



City of El Cajon

Planning Commission Agenda

Tuesday, August 16, 2022 Meeting

7:00 PM

DARRIN MROZ, Chair
REBECCA POLLACK-RUDE, Vice Chair
PAUL CIRCO
ANTHONY SOTTILE
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, August 16, 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 July 19, 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 Friday, August 26, 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:	Lexus El Cajon
Request:	Lexus dealership addition and remodel
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2022-0001 (CUP-2022-0001)
Location:	1000 Arnele Avenue
Applicant:	Erik Marcussen; Ground Floor Design, Inc.; erik@groundfloordesign.com
Project Planner:	Spencer Hayes; shayes@elcajon.gov; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the continued public hearing; and 2. MOVE to adopt the next resolutions in order, approving the CEQA exemption and CUP No. 2022-0001, subject to conditions.

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to September 6, 2022 at 7 p.m.



**MINUTES
PLANNING COMMISSION MEETING
July 19, 2022**

The meeting of the El Cajon Planning Commission was called to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Darrin MROZ (Chair)
Rebecca POLLACK-RUDE (Vice Chair)
Paul CIRCO
Anthony SOTTILE

COMMISSIONERS ABSENT: Elizabeth VALLES

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
Roxana GUZMAN, Administrative Secretary

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

PUBLIC COMMENT:

There was no public comment.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of June 7, 2022

Motion was made by CIRCO, seconded by POLLACK-RUDE, to approve the June 7, 2022 minutes; motion carried 4-0, with VALLES absent.

Motion was made by MROZ, seconded by SOTTILE, to delay discussion of item 2, Oakdale and Mint subdivision, to the end of the meeting; motion carried 4-0, with VALLES absent.

PUBLIC HEARING ITEM:

Agenda Item:	3
Project Name:	Panchos Mexican Grill
Request:	Establish On-Sale Beer and Wine Alcohol Sales
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2022-0006
Location:	777 Broadway
Applicant:	Manuel Espinoza of Panchos Mexican Grill; panchosmexgrill@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 CUP-2022-0006, subject to conditions

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES providing answers.

MROZ opened the public hearing.

ESPINOSA spoke in support of the project.

Motion was made by MROZ, seconded by SCOTT, to close the public hearing; motion carried 4-0, with VALLES absent.

Motion was made by SOTTILE, seconded by POLLACK-RUDE, to approve Conditional Use Permit No. 2022-0006; motion carried 4-0, with VALLES absent.

Agenda Item:	4
Project Name:	Botani Familia Pizzeria
Request:	Establish On-Sale Beer and Wine Alcohol Sales
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2022-0007

Location:	665 Jamacha Road
Applicant:	Haytham Botany; kleche82@yahoo.com
Project Planner:	Spencer Hayes; shayes@elcajon.gov; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 3. Conduct the public hearing; and 4. MOVE to adopt the next resolution in order APPROVING CUP-2022-0007, subject to conditions

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES providing answers.

MROZ opened the public hearing.

There were no public speakers for this item.

Motion was made by SOTTILE, seconded by CIRCO, to close the public hearing; motion carried 4-0, with VALLES absent.

Motion was made by MROZ, seconded by CIRCO, to approve Conditional Use Permit No. 2022-0007; motion carried 4-0, with VALLES absent.

Agenda Item:	5
Project Name:	Naranca 3-Unit Development
Request:	New common interest development for three single-family detached residences
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Planned Unit Development (PUD) No. 2020-0001 Tentative Parcel Map (TPM) No. 2021-0002
Location:	1325 Naranca Avenue
Applicant:	Rabie Mikha; rabie.mikha@gmail.com; 619-729-5953
Project Planner:	Spencer Hayes; shayes@elcajon.gov; 619-441-1656
City Council Hearing Required?	Yes August 9, 2022
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the CEQA exemption, PUD No. 2020-0001, and TPM No. 2021-0002, subject to conditions.

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES providing answers.

MROZ opened the public hearing.

MIKHA spoke in support of his project. Commissioners conversed with MIKHA about the project.

Javier DEL REAL owns neighboring property and spoke in support of the project and asked about parking. HAYES clarified the number of onsite parking spaces.

Motion was made by MROZ, seconded by SOTTILE, to close the public hearing; motion carried 4-0, with VALLES absent.

Motion was made by POLLACK-RUDE, seconded by CIRCO, to recommend City Council approval of the CEQA exemption, PUD No. 2020-0001, and TPM No. 2021-0002; motion carried 4-0, with VALLES absent.

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@elcajon.gov; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the continued public hearing; and 2. MOVE to adopt the next resolutions in order, approving the CEQA exemption and TPM No. 2021-0004, subject to conditions.

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY and SANCHEZ providing information.

MROZ opened the public hearing.

SHAHAB spoke in support of his project.

Carley FLOT spoke in opposition

Norma MURPHY spoke in opposition

Timothy SWING spoke in opposition

Martha AVERY owns neighboring property and had questions for Commission and staff regarding her financial responsibility if she was to do a lot split.

Dave BAGALINI spoke in opposition

Motion was made by MROZ, seconded by CIRCO, to close the public hearing; motion carried 4-0, with VALLES absent.

Commissioners discussed the project with staff.

MROZ reopened the public hearing for more public comment.

BAGALINI spoke again with further comments.

Motion was made by MROZ, seconded by POLLACK-RUDE, to close the public hearing; motion carried 4-0, with VALLES absent.

Motion was made by MROZ, seconded by POLLACK-RUDE, to approve the CEQA exemption and the Tentative Parcel Map No. 2021-0004; motion carried 3-1 (MROZ, POLLACK-RUDE, and SOTTILE; CIRCO) and VALLES absent.

OTHER ITEMS FOR CONSIDERATION

There were none.

STAFF COMMUNICATIONS:

There were none.

COMMISSIONER REPORTS/COMMENTS:

CIRCO asked if El Cajon has a tree preservation initiative.

ALVEY responded that staff does take into consideration natural occurring elements of a property and encourages applicants to work to preserve them.

ADJOURNMENT:

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:39 p.m. this 19th day of July, 2022, until 7:00 p.m., Tuesday, August 2, 2022; motion carried 4-0, with VALLES absent.

Darrin MROZ, Chair

ATTEST:

Noah ALVEY, Secretary

DRAFT



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	2
Project Name:	Lexus El Cajon
Request:	Lexus dealership addition and remodel
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2022-0001 (CUP-2022-0001)
Location:	1000 Arnele Avenue
Applicant:	Erik Marcussen; Ground Floor Design, Inc.; erik@groundfloordesign.com
Project Planner:	Spencer Hayes; shayes@elcajon.gov; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order approving CEQA exemption and CUP-2022-0001, subject to conditions.

PROJECT DESCRIPTION

The proposed project is a renovation of the existing Lexus El Cajon dealership, including the demolition of an existing showroom and office space, construction of a new showroom and offices, and an addition for a parts storage area. The dealership is located on the north side of Arnele Avenue between North Marshall Avenue and Jackman Street and is addressed as 1000 Arnele Avenue. Pursuant to thresholds in the adopted Planning Policy Manual, a public hearing to amend legacy CUP No. 470 is required, as submitted.

BACKGROUND

General Plan:	Regional Commercial (RC)
Specific Plan:	N/A
Zone:	Regional Commercial (C-R)
Other City Plan(s):	CUP No. 470
Regional and State Plan(s):	Airport Land Use Compatibility Plan (ALUCP)
Notable State Law(s):	N/A

Project Site & Constraints

The subject parcel is approximately 184,200 square feet (4.23 acres), however, CUP No. 470—which originally approved an auto dealership in 1972—governs two parcels making up the entire block bounded by Arnele and North Marshall Avenues and Jackman and Petree Streets. Since 1972, CUP No. 470 has been amended four times. The most recent amendment was processed in 2006 and also authorized a remodel and addition for Lexus El Cajon. Lexus El Cajon occupies the westerly half of the site.

Commercial Zone development standards require a 10-foot exterior yard setback. Due to road widening along North Marshall Avenue, the existing service reception and parts building observes a five-foot exterior yard setback. The project proposes to continue the legal non-conforming five-foot setback for an additional 86 feet for a parts storage addition. Zoning Code Chapter 17.120 allows for the expansion of a legal non-conforming structure with approval of a CUP, which is included as part of this development request. The proposed structure would not result in reduced view distance or impacts to vehicular or pedestrian safety since there are no driveways along the North Marshall Avenue frontage.

Due to the proposed height and proximity to Gillespie Field Airport, the project is required to provide “Determination of No Hazard to Air Navigation” from the FAA or self-certify that the project will not create an air navigation hazard pursuant to the ALUCP and Zoning Code section 17.260.060. Conditions of approval address this requirement.

Surrounding Context

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

Direction	Zones	Land Uses
North	C-R	Commercial shopping center & religious facility
South	C-R	Toyota of El Cajon
East	C-R	Subaru of El Cajon
West	C-R	Medical supply store & construction rentals

General Plan

The subject property is within the Regional Commercial (CR) land use designation of the General Plan. The CR designation is intended for a broad range of uses having regional significance. As identified in the General Plan, it is the City intention to establish and promote a well-defined automotive sales and service area and to capitalize on commercial redevelopment opportunities.

Municipal Code/Zoning Code

The subject property is within the Regional Commercial (C-R) zone. In accordance with the El Cajon Municipal Code (ECMC) Commercial Land Use Table section 17.145.150, a full service automotive dealership requires approval of a CUP. A CUP ensures compliance with applicable development standards, use restrictions, and compatibility with surrounding properties and land uses.

DISCUSSION

The proposed project consists of the demolition of an existing 4,500 square foot showroom and the construction of a new 6,339 square foot showroom and offices and 4,103 square foot parts storage area. Other improvements include a relocated driveway, rehabilitation of landscaped areas, on-site lighting improvements, new paint scheme, revised parking and vehicle display area, and new covered service entry.

Development Standards

Aside from the request to expand upon a legal non-conforming exterior yard setback, as discussed above, the proposed development project conforms to the underlying C-R zone development standards:

Development Standard	Regulations	Proposed
Lot Coverage	N/A	28%
Setbacks	Building - 10 feet Parking - 10 feet	Building - 5 feet Parking - 10 feet
Building Height	Maximum 35 feet	27 feet 7 inches

Building Design

The proposed showroom façade is clad in aluminum composite material panels with substantial window areas. Other portions of the proposed showroom are split face concrete masonry unit (CMU) block, finished in grey. The overall color scheme has been modernized from tan earth-tones to cooler grey colors and metal finishes. The tallest portion of the showroom is proposed at 27 feet, 7 inches in height, with the bulk of the structure rising 21 feet, 5 inches.

The proposed parts storage structure is CMU construction. Two different CMU block finishes are proposed to complement the design of the existing structure.

Parking

The project is subject to ECMC section 17.185.220 Parking Standards. Based on proposed building area and parking ratios, 151 parking spaces are required. 151 spaces are provided across the development.

Additionally, pursuant to Chapter 17.185 Parking Standards, all non-residential developments requiring a CUP are required to provide a number of bicycle parking

spaces equal to not less than 10 percent of the required vehicular parking. Bicycle parking is addressed as a condition of approval.

Landscape

The site includes landscaped areas in exterior yards. Some of the landscape planters, especially those along the north street frontage at Petree Street, are in disrepair. The proposal includes rehabilitated landscape planters and new landscaping at the relocated driveway. The site will be subject to approval of a Landscape Documentation Package and consistency with the City's Water Efficient Landscape Ordinance. Conceptual landscape plans are included in the request.

FINDINGS

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

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

The proposed modification to the automotive dealership is consistent with the Regional Commercial General Plan designation and zoning district. Pursuant to Objective 9-2 of the General Plan, it is the City's intention to establish a well-defined automotive sales and service area and to capitalize on commercial redevelopment to support and retain a competitive regional commercial base.

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

The Planning Commission may, upon granting of a CUP, allow the expansion of a non-conforming exterior yard setback, as requested. Aside from the exterior yard setback along North Marshall Avenue, the overall site plan and building design are in compliance with the C-R zone development standards for maximum building height, minimum parking, on-site lighting, and landscape requirements.

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

The proposed addition and remodel does not modify the use as an auto dealership. The site has operated as an auto dealership since the 1970s and is surrounded predominately by other auto dealerships and regional commercial uses. The use is expected to remain compatible with properties and uses in the vicinity if it continues to operate in conformance with development standards and use regulations.

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

The proposed modifications to the dealership have been reviewed by building, engineering and planning for compliance with all applicable regulations. The project

has been recommended for approval with conditions to ensure it is developed and performs to City standards and that it does not become a public nuisance. Conditions of approval include on-site improvements such as lighting and landscaping.

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

The proposed modifications modernize the auto dealership and provide convenience to existing and future customers of Lexus El Cajon. Further, they add economic and visual quality to the tax base and built environment. The concentration of auto dealerships in the vicinity of North Marshall and Arnele Avenues is synergistic and provides a general convenience to the public.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project consists of the redevelopment of an existing automotive dealership with a replaced showroom and offices and addition for parts storage. The proposed dealership modifications are exempt based on the provisions of the California Environmental Quality Act (CEQA) according to section 15332 of the CEQA Guidelines. Section 15332 provides an exemption for projects characterized as in-fill development that are consistent with the General Plan; conform to the applicable zoning designation and regulations; are on a site of not more than five acres; have no value as habitat for endangered, rare or threatened species; and are adequately serviced by all required utilities and public services. Therefore, section 15332 is an appropriate exemption for the proposed project.

PUBLIC NOTICE & INPUT

A notice of this public hearing for the project was mailed on August 4, 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. As a public service, the notices were posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notices were also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue. No public correspondence was received.

RECOMMENDATION

The proposed Lexus El Cajon addition and remodel modernizes the facility and helps implement the goals of the General Plan for support and retention of a competitive regional commercial base. Staff's recommendation is that the Planning Commission approve CUP-2022-0001, subject to the proposed conditions.

PREPARED BY:



**Spencer Hayes
ASSOCIATE
PLANNER**

REVIEWED BY:



**Noah Alvey
DEPUTY
DIRECTOR OF
COMMUNITY
DEVELOPMENT**

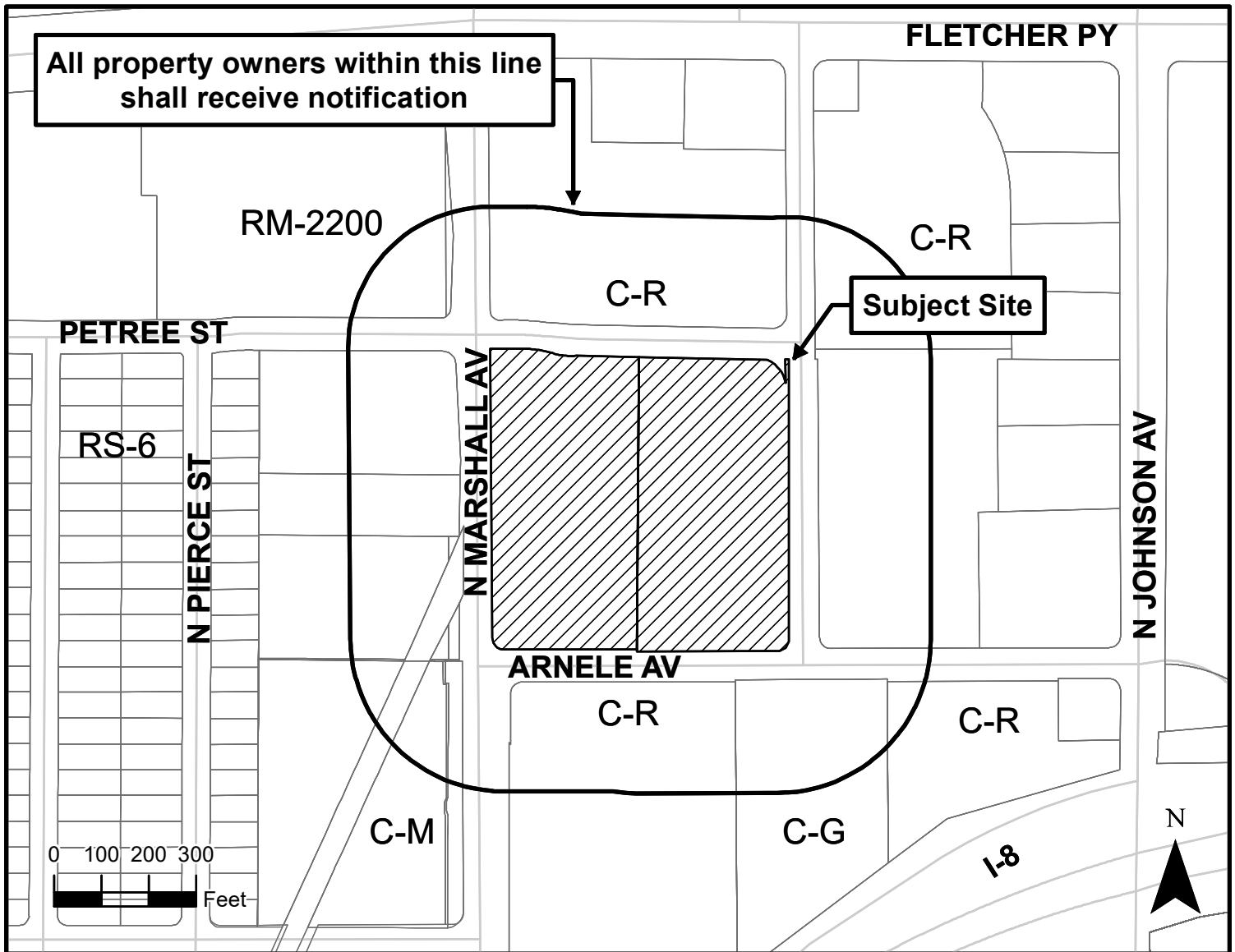
APPROVED BY:



**Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT**

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING CEQA Exemption
3. Proposed Resolution APPROVING CUP-2022-0001
4. Aerial Photograph of Subject Site
5. Application and Disclosure Statement
6. Site Plan & Conceptual Landscape Plan
7. Colored Elevations



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT
FOR LEXUS EL CAJON**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, August 16, 2022** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

CONDITIONAL USE PERMIT (CUP) NO. 2022-0001, as submitted by Erik Marcussen of Ground Floor Design, Inc., requesting a remodel and addition to the Lexus El Cajon dealership. The subject property is located on the north side of Arnele Avenue between North Marshall Avenue and Jackman Street, and is addressed as 1000 Arnele Avenue, APN 482-240-32-00. 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 **SPENCER HAYES** at 619-441-1742 or via email at shayes@elcajon.gov and reference "CUP-2022-0001" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION 15332 (INFILL DEVELOPMENT) FOR CONDITIONAL USE PERMIT NO. 2022-0001 FOR AN ADDITION AND REMODEL OF AN AUTO DEALERSHIP LOCATED ON THE NORTH SIDE OF ARNELE AVENUE BETWEEN NORTH MARSHALL AVENUE AND JACKMAN STREET IN THE C-R (REGIONAL COMMERCIAL) ZONE; APN 482-240-32-00; GENERAL PLAN DESIGNATION: RC (REGIONAL COMMERCIAL).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on August 16, 2022, to consider Conditional Use Permit No. 2022-0001 (CUP-2022-0001) for an addition and remodel to an existing auto dealership—amendment to legacy CUP No. 470—on the north side of Arnele Avenue between North Marshall Avenue and Jackman Street, and addressed as 1000 Arnele Avenue, APN 482-240-32-00; 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 15332, Class 32 (Infill Development Projects) of CEQA Guidelines. Section 15332 provides an exemption for a project that meets the following criteria: the project is consistent with applicable general plan designations and zoning regulations; the proposed development is on a site no more than five acres, substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; the proposed project would not result in significant effects to traffic, noise, and air or water quality; and, the site can be adequately served by all utilities. The project site and proposed addition and remodel meet the measuring criteria listed above. Therefore, section 15332 is an appropriate exemption for the proposed project, as the record of proceedings contains evidence to support the determination that the Class 32 Categorical Exemption applies; and

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

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

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

Proposed Planning Commission Resolution

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the proposed exemption for the Lexus El Cajon dealership addition and remodel, CUP-2022-0001.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES of the proposed CEQA exemption for the Lexus El Cajon addition and remodel, CUP-2022-0001.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held August 16, 2022, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chair

ATTEST:

Noah ALVEY, AICP, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2022-0001 FOR AN ADDITION AND REMODEL OF AN AUTO DEALERSHIP LOCATED ON THE NORTH SIDE OF ARNELE AVENUE BETWEEN NORTH MARSHALL AVENUE AND JACKMAN STREET IN THE C-R (REGIONAL COMMERCIAL) ZONE; APN 482-240-32-00; GENERAL PLAN DESIGNATION: RC (REGIONAL COMMERCIAL).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on August 16, 2022, to consider Conditional Use Permit No. 2022-0001 (CUP-2022-0001) for an addition and remodel to an existing auto dealership—amendment to legacy CUP No. 470—on the north side of Arnele Avenue between North Marshall Avenue and Jackman Street, and addressed as 1000 Arnele Avenue, APN 482-240-32-00; and

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

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

- A. The proposed modification to the automotive dealership is consistent with the Regional Commercial General Plan designation and zoning district. Pursuant to Objective 9-2 of the General Plan, it is the City's intention to establish a well-defined automotive sales and service area and to capitalize on commercial redevelopment to support and retain a competitive regional commercial base.
- B. The Planning Commission may, upon granting of a CUP, allow the expansion of a non-conforming exterior yard setback, as requested. Aside from the exterior yard setback along North Marshall Avenue, the overall site plan and building design are in compliance with the C-R zone development standards for maximum building height, minimum parking, on-site lighting, and landscape requirements.
- C. The proposed addition and remodel does not modify the use as an auto dealership. The site has operated as an auto dealership since the 1970s and is surrounded predominately by other auto dealerships and regional commercial uses. The use is expected to remain compatible with properties and uses in the vicinity if it continues to operate in conformance with development standards and use regulations.

- D. The proposed modifications to the dealership have been reviewed by building, engineering and planning for compliance with all applicable regulations. The project has been recommended for approval with conditions to ensure it is developed and performs to City standards and that it does not become a public nuisance. Conditions of approval include on-site improvements such as lighting and landscaping.
- E. The proposed modifications modernize the auto dealership and provide convenience to existing and future customers of Lexus El Cajon. Further, they add economic and visual quality to the tax base and built environment. The concentration of auto dealerships in the vicinity of North Marshall and Arnele Avenues is synergistic and provides a general convenience to the public.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby APPROVES CUP-2022-0001 for an addition and remodel of Lexus El Cajon in the C-R zone on the above described property, subject to the following conditions:

Planning

1. Prior to the issuance of a building permit, or as otherwise determined by the Director of Community Development, the applicant shall submit and obtain approval of a one-page revised digital site plan for CUP-2022-0001 that includes the following notes and changes:
 - A. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable."
 - B. The site plan shall include the City Title Block on the bottom right corner.
 - C. The site plan shall include a vicinity map in the bottom left corner.
 - D. The site plan shall identify the location of any existing or proposed bicycle parking in conformance with section 17.185.150 of the Zoning Code.
2. 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. Submit a lighting plan in accordance with El Cajon Municipal Code section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning Division approval of the plan is required before building permit issuance.
 - B. Submit a Landscape Documentation Package (LDP) and Certificate of Completion

in conformance with the requirements of Chapter 17.195 and section 17.60.180 of the Zoning Code, and the State's revised Model Water Efficient Landscape Ordinance, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual.

- C. Provide a Determination of No Hazard to Air Navigation from the FAA or self-certification pursuant to section 17.260.060 of the Zoning Code and Gillespie Field Airport Land Use Compatibility Plan.
 - D. Comply with Engineering comments and conditions to the satisfaction of the City Engineer and Director of Community Development.
3. Prior to the granting of occupancy, or as otherwise determined by the Director of Community Development, all on-site improvements shall be completed or guaranteed in accordance with the approved site plan. The following items shall be completed and/or inspected:
- A. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.
 - B. Satisfy all requirements of Building, Engineering, and Fire comments and conditions contained in this resolution.

Storm Water & Engineering

4. Prior to the issuance of a building permit, or as determined by the City Engineer and Director of Community Development, comply with the following Storm Water and Engineering conditions and comments:
- A. A Drainage Study and a Grading and Drainage Plan along with an Erosion Control Plan (ECP) prepared by a Civil Engineer, registered in the State of California shall be reviewed and approved by the City. The ECP shall control sediment and pollution and be in compliance with the City's 2015 Jurisdictional Runoff Management Plan (JRMP). 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 ECP have been reviewed and approved by the City.
 - B. 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.
 - C. Prepare and submit a Storm Water Maintenance and Operations Plan to ensure

compliance with City of El Cajon's storm water regulations. A signed and executed Storm Water Facilities Maintenance Agreement with Easement and Covenants is required.

- D. Submit copies of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) from the California Regional Water Quality Control Board.
- E. Prepare and submit a detailed scale drawing with dimensions of the proposed driveway and sidewalk installation in accordance with San Diego Regional Standard Drawings (SDRSD) G-15 and G-16. The driveway(s) on Arnele Avenue shall be designed pursuant to the SDRSD G-14 (D) with a minimum 2' transition north of the public right of way line to meet existing driveway surface elevation at the private property. The edge of driveways shall be a minimum of 3-feet from the property line and all obstructions. The driveway shall be a minimum 24' /36' curb cut. Repair all damaged concrete curb and gutter and sidewalk adjacent to the subject property frontage in accordance with El Cajon City Standards.
- F. Stub any new underground utility services out at the property line.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held August 16, 2022, by the following vote:

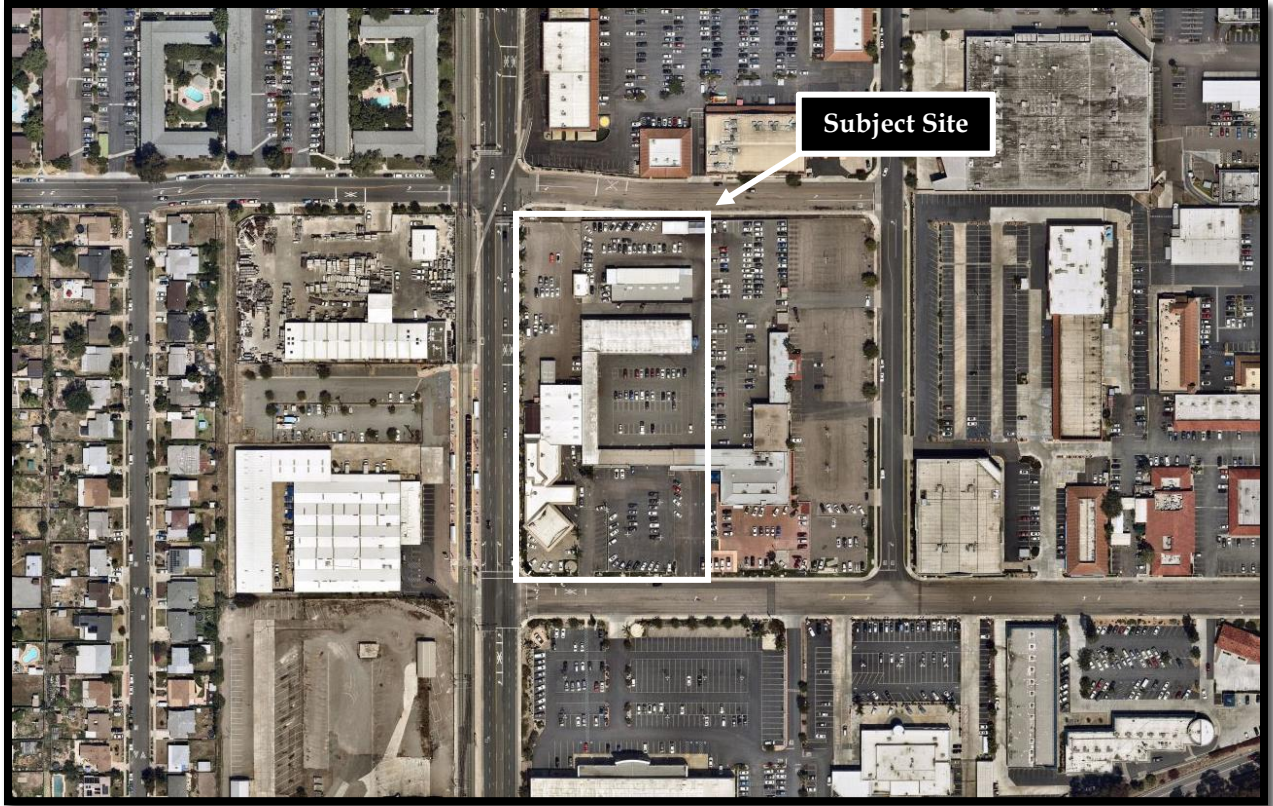
AYES:
NOES:
ABSENT:

Darrin MROZ, Chair

ATTEST:

Noah ALVEY, Secretary

Aerial Image
CUP-2022-0001
Lexus El Cajon





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): 482-240-32

Address: 1000 Arnele Avenue

Nearest Intersection: North Marshall Avenue

Project Description (or attach separate narrative)

Addition and remodel to existing Lexus automobile dealership

Project Screening Questions

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

If yes, please describe:

Automotive dealership

Showroom & parts additions

Age of the structures: ± 35 years

Demolition or substantial modification proposed to site improvements or structures?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Demo of existing showroom
Tenant improvements proposed?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Remodel of customer contact areas and offices
Existing vegetation or trees on site proposed for removal?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Minor landscape redesign
Proposed grading?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Proposed quantities of cut and/or fill. Refer to civil documentation

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

Company Name: RNL AUTOMOTIVE, LLC DBA LEXUS EL CAJON

Contact Name: ADRIAN KULINSKI - SECRETARY

Mailing Address: 2061 WINE RIDGE PL, ESCONDIDO, CA 92029

Phone: (760) 806-2132 Email: ADRIANK@AUTOGRP.COM

Interest in Property: Own Lease Option

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

Company Name: Ground Floor Design, Inc.

Contact Name: Erik Marcussen License: Architect, C-27195

Mailing Address: 27500 Double Tree Drive, Suite 1962, Idyllwild, CA 92549

Phone: 951.468.4559 Email: erik@groundfloordesign.com

Property Owner Information (if different than applicant)

Company Name: CORY PROPERTIES, LLC

Contact Name: ALEC HOUSE - MANAGER

Mailing Address: 2720 POINSETTIA DR, SAN DIEGO 92106

Phone: (619) 723-1030 Email: ALECHOUSE@GMAIL.COM

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:

04/26/2022

Property Owner
Signature²:

Alec House

Date:

4/26/22

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: _____

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.

RNL Automotive, LLC dba Lexus El Cajon

2061 Wineridge Pl, Escondido, CA 92029

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

Cory Properties, LLC

2720 Poinsettia Dr, San Diego, CA 92106

RNL AUTOMOTIVE, LLC

2061 WINERIDGE Pl, San Diego, CA 92029

- 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.

James E. Crowley

2061 Wineridge Pl, Escondido, CA 92029

Sean M. Crowley

2061 Wineridge Pl, Escondido, CA 92029

- 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.

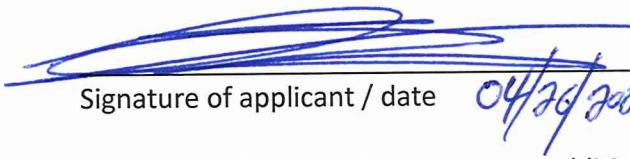
N/A

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 XX

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

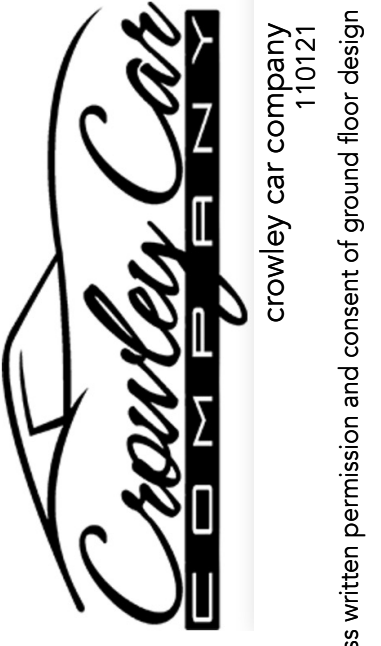
N/A

“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.

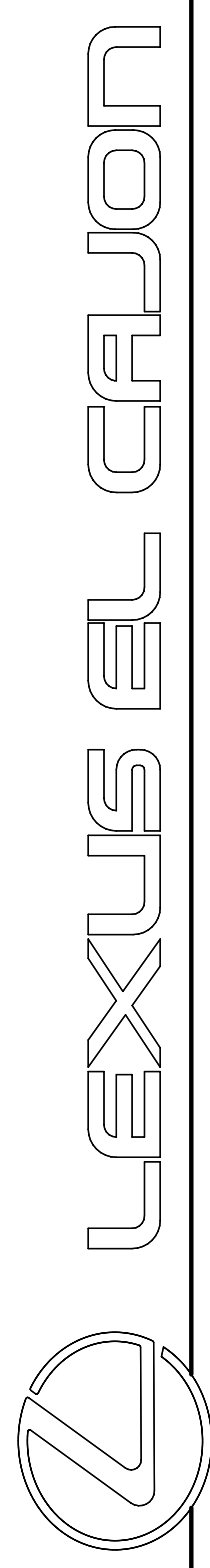
 _____
Signature of applicant / date Adrian M. Kulinski - General Counsel/Secretary
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

04/24/2002



crowley car company
110121

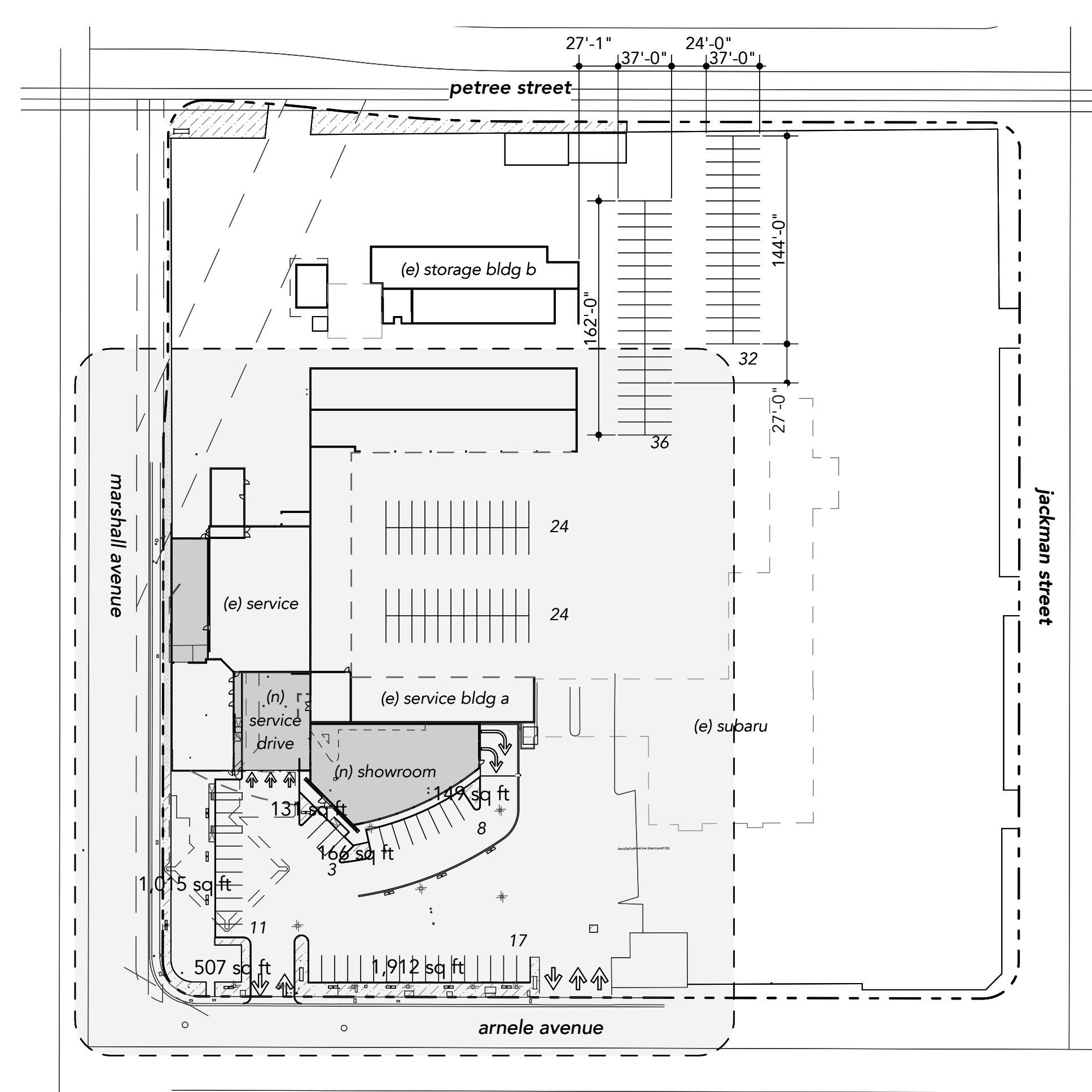


25700 double tree drive, idyllwild, ca
site plan 07.25.22

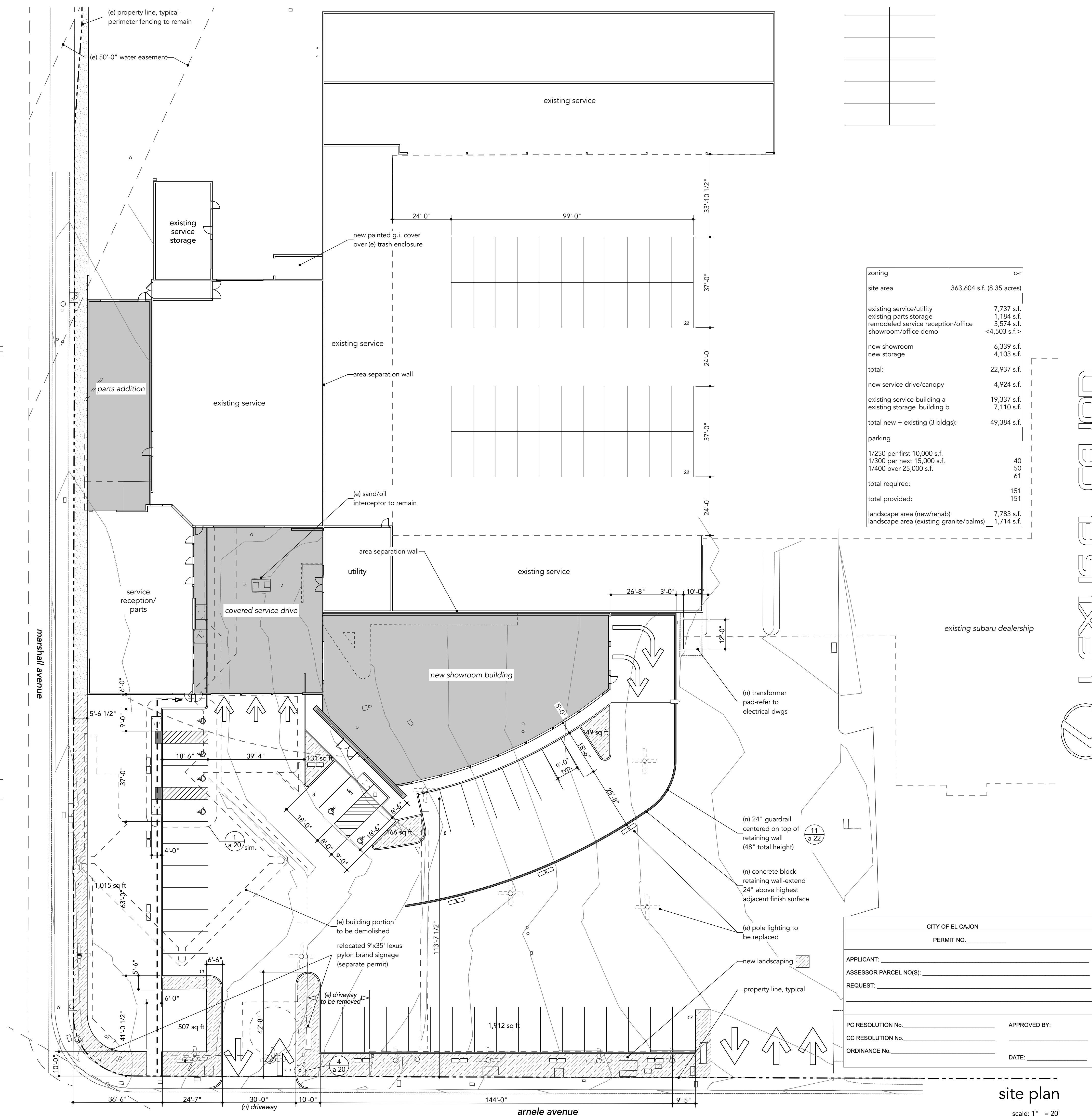
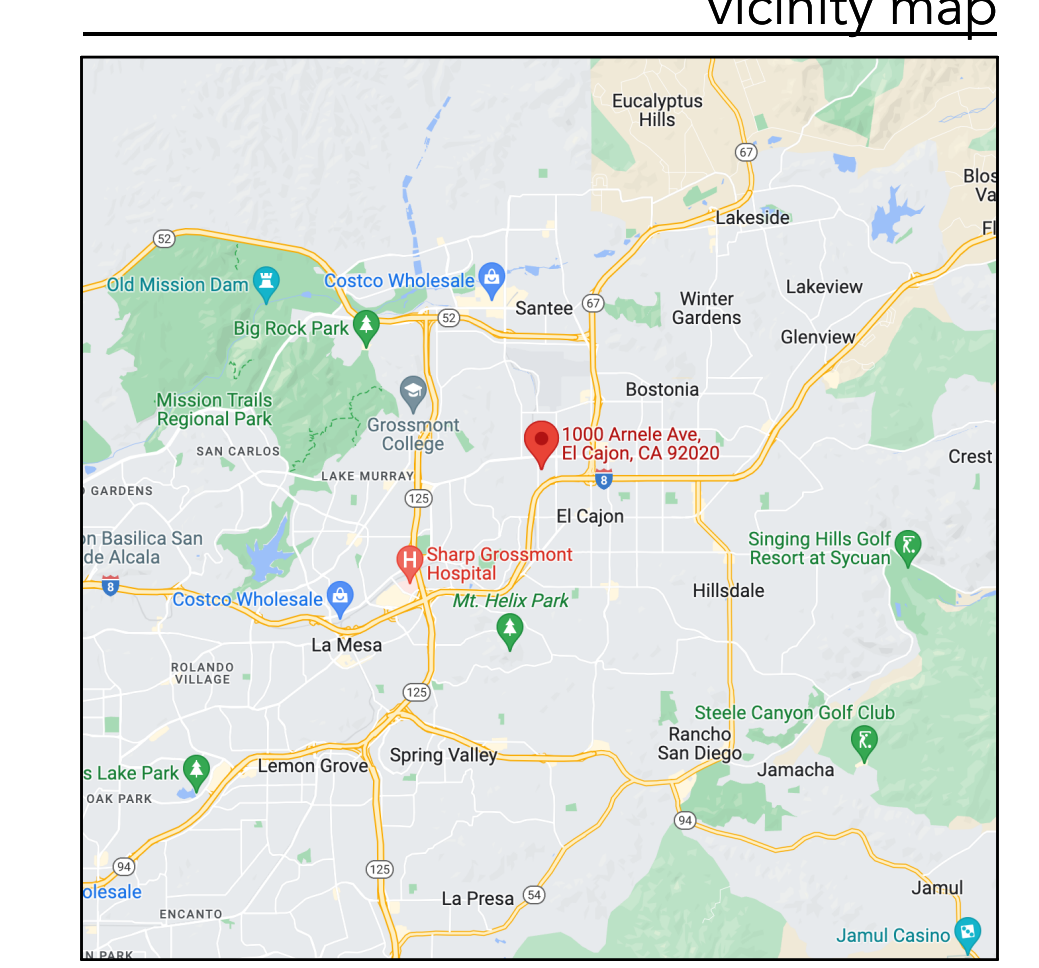
groundfloor design
25700 Double Tree Drive
Suite 1962
Idyllwild, CA 92549
P > 951.468.4559
copyright 2022. ground floor design expressly reserves its common law copyright and other property rights to these plans. plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of ground floor design.

sd 1

lexus of el cajon
110121



site key plan
vicinity map



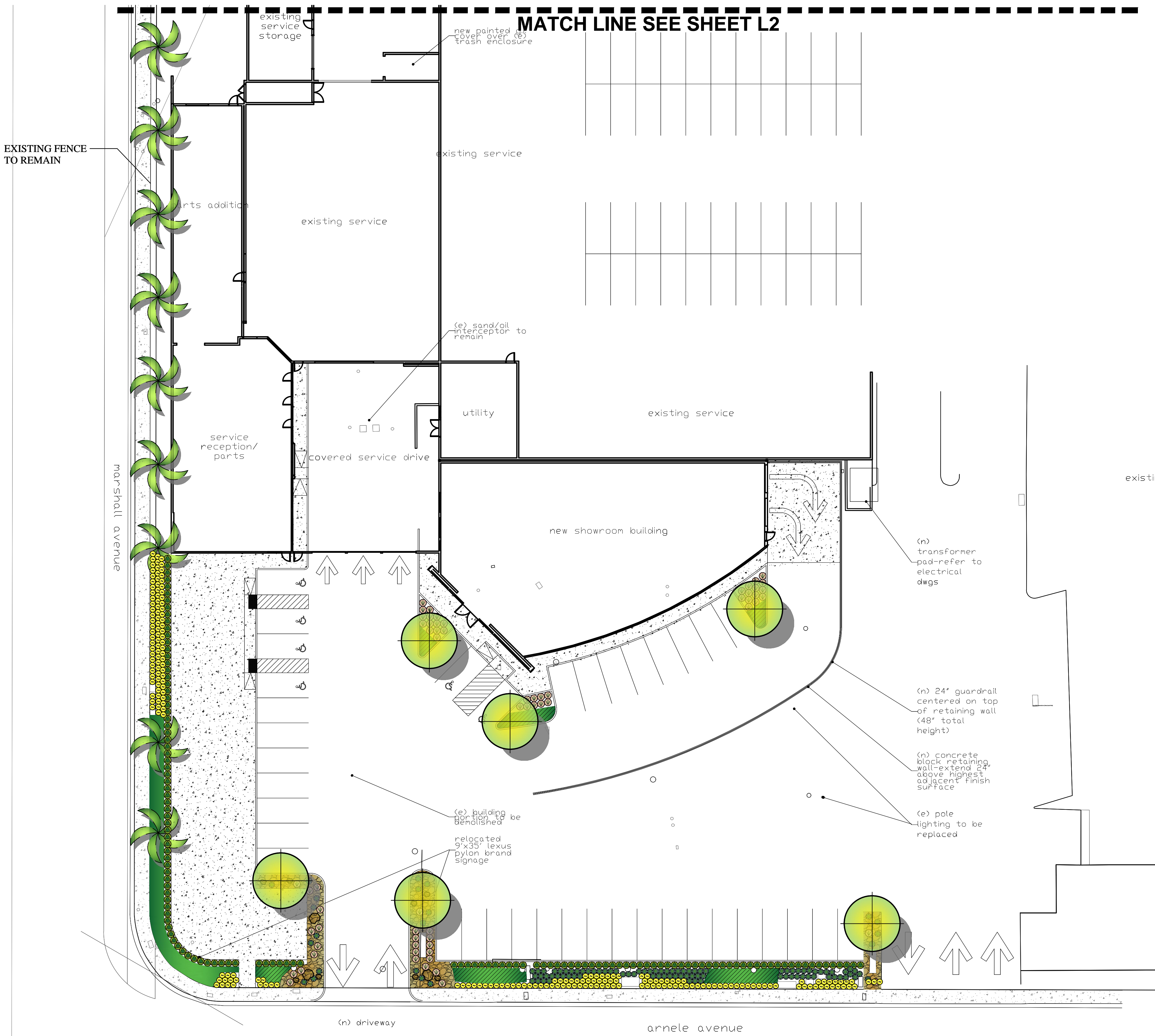
zoning	c-r
site area	363,604 s.f. (8.35 acres)
existing service/utility	7,737 s.f.
existing parts storage	1,184 s.f.
remodeled service reception/office	3,574 s.f.
showroom/office demo	<4,503 s.f.>
new showroom	6,339 s.f.
new storage	4,103 s.f.
total:	22,937 s.f.
new service drive/canopy	4,924 s.f.
existing service building a	19,337 s.f.
existing storage building b	7,110 s.f.
total new + existing (3 bldgs):	49,384 s.f.
parking	
1/250 per first 10,000 s.f.	40
1/300 per next 15,000 s.f.	50
1/400 over 25,000 s.f.	61
total required:	151
total provided:	151
landscape area (new/rehab)	7,783 s.f.
landscape area (existing granite/palms)	1,714 s.f.

CITY OF EL CAJON
PERMIT NO. _____

APPLICANT: _____
ASSESSOR PARCEL NO(S): _____
REQUEST: _____

PC RESOLUTION No. _____ APPROVED BY: _____
CC RESOLUTION No. _____
ORDINANCE No. _____ DATE: _____

site plan
scale: 1" = 20'



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	11	LOW
	EXISTING SYAGRUS ROMANZOFFIANA PALM	QUEEN PALM	TO REMAIN, PROTECT IN PLACE		
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	265	LOW
	BULBINE FRUTESCENS 'ORANGE'	ORANGE STALKED BULBINE	5 GAL	378	LOW
	MUHLENBERGIA 'REGAL MIST'	PINK MUHLY GRASS	5 GAL	76	LOW
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	132	LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	@ 48" OC	LOW
	ANGULAR 2-3" COBBLE				
	ANGULAR GRANITE BOULDER				

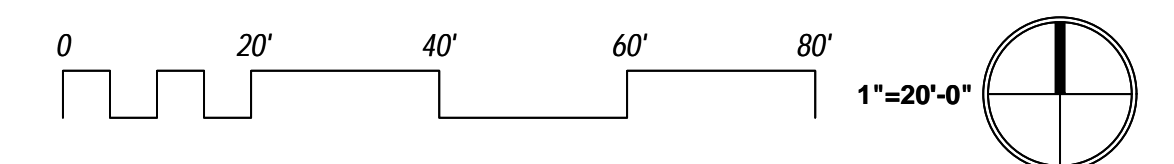
LANDSCAPE NOTES

- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- ALL TREES WITHIN 5' OF HARDSCAPE TO HAVE A 12" DEEP LINEAR ROOT BARRIER.
- ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED ORGANIC MULCH.
- SOIL COMPACTION TO BE NO GREATER THAN 85% ON LANDSCAPE AREAS.
- ALL FINISH GRADES TO BE 1-1/2" BELOW FINISH SURFACE PAVING.
- AGRONOMICAL SOIL TESTING REPORT TO BE PROVIDED BY CONTRACTOR.
- USE ONLY APPROVED PLANTING MEDIA AT DESIGNATED UNDERGROUND PLANTER LOCATIONS.

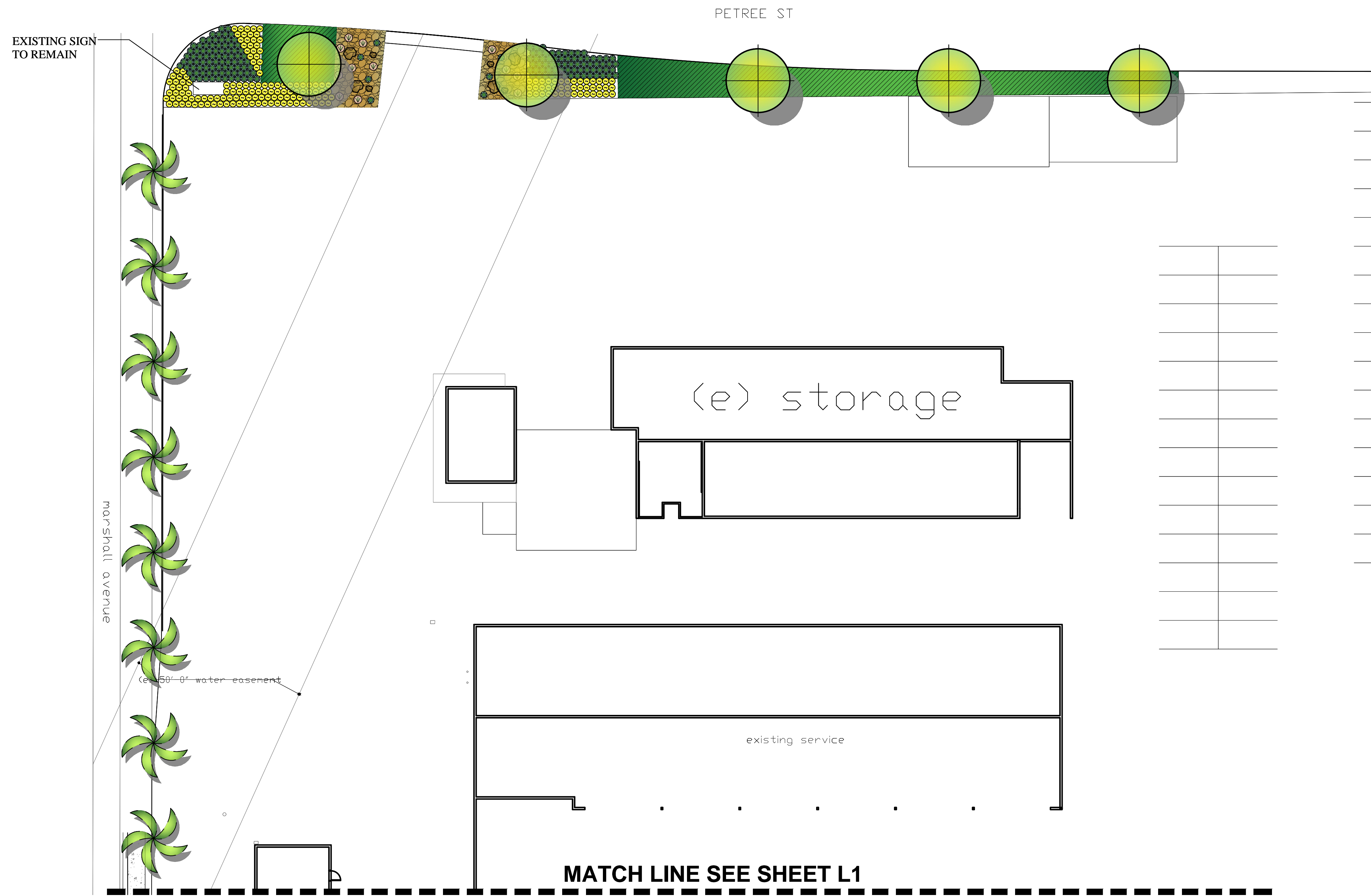
Prepared by:
EMERALD
 DESIGN
 305 N. Harbor Blvd, Suite 222
 Fullerton, California 92832
 Tel: (714) 680-0417
 California License #3098
 Email: eric@emeraldldesign.com

Ground Floor Design
 25700 Double Tree Dr. Suite 1662
 Idyllwild, Ca 92549
 Tel. (951) 468-4559

Lexus - El Cajon
 1000 Arnele Avenue
 El Cajon, Ca. 92020



L1 Landscape Conceptual Plan
 April 29, 2022



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	11	LOW
	EXISTING SYAGRUS ROMANZOFFIANA PALM	QUEEN PALM	TO REMAIN, PROTECT IN PLACE		
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	265	LOW
	BULBINE FRUTESCENS 'ORANGE'	ORANGE STALKED BULBINE	5 GAL	378	LOW
	MUHLENBERGIA 'REGAL MIST'	PINK MUHLY GRASS	5 GAL	76	LOW
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	132	LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	@ 48" OC	LOW
	ANGULAR 2-3" COBBLE				
	ANGULAR GRANITE BOULDER				

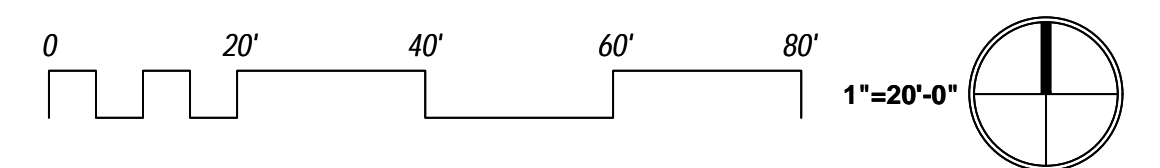
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Prepared by:
EMERALD
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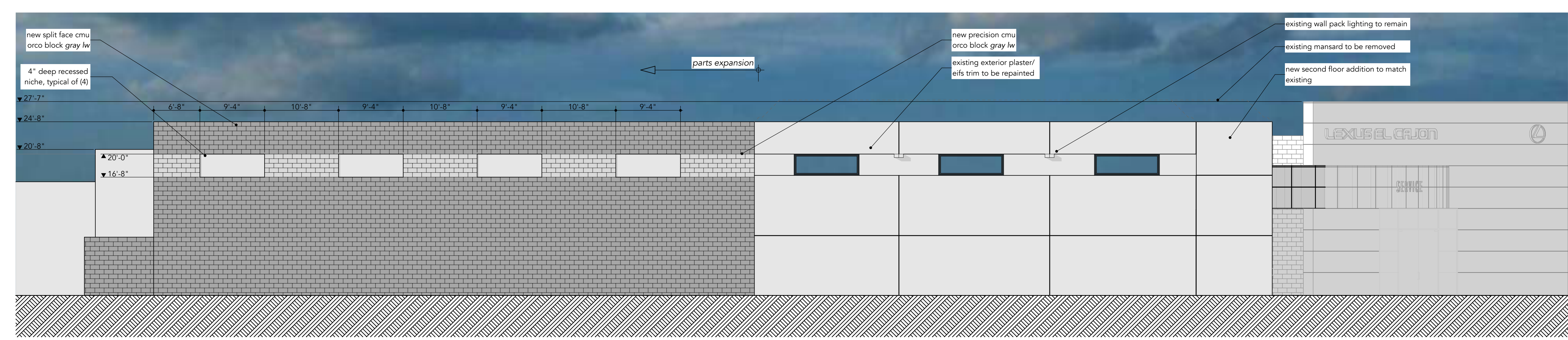
Lexus - El Cajon
 1000 Arnele Avenue
 El Cajon, Ca. 92020



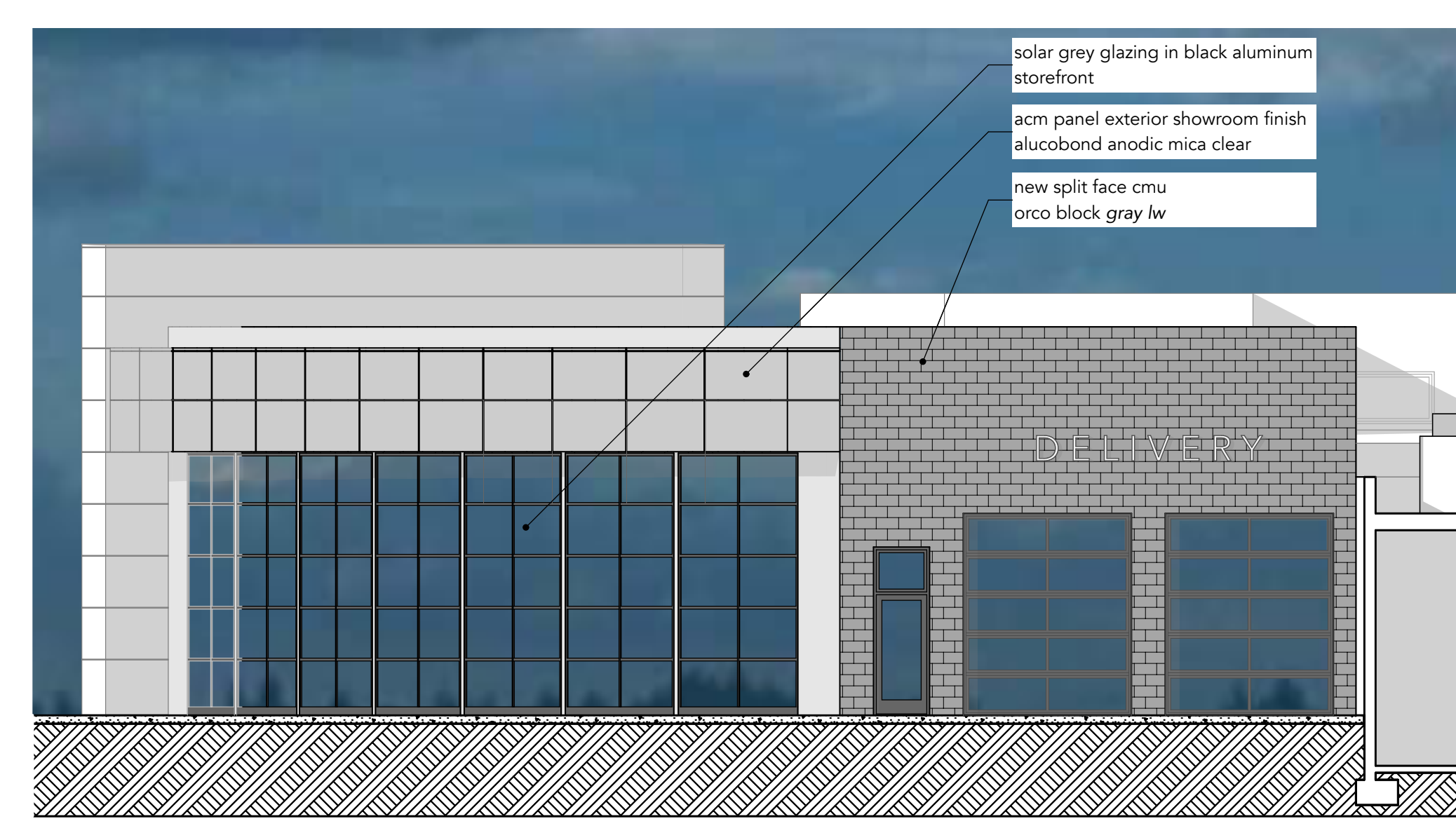
L2 Landscape Conceptual Plan
 April 29, 2022



south elevation
SCALE: 1/8" = 1'-0"



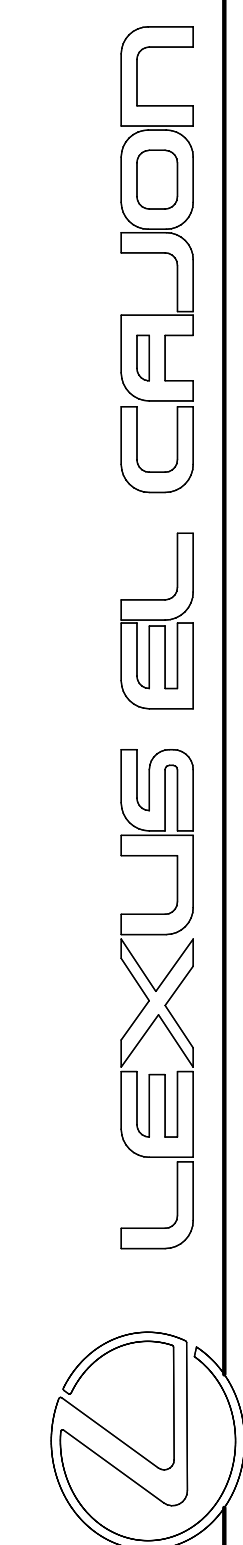
west elevation
SCALE: 1/8" = 1'-0"



east elevation
SCALE: 1/8" = 1'-0"



Crowley car company
110121



25700 double tree drive, idyllwild, ca
schematic elevations 07.25.22

groundfloor design
25700 Double Tree Drive
Suite 1962
Idyllwild, CA 92549
P > 951.468.4559
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sd 4