



City of El Cajon
Planning Commission Agenda
Tuesday, July 7, 2015, Meeting
7:00 PM. Council Chambers

DARRIN MROZ, Chairman
 PAUL CIRCO, Vice Chairman
 LUIS HERNANDEZ
 ANTHONY SOTTILE
 JERRY TURCHIN

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA
<http://www.ci.el-cajon.ca.us/dept/comm/planning.html>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRPERSON'S WELCOME

PUBLIC COMMENT

This is the opportunity 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.

CONSENT

Agenda Item:	1
	Planning Commission minutes of June 16, 2015

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Bella Terrazza
Request:	139-unit, common-interest, single-family residential development
CEQA Recommendation:	Mitigated Negative Declaration
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Conditional Use Permit No. 2220 and Tentative Subdivision Map No. 660
Location:	1950 East Main Street
Applicant:	Priest Development Corporation (Daryl R. Priest)
Project Planner:	Eric Craig; 619.441.1782; ecraig@cityofelcajon.us
City Council Hearing Required?	Yes July 28, 2015
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 proposed Conditional Use Permit No. 2220 and Tentative Subdivision Map No. 660 Permit

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Friday, July 17, 2015 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

Agenda Item:	3
Project Name:	Peach Avenue Residences
Request:	Three-unit planned unit development and four lot subdivision
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Planned Unit Development No. 341 and Tentative Parcel Map No. 653
Location:	1245 Peach Avenue
Applicant:	Proframe Builders, Inc. (Jeff Mattazaro); 619.571.5368; proframe@sbcglobal.net
Project Planner:	Eric Craig; 619.441.1782; ecraig@cityofelcajon.us
City Council Hearing Required?	Yes July 14, 2015
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the proposed Planned Unit Development No. 341 and Tentative Parcel Map No. 653

Agenda Item:	4
Project Name:	Scantibodies Electronic Message Board
Request:	Electronic message board
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Amendment of Conditional Use Permit No. 2101
Location:	1068 Broadway
Applicant:	Scantibodies Biologics, Inc. (Jayson Payne); 619.599.1104; jayson.payne@scantibodies.com
Project Planner:	Lorena Cordova; 619.441.1539; lcordova@cityofelcajon.us
City Council Hearing Required?	Yes July 28, 2015
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order approving proposed Amendment of Conditional Use Permit No. 2101, subject to conditions

5. OTHER ITEMS FOR CONSIDERATION

6. STAFF COMMUNICATIONS

7. COMMISSIONER REPORTS/COMMENTS

8. ADJOURNMENT

This Planning Commission meeting is adjourned to July 21, 2015 at 7 p.m.

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Friday, July 17, 2015 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.



Agenda Item No. 1

MINUTES

PLANNING COMMISSION MEETING

June 16, 2015

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: Darrin MROZ, Chairman
 Paul CIRCO, Vice Chairman
 Luis HERNANDEZ
 Anthony SOTTILE
 Jerry TURCHIN

COMMISSIONERS ABSENT: None

STAFF PRESENT: Anthony SHUTE, Planning Manager / Planning Commission Secretary
 Barbara LUCK, Assistant City Attorney
 Lorena CORDOVA, Associate Planner
 Melissa DEVINE, Senior Planner
 Patricia HAMILTON, Secretary

MROZ explained the mission of the Planning Commission.

CONSENT CALENDAR

Planning Commission Minutes

Motion was made by MROZ, seconded by CIRCO, to adopt the minutes of the Planning Commission meeting of June 2, 2015; carried 4-1 (Mroz abstained)

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Calco Beer and Wine
Request:	Add off-sale beer and wine sales
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Amendment of Conditional Use Permit No. 444
Location:	2410 Fletcher Parkway
Applicant:	Calco Petroleum, Inc. (Victor Daniel); ramcopetroleum@yahoo.com; 619.654.4286
Project Planner:	Lorena Cordova; lcordova@cityofelcajon.us; 619.441.1539
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 proposed Amendment of Conditional Use Permit No. 444, subject to conditions
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CORDOVA summarized the agenda report in a PowerPoint presentation.

MROZ opened the public hearing and invited any speakers to the podium.

Melinda FREESE, spoke first. She owns the home at 652 Garfield, which is next door to the project, and currently rents out the property. There is a 20-foot SDG&E easement between her property and the gas station consisting of an asphalt path which is used by pedestrians and children going back and forth to school. The addition of alcohol sales at this service station could cause people to use the path to drink, loiter and sleep. There is currently The Bottle Shop directly across the street from this gas station, and one block east is a 7-eleven Store that sells beer and wine. She also sought clarification of the code where it states there must be a 600-foot separation from residences by those stores that sell alcohol.

TURCHIN confirmed with CORDOVA that if crime were to increase, a CUP could be revoked.

SHUTE added in answer to SOTTILE, The Bottle Shop is a liquor store and deli, and there are three stores that sell alcohol in the area: Bottle Shop, 7-Eleven and Haggan grocery.

Katherine WEBB spoke next in opposition of the project. She said the idea of selling alcohol at a service station is a dangerous combination, and asked why the applicant cannot wait until he secures his license first.

Victor DANIEL, President of Calco. He purchased the property and invested in the building and the business and thanked those in the community for their support. He found a license in a high-crime area in El Cajon and plans to transfer to his business. During his business career, he has never sold to minors and has procedures in place to test all employees prior to employment in the procedures of alcohol sales prior to their employment. Currently, this station is in a low-crime area.

SOTTILE confirmed with DANIEL that he was aware of the 10% limitation of display area for alcohol sales only.

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

MROZ asked if the license could be reestablished in a high-crime area.

LUCK advised that the issue of the license was not under review by the Commissioners since it does not apply to the land use.

SHUTE responded to a previous question and added that convenience stores with 10% or less of alcohol display or of 10,000 square feet and larger are exempt from the spatial requirements. There are currently 79 locations in El Cajon that sell alcohol, and with the granting of this CUP there would still be 79 stores.

HERNANDEZ said there are currently plenty of stores selling alcohol in the area for the convenience of the community. This location is too close to a residential area and he was in opposition to granting the CUP.

CORDOVA added the applicant would have one year to secure the license after approval of the CUP. If he is not able to obtain the license, the CUP would become null and void.

SOTTILE mentioned that the reason for the deemed approved Ordinance was to help clean up El Cajon relative to alcohol sales. This request does meet these standards.

CIRCO added the applicant is finding a license from an over-concentrated area and this CUP has tighter conditions than those covered by the deemed approved status. The City can investigate the business at any time and has the power to revoke, if necessary.

Motion was made by MROZ, seconded by TURCHIN, to adopt the next resolution in order APPROVING Amendment of Conditional Use Permit No. 444, subject to conditions; carried 4-1 (Hernandez opposed).

The appeal period for this item ends on Friday, June 26, 2015 at 5:00 p.m.

CIRCO recused himself prior to the next agenda item and left the room.

Agenda Item:	3
Project Name:	Verizon Wireless at Shadow Mountain
Request:	New wireless telecommunications facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit No. 2194
Location:	2075 East Madison Avenue
Applicant:	Verizon Wireless c/o M&M Telecom, Inc. (Lisa Mercurio); 858.248.2461
Project Planner:	Lorena Cordova; lcordova@cityofelcajon.us ; 619.441.1539
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 proposed Conditional Use Permit No. 2194, subject to conditions

CORDOVA summarized the agenda report in a PowerPoint presentation.

MROZ opened the public hearing. There were no public speakers on this agenda item.

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

Motion was made by SOTTILE, seconded by HERNANDEZ, to adopt the next resolution in order APPROVING Conditional Use Permit No. 2194, subject to conditions; carried 5-0.

The appeal period for this item ends on Friday, June 26, 2015 at 5:00 p.m.

CIRCO returned to Chambers.

Agenda Item:	4
Project Name:	Kia Sales Lot Expansion
Request:	Expand the vehicle sales are of the existing automobile dealership
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amendment of Conditional use Permit No. 1383
Location:	572 North Johnson Avenue
Applicant:	JKC El Cajon, LLC (John P. Kiefer)
Project Planner:	Melissa Devine; 619.441.1773; medvine@cityofelcajon.us
City Council Hearing Required?	Yes July 14, 2015
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval of proposed Amendment of Conditional Use Permit No. 1381, subject to conditions

DEVINE summarized the agenda report in a PowerPoint presentation.

HERNENDEZ asked staff if there was a fence proposed along North Johnson Avenue.

DEVINE answered no fence was proposed.

CIRCO asked the number of cars proposed for the display area.

DEVINE answered the site must provide 1,000 square feet of parking for the display area.

SHUTE added fire access must also be accommodated on the site.

MROZ opened the public hearing and invited any speakers to the podium.

William FISCHBECK, represented the property owner and thanked staff for their assistance with this project. All business will be conducted on the property on the east side of North Johnson Avenue.

Joel WAYMIRE, engineer for the project, discussed the site layout and added the site would be paved and meet all conditions as recommended by the City.

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

SOTTILE thanked Chris GEORGE for his work in the expansion of the business and added it would be a great improvement in the City of El Cajon.

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the next resolution in order recommending City Council approval of proposed Amendment of Conditional Use Permit No. 1383, subject to conditions; carried 5-0.

The appeal period for this item ends on Friday, June 26, 2015 at 5:00 p.m.

STAFF COMMUNICATIONS

DEVINE outlined the upcoming Housing Element program to rezone properties consistent with the General Plan which is tentatively scheduled to go before the Planning Commission on September 15, 2015. Notices went out to 28 property owners advising them that their property had been identified for potential rezoning. So far, staff has received 15 calls in response to the notifications.

ADJOURNMENT

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:20 p.m. this 2nd day of June until July 7, 2015, at 7:00 p.m.; carried 5-0.

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary



Agenda Item:	2
Project Name:	Bella Terrazza
Request:	Development of a 139-unit residential project
CEQA Recommendation:	Mitigated Negative Declaration (MND)
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Conditional Use Permit (CUP) No. 2220; Tentative Subdivision Map (TSM) No. 660
Location:	East Side of East Main Street between Pepper Drive and Laval Lane
Applicant:	Priest Development Corporation
Project Planner:	Eric Craig, ecraig@cityofelcajon.us, 619.441.1782
City Council Hearing Required?	Yes July 28, 2015
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 Mitigated Negative Declaration (MND); CUP No. 2220; and TSM No. 660, subject to conditions.

PROJECT DESCRIPTION

The proposed project includes 139 single-family residences and a small private park on a mostly vacant site located on East Main Street near the City’s border with Lakeside community area. The proposed residences would be two-story structures, ranging in size from 1,500 to 1,825 square feet (sf). Lot sizes would range from 1,921 to 4,000 sf. The development would include two-car garages for all units, 139 visitor spaces in private driveways, and 40 supplemental parking spaces at various locations around the site. Construction of the project would occur in four phases. The project requires approval of a CUP, and a TSM, by the City Council. A draft MND has been prepared in compliance with the California Environmental Quality Act.

BACKGROUND

General Plan:	General Commercial (G-C) and Special Development Area 7 (SDA 7)
Specific Plan:	Specific Plan No. 438
Zone:	General Commercial (C-G)
Other City Plan(s):	N/A
Regional and State Plan(s):	N/A
Notable State Law(s):	CEQA, Subdivision Map Act

Project Site & Constraints

The 14.5-acre subject property is located in the northeastern part of the City, on the east side of East Main Street, adjacent to Interstate 8 (I-8) and near the border with unincorporated San Diego County. The site is mostly undeveloped with the exception of a vacant 4,000 sf commercial building, and a billboard sign located near the freeway. The site slopes downward from north to south. Existing vegetation includes disturbed grasslands and several large trees. The site has approximately 840 linear feet of frontage along East Main Street. There is also an approximately 3,000 sf remainder parcel, located on the west side of East Main Street, which is isolated from the project site and where no development is proposed.

Surrounding Context

Surrounding land uses include detached one and two-story single-family homes to the north and west, an RV park to the south, and I-8 to the east. Surrounding properties are zoned and developed as follows:

Direction	Zones	Land Uses
North	PRD-Low, RS-6-H	Single-Family Residential
South	C-G	RV Park
East	Not Applicable	I-8
West	RS-6-H	Single-Family Residential (across East Main Street)

General Plan

The project site is within the GC designation and SDA 7 of the El Cajon General Plan. SDA 7 is implemented by Specific Plan (SP) No. 438. Although, the zoning of the site is C-G, the stated intent of SDA 7 is to provide a broader range of uses than the C-G zone allows, and to achieve compatibility between development of the project site and the adjacent residential areas. Although the site is designated and zoned for general commercial uses, SP No. 438 allows the site to be alternatively developed with low density residential uses, consistent with the density provisions of the PRD-Low zone, and subject to approval of a CUP. The General Plan Housing Element designates the property as a vacant residential site that would allow a maximum density of 10 dwelling units per acre.

Goal 5 of the General Plan calls for a broad range of housing types to be made available to meet the housing needs of various age and income groups. The Housing Element identifies the need to accommodate residential units at all income levels. The proposed project will include market rate housing units that will contribute to meeting the goal of fulfilling regional housing needs. General Plan Objective 5-6 promotes new housing that is compatible with the surrounding environment. The proposed single-family residential development is compatible with adjacent development and consistent with Objective 5-6.

Municipal Code

Although the site is zoned C-G, SP No. 438 permits residential development consistent with the PRD-Low zone. The intent of the PRD zone is to allow for comprehensively planned developments and encourage imaginative planning and design. The proposed project would be consistent with the intent and purpose of the PRD-Low zone and with all applicable development standards.

Specific Plan No. 438

As noted above SP No. 438 was adopted for the purpose of allowing the development of the subject property with either compatible commercial uses, or with residential development consistent with the PRD-Low zone. The PRD-Low zone allows residential density of up to ten dwelling units per acre. Therefore, the proposal to develop the 14.5-acre subject property with 139 single-family homes is consistent with the provisions of the PRD-Low zone and SP No. 438.

Subdivision Ordinance/ Subdivision Map Act

A TSM is proposed to subdivide the subject property into 140 lots; 139 lots for residential purposes and one common lot. There is no minimum lot size specified for sub-lots in a PRD. The proposed individual residential lots range from 1,921 to 4,000 sf. The common lot will contain the private streets, the private park, the commonly-maintained landscaped areas and storm water bio-retention basins. A common landscape easement is proposed for the street yards, the private park, the bio-retention basins, and the slope adjacent to I-8.

The authority and procedures for the processing of a TSM are found in the California Subdivision Map Act, and the City of El Cajon Subdivision Ordinance (Title 16 of the El Cajon Municipal Code.) The Planning Commission's role in analyzing and making a decision regarding a proposed subdivision map is described in Section 16.12.080 of the El Cajon Municipal Code (ECMC). Section 16.12.080 requires the Planning Commission to make a report to the City Council regarding the design of the proposed subdivision and the nature and extent of the proposed improvements. In this context, "improvements" mean public or private, street and/or drainage improvements.

DISCUSSION

The proposed project includes 139 detached, two-story, single-family residences, with two-car garages. Each residence will have a private rear yard and landscaped front yard. The project includes private streets with visitor parking, a private park, and landscaped areas that will be held in common and maintained by a homeowner's association. Although the project is located in the C-G zone, the applicable development standards for this project are those of the PRD-Low zone. Accordingly, the following discussion references PRD development standards and requirements.

Parking, Transportation, and Circulation

A traffic impact analysis (TIA) was prepared for the project. The TIA indicates that East Main Street has average daily traffic volumes of approximately 14,480 trips in the project vicinity. It is estimated that the project would generate approximately 1,390 trips per day. East Main Street is classified as a Major Roadway and currently operates at Level of Service (LOS) A and B in the vicinity of the project. LOS D is considered an acceptable level of service, and a Major Roadway is considered to operate at LOS D with traffic volumes of 30,800 trips. The addition of 1,390 vehicle trips to the existing 14,480 trips would result in 15,870 trips per day, which is well below the 30,800 trip threshold for LOS D.

As noted above, each unit would include an attached two-car garage and there are an additional 179 visitor/supplemental spaces proposed. Access to the private streets would be provided by two driveways located on East Main Street. All the proposed homes would take access directly from the proposed private streets. Pedestrian movement would be accommodated by a network of paved walkways along the private streets and through the proposed park. A San Diego Metropolitan Transit System bus stop is located on the East Main Street frontage, and provides bus service to the project site. The traffic study prepared for the project indicates potentially significant traffic impacts to the intersection of East Main Street and Sydney Terrace as a result of the project. Therefore, the mitigated negative declaration prepared for the project requires installation of a new traffic signal at the intersection.

Walls and Fences

In order to mitigate potential impacts from freeway noise, the mitigated negative declaration prepared for the project requires construction of a sound wall between the freeway and the units on the east side of the proposed development. The height of the required wall will vary from six to nine feet along the eastern side of the project, and the site plan indicates the wall will be constructed of decorative masonry blocks. The slope between the required sound wall and the freeway would be maintained by the home owner's association. Six foot high decorative masonry walls are also proposed along the north and south property lines, as well as along the project's East Main Street frontage, consistent with the requirements for a PRD. Wood privacy fences would separate units and private rear yards from common areas.

Open Space, Recreation Areas, and Landscaping

The project would include 185,099 square feet of landscaping. Each proposed home would have a private rear yard and a commonly maintained front yard. The proposed private park would include a 3,370 sf tot-lot and two adjacent lawn areas surrounded by trees. Other proposed landscaping at the site includes a combination of drought-tolerant trees, shrubs, and ground cover in the front yards, in the area along East Main Street, in the bio-retention basins, and on the slope along I-8. The project's frontage

along East Main Street would include a four foot wide landscape strip between the curb and public sidewalk. An additional three feet of landscaping would be located between the public sidewalk and the project boundary wall. Final approval of the landscaping will require approval of a landscape documentation package prepared by a licensed landscape professional in compliance with the water efficiency standards of the El Cajon Municipal Code and State law.

Design and Architecture

The houses range in size from 1,500 to 1,825 square feet. There are four separate floor plans with four separate color schemes to provide variety and interest. The designs provide architectural interest through variations in color, building materials, wall planes, and fenestration. Exterior building materials include: stucco walls, concrete tile roofing, wood trim around windows and doors, decorative window shutters, and decorative rock veneer wrapped around the front elevations. There are four proposed color schemes each containing a rich palette of base and accent colors, including shades of tan, green, gray, sand, brown, and purple. Four different styles of decorative rock veneer are proposed, as are four different colors of roof tile, and four different garage doors.

Public Facilities

Public facilities are in place and available to serve the new residential units. The project is located in the Cajon Valley Elementary and Grossmont Union High School Districts. Bostonia Elementary is approximately 1.5 miles away by foot, bike, or automobile. Greenfield Middle School is approximately 1.1 miles away and Van Zanten Park is approximately 1.25 miles away. Fire and Police services are available. Public utilities are in place to serve the proposed development, and would be upgraded as necessary.

Lighting

Pedestrian scale lighting will be provided on 33 decorative light standards located adjacent to the private streets within the project. Six lighted bollards are proposed for the park area and pedestrian pathway. The Public Works Department requires new LED street lights to be installed along East Main Street, the number and location of which shall be determined with the development of public improvement plans.

Lot Coverage and Future Additions

The lot coverage limitation for a PRD-Low project is 50%. The proposed lot coverage is 48.9%. This means after construction only 1.1% of the total project area would be available for future residential additions such as patio covers in private rear yards. 1.1% of the total project area equates to 5,807 sf, or 41 sf per unit that would potentially be available for additional lot coverage. Therefore, a condition of approval is included in the attached resolution limiting future patio covers to 41 sf per unit.

Phasing and Guarantee of Performance

The applicant proposes to construct the project in four separate phases. The Zoning Code states that if a common interest residential project consists of more than one phase, or if all building permits are not issued simultaneously, the developer shall enter into an agreement with the city to guarantee the installation and completion of all private improvements and any other private work required by the city in accordance with the final site plan. The agreement shall be in the form of either a bond guaranteeing faithful performance of the agreement and guaranteeing payment for labor and materials; or a trust agreement evidencing that the estimated cost of the work or improvements has been deposited with an approved trustee.

To ensure phased construction is compatible for occupants of the initial phases, a condition of approval is included in the attached resolution requiring individual phases to be complete prior to the occupancy of any units within those phases. Moreover, unobstructed access to the previous phases must be maintained during later phases of construction. All environmental mitigation measures, and all required public and private improvements including but not limited to: private streets, parking facilities, landscaping, lighting, walkways, walls, fences, common areas, and other aspects of the individual phases, must be completed and maintained prior to and during subsequent phases of construction.

Development Standards

The table below provides a comparison of the PRD-Low zone standards and the proposed project. Standards discussed elsewhere in this report are excluded from the table.

Development Standard	PRD-Low Zone	Proposed Project
Setbacks from PRD district boundaries, public street rights of way, private streets and driveways	10 feet (minimum)	All structures are more than 10 feet from external property lines. Setback along E. Main is 17-27 feet
Setbacks from a sidewalk	5 feet (minimum)	5 feet (minimum)
Setbacks for front entry garages	20 feet (minimum)	20 feet (minimum)
Building Height	35 feet (maximum)	24 feet
Covered parking	2 spaces per unit = 278	278
Visitor parking	1 per unit = 139	139
Supplemental parking (1-20 units)	0.5 per unit up to 20 units = 10	10
Supplemental (>20 units)	0.25 per unit above 20 units = 30	30

Development Standard	PRD-Low Zone	Proposed Project
Private driveway width for individual units	12 feet (minimum)	16 feet typical
Waste collection (trash & recycle)	Individual or common	Individual
Open & recreational space	400 sf / unit = 55,600 sf	Front Yards 22,674 sf Private Park 24,390 Other Common Landscape Areas 138,035 sf Total: 185,099 sf

Covenants, Conditions, and Restrictions (CC&Rs)

A common interest residential project, such as a PRD, requires the formation of a homeowner’s association with CC&Rs to ensure the maintenance of common areas. Common areas for the proposed project include the private street, the common area landscaping, fences, walls, utilities, lighting and the common private park. The covenants, conditions and restrictions will run with the land and clearly set forth both the privileges and responsibilities involved in the common ownership and/or maintenance. The approval of CC&Rs will be a condition of approval.

Remainder Parcel

The 2,900 sf remainder parcel located on the west side of East Main Street is not indicated as part of this project on the site plan. As such, maintenance of the remainder parcel must be addressed so that it does not become a source of nuisance activities and complaints. A condition of approval is recommended in the attached resolution requiring the remainder parcel to either be transferred to adjacent property owners, or landscaped and maintained by the new homeowner’s association.

Billboard Sign

There is a freeway-oriented billboard sign on the east side of the subject property that was erected prior to the property’s annexation to the City of El Cajon. Removal of the billboard sign was a condition of approval for the Home Depot CUP. The project site plan indicates that the billboard would be retained. ECMC Section 17.190.270.C.3.a states that “No new outdoor advertising structure shall be located so as to be viewed primarily by persons traveling on the main-traveled way of a freeway as defined in the Streets and Highways Code.” In Section 17.190.270.C.5, the Code indicates that existing billboard signs may be retained regardless of the spacing, and setback requirements, or the height limits imposed upon new signs by other sections of the Code. However, there is no provision permitting the retention of an existing billboard that is immediately adjacent and directed toward the freeway. Therefore, it is recommended that the billboard sign be removed as a condition of approval prior to the issuance of

building permits for the new homes, or as otherwise determined by the Planning Manager.

FINDINGS

Conditional Use Permit No. 2220

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

The proposed common-interest residential development with a density of 8.9 dwelling units per acre is consistent with the provisions of General Plan SDA 7 and SP No. 438, which allow the site to be developed with residential uses consistent with the provision of the PRD-Low zone. Moreover, the General Plan Housing Element designates the property as a vacant residential site that would allow a maximum density of 10 dwelling units per acre, and the proposed development would provide new residential units in conformance with Housing Element policies to increase the number of housing units available to all income levels.

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

SP No. 438 authorizes residential development of the subject property consistent with the standards of the PRD-Low zone. The proposed site plan is consistent with all applicable use and development standards for SP No. 438 and the PRD-Low zone. The project is a comprehensively planned design that specifically relates to the topography of the site as well as the development in the surrounding area. The proposed building elevations meet the intent of the PRD ordinance and the architectural guidelines contained within the Zoning Code with surface relief and variation of the proposed structures through the use of building materials that are balanced and emphasized on all elevations. There are variations in the proposed color schemes, variations in the decorative building materials, and variations in the external form of the proposed units. The quality of the proposed project architecture is consistent with other recently built projects and is compatible with the surrounding neighborhood.

- 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 proposal to develop the subject property with residential uses is compatible with existing residential uses in the project vicinity. Moreover, project conditions of approval will require compliance with the mitigation measures recommended in the Mitigated Negative Declaration, which are intended to avoid potentially significant environmental effects, including traffic impacts to the intersection of East Main Street and Sydney Terrace.

- 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.*

Such impacts are not anticipated with the normal conduct of a residential development. Construction activities will generate some dust and noise. However, those impacts are temporary and will be mitigated by best management practices during construction phases. Additional mitigation will be provided in the form of a traffic signal at East Main and Sydney Terrace, a sound wall adjacent I-8, and enclosures around outdoor HVAC compressors.

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

The proposed residential project would provide additional housing options on an infill development site and would provide new residential units in conformance with Housing Element policies to increase the number of housing units available to all income levels. As such, the project is in the best interest of public convenience and necessity.

Tentative Subdivision Map No. 660

Section 66474 of the Subdivision Map Act and Section 16.12.080.B.2 of the ECMC state that the City shall deny approval of a subdivision map if the city's legislative body makes any of the following findings:

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

The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City to fulfill regional housing needs. The proposed project would result in a density of 8.9 dwelling units per acre, consistent with SDA 7 and SP No. 438.

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

The proposed subdivision map design results in 139 residential lots and one common lot for a 139-unit residential project, which is consistent with the goals and objectives of the General Plan SDA 7 and the Housing Element. Furthermore, the site is physically suited for the type of development as well as the proposed density of the development.

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

Other than a few large trees which could be used as nesting sites, the proposed project site has no habitat value and is completely surrounded by urban development. Furthermore, the subject property is in a disturbed condition, and is not environmentally sensitive. The Mitigated Negative Declaration for the project

provides mitigation measures to avoid or mitigate potential environmental impacts to nesting birds.

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

The design of the subdivision and type of improvements are required to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Furthermore, the design of the proposed subdivision will accommodate passive heating and cooling opportunities because the proposed homes are designed with windows that open and would allow occupants to take advantage of the prevailing west winds. The units are separated to allow air flow through and around the units.

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

The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map, and there are no existing easements that will be affected by the proposed construction because the map will establish new easements for public utilities, private road access, the private storm drain, and landscape maintenance, and abandon other existing easements that are no longer pertinent.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

An Initial Study was prepared for the project, and the study determined that the project has the potential for significant environmental effects related to noise, traffic, and nesting birds. However, the study also determined that these potential effects can be mitigated to levels that are less than significant. Mitigation measures are incorporated as part of the Mitigation Monitoring and Reporting Program, which would reduce potential impacts to a level of less than significant. Recommended mitigation measures include a sound attenuating wall along I-8, sound attenuating enclosures around exterior HVAC compressors, limitations on tree removal during bird nesting season, a new traffic signal on East Main Street, and the payment of a traffic impact mitigation fee to the County of San Diego. Based upon this determination a draft Mitigated Negative Declaration was circulated for public review and comment. Comments were received from Caltrans and the County of San Diego in response to the Notice of Intent to adopt the draft Mitigated Negative Declaration. Those comments are included as attachments to the final Initial Study and Mitigated Negative Declaration. Staff's responses to the comments are also included in the final document.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BELLA TERRAZZA RESIDENTIAL DEVELOPMENT, A 139-UNIT COMMON-INTEREST RESIDENTIAL DEVELOPMENT ON THE EAST SIDE OF EAST MAIN STREET BETWEEN PEPPER DRIVE AND LAVALA LANE SUBJECT TO APPROVAL OF CONDITIONAL USE PERMIT NO. 2220, AND TENTATIVE SUBDIVISION MAP NO. 660.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on July 07, 2015 to consider Conditional Use Permit No. 2220 for a 139-unit common-interest residential development, and Tentative Subdivision Map No. 660 requesting a 140-lot subdivision, including one common lot, for a development known as Bella Terrazza, on property located on the east side of East Main Street between Pepper Drive and Lavala Lane; and

WHEREAS, the City prepared a draft Mitigated Negative Declaration for the project in accordance with California Environmental Quality Act guidelines, which indicates that the potential environmental effects of the proposed project would be less than significant with mitigation measures; and

WHEREAS, pursuant to Section 21082.1 of the Public Resources Code, the draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was circulated for public review from May 21, 2015 through June 22, 2015; and

WHEREAS, comments were received during the public review period from the California Department of Transportation and the County of San Diego, which do not alter the conclusions of the Initial Study or require additional mitigation; and

WHEREAS, the Mitigated Negative Declaration and Mitigation and Monitoring and Reporting Program reflects the City's independent judgment as required by Section 21082.1 of the Public Resources Code; and

WHEREAS, prior to making a recommendation to the City Council on the proposed project, the Planning Commission reviewed and considered the information contained in the proposed draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and

Proposed Planning Commission Resolution

WHEREAS, the draft Mitigation Monitoring and Reporting Program will ensure that the proposed project will not result in any significant impacts; and

WHEREAS, in accordance with CEQA Guidelines Section 15074(c), the custodian of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program is the El Cajon Community Development Department, and all supporting documentation is in the Conditional Use Permit No. 2220 file; and

WHEREAS, after considering the evidence and facts, the Planning Commission considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program as presented at its July 7, 2015, 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 draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council ADOPTION of the draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Bella Terrazza Residential Development.

A. Adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program shall only apply to the subject project and shall not waive compliance with all other provisions of the Zoning Code and all other applicable City ordinances in effect at the time that the building permit is issued.

B. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, and costs, including attorneys' fees, against the City or its agents, officers or employees, relating to this Mitigated Negative Declaration determination (the "CEQA Determination"), and relating to the approval of Conditional Use Permit No. 2220, and Tentative Subdivision Map No. 660 (the "Approvals") including, but not limited to, any action to attach, set aside, void, challenge, or annul the Approvals and the CEQA Determination. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorneys' fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including,

Proposed Planning Commission Resolution

but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by the applicant.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 7, 2015, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT NO. 2220 FOR A 139-UNIT COMMON-INTEREST RESIDENTIAL DEVELOPMENT IN THE C-G (GENERAL COMMERCIAL) ZONE, APNs: 400-250-07,-08,-09, AND -28, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (GC) AND SPECIAL DEVELOPMENT AREA 7 (SDA 7).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on July 07, 2015, to consider Conditional Use Permit (CUP) No. 2220, as submitted by Priest Development Corporation, requesting a 139-unit common-interest residential development in the General Commercial (C-G) zone; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order, recommending to the El Cajon City Council the approval of the proposed project Mitigated Negative Declaration, including attachments, and Mitigation Monitoring and Reporting Program; 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 common-interest residential development with a density of 8.9 dwelling units per acre is consistent with the provisions of General Plan SDA 7 and SP No. 438, which allow the site to be developed with residential uses consistent with the provision of the PRD-Low zone. Moreover, the General Plan Housing Element designates the property as a vacant residential site that would allow a maximum density of 10 dwelling units per acre, and the proposed development would provide new residential units in conformance with Housing Element policies to increase the number of housing units available to all income levels.
- B. SP No. 438 authorizes residential development of the subject property consistent with the standards of the PRD-Low zone. The proposed site plan is consistent with all applicable use and development standards for SP No. 438 and the PRD-Low zone. The project is a comprehensively planned design that specifically relates to the topography of the site as well as the development in the surrounding area. The proposed building elevations meet the intent of the PRD ordinance and the architectural guidelines contained within the Zoning Code with surface relief and variation of the proposed structures through the use of building materials that are balanced and emphasized on all elevations. There are

variations in the proposed color schemes, variations in the decorative building materials, and variations in the external form of the proposed units. The quality of the proposed project architecture is consistent with other recently built projects and is compatible with the surrounding neighborhood.

- 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 proposal to develop the subject property with residential uses is compatible with existing residential uses in the project vicinity. Moreover, project conditions of approval will require compliance with the mitigation measures recommended in the Mitigated Negative Declaration, which are intended to avoid potentially significant environmental effects, including traffic impacts to the intersection of East Main Street and Sydney Terrace.
- D. Such impacts are not anticipated with the normal conduct of a residential development. Construction activities will generate some dust and noise. However, those impacts are temporary and will be mitigated by best management practices during construction phases. Additional mitigation will be provided in the form of a traffic signal at East Main and Sydney Terrace, a sound wall adjacent I-8, and enclosures around outdoor HVAC compressors.
- E. The proposed use is in the best interest of public convenience and necessity. The proposed residential project would provide additional housing options on an infill development site and would provide new residential units in conformance with Housing Element policies to increase the number of housing units available to all income levels. As such, the project is in the best interest of public convenience and necessity.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS CITY COUNCIL APPROVAL of Conditional Use Permit No. 2220 for a 139-unit common-interest residential development, in the General Commercial (C-G) zone, on the above described property subject to the following conditions:

1. Prior to the issuance of building permits, or as otherwise determined by the Planning Manager, the applicant shall submit and obtain approval of a revised, one-page, 24" by 36" mylar site plan that reflects the following specific notes and changes:
 - a. Include the following note: "Separate utility connections shall be provided for each unit in the approved development."

Proposed Planning Commission Resolution

- b. Include the following note: "Trash bins shall not be permitted to obstruct the approved private street and driveways."
 - c. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable, which are incorporated herein by reference."
 - d. Include the following note: "Due to lot coverage limitations, future patio covers and/or residential accessory structures in private rear yards shall not exceed an area of 41 sf per unit."
 - e. Indicate that there will be gates in the rear yard privacy fences to allow trash receptacles to be moved for collection day from the storage areas on the side of each unit.
 - f. Indicate all easements, including landscape and common area maintenance easements.
 - g. Indicate the areas of the four phases of project construction.
 - h. The revised site plan shall reflect the applicable comments and include all of the required notes from the Public Works Dept. attached to this resolution as "Exhibit B" and dated 03.04.2015.
 - i. The revised site plan shall reflect the applicable comments listed in the Building comments from the Building and Fire Safety Division attached to this resolution as "Exhibit C" and dated 01.21.2015.
 - j. The revised site plan shall reflect the applicable comments listed in the Fire Safety comments from the Building and Fire Safety Division attached to this resolution as "Exhibit D" and dated 01.21.2015.
 - k. The revised site plan shall reflect the applicable comments from the Helix Water District attached to this resolution as "Exhibit E" and dated 02.09.2015.
 - l. Remove the billboard sign from the site plan.
2. Prior to the issuance of building permits, or as otherwise determined by the Planning Manager, the applicant shall complete the following:
- a. Submit the required copies of the recorded final subdivision map. The map shall be in conformance with the approved CUP No. 2220 Site Plan.
 - b. The property owner/developer shall enter into an agreement with the city to guarantee the installation and completion of all private improvements and any other private work required by the city in accordance with the final site plan. The agreement shall be in the form of either a bond guaranteeing faithful performance of the agreement and guaranteeing payment for labor and materials; or a trust agreement evidencing that the estimated cost of the work or improvements has been deposited with an approved trustee.
 - c. The approved building material types and colors of all exterior elevations shall be shown on the construction drawings submitted for building permits and shall be in substantial conformance with the materials approved by the

Proposed Planning Commission Resolution

City Council.

- d. Architectural details for the required sound enclosures around external HVAC units shall be included in the building permit plans.
 - e. Architectural details for all required walls shall be included in the building permit plans.
 - f. Submit a letter indicating proof of trash and recycling collection services from the City's solid waste collection contractor (Waste Management, Inc.)
 - g. Comply with the Public Works Department comments attached to this resolution as "Exhibit B" and dated 03.04.2015 to the satisfaction of the Deputy Director of Public Works and the Planning Manager.
 - h. Comply with the building comments from the Building and Fire Safety Division attached to this resolution as "Exhibit C" and dated 01.21.2015.
 - i. Comply with the fire safety comments from the Building and Fire Safety Division attached to this resolution as "Exhibit D" and dated 01.21.2015.
 - j. Comply with the comments from the Helix Water District attached to this resolution as "Exhibit E" and dated 02.09.2015.
 - k. Obtain approval of a Landscape Documentation Package (LDP) in conformance with the requirements of Chapter 17.195 of the Zoning Code, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual. The LDP shall indicate landscaping in all areas excluding the dwelling units and the private rear yards for the dwelling units.
 - l. Satisfy all pre-construction mitigation measures in the Mitigation Monitoring and Reporting Program attached to this resolution as "Exhibit F".
 - m. Remove the billboard from the subject property.
3. Submit one electronic copy of the draft Covenants, Conditions and Restrictions (CC&Rs) for the common ownership and maintenance of the project for approval by the Planning Division, Storm Water Division, and City Attorney. Prior to the granting of a certificate of occupancy for any units the applicant shall record the CC&Rs and submit one electronic copy (PDF format) of the recorded document to the Planning Division on a compact disc. The CC&Rs shall include the maintenance of the private streets, sidewalks, driveways, common lighting, common fencing, stormwater facilities, and required landscape areas including street yards and the common lot, and shall contain the following language:
- "A. This entire project and property shall be subject to all of the conditions and restrictions contained within the resolution adopted by the City of El Cajon which approved the tentative subdivision map for the project, as well as being subject to all the conditions and restrictions contained in any permits issued for the project which were approved by the City of El Cajon, along with accompanying site plans, elevations and landscape plans."

- "B. The City of El Cajon is hereby given supervisory jurisdiction over the enforcement of the provisions of this Declaration dealing with maintenance, cleanliness and repair of the landscape and pavement maintenance easement and exterior appearance of the project. In the event of breach of any duty pertaining to such maintenance, cleanliness, repair or exterior appearance, the City of El Cajon may give written notice of such breach to the Association or Owners, together with a demand upon them to remedy such breach. If they refuse to do so, or fail to take appropriate action within 30 days of the receipt of such notice, the City of El Cajon shall have the standing and the right (but not the obligation) to both bring an action in a court of proper jurisdiction to enforce the provisions of this Declaration and/or initiate abatement proceedings pursuant to the ordinances of the City of El Cajon. Nothing contained herein shall limit any other right or remedy which the City may exercise by virtue of authority contained in ordinance or state law."
- "C. The City Attorney of El Cajon must give prior approval to any amendments to this Declaration of Covenants, Conditions and Restrictions which deal with any of the following topics:
1. Amendments with regard to the fundamental purpose for which the project was created (such as a change from residential use to a different use), and amendments which would affect the ability of the City of El Cajon to approve or disapprove external modifications to the project.
 2. Amendments with regard to the supervisory jurisdiction for enforcement granted to the City of El Cajon by this Declaration.
 3. Property maintenance obligations, including maintenance of landscaping, sidewalks, and driveways, and cleanliness or repair of the project."
- "D. No alteration or modification shall be made to the landscape and pavement maintenance easement which is contrary to the development plan approved by and on file with the City of El Cajon without the approval of the City."
- "E. Parking shall only occur in the approved parking spaces and individual private driveways depicted on the final approved CUP No. 2220 site plan. No parking is permitted along the private street except that which is identified on the site plan.
- "F. A minimum of two garage parking spaces at each unit shall be maintained and available for parking."

4. Prior to the granting of occupancy for any unit, or as otherwise determined by the Planning Manager, all on-site improvements shall be completed or guaranteed in accordance with the approved CUP No. 2220 site plan. In addition, the following items shall be completed and/or inspected:
 - a. Record the CC&Rs, and submit one electronic copy of the recorded document (PDF format) to the Planning Division on compact disc.
 - b. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.
 - c. Satisfy all remaining mitigation measures in the Mitigation Monitoring and Reporting Program attached to this resolution as "Exhibit F".
 - d. Satisfy all requirements of the Public Works Department, Building Division, Fire Safety Division, & Helix Water District as indicated in the attached comments dated and labeled 03.04.2015 (Exhibit B), 01.21.2015 (Exhibit C), 01.21.2015 (Exhibit D), & 02.09.2015 (Exhibit E) respectively.
5. Individual phases of the project must be completed prior to the occupancy of any units within those phases. Unobstructed access to previous phases must be maintained during later phases of construction. All environmental mitigation measures, and all required public and private improvements, including but not limited to: private streets, parking facilities, landscaping, lighting, walkways, walls, fences, common areas, and other aspects of the individual phases, must be completed and maintained prior to and during subsequent phases of construction.
6. The Planning Commission may at any time during the life of this use permit, after holding a properly noticed public hearing, at which time the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval, and after considering testimony as to the operation of the approved use, revoke the permit, or modify the permit with any additional conditions as it deems necessary, to ensure that the approved use continues to be compatible 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.
7. The existence of this conditional use permit shall be recorded with the County Recorder.
8. The proposed use shall be developed and operated in substantial conformance as presented in the Planning Commission agenda report for Conditional Use Permit No. 2220, dated July 7, 2015, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.

Proposed Planning Commission Resolution

9. If this permit is not legally exercised within two years of project approval, and a written request for an extension of time has not been received by the Planning Secretary within the same time period, and subsequently approved, this conditional use permit shall be considered null and void per El Cajon Zoning Code Section 17.35.010.

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held July 7, 2015, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chairperson

ATTEST:

Anthony SHUTE, AICP, Secretary

STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 10649)

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

A. GENERAL

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

B. PROJECT SITE

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

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

C. ARCHITECTURE

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

D. LANDSCAPING

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

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

E. MISCELLANEOUS

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

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



City of El Cajon

Bella Terrazza
Exhibit B - Proposed Resolution
Public Works Dept. comments
APR 20 2015
COMMUNITY
DEVELOPMENT

Community Development Department
Engineering
MEMO

To: Planning

From: Engineering

Date: March 4, 2015

Re: TSM 660, PRD ~~70~~, 1950 East Main Street (Bella Terrazza)

now COP 2220
TSM 660

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

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

-
1. Show all existing, proposed and vacated easements (private and public) on the Final Map.
 2. Provide a public sewer easement along the private street centered on the proposed sewer main to provide a public sewer easement of 15-ft wide and 15-ft beyond the sewer termination point.
 3. Improve the street shown on the tentative map as Private Street in accordance with Chapter 17.165 of the City Municipal Code, since the street does not meet City Standards for public streets. Prior to issuance of a Building Permit and an Encroachment Permit (Encroachment Permit is a separate permit that must be obtained for any required improvements in the right-of-way), the applicant or contractor shall prepare an Engineer's scale, detailed drawing showing the plan and profile of the private street, curbs and gutters, drainage features, and typical sections shall be prepared by a Civil Engineer registered in the State of California and shall be submitted to the City for review. **Private Street Improvement Plans must be submitted.**
 4. Install separate gravity sewer services, water services (including meters) and other utilities to each parcel with a building unit in accordance with the Municipal Code. The proposed sewer and water laterals serving the parcel shall be private and shall be approved by the Building Division. A double cleanout is required at the property line for all sewer laterals. Maintenance of the private sewer and water laterals shall be the responsibility of the homeowners. Connections to the City sewer system and payment of connection fees are required with Building Permits.
 5. The proposed sewer main to serve the subdivision shall be public. A detailed, scaled drawing showing the plan and profile of the sewer main, manhole locations, and laterals shall be prepared by a Civil Engineer registered in the State of California. The sewer main shall be designed and built in accordance with the City of El Cajon Improvement Standards for Public Sewer Mains and submitted to the City for review. Maintenance of the public sewer main shall be the responsibility of the City. Maintenance of the sewer laterals shall be the responsibility of the homeowners. Connections to the City sewer system and payment of connection fees are required with Building Permits.

6. The proposed storm drain system to serve the subdivision shall be private. A detailed scaled drawing showing the plan and profile of the private storm drain system and manhole locations shall be prepared by a Civil Engineer registered in the State of California. The storm drain system shall be designed and built in accordance with the City of El Cajon Improvement Standards for Public Drainage Systems and submitted to the City for review. Maintenance of the on-site private storm drain system shall be the responsibility of the homeowners. **Private Storm Drain System Plans may be shown on the separate Private Street Improvement Plan. The Private Storm Drain System may be included with the Grading and Drainage Plans.**
7. Install FS 303 city standard public streetlights on East Main Street. The streetlight locations, SDG&E service point(s), pull-boxes and conduit shall be shown on the Grading and Drainage Plans.
8. Upon the completion of a City approved traffic impact study a new traffic signal at the intersection of East Main Street and Tammy Street / Sydney Terrace maybe required.
9. Improve East Main Street from the centerline to 40-feet easterly and provide full width sidewalk with curb and gutter to the existing right of way line. A detailed scaled drawing showing the plan and profile and typical sections of the public street, curb and gutter, and drainage facilities, as required, shall be prepared by a Civil Engineer registered in the State of California and shall be submitted to the City for approval. Improvements shall include, but not be limited to a full street pavement section to provide 40-feet from face of curb to the centerline, PCC curbs and gutters and full width sidewalks, and adequate pavement transitions. Relocate existing facilities in conflict with construction as necessary.
10. Add the following notes to the PRD Site Plan:

“All operations must be in compliance with the City’s Storm Water Ordinance (Municipal Code 13.10 and 16.60) to minimize or eliminate pollutant discharges to the storm drain system.

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

11. Comply with the following Storm Water requirements:
 - a. In accordance with the City of El Cajon Municipal Code Section 16.60, this project falls into a priority project 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. A Storm Water Conceptual Plan must be submitted to the Storm Water Division prior to the approval of any Planning Action (Storm Water Conceptual guidelines can be obtained from Public Works Storm Water Division on the fourth floor of City Hall). Amongst other things, the SWMitP shall include the following:
 - 1) Incorporation of New Development Best Management Practices (BMPs).
 - 2) 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 (County Hydrology Manual isopluvial map) for volume based BMPs, or b) using a rain fall intensity of 0.2 inches per hour (Storm Water Attachment No. 4) for flow based BMPs.
 - 3) Runoff calculations for water quantity in compliance with the approved Hydromodification

Management Plan (HMP) requirements. Calculate pre- and post-construction peak flow runoff rates (calculated to the nearest 0.1 CFS using % imperviousness). The post-construction flows must not exceed the pre-construction flows. An electronic copy of the County of San Diego HMP can be found online at:

http://www.projectcleanwater.org/pdf/susmp/hmp_final_san_diego_hmp_mar2011_wapendices.pdf

- 4) Incorporation of Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2007-0001. (See Section D.1.d(4) of Order No. R9-2007-0001, located at:

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf

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

<http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf>

- 5) A Maintenance Plan per Storm Water Attachment No. 3 to ensure perpetual maintenance of BMPs (Available to the public through Public Works on the fourth floor of City Hall).
- 6) Landscaping Plans that comply with SUSMP requirements (submitted to the Planning Department).
- 7) Details of any proposed and existing trash enclosures. Any and all enclosures must be designed to be secured, constructed with a grade-break or berm across the entire enclosure entrance, and covered with an impervious, fire-resistant roof in accordance with the requirements of Public Works Storm Water Attachment No. 2.

Note: Contact the City of El Cajon Public Works Department to request a sample of the SWMitP document.

- b. The plans shall show that all new roof drains, driveways, parking areas, sidewalks and other impervious areas will drain to sufficiently sized and designed landscaped areas so as to incorporate Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2007-0001. See Section D.1.c(2) of Order No. R9-2007-0001, located at:

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf

LID BMP details must be included as a separate section of the Building Permit Plan Set. The project must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. Incorporate all cross sections of proposed BMPs on the site plan. An electronic copy of the County of San Diego Low Impact Development Handbook can be

found online at:

<http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf>

- c. Prepare and submit a Storm Water Maintenance and Operations Plan to ensure compliance with City of El Cajon's storm water regulations.
 - d. Submit a signed and executed Storm Water Facilities Maintenance Agreement with Easement and Covenants. An electronic copy of the Storm Water Facilities Maintenance Agreement with Easement and Covenants can be obtained at the City of El Cajon Public Works Department.
 - e. Submit copies of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) from the California Regional Water Quality Control Board.
 - f. Submit a copy of the Conditions, Covenants, and Restrictions (CC&R's) for the property, per Storm Water Attachment No. 3, which address residential compliance with City of El Cajon Municipal Code section 13.10.080. Please refer to the updated Agreement for changes and updates to language that should be incorporated into the CC&Rs.
12. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.
 13. Submit a County Tax Certificate valid at the time of map recordation.
 14. Set survey monuments and guarantee setting of any deferred monuments.
-
15. Submit Will-Serve letters from Water Company, Gas and Electric Company, Phone Company and Cable TV Company.
 16. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the State of California, along with adequate test borings.
 17. Submit a Drainage Study and a Grading and Drainage Plan along with an Erosion Control Plan prepared by a Civil Engineer, registered in the State of California. No grading or soil disturbance, including clearing of vegetative matter, shall be done until all necessary environmental clearances are secured and the Grading and Drainage Plan and Erosion Control Plan have been reviewed by the City.

These Plans shall be based on the preliminary soils report and in conformance with the City of El Cajon Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan Ordinance (SUSMP) which require additional erosion control 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.

The Erosion Control Plan shall show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable and will not cause or contribute to an exceedance of receiving water quality objectives throughout project construction.

The Drainage Study shall include all related tributary areas and adequately address the impacts to the surrounding properties and to the City drainage system. The developer shall provide any needed public and private drainage facilities, including off site drainage facilities (as determined by the study). If public drainage facilities are required, the required improvements need to be included in improvement plans, prepared by a Civil Engineer, registered in the State of California, and submitted to the City for approval. Note: If the Drainage Study indicates the existing downstream drainage

system is inadequate for the proposed density of the subdivision, a reduction in density and/or hard surface coverage of the subdivision may be required.

18. Underground all new and existing utility distribution facilities adjacent to and within the subdivision boundaries along East Main Street, including services to all new and existing buildings, in accordance with City Municipal Code Sections 16.16.040D and 16.52.010. Evidence of arrangements to underground utilities must be provided.
19. Submit signature omission letters from all public easement holders who do not have a signature block on the map.
20. Submit a letter stating if the required public improvements listed above will be completed prior to recording the Map or deferred by a Subdivision Agreement.
21. The lot without a building unit is to be designated as a non-buildable lot for ingress and egress, water, sewer, and other utility purposes, for the common use and benefit of the other lots.
22. An Encroachment Permit or Subdivision Agreement is required prior to any work within the public right-of-way.

Municipal Code Section 16.16.060 provides that, in lieu of constructing the required improvements prior to recording of the final map, the subdivider may enter into an agreement which guarantees construction within one year. Such agreement shall be accompanied by improvement security in accordance with Municipal Code Section 16.16.080 and a certificate of insurance provided by the subdivider in accordance with City Council Policy D-3.

The school districts in the City have developer fee assessment policies. These fees are collected at the time of issuance of building permits.

Existing streets shall be kept free of dirt and debris and maintained in good condition. Dust shall be controlled so that it does not become a nuisance. The developer shall be responsible for the repair of any streets or private property damaged as a result of the construction of the subdivision.

Landscaping at the entrance of the driveways shall be kept low to provide adequate sight distance.


NOTE:

The following must be submitted to the Private Development Section of the Public Works Department when the final map is submitted for checking (An incomplete submittal will not be accepted. Please make an appointment with the Private Development Section personnel and the Storm Water Section personnel to review requirements and obtain appropriate checklists prior to the first submittal. Appropriate checklists will be sent to the Engineer of Work. The checklists shall be completed by the Engineer of Work and will be required with the first submittal):

- *Three (3) sets of maps and completed map checklist.*
- *Map closure calculations/data.*
- *Copies of record maps referenced (full size sheets only).*
- *Cost estimate of improvements within public right-of-way.*
- *Cost estimate of public sewer main and private storm drain improvements.*
- *Cost estimate of on-site improvements, excluding buildings, walls, pavement and utilities.*
- *Four (4) sets of Grading and Drainage Plans with Erosion Control Plans for the on-site improvements, with signatures and seals, and completed Grading and Drainage Plan checklist.*

- *Four (4) sets of Private Street, Public Sewer Main, and Private Storm Drain Improvements Plans, with signatures and seals, and completed Private Street and Public Sewer Main checklists. Private Street, Public Sewer Main and Public Storm Drain Improvements may be included with Grading and Drainage Plans.*
- *Soils report.*
- *Drainage study.*
- *Sewer capacity study.*
- *Traffic Impact Report.*
- *Improvement plan check fee for the public sewer main.*
- *Map checking fee.*
- *Grading and Drainage Plan check fee.*
- *Erosion Control Plan check fee.*
- *Drainage Study fee.*
- *Standard Urban Storm Water Mitigation Plan Ordinance (SUSMP) review fee.*
- *Storm Water Pollution Prevention Plan review fee.*
- *Storm Water Facilities Maintenance Plan review fee.*
- *Conditions, Covenants, and Restrictions review fee.*
- *Letter stating if the required Public Improvements will be constructed prior to recording the Map or deferred by a Subdivision Agreement.*
- *Two copies of the Storm Water Mitigation Plan (SWMitP).*
- *Copy of the CC&R's.*
- *Copy of Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP).*
- *When applicable: A copy of the Operating Agreement (for an LLC); Partnership Agreement (for a Partnership); or a Resolution (for a Corporation).*

Submitted by,


Dennis C. Davies
Deputy Director of Public Works

DD:MC

cc:

Applicant

Priest Development Corporation
Daryl R. Priest
124 W. Main Street, Suite 240
San Diego, CA 92020

Engineer of Work

Nasland Engineering
Cory Schrack
4740 Ruffner St.
San Diego, CA 92111

Attachments (Engineer of Work and Applicant):

1. Final Map Checklist
2. Public Sewer Main Improvements Plan Checklist and Standard Notes
3. Private Street Improvements Plan Checklist and Standard Notes
4. Grading and Drainage Plan Checklist and Standard Notes
5. City Unit Cost Sheet
6. City Fee Schedule
7. Subdivision Control Sheet
8. Double Cleanout Detail

Storm Water Attachments (Engineer of Work and Applicant):

1. Storm Water Mitigation Plan (SWMitP) Template
2. Erosion Control Standard Notes for Erosion Control Plans
3. Storm Water Attachment No. 3 - CC&Rs and Storm Water Maintenance Plan
4. Storm Water Management/BMP Facilities Agreement Example

CITY OF EL CAJON



MEMORANDUM

Wednesday, January 21, 2015

To: Planning Division
From: Building and Fire Safety Div., Dan Pavao
Subject: Building Comments for PRD 70
1950 E. Main Street

Building Comments for this planning application are as follows:

1. Comply with Currently adopted edition of the CBC, CMC, CPC, CEC, and Green Building Standard Code.
2. A Building permit is required for this project.
3. Title 24 energy efficiency compliance and documentation is required.
4. Soils report will be required for this project.
5. An automatic sprinkler system is required by CBC or local ordinance.
6. Undergrounding of all on-site utilities is required.

A handwritten signature in black ink, appearing to read "Dan Pavao".

Dan Pavao

CITY OF EL CAJON



MEMORANDUM

Wednesday, January 21, 2015

To: Planning Division
From: Building and Fire Safety Div., Dan Pavao
Subject: Fire Comments for PRD 70
1950 E. Main Street

Fire Comments for this planning application are as follows:

1. This project must comply with currently adopted edition of the CFC.
2. All weather fire access road shall be available on the job site before start of const.
3. An approved automatic fire sprinkler system is required for this project.
4. Install fire hydrants per approved plan and Fire Department requirements.
5. Verify fire flow of hydrants with modeling from Helix Water.

A handwritten signature in black ink, appearing to read "Dan Pavao".

Dan Pavao



Helix Water District

Setting standards of excellence in public service

Bella Terrazza
Exhibit E – Proposed Resolution
Helix Water District comments
(619) 466-0585
FAX (619) 466-1823
www.hwd.com

February 9, 2015

Eric Craig
Project Manager
City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

Subject: Bella Terrazza: Planned Residential Development No.70, Tentative Subdivision Map No. 660,
APN: 400-250-07, 08, 09, & 400-250-28

Dear Mr. Craig:

Thank you for the opportunity to comment on the subject project. Helix Water District serves the existing site with a 1-inch water services and a .75-inch meter. Fire protection is offered by a fire hydrant with 2.5x2.5x4-inch outlets, located approximately 28-feet SW of the site on East Main Street. The water pressure in the area is approximately 108 psi. An existing 48-inch steel pipe is within the property, which would need to be protected in place.

Each existing and new parcels shall have its own separate water service. Backflow devices will be required for the existing and proposed water services and shall be installed per current Water Agencies' Standards. The new backflow devices shall be tested by a certified backflow tester with a copy of the passing test results forwarded to Helix Water District attention Darrin Teisher by e-mail: crossconnection@helixwater.org. All water laterals designated for the subject parcels that will not be used will need to be abandoned by HWD.

This project will require a water main extension and we will therefore require improvement plans, grading plans and appropriate fees. These items must be submitted to Helix Water District for review, approval and signature. The location of the existing water facilities shall be brought up to current District standards. Looping of proposed water main, and relocation of any existing facilities will be determined upon review of the improvement plans. The project is subject to all Helix Water District requirements, policy, and standards at the time of establishing a work order and submittal of improvement plans with the District.

If landscaping of the parcels exceeds 5,000 sq. ft., a dedicated irrigation meter will be required and the property entered into our Water Conservation Program. Please contact them by e-mail: conserve@helixwater.org

The El Cajon Fire Department may require additional or upgraded fire protection facilities for this project. All costs for new or upgraded fire protection facilities shall be paid by the Owner/Developer. Easements will be required if new or existing facilities cannot be installed and maintained within existing easements or public right of way. All costs for new easements shall be paid by the Owner/Developer.

If you have any questions, please call me at (619) 667-6273.

Sincerely,

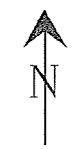
Aneld Anub
Associate Engineer

cc: Tim Ross
Carlos Perdomo
Darrel Williams
Darren Teisher
ecraig@cityofelcajon.us



Scale: 1"=200'

Printed: 2/9/2015



MITIGATION MONITORING PROGRAM

PROJECT NAME: Bella Terrazza, CUP No. 2200, and TSM No. 660

PROJECT LOCATION: East of the East Main Street and Sydney Terrace intersection, City of El Cajon, California

PROJECT DESCRIPTION: 139 single-family residences and a park

APPROVAL BODY/DATE: City Council

CITY CONTACT: Eric Craig

PHONE NUMBER: (619) 441-1782

Impact	Mitigation Measure	Responsible for Mitigation	Responsible for Verification	Method of Verification	Timing of Verification	Verification Date	Comments
<p>Impact BIO-1: Potential direct impact on nesting raptors and migratory birds</p>	<p>BIO-1: Prior to the issuance of a grading permit, the following shall be noted on the grading plans:</p> <p>Potential impacts to nesting raptors shall be mitigated through either (1) the avoidance of vegetation clearing during the bird breeding season (January 15 – September 15), or (2) the completion of a preconstruction survey by a qualified biologist to identify active nests and, if needed, nest avoidance measures. If an active nest is located, the biologist shall determine the appropriate nest avoidance measures, which may include a construction buffer and/or temporary fencing until the young have fledged. Nest avoidance measures shall be consistent with the MBTA and CDFW code requirements.</p>	Applicant	City	Grading Plan Check	Prior to the issuance of a Grading Permit		

Impact	Mitigation Measure	Responsible for Mitigation	Responsible for Verification	Method of Verification	Timing of Verification	Verification Date	Comments
<p>Impact NOS-1: Potential traffic noise impacts to residences</p>	<p>NOS-1: Prior to issuance of occupancy permits, barriers ranging in height from 3 to 9 feet shall be constructed as shown in Figure 7 of the Mitigated Negative Declaration. The effectiveness of a barrier is dependent upon the quality of construction and the barrier material mass and acoustical properties. Barriers should be free of cracks and holes. Examples of acceptable barrier materials include, but are not limited to, masonry block, wood frame with stucco 0.5-inch-thick Plexiglas, or 0.25-inch-thick plate glass.</p>	<p>Applicant</p>	<p>City</p>	<p>Planning Inspection</p>	<p>Prior to Certificate of Occupancy</p>		
<p>Impact NOS-2: Potential HVAC noise impacts to residences</p>	<p>NOS-2: Prior to issuance of occupancy permits, a three foot barrier shall be constructed around the proposed HVAC units as shown in Figure 8 of the Mitigated Negative Declaration. The effectiveness of a barrier is dependent upon the quality of construction and the barrier material mass and acoustical properties. Barriers should be free of cracks and holes. Examples of acceptable barrier materials include, but are not limited to, masonry block, wood frame with stucco 0.5-inch-thick Plexiglas, or 0.25-inch-thick plate glass.</p>	<p>Applicant</p>	<p>City</p>	<p>Planning Inspection</p>	<p>Prior to Certificate of Occupancy</p>		

Impact	Mitigation Measure	Responsible for Mitigation	Responsible for Verification	Method of Verification	Timing of Verification	Verification Date	Comments
<p>Impact TRF-1: Direct traffic impact to the Main Street and Sydney Terrace intersection</p>	<p>TRF-1: Prior to issuance of occupancy permits, the applicant shall install a traffic signal at the Main Street/Sydney Terrace project access point, as well as restriping a portion of the two-way left-turn lane on Main Street to provide a dedicated southbound turn lane.</p>	<p>Applicant</p>	<p>City</p>	<p>Planning Inspection</p>	<p>Prior to Certificate of Occupancy</p>		
<p>Impact TRF-2: Cumulative traffic impacts to Highway 8 Business, between Los Coches Road and Sydney Terrace</p>	<p>TRF-1 above shall be implemented in addition to TRF-2 below.</p> <p>TRF-2: Prior to issuance of occupancy permits, the applicant shall pay the County of San Diego Transportation Impact Fee (TIF) for project traffic generated on the two segments of Highway 8 Business between Los Coches and Sydney Terrace. Based on the site's location near the Lakeside "Village" area and that only 30 percent of project traffic will go on County Roadways, the project shall pay the fee equivalent to 42 single-family detached units at the Lakeside Village TIF rate (\$4,017 per unit, rate effective July 1, 2014), Based on the current rate, the TIF fee payment will be \$168,714.</p>	<p>Applicant</p>	<p>City</p>	<p>Planning Inspection</p>	<p>Prior to Certificate of Occupancy</p>		

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 660 FOR A 140-LOT SUBDIVISION ON THE EAST SIDE OF EAST MAIN STREET, BETWEEN PEPPER DRIVE AND LAVALA LANE, APNs: 400-250-07, -08,-09, AND -28; GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (GC) AND SPECIAL DEVELOPMENT AREA 7 (SDA7).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on July 7, 2015, to consider Tentative Subdivision Map (TSM) No. 660, as submitted by Priest Development Corporation, requesting a 140-lot residential subdivision in the General Commercial (C-G) zone; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order, recommending to the El Cajon City Council the approval of the proposed project Mitigated Negative Declaration, including attachments, and Mitigation Monitoring and Reporting Program; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order, recommending to the El Cajon City Council the approval of proposed Conditional Use Permit No. 2220 for a 139-unit common-interest residential development; and

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

- A. The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City to fulfill regional housing needs. The proposed project would result in a density of 8.9 dwelling units per acre, consistent with SDA 7 and SP No. 438.
- B. The proposed subdivision map design results in 139 residential lots and one common lot for a 139-unit residential project, which is consistent with the goals and objectives of the General Plan SDA 7 and the Housing Element. Furthermore, the site is physically suited for the type of development as well as the proposed density of the development.
- C. Other than a few large trees which could be used as nesting sites, the proposed project site has no habitat value and is completely surrounded by urban

Proposed Planning Commission Resolution

development. Furthermore, the subject property is in a disturbed condition, and is not environmentally sensitive. The Mitigated Negative Declaration for the project provides mitigation measures to avoid or mitigate potential environmental impacts to nesting birds.

- D. The design of the subdivision and type of improvements are required to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Furthermore, the design of the proposed subdivision will accommodate passive heating and cooling opportunities because the proposed homes are designed with windows that open and would allow occupants to take advantage of the prevailing west winds. The units are separated to allow air flow through and around the units.
- E. The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map, and there are no existing easements that will be affected by the proposed construction because the map will establish new easements for public utilities, private road access, the private storm drain, and landscape maintenance, and abandon other existing easements that are no longer pertinent.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby RECOMMENDS that the City Council APPROVES Tentative Subdivision Map No. 660 for a 140-lot subdivision in the C-G zone on the above described property, subject to the following conditions:

1. The applicant shall comply with all requirements of the Public Works Department as indicated in the comments attached to the resolution recommending City Council approval of Conditional Use Permit No. 2220 as "Exhibit B" and dated 03.04.2015.
2. Prior to the issuance of building permits for CUP No. 2220, or as otherwise determined by the Planning Manager, the final map for TSM No. 660 shall be recorded and the appropriate number of copies returned to the City.
3. The final map shall be in substantial conformance with the approved site plan for PRD No. 68 and TSM No. 659, except as modified by this resolution.
4. Prior to acceptance of the final map by the City Council, a landscape maintenance easement shall be depicted on the map. The landscape maintenance easement shall be depicted over all of the landscaped areas at the site that are outside the private rear yards for the individual units.

Proposed Planning Commission Resolution

5. Prior to acceptance of the final map by the City Council, Conditions, Covenants, and Restrictions (CC&Rs) shall be recorded.
6. Prior to acceptance of the final map by the City Council, the remainder parcel located on the west side of East Main Street shall either be transferred to adjacent property owners, or it shall be included in the Landscape Documentation Package and its maintenance included in the covenants, codes, and restrictions as the responsibility of the homeowner's association.
7. The final map shall be accepted by the City Council and prepared for recordation in accordance with El Cajon Municipal Code Chapter 16.20.
8. The recordation of the final map shall be in accordance with the time limits permitted in Government Code §66452.6 et seq.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held October 21, 2014, by the following vote:

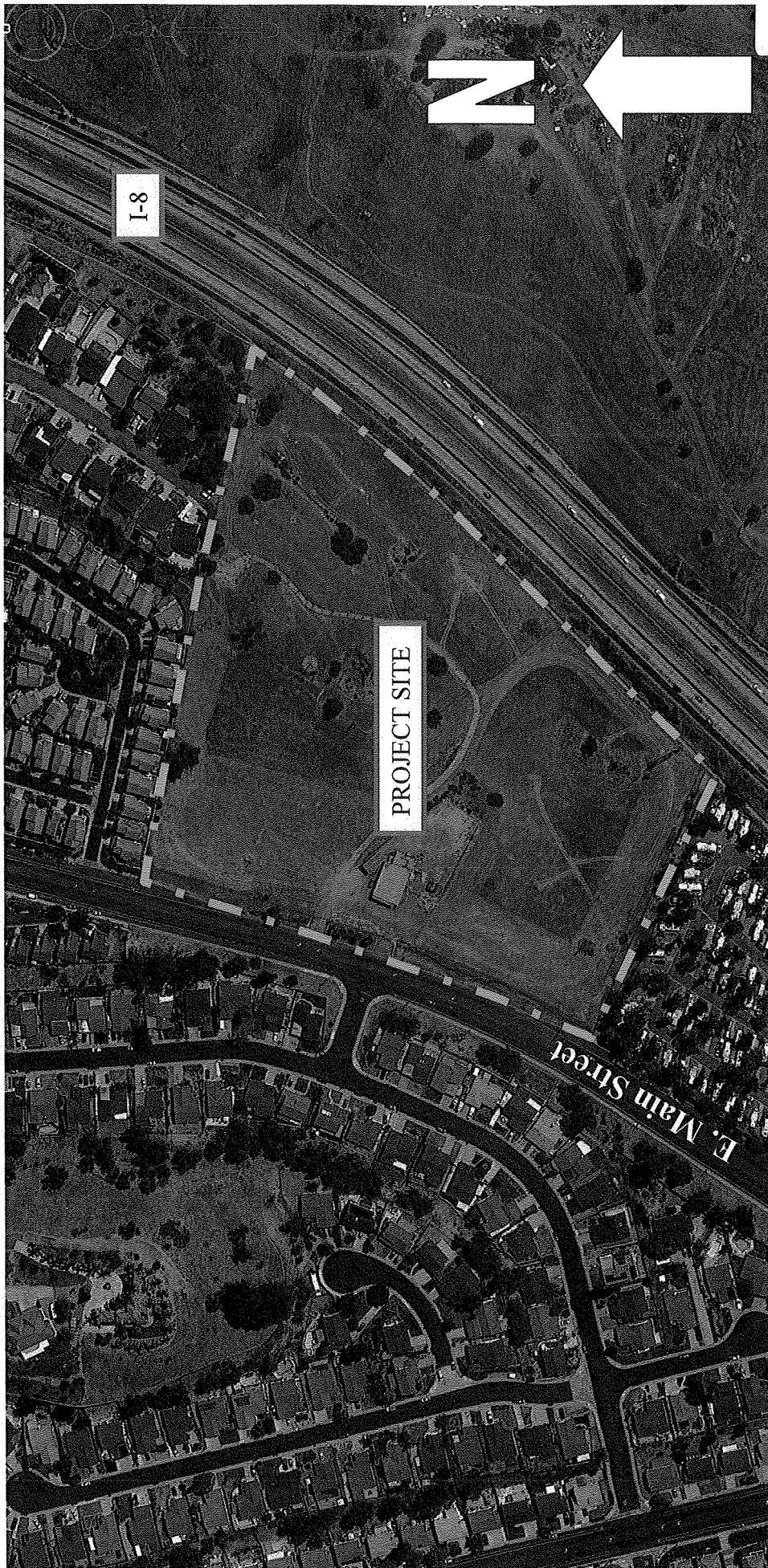
AYES:
NOES:
ABSENT:

Darrin MROZ, Chairman

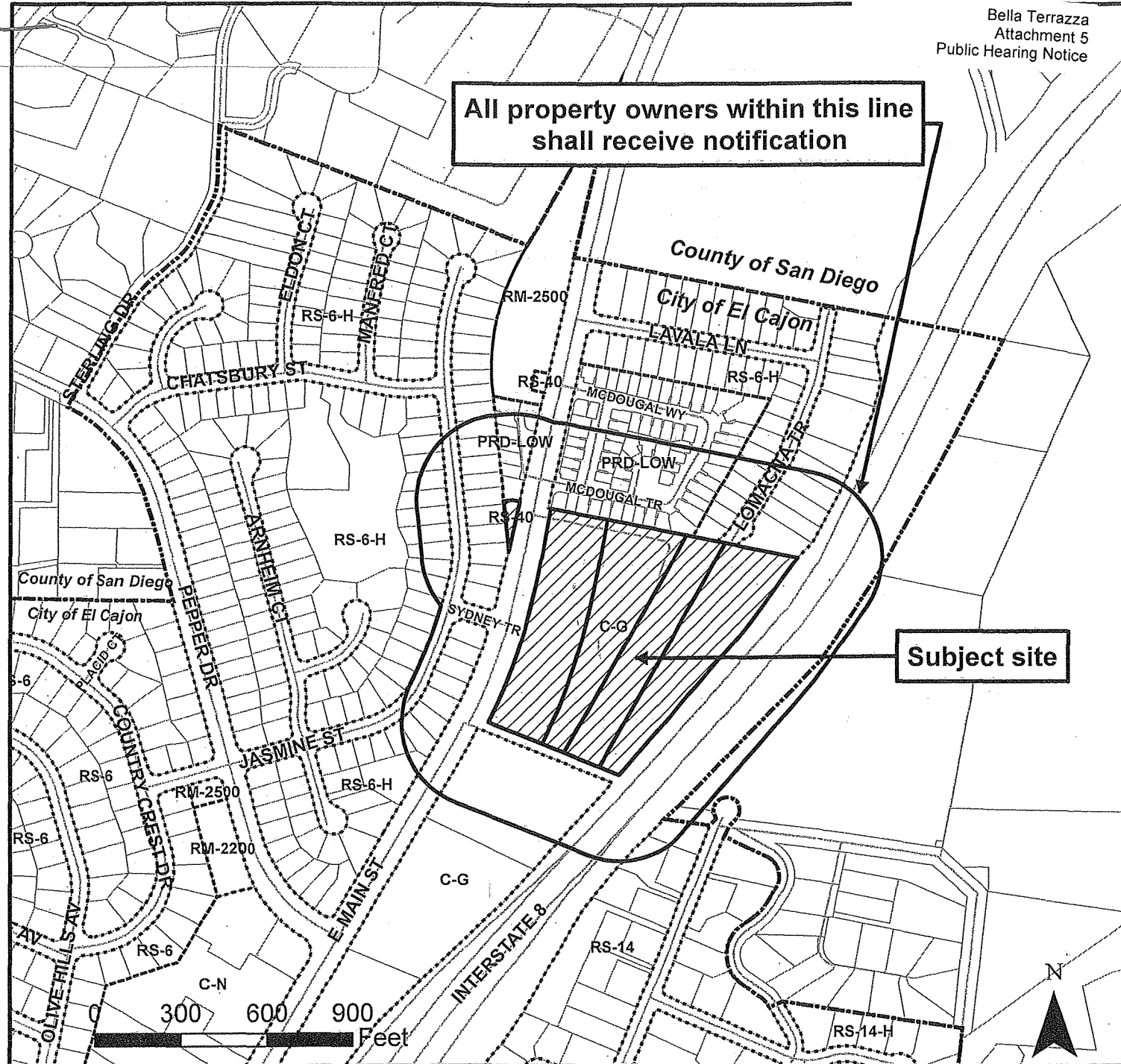
ATTEST:

Anthony SHUTE, AICP, Secretary

Bella Terrazza
CUP No. 2200 and TSM No. 660
1950 East Main Street



All property owners within this line shall receive notification



NOTICE OF PROPOSED CONDITIONAL USE PERMIT AND TENTATIVE SUBDIVISION MAP FOR BELLA TERRAZZA

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, July 7, 2015**, and the El Cajon City Council will hold a public hearing at **7:00 p.m., Tuesday, July 28, 2015** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

BELLA TERRAZZA- CONDITIONAL USE PERMIT NO. 2220 AND TENTATIVE SUBDIVISION MAP NO. 660, as submitted by Priest Development Corporation (Daryl R. Priest), for a 139-unit, common-interest, single-family residential development. A Draft Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act. The subject property is located at 1950 East Main Street.

The public is invited to attend and participate in these public hearings. The agenda reports for this project will be available 72 hours prior to the meeting for Planning Commission at www.ci.el-cajon.ca.us/dept/cpmm/planning_agendas.aspx and for City Council at <http://www.ci.el-cajon.ca.us/council/agendas.aspx>. To download a copy, click the *current agenda - full version* link, then the agenda item. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearings, but will be available at the Project Assistance Center and City Clerk counters 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 hearings described in this notice or in written correspondence delivered to the Commission or Council at, or prior to, the public hearings. 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 the Planning Division at 619.441.1742. More information about planning and zoning in El Cajon is available at www.ci.el-cajon.ca.us/dept/comm/planning.html.

If you have any questions, or wish any additional information, please contact **ERIC CRAIG** at 619.441.1782 or via email at ecraig@cityofelcajon.us and reference "Bella Terrazza" in the subject line.



Community Development Department
Planning Division
DISCRETIONARY PERMIT APPLICATION

Type of Discretionary Permit(s) Requested

- AZP CUP LLA PRD PUD
- Specific Plan TPM TSM VAR ZR

Other: PRD 70 & TSM 660

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

Company Name: Priest Development Corporation

Contact Name: Daryl R. Priest

Address: 124 West Main Street, Suite 240, El Cajon, CA 92020

Phone: (619) 444-4476 Email: daryl@priesthomes.com

Interest in Property: Own Lease Option

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

Company Name: _____

Contact Name: _____ License: _____

Address: _____

Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: THE HOME DEPOT

Contact Name: JEFF HARDMAN, SR. REAL ESTATE MGR

Address: 3800 W. CHAPMAN AVE, ORANGE, CA 92668

Phone: (714) 940-3660 Email: JEFFREY_S.HARDMAN@HOMEDEPOT.COM

Project Location

Parcel Number (APN): 400-250-07-00 through 400-250-09-00 and 400-250-28-00

Address: 1950 East Main St., El Cajon, CA 92021

Nearest Intersection: Pepper Dr.

Project Description (or attach separate narrative)

~~_____~~ 139 Unit Common-interest
Development

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

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

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

If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature:  Date: 9/30/14

Property Owner Signature:  Date: 9/30/14

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.



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.

Priest Development Corporation
124 W. Main St., Suite 240, El Cajon, CA 92020

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

The Home Depot
3800 W. Chapman Ave., Orange, CA 92868

- 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.

Daryl R. Priest
124 W. Main St., Suite 240, El Cajon, CA 92020

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

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

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

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



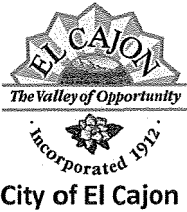
12-22-14

Signature of applicant / date

Daryl R. Priest

Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



Agenda Item:	3
Project Name:	Peach Avenue Residences
Request:	A three unit common-interest residential development
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL OF PROJECT SUBJECT TO CONDITIONS
Project Number(s):	Planned Unit Development (PUD) No. 341; Tentative Parcel Map (TPM) No. 653
Location:	South side of Peach Ave. between N. 2 nd and Oro Streets
Applicant:	Proframe Builders; Jeff Mattazaro, 619.571.5368
Project Planner:	Eric Craig, ecraig@cityofelcajon.us, 619.441.1782
City Council Hearing Required?	Yes July 14, 2015
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 PUD No. 341 and TPM No. 653, subject to conditions.

PROJECT DESCRIPTION

This project proposes a detached three unit PUD, and a four lot parcel map to create a common-interest residential development. A site development plan was recently approved which authorized an addition to an existing house and the construction of two new houses on the subject property. The applicant/property owner now proposes to convert the previously approved site development plan to a common-interest development, with three lots for separate ownership of the three homes, and a fourth lot to be owned and maintained in common.

BACKGROUND

General Plan:	Low Density Residential (LR)
Specific Plan:	N/A
Zone:	RM-6000
Other City Plan(s):	N/A
Regional and State Plan(s):	N/A
Notable State Law(s):	Subdivision Map Act

Project Site & Constraints

The subject property is located on the south side of Peach Avenue, mid-block between Oro Street and N. 2nd Street. The 23,239 sf parcel is rectangular and flat with 120 linear feet of frontage on Peach Avenue. The property was previously developed with a single-family residence constructed in 1949. As noted above, staff recently approved a development proposal for an addition to the existing house and the construction of two new homes on the property. At the time this report was written the addition and the two new homes were constructed but the associated driveways and landscaping improvements had not been completed. The two new homes and the addition were approved under the authority of a site development plan (SDP) No. 1493.

Surrounding Context

Surrounding properties are all developed with one-story single-family homes in the RM-6000 zone.

General Plan

The subject property is designated LR (3-10 units/acre) in the General Plan. At a proposed density of 5.66 units per acre, the subject proposal is consistent with the density provisions of the LR designation.

Goal 5 of the General Plan calls for a broad range of housing types to be made available to meet the housing needs of various age and income groups. The Housing Element identifies the need to accommodate residential units at all income levels. The proposed project will include market rate for sale housing units that will contribute to meeting the goal of fulfilling regional housing needs. Objective 5-6 promotes new housing that is compatible with the surrounding environment. The new detached single-family residential development is compatible with adjacent development.

Municipal Code

The PUD ordinance is intended to result in comprehensively planned developments that specifically relate to the topography and natural characteristics of the project site and surrounding developments. Greater flexibility in design and building relationships may be permitted in a PUD than would otherwise be permitted within the usual requirements of the zoning and subdivision titles of the municipal code.

Subdivision Ordinance/ Subdivision Map Act

A tentative parcel map is proposed to subdivide the subject property into four lots, with three lots for residential purposes and one common lot. The three private lots would include the individual homes and a private rear yard for each of the homes. The common lot would include the private driveway, visitor/supplemental parking spaces, and front yard landscaping.

The authority and procedures for the processing of a tentative parcel map are found in the California Subdivision Map Act, and the City of El Cajon Subdivision Ordinance (Title 16 of the El Cajon Municipal Code.) The Planning Commission's role in analyzing and making a decision regarding a proposed subdivision map is described in Section 16.21.113 of the El Cajon Municipal Code (ECMC). Section 16.12.080 requires the Planning Commission to make a report to the City Council regarding the design of the proposed subdivision and the nature and extent of the proposed improvements. In this context, "improvements" mean public or private, street and/or drainage improvements.

DISCUSSION

The proposed project includes three detached single-family residences with two-car garages. Each residence will have a privately owned and maintained rear yard. The project includes a common driveway with visitor parking and landscaping located primarily along Peach Avenue that will be held in common and maintained by a homeowner's association. A paved walkway is proposed along the side of the common driveway to provide pedestrian access.

Design, Architecture, and Exterior Building Materials

The project includes three detached homes. Unit 1 is composed of a two bedroom house built in 1949, with a new addition including a two-car garage and a new master bedroom, resulting in a 2,164 sf, three-bedroom home. Units 2 and 3 are newly constructed three bedroom homes, each sharing the same 2,587 sf floor plan.

The exterior design of the three homes reflects Craftsman Style architecture. The front entrances are covered to form small porches constructed of decorative building materials. Gabled roof elements are combined with decorative windows, window and door trim, rock trim, colored stucco, wood siding, decorative sconce lighting, and decorative attic vents, creating attractive façades for each of the three houses. Front windows include decorative mullions which further reflect the craftsman theme.

The proposed roofing material is colored composite shingles for all three houses. However, the Commission should note that the approved project elevations and building permit plans for SDP No. 1493 indicate concrete tile roofs for the two new houses (Units 2, and 3). Nevertheless, the new homes have been constructed with composite shingle roofs, and the applicant proposes to retain that material for this PUD.

In recent years the Planning Commission with the concurrence of the City Council has regularly approved housing developments with concrete tile roofs. This has been a housing design policy intended to ensure a higher standard of housing quality in the City. Staff has informed the applicant of this policy regarding tile roofs, and consistent with the policy, staff has included a condition of approval in the attached resolution requiring tile roofs for all three units.

Open Space, Recreational Areas, Landscaping and Irrigation

The Zoning Code requires open space, landscaping, and recreational areas at a ratio of 1,000 sf per unit in a three-unit PUD. Moreover, landscaping must fill in all areas of the common lot exclusive of driveway, parking areas, and other paved amenities. The applicant proposes to meet the Zoning Code requirement for open space and recreation areas by providing private rear yards for each of the three units ranging in area from 1,557 to 2,075 sf. Proposed common area landscaping includes a variety of drought-tolerant species with a drip irrigation system located primarily in the exterior yard along Peach Avenue and within one large planter located in front of Unit 2.

Section 17.60.180.C of the Zoning Code requires a dedicated water meter to irrigate the common area landscaping in a PUD. A dedicated meter is not a requirement when there are multiple units on a single lot. Staff approved Landscape Documentation Package (LDP) No. 25 for the project site, consistent with conditions of approval for SDP No. 1493 and the Zoning Code requirements for a multi-family development on a single lot. However, the current proposal is for a PUD and the Code requires a dedicated irrigation meter for common area landscaping in a PUD. The applicant has proposed to sub-meter the irrigation water from the three individual house meters and to make shared payment of the water bill a requirement of the HOA to be included in project conditions, covenants, and restrictions (CC&Rs). However, staff does not view such an arrangement as feasible, or conducive to an effective and functional HOA. Therefore, a condition of approval is included in the attached resolution requiring a revised LDP including a dedicated irrigation water meter prior to recordation of the final map for TPM No 653.

Lighting

The Zoning Code requires an on-site lighting plan for all parking areas, pedestrian walkways and common open space/recreation areas in a PUD. Lighting must be adequate for pedestrian and vehicular safety, be sufficient to minimize security problems, and must complement the project architecture. Project elevations depict decorative sconce lights on the exterior walls of the units. However, no lighting is depicted elsewhere on the site. A condition of approval is proposed requiring a lighting plan and the installation of lighting features prior to recordation of the final map.

Project Boundary Fence or Wall

The Zoning Code indicates that the City Council may require a project boundary fence or wall, the type of which shall be determined in conjunction with project approval. The intent of such a fence or wall is to separate the project site from adjacent properties. The applicant's proposed site plan indicates a six foot tall masonry wall along the south, east, and west property lines. The standard conditions of development adopted by the Planning Commission state that all walls shall be architecturally compatible with existing walls of neighboring properties and shall include a trim cap. A condition of

approval is included in the attached resolution requiring the project to comply with the standard conditions of development. Therefore, if a masonry wall is built on the property line it shall be compatible with adjacent walls and include a trim cap.

Separate Utilities

The Zoning Code requires separate utility systems for each unit in a PUD, including: water, electric, gas, waste, and venting. Therefore, a condition of approval is included in the attached resolution requiring separate utilities for each unit in the development.

Other Development Standards

The table below provides a comparison of the development standards for a PUD in the RM-6000 zone with those of the proposed project. Standards discussed elsewhere in this report are excluded from the table.

Development Standard	Required per RM-6000 Zone and PUD Ordinance	Proposed Project
Minimum setbacks from front, side and rear property lines of the project site	Front - 20 ft Sides - 5 ft Rear - 10 ft	Front -22 ft Sides - 5 ft & 10 ft Rear - 10 ft
Distance between buildings	10 ft (minimum)	20 ft
Setbacks for front entry garages	20 feet (minimum)*	Side entry garage is 22 ft from Peach Ave
Density	Maximum 1 unit per 6,000 sf	1 unit per 7,746 sf
Lot Coverage	40% (maximum)	32 %
Building Height	20 feet (maximum)	Varies 14-17 feet
Covered parking	2 spaces per unit = 6	6
Visitor parking	1 per unit = 3	3
Supplemental parking	0.5 per unit = 1.5	2
Driveway width	16 ft (minimum)	16 ft
Waste collection (trash & recycle)	Individual or common	Individual

Covenants, Conditions, and Restrictions (CC&Rs)

A PUD requires the formation of a homeowner’s association with CC&Rs to ensure the maintenance of common areas. Common areas for the proposed project include the private driveway and pedestrian path, the common area landscaping, fences, walls, utilities, and lighting. The covenants, conditions and restrictions will run with the land and clearly set forth both the privileges and responsibilities involved in the common

ownership and/or maintenance. The approval of CC&Rs would be a condition of approval.

FINDINGS

Planned Unit Development No. 341

A. *The density of the proposed PUD is consistent with the general Plan.*

The general plan indicates a permissible density of three to ten dwelling units per acre for the LR designation. At 5.66 dwelling units per acre, the proposed project density is within the permissible range for the LR designation.

B. *The approval of any alternative development standards for the proposed PUD is in the public interest.*

No alternative development standards are proposed.

C. *The proposed PUD is compatible with surrounding development.*

Other properties in the vicinity of the proposed project are developed with detached residential units at similar densities to that of the proposed project. Therefore, the proposed project will be compatible with surrounding development.

D. *The location of structures, private streets, driveways, and parking spaces on the proposed PUD site plan will not result in unauthorized parking which would block or hamper vehicular movement or unnecessarily affect visibility on the private street or driveway.*

The design of the proposed project provides sufficient parking with adequate space for vehicle back-up and maneuvering. Proposed structures and other elements of the project would not have a negative effect on visibility.

Tentative Parcel Map No. 653

Section 66474 of the Subdivision Map Act and Section 16.24.113 of the ECMC state that the City shall deny approval of a parcel map if the city's legislative body makes any of the following findings:

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

The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City to fulfill regional housing needs. The proposed project would result in a density of 5.66 dwelling units per acre, consistent with the LR designation of the General Plan.

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

The proposed parcel map design results in three residential lots and one common lot for a 3-unit residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is generally level and physically suited for the type of development as well as the density of the development that is proposed for this property.

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

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

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

The design of the subdivision and type of improvements are required to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Furthermore, the design of the proposed subdivision will accommodate passive heating and cooling opportunities because the proposed homes are designed with windows that open and would allow occupants to take advantage of the prevailing west winds. The units are separated to allow air flow through and around the units.

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

The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map, and there are no existing easements that will be affected by the proposed construction because the map will establish new easements for public utilities, private road access, the private storm drain, and landscape maintenance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development). The proposed project results in an infill development on a site that is less than five acres and can be served with required utilities and public services. The project is consistent with the General Plan, there are no known endangered, rare or threatened species on the site and approval will not result in any significant effects relating to traffic, noise, air quality or water quality.

PUBLIC NOTICE & INPUT

Notice of this public hearing was published in the East County Gazette on June 25, 2015, and was mailed on June 25, 2015 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.

ATTACHMENTS

1. Proposed Resolution Recommending Approval of PUD No. 3410.
 - Exhibit A - PC Reso: Standard Conditions of Development
 - Exhibit B - PC Reso: Public Works Department comments dated 6-01-15
 - Exhibit C - PC Reso: Helix Water District Comments dated 6-30-15
2. Proposed Resolution Recommending Approval of TPM No. 653
3. Aerial Photograph of Subject Site
4. Public Hearing Notice
5. Application & Disclosure statement
6. Reduced 11" x 17" Site Plan, Elevations, Floor Plans, Landscape Plan, and Irrigation Plan (in commissioner's binders)
7. Full Size Site Plan (in commissioner's binders)

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF PLANNED UNIT DEVELOPMENT NO. 341 FOR A DETACHED THREE UNIT COMMON-INTEREST DEVELOPMENT IN THE RM-6000 (RESIDENTIAL, MULTI-FAMILY, 6,000 SQUARE FOOT) ZONE; APN: 484-252-11; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on July 7, 2015, to consider Planned Unit Development (PUD) No. 341, as submitted by ProFrame Builders, Inc., requesting approval of a detached three-unit PUD in the RM-6000 zone, on property located on the south side of Peach Avenue between Oro and North Second Streets; and

WHEREAS, the following findings of fact have been made in regard to said planned unit development:

- A. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development). The proposed project results in an infill development on a site that is less than five acres and can be served with required utilities and public services. The project is consistent with the General Plan, there are no known endangered, rare or threatened species on the site and approval will not result in any significant effects relating to traffic, noise, air quality or water quality.
- B. The general plan indicates a permissible density of three to ten dwelling units per acre for the LR designation. At 5.66 dwelling units per acre, the proposed project density is within the permissible range for the LR designation.
- C. No alternative development standards are proposed.
- D. Other properties in the vicinity of the proposed project are developed with detached residential units at similar densities to that of the proposed project. Therefore, the proposed project will be compatible with surrounding development.
- E. The design of the proposed project provides sufficient parking with adequate space for vehicle back-up and maneuvering. Proposed structures and other elements of the project would not have a negative effect on visibility.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby RECOMMENDS CITY COUNCIL APPROVAL of PUD No. 341 for a three-unit common-interest residential development in

the RM-6000 zone on the above described property, subject to the following conditions:

1. Prior to the acceptance and recordation of the final map for TPM No. 653, or as otherwise determined by the Planning Manager, the applicant shall submit and obtain approval of a revised, one-page, 24" by 36" mylar site plan for Planned Unit Development No. 341 that reflects the following specific notes and changes:
 - a. The revised site plan shall be consistent with the final map and landscape plans approved for the project.
 - b. Include the following note: "Separate utility connections shall be provided for each unit in the approved PUD."
 - c. Include the following note: "Trash bins shall not be permitted to obstruct the approved private driveway, on-site parking spaces, or access to individual garages."
 - d. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable, which are incorporated herein by reference."
 - e. The revised site plan shall reflect the applicable comments and include all of the required notes from the Public Works Department attached to this resolution as "Exhibit B" and dated 6-01-15.
 - f. The revised site plan shall reflect the applicable comments from the Helix Water District attached to this resolution as "Exhibit C" and dated 6-30-15.

2. Prior to acceptance and recordation of the final map for TPM No. 653, or as otherwise determined by the Planning Manager, the applicant shall complete the following:
 - a. The map shall be in conformance with the approved PUD No. 341 Site Plan.
 - b. Submit and obtain approval of a lighting plan in accordance with El Cajon Municipal Code Section 17.60.220. The plan shall include the location of all external lighting elements and their respective design details. Lighting design shall complement the building architecture.
 - c. Submit a letter indicating proof of trash and recycling collection services from the City's solid waste collection contractor (Waste Management, Inc.).
 - d. Comply with the Public Works Department comments attached to this resolution as "Exhibit B" and dated 6-01-15, to the satisfaction of the Deputy Director of Public Works and the Planning Manager.
 - e. Comply with the currently adopted editions of the California Building Code, the California Fire Code, the California Mechanical Code, the California Plumbing Code, the California Electrical Code, and the Green Building Standard Code.
 - f. Comply with the comments from the Helix Water District attached to this resolution as "Exhibit C" and dated 6-30-15.
 - g. Obtain approval of a revised Landscape Documentation Package (LDP) in conformance with the requirements of Chapter 17.195 and Section 17.60.180

of the Zoning Code, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual. The LDP plans shall be consistent with the approved PUD site plan and TSM. Indicate a dedicated water meter for the irrigation of common area landscaping.

h. Replace the composite shingle roofs on all three units with decorative concrete tile roofs.

3. Submit one electronic copy of the draft Covenants, Conditions and Restrictions (CC&Rs) for the common ownership and maintenance of the project for approval by the Planning Division, Storm Water Division, and City Attorney. Prior to City acceptance and recordation of the final map for TPM No. 653, the applicant shall record the CC&Rs and submit one electronic copy (PDF format) of the recorded document to the Planning Division on a compact disc. The CC&Rs shall include the maintenance of the required common landscape areas, and all other features located within the common lot, and shall contain the following language:

"A. This entire project and property shall be subject to all of the conditions and restrictions contained within the resolution adopted by the City of El Cajon which approved the tentative parcel map for the project, as well as, being subject to all the conditions and restrictions contained in any permits issued for the project which were approved by the City of El Cajon, along with accompanying site plans, elevations and landscape plans."

"B. The City of El Cajon is hereby given supervisory jurisdiction over the enforcement of the provisions of this Declaration dealing with maintenance, cleanliness and repair of the landscape and pavement maintenance easement, and exterior appearance of the project. In the event of breach of any duty pertaining to such maintenance, cleanliness, repair or exterior appearance, the City of El Cajon may give written notice of such breach to the Association or Owners, together with a demand upon them to remedy such breach. If they refuse to do so, or fail to take appropriate action within 30 days of the receipt of such notice, the City of El Cajon shall have the standing and the right (but not the obligation) to both bring an action in a court of proper jurisdiction to enforce the provisions of this Declaration and/or initiate abatement proceedings pursuant to the ordinances of the City of El Cajon. Nothing contained herein shall limit any other right or remedy which the City may exercise by virtue of authority contained in ordinance or state law."

"C. The City Attorney of El Cajon must give prior approval to any amendments to this Declaration of Covenants, Conditions and Restrictions which deal with any of the following topics:

1. Amendments with regard to the fundamental purpose for which the project was created (such as a change from residential use to a

different use), and amendments which would affect the ability of the City of El Cajon to approve or disapprove external modifications to the project.

2. Amendments with regard to the supervisory jurisdiction for enforcement granted to the City of El Cajon by this Declaration.
3. Property maintenance obligations, including maintenance of landscaping, sidewalks, and driveways, and cleanliness or repair of the project."

"D. No alteration or modification shall be made to the landscape and pavement maintenance easement which is contrary to the development plan approved by and on file with the City of El Cajon without the approval of the City."

"E. Parking shall only occur in the approved parking spaces and individual private garages depicted on the final approved PUD No. 341 site plan. No on-site parking is permitted outside designated parking spaces.

"F. A minimum of two garage parking spaces at each unit shall be maintained and available for parking."

4. Prior to acceptance and recordation of the final map for TPM No. 653, or as otherwise determined by the Planning Manager, all on-site improvements shall be completed or guaranteed in accordance with the approved PUD No. 341 site plan. In addition, 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 the Public Works Department, and Helix Water District as indicated in the attached comments dated and labeled 6-01-15 (Exhibit B), 6-30-15 (Exhibit C), respectively.
5. All advertising for unit sales shall comply with the City's sign ordinance.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held October 7, 2014, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chairperson

ATTEST:

Anthony SHUTE, AICP, Secretary

STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 10649)

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

A. GENERAL

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

B. PROJECT SITE

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

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

C. ARCHITECTURE

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

D. LANDSCAPING

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

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

E. MISCELLANEOUS

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

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



Department of Public Works
Engineering
MEMO

To: Planning
From: Department of Public Works
Date: June 1, 2015
Re: TENTATIVE PARCEL MAP 653
ENGINEERING JOB NO. 3542
ADDRESS 1245 PEACH AVENUE

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

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

1. The driveways on Peach Avenue shall be per San Diego Area Regional Standard Drawings (SDRSD) G-14A for ADA compliance. Edge of driveways shall be a minimum of 3-feet from the property line and all obstructions. Repair all damaged concrete curb and gutter and sidewalk per El Cajon City Standards.

Prior to issuance of Building Permit and Encroachment Permit (Encroachment Permit is a separate permit that must be obtained for any required improvements in the right-of-way), the applicant or contractor shall prepare an Engineer's scaled detailed drawing with dimensions of the required driveway and sidewalk installations showing the location of the public street right-of-way, property lines, face of curb, all physical obstructions, including but not limited to, all block walls, utility poles, telephone and cable TV equipment, fencing, etc. along with any required offsets in accordance with SDRSD G-15 and G-16.

These details may be shown on the TPM Site Plan, but MUST be shown on a separate Driveway Detail Plan (Grading and Drainage Plans) rather than with the Building Permit Site Plan. An Engineer's scale shall be used for all drawings submitted to the Public Works department for review.

REQUIREMENTS FOR THE ENCROACHMENT PERMIT:

Submittal of a detailed drawing described above, a traffic control plan, an insurance certificate and (non-blanket) endorsement per policy D-3, and the review fees. Contact the Public Works Department for additional information.

2. Install separate gravity sewer services, water services (including meters) and other utilities to each parcel with a building unit in accordance with the Municipal Code. Wet-tap fees are required. The proposed sewer and water laterals serving the subdivision shall be private and shall be approved by the Building Division. A double cleanout is required at the property line for all sewer laterals. Maintenance of the private sewer and water laterals shall be the responsibility of the homeowners. Connections to the City sewer system and payment of connection fees are required with Building Permits.
3. Install a Leotek ECobra-head LED (EC3-6M-530 or approved equal), public streetlight located on Peach Avenue at the northwest corner of the property per City Standards FS-303. Provide a detailed scaled drawing that shows the new streetlight location, service point, and pull boxes.
4. Close all unused existing driveways and replace with full height curb and gutter and PCC sidewalk per City Standards.
5. Stub any new underground utility services out at the property line.
6. Repair all damaged curb and gutter, and sidewalk.
7. Add the following notes to the PUD Site Plan:

“All operations must be in compliance with the City’s Storm Water Ordinance (Municipal Code 13.10 and 16.60) to minimize or eliminate pollutant discharges to the storm drain system.

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

8. Comply with the following Storm Water requirements:
 - a. Incorporation of New Development Best Management Practices (BMPs).
 - b. The plans shall show that all new roof drains, driveways, parking areas, walkways and other impervious areas will drain to sufficiently sized and designed landscaped areas so as to incorporate Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2007-0001. See Section D.1.c(2) of Order No. R9-2007-0001, located at:

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf

LID BMP details must be included as a separate section of the Building Permit Plan Set. The project must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. Incorporate all cross sections of proposed BMPs on the site plan. An electronic copy of the County of San Diego Low Impact Development Handbook can be found online at:

<http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf>

- c. Submit a copy of the Conditions, Covenants, and Restrictions (CC&R's) for the property, per Storm Water Attachment No. 3, which address residential compliance with City of El Cajon Municipal Code section 13.10.080. Please refer to the updated Agreement for changes and updates to language that should be incorporated into the CC&Rs.
9. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.
10. Submit a County Tax Certificate valid at the time of map recordation.
11. Set survey monuments and guarantee setting of any deferred monuments.
12. Submit Will-Serve letters from Water Company, Gas and Electric Company, Phone Company and Cable TV Company.
13. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the state of California, along with adequate test borings.
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. 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.

These Plans shall be based on the preliminary soils report and in conformance with the City of El Cajon Jurisdictional Urban Runoff Management Program (JURMP) which require additional erosion control 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.

The Erosion Control Plan shall show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable and will not cause or contribute to an exceedance of receiving water quality objectives throughout project construction.

The Drainage Study shall include all related tributary areas and adequately address the impacts to the surrounding properties and to the City drainage system. The developer shall provide any needed public and private drainage facilities, including off site drainage facilities (as determined by the study). If public drainage facilities are required, the required improvements need to be included in improvement plans, prepared by a Civil Engineer, registered in the State of California, and submitted to the City for approval. Note: If the Drainage Study indicates the existing downstream drainage system is inadequate for the proposed density of the subdivision, a reduction in density and/or hard surface coverage of the subdivision may be required.

15. Submit signature omission letters from all public easement holders who do not have a signature block on the map.
16. Submit a letter stating if the required public improvements listed in 1 and 6 above will be completed prior to recording the Map or deferred by a Subdivision Agreement.

17. The lot without a building unit is to be designated as a non-buildable lot for ingress and egress, water, sewer, and other utility purposes, for the common use and benefit of the other lots.
18. An Encroachment Permit or Subdivision Agreement is required prior to any work within the public right-of-way.

Municipal Code Section 16.16.060 provides that, in lieu of constructing the required improvements prior to recording of the final map, the subdivider may enter into an agreement which guarantees construction within one year. Such agreement shall be accompanied by improvement security in accordance with Municipal Code Section 16.16.080 and a certificate of insurance provided by the subdivider in accordance with City Council Policy D-3.

The school districts in the City have developer fee assessment policies. These fees are collected at the time of issuance of building permits.

Existing streets shall be kept free of dirt and debris and maintained in good condition. Dust shall be controlled so that it does not become a nuisance. The developer shall be responsible for the repair of any streets or private property damaged as a result of the construction of the subdivision.

Landscaping at the entrance of the driveways shall be kept low to provide adequate sight distance.

NOTE:

The following must be submitted to the Engineering Section of the Project Assistance Center when the final map is submitted for checking (An incomplete submittal will not be accepted. Please make an appointment with the Engineering Section personnel to review requirements and obtain appropriate checklists prior to the first submittal. Appropriate checklists will be sent to the Engineer of Work. The checklists shall be completed by the Engineer of Work and will be required with the first submittal):

- *Three (3) sets of maps and completed map checklist.*
- *Map closure calculations/data.*
- *Copies of record maps referenced (full size sheets only).*
- *Soils report with percolation test for LID infiltration practices.*
- *Map checking fee.*
- *When applicable: A copy of the Operating Agreement (for an LLC); Partnership Agreement (for a Partnership); or a Resolution (for a Corporation).*
- *Cost estimate of improvements within public right-of-way.*
- *Cost estimate of on-site improvements, excluding buildings, walls, pavement and utilities.*
- *Four (4) sets of Grading and Drainage Plans with Erosion Control Plans for the on-site improvements, with signatures and seals, and completed Grading and Drainage Plan checklist.*
- *Soils report.*
- *Drainage study.*
- *Grading and Drainage Plan check fee.*
- *Erosion Control Plan check fee.*
- *Drainage Study fee.*

Submitted by,

Dennis C. Davies
Deputy Director of Public Works

DD:MAC

cc:

Proframe Builders, Inc.
649 Calle De La Sierra
El Cajon, CA 92019
Attn: Jeff Mattazaro

Ghazal Engineering
P.O. Box 7100
Redlands, CA 92375
Attn: Johnny T. Ghazal P.E.



Helix Water District

7811 University Avenue
La Mesa, CA 91942-0427
(619) 466-0585
FAX (619) 466-1823
www.hwd.com

Setting standards of excellence in public service

June 30, 2015

Eric Craig
Project Manager
City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

Subject: PUD 341
APN: 484-252-11
1245 Peach Avenue.

Dear Mr. Craig;

Thank you for the opportunity to comment on the subject properties. Helix Water District serves parcel with APN: 484-252-13 with one ¾-inch water service with a ¾" water meter and an active account. Fire protection is provided by a fire hydrant located on the northeastern corner of the lot. Approximate pressure in the area is 80 psi. See attached GIS plat. This project will be subject to the District's current policies and standards.

We request a review of any street improvement plans and signature of the District if such plans are required by the City of El Cajon. We will require the location of the existing water services and the fire hydrant to be brought up to current District standard which is behind the existing/proposed sidewalk. Contractor will be required to relocate any facilities that fall within improvements at his/her cost per WAS.

Backflow devices will be required to be installed for the existing and proposed water services per current WAS. The new backflow devices shall be tested by a certified backflow tester with a copy of the passing test results forwarded by e-mail to Darrin Teisher, HWD Cross-Connection Control Coordinator (crossconnection@helixwater.org).

If landscaping of the parcel exceeds 5,000 sq. ft., a dedicated irrigation meter will be required and the property entered into our Water Conservation Program. Please contact by e-mail Michelle Curtis, CLIA, HWD Water Conservation Specialist (conserve@helixwater.org).

The El Cajon Fire Dept. may require additional or upgraded fire protection facilities for this project. All costs for new fire protection facilities shall be paid by the Owner/Developer. Easements will be required if new or existing facilities cannot be installed within existing public right of way.

If you have any questions, please call me at (619) 667-6273.

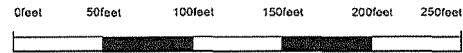
Sincerely,

Aneld A. Anub
Associate Engineer

cc: Carlos Perdomo
Darrel Williams
Tim Ross
Darren Teisher



PUD 341 - 1245 Peach Ave



Scale: 1"=100'

Printed: 6/30/2015



PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE PARCEL MAP NO. 653 FOR A FOUR LOT SUBDIVISION ON THE SOUTH SIDE OF PEACH AVENUE BETWEEN ORO AND NORTH SECOND STREETS, APN: 484-252-11; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on July 7, 2014, to consider Tentative Parcel Map (TPM) No. 653, as submitted by ProFrame Builders, Inc., requesting a four lot residential subdivision for a three unit planned unit development in the Residential, Multi-Family, 6,000 square foot (RM-6000) zone; and

WHEREAS, the El Cajon Planning Commission adopted a proposed resolution, recommending to the El Cajon City Council the approval of proposed Planned Unit Development No. 341, for a three unit planned unit development; and

WHEREAS, the following findings of fact are hereby made in regard to said tentative parcel map:

- A. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development). The proposed project results in an infill development on a site that is less than five acres and can be served with required utilities and public services. The project is consistent with the General Plan, there are no known endangered, rare or threatened species on the site and approval will not result in any significant effects relating to traffic, noise, air quality or water quality.
- B. The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City to fulfill regional housing needs. The proposed project would result in a density of 5.66 dwelling units per acre, consistent with the LR designation of the General Plan.
- C. The proposed parcel map design results in three residential lots and one common lot for a 3-unit residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is generally level and physically suited for the type of development as well as the density of the development that is proposed for this property.
- D. The proposed project site has no habitat value and is located in an urbanized area.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 7, 2015, by the following vote:

AYES:
NOES:
ABSTAIN:

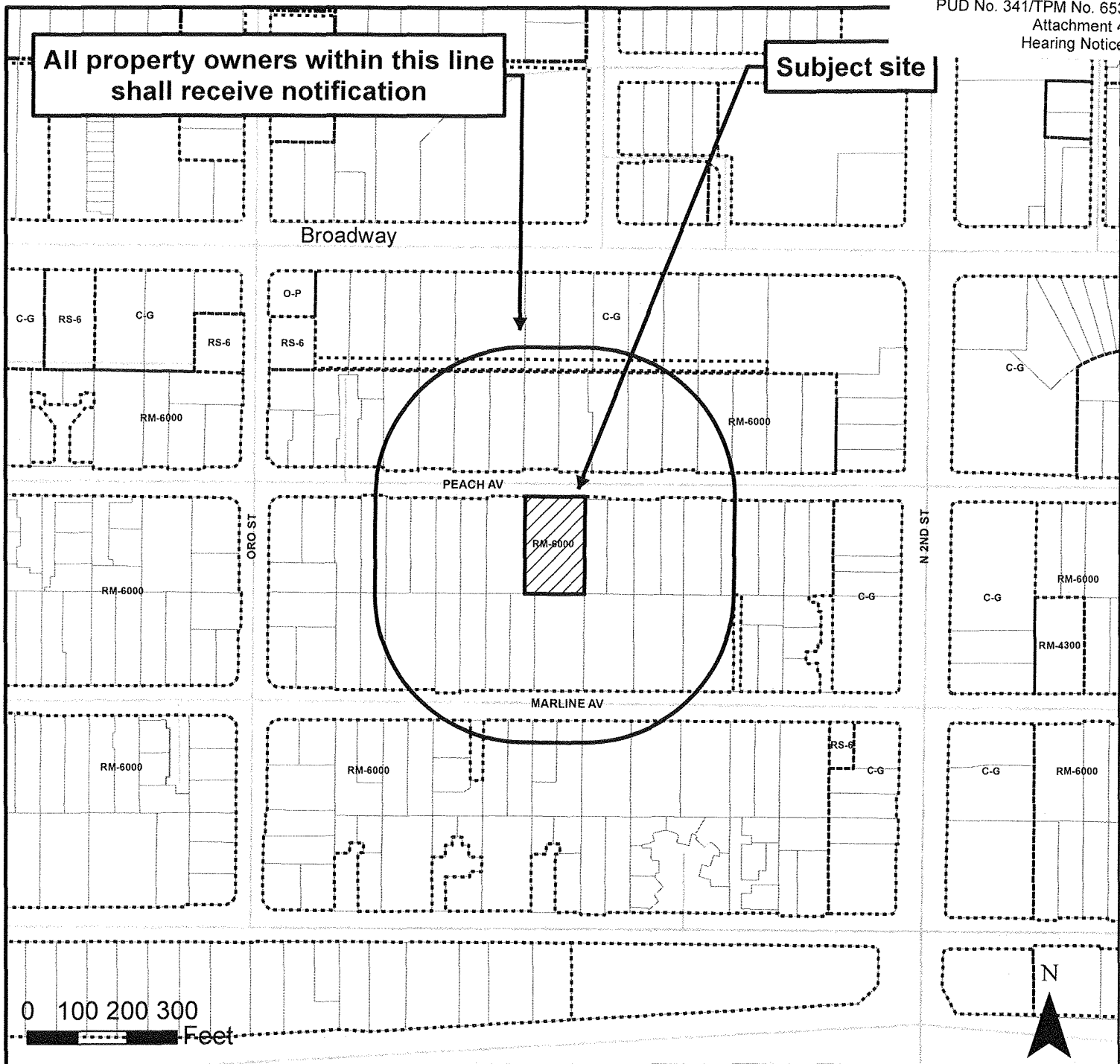
Darrin MROZ, Chairman

ATTEST:

Tony SHUTE, AICP
Planning Commission Secretary

Peach Avenue Residences (ProFrame Builders, Inc.)
PUD No. 341 & TPM 653
1245 Peach Avenue





NOTICE OF PROPOSED PLANNED UNIT DEVELOPMENT AND TENTATIVE PARCEL MAP FOR PEACH AVENUE RESIDENCES

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, July 7, 2015**, and the El Cajon City Council will hold a public hearing at **7:00 p.m., Tuesday, July 14, 2015** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

PEACH AVENUE RESIDENCES- PLANNED UNIT DEVELOPMENT NO. 341 AND TENTATIVE PARCEL MAP NO. 653, as submitted by Proframe Builders Inc. (Jeff Mattazaro), for a three-unit planned unit development and four lot subdivision. The subject property is located at 1245 Peach Avenue. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in these public hearings. The agenda reports for this project will be available 72 hours prior to the meeting for Planning Commission at www.ci.el-cajon.ca.us/dept/cpmm/planning_agendas.aspx and for City Council at <http://www.ci.el-cajon.ca.us/council/agendas.aspx>. To download a copy, click the *current agenda - full version* link, then the agenda item. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearings, but will be available at the Project Assistance Center and City Clerk counters 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 hearings described in this notice or in written correspondence delivered to the Commission or Council at, or prior to, the public hearings. 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 the Planning Division at 619.441.1742. More information about planning and zoning in El Cajon is available at www.ci.el-cajon.ca.us/dept/comm/planning.html.

If you have any questions, or wish any additional information, please contact **ERIC CRAIG** at 619.441.1782 or via email at ecraig@cityofelcajon.us and reference "Peach Ave Residences" in the subject line.

Project Location

Parcel Number (APN): 484-252-11

Address: 1245 Peach Ave, EC, Ca 92021-4917

Nearest Intersection: Peach Ave 1/2 2nd St.

Project Description (or attach separate narrative)

This project proposes to subdivide an existing developed lot into 4 lots (3 lots for existing family dwellings and 1 common area lot.)

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

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

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

If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature: [Signature] Date: 5/4/15

Property Owner Signature: [Signature] Date: 5/4/15

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



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.

Jeff Metherozo _____
Pro Frame Builders Inc. _____

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

Jeff Metherozo _____
Pro Frame Builders Inc. _____

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

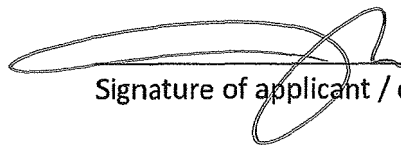
Jeff Metherozo _____
1245 Peach Ave _____
Ec. Ca 92021-4917 _____

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

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

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

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



Signature of applicant / date

Jeff Winters

Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



Agenda Item:	4
Project Name:	Scantibodies Electronic Message Display
Request:	Electronic Message Display
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number:	Amendment to Conditional Use Permit (CUP) No. 2101
Location:	1068 Broadway
Applicant:	Scantibodies Biologics, Inc. (Jayson Payne); 619.599.1104; jayson.payne@scantibodies.com
Project Planner:	Lorena Cordova, 619.441.1539, lcordova@cityofelcajon.us
City Council Hearing Required?	Yes July 28, 2015
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval for the Amended CUP No. 2101, subject to conditions

PROJECT DESCRIPTION

The applicant proposes an electronic message display sign of approximately 40 square feet (s.f.). A Light Emitting Diode (LED) sign of approximately three feet by 13 feet is proposed. The applicant occupies the commercial office building at the subject property and proposes to have the sign mounted on the building's Broadway street frontage. The sign is intended to bring attention to current on-site promotions and information.

BACKGROUND

General Plan:	Office/Non-Retail (O/N-R)
Specific Plan:	N/A
Zone:	Office Professional (O-P)
Other City Plan(s):	N/A
Regional and State Plan(s):	N/A
Notable State Law(s):	N/A

On December 10, 1984, Site Development Plan No. 918 was approved to allow a two-story office professional building. Building permit records indicate that the commercial office building on the subject property was constructed in 1985. On March 10, 2009, the City Council approved an Amendment to the Zoning Code allowing blood plasma

centers by CUP in the O-P zone and prohibiting them in the C-G zone. On April 20, 2009, CUP No. 2101 was approved to allow a blood plasma (collection) center for Scantibodies Biologics. On June 7, 2010, an Amendment to CUP No. 2101 was approved to allow a nine-foot high wrought iron fence around the perimeter of the property including a ten-foot high pedestrian gate.

Project Site & Constraints

The project site is a 39,155 square-foot lot located on the north side of Broadway between North First Street and North Anza Street. The site consists of a two-story 16,064 square-foot commercial office building with 66 on-site parking spaces and existing landscaping along the street frontage and on the building perimeter. It should be noted that there is a drainage channel to the north of the property.

Surrounding Context

Properties surrounding the Scantibodies commercial office building are developed and zoned as follows:

Direction	Zones	Land Uses
North	Rural Village	Single-family residences
South	C-G	Commercial shopping center
East	O-P	Commercial office
West	O-P	Apartments

General Plan

The project site is designated as Office/Non-Retail (O-N/R) on the General Plan Land Use Map. As described in the Land Use Element of the General Plan, O-N/R is intended to “emphasize uses primarily associated with office activities. Electronic message display signs are accessory structures and may be placed in O-N/R designated areas in conjunction with an approved land use and with an approved CUP to ensure compatibility with surrounding properties.

Municipal Code

El Cajon Municipal Code Section 17.190.180 indicates that electronic message display signs may be approved by CUP. The CUP ensures compliance with applicable development standards, use restrictions, and compatibility with surrounding properties and land uses. A detailed discussion of applicable Municipal Code requirements is included below in the section of this report titled “Discussion.”

DISCUSSION

Signs throughout the city are regulated by ECMC Chapter 17.190. Pursuant to ECMC Section 17.190.050, an “electronic message display sign” means a sign with either a fixed or changeable display which may be changed by electronic processes or remote control, which may include words and/or pictures and composed of a series of lights, LEDs or liquid crystal displays (LCDs) or functionally similar signs. The applicant is proposing an LED sign with changeable copy, images and various illuminated colors with messages that provide information to the general public about their business. Therefore, the proposed sign qualifies as an electronic message display.

Furthermore, an electronic message display sign may be authorized as part of any permitted sign display, subject to the same height, sign area, and location limitations of the permitted sign. Electronic message display signs may display only noncommercial or on-site commercial messages. When allowed, such signs may not include any illumination, flashing, or message change that is in motion, or appears to be in motion, or that changes in image or intensity more than once per four (4) seconds. The proposed electronic message display is not proposed to change more frequently than four seconds per image thereby complying with the regulations.

The subject property has a total of six (6) existing signs, five (5) of which are wall signs and one (1) that is a monument sign. The following is a signage summary for the subject building specifying allowed, existing and proposed sign area of wall signs.

Building Elevation	Lineal Frontage	Allowed Sign Area	Existing Sign Area	Proposed Sign Area	Total Sign Area After Proposed
North	91'-10"	182 s.f.	0	None	0
South	91'-10"	182 s.f.	1) 85.96 s.f.	1) 39.83 s. f.	125.79 s.f.
East	123'- 11"	246 s.f.	1) 26.65 s.f. 2) 22.08 s.f.	None	48.73 s.f.
West	108'-10"	216 s.f.	1) 36 s.f. 2) 26.65 s.f. 3) 22.08 s.f.	None	84.73 s.f.

Based on the table provided above, the proposed electronic message display sign is within the allowable sign area for the subject property.

FINDINGS

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

The proposed electronic message display sign is for changeable on-premise commercial messages for an existing office use. The electronic message display signboard supports the primary use of the property by displaying information associated with the services provided on-site which is consistent with the Office/Non-Retail Land Use Designation of the General Plan.

B. The proposed project is consistent with all applicable use and development standards.

The proposed electronic message display sign complies with the requirements of the El Cajon Municipal Code general sign regulations pertaining to all signage on the subject property.

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 proposed electronic message display sign will be located on the southerly elevation of the existing building which is parallel to Broadway and faces existing commercially developed properties. Furthermore, the sign will only be visible by traveling public on Broadway and from existing commercial areas, and will remain compatible if it does not emit beams or rays of light that are of an intensity or brilliance that causes glare or impairs the vision of any driver or interferes with any driver's operation of a vehicle or becomes a nuisance.

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 establishment, maintenance, or operation of the electronic message display will not be detrimental to the public health, safety and welfare as long as it adheres to the pertinent sign regulations of the Municipal Code that address the area, location and illumination specifications for the subject property.

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

The design, location and operating characteristics of the proposed electronic message display sign would provide the general public information pertaining to the services provided on site. The sign is proposed to be of aesthetically-pleasing character, scale, professionally designed and constructed to ensure it is in the best interest of the public.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed electronic message board is exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15311 of the CEQA Guidelines. Section 15311 provides an exemption for construction, placement of minor structures

accessory to existing commercial facilities such as on-premise signs. The Amendment to CUP No. 2101 proposes to authorize an electronic message display for an existing commercial office building. The existing use of the office building will not be intensified by allowing the utilization of an electronic message display. Therefore, Section 15311 is an appropriate exemption for the proposed project.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on June 25, 2015, 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.

ATTACHMENTS

1. Proposed Resolution Recommending City Council Approval of the Amended CUP No. 2101
2. Reduced Site Plan
3. Aerial Photograph of Subject Site
4. Application & Disclosure statement
5. Project Description
6. Public Hearing Notice

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENT TO CONDITIONAL USE PERMIT NO. 2101 TO ALLOW AN ELECTRONIC MESSAGE DISPLAY SIGN AT AN EXISTING OFFICE BUILDING IN THE O-P (OFFICE PROFESSIONAL) ZONE, APN: 484-293-34, GENERAL PLAN DESIGNATION: OFFICE/NON-RETAIL (O/N-R).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on July 7, 2015, to consider an Amendment to Conditional Use Permit (CUP) No. 2101, as submitted by Jayson Payne on behalf of Scantibodies Biologics, Inc., requesting to allow an electronic message display at an existing office building in the O-P zone, on property located on the north side of Broadway between North Anza Street and North First Street, and addressed 1068 Broadway; and

WHEREAS, the following findings of fact have been made in regard to said conditional use permit:

- A. The proposed electronic message board is exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15311 of the CEQA Guidelines. Section 15311 provides an exemption for construction, placement of minor structures accessory to existing commercial facilities such as on-premise signs. The Amendment to CUP No. 2101 proposes to authorize an electronic message display for an existing commercial office building. The existing use of the office building will not be intensified by allowing the utilization of an electronic message display. None of the exceptions listed under CEQA Guidelines Section 15300.2 exist;
- B. The proposed electronic message display sign is for changeable on-premise commercial messages for an existing office use. The electronic message display signboard supports the primary use of the property by displaying information associated with the services provided on-site which is consistent with the Office/Non-Retail Land Use Designation of the General Plan;
- C. The proposed electronic message display sign complies with the requirements of the El Cajon Municipal Code general sign regulations pertaining to all signage on the subject property;
- D. The proposed electronic message display sign will be located on the southerly elevation of the existing building which is parallel to Broadway and faces existing commercially developed properties. Furthermore, the sign will only be visible by traveling public on Broadway and from existing commercial areas, and

Proposed Planning Commission Resolution

will remain compatible if it does not emit beams or rays of light that are of an intensity or brilliance that causes glare or impairs the vision of any driver or interferes with any driver's operation of a vehicle or becomes a nuisance;

- E. The establishment, maintenance, or operation of the electronic message display will not be detrimental to the public health, safety and welfare as long as it adheres to the pertinent sign regulations of the Municipal Code that address the area, location and illumination specifications for the subject property;
- F. The design, location and operating characteristics of the proposed electronic message display sign would provide the general public information pertaining to the services provided on site. The sign is proposed to be of aesthetically-pleasing character, scale, professionally designed and constructed to ensure it is in the best interest of the public.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS CITY COUNCIL APPROVAL of the Amendment to CUP No. 2101 for an electronic message display sign at an existing office building, in the Office Professional (O-P) zone, on the above described property subject to the following conditions:

1. Prior to operating the electronic message display, the applicant shall submit a revised, one-page mylar site plan to Planning that includes the following notes:
 - a. The electronic message display shall not display off-site commercial messages, or display notifications of off-site events.
 - b. The electronic message display shall not display flashing, shimmering or blinking messages or graphics.
 - c. The electronic message display shall not display messages or images that incorporate motion or the appearance of motion.
 - d. The electronic message display shall not change messages or images or image intensity more than once every four seconds.
 - e. The electronic message display shall not emit beams or rays of light that are of intensity or brilliance that causes glare or impairs the vision of any drivers or interferes with any driver's operation of a vehicle or becomes a nuisance as determined by the Planning Manager.
 - f. The electronic message display shall be operated in a manner that is compatible at all times with surrounding properties and uses.
2. The notes specified above as 1a through 1e are ongoing operational conditions that shall remain in effect for the life of the sign unless a modification is approved via a planning permit.

Proposed Planning Commission Resolution

3. The Planning Commission may at any time during the life of this use permit, after holding a properly noticed public hearing, and after considering testimony as to the operation of the approved use, revoke the permit, or modify the permit with any additional conditions as it deems necessary, to ensure that the approved use continues to be compatible 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. At such hearing the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval.
4. The existence of this conditional use permit shall be recorded with the County Recorder.
5. The proposed use shall be developed and operated in substantial conformance as presented in the Planning Commission staff report titled Amendment to Conditional Use Permit No. 2101, dated July 7, 2015, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
6. If this permit is not legally exercised within one year of project approval, and a written request for an extension of time has not been received by the Planning Secretary within the same time period, and subsequently approved, this conditional use permit shall be considered null and void per 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 July 7, 2015, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chairperson

ATTEST:

Anthony SHUTE, AICP, Secretary

Aerial Photograph
1068 Broadway





Community Development Department
Planning Division
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

- | | | | | |
|--|---|------------------------------|------------------------------|------------------------------|
| <input type="checkbox"/> AZP | <input checked="" type="checkbox"/> CUP | <input type="checkbox"/> LLA | <input type="checkbox"/> PRD | <input type="checkbox"/> PUD |
| <input type="checkbox"/> Specific Plan | <input type="checkbox"/> TPM | <input type="checkbox"/> TSM | <input type="checkbox"/> VAR | <input type="checkbox"/> ZR |

Other: amendment to cup 2101

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

Company Name: Scantibodies Biologics, Inc.
 Contact Name: Jayson Payne
 Address: 1068 Broadway Ave, El Cajon, CA 92021
 Phone: (619) 599-1104 Email: jayson.payne@scantibodies.com
 EXT: 5259 cell (619) 244-5833
 Interest in Property: Own Lease Option

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

Company Name: _____
 Contact Name: _____ License: _____
 Address: _____
 Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: Cantor Properties, LLC / Tom Cantor
 Contact Name: Marina Bradley
 Address: 1068 Broadway El Cajon, CA
 Phone: 619-258-9300 (5228) Email: marina.bradley@scantibodies.com

Project Location

Parcel Number (APN): 484-293-34-00

Address: 1068 Broadway Ave, El Cajon, CA 92021

Nearest Intersection: 1st - 2nd Street

Project Description (or attach separate narrative)

Electronic automatic signage for Scantibodies Biologics
Building (3X 12 feet) improving current permitted
static signage with LED signage

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: 
Property Owner Signature²: 

Date: 5/7/15
Date: 5/7/15

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



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.

Scantibodies Biologics
1068 Broadway El Cajon CA 92020

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

Tom Cantor / Cantor Properties LLC 100% ownership
11149 Shining Light Way El Cajon CA 92020

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.

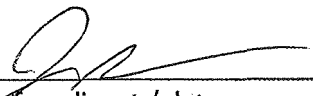
Tom Cantor / Cantor Properties LLC 100% ownership
11149 Shining Light Way El Cajon CA 92020

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

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

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

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



Signature of applicant / date

Jayson Payne

Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



1068 Broadway
El Cajon, CA 92020
(619)244.5833

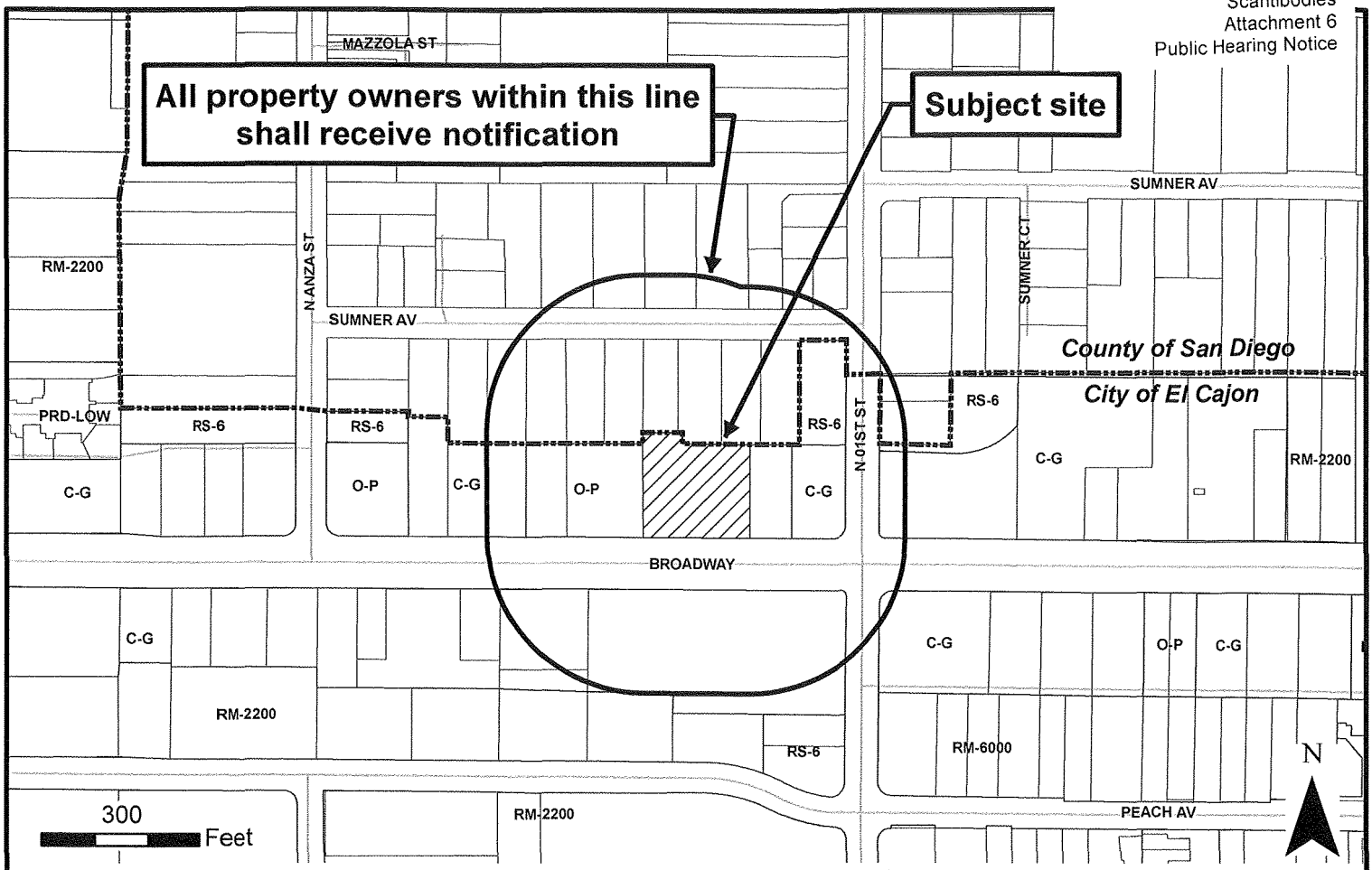
Project Description:

This Conditional Use Permit Application is submitted for consideration of a LED reader board to be installed on the fascia of Scantibodies Biologics, in substitution of existing permitted 3'h x 12'w static lit signage.

Scantibodies is located at 1068 Broadway and the new 3'h x 12'w LED display will be centered on the front of the building facing Broadway approximately 14' above grade so as not to interfere with vehicular sign lines or pedestrian traffic. The total framed area of the sign is 36' sf., less than city allowance.

The proposed signage would be in compliance with the zoning regulations for Scantibodies facilities and adhere to all requirements of the Electronic Message Board Code 17.190.180, in that the display sign may not change in image or intensity more than once per four seconds.

The LED sign is used by Scantibodies Biologics not only to bring attention to current promotions but to advertise the unique impact of the community in saving lives through their donations.



**NOTICE OF PROPOSED
AMENDMENT OF CONDITIONAL USE PERMIT
SCANTIBODIES ELECTRONIC MESSAGE BOARD**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, July 7, 2015**, and the El Cajon City Council will hold a public hearing at **7:00 p.m., Tuesday, July 28, 2015** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

SCANTIBODIES ELECTRONIC MESSAGE BOARD – AMENDMENT OF CONDITIONAL USE PERMIT NO. 2101, as submitted by Scantibodies Biologics, Inc., (Jayson Payne), for an electronic message board. The subject property is located at 1068 Broadway. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in these public hearings. The agenda reports for this project will be available 72 hours prior to the meeting for Planning Commission at www.ci.el-cajon.ca.us/dept/comm/planning/agendas.aspx and for City Council at <http://www.ci.el-cajon.ca.us/council/agendas.aspx>. To download a copy, click the *current agenda – full version* link, then the agenda item. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearings, but will be available at the Project Assistance Center and City Clerk counters 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 hearings described in this notice or in written correspondence delivered to the Commission or Council at, or prior to, the public hearings. 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 the Planning Division at 619.441.1742. More information about planning and zoning in El Cajon is available at www.ci.el-cajon.ca.us/dept/comm/planning.html.

If you have any questions, or wish any additional information, please contact **LORENA CORDOVA** at 619.441.1539 or via email at lcordova@cityofelcajon.us and reference "Scantibodies" in the subject line.