



City of El Cajon

Planning Commission Agenda

Tuesday, May 17, 2022 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, May 17, 2022. Comments will be limited to 300 words and will be entered into the official Commission Meeting Record.

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, option 3, 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 May 3, 2022

Decisions and Appeals - A decision of the Planning Commission is final unless appealed within 10 days of the date of the Commission's action. The appeal period for the items on this Agenda will end on Tuesday, May 31, 2022, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Saint Madeleine Sophie’s Center Expansion
Request:	Demolish a single-family dwelling and construct a new multi-purpose building and associated site improvements
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2020-0011
Location:	2095-2115 East Madison Avenue
Applicant:	Michael Merrill; merrillarch@gmail.com
Project Planner:	Noah Alvey; nalvey@elcajon.gov; 619-441-1795
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 the CEQA exemption and CUP No. 2020-0011, subject to conditions.

Agenda Item:	3
Project Name:	Shadow Mountain Community Church Fireworks Display
Request:	Fireworks Display on July 2 & 3, 2022
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2022-0004
Location:	Southeast corner of Greenfield Dr. and E. Madison Ave. (Baseball Field); 2100 Greenfield Dr.
Applicant:	Trev Holman; trev.holman@shadowmountain.org
Project Planner:	Noah Alvey; nalvey@elcajon.gov; 619-441-1795
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 the CEQA exemption and CUP No. 2022-0004, subject to conditions.

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to June 7, 2022 at 7 p.m.

Decisions and Appeals - A decision of the Planning Commission is final unless appealed within 10 days of the date of the Commission’s action. The appeal period for the items on this Agenda will end on Tuesday, May 31, 2022, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.



**MINUTES
PLANNING COMMISSION MEETING
May 3, 2022**

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: Noah ALVEY, Deputy Director of Community Development
Barbara LUCK, Staff Attorney
Mario SANCHEZ, Deputy Director of Public Works
Spencer HAYES, Associate Planner
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 March 1, 2022

Motion was made by CIRCO, seconded by MROZ, to approve the March 1, 2022 minutes; motion carried 5-0.

PUBLIC HEARING ITEM:

Agenda Item:	2	
Project Name:	Oakdale and Mint Subdivision	
Request:	Two-lot subdivision in the RS-6 zone	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	
Project Number(s):	Tentative Parcel Map (TPM) No. 2021-0004	
Location:	Terminuses of Oakdale and Mint Avenues	
Applicant:	Delgesh Shahab; delgeshshahab@gmail.com	
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 the CEQA exemption and TPM No. 2021-0004, subject to conditions. 	

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES and ALVEY providing answers.

SOTTILE opened the public hearing.

One public comment was received before the meeting expressing concerns about the project and distributed to each Commissioner, and several people expressed concerns about the project during the meeting. Applicant SHAHAB requested a continuance to consider different options.

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

Motion was made by CIRCO, seconded by POLLACK-RUDE, to continue TPM-2021-0004 to a date uncertain, and re-notice the public hearing; motion carried 5-0.

Agenda Item:	3	
Project Name:	Babylon Palace	
Request:	Review banquet hall operation with on sale alcoholic beverages and joint-use parking	
STAFF RECOMMENDATION:	ACCEPT REPORT	
Project Number(s):	Conditional Use Permit (CUP) No. 2205	
Location:	456 North Magnolia Avenue	
Applicant:	Babylon Palace (Mike Terzibachian); 619-807-2260	
Project Planner:	Noah Alvey; nalvey@elcajon.gov; 619-441-1795	
City Council Hearing Required?	No	
Recommended Actions:	<ol style="list-style-type: none"> 1. Discuss the report; and 2. ACCEPT report. 	

ALVEY summarized the staff report through a PowerPoint presentation.

El Cajon Police Lieutenant Nick SPRECCO spoke to Commission regarding increased calls for service from February 2021 to February 2022.

Babylon Palace operator Mike TERZIBACHIAN spoke to Commission about the operation and changes made to address ECPD concerns.

STAFF COMMUNICATIONS:

There were none.

ADJOURNMENT:

Motion was made by POLLACK-RUDE, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 9:22 p.m. this 3rd day of May, 2022, until 7:00 p.m., Tuesday, May 17, 2022; carried 5-0.

Anthony SOTTILE, Chair

ATTEST:

Noah ALVEY, Secretary



Agenda Item:	2
Project Name:	St. Madeleine Sophie’s Center Expansion
Request:	Demolish a single-family dwelling and construct a new multi-purpose building and associated site improvements
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit ("CUP") No. 2020-0011
Location:	2095-2115 East Madison Avenue
Applicant:	Michael Merrill; merrillarch@gmail.com
Project Planner:	Noah Alvey; nalvey@elcajon.gov; 619-441-1795
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order, approving the CEQA exemption and CUP No. 2020-0011, subject to conditions.

PROJECT DESCRIPTION

St. Madeleine Sophie’s Center ("SMSC") is an educational facility that serves individuals with intellectual and developmental disabilities. SMSC programs provide work training and social experiences that encourage individuals to become well-rounded, contributing members of the greater community.

The proposed project consists of the demolition of an existing residence and garage/accessory dwelling unit addressed as 2113 and 2115 E. Madison Ave., respectively, and construction of a new one-story multi-purpose building (approximately 5,900 sq. ft.) and associated site improvements including landscaping, parking, and water quality treatment areas. The proposed multi-purpose building is intended for the SMSC senior program, which currently operates within an existing building on the campus that has spatial limitations and is not conducive to the unique needs of senior citizens with developmental disabilities. The types of activities anticipated to occur within the multi-purpose building are described in the applicant’s project description and include art classes in various mediums, exercise and education classes, and social activities. The proposed multi-purpose building will also provide improved transportation access near the building, entrance/exit ramps with handrails, restrooms within the building, and extra space to achieve physical distancing. The current operational characteristics of SMSC, including operations and enrollment, are not proposed to change because the intended multi-purpose building is only intended to create additional space for existing programs and operations.

BACKGROUND

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

Project Site & Constraints

The SMSC site consists of three parcels on the south side of E. Madison Ave. between Valley Rim Rd. and Sandra Ln. The overall site area is approximately 4.7 acres and the primary access to the site is on the west side of the campus, at Valley Rim Rd. Additional access is also available from a driveway across from Camelot Pkwy. The site slopes moderately down toward the west and south and is developed with classroom buildings, offices, restrooms, a swimming pool, gardens and green houses, and parking areas.

The proposed project involves the expansion of the campus to include a property on the south side of E. Madison Ave., addressed at 2113 and 2115 E. Madison Ave. The subject site slopes moderately down from E. Madison Ave. towards the SMSC campus.

Surrounding Context

The surrounding context is lower density residential uses and the Shadow Mountain Community Church. The eastern area of El Cajon is characterized by larger residential lots in a suburban pattern of development:

Direction	Zones	Land Uses
North	Unincorporated San Diego County and RE-40-H	Residential
South	RS-20	Single-family residential
East	RS-20	Single-family residential
West	RS-20	Shadow Mountain Community Church

General Plan

The subject site is designated as Low Low Density Residential ("LLR"). The General Plan anticipates single-family homes at three units or less per acre in LLR designated areas, as well as non-residential uses that are common in residential neighborhoods such as religious facilities, educational institutions, and non-profit service organizations.

General Plan Objective 5-12 states, "Provide for the needed public and community services and facilities to serve those of lower and moderate income." SMSC serves individuals with intellectual and developmental disabilities and the proposed expansion

of the existing facility would be consistent with the General Plan if this conditional use permit amendment ("CUP") is approved.

Zoning Code

Table 17.140.210 of the Zoning Code includes activities permitted in residential zones. The list of uses includes educational facilities such as SMSC and indicates that these facilities are allowed within the RS-20 zone if a CUP is approved.

DISCUSSION

Land Use

The proposed project will expand the SMSC campus by demolishing an existing residence and garage/accessory dwelling unit and constructing a new one-story multi-purpose building (approximately 5,900 sq. ft.) and associated site improvements. In order to approve a CUP, the proposed building must comply with Zoning Code development standards and be found to be compatible with surrounding properties.

Enrollment

While reviewing previous CUP amendments for SMSC, staff discovered a discrepancy related to enrollment capacity. In 1995, a CUP amendment was approved which expanded enrollment from 142 to 200 individuals. The next CUP amendment occurred in 2002 and expanded the campus by adding two properties, which are now developed with the existing administration/multi-purpose building and parking. The 2002 amendment indicated no change in enrollment capacity within the staff report, but correspondence from the SMSC President at that time confirmed a maximum enrollment of 300 authorized by the State. In conjunction with the current request, SMSC provided a copy of their State license, which authorizes a maximum enrollment of 400 individuals. SMSC further confirmed that their current enrollment is 384 individuals.

In conjunction with this CUP request, the enrollment capacity should be clarified and documented. SMSC has operated at the subject site for more than 50 years with minimal complaints. Based on the operational history associated with SMSC, staff recommends that the Commission confirm an enrollment capacity of 400 individuals in conjunction with this request.

Operations

The proposed project will allow the relocation of the senior program into the intended multi-purpose building. The senior program currently operates within an existing building on the campus and the intended multi-purpose building will accommodate the unique needs of senior citizens with developmental disabilities and provide additional space for physical distancing. The proposed multi-purpose building will also create improved transportation access near the building and entrance/exit ramps with handrails.

No changes are proposed for pick-up and drop-off procedures other than the use of the easterly driveway across from Camelot Pkwy by shuttles and vehicles accessing the proposed multi-purpose building. The schedule time for pick-up and drop-off will also not change. The applicant's project description indicates that families will continue to park on campus and escort individuals to the appropriate buildings, with drop-off times between 8 a.m. and 9 a.m. and pick-up occurring between 2:30 p.m. and 3:30 p.m.

Development Standards

The proposed multi-purpose building meets the development standards for the RS-20 zone. The proposed project does include two parking stalls, but no additional parking will be necessary because the proposed project will not alter current enrollment or staffing. A summary of setback requirements, maximum lot coverage, and building height requirements can be found below.

Development Standards	Regulations	Proposed Project
Front Setback	20 feet	63 feet
Side Setbacks	6 feet	6 feet
Rear Setback	25 feet	76 feet
Lot Coverage	40%	33%
Building Height	Maximum 35 feet	22 feet, 6 inches

Architecture and Design

The proposed building has a contemporary design with an earth tone brown and beige color palette. Proposed exterior materials are stucco, wood fascia, and asphalt shingle roofing. The building exterior includes windows on all facades and visual interest is achieved by variations in wall planes and rooflines.

Compatibility

The proposed building will be compatible with surrounding residential uses by conducting activities within the enclosed building. Operational procedures will remain the same, except for modifications to allow pick-up and drop-off at the proposed multi-purpose building, which will be required to comply with California Building Code access standards. The proposed expansion of SMSC will not increase enrollment capacity or staffing and therefore will not generate additional demand for parking or compatibility issues.

FINDINGS

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

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

The General Plan designates the subject site as LLR. An educational facility that serves individuals with intellectual and developmental disabilities is consistent with the General plan if a CUP is approved. The proposed use is also consistent with General Plan objectives that seek to achieve needed public and community services and facilities for individuals, including those with developmental disabilities.

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

The proposed building complies with Zoning Code development standards for setbacks, lot coverage, and building height. The building design also complies with architectural design standards by creating visual interest through variations in wall planes and rooflines, and use of windows on all building facades.

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

The vicinity of the subject property is developed with single-family homes and the Shadow Mountain Community Church. The operation of the proposed multi-purpose building will be compatible with adjacent residential uses by conducting activities within the enclosed building. Additionally, the operational characteristics of SMSC, including pick-up and drop-off times, are not proposed to change, and SMSC has operated in a compatible fashion with surrounding properties and uses for over 50 years, with a minimal number of complaints at a capacity of up to 400 individuals.

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

Impacts are not anticipated with the normal conduct of the building for educational and administrative uses. If the operation of the proposed multi-purpose building does become a nuisance, the city has performance standards for those impacts that are addressed through code compliance actions when complaints are received. The CUP could be revoked if found to be out of compliance with performance standards.

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

The public convenience and necessity is served by having adequate modern facilities that meet the educational needs of individuals with intellectual and developmental disabilities.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act ("CEQA") according to section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303

provides an exemption for the construction of up to four buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The proposed multi-purpose building is approximately 5,900 sq. ft. and the site is zoned for the proposed use if a CUP is approved, significant amount of hazardous substances are not part of the proposed project, the site can be adequately served by all public services and facilities, and the surrounding area is not environmentally sensitive.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on May 6, 2022, 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

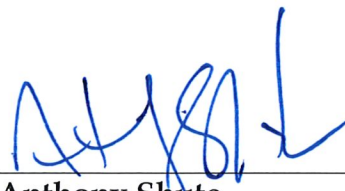
Staff is recommending approval of CUP No. 2020-0011 for the expansion of an educational facility that serves individuals with intellectual and developmental disabilities.

PREPARED BY:



Noah Alvey
DEPUTY DIRECTOR OF
COMMUNITY
DEVELOPMENT

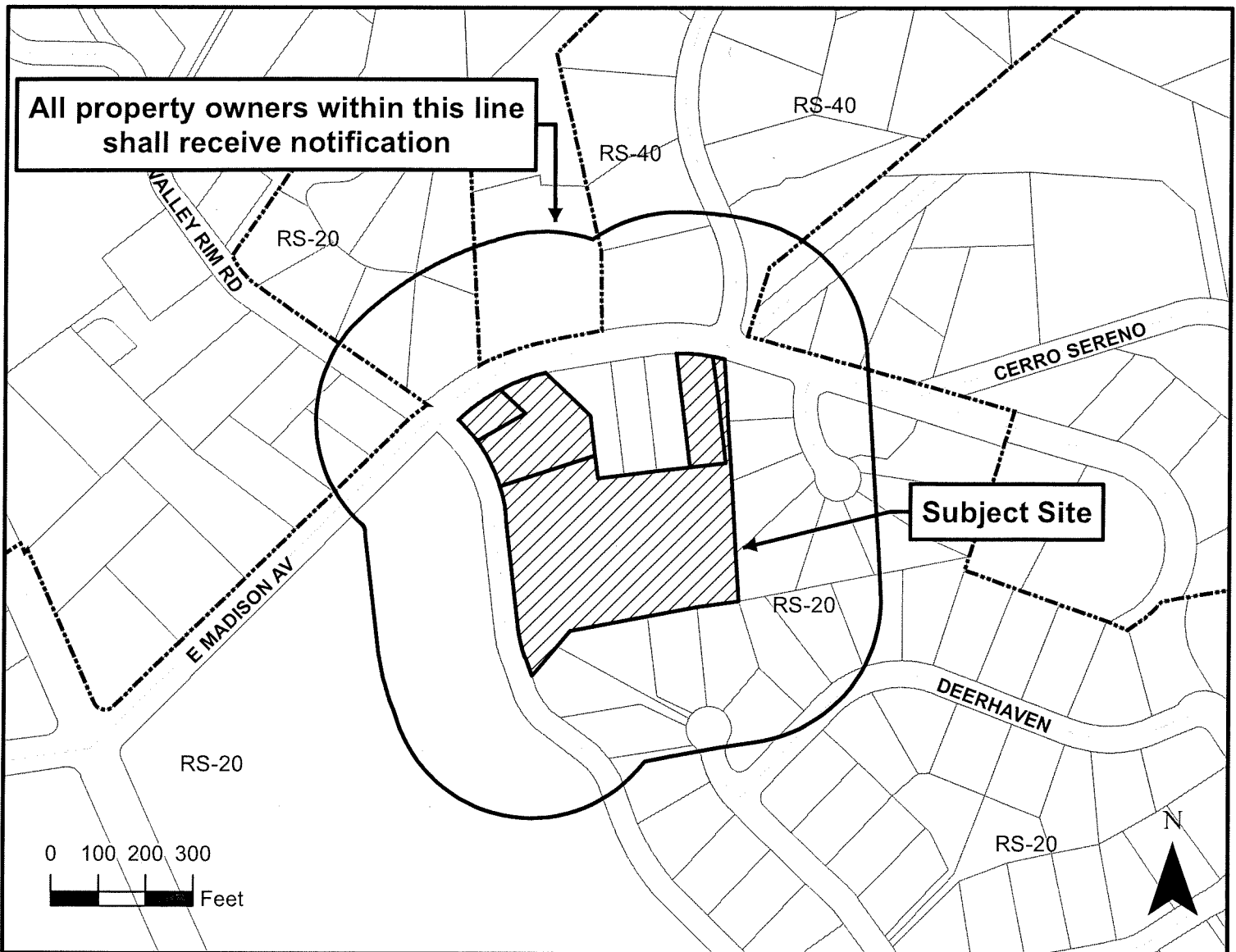
APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING Class 3 CEQA Exemption
3. Proposed Resolution APPROVING Conditional Use Permit No. 2020-0011
4. Application and Disclosure Statement
5. Project Description
6. Site Plan, Floor Plan, and Elevations



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT
FOR THE EXPANSION OF A SPECIAL TRAINING AND SCHOOL FACILITY (ST. MADELEINE SOPHIE'S CENTER)**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, May 17, 2022** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

CONDITIONAL USE PERMIT NO. 2020-0011, as submitted by Michael Merrill on behalf of St. Madeleine Sophie's Center, requesting to demolish a single-family home and construct a new multi-purpose building and associated site improvements. The subject property located at the south side of E. Madison Ave. between Greenfield Dr. and Camelot Pkwy. and addressed as 2095, 2099, 2113, and 2115 E. Madison Ave., APNs 512-230-03-00, 512-230-04-00, 512-230-13-00 & 512-230-08-00. 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.elcajon.gov/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 City Hall in 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.elcajon.gov/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **NOAH ALVEY** at 619-441-1742 or via email at nalvey@elcajon.gov and reference "CUP-2020-0011" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION 15303 (NEW CONSTRUCTION OF CONVERSION OF SMALL STRUCTURES) FOR CONDITIONAL USE PERMIT NO. 2020-0011 FOR THE EXPANSION OF AN EDUCATIONAL FACILITY THAT SERVES INDIVIDUALS WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES, AT 2095-2115 E. MADISON AVE., IN THE RESIDENTIAL SINGLE-FAMILY, 20,000 SQUARE FOOT (RS-20) ZONE; APN: 512-230-03-00, 512-230-04-00, 512-230-13-00 & 512-230-08-00; GENERAL PLAN DESIGNATION: LOW LOW DENSITY RESIDENTIAL.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 17, 2022, to consider Conditional Use Permit No. 2020-0011 ("CUP-2020-0011"), as submitted by Michael Merrill on behalf of St. Madeleine Sophie's Center, requesting to demolish a single-family home and construct a new multi-purpose building and associated site improvements for the expansion of an educational facility (St. Madeleine Sophie's Center) in the Residential, Single-family, 20,000 square foot ("RS-20") zone, located on the south side of E. Madison Ave. between Greenfield Dr. and Camelot Pkwy., Assessor's Parcel Number 512-230-03-00, 512-230-04-00, 512-230-13-00 & 512-230-08-00; and

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

WHEREAS, it is proposed that the project is exempt from CEQA under section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303 provides an exemption for the construction of up to four buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The proposed multi-purpose building is approximately 5,900 sq. ft. and the site is zoned for the proposed use if a conditional use permit is approved, significant amount of hazardous substances are not part of the proposed project, the site can be adequately served by all public services and facilities, and the surrounding area is not environmentally sensitive. Therefore, section 15303 is an appropriate exemption for the proposed project, as the record of proceedings contains evidence to support the determination that the Class 3 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:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the proposed CEQA exemption for the expansion of an educational facility (St. Madeleine Sophie's Center), CUP-2020-0011.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the CEQA exemption for the expansion of an educational facility (St. Madeleine Sophie's Center), CUP-2020-0011.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held May 17, 2022, by the following vote:

AYES:
NOES:
ABSENT:

Anthony SOTTILE, Chair

ATTEST:

Noah ALVEY, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2020-0011 FOR THE EXPANSION OF AN EDUCATIONAL FACILITY THAT SERVES INDIVIDUALS WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES, AT 2095-2115 E. MADISON AVE., IN THE RESIDENTIAL SINGLE-FAMILY, 20,000 SQUARE FOOT (RS-20) ZONE; APN: 512-230-03-00, 512-230-04-00, 512-230-13-00 & 512-230-08-00; GENERAL PLAN DESIGNATION: LOW LOW DENSITY RESIDENTIAL

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 17, 2022, to consider Conditional Use Permit No. 2020-0011 ("CUP"), as submitted by Michael Merrill on behalf of St. Madeleine Sophie's Center, requesting to demolish a single-family home and construct a new multi-purpose building and associated site improvements for the expansion of an educational facility, St. Madeleine Sophie's Center ("SMSC") in the Residential, Single-family, 20,000 square foot ("RS-20") zone, located on the south side of E. Madison Ave. between Greenfield Dr. and Camelot Pkwy., Assessor's Parcel Number: 512-230-03-00, 512-230-04-00, 512-230-13-00 & 512-230-08-00; and

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

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

- A. The General Plan designates the subject site as Low Low Density Residential ("LLR"). An educational facility that serves individuals with intellectual and developmental disabilities is consistent with the General plan if a CUP is approved. The proposed use is also consistent with General Plan objectives that seek to achieve needed public and community services and facilities for individuals, including those with developmental disabilities.
- B. The proposed building complies with Zoning Code development standards for setbacks, lot coverage, and building height. The building design also complies with architectural design standards by creating visual interest through variations in wall planes and rooflines, and use of windows on all building facades.
- C. The vicinity of the subject property is developed with single-family homes and the Shadow Mountain Community Church. The operation of the proposed multi-

purpose building will be compatible with adjacent residential uses by conducting activities within the enclosed building. Additionally, the operational characteristics of SMSC, including pick-up and drop-off times, are not proposed to change, and SMSC has operated in a compatible fashion with surrounding properties and uses for over 50 years, with a minimal number of complaints at a capacity of up to 400 individuals.

- D. Impacts are not anticipated with the normal conduct of the building for educational and administrative uses. If the operation of the proposed multi-purpose building does become a nuisance, the city has performance standards for those impacts that are addressed through code compliance actions when complaints are received. The CUP could be revoked if found to be out of compliance with performance standards.
- E. The public convenience and necessity is served by having adequate modern facilities that meet the educational needs of individuals with intellectual and developmental disabilities.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES CUP No. 2020-0011 to demolish a single-family home and construct a new multi-purpose building and associated site improvements for the expansion of an educational facility, SMSC in the Residential, Single-family, 20,000 square foot (RS-20) zone on the above described property subject to the following conditions:

1. Prior to the issuance of a building permit, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
 - a. A signed copy of the approved site plan shall be included in each building permit set and shall include all required notes listed in the conditions of approval.
 - b. A Lighting Plan shall be approved pursuant to the requirements in El Cajon Municipal Code section 17.130.150. The plan shall indicate lighting for pedestrian and vehicular safety that is sufficient to minimize security problems. Light shall not be cast as to create a nuisance for adjacent properties.
 - c. Submit and obtain approval of a Landscape Documentation Package ("LDP") pursuant to the requirements of El Cajon Municipal Code Chapter 17.195. The LDP plans shall be consistent with the approved site plan and concept plan, and address any discrepancies with the Water Efficient Landscape Ordinance and other State codes, including the California Green Building Code.
 - d. The site plan and building permit plans shall be consistent with all the approved plans and elevations. The approved building material types and the colors of all exterior elevations shall be shown on construction drawings submitted for

- building permits and shall be in substantial conformance with the ones approved by the decision makers.
- e. Comply with Part 77 notification to the Federal Aviation Administration ("FAA") for Gillespie Field. Provide a no hazard to air navigation determination by the FAA or complete self-certification.
2. Prior to building permit final, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
 - a. Complete the installation of the approved landscaping and irrigation system and obtain approval of the Certificate of Competition.
 - b. Satisfy all requirements contained in this resolution of approval.
 3. The applicant shall comply with the conditions listed in the "Standard Conditions of Development" attached to this resolution.
 4. The following are ongoing operational conditions of approval for this CUP.
 - a. Enrollment capacity shall be limited to 400, consistent with licensed capacity by the State of California.
 - b. The use shall be operated in a manner that is compatible at all times with surrounding properties and uses.
 - c. Any change in use or expansion of the facility may require prior City approval, including an amendment to this CUP.
 - d. The educational facility shall maintain upkeep and ensure operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
 5. Obtain building permits and comply with currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
 6. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the state of California, along with adequate test borings.
 7. Construct street improvements on East Madison Avenue, across the property frontage:
 - a. 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.

- b. Improvements shall include, but not be limited to street pavement to provide 20-foot from centerline to southern face of curb, concrete curbs and gutters and adequate pavement transitions.
 - c. Close all unused existing driveways and replace with full height curb and gutter in accordance with City Standards.
 - d. Repair all damaged concrete curb and gutter.
 - e. Relocate existing facilities in conflict with construction as necessary and under grounding of existing utility poles is required.
 - f. Stub any new underground utility services out at the property line.
 - g. The driveway opening on East Madison Avenue shall match the curb and gutter on the east side. The driveway opening shall be a minimum 20-foot wide curb cut.
 - h. Prior to issuance of a Building Permit and an 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.
8. Private Development Sewer Lateral - 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 property owner. Connections to the City sewer system and payment of connection fees are required with Building Permits.
9. Add the following notes to the Site Plan for CUP-2020-0001 and implement the Best Management Practices ("BMP") as a condition of the CUP:
- "All operations shall comply with the City's Jurisdictional Runoff Management Program ("JRMP") and the City's Storm Water Ordinance (Municipal Code 13.10 and 16.60) to minimize or eliminate discharges of pollutants to the storm drain system. Operations shall include implementation of Commercial BMPs as follows:
- a. Only rain is permitted to enter the storm drain system. Discharges (direct or by conveyance) of trash, debris, vehicle fluids, or wastewater (including washing fluids) to the storm drain system are strictly prohibited.
 - b. Sweep or vacuum to clean outdoor areas (trash enclosures, sidewalks and parking lots). Power washing in outdoor areas is strictly prohibited.
 - c. If power washing is absolutely required, capture, contain, and collect any power wash water and dispose of in the sanitary sewer.
 - d. Maintain parking area to be free from trash and petroleum leaks.
 - e. Provide sufficient trash receptacles.

- f. Dispose of wastes properly.
- g. All dumpsters used by this project shall have lockable lids. All lids on all dumpsters shall remain closed while dumpster is not directly in use and locked after business hours. All dumpsters shall be properly stored inside of a building or in a covered trash enclosure.
- h. All trash enclosure(s) must be secured, covered with an impervious roof, and constructed with a berm or grade-break across the entire entrance in accordance with the requirements of City of El Cajon Storm Water Attachment No. 2 (available to the public via the City's website). The design of the enclosure should accommodate a recycling grease bin if one will be used and stored outdoors.
- i. All storm water runoff treatment control mechanisms (catch basins, Low Impact Development ("LID")) BMPs and Priority Development Project BMPs) shall be maintained to be in good working order and replaced as necessary. See manufacturer's recommendations for maintenance and replacement.

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

10. In accordance with the City of El Cajon Municipal Code Chapter 16.60, this project falls into a priority development project ("PDP") category and is subject to the Standard Urban Storm Water Mitigation Plan ("SUSMP") requirements. To fulfill SUSMP requirements, a Storm Water Mitigation Plan ("SWMitP") needs to be prepared by a Registered Civil Engineer in the State of California. (Storm Water Conceptual guidelines can be obtained from Engineering staff). Amongst other things, the SWMitP shall include the following:
- a. Incorporation of New Development BMPs. Please refer to the City of El Cajon BMP Design Manual. Use the BMP Design Manual and BMP calculator to help design and size proposed BMPs (available on City's website).
 - b. Runoff calculations for water quality. A specific volume or flow of storm water runoff must be captured and treated with an approved (series of) storm water treatment control device(s); the BMP design size is calculated using either: a) the 85th percentile hourly precipitation (San Diego County 85th Percentile Isopluvials) for volume based BMPs, or b) using a rain fall intensity of 0.2 inches per hour (Limited Hydrology Study, available on City's website) for flow based BMPs.
 - c. Incorporation of LID BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended, or a subsequent updated Order. LID BMPs must be included as a separate section of the SWMitP. The LID section must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source

Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. Please refer to the BMP Design Manual for design support.

- d. A Maintenance Plan pursuant to Storm Water Attachment No. 3 to ensure perpetual maintenance of BMPs (Available to the public via the City's website).
 - e. Landscaping Plans that comply with SUSMP requirements (submitted to the Planning Division).
 - f. Details of any proposed and existing trash enclosures. Any and all enclosures must be designed to be secured, constructed with a grade-break across the entire enclosure entrance, and covered with an impervious, fire-resistant roof in accordance with the requirements of Storm Water 'Attachment No. 2 Trash Enclosure' (Available on City's website). The design of the enclosure should accommodate a recycling grease bin if one will be used and stored outdoors. Note: All required documents are available on the City's Website at: <https://www.elcajon.gov/i-want-to/view/documents-forms-library/-folder-137>
11. The plans shall show that all new driveways and other impervious areas will drain to sufficiently sized and designed landscaped areas so as to incorporate LID BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended, or a subsequent updated Order. LID BMP details must be included as a separate section of the Building Permit Plan Set. The project must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. Incorporate all cross sections of proposed BMPs on the site plan.
 12. Submit a signed and executed Storm Water Facilities Maintenance Agreement with Easement and Covenants. An electronic copy of the Storm Water Facilities Maintenance Agreement with Easement and Covenants can be obtained from Engineering staff.
 13. 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. 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.
 14. 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:

Proposed Planning Commission Resolution

- a. 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.
 - b. These Plans shall be based on the preliminary soils report and in conformance with the City of El Cajon JRMP and 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.
 - 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 project, a reduction in density and/or hard surface coverage of the project may be required.
15. The Planning Commission may at any time during the life of this use permit, after holding a new public hearing and considering testimony as to the operation of the approved use, add additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.
 16. The existence of this CUP shall be recorded with the County Recorder.
 17. The proposed use shall be operated substantially as presented in the Planning Commission staff report titled CUP No. 2020-0011, dated May 17, 2022, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
 18. If all conditions of approval have not been satisfied or if the uses approved by this CUP have not been commenced, and if no request for an extension of time has been received, within two (2) years of the approval Planning Commission or by May 17, 2024, and subsequently approved, this CUP shall be considered null and void in accordance with El Cajon Zoning Code section 17.35.010.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held May 17, 2022, by the following vote:

AYES:
NOES:
ABSENT:

Anthony Sottile, Chair

ATTEST:

Noah ALVEY, Secretary



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 type="checkbox"/> TSM Tentative Subdivision Map
<input type="checkbox"/> VAR Variance	<input type="checkbox"/> ZR Zone Reclassification	<input checked="" type="checkbox"/> Other: <u>CUP AMENDMENT</u>	

Project Location

Parcel Number (APN): 512-230-08-00
 Address: 2113 E MADISON AVE
 Nearest Intersection: CAMELOT PARKWAY

Project Description (or attach separate narrative)

DEMOLITION OF AN EXISTING 1,500 SQ.FT. RESIDENCE & FREE STANDING GARAGE W/ SECOND FLOOR APARTMENT AND CONSTRUCTION OF A NEW 5,252 SQ.FT. MULTI-PURPOSE BUILDING FOR ST. MADELINE SOPHIE

Project Screening Questions

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

Demolition or substantial modification proposed to site improvements or structures? No Yes DEMOLITION OF EXISTING STRUCTURES

Tenant improvements proposed? No Yes T.I. AS PART OF NEW BLDG

Existing vegetation or trees on site proposed for removal? No Yes LIMITED EXISTING LANDSCAPING

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: St. Madeleine Sophie's Center

Contact Name: Debra Emerson, Chief Executive Officer

Mailing Address: 2119 E. MADISON AVE, EL CAJON, CA 92019

Phone: 619 442 5129 Email: demerson@stmsc.org
EXT. 101

Interest in Property: Own Lease Option

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

Company Name: MICHAEL MERRILL ARCHITECTURE + PLANNING

Contact Name: MICHAEL MERRILL License: C-18235

Mailing Address: 3883 RUFFIN ROAD, #B, SAN DIEGO, CA 92123

Phone: 619 992 9143 Email: Merrillarch@gmail.com

Property Owner Information (if different than applicant)

Company Name: Same as 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

Applicant Signature¹:



Date:

6/6/19

Property Owner

Signature²:

Date:

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

Pre-application Conference

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

Conference date:

4/22/2018

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.

St. Madeleine Sophie's Center	See attached Board of Trustees ; as a
2119 East Madison Avenue	non-profit they do not have a financial
El Cajon, CA 92019	interest but do have fiduciary duty

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

St. Madeleine Sophie's Center	
2119 East Madison Avenue	
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.

N/A	

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

N/A	

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

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

“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

Debra Emerson, CEO, St. Madeleine Sophie’s Center

Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

MICHAEL MERRILL ARCHITECTURE + PLANNING

Alfonso Camacho
Associate Planner
City of El Cajon
Planning Department
200 Civic Center Way
El Cajon, CA 92020

November 17, 2020

Subject: AM CUP No. 219 – Saint Madeline Sophies Expansion
Project Description

Dear Alfonso;

The proposed project consists of the demolition of an existing residence and garage/accessory dwelling unit and construction of a new one story 5,852 square foot multi-purpose building and associated site improvements. The project will be accessed by the existing 20-foot wide driveway on East Madison Avenue.

The site will be graded to provide a flat building pad and meet accessibility access regulations. The use of retaining walls has been minimized to the maximum extent possible.

Number of Staff: 14 (pre-COVID) or 11 (current); no new staff are to be hired, as we are just moving the program location.

Number of Students: 75 students per day

Hours of Operation: 8 am to 4 pm

Parking and Transportation: Only staff will require parking. Two Managers will park on campus, and the remainder will continue to park at Shadow Mountain per our agreement to use their lot. Currently all our staff are able to park on campus since we do not have visitors. All students are dropped off at the site via SMSC shuttle or their family. The shuttle will drop students off in front of the new multi-purpose building. Families will continue to park on campus and walk their student into the building at drop-off and pick-up times. Drop-off occurs between 8 am and 9 am and pick-up occurs between 2:30 pm and 3:30 pm.

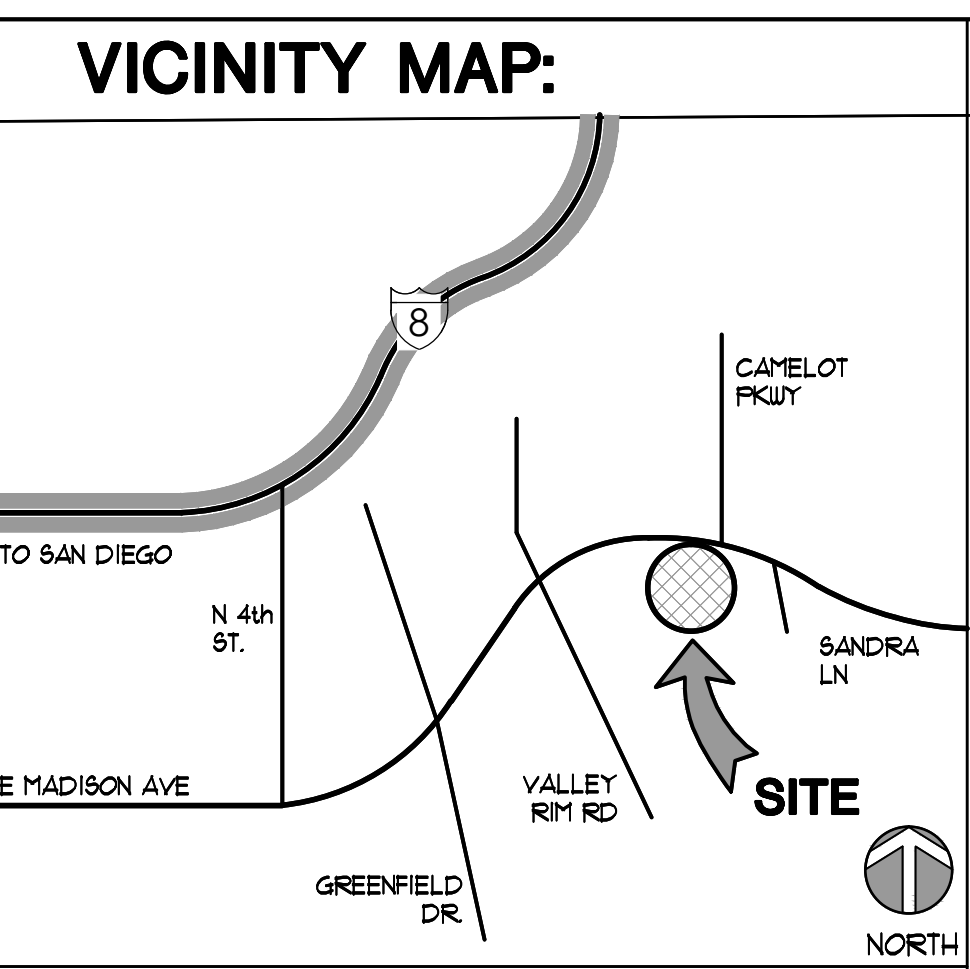
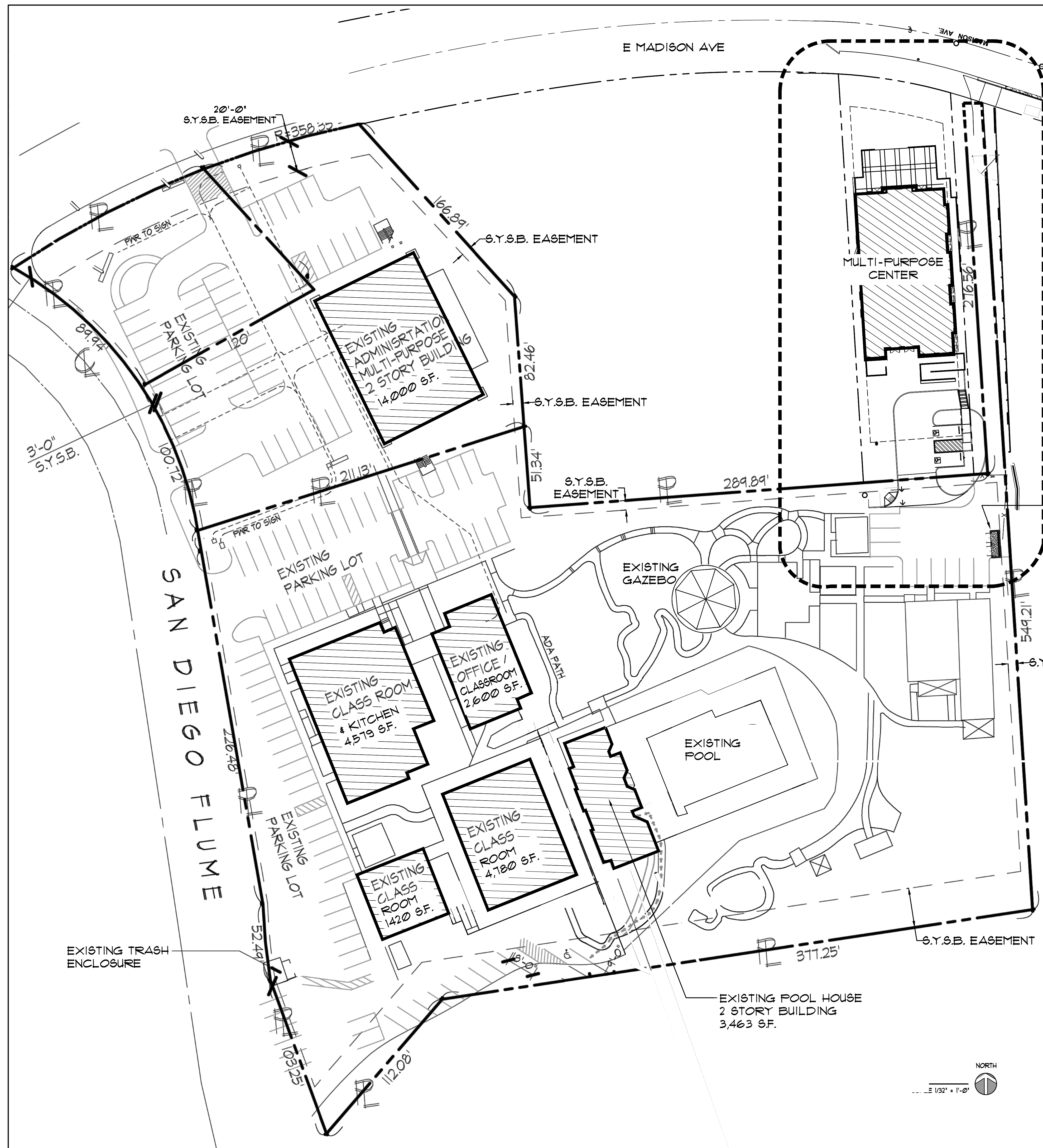
SMSC's Senior Program began in 2000 with only 30 students. Today, there are 78 students in the Senior Program — over 18% of the Center's enrollment. As with the general population, persons with developmental disabilities have an increased life expectancy and are living longer, healthier lives. However, due to their pre-existing neurological, functional, and physical impairments, individuals with developmental disabilities demonstrate signs of aging in their 40s and 50s that the general population traditionally may not experience until 20 to 30 years later.

The Senior Program is currently located in the 4,579-sq. ft. Ghio Building, which houses the kitchen/cafeteria, restrooms and multi-purpose room. While also serving as the main dining area for the entire campus, this space suffers from physical limitations and is not conducive to the unique social and supervision needs of senior citizens with developmental disabilities.

SMSC's goal is to provide an enriched and stimulating environment where seniors with developmental disabilities can continue to thrive and remain independent as long as possible.

The new multi-purpose Senior Center include:

- Dedicated spaces for programs offered, including art classes in various mediums, exercise, educational classes and social activities;
- Restrooms (ADA accessible) located within program space;
- Transportation access/egress within a short distance from the building entrance;
- The Building entrance/exit will have ramps with handrails for clients with unsteady gait;
- Extra space for physical distancing due to COVID-19 requirements.



CAMPUS DATA:	
CAMPUS ADDRESS:	219 EAST MADISON AVE. EL CAJON, CA 92019
PROPOSED MULTI-PURPOSE BUILDING LOCATION:	219 E MADISON AVE. EL CAJON, CA 92019
APN NUMBERS:	512-230-0300, 512-230-0400, 512-230-1300 (EX. CAMPUS) 512-230-0800 (PARCEL OF PROPOSED MULTI-PURPOSE BUILDING)
SITE AREA:	EXISTING CAMPUS: 6.7 ACRES PROPOSED MULTI-PURPOSE BUILDING: 0.4045 ACRES PROPOSED TOTAL CAMPUS AREA: 1.045 ACRES
NUMBER OF BUILDINGS:	EXISTING CAMPUS: 6 (SIX) PROPOSED MULTI-PURPOSE BUILDING: 1 (ONE) PROPOSED CAMPUS TOTAL: 7 (SEVEN)
BUILDING AREA:	EXISTING ADMIN/MULTIPURPOSE: 14,000 SF. EXISTING CLASSROOM BUILDING: 4,549 SF. EXISTING CLASSROOM/OFFICE: 2,600 SF. EXISTING CLASSROOM: 1,420 SF. EXISTING CLASSROOM: 4,780 SF. EXISTING POOL BUILDING: 3,463 SF. SUBTOTAL EXISTING BUILDINGS: 30,812 SF. PROPOSED MULTI-PURPOSE BUILDING: 5,852 SF. PROPOSED CAMPUS TOTAL: 36,664 SF.
PARKING:	EXISTING PARKING: 126 PARKING SPACES PROPOSED MULTI-PURPOSE: 2 PARKING SPACES PROPOSED PARKING TOTAL: 128 PARKING SPACES
MAXIMUM NUMBER OF STUDENTS:	300 STUDENTS

PROJECT DATA:	
PARCEL AREA:	0.4045 ACRES (11,619 SF.)
BUILDING AREA:	5,852 SF.
LOT COVERAGE:	MAXIMUM PER ZONE: 40% PROPOSED: 33%
LANDSCAPE AREA PROPOSED:	8,628 SF.
SETBACKS:	STANDARD FRONT: 20'-0" REQUIRED / 00'-0" PROVIDED INTERIOR SIDE: 6'-0" REQUIRED / 6'-0" PROVIDED REAR YARD: 25'-0" REQUIRED / 00'-0" PROVIDED
USE/OCCUPANCY:	ASSEMBLY (A3) BUSINESS (B)
CONSTRUCTION TYPE:	V (SPRINKLERED)
FIRE SPRINKLERS PROVIDED:	YES
BUILDING HEIGHT:	MAXIMUM ALLOWED: 40 FEET PROPOSED: 22 FEET
PARKING REQUIRED:	NONE
PARKING PROVIDED:	2 PARKING SPACES
BICYCLE PARKING REQUIRED:	02 BICYCLE PARKING SPACES
BICYCLE PARKING PROVIDED:	20 BICYCLE PARKING SPACES
*REFER TO 'CAMPUS DATA', PARKING REQUIREMENT PROVIDED BY EXISTING CAMPUS PARKING SPACES.	

APPLICABLE CODES	
CALIFORNIA BUILDING CODE:	2019
CALIFORNIA MECHANICAL CODE:	2019
CALIFORNIA PLUMBING CODE:	2019
CALIFORNIA ELECTRICAL CODE:	2019
FIRE CODE:	2019
CALIFORNIA ENERGY CODE:	2019

MICHAEL MERRILL
ARCHITECTURE + PLANNING
Suite B
3883 Ruffin Road
San Diego, California 92123
phone: 858.810.7999 & 858.810.7998

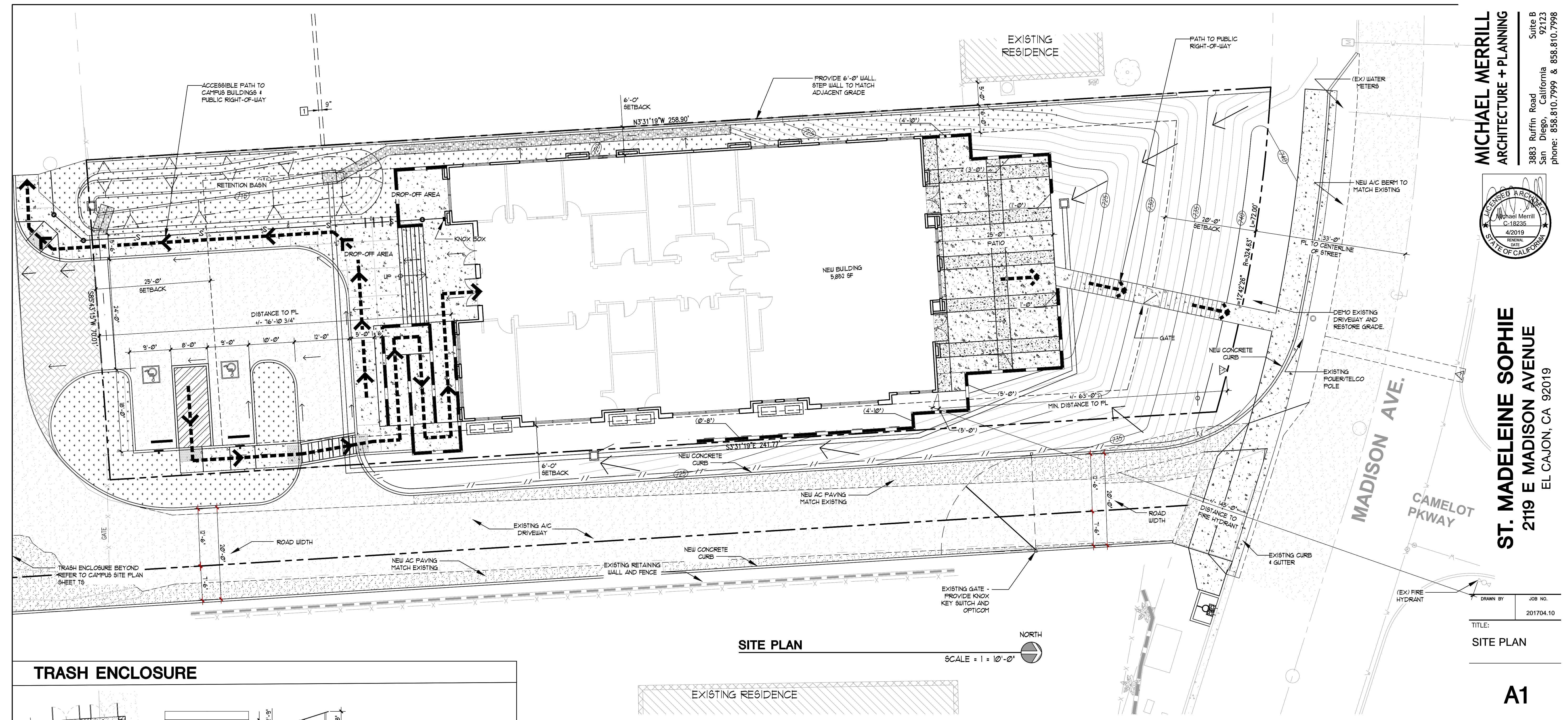


ST. MADELEINE SOPHIE
2119 E MADISON AVENUE
EL CAJON, CA 92019

DRAWN BY:	JOB NO.
	201704.10
TITLE: CAMPUS & PROJECT DATA	

TS.0

CITY OF EL CAJON	
PERMIT NO. _____	
APPLICANT: ST. MADELEINE SOPHIE	
ASSESSOR PARCEL NO(S): 512-230-08-00	
REQUEST: CUP AMENDMENT	
PC RESOLUTION NO. _____	APPROVED BY: _____
CC RESOLUTION NO. _____	_____
ORDINANCE NO. _____	DATE: _____



SITE PLAN

NORTH
 SCALE = 1" = 10'-0"



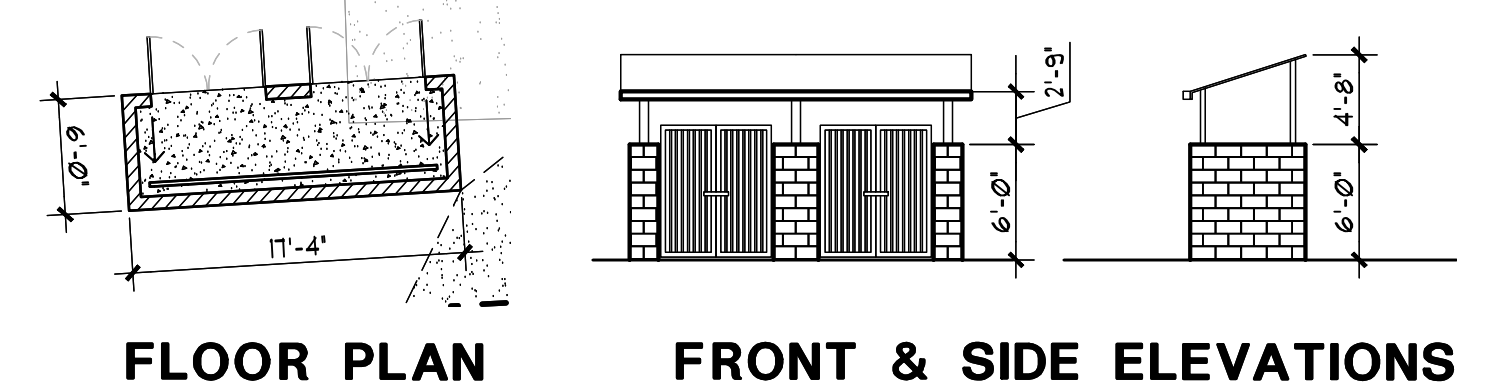
NOTES

- A DEMOLITION PERMIT AND BOND ARE REQUIRED FOR STRUCTURES BEING REMOVED.
- UNDERSOUNDING OF ALL ON-SITE UTILITIES IS REQUIRED.
- FIRE TRUCK ACCESS VIA FIRE LANES, GATES, ETC. IS REQUIRED. ACCESS FROM MADISON AVENUE.
- FIRE SPRINKLERS, FIRE ALARM AND UNDERGROUND FIRE SERVICE PLANS SHALL BE DEFERRED SUBMITTALS.

LEGEND

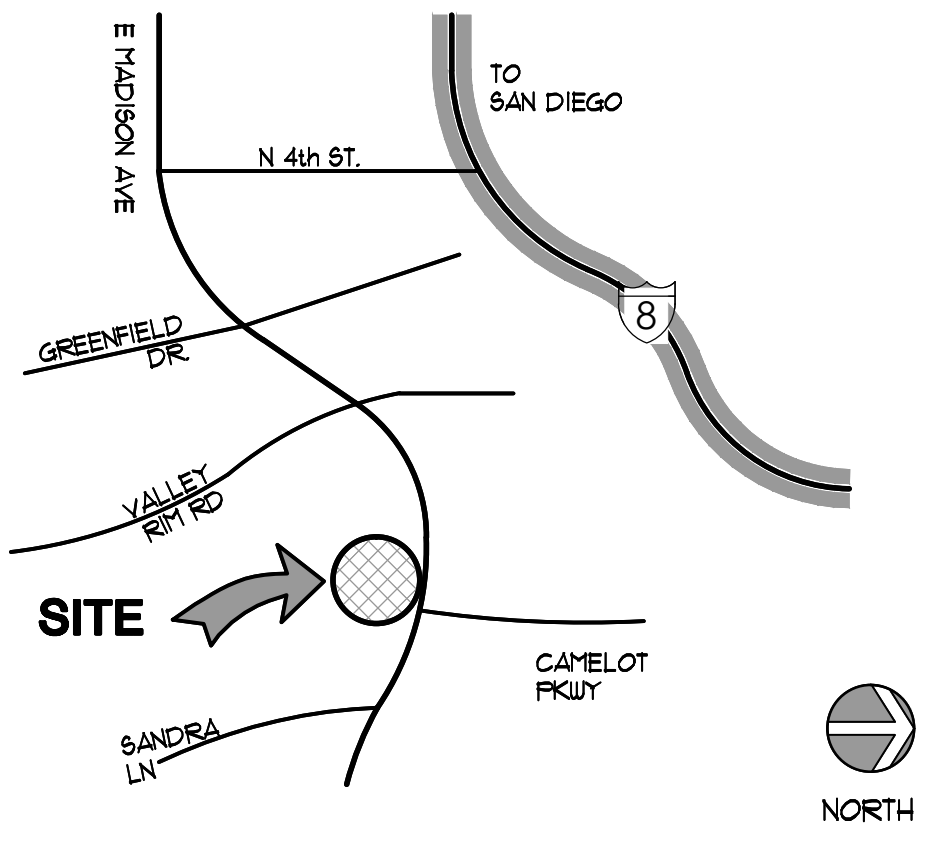
- ACCESSIBLE PATH OF TRAVEL / EMERGENCY EGRESS
- PROPERTY LINE
- LANDSCAPE ARE
- CONCRETE PAVING
- RETAINING WALL PER CIVIL
- WALL HEIGHT (4'-6")

TRASH ENCLOSURE



NOTE:
 TRASH ENCLOSURE SHALL COMPLY WITH CITY OF EL CAJON TRASH ENCLOSURE DETAIL AND STANDARD EXPLANATORY NOTES CONTAIN WITHIN

VICINITY MAP:



PROJECT DATA:

PARCEL AREA: 0.4045 ACRES (11,619 SF.)
 BUILDING AREA: 5,882 SF.
 LOT COVERAGE: MAXIMUM PER ZONE: 40%
 PROPOSED: 33%
 LANDSCAPE AREA PROPOSED: 8,628 SF.
 SETBACKS: STANDARD FRONT: 20'-0" REQUIRED / 00'-0" PROVIDED
 INTERIOR SIDE: 6'-0" REQUIRED / 6'-0" PROVIDED
 REAR YARD: 25'-0" REQUIRED / 00'-0" PROVIDED
 USE/OCCUPANCY: ASSEMBLY (A3)
 BUSINESS (B)
 CONSTRUCTION TYPE: V (SPRINKLERED)
 FIRE SPRINKLERS PROVIDED: YES
 BUILDING HEIGHT: MAXIMUM ALLOWED: 40 FEET
 PROPOSED: 22 FEET
 PARKING REQUIRED: NONE
 PARKING PROVIDED: 2 PARKING SPACES
 BICYCLE PARKING REQUIRED: 02 BICYCLE PARKING SPACES
 BICYCLE PARKING PROVIDED: 20 BICYCLE PARKING SPACES
 *REFER TO 'CAMPUS DATA', PARKING REQUIREMENT PROVIDED BY EXISTING CAMPUS PARKING SPACES.

TITLE: **SITE PLAN**
 DRAWN BY: _____
 JOB NO.: 201704.10

A1

CITY OF EL CAJON

PERMIT NO. _____

APPLICANT: ST. MADELEINE SOPHIE

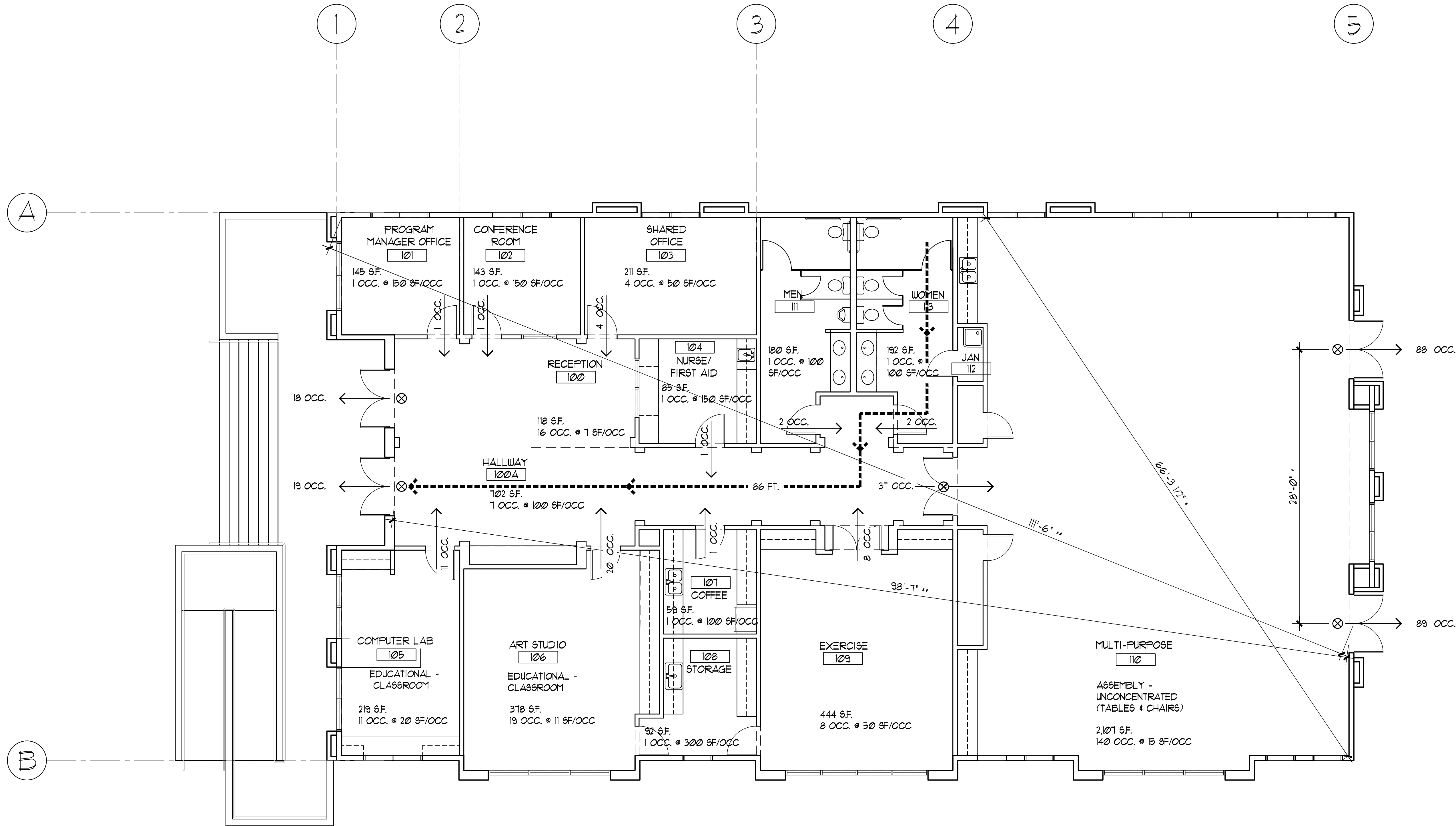
ASSESSOR PARCEL NO(S): 512-230-08-00

REQUEST: CUP AMENDMENT

PC RESOLUTION NO. _____ APPROVED BY: _____

CC RESOLUTION NO. _____

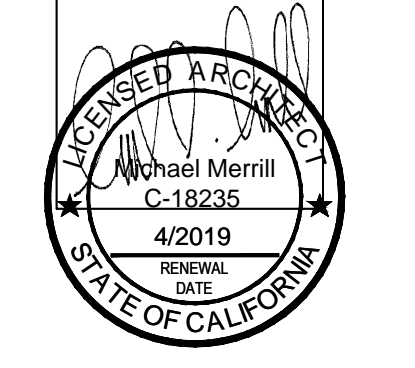
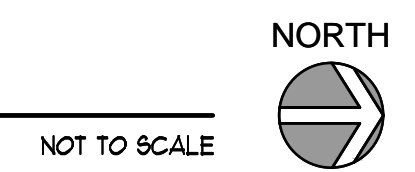
ORDINANCE NO. _____ DATE: _____



NOTES

- EMERGENCY LIGHTING AND EMERGENCY EGRESS LIGHTNING SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES & REGULATIONS.
 - FIRE EXTINGUISHER REQ. ONE EVERY 3,000 SF WITH MAX. 75' TRAVEL DIST. MIN. SIZE 2A10BC WITH SIGNAGE.
 - REFER TO SHEET A1 FOR PATH OF TRAVEL FROM BUILDING TO PUBLIC RIGHT-OF-WAY
- ⊗ NEW EXIT SIGN

FLOOR PLAN - EXITING PLAN



DRAWN BY: _____ JOB NO. 201704.10
 TITLE: **EXITING ANALYSIS**

A4.2

CITY OF EL CAJON

PERMIT NO. _____

APPLICANT: ST. MADELEINE SOPHIE

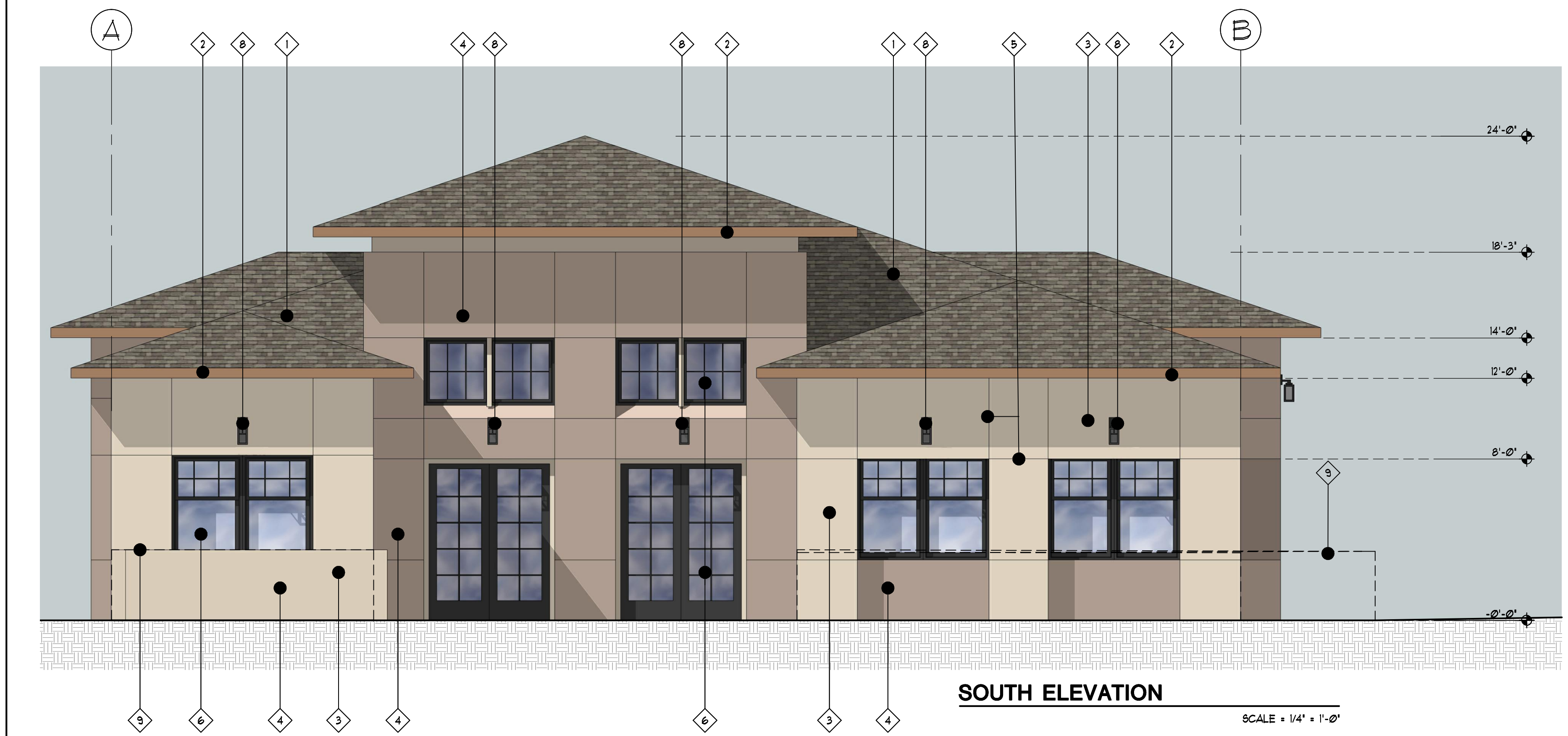
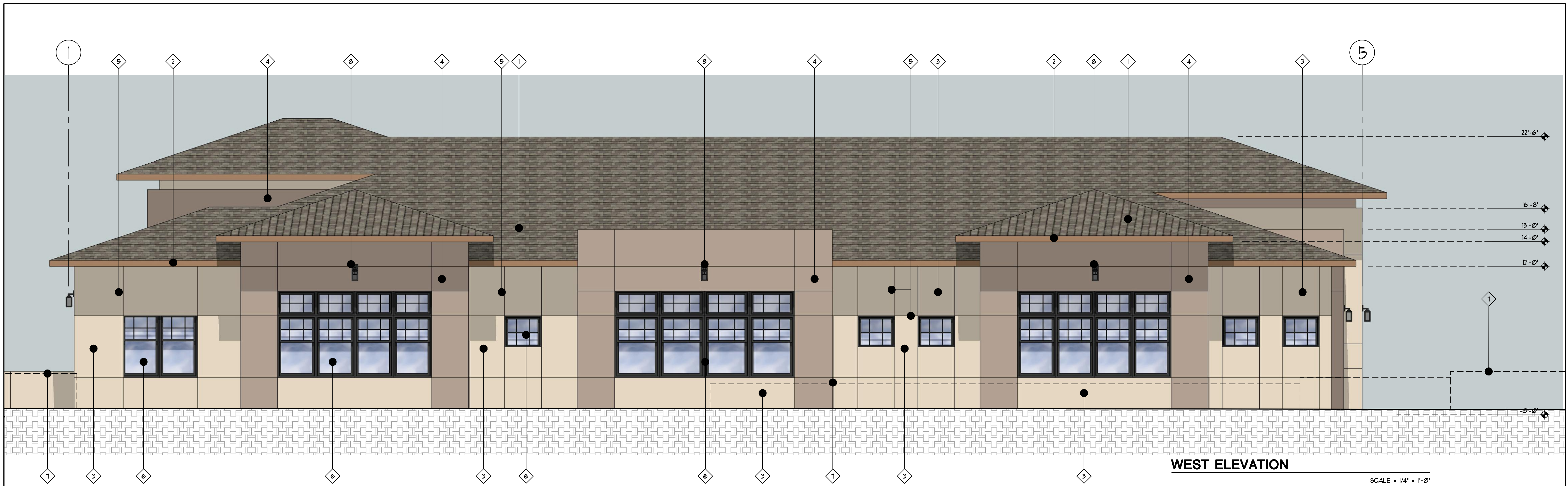
ASSESSOR PARCEL NO(S): 512-230-08-00

REQUEST: CUP AMENDMENT

PC RESOLUTION NO. _____ APPROVED BY: _____

CC RESOLUTION NO. _____

ORDINANCE NO. _____ DATE: _____



LEGEND

- 1 ASPHALT SHINGLE ROOFING
- 2 PAINTED WOOD FASCIA AND GUTTER
- 3 LIGHT SAND FINISH STUCCO - COLOR 1 - BEHR 6230-5 SUGAR MAPLE
- 4 LIGHT SAND FINISH STUCCO - COLOR 2 - BEHR 6290-2 WHITE BEAM HUMMUS
- 5 ALUMINUM REVEAL / STUCCO JOINT
- 6 PRE-FINISHED ALUMINUM WINDOW WITH CLEAR LOW-E GLASS
- 7 OUTLINE OF CMU RETAINING WALL PER CIVIL DRAWINGS.
- 8 DECORATIVE WALL LIGHT FIXTURE
- 9 PATIO WALL

CITY OF EL CAJON

PERMIT NO. _____

APPLICANT: ST. MADELEINE SOPHIE

ASSESSOR PARCEL NO(S): 512-230-08-00

REQUEST: CUP AMENDMENT

PC RESOLUTION NO. _____ APPROVED BY: _____

CC RESOLUTION NO. _____

ORDINANCE NO. _____ DATE: _____

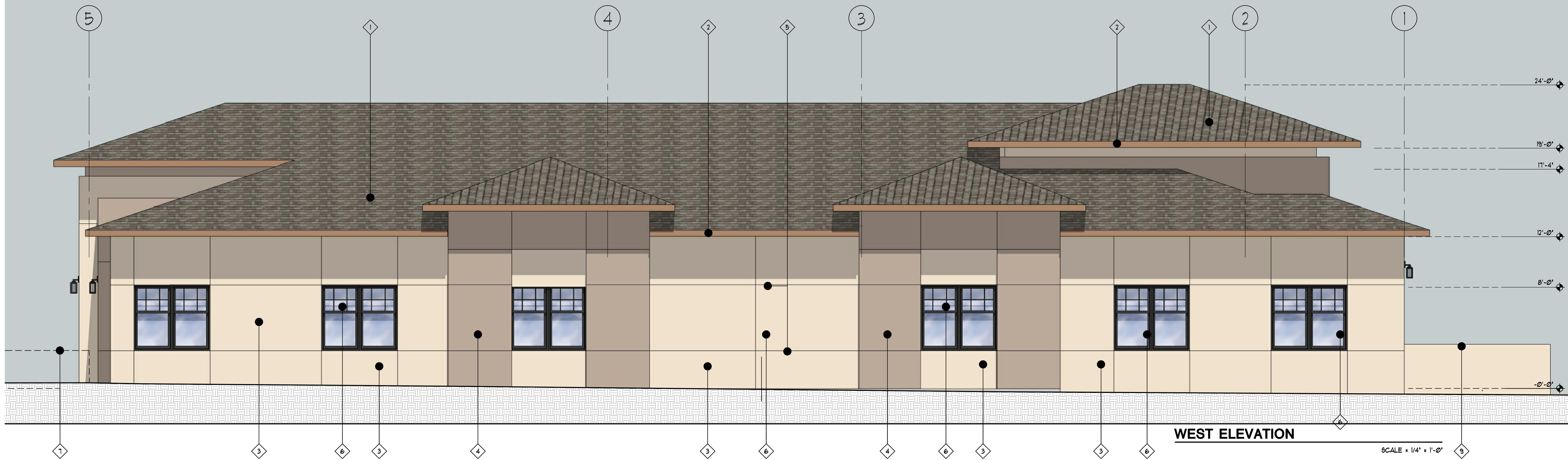
MICHAEL MERRILL
 ARCHITECTURE + PLANNING
 3883 Ruffin Road Suite B
 San Diego, California 92123
 phone: 858.810.7999 & 858.810.7998



ST. MADELEINE SOPHIE
 2119 E MADISON AVENUE
 EL CAJON, CA 92019

DRAWN BY: _____ JOB NO. 201704.10
 TITLE: ELEVATIONS

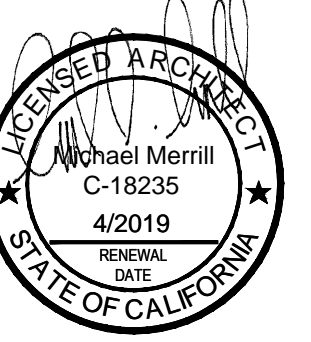
A2.1



LEGEND

- 1 ASPHALT SHINGLE ROOFING
- 2 PAINTED WOOD FASCIA AND GUTTER
- 3 LIGHT SAND FINISH STUCCO - COLOR 1 - BEHR 5230-5 SUGAR MAPLE
- 4 LIGHT SAND FINISH STUCCO - COLOR 2 - BEHR 5230-2 WHITE BEAM HUMMUS
- 5 ALUMINUM REVEAL / STUCCO JOINT
- 6 PRE-FINISHED ALUMINUM WINDOW WITH CLEAR LOW-E GLASS
- 7 OUTLINE OF CMU RETAINING WALL PER CIVIL DRAWINGS.
- 8 DECORATIVE WALL LIGHT FIXTURE
- 9 PATIO WALL
- 10 ADDRESS NUMBER, CONTRASTING IN COLOR FROM WALL 4 MIN. 8" IN SIZE

MICHAEL MERRILL
 ARCHITECTURE + PLANNING
 3883 Ruffin Road Suite B
 San Diego, California 92123
 phone: 858.810.7999 & 858.810.7998



ST. MADELEINE SOPHIE
 2119 E MADISON AVENUE
 EL CAJON, CA 92019

DRAWN BY: _____ JOB NO. 201704.10

TITLE: ELEVATIONS

A2.2

CITY OF EL CAJON

PERMIT NO. _____

APPLICANT: ST. MADELEINE SOPHIE

ASSESSOR PARCEL NO(S): 512-230-08-00

REQUEST: CUP AMENDMENT

PC RESOLUTION NO. _____ APPROVED BY: _____

CC RESOLUTION NO. _____

ORDINANCE NO. _____ DATE: _____



Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	3
Project Name:	Shadow Mountain Community Church Fireworks Display
Request:	Fireworks Display on July 2 & 3, 2022
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2022-0004
Location:	Southeast corner of Greenfield Dr. and E. Madison Ave. (Baseball Field); 2100 Greenfield Dr.
Applicant:	Trev Holman; trev.holman@shadowmountain.org
Project Planner:	Noah Alvey; nalvey@elcajon.gov; 619-441-1795
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order, approving a CEQA exemption and CUP No. 2022-0004 subject to conditions.

PROJECT DESCRIPTION

The proposed project is a request to conduct a fireworks display on July 2 and 3, 2022. The fireworks display will be conducted by a licensed pyrotechnician and is proposed to begin between 8:30 p.m. and 9 p.m. and last for up to 15 minutes. The fireworks will originate from the Baseball Field on the southeast corner of Greenfield Dr. and E. Madison Ave. and on-site viewing areas are designated north of the Worship Center building where an outdoor worship service will occur prior to the fireworks display.

BACKGROUND

General Plan:	Parochial (P) & School Playground/Playfield (SP/P)
Specific Plan:	Specific Plan No. 523
Zone:	RS-20-H (Single-Family Residential, minimum 20,000 sq. ft., Hillside Overlay)
Other City Plan(s):	N/A
Regional and State Plan(s):	N/A

Project Site & Constraints

The Shadow Mountain Community Church includes two separate sites at the intersection of Greenfield Dr. and E. Madison Ave. The sites are located on the south side of the intersection on the west and east sides of Greenfield Dr. and referred to as the west campus and east campus, respectively.

The fireworks display is proposed on the east campus, which is approximately 32 acres. The east campus includes administration, education, religious assembly, and associated activities, including playgrounds and playfields.

Surrounding Context

The surrounding context is lower density residential uses and St. Madeleine Sophie's Center. The eastern area of El Cajon is characterized by larger residential lots in a suburban pattern of development:

Direction	Zones	Land Uses
North	Unincorporated San Diego County	Residential
South	RS-20	Single-family residential
East	RS-20	Single-family residential
West	RS-20-H	Single-family residential

General Plan

The subject property is designated as Parochial (P) and School Playground/Playfield (SP/P). Ancillary activities associated with holiday or sporting events, such as a fireworks display, would be consistent with the General Plan because these types of events are customarily conducted at locations designed to accommodate large gatherings or special events.

The General Plan Safety Element Action 3.3 requires developments or projects, "to meet minimum standards for adequate fire protection." The proposed fireworks display has been reviewed by Heartland Fire & Rescue and conditions of approval to ensure adequate fire protection are proposed.

Specific Plan (SP) No. 523

SP No. 523 implements the General Plan for the subject site and authorizes the conduct of administration, education, religious assembly, and associated activities, including playgrounds and playfields. Special events are not addressed by SP No. 523, therefore, the special events and activities customarily associated with authorized uses are regulated by the Zoning Code.

Zoning Code

Section 17.115.070 of the Zoning Code includes activities permitted in any zone subject to the issuance of a conditional use permit. The list of uses includes pyrotechnic display (fireworks).

Section 17.115.130 of the Zoning Code includes performance standards for noise and provides an exemption for events of short duration such as, "carnivals, fireworks displays, outdoor concerts, parades and sports activities, which are regulated by separate city approval such as a conditional use permit." The noise regulations for a fireworks display may be applied as conditions of approval for the conditional use permit.

DISCUSSION

The conduct of fireworks display in conjunction with July 4th Independence Day celebrations and sporting events is common in the San Diego region. In 1986, Granite Hills High School received approval to conduct an annual display of fireworks in conjunction with their homecoming football games. The conditional use permit authorized the fireworks display as a reoccurring event and required notification of surrounding properties each year. The City has also conducted a fireworks display on July 4th at nearby Kennedy Park and an event is planned for this year as well.

Licensing

The fireworks display will be conducted by Pyro Spectaculars, a State licensed fireworks wholesaler and public display licensee. Copies of current licenses were submitted to the City, but are scheduled to expire in June, 2022. A current license will be required to conduct the proposed events if the request is approved.

Fire Safety

Heartland Fire & Rescue reviewed the operation plan for the fireworks display and confirmed that it can be safely conducted after passing a fire inspection prior to the issuance of an operational permit for the event. Additionally, adequate fire lanes and access will be required for the outdoor worship and viewing area.

Visibility and Size of Fireworks

The fireworks display will be visible from surrounding properties. The size of the proposed fireworks are limited to three-inch shell diameters. For reference, the approved conditional use permit for the Granite Hills High School fireworks display is limited to four-inch diameter shells and the July 4th display at Kennedy Park have historically been no more than four-inch shell diameters.

Noise

The proposed display of fireworks will generate noise, however, it will not negatively impact the surrounding neighborhood due to the short duration of the event (approximately 15 minutes). Staff would note that the approved conditional use permit for Granite Hills High School includes a prohibition on fireworks primarily used for loud explosive noises, commonly called "reporters". The proposed conditions of approval do not propose a restriction on "reporters", but the Planning Commission may choose to implement a restriction through the evaluation of the conditional use permit.

Traffic

Shadow Mountain Community Church has proposed to implement traffic control measures that are utilized for typical services with high attendance. The applicant's written narrative confirms that attendance is expected to be less than Easter weekend when attendance was approximately 8,500 individuals.

The following traffic control measures are utilized for typical services with high attendance and will be utilized for the events:

- Security guards will be located at appropriate on-site locations to direct people to the West Campus parking lot after the East Campus parking is full.
- After the West Campus parking lot is full, vehicles will be directed to the Granite Hills High School parking lots.
- Shuttle buses will provide transportation from the Granite Hills High School parking lots to the events from approximately 5 p.m. and until 10 p.m., as needed.
- “No Shadow Mountain Parking” signs will be posted at each of the cul-de-sac streets on Greenfield Dr. (as posted for regular services).
- California Highway Patrol will be requested to assist with traffic direction at the intersections of Greenfield Dr. and E. Madison Ave., Greenfield Dr. and La Cresta Rd., as well as the Greenfield Rd. and I-8 on/off ramps

Future Fireworks Display

The proposed conditional use permit is only for July 2 and 3, 2022 and is not proposed as a reoccurring event. While evaluating the current request and the history of fireworks display, staff noted that it may be appropriate to amend the Zoning Code to include standard conditions of approval for fireworks display that are generally smaller in nature. As described above, the intent of a conditional use permit for fireworks display is to provide sufficient notice to surrounding property owners and to limit impacts regarding the length of the event and the types of fireworks utilized. Staff would like to propose this amendment as part of the annual Zoning Code clean-up unless there are objections from the Commission.

FINDINGS

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

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

The General Plan designates the subject site as Parochial (P) and School Playground/Playfield (SP/P). Specific Plan No. 523 implements the General Plan, and allows for church administration, education, religious assembly, and associated activities, including playgrounds and playfields. A fireworks display is an ancillary activity associated with the approved uses and is consistent with the General Plan if a conditional use permit is approved.

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

The proposed site plan identifies the location for the fireworks display on the baseball field, which has sufficient space to safely conduct the event and to comply with operational permit requirements from Heartland Fire & Rescue related to the safe storage and access.

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

The fireworks display will be compatible with existing and planned land uses in the vicinity because proper notice is being provided to the surrounding neighborhood and because the duration of the event will be limited to 15 minutes. Furthermore, the shell size of the proposed fireworks will be similar or smaller than the shell size for the fireworks display conducted annually at Granite Hills High School and therefore similar in nature to other events that have not generated significant complaints or objections.

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

The fireworks display will not be detrimental to the public health, safety, and general welfare because an operational permit will be required by Heartland Fire & Rescue. The fireworks display will generate noise, smoke, dust, fumes, vibration, odors, and hazards, but these outcomes are anticipated by the Zoning Code and allowed if a conditional use permit is approved and appropriate safety measures are implemented. Typical traffic control measures will be implemented for the events to ensure that excessive concentrations of traffic do not occur.

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

The fireworks display is in the best interest of public convenience and necessity as it is an event that supports American Independence Day and community pride. If the event is conducted in accordance with the conditions of approval it will not be contrary to the public health or welfare.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15304 (Minor Alterations to Land). The guidelines provide an exemption for minor alterations to land including minor temporary uses having negligible or no permanent effects on the environment. The proposed fireworks display will be events of short duration (approximately 15 minutes) that will have a negligible effect on the environment and will be subject to conditions of approval for environmental quality.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on May 6, 2022, 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 is recommending approval of Conditional Use Permit (CUP) No. 2022-0004 for a fireworks display on July 2 & 3, 2022, subject to operational conditions for public safety and environmental quality.

PREPARED BY:



Noah Alvey
DEPUTY DIRECTOR OF
COMMUNITY
DEVELOPMENT

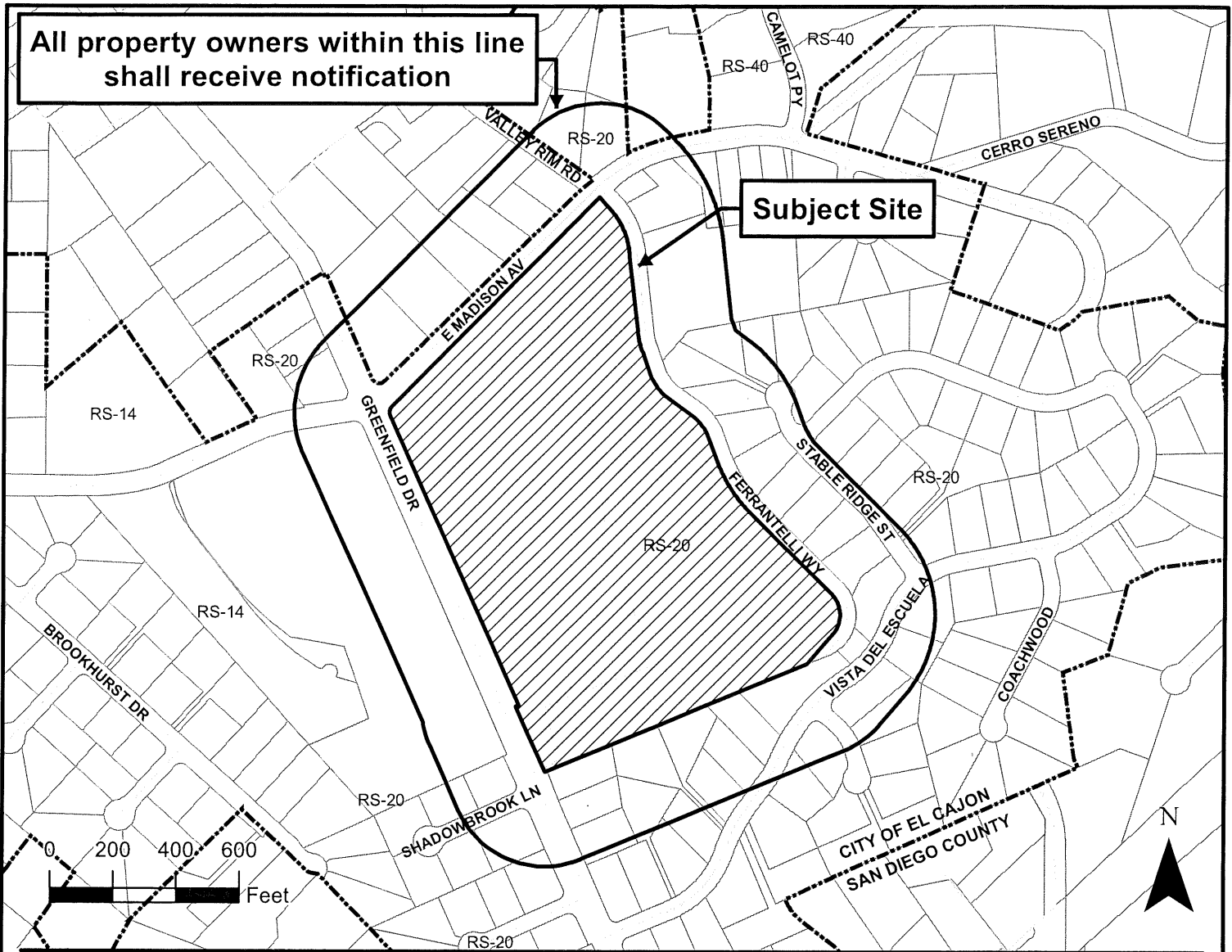
APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING Class 4 CEQA Exemption
3. Proposed Resolution APPROVING Conditional Use Permit No. 2022-0004
4. Application and Disclosure Statement
5. Project Description



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT
FOR A FIREWORKS DISPLAY AT 2100 GREENFIELD DR. ON JULY 2 & 3, 2022**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, May 17, 2022** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

CONDITIONAL USE PERMIT NO. 2022-0004, as submitted by Trev Holman on behalf of Shadow Mountain Community Church, requesting to conduct fireworks display at 2100 Greenfield Dr. on July 2 & 3, 2022. The subject property located at the southeast corner of Greenfield Dr. and E. Madison Ave. (Baseball Field), APN 512-140-05-00. 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.elcajon.gov/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 City Hall in 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.elcajon.gov/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **NOAH ALVEY** at 619-441-1742 or via email at nalvey@elcajon.gov and reference "CUP-2022-0004" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION 15304 (MINOR ALTERATIONS TO LAND) FOR CONDITIONAL USE PERMIT NO. 2022-0004 FOR A FIREWORKS DISPLAY ON JULY 2 & 3, 2022 AT 2100 GREENFIELD DR. ON THE SOUTHEAST CORNER OF GREENFIELD DR. & E. MADISON AVE. (BASEBALL FIELD), IN THE RESIDENTIAL SINGLE-FAMILY (RS-20) ZONE; APN 512-140-05-00; GENERAL PLAN DESIGNATION: PAROCHIAL (P) AND SCHOOL PLAYGROUND/PLAYFIELD (SP/P).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 17, 2022, to consider Conditional Use Permit No. 2022-0004 ("CUP-2022-0004"), as submitted by Trev Holman on behalf of Shadow Mountain Community Church, requesting a fireworks display on July 2 & 3, 2022 in the Residential, Single-family, 20,000 square foot (RS-20) zone, located at the southeast corner of Greenfield Dr. and E. Madison Ave. (Baseball Field), Assessor's Parcel Number 512-140-05-00; and

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

WHEREAS, it is proposed that the project is exempt from CEQA under section 15304, Class 4 (Minor Alterations to Land) of CEQA Guidelines. Section 15304 provides an exemption for exemption for minor alterations to land including minor temporary uses having negligible or no permanent effects on the environment. The proposed fireworks display will be events of short duration (approximately 15 minutes) that will have a negligible effect on the environment and will be subject to conditions of approval for environmental quality. Therefore, section 15304 is an appropriate exemption for the proposed project, as the record of proceedings contains evidence to support the determination that the Class 4 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.

Proposed Planning Commission Resolution

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

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the proposed CEQA exemption for the fireworks display on July 2 & 3, 2022, CUP-2022-0004.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the CEQA exemption for the fireworks display on July 2 & 3, 2022, CUP-2022-0004

{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 May 17, 2022, by the following vote:

AYES:

NOES:

ABSENT:

Anthony SOTTILE, Chair

ATTEST:

Noah ALVEY, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2022-0004 FOR A FIREWORKS DISPLAY ON JULY 2 & 3, 2022 AT 2100 GREENFIELD DR. ON THE SOUTHEAST CORNER OF GREENFIELD DR. & E. MADISON AVE. (BASEBALL FIELD), IN THE RESIDENTIAL SINGLE-FAMILY (RS-20) ZONE; APN 512-140-05-00; GENERAL PLAN DESIGNATION: PAROCHIAL (P) AND SCHOOL PLAYGROUND/PLAYFIELD (SP/P).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 17, 2022, to consider Conditional Use Permit No. 2022-0004 ("CUP-2022-0004"), as submitted by Trev Holman on behalf of Shadow Mountain Community Church, requesting a fireworks display on July 2 & 3, 2022 in the Residential, Single-family, 20,000 square foot (RS-20) zone, located at the southeast corner of Greenfield Dr. and E. Madison Ave. (Baseball Field), Assessor's Parcel Number 512-140-05-00; and

WHEREAS, the El Cajon Planning Commission approved the next resolution in order approving the California Environmental Quality Act (CEQA) section 15304 exemption; and

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

- A. The General Plan designates the subject site as Parochial (P) and School Playground/Playfield (SP/P). Specific Plan No. 523 implements the General Plan, and allows for church administration, education, religious assembly, and associated activities, including playgrounds and playfields. A fireworks display is an ancillary activity associated with the approved uses and is consistent with the General Plan if a conditional use permit is approved.
- B. The proposed site plan identifies the location for the fireworks display on the baseball field, which has sufficient space to safely conduct the event and to comply with operational permit requirements from Heartland Fire & Rescue related to the safe storage and access.
- C. The fireworks display will be compatible with existing and planned land uses in the vicinity because proper notice is being provided to the surrounding neighborhood and because the duration of the event will be limited to 15 minutes. Furthermore, the shell size of the proposed fireworks will be similar or smaller than the shell size for the fireworks display conducted annually at Granite Hills

High School and therefore similar in nature to other events that have not generated significant complaints or objections.

- D. The fireworks display will not be detrimental to the public health, safety, and general welfare because an operational permit will be required by Heartland Fire & Rescue. The fireworks display will generate noise, smoke, dust, fumes, vibration, odors, and hazards, but these outcomes are anticipated by the Zoning Code and allowed if a conditional use permit is approved and appropriate safety measures are implemented.
- E. The fireworks display is in the best interest of public convenience and necessity as it is an event that supports American Independence Day and community pride. If the event is conducted in accordance with the conditions of approval it will not be contrary to the public health or welfare.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES CUP No. 2022-0004 to allow for a fireworks display on July 2 & 3, 2022, in the RS-20 zone on the above described property subject to the following conditions:

1. The fireworks display shall comply with the California Fire Code, the operator shall provide current licensing confirmation, and an operational permit shall be obtained from Heartland Fire & Rescue a minimum of five days prior to the events.
2. The following conditions of approval are required for the conduct of the events:
 - a. Temporary signage shall be displayed at the site informing the community of the events a minimum of 10 days prior to the fireworks display (June 22, 2022).
 - b. The fireworks display shall occur on July 2 & 3, 2022, commencing between approximately 8:30 p.m. and 9 p.m., and last no more than 15 minutes.
 - c. The types of fireworks are limited to shell diameters of up to three inches.
 - d. The operator shall implement best management practices and conditions of approval required for storm water quality.
 - e. The operator shall comply with all requirements of the operational permit issued by Heartland Fire & Rescue.
 - f. The events shall be conducted in a manner that is compatible with surrounding properties and land use as generally described in the Planning Commission staff report date May 17, 2022, including, but not limited to, traffic control measures typically implemented for large events.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held May 17, 2022, by the following vote:

AYES:
NOES:
ABSENT:

Anthony Sottile, Chair

ATTEST:

Noah ALVEY, Secretary



Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

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

Project Location

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

Address: 2100 Greenfield Dr. El Cajon, CA 92019

Nearest Intersection: Madison Ave. and Greenfield Dr.

Project Description (or attach separate narrative)

This is a request to conduct a 12 minute or less fireworks show on July 2nd and July 3rd, 2022

at 2100 Greenfield Drive. This event would be held on the campus with fireworks being

shot from the baseball field. The plan is to hold outdoor services that would

run from 7 p.m. until the fireworks display at approximately 8:30 Saturday/Sunday.

Project Screening Questions

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

Age of the structures: _____

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

Tenant improvements proposed? No Yes _____

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

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

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

Company Name: Shadow Mountain Community Church

Contact Name: Trev Holman

Mailing Address: 2100 Greenfield Dr. El Cajon, CA 92019

Phone: 619.993.9652 Email: trev.holman@shadowmountain.org

Interest in Property: Own Lease Option

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

Company Name: _____

Contact Name: _____ License: _____

Mailing Address: _____

Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: Shadow Mountain Community Church, Inc.

Contact Name: Bryan Snow

Mailing Address: 2100 Greenfield Dr. El Cajon, CA 92019

Phone: 619.438.2881 Email: bryan.snow@shadowmountain.org

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/sitedcleanup/cortesellst/>. 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:



Date: 5-12-22

Property Owner Signature²:



Date: 5-12-22

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: N/A

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: N/A



Disclosure Statement

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

The following information must be disclosed:

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

N/A

_____	_____
_____	_____

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

N/A

_____	_____
_____	_____

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

N/A

_____	_____
_____	_____

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

N/A

_____	_____
_____	_____

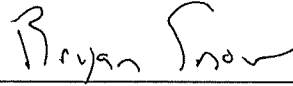
4. Have you or your agents transacted more than \$500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or \$1,000.00 with the spouse of any such person? Yes _____ No

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



Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

PYRO
SPECTACULARS
by Souza

April 7, 2022

Heartland Fire and Rescue
100 E. Lexington Avenue
El Cajon, CA 92020

Dear Fire Marshal,

Please find enclosed our Application for Permit to conduct a fireworks display for the **Shadow Mountain Church** on **July 2 & 3, 2022**. The certificate of insurance covering the display and a diagram of the firing site are also enclosed.

If standby firemen fees apply, please bill them directly to:

Shadow Mountain Church
Trev Holman
2100 Greenfield Dr.
El Cajon, CA 92019

If you have any questions or need further information please telephone our office at (909) 355-8120. We would appreciate a copy of the permit after it has been approved fax to (909) 355-9813. Thank you.

Sincerely,

Pyro Spectaculars, Inc.

Carlos Madrigal

Carlos Madrigal
Customer Service Representative
P: 909-355-8120 F: 909-355-9813
cmadrigal@pyrospec.com

/cm

Enclosures

Application for Permit -- Public Fireworks Display

We, Pyro Spectaculars, hereby make application for permit to conduct a display of fireworks by the California State Health and Safety Code, and agree to comply in every particular with the law pertaining thereto as set forth in Part 2 of Division 11, Division 12, and other applicable sections of the Health Safety Code, and the Rules and Regulations adopted by the State Fire Marshal.

Sponsoring Organization: **Shadow Mountain Church**

Address: **2100 Greenfield Dr., El Cajon, CA 92019-**

Person in charge of display: **Trev Holman (619) 993-9652**

Location of display: **Shado Mountain Church - Ballfield Southeast Corner Grass 2100 Greenfield Dr. El Cajon, CA Madison Ave.**

Dates of display: **7/2/2022 7/2 & 7/3**

Time of display: **Approximately 9:00 PM**

Pyrotechnic Operator in charge (license number):

Robert Scott Lic#: 3089-02 (619) 536-6658

Type of Display:



Aerial



Low Level



Set Pieces



Devices



Manual



Electric

Description of Product to be Fired

High Level Aerial (Approximately 200 - 1,000 feet)

372 - 2.5" Single Break Aerial Shell(s)

250 - 3" Single Break Aerial Shell(s)

60 - 3" Peanut Aerial Shell(s)

Description of storage facilities and location on grounds: **Delivered to site on date of display**

Insurance/License

Workers Compensation: **State Compensation Insurance Fund**

Date: **10/14/2021 - 10/14/2022**

Public Liability Insurance: **\$ 1,000,000.00** (Certificate attached)

General Public Display License No. 672 issued by State Fire Marshal

Pyro Spectaculars

Applicant's Signature

Applicant's Address

PO Box 2329, Rialto, CA 92377

APPROVAL FOR PERMIT

PERMIT FOR PUBLIC DISPLAY OF FIREWORKS to be held (date)

is hereby Granted

Denied

Signature

Title

DRAYTON INSURANCE BROKERS, INC.

2500 CENTER POINT ROAD, SUITE 301
BIRMINGHAM, ALABAMA 35215
TELEPHONE: (205) 854-5806

POST OFFICE BOX 94067
BIRMINGHAM, ALABAMA 35220
FAX: (205) 854-5899

CERTIFICATE OF INSURANCE

NO. 210074

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER Admiral Insurance Company **POLICY NO.** CA000002771-36

NAMED INSURED Pyro Spectaculars, Inc. Pyro Spectaculars by Souza
 Pyro Events, Inc. Pyro Spectacular Industries, Inc.
 Pyro Spectacular Productions, Inc. North American Fireworks Co., Inc. (NAFCO)
 P.O. Box 2329 San Diego Fireworks
 Rialto, California 92377

POLICY TERM January 13, 2022 to January 13, 2023; Both Days 12:01 A.M. Standard Time

COVERAGE Commercial General Liability: Occurrence Basis Claims Made Basis

LIMIT OF LIABILITY \$1,000,000 each occurrence, \$2,000,000 general aggregate, \$2,000,000 products/completed operations aggregate
 The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.

INSURED OPERATIONS Public fireworks display and special effects contractor

It is certified that, if named below, this policy includes as Additional Insureds 1) the sponsor(s), promoter(s), organizer(s) (including other entities having similar interests), of insured pyrotechnic events and/or 2) the owner(s) of real property (or barges) at which insured pyrotechnic events are held and/or 3) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of buildings, stadiums, arenas and similar facilities at which insured pyrotechnic events are held and/or 4) the licensing or permitting authority, or other authority having jurisdiction, issuing licenses/permits for insured pyrotechnic events and/or 5) any other entity for which the insurance is required to be afforded under written contract. Coverage applies only as respects the legal liability of such Additional Insured(s) for bodily injury and property damage caused by the operations of the Named Insured. The insurance afforded any Additional Insured does not include coverage for any bodily injury or property damage arising from the failure of such Additional Insured to fulfill its obligations specified in its contract with the Named Insured.

**NAME & ADDRESS OF INSURED SPONSORS,
PROPERTY OWNERS, LICENSORS**

**Shadow Mountain Church
2100 Greenfield Dr.
El Cajon, CA 92019**

ADDITIONAL INSURED(S) Shadow Mountain Church, County of San Diego, City of El Cajon, Heartland Fire and Rescue and their officers agents and employees when acting in their official capacity as such.


DISPLAY LOCATION
Shadow Mountain Church
El Cajon, CA

DISPLAY DATE(S)
July 2 & 3, 2022

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

DRAYTON INSURANCE BROKERS, INC.

April 7, 2022
DATE OF ISSUE


A.J. STRINGER, PRESIDENT
CALIFORNIA LICENSE NO. 0A18664



FIREWORKS LICENSE

FOR

Wholesaler

LICENSE NUMBER: W-0144

Licensee : PYRO SP/AKA & SD FW

PO BOX 2329

RIALTO, CA, 92377

na

Issue Date : 05/07/2021

Expiration Date : 06/30/2022

The Wholesaler Fireworks License is issued to the above Licensee by the California Office of the State Fire Marshal and maybe revoked or suspended for errors or for providing incorrect information provided by the applicant or company representatives. This license does not serve as or provide and warranties or guarantees of continued licensure and is subject to investigation.

This license is valid for the following storage and records facilities:

Storage Facilities Street Address	City	Zip
3196 N. LOCUST AVENUE	RIALTO	92377
Records Facilities Street Address	City	Zip
3196 N. LOCUST AVENUE	RIALTO	92377

Issued By Vikkie Raby
Fire Engineering License Manager
Fire Engineering Division

Reviewed and Approved By Vijay Mepani
Deputy State Fire Marshal
Fire Engineering Division

OFFICE OF THE STATE FIRE MARSHAL

please visit calfire.gov/motus.org for more information on licensing and permitting with CAL Fire



FIREWORKS LICENSE

FOR

Importer/Exporter

LICENSE NUMBER: I/E-0153

Licensee : PYRO SP/KA & SD FW

3196 N. LOCUST AVENUE

RIALTO, CA, 92377

na

Issue Date : 05/07/2021

Expiration Date : 06/30/2022

The Importer/Exporter Fireworks License is issued to the above Licensee by the California Office of the State Fire Marshal and maybe revoked or suspended for errors or for providing incorrect information provided by the applicant or company representatives. This license does not serve as or provide and warranties or guarantees of continued licensure and is subject to investigation.

This license is valid for the following storage and records facilities:

Storage Facilities Street Address	City	Zip
3196 N. LOCUST AVENUE	RIALTO	92377
Records Facilities Street Address	City	Zip
3196 N. LOCUST AVENUE	RIALTO	92377

Issued By Vikkie Raby
Fire Engineering License Manager
Fire Engineering Division

Reviewed and Approved By Vijay Mepani
Deputy State Fire Marshal
Fire Engineering Division

OFFICE OF THE STATE FIRE MARSHAL

Please visit calfire.govmotus.org for more information on licensing and permitting with CAL Fire



FIREWORKS LICENSE

FOR

Public Display - General

LICENSE NUMBER: GPD-0672

Licensee : PYRO SP/AKA & SD FW

3196 N. LOCUST
RIALTO, CA, 92377
na

Issue Date : 05/07/2021
Expiration Date : 06/30/2022

The Public Display - General Fireworks License is issued to the above Licensee by the California Office of the State Fire Marshal and maybe revoked or suspended for errors or for providing incorrect information provided by the applicant or company representatives. This license does not serve as or provide and warranties or guarantees of continued licensure and is subject to investigation.

This license is valid for the following storage and records facilities:

Storage Facilities Street Address	City	Zip
3196 N. LOCUST AVENUE	RIALTO	92377

Records Facilities Street Address	City	Zip
3196 N. LOCUST AVENUE	RIALTO	92377

Issued By Vikkie Raby
Fire Engineering License Manager
Fire Engineering Division

Reviewed and Approved By Vijay Mepani
Deputy State Fire Marshal
Fire Engineering Division

OFFICE OF THE STATE FIRE MARSHAL

Please visit calfire.govmotus.org for more information on licensing and permitting with CAL Fire