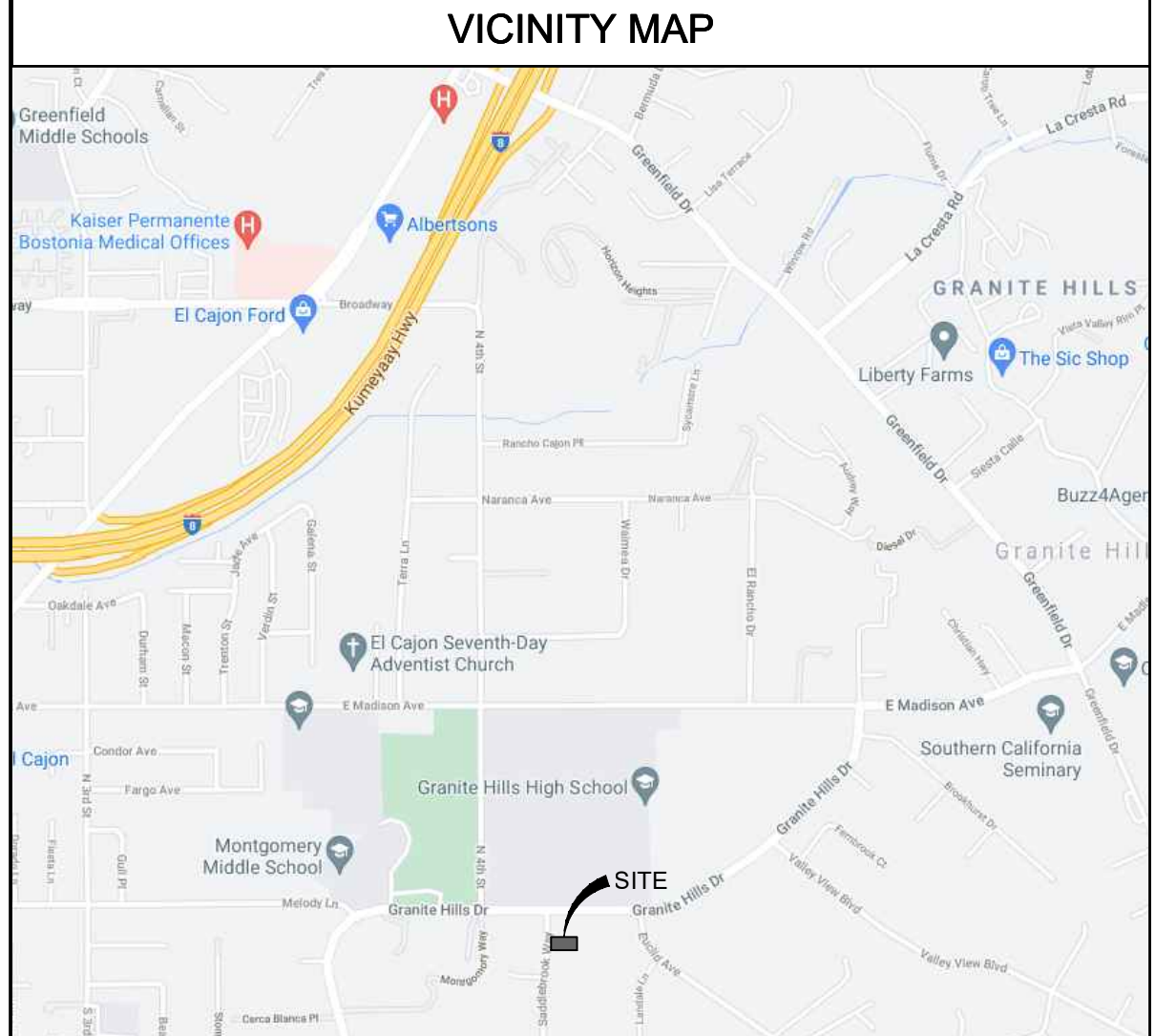
SHEET TITLE:
SITE PLAN

SHEET #
AS001

SADDLEBROOK WAY



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

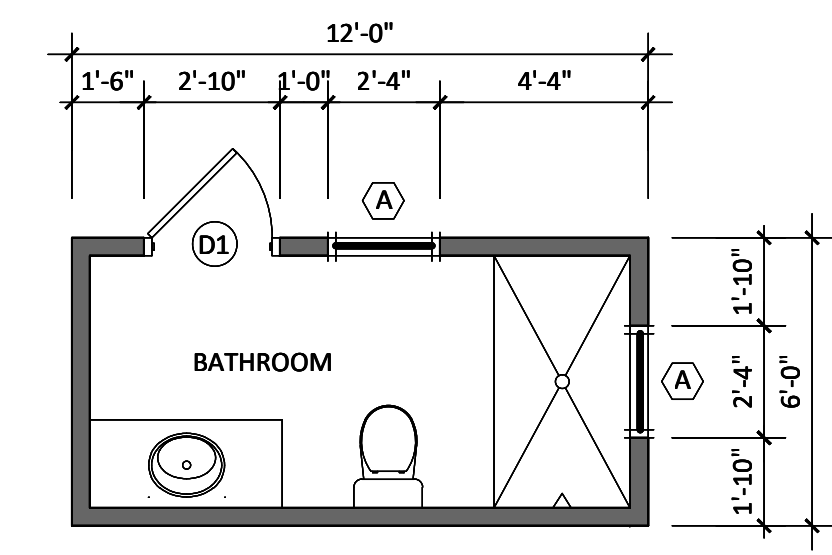


NOTES

GROSS LOT AREA:	20,123 SQ.FT.
NET LOT AREA:	19,123 SQ.FT.
(E) LOT COVERAGE:	4,551 SQ.FT. / 22.61%
(E) MAIN HOUSE AREA:	4,479 SQ.FT.
(N) BATHROOM AREA:	72 SQ.FT.
LANDSCAPE AREA:	±7,200 SQ.FT.

EXHIBIT	P.C.	DATE	C.C.	DATE

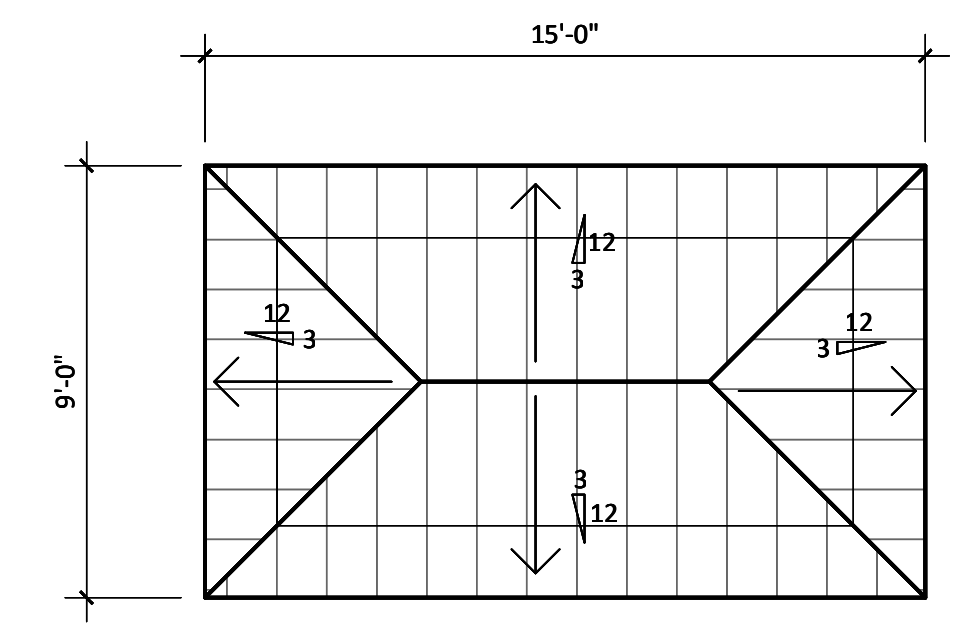
CITY OF EL CAJON	
SPECIFIC PLAN NO. _____	
PLANNING COMMISSION	DATE
CITY COUNCIL	DATE
ORDINANCE NO. _____	



PROPOSED DOOR SCHEDULE				
TYPE MARK	WIDTH	HEIGHT	REMARKS	COUNT
D1	2'-6"	6'-8"		1

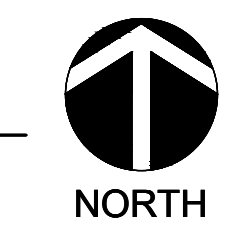
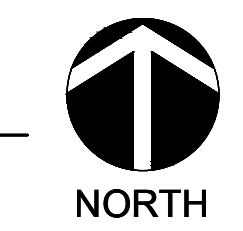
PROPOSED WINDOW SCHEDULE				
TYPE MARK	WIDTH	HEIGHT	REMARKS	COUNT
A	2'-0"	2'-0"		2

PROPOSED BATHROOM AREA-	72 SQFT.
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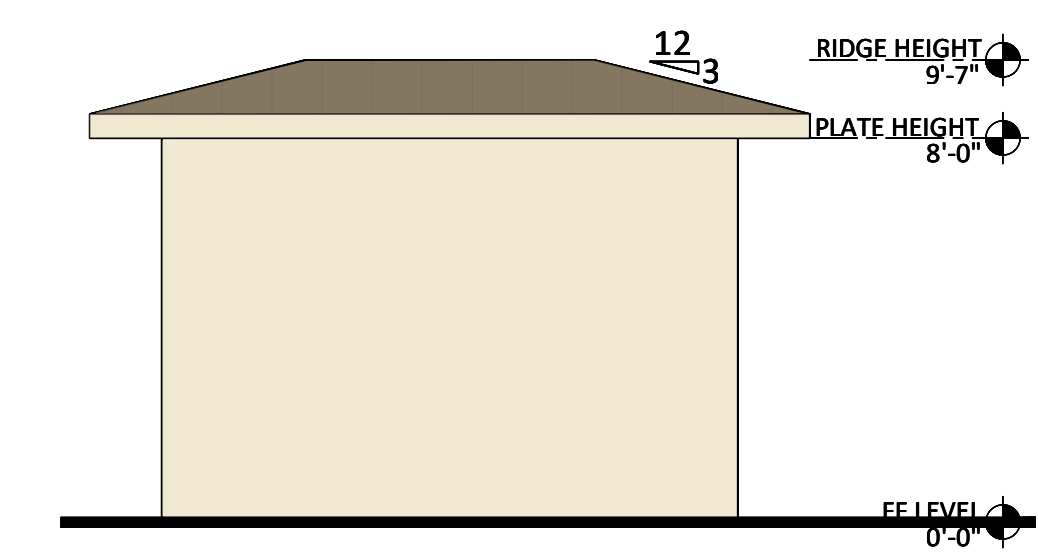
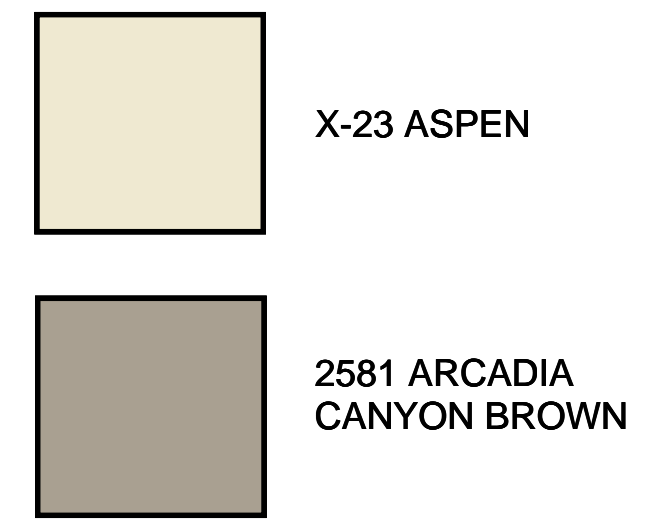


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

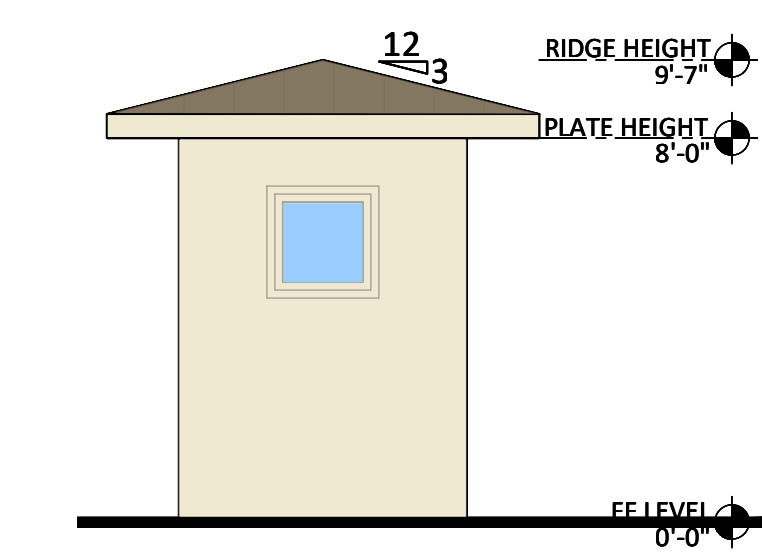
2 ROOF PLAN
SCALE: 1/4" = 1'-0"



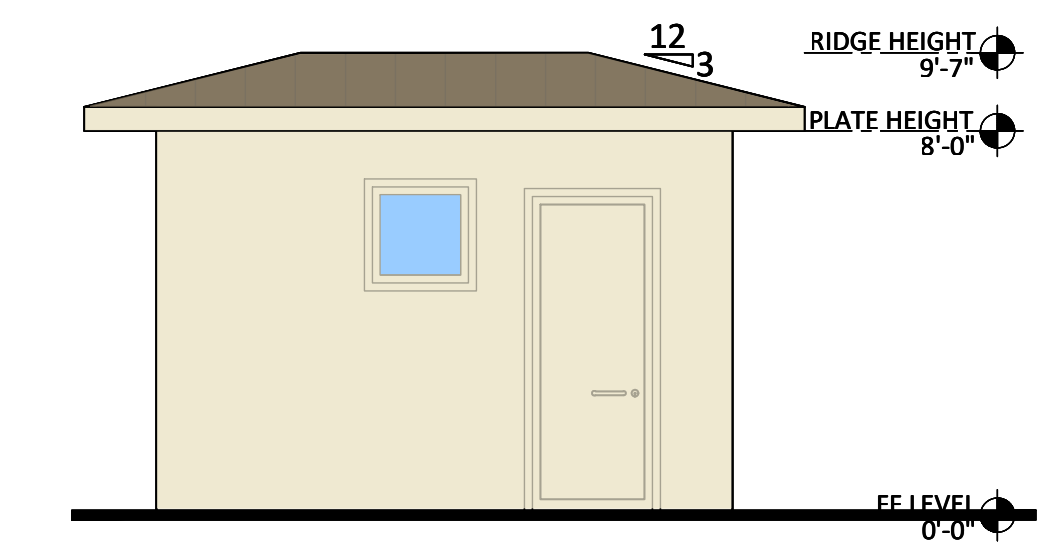
COLORS:
(NOTE: COLORS MATCH EXISTING HOUSE)



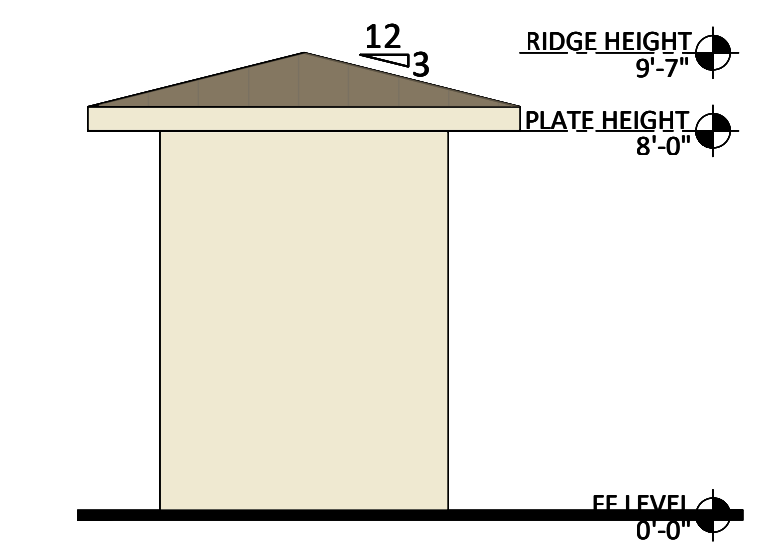
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



6 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Revisions:

1	
2	
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05/13/21



PROJECT
NEW BATHROOM
117 SADDLEBROOK WAY
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DATE: MAY 13, 2021
PROJECT NO.: KE2101
DRAWN: RB
SCALE: AS SHOWN

SHEET TITLE:
FLOOR AND ROOF
PLANS, EXTERIOR
ELEVATIONS

SHEET #
A001

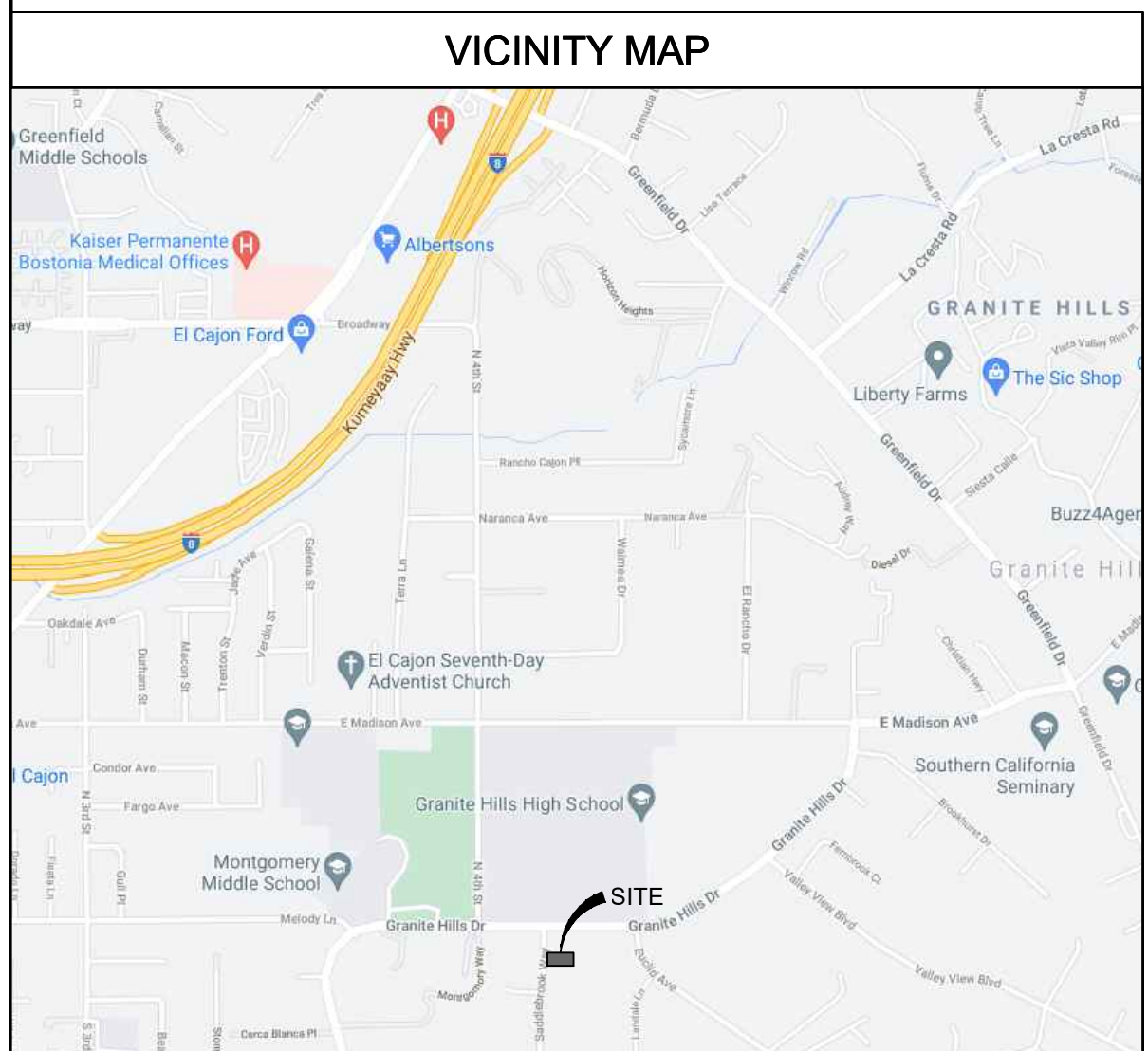


EXHIBIT	P.C.	DATE	C.C.	DATE

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