



CITY COUNCIL  
HOUSING AUTHORITY AND  
SUCCESSOR AGENCY TO THE EL CAJON  
REDEVELOPMENT AGENCY

Council Chamber  
200 Civic Center Way  
El Cajon, CA 92020

## Agenda

SEPTEMBER 28, 2021, 7:00 p.m.

Bill Wells, Mayor  
Gary Kendrick, Mayor Pro Tem  
Michelle Metschel, Councilmember  
Steve Goble, Councilmember  
Phil Ortiz, Councilmember

Graham Mitchell, City Manager  
Vince DiMaggio, Assistant City Manager  
Morgan Foley, City Attorney  
Angela Cortez, City Clerk

**CALL TO ORDER: Mayor Bill Wells**

**ROLL CALL: City Clerk Angela Cortez**

**PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE**

**AGENDA CHANGES:**

**PUBLIC COMMENT:**

**At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today's docket are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.**

**PUBLIC HEARINGS:**

100. Melody Lane Subdivision - Proposed Five-Lot Subdivision (TSM No. 2020-0002)

**RECOMMENDATION:**

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing;
3. Moves to ADOPT the next Resolution, in order, APPROVING the CEQA Determination; and
4. Moves to ADOPT the next Resolution, in order, APPROVING Tentative Subdivision Map (TSM) No. 2020-0002 subject to conditions.

**ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 28th day of September 2021, is adjourned to Tuesday, October 12, 2021, at 3:00 p.m.**



**City Council  
Agenda Report**

**DATE:** 09/28/2021  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Anthony Shute, Director of Community Development  
**SUBJECT:** Melody Lane Subdivision - Proposed Five-Lot Subdivision (TSM No. 2020-0002)

**RECOMMENDATION:**

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing;
3. Moves to ADOPT the next Resolution, in order, APPROVING the CEQA Determination; and
4. Moves to ADOPT the next Resolution, in order, APPROVING Tentative Subdivision Map (TSM) No. 2020-0002 subject to conditions.

**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:**

<b>General Plan:</b>	LR (Low Density Residential)
<b>Specific Plan:</b>	N/A
<b>Zone:</b>	RS-6 (Residential, Single-family, 6,000 sq. ft.)
<b>Other City Plan(s):</b>	N/A
<b>Regional and State Plan(s):</b>	N/A
<b>Notable State Law(s):</b>	N/A
<b>Applicant:</b>	Ryan Mikha; Melody Lane Investment, LLC; 619-375-0555

Project Site & Constraints

The project site is approximately 36,800 square feet (.84 acres) and is located at the southwest corner of Melody Lane and North 3<sup>rd</sup> 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

The property surrounding the project site are developed and zoned as follows:

<u>Direction</u>	<u>Zones</u>	<u>Land Uses</u>
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/Zoning 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

This tentative subdivision map is proposed to create real property. 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).

**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 El Cajon Municipal Code (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 the City's storm water ordinances. 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.

## PLANNING COMMISSION RECOMMENDATION:

On September 7, 2021, the Planning Commission held a public hearing to consider the project. One member of the public voiced two concerns: vehicles backing out on to Melody Lane where vehicles frequently speed, and the existence of a former pool which was filled in, in part, with household debris. After public testimony, the public hearing was closed, and the Commission discussed the item and voted 5-0 to adopt Planning Commission Resolutions Nos. 11052 and 11053 recommending City Council approval. The Planning Commission noted that the proposed subdivision would match density of the surrounding community and create new homeownership opportunities.

## 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, 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. All 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.

#### CALIFORNIA ENVIRONMENTAL QUALITY ACT:

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.

#### RECOMMENDATION:

Staff recommends approval of the project. The proposed five-lot subdivision will allow for the future development of residences and increase home ownership in El Cajon in conformance with Housing Element policies to increase the number of housing units available to all income levels.

Prepared By: Spencer Hayes, Associate Planner

Reviewed By: Anthony Shute, Director of Community Development

Approved By: Graham Mitchell, City Manager

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#### Attachments

Resolution

Resolution

Public Hearing Notice/Location Map

Draft Planning Commission Excerpt Minutes

Planning Commission Resolution No. 11052

Planning Commission Resolution No. 11053

Aerial Image

Planning Permit Application

Disclosure Statement

Tentative Map Set

RESOLUTION NO. \_\_\_-21

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION CLASS 32 (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 3<sup>RD</sup> 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 3<sup>rd</sup> Street, and addressed as 1493 Melody Lane (the "Project"); and

WHEREAS, the Planning Commission adopted Resolution No. 11052 recommending City Council approval of the proposed California Environmental Quality Act ("CEQA") Exemption Class 32 (CEQA Guidelines section 15332); and

WHEREAS, in accordance with the CEQA Guidelines section 150061(b)(2), and prior to making a decision, the City Council 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; and

WHEREAS, 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 (5) 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; and

WHEREAS, the Project site and proposed five-lot subdivision meet the measuring criteria listed above, and therefore, section 15332 is an appropriate exemption for the Project, as the record of proceedings contains evidence to support the determination that the Class 32 Categorical Exemption applies; and

WHEREAS, after considering evidence and facts, the City Council considered the proposed CEQA exemption as presented at its meeting.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon City Council as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council 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 El Cajon City Council hereby approves the CEQA Class 32 exemption for the Melody Lane Subdivision, TSM-2020-0002.

09/28/21 CC Agenda  
Reso – Melody Lane Subdivision CEQA Exempt 092121



RESOLUTION NO. \_\_\_-21

A RESOLUTION APPROVING TENTATIVE SUBDIVISION MAP NO. 2020-0002 FOR THE MELODY LANE FIVE-LOT SUBDIVISION, ON THE SOUTHWEST CORNER OF MELODY LANE AND NORTH 3<sup>RD</sup> 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 3<sup>rd</sup> Street, and addressed as 1493 Melody Lane (the "Project"); and

WHEREAS, the El Cajon Planning Commission adopted Resolution No. 11052 recommending City Council approval of the proposed California Environmental Quality Act ("CEQA") Exemption and then adopted Resolution No. 11053 recommending City Council approval of the proposed five-lot subdivision; and

WHEREAS, the City Council held a duly advertised public hearing on September 28, 2021, to consider TSM-2020-0002, as submitted by Ryan Mikha of Melody Lane Investment, LLC, for the Project; and

WHEREAS, the City Council reviewed and considered the proposed CEQA Exemption in accordance with the CEQA, and adopted Resolution No. \_\_\_-21; and

WHEREAS, at the public hearing the City Council received evidence through public testimony and comment, in the form of verbal and written communications, and reports prepared and presented to the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

Section 1. The City Council finds that:

- 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. All 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.

Section 2. The City Council hereby approves Tentative Subdivision Map No. 2020-0002 for five (5) residential lots 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 El 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 El 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 sidewalks. Relocate existing facilities in conflict with construction as necessary and undergrounding 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 according to 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 constructed in accordance with San Diego Regional Standard Drawings (SDRSD) G-14 B, including 2:1 sidewalk transitions for ADA compliance. Edges of driveways shall be a minimum of three (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 SDRSD G-15 and G-16.

7. Install two (2) 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 five (5) feet 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 (1) 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 16.16.040(D) 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](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.

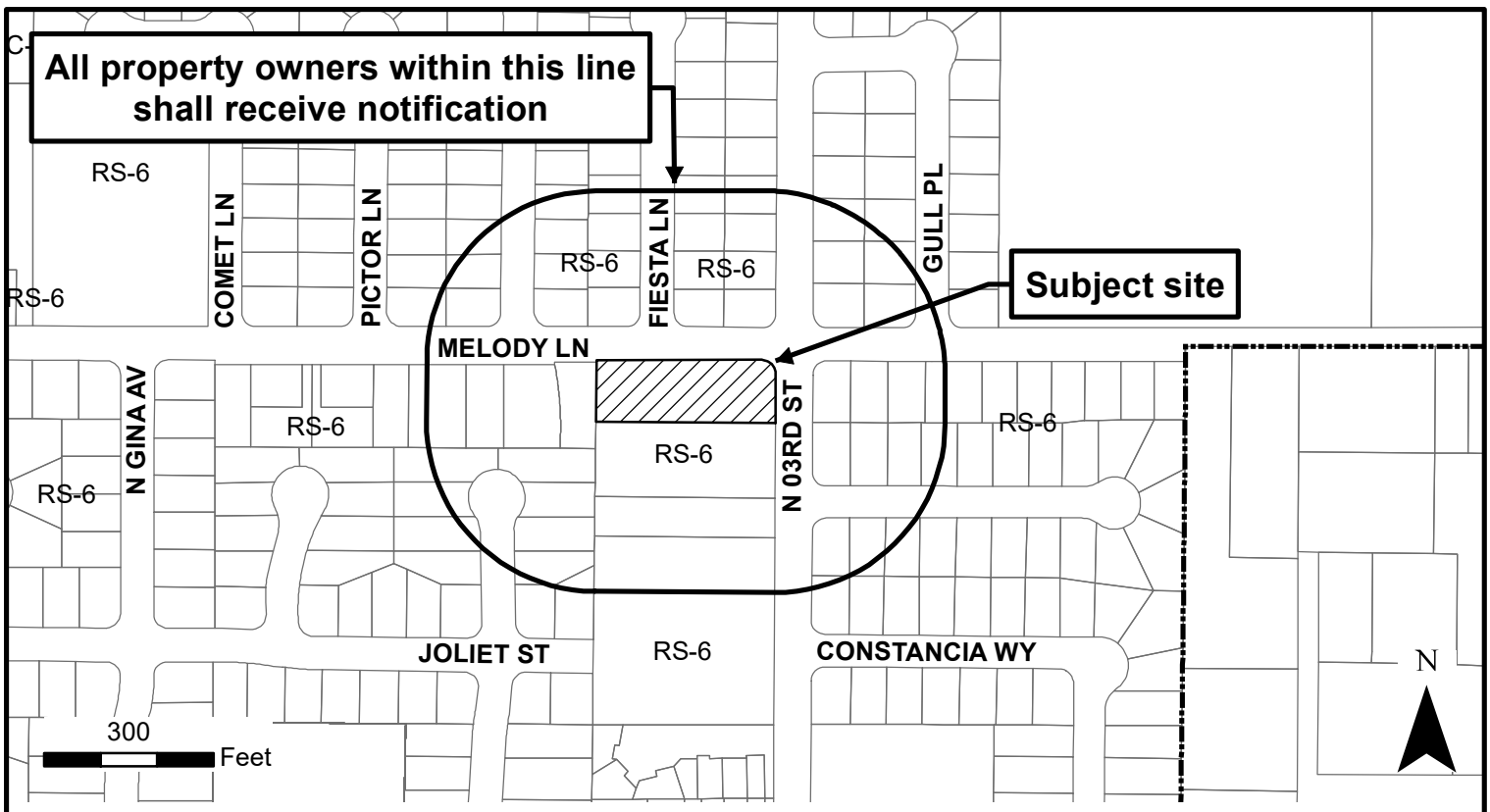
- A. These Plans shall be based on the preliminary soils report and in conformance with the City of El Cajon Jurisdictional Runoff Management Program (JRMP) and Standard Urban Storm Water Mitigation Plan Ordinance (SUSMP) which require additional water quality management measures and future ongoing maintenance 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 3<sup>rd</sup> Street. Trees shall be spaced appropriately and at approximately thirty (30) to forty (40) feet on center and shall be from the approved street tree list. Root barriers and permanent irrigation systems shall be installed.



**NOTICE OF PROPOSED  
TENTATIVE SUBDIVISION MAP FOR THE  
MELODY AND NORTH 3<sup>RD</sup> 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 3<sup>rd</sup> 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](mailto:shayes@elcajon.gov) and reference "TSM-2020-0002" in the subject line.



CITY OF EL CAJON  
COMMUNITY  
DEVELOPMENT  
PLANNING DIVISION

## **NOTICE OF PUBLIC HEARING**

Melody and North 3<sup>rd</sup> Subdivision  
Tentative Subdivision Map 2020-  
0002  
1493 Melody Lane

### **USEFUL INFORMATION ABOUT PUBLIC HEARINGS**

#### **BACKGROUND:**

A public hearing is an opportunity for you to make information known to the City of El Cajon prior to a decision being made on a project in which you have an interest. Public hearings may be heard by either the Planning Commission or the City Council. The procedures used by both of these bodies are very similar. Both the Council and the Commission work from a prepared agenda. Items are considered in the sequence shown on the agenda unless by specific motion the order is changed. Agendas and reports will be available at the meeting. *Additionally, Planning Commission and City Council agenda reports can be found under the link <http://www.cityofelcajon.us/your-government/city-meetings-with-agendas-and-minutes-all>.*

#### **PUBLIC PARTICIPATION:**

The City is required by law to hear anyone desiring to speak, though the time allocated may be limited by the Chair or Mayor unless you represent a group. It is asked that your remarks be relevant to the subject and as brief as possible. If you are not able to be present at the hearing, you are welcome to submit a letter expressing your views. If you have questions prior to the hearing, you are invited to contact the staff member listed on the official notice on the opposite side of this page. Due to the highly contagious nature of the Covid-19 virus, the Planning Commission or City Council may attend the meeting telephonically. The City has provided alternative means to observe the meeting through the city's website. Please visit <http://www.cityofelcajon.us/videostreaming> for more details. Those wishing to attend the meeting may do so.

#### **VOTING PROCEDURE:**

After everyone has spoken, the public hearing will be closed, a motion made, and a vote taken. An electronic voting system is used. After all votes have been cast, they will be displayed simultaneously. Green indicates a YES vote; red a NO vote; and white an ABSTENTION. Three yes votes are necessary to approve a motion.

#### **DISABLED ACCESS:**

The City of El Cajon is endeavoring to be in total compliance with the American with Disabilities Act. If you require assistance or auxiliary aids in order to participate at Planning Commission meetings, please contact the Project Assistance Center at 619-441-1742 as far in advance of the meeting as possible. *48 hours preferred*

#### **CITY HALL BUSINESS HOURS**

City Hall at 200 Civic Center Way: Monday-Thursday: 7:30 a.m. - 5:30 p.m.  
Friday: 8:00 a.m. - 5:00 p.m. Closed alternate Fridays.

A full calendar of business hours and dates can be found on the City's website at [www.cityofelcajon.us](http://www.cityofelcajon.us), or you may call the Project Assistance Center at 619-441-1742.



**DRAFT EXCERPT FROM THE MINUTES OF**  
**THE EL CAJON PLANNING COMMISSION MEETING**  
**September 7, 2021**

<b>Agenda Item:</b>	<b>2</b>	
<b>Project Name:</b>	<b>Melody Lane Subdivision</b>	
<b>Request:</b>	<b>Five-lot subdivision in the RS-6 zone</b>	
<b>CEQA Recommendation:</b>	<b>Exempt</b>	
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>	
<b>Project Number(s):</b>	Tentative Subdivision Map (TSM)-2020-0002	
<b>Location:</b>	1493 Melody Lane	
<b>Applicant:</b>	Ryan Mikha; Melody Lane Investment, LLC; 619-375-0555	
<b>Project Planner:</b>	Spencer Hayes; shayes@elcajon.gov; 619-441-1656	
<b>City Council Hearing Required?</b>	Yes	September 28, 2021
<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, recommending City Council approval of TSM-2020-0002.</li> </ol>	

HAYES summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions recommending City Council approve the project.

Resident Sally JAMES spoke of the history of the property and the possibility of dumped items. She also expressed concerns about traffic on Melody Lane. No public comments were received either before or during the meeting.

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

VALLES asked if a traffic study would be required for the project, HAYES said its size would not require that process.

Motion was made by CIRCO, seconded by VALLES to adopt the resolutions approving Tentative Subdivision Map No.2020-0002; motion carried 5-0.

This item is joint-noticed for a City Council public hearing at 7:00 p.m., Tuesday, September 28, 2021.

PLANNING COMMISSION RESOLUTION NO. 11052

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 3<sup>RD</sup> 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 3<sup>rd</sup> 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:

Planning Commission Resolution No. 11052

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

AYES:	CIRCO, MROZ, POLLACK-RUDE, SOTTILE, VALLES
NOES:	NONE
ABSENT:	NONE



Anthony SOTTILE, Chair

ATTEST:



Anthony SHUTE, Secretary

PLANNING COMMISSION RESOLUTION NO. 11053

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 3<sup>RD</sup> 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 3<sup>rd</sup> 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 El 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 El 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 El 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](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 3<sup>rd</sup> 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.]

Planning Commission Resolution No. 11053

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

AYES:	CIRCO, MROZ, POLLACK-RUDE, SOTTILE, VALLES
NOES:	NONE
ABSENT:	NONE



Anthony SOTTILE, Chair

ATTEST:



Anthony SHUTE, Secretary

**Aerial Image**

TSM-2020-0002  
1493 Melody Lane





**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 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 checked="" 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): 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 Signature<sup>1</sup>:



Date: 02/12/2021

(X)

X

Property Owner Signature<sup>2</sup>:



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**

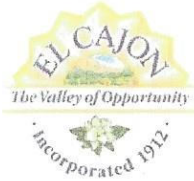
The purpose of a pre-application conference is to provide you an opportunity to review your project with City staff in a preliminary form to finalize submittal requirements and receive a cursory identification of potential issues. **A pre-application is required unless waived by staff.**

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.

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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.

  
\_\_\_\_\_  
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

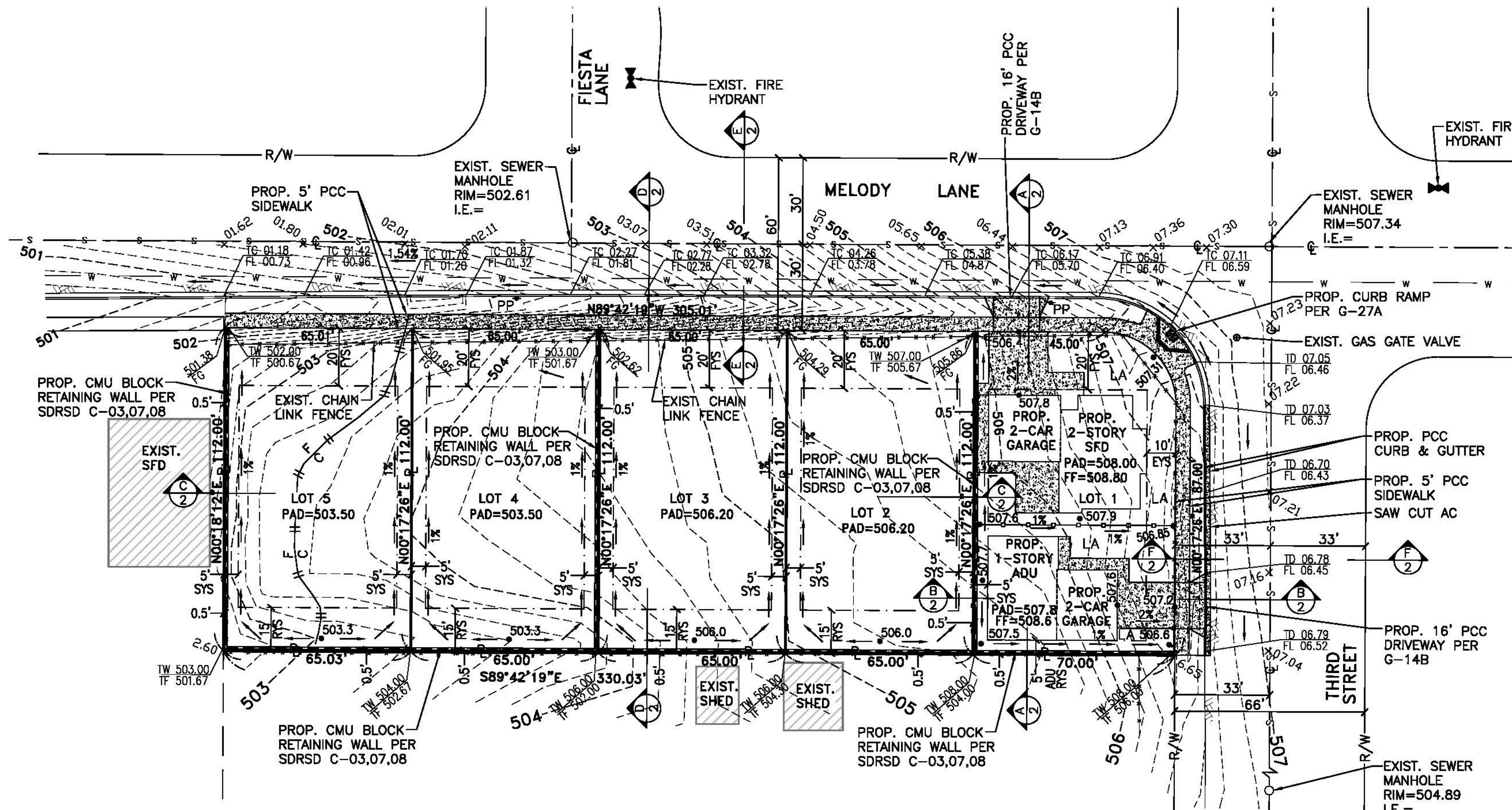
I HAVE NEVER OWNED AN ADJACENT PROPERTY AND APPROVE OF THE FILING OF THIS TENTATIVE PARCEL MAP WITH THE COUNTY OF SAN DIEGO.

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	---	---
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

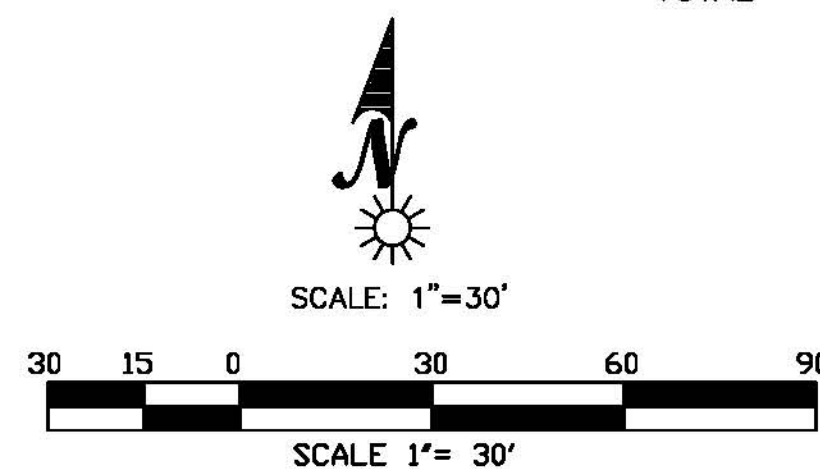
WITHIN R/W = 2,726 SQ/FT  
ON SITE = 29,122 SQ/FT  
TOTAL = 31,848 SQ/FT; 0.73 ACRES



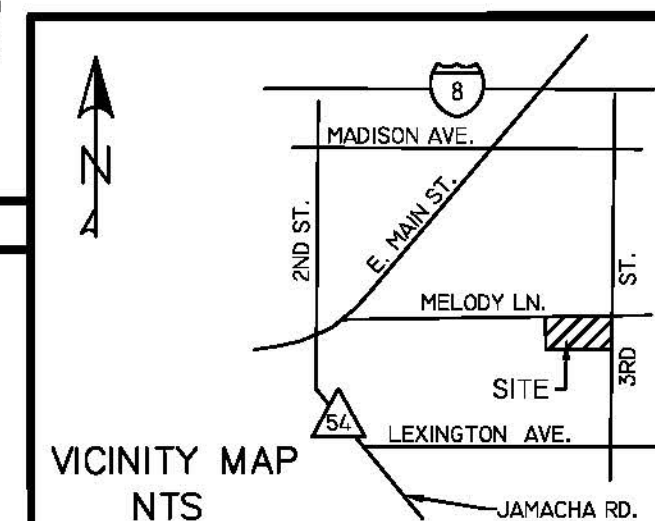
### MAP PREPARED

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

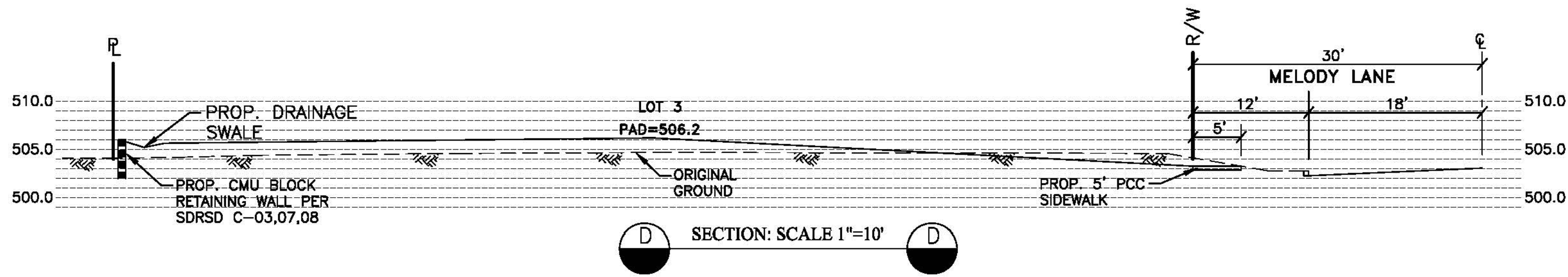
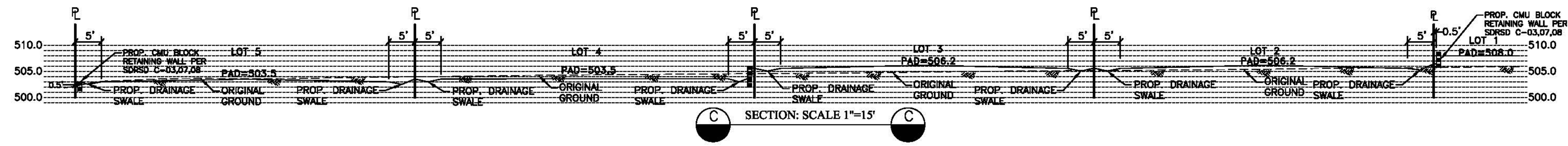
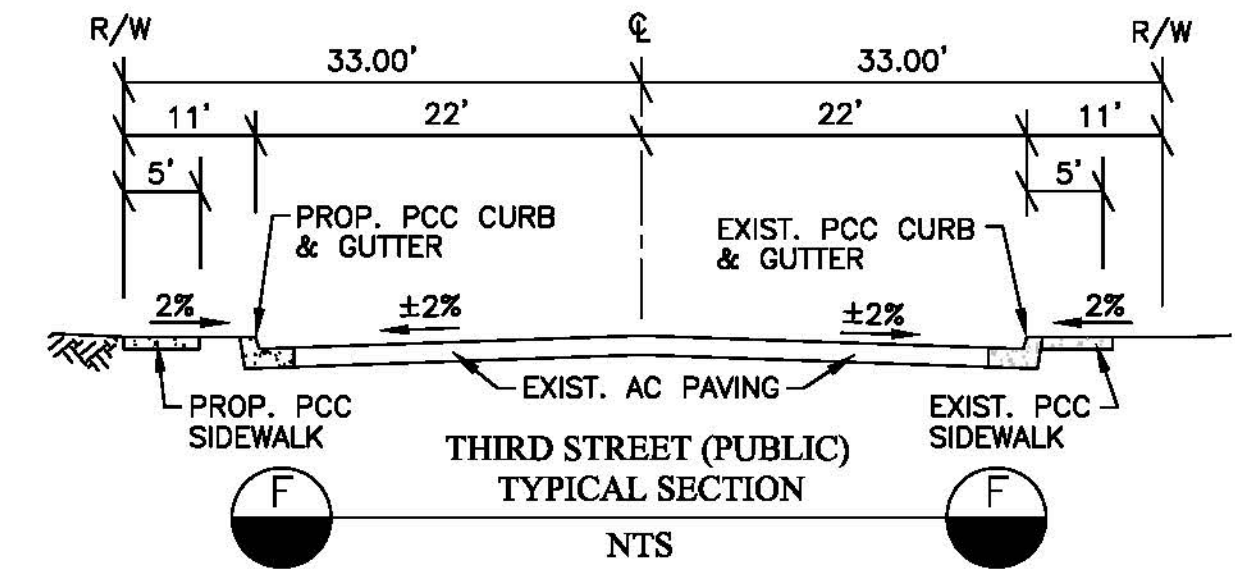
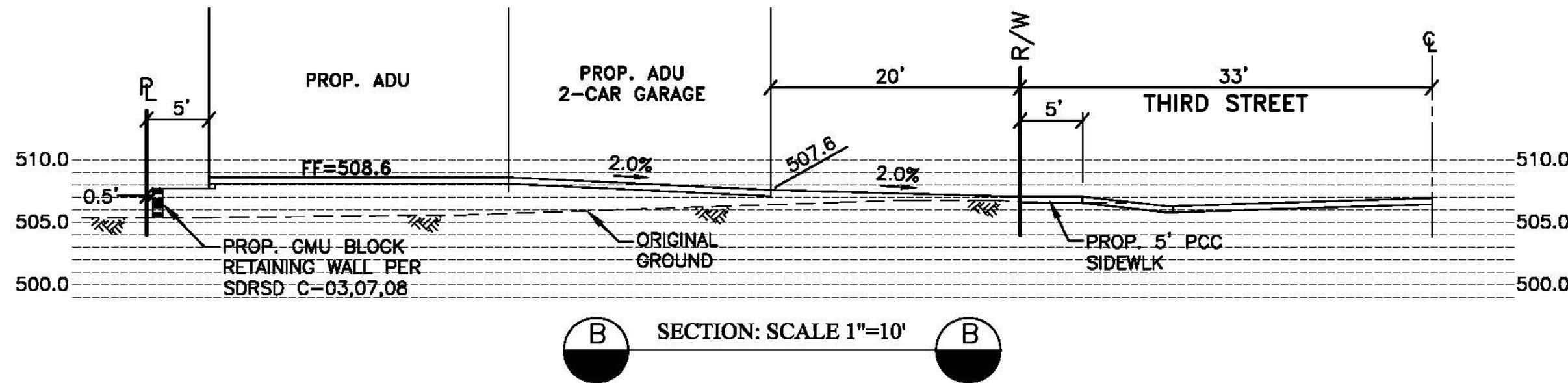
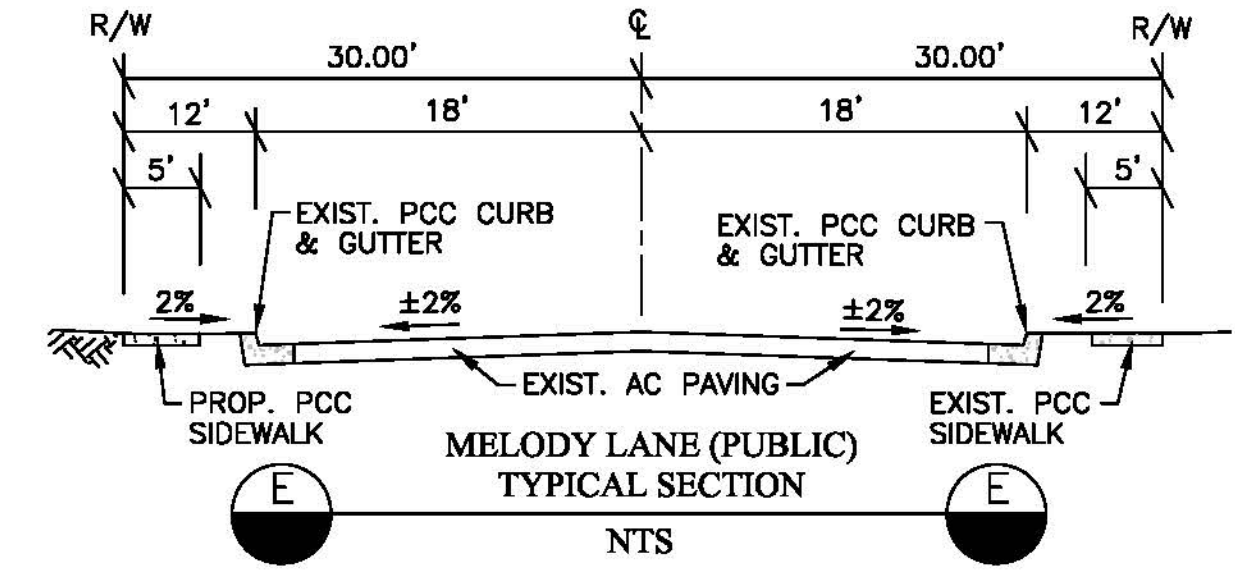
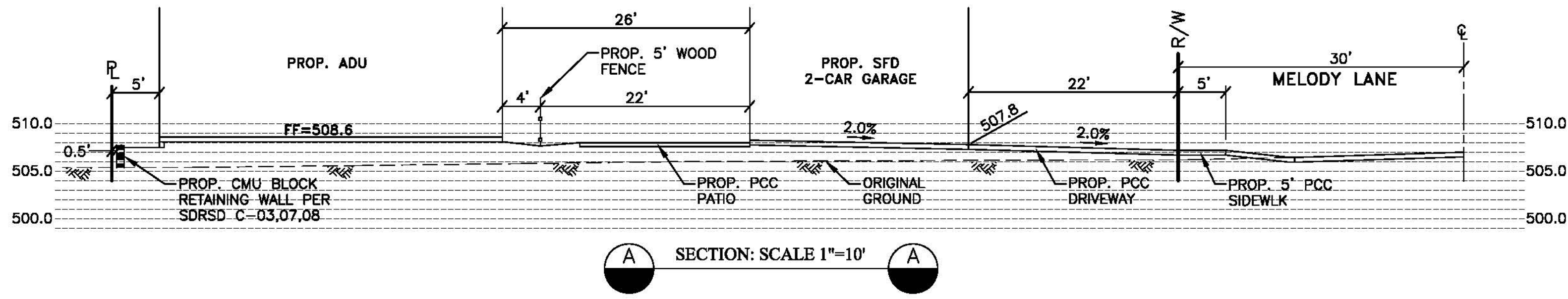


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SHEET 2 OF 2

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