



City of El Cajon

Planning Commission Agenda

Tuesday, July 21, 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.cityofelcajon.us/your-government/departments/community-development>

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 July 7, 2015

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Orlando Specific Plan
Request:	Demolition of an existing single-story commercial building and the construction of two new single-story commercial buildings, a drive-through, outdoor dining areas, parking lot improvements and new landscaping
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amendment of Specific Plan No. 174
Location:	888 North Johnson Avenue
Applicant:	888 Johnson El Cajon LLC (Michael P. Orlando); 760.452.2611; mike@orlandocompany.com
Project Planner:	Lorena Cordova; 619.441.1539; lcordova@cityofelcajon.us
City Council Hearing Required?	Yes August 11, 2015
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval of the proposed Amendment of Specific Plan No. 174

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 Monday, August 3, 2015 at 5:30 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

Agenda Item:	3
Project Name:	Bostonia Court
Request:	Eleven-lot single-family development
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Planned Unit Development No. 69, Tentative Subdivision Map No. 661 and Zone Reclassification No. 2316
Location:	1196 Bostonia Street
Applicant:	Priest Development Corporation (Daryl R. Priest); 619.444.4476
Project Planner:	Lorena Cordova; 619.441.1539; lcordova@cityofelcajon.us
City Council Hearing Required?	Yes August 11, 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 Planned Unit Development No. 69, Tentative Subdivision Map No. 661 and Zone Reclassification No. 2316, subject to conditions

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to August 4, 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 Monday, August 3, 2015 at 5:30 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 July 7, 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
Eric Craig, Assistant Planner
Ron Luis VALLES, Administrative Secretary

MROZ explained the mission of the Planning Commission.

CONSENT CALENDAR

Planning Commission Minutes

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the minutes of the Planning Commission meeting of June 16, 2015; carried 5-0.

PUBLIC HEARING ITEMS

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 the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, proposed Conditional Use Permit No. 2220 and Tentative Subdivision Map No. 660 Permit, subject to conditions.
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MROZ recused himself due to conflict of interest with the project. He exited Council Chambers at 7:06 p.m. and Vice Chairman CIRCO presided over the meeting.

CRAIG summarized the agenda report in a PowerPoint presentation, and noted that based on the findings, staff was recommending approval of the project.

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

Daryl R. PRIEST, of Priest Development Corporation, applicant, spoke in favor of the project and was available for questions.

TURCHIN asked about the timeframe for completion, and PRIEST replied that they plan to build about 8 to 12 units per month, and hope that the project would be completed within 18 months to two years.

SOTTILE said that he liked the elevations of the project.

Motion was made by CIRCO, seconded by HERNANDEZ, to close the public hearing; carried 4-0 (MROZ, recused due to conflict of interest).

CIRCO noted that he liked the project.

HERNANDEZ brought up concerns regarding accessibility for waste trucks on the western end of the property. He recommended a hammer-head design may better serve the area. CRAIG and SHUTE noted that there were no concerns in the comments received from the Fire Marshall and Waste Management. HERNANDEZ recommended that staff consider the hammer-head design for future projects.

Motion was made by SOTTILE, seconded by HERNANDEZ, to adopt the next resolutions in order RECOMMENDING City Council adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of proposed Conditional Use Permit No. 2220 and Tentative Subdivision Map No. 660, subject to conditions; carried 4-0 (MROZ, recused due to conflict of interest).

MROZ returned to Council Chambers at 7:26 p.m.

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

CRAIG summarized the agenda report in a PowerPoint presentation, and noted that based on the findings, staff was recommending the Planning Commission recommend City Council approval of the project.

SOTTILE sought clarification on the concrete tile roof requirement. CRAIG and SHUTE noted the City Council enacted a design policy in about 2000, recommending concrete tile roofs on housing projects instead of composite shingle roofs.

HERNANDEZ brought up space limitations in maneuverability for cars for the Lot 3 garage. CRAIG noted that the code requirement for back up space is 24 feet from a parking space. He added the pavement extends to the east of the garage entrance, which would allow a driver to turn outward and exit.

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

Jeff MATTAZARO, applicant, for the project, spoke in favor. He displayed composite shingles installed on the roofs of the houses. He noted that these are preferable to concrete tiles, which tend to break, especially when solar panels are installed on top of the houses. He requested that the concrete tile roof requirement be removed.

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

The Commissioners all concurred that the composite shingle roofs are an acceptable alternative, especially if home owners decided to install solar panels in the future. They agreed to remove Condition 2.h of the resolution that required concrete tiles.

For the record, SHUTE noted that staff received a letter about concerns of children and vehicles for the project. [Copies of the letter were distributed to Commissioners and staff before the meeting.]

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the next resolutions in order RECOMMENDING City Council approval of proposed Planned Unit Development No. 341, removing condition 2.h. of Resolution No. 10812, which stated, "Replace the composite shingle roofs on all three units with decorative concrete tile roofs."; and Tentative Parcel Map No. 653, subject to conditions; carried 5-0.

Agenda Item:	4
Project Name:	Scantibodies Electronic Message display
Request:	Electronic message board
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
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

CORDOVA summarized the agenda report in a PowerPoint presentation. She added that based on the findings, staff was recommending the Planning Commission recommend City Council approval of the project.

SOTTILE asked staff if there were any other electronic message boards in El Cajon, and would there be a proliferation of those signs? Staff replied that there were electronic signs at the Elks Lodge, Walgreens, CVS, Parkway Plaza and the Toyota of El Cajon.

SOTTILE mentioned that when the initial CUP was presented to the Planning Commission, a wrought-iron fence was erected for enhanced security. He wondered if there were any issues with homeless. CORDOVA recommended that the question be answered by the applicant's representative, who is in the audience.

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

Jayson PAYNE, representing Scantibodies Biologics, in response to SOTTILE emphasized that they do not have an issue with homeless. The business complies with FDA regulations and requires three forms of identification from their clients so they don't have a homeless issue. CORDOVA reiterated that staff sent notices to surrounding area of the project and invited public to voice concerns. None was received.

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

MROZ thought the signs looked great.

HERNANDEZ was concerned with the use of the colors, and noted that they do not match the color of building and surrounding areas.

Motion was made by MROZ, seconded by HERNANDEZ, to re-open the public hearing; carried 5-0.

Julio GARCIA, a staff member with Scantibodies Biologics, responded that the colors are programmable and could be changed to comply with Commissioner's concerns.

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

HERNANDEZ encouraged that the colors be compatible with the building design and surrounding area.

TURCHIN said that he did not have any concerns with the current color scheme, and said they are subtle and do not appear to be intrusive.

Motion was made by SOTTILE, seconded by HERNANDEZ, to revise the resolution adding Condition 1.g to Resolution No. 10814, stating, "The electronic message display shall have colors compatible with the office building and the surrounding environment"; carried 3-2 (MROZ and TURCHIN, NO).

Motion was made by MROZ, seconded by CIRCO, to adopt the amended resolution RECOMMENDING CITY COUNCIL APPROVAL of proposed Amendment of Conditional Use Permit No. 2101, subject to conditions; carried 5-0.

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 7th day of July until July 21, 2015, at 7:00 p.m.; carried 5-0.

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary



Agenda Item:	2
Project Name:	Orlando Specific Plan Amendment
Request:	Two New Commercial Buildings
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amendment to Specific Plan No. 174
Location:	888 North Johnson Avenue
Applicant:	888 Johnson El Cajon, LLC (Michael P. Orlando); 760.452.2611; mike@orlandocompany.com
Project Planner:	Lorena Cordova, 619.441.1539, lcordova@cityofelcajon.us
City Council Hearing Required?	Yes August 11, 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 Amended Specific Plan No. 174, subject to conditions

PROJECT DESCRIPTION

The applicant proposes to demolish an existing 21,500 square-foot vacant building, previously used for retail (furniture store), and the construction of two new commercial buildings, a drive through, outdoor dining area, parking, and landscape improvements. Building "A" is proposed to be a one-story 4,500 square-foot restaurant with drive-through for Panera Bread. Building "B" is proposed to be a one-story 4,200 square-foot financial institution.

BACKGROUND

General Plan:	Regional Commercial (RC)
Specific Plan:	Specific Plan (SP) No. 174
Zone:	Regional Commercial (C-R)
Other City Plan(s):	N/A
Regional and State Plan(s):	Gillespie Field Airport Land Use Comprehensive Plan
Notable State Law(s):	N/A

Project Site & Constraints

The project site is 1.2 acres (51,994 square feet) located on the southwest corner of Fletcher Parkway and North Johnson Avenue. The site consists of a one-story 21,596

square-foot commercial building that is currently vacant. The existing property is developed with parking, landscaping, trash enclosure and loading dock area. There is an underground drainage facility along the westerly property line and interconnecting access is shared with the adjacent property to the south.

Surrounding Context

The subject site is located in a predominantly commercial area. Properties surrounding the commercial development are developed and zoned as follows:

Direction	Zones	Land Uses
North	C-R	Restaurants with drive-through
South	C-R	Commercial shopping center with Furniture Store, Tire Store, and Financial Institution
East	C-R	Parkway Plaza
West	C-R	Marshall's and Petsmart

General Plan

The project site is designated Regional Commercial (RC) on the General Plan Land Use Map. As described in the Land Use Element of the General Plan, RC is intended to include "a broad range of uses in conjunction with facilities having regional significance." Commercial buildings are allowed in RC designated areas. Goal 9 of the General Plan states "a strong, competitive region-wide commercial base will be created and retained." Policy 9-4.9 notes "retail commercial uses shall be encouraged to locate within regional commercial areas as designated by the General Plan." Furthermore, Policy 9-4.11 states "removal of outdated, nuisance, or incompatible buildings shall be encouraged to...make room for new uses compatible with the General Plan." The replacement of a dilapidated vacant building with two new commercial buildings and on-site improvements are congruent with the General Plan Land Use designation for the property.

Specific Plan No. 174

Pursuant to ECMC Section 17.70.050, specific plans may include regulations of the use of land and buildings, the height and bulk of buildings and the open spaces around the buildings. This specific plan (SP No. 174) is the governing planning document for the project site. On January 4, 1972, the City Council approved SP No. for a commercial shopping center including the subject property for a furniture store. The proposed project is consistent with the intent of the SP.

Municipal Code

El Cajon Municipal Code (ECMC) Section 17.145.150 indicates that restaurants as well as financial institutions are permitted in the C-R zone. The proposed development is subject to compliance with the pertinent ECMC sections that include development standards, outdoor dining, parking and landscaping. A detailed discussion of applicable Municipal Code requirements is included below in the section of this report titled "Discussion."

DISCUSSION

The proposed commercial buildings will be parallel to Fletcher Parkway and side-by-side to each other with an outdoor dining area in between them. Building "A" will be occupied by restaurant and include drive-through service. The drive-through will run contiguous to the perimeter of the property. Building "B" will be occupied by a financial institution which will also have a standalone automatic teller machine near the southerly property line. The tenants will share an area between both buildings identified for outdoor dining with tables, chairs and planters. Landscaping is proposed abutting the public right-of-way along both North Johnson Avenue and Fletcher Parkway.

Architectural Guidelines

Pursuant to ECMC Chapter 17.180, the project must adhere to the architectural guidelines that address various design elements such as massing, creativity, variation, proportionality and visual interest. The two new commercial buildings will be primarily plaster with stucco reveal and glazed aluminum storefront systems. The massing of the two proposed buildings is proportional to the scale of the surrounding commercial developments, which are primarily low-rise commercial buildings. Each of the buildings offers variations in wall planes to create depth. The entry features are highlighted with tower elements and project identification signs. The storefront system provides transparency at pedestrian-scale to create synergy between the interior and exterior spaces. The color palette consists of earth tones of greens, buffs and creams which are complementary to the surrounding buildings. The project proposes to create visual interest through building accents, colors and details such as the decorative metal awnings, complementary light fixtures, and green screens.

Parking

Pursuant to ECMC Table 17.185.190, commercial parking requirements for general commercial uses is 1 space per 250 square feet of gross floor area up to 10,000 square feet. For a restaurant, the parking requirement is 1 space per 100 square feet of gross floor area. Building "A" is identified for an eating and drinking establishment classified as a restaurant which requires 45 (45.16) parking spaces for a 4,500 square-foot building. Building "B" is identified for a financial institution classified as general commercial

which requires 17(16.8) parking spaces for a 4,200 square-foot building. The applicant is proposing the required 62 on-site parking spaces.

Landscaping

The applicant is proposing to rehabilitate the existing landscaping with new water-efficient landscaping on the perimeter and throughout the project consistent with ECMC Section 17.195.030. Landscaping consists of a robust planting scheme with groundcover, shrubs, vines and trees. The applicant will be required to submit a Landscape Documentation Package for the project.

FINDINGS

A. The proposed specific plan amendment serves the public interest

The proposed project will activate the existing underutilized site at this prominent location by incorporating new commercial uses. The specific plan amendment is compatible with the existing and planned land uses in the vicinity.

B. The proposed specific plan amendment will systematically implement the city's general plan.

The specific plan amendment allows for the development of a vacant, underutilized site in a context-sensitive manner compatible with the existing neighborhood. In addition, the specific plan amendment will be congruent with the General Plan's goal of retaining a strong, competitive region-wide commercial base.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed new commercial development is exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15303 of the CEQA Guidelines. Section 15303 provides an exemption for the construction of up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such a use in an urbanized area. The Amendment to SP No. 174 proposes to authorize two new commercial buildings not exceeding 10,000 square feet. Therefore, Section 15303 is an appropriate exemption for the proposed project.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed and published in the East County Gazette on July 9, 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 the Amended SP No. 174
 - Exhibit A: Standard Conditions of Development
 - Exhibit B: Public Works Dept. comments dated July 9, 2015
 - Exhibit C: Building & Fire Safety Division comments dated June 6, 2015
 - Exhibit D: Helix Water District comments dated June 1, 2015
2. Reduced Site Plan
3. Aerial Photograph of Subject Site
4. Application & Disclosure statement
5. Project Narrative
6. Public Hearing Notice
7. 11" by 17" size Colored Elevations (Commissioner's Binders)
8. 24" by 36" size Plans (Commissioner's Binders)

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENT TO SPECIFIC PLAN NO. 174 TO ALLOW TWO NEW COMMERCIAL BUILDINGS IN THE C-R (REGIONAL COMMERCIAL) ZONE, APN: 482-240-26, GENERAL PLAN DESIGNATION: REGIONAL COMMERCIAL (RC).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on July 21, 2015, to consider an Amendment to Specific Plan No. 174, as submitted by Michael P. Orlando on behalf of 888 Johnson El Cajon, LLC, requesting to two new commercial buildings in the C-R zone, on the property located on the southwest corner of Fletcher Parkway and North Johnson Avenue, and addressed 888 Johnson Avenue; and

WHEREAS, the following findings of fact have been made in regard to said specific plan amendment:

- A. The proposed new commercial development is exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15303 of the CEQA Guidelines. Section 15303 provides an exemption for the construction of up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such a use in an urbanized area. The Amendment to SP No. 174 proposes to authorize two new commercial buildings not exceeding 10,000 square feet. None of the exceptions listed under CEQA Guidelines Section 15300.2 exist.
- B. The proposed project will activate the existing underutilized site at this prominent location by incorporating new commercial uses. The specific plan amendment is compatible with the existing and planned land uses in the vicinity.
- C. The specific plan amendment allows for the development of a vacant, underutilized site in a context-sensitive manner compatible with the existing neighborhood. In addition, the specific plan amendment will be congruent with the General Plan's goal of retaining a strong, competitive region-wide commercial base.

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 SP No. 174 for two new commercial buildings, in the Regional Commercial (C-R) zone, on the above described property subject to the following conditions:

Proposed Planning Commission Resolution

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. Note that all uses will operate according to the performance standards in ECMC Section 17.115.130 and Section 17.210.150.
 - b. Under the heading "Planning Division Notes" add the ongoing conditions of approval listed in condition 4.
 - 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. 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 07-09-15.
 - e. The revised site plan shall reflect the applicable comments listed in the Building and Fire comments from the Building and Fire Safety Division attached to this resolution as "Exhibit C" and dated 06-04-15.
 - f. The revised site plan shall reflect the applicable comments from Helix Water District attached to this resolution as "Exhibit D" and dated 06-01-15.

2. Prior to the issuance of building permits, or as otherwise determined by the Planning Manager, the applicant shall complete the following:
 - a. The applicant shall comply with all the conditions listed in the "Standard Conditions of Development" adopted by the Planning Commission by Planning Commission Resolution No. 10649 and labeled "Exhibit A" as applicable.
 - b. Submit a lighting plan in accordance with El Cajon Municipal Code Section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning Division approval of the plan is required before building permit issuance.
 - 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 City Council.
 - d. Comply with the Public Works Department comments attached to this resolution as "Exhibit B" and dated 07-09-15, to the satisfaction of the Deputy Director of Public Works and the Planning Manager.
 - e. Comply with the building and fire comments from the Building and Fire Safety Division attached to this resolution as "Exhibit C" and dated 06-04-15.
 - f. Comply with the comments from the Helix Water District attached to this resolution as "Exhibit D" and dated 06-01-15.

Proposed Planning Commission Resolution

7. The City Council may at any time, after holding a properly noticed public hearing, at which time the applicant may appear and object under applicable law to any potential repeal or modification of the conditions of approval, and after considering testimony as to the operation of the approved uses, repeal this Specific Plan, or modify the plan with additional conditions as it deems necessary to ensure that the approved uses continue to be compatible with surrounding properties and continue 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.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held July 21, 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 Director of Community Development 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 Director of Community Development.

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 Director of public works or the director's designee. The approved method may include six-inch high curb segments, wheel stops, decorative rock bands, or other methods determined to be acceptable by the Director of public works.
3. Environmental and engineering studies, as directed by the Director of Community Development, 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 Stormwater) 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 soundwall shall be approved by the Planning Division. Such walls shall match or be architecturally compatible with existing soundwalls 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 Stormwater 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. Signs within the Downtown Specific Plan area shall receive design review approval from the El Cajon Community Development Corporation.
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.

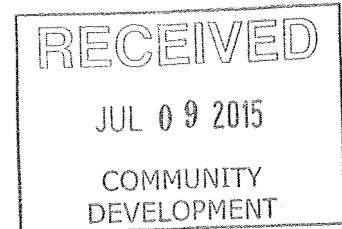
6. All exterior light fixtures shall be shown on a lighting plan and made part of construction drawings subject to staff review and approval. All lights attached to buildings shall provide a soft “wash” of light against the wall. All building, parking, and yard lights shall conform to the City General Development Standards 17.130.150 and Performance Standards 17.115.130 (G) and shall complement the site and building architecture.
7. 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.
8. 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

Community Development Department
Engineering
MEMO

To: Planning
From: Engineering
Date: July 9, 2015
Re: AM SP 174, 888 North Johnson Avenue



PUBLIC WORKS CONDITIONS FOR AMENDMENT OF SPECIFIC PLAN 174

A. STORM WATER REQUIREMENTS AND COMMENTS WITH THIS ACTION:

A-1. Add the following notes to the Specific Plan (SP) Site Plan and implement the Best Management Practices as a condition of the SP:

"All operations shall comply with the City's Jurisdictional Runoff Management Program (JRMP) and the City's Storm Water Ordinance (Municipal Code 13.10 and 16.60) to minimize or eliminate discharges of pollutants to the storm drain system. Operations shall include implementation of food services Best Management Practices (BMPs) as follows:

- a. *Only rain is permitted to enter the storm drain system. Discharges (direct or by conveyance) of trash, debris, vehicle fluids, or wastewater (including washing fluids) to the storm drain system are strictly prohibited.*
- b. *A grease interceptor shall be installed and a waste grease disposal bin utilized at the facility. The grease disposal bin shall be stored inside a covered trash enclosure or another properly contained and covered area where it will not be potentially exposed to urban runoff.*
- c. *All existing food grinders (disposals) shall be removed from use at the food service establishment and no new food grinders shall be installed in compliance with Municipal Code 13.38.040.*
- d. *Sweep or vacuum to clean outdoor areas (trash enclosures, sidewalks and parking lots). Power washing of floor mats in outdoor areas is strictly prohibited.*
- e. *Capture, contain, and collect any power wash water and dispose of in the sanitary sewer.*
- f. *Maintain parking area to be free from trash and petroleum leaks.*
- g. *Provide sufficient trash receptacles.*

- h. Dispose of wastes properly.*
- i. All dumpsters used by this project shall have lockable lids. All lids on all dumpsters shall remain closed while dumpster is not directly in use and locked after business hours. All dumpsters shall be in a covered trash enclosure.*
- j. All trash enclosures must be secured, covered with an impervious roof, and constructed with a berm or grade-break across the entire entrance in accordance with the requirements of Public Works Storm Water Attachment No. 2 (available to the public through Public Works on the 4th floor of City Hall).*
- k. All storm water runoff treatment control mechanisms (bioretention basins, pervious surfaces and other Low Impact Development (LID) BMPs) employed in the parking lots used by the business shall be maintained to be in good working order and replaced as necessary. See manufacturer's recommendations for maintenance and replacement.*
- l. All "No Dumping" signage shall be maintained to be legible and replaced as necessary. A template for painting the concrete or asphalt around inlets and catch basins can be provided by the City upon request.*

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."

A-2 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 Civil Engineer registered in the State of California. The SWMitP shall include the following:
 - i. Incorporation of New Development Best Management Practices (BMPs).*
 - ii. A Drainage Study that includes:
 - (1) 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.*
 - (2) 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) or show that the project meets an exception by demonstrating that the project will maintain or reduce the amount of impervious area onsite as compared to the existing condition. 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_wappendices.pdf

- iii. 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/storm_water/docs/sd_permit/r9_2007_0001/2007_0001final.pdf

LID BMPs must be included as a separate section of the SWMitP. The Report 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 LID Handbook can be found online at:

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

- iv. A Maintenance Plan to insure perpetual maintenance of proposed BMPs (Storm Water Attachment No. 3).
- v. Landscaping Plans that comply with SUSMP requirements (must be submitted to the Planning Department).
- vi. Details of any proposed 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 (available to the public on the City of El Cajon website or through the Public Works Department on the 4th floor of City Hall).

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

- b. Prepare and submit a Storm Water Maintenance and Operations Plan to insure compliance with City of El Cajon's storm water regulations.

- c. Submit a signed and executed Storm Water Facilities Maintenance Agreement (FMA).
- d. The SWMitP, Drainage Study, Storm Water Maintenance and Operations Plan, and FMA shall be submitted to the Public Works Department, Storm Water Division, on the 4th floor of City Hall, and shall include:
 - i. Two (2) sets of each of the following documents:
 - SWMitP;
 - Drainage Study;
 - Landscaping Plan (submitted to the Planning Department);
 - Storm Water Maintenance and Operations Plan; and
 - Storm Water FMA.
 - ii. Review fees for each of the following documents:
 - SWMitP;
 - Drainage Study;
 - Storm Water Maintenance and Operations Plan; and
 - Storm Water FMA.
 - iii. Deposit for the Storm Water FMA.

The engineer shall obtain applicable checklists, unit costs, notes and instructions from Public Works prior to submittal of plans.

B. STORM WATER REQUIREMENTS AND COMMENTS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT:

- B-1. In accordance with the City's lot grading ordinance, no grading or soil disturbance, including clearing of vegetative matter and demolition activities, shall be done until all necessary environmental clearances are secured and an Erosion Control Plan (ECP) has been reviewed and approved by Public Works.
 - a. The ECP shall control sediment and pollution and be in compliance with the City's 2015 Jurisdictional Runoff Management Plan (JRMP). The plan should show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable.
 - b. The ECP shall be submitted to the Public Works Department, Storm Water Division, on the 4th floor of City Hall, and shall include:
 - i. Review fees for ECPs.
 - ii. Three (3) sets of prints.

Note: Pertinent sections of the JRMP document are available to the public on the City of El Cajon website or through the Public Works Department on the 4th floor of City Hall. The architect or engineer shall obtain applicable notes and instructions from Public

Works prior to submittal of plans.

- B-2. All building permit plans and landscaping plans shall comply with the approved SWMitP.

NOTE: FAILURE TO COMPLY WITH OR IMPLEMENT SP CONDITIONS IS CONSIDERED A VIOLATION OF THE CITY'S JURMP AND MAY RESULT IN A CITATION WITH MONETARY FINES, CRIMINAL CHARGES, AND/OR REVOCATION OF PERMIT.

C. PRIVATE DEVELOPMENT REQUIREMENTS AND COMMENTS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT:

- C-1. Construct driveways on Fletcher Parkway and on North Johnson Avenue per San Diego Area Regional Standard Drawings (SDRSD) G-26 with 2:1 sidewalk transitions per SDRSD G-14A for ADA compliance. Include 2-foot transitions on both sides of the driveway for 8" to 6" curb transitions. The edge of driveways shall be a minimum of 3-feet from the property line and all obstructions. The driveways shall be a minimum 24'/36' curb cut. Repair all damaged concrete curb and gutter and sidewalk. Relocate any existing facilities away from the transition areas as needed.

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 SP Site Plan, but MUST be shown on a separate Driveway Detail Plan in addition to 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 Project Assistance Center for additional information.


C-2. SANITARY SEWER AND PRIVATE LATERAL REQUIREMENTS:

Conduct a video inspection of the existing sewer laterals per El Cajon Municipal Code Chapter 13.37.040, and submit the inspection reports to the City for review. Use the existing sewer laterals.

The plumbing contractor MUST submit a permanent copy of the inspection (DVD or USB) that the City can keep and 3-page inspection report attached.

or through the Public Works Department, Sewer Lateral Coordinator at
619-441-1792

Copies of the pertinent chapters of the Municipal Code, a summary of the 2009 Private Building Sewer Regulations, a list of pre-qualified plumbing contractors and a copy of the Double Cleanout Detail are available through the Public Works Department.



DENNIS DAVIES
Deputy Director of Public Works

7/9/15

Date

From: Dan Pavao
To: Lorena Cordova
Date: 6/4/2015 9:10 AM
Subject: Building and Fire Safety Comments for SP 174

- a. Comply with Currently adopted edition of the CBC, CFC, CMC, CPC, CEC, and Green Building Standard Code.
- b. A Building permit is required for this project.
- c. A demolition permit and bond are required for structures being removed.
- d. Project must comply with Title 24 disabled access regulations.
- e. Title 24 energy efficiency compliance and documentation is required.
- f. Soils report will be required for this project.
- g. A licensed design professional is required for this project.
- h. An automatic sprinkler system is required by CBC or local ordinance.
- i. Grease interceptor/trap is required.
- j. Plans must be stamped and approved by the County Health Dept.
- k. Undergrounding of all on-site utilities is required.
- l. Commercial address numbers shall be visible from the street, contrasting in color from wall surface, and minimum 8 inches in size (individual suite numbers may be 3").
- m. Hydrant placement appears to be adequate. Minimum fire flow of 1500 GPM shall be available before start of construction.



Helix Water District

Setting standards of excellence in public service

Orlando Specific Plan
Exhibit D – Proposed Reso.
Helix Water District comments

(619) 466-0585
FAX (619) 466-1823
www.hwd.com

June 1, 2015

Lorena Cordova
Project Manager
City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

Subject: Amendment of Specific Plan No. 174;
888 Johnson Avenue

Dear Ms. Cordova:

Thank you for the opportunity to comment on the subject project. Helix Water District (HWD) serves the subject parcel a 1.5-inch water lateral and 1.5-inch water meter. Fire protection is provided by a 6-inch fire hydrant in North Johnson and Fletcher Parkway with 2.5x2.5x4"-inch outlets, and a 8-inch fire service lateral located in Fletcher Parkway. Water pressure in the area is approximately 110 psi.

Each newly created parcel shall have its own separate water service. Backflow prevention devices will be required for existing and proposed water and fire services, and shall be installed per current Water Agencies' Standards. New backflow prevention devices shall be approved by the District, and 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.

We request a review and approval of any improvement plans if such plans are required by the City of El Cajon. We will require the location of existing water facilities be brought up to current District standards (i.e. behind existing/proposed sidewalk). Should any of the water services be upsized due to additional water demands the property owner shall be responsible for all costs associated with upsizing the water service. Required fees for, facility relocations, installations, and abandonments will be determined after review of the improvement plans.

If landscaping of the parcels exceeds 5,000 square feet, 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

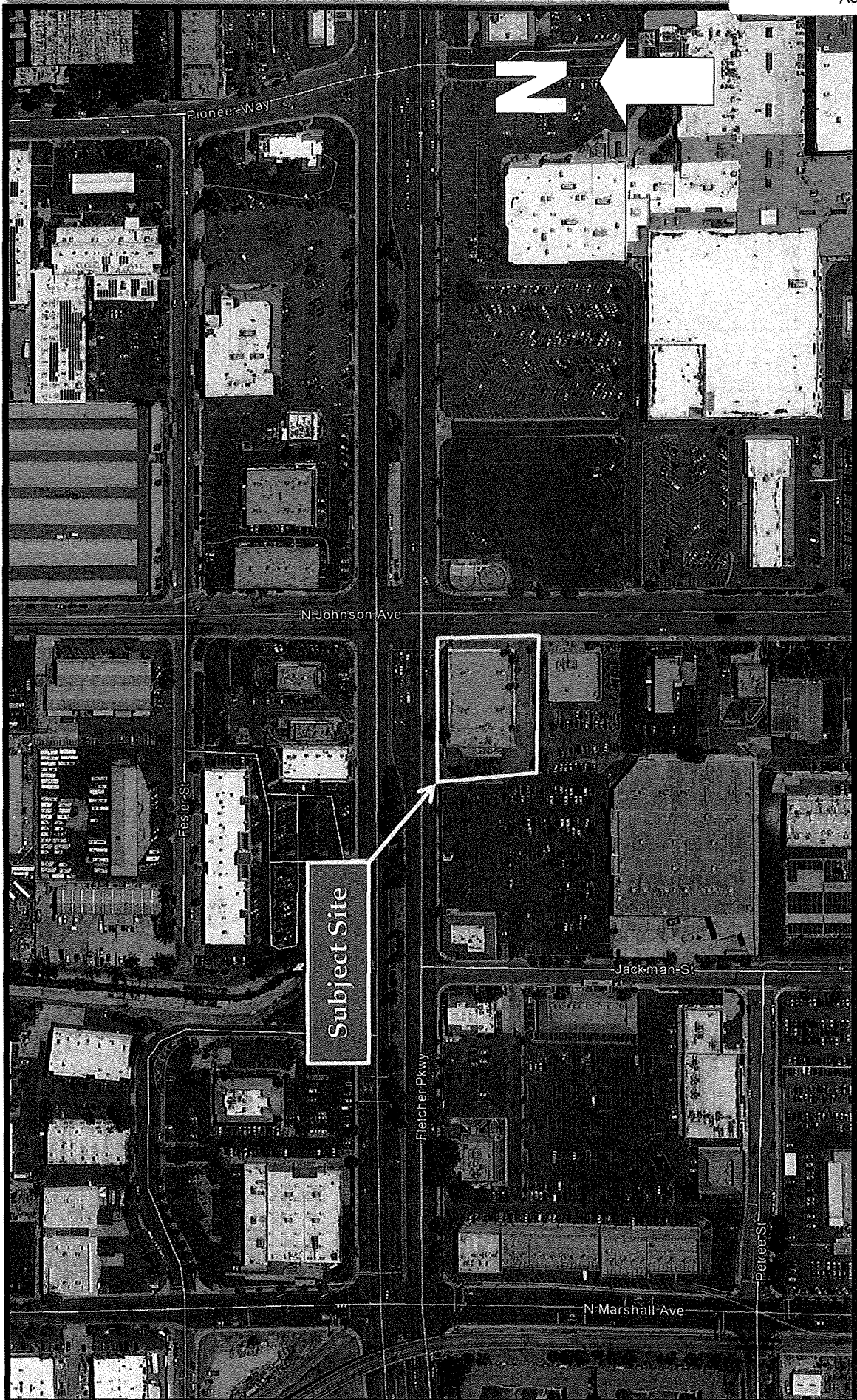
The El Cajon Fire Department may require additional or upgraded fire protection facilities for this project. All costs for new fire protection facilities shall be paid by the Owner/Developer. Water main looping to eliminate dead end mains may be required, and easements will be required if new or existing facilities cannot be installed and maintained within existing easements or public right of way. All costs associated with the water main looping and/or for new easements shall be paid by the Owner/Developer.

If you have any questions, please call me at (619) 667-6280.
Sincerely,

Aneld Anub
Associate Engineer

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

Aerial Image
888 N. Johnson





Community Development Department
Planning Division
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

- AZP CUP LLA PRD PUD
- Specific Plan TPM TSM VAR ZR
- Other: AM SP 124

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

Company Name: 888 Johnson EL CAJON LLC

Contact Name: Michael P. ORLANDO

Address: 2039 SAN ELIJO Ave Cardiff, CA 92007

Phone: 760-452-2611 Email: mike@ORLANDOCOMPANY.COM

Interest in Property: Own Lease Option

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

Company Name: MICHAEL MERRILL ARCHITECTURE & PLANNING

Contact Name: MICHAEL MERRILL License: C-18235

Address: 3883 RUFFIN ROAD, SUITE 10, SAN DIEGO, CA 92103

Phone: 619-992-9143 Email: merrillarch@gmail.com

Property Owner Information (if different than applicant)

Company Name: _____

Contact Name: _____

Address: _____

Phone: _____ Email: _____

Project Location

Parcel Number (APN): 482 - 240 - 26 - 00

Address: 888 N. JOHNSON BLVD.

Nearest Intersection: SOUTHWEST CORNER FLETCHER PARKWAY AND N. JOHNSON BLVD.

Project Description (or attach separate narrative)


DEMOLITION OF EXISTING LAZY BOY RETAIL BUILDING AND ASSOCIATED SITE IMPROVEMENTS. CONSTRUCTION OF TWO NEW RETAIL SHOP BUILDINGS. BLDG A. APPROX 4,500 SQ. FT. WITH DRIVE THRU, BLDG B. APPROX. 4,200 SQ. FT. CONSTRUCTION OF NEW PARKING LOT AND IMPROVEMENTS.

Hazardous Waste and Substances Statement

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

The development project and any alternatives proposed in this application:
 is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.
 is/are contained on the lists compiled pursuant to Government Code Section 65962.5.
If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature¹:  Date: 4-15-2015

Property Owner Signature²: _____ Date: _____

- 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.

- SEE ATTACHED LIST -

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

- SEE ATTACHED LIST -

- 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.

- NOT APPLICABLE -

- 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.

1) MICHAEL P. ORLANDO
2039 SAN ELIJO AVE.
CARDIFF, CA 92007

2) MICHAEL W. MOSER
1105 ALAMEDA BLVD.
CORONADO, CA 92118

ATTACHMENT -

Disclosure Statement for 888 Johnson El Cajon LLC

- 1) Names and addresses of those having financial interest as well as ownership interest in the application:

R.I. Properties Inc. Retirement Plan
FBO Donald R. Moser
12264 El Camino Real, Suite #202
San Diego, CA 92130

R.I. Properties Inc. Retirement Plan
FBO Ronald Pepper
12264 El Camino Real, Suite #202
San Diego, CA 92130

The Michael and Sara Orlando Trust dated 10/31/08
ATTN: Michael Orlando, Trustee
2039 San Elijo Avenue
Cardiff by the Sea, CA 92007-1726

One to Four, Inc. Profit Sharing Plan
ATTN: Michael W. Moser, Trustee
1105 Alameda Boulevard
Coronado, CA 92118

Project Narrative

Revised June 22, 2015

888 North Johnson Specific Plan Amendment & Administrative Zoning Permit (Outdoor Dining)

Existing Building and Site

The project site is located at the southwest corner of the intersection of Fletcher Parkway and Johnson Avenue in the City of El Cajon, California. The site is currently developed with an approximately 21,500 sq. ft. one story retail building. The building was until recently occupied by Lazy Boy Furniture. Site is currently accessed by a driveway on Johnson Avenue and a driveway through the adjacent parcel to the South.

The site is developed with parking, landscaping, trash enclosure and a loading dock area.

Proposed Development

The developer proposes to demolish the existing one story building and site improvements in order to construct two new buildings as follows;

Building "A" is proposed to be a 4,500 sq. ft. one-story drive-thru Panera Restaurant.

Building "B" is proposed to be a 4,200 sq. ft. one-story Financial/Bank Building.

The site will be re-graded and the following improvements will be provided;

- 1) Provide new Asphalt Concrete paving for parking 62 automobiles;
- 2) Concrete paved drive-thru lane for Building "A" (Panera);
- 3) ATM drive-thru for Building "B";
- 4) Trash enclosure with fire sprinkler(s);
- 5) New driveway off of Fletcher Parkway;
- 6) New outdoor Dining Area between Buildings "A" and "B". The outdoor dining area will not exceed the area dedicated to indoor dining (pursuant to ECMC Section 17.225.090).

The following Green Building requirements will be incorporated into the project;

- 1) Bicycle parking for 3 visitors (5% of parking spaces);
- 2) Designated Clean Air Vehicle Parking Spaces (6 spaces);
- 3) LED site lighting designed to comply with CEC;
- 4) Low water use planting and irrigation.

**AM SP 174
888 N Johnson
Received 06-23-15**

Project Data

Building Address: 888 N. Johnson Avenue (Existing Building)
733 Fletcher Parkway – Proposed Building “A”
709 Fletcher Parkway – Proposed Building “B”

APN: 482-240-2600

Legal Description: Lot 1 of Parkway Properties Unit No. 1, in the City of El Cajon, County of San Diego, State of California, according to Map thereof No. 7426, filed in the office of the County Recorder of San Diego County, September 12, 1972.

Site Area: 1.194 Acres (51,994 sq. ft.)

Existing Building: 21,596 sq. ft.
(to be Demolished)

Building “A” 4,500 sq. ft.
Building “B” 4,200 sq. ft.
Total New Building Area 9,200 sq. ft.

Existing Use: Furniture Store (vacant)

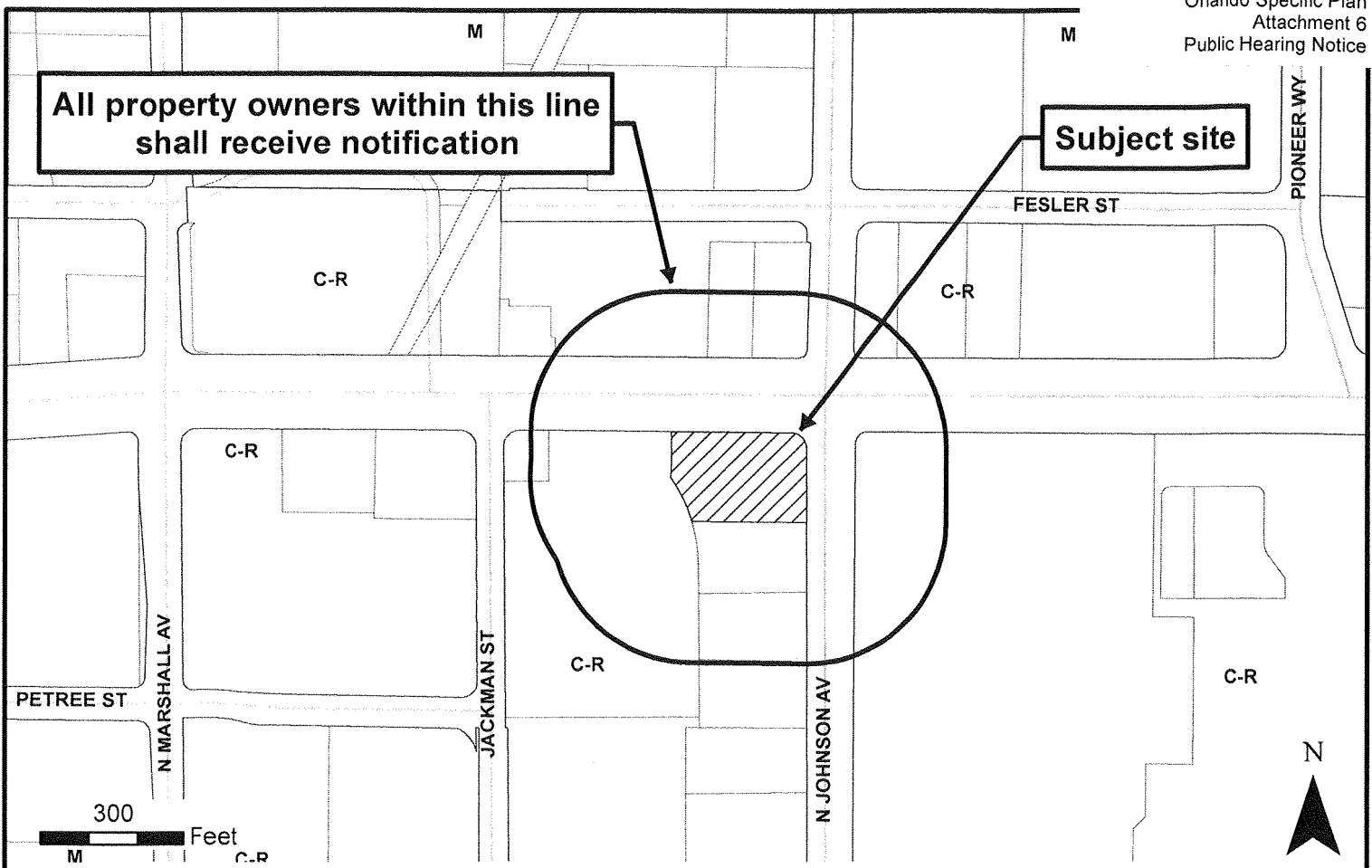
Proposed Use: Building “A” Drive-thru Restaurant
Building “B” Financial/Bank

Construction Type: V-B

Parking Analysis:

Building “A” / Drive-thru Restaurant	1 space per 100 sq. ft.	45 spaces required
Building “B” / Bank	1 space per 250 sq. ft.	<u>17 spaces required</u>
Parking Required		62 spaces

Parking Provided 62 spaces



**NOTICE OF PROPOSED
AMENDMENT OF SPECIFIC PLAN NO. 174**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, July 21, 2015**, and the El Cajon City Council will hold a public hearing at **7:00 p.m., Tuesday, August 11, 2015** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

ORLANDO SPECIFIC PLAN – AMENDMENT OF SPECIFIC PLAN NO. 174, as submitted by 888 Johnson El Cajon, LLC (Michael P. Orlando), for the demolition of an existing single-story commercial building and the construction of two new single-story commercial buildings, a drive-through, outdoor dining areas, parking lot improvements and new landscaping. The subject property is located at 888 North Johnson 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 and City Council at <http://www.cityofelcajon.us/your-government/calendar-meetings-list>. 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 <http://www.cityofelcajon.us/your-government/departments/community-development/planning-division>.

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 "888 Johnson" in the subject line.



Agenda Item:	3
Project Name:	Bostonia Court
Request:	Development of an 11-unit residential project
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Zone Reclassification No. 2316; Planned Residential Development No. 69; Tentative Subdivision Map No. 661
Location:	1196 Bostonia Street
Applicant:	Priest Development (Daryl R. Priest); 619.444.4476
Project Planner:	Lorena Cordova, 619.441.1539, lcordova@cityofelcajon.us
City Council Hearing Required?	Yes August 11, 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 zoning reclassification from RS-6 to PRD-Low zone; planned residential development; and tentative subdivision map, subject to conditions

PROJECT DESCRIPTION

The proposed project includes rezone of the subject property from the RS-6 zone to PRD-Low zone, a planned residential development for an 11-unit single-family detached residential project, and a tentative subdivision map for 11 residential lots and 1 common interest lot on an approximately 1.13-acre vacant site.

BACKGROUND

General Plan:	Low Density Residential (3-10 dwelling units per acre)
Specific Plan:	Specific Plan No. 16
Zone:	Residential, Single-Family, 6,000 square feet (RS-6)
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 at the west side of Bostonia Street between Broadway and Greenfield Drive. The rectangular-shaped parcel is currently vacant. The subject site is 1.13 acres. There is a 24-foot alley to the rear of the property.

Surrounding Context

Surrounding land uses are predominantly single-family residential homes. Properties surrounding the project site are developed and zoned as follows:

Direction	Zones	Land Uses
North	PRD-Low	Single-family residences
South	PRD-Low	Single-family residences
East	RS-6	Single-family residences
West	C-G	Commercial buildings

General Plan

The subject property is designated Low Density Residential (3-10 units) in the General Plan. The property is zoned for residential uses and is located with the RS-6 zone. The proposed rezone to PRD-low would allow for a residential density of up to 10 dwelling units per acre. The planned residential development is approximately 10 dwelling units per acre and consistent with the General Plan designation and PRD-zone. The General Plan designates residential land use classifications intended to accommodate various densities of residential development within the city. It is the intent of every residential zone to implement the goals and objectives of the General Plan by regulating residential development with specific development standards.

The attached General Plan Zoning Consistency Chart lists the individual zone districts which are compatible within the various land use designations of the General Plan. According to the chart, the proposed PRD-low zone is compatible with the existing Low Density Residential land use designation.

Specific Plan No. 16

On April 22, 1957, Specific Plan (SP) No. 16 was originally approved to establish street patterns and alleys within the area bounded by Greenfield, Broadway, Second and Third Streets. The SP has been amended through the years to modify certain extensions and alleys within the subject area. The last amendment to the SP was approved on March 2, 1970 to delete an existing 20-foot alley and substitute with a 24-foot alley as exists at the site today.

Municipal Code

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. A detailed discussion of applicable Municipal Code requirements is included below in the section of this report titled "Discussion."

Subdivision Ordinance/ Subdivision Map Act

A tentative subdivision map is proposed to subdivide the subject property into 11 lots for residential purposes and one common lot. There is no minimum lot size specified for the PRD zone. Individual residential lots range from 2,600 to 4,500 square feet. Common Lot "A" will contain the open space, private drive and landscaped areas. The landscaped areas will contain the stormwater bio-retention basins.

The authority and procedures for the processing of a tentative subdivision map are found in the California Subdivision Map Act, and the City of El Cajon Subdivision Ordinance (Title 16 of the El Cajon Municipal Code.) The Planning Commission's role in analyzing and making a decision regarding a proposed 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 11 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 a private drive, visitor parking, open space areas, and landscaped areas that will be held in common and maintained by a homeowner's association.

The site plan has been designed to orient the 11 residential units to the private internal street that terminates with a cul-de-sac. A landscaped area along Bostonia Street provides a buffer from the street. The internal private street maintains a pedestrian-orientation with sidewalks on both sides.

Rezone

The proposal to rezone the property from RS-6 to PRD-low is consistent with the existing Low Density Residential (3-10 dwelling units per acre) land use designation in the General Plan. It is also consistent with the goals and policies of the General Plan, which call for a broad range of housing types, and the fulfillment of regional housing needs. The single-family detached character of the PRD-low zone and the proposed development is compatible with the surrounding neighborhood. The surrounding area is urbanized and facilities are in place to support the additional residential units.

Design and Architecture

The project features three different residential models. The houses include three and five bedroom floor plans and range in size from 1,760 to 2,230 square feet. The designs provide architectural interest through variations in building materials, wall planes, and fenestration. The exterior building materials proposed include primarily stucco and decorative tiles for the roofs. The residential development has a traditional architectural style. The color palette consists of a neutral base with white trim and earth tone accents of blue, green and brown. High quality stone at the base will complement the facades. Architectural details such as tile insets, frames and shutters add additional character to the houses.

Parking, Transportation, and Circulation

Off-street parking would consist of private two-car garages for each of the units and visitor and supplemental parking would be provided in two private driveways, and in a four-space area near the project entrance.

Access to the project site would be primarily provided via Bostonia Street. A private street would provide access to the private garages for the homes and visitor parking spaces at the site. Pedestrian access would be provided by sidewalks connecting the common areas to the unit entrances and by the public sidewalks.

Open Space, Recreation Areas, and Landscaping

The project site will include a total of 20,219 square-foot landscaped area. The common lot "A" will provide stormwater bio-retention basins in landscaped areas which will also include trees and shrubs. A 4,995 square foot passive open space would serve as a neighborhood gathering spot. Each unit contains a landscaped front yard and private rear yard. Landscaping must form a continuous area between and around all buildings and be part of the common landscape easement. Although not shown on the PRD site plan and tentative map, this requirement is a condition of approval and will be reflected on the final site plan and map.

Landscaping for the project will require approval of a Landscape Documentation Package, to ensure compliance with the water efficiency standards in Chapter 17.195 of the Zoning Code.

Lighting

Pedestrian-scale lighting will be required within the project. An on-site lighting plan for all parking areas, pedestrian walkways and common open space/recreation areas shall be required prior to the issuance of building permits. In addition, exterior wall sconces located near the primary entrances to the houses and on either side of the garage doors for each unit will provide security lighting.

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)	10 feet provided
Setbacks from a sidewalk	5 feet (minimum)	Minimum of 15 feet
Setbacks for front entry garages	20 feet (minimum)	20 feet
Density	Maximum 10 dwelling units per acre	10 dwelling units per acre
Building Height	35 feet (maximum)	Varies 23-25 feet
Lot coverage	50% (maximum) - Low	Ranges from 30 to 50%
Covered parking	2 spaces per unit = 22	22
Visitor parking	1 per unit = 11	11
Supplemental parking (1-20 units)	0.5 per unit up to 20 units = 5.5	10
Private driveway width for individual units	12 feet (minimum)	16 feet typical
Waste collection (trash & recycle)	Individual or common	Individual
Open & recreational space	400 sq. ft. / unit - Low = 4,400 sq. ft.	Common Open Space 4,995 sq. ft. Private and front Yards 15,224 sq. ft. Total: 20,219 sq. ft.

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 driveway, the common area landscaping, utilities, and the 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

Zone Reclassification No. 2316

- A. *The proposed zoning amendment, including any changes proposed in the various land uses to be authorized, is compatible with the objectives, policies, general land uses, and programs specified in the general plan.*

The proposed rezoning to the PRD-Low zone is consistent with the Low Density Residential land use designation as indicated in the General Plan Zoning Consistency Chart. The residential density of up to ten dwelling units per acre of the PRD-Low zone is consistent with the Low Density Residential designation in the General Plan, which allows for three to ten dwelling units per acre. Furthermore, the PRD-low zone would provide for residential uses and development standards compatible with the surrounding neighborhood. The rezone would facilitate the development of the site for residential uses in conformance with Housing Element policies to increase the number of housing units available to all income levels.

- B. *The proposed zoning amendment is consistent with any applicable specific plan governing development of the subject property.*

Specific Plan No. 16 identifies a 24-foot alley within the area bounded by Bostonia Street, Broadway, Greenfield Drive and Second Street. The proposed rezone to PRD-low would not alter what is allowed under the SP.

- C. *It is in the public necessity and convenience and/or general welfare that the zoning regulations governing the property be changed.*

The proposed zone change will facilitate the development of a vacant and underutilized property with housing, which will also assist the City in meeting its share of regional housing needs. The creation of additional housing units for various age and income groups is in the interest of public necessity, convenience, and general welfare.

Planned Residential Development No. 69

- A. *The project is consistent with general plan land use map, and applicable general plan goals, policies and programs.*

The project density falls within the General Plan's land use designation of the subject site; the housing type and design is creative and attractive; the housing is compatible with existing development; and, the project's overall design adds to the existing quality of the neighborhood with high standards of design.

- B. *The project complies with the intent and purpose of the existing or requested PRD zone and all applicable development regulations governing planned residential developments.*

The project is a comprehensively planned design that specifically relates to the level 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 is variation in the proposed placement of decorative building materials and architectural styles proposed for the project. The quality of the proposed project architecture is consistent with other recently built projects and is compatible with the surrounding neighborhood. Additionally, the project complies with the applicable development regulations.

C. Approval of the proposed project is in the public interest, convenience and general welfare.

The project would provide needed housing on an underutilized property and will contribute to the provision of housing needed to meet local and regional housing goals.

D. Conditions of approval, where appropriate, have been incorporated to ensure the compatibility of the project with its environment and surrounding development.

Conditions of approval, where appropriate, have been incorporated to ensure the compatibility of the project with its environment and surrounding development. These include, but are not limited to the approval of CC&Rs, storm water maintenance plan, and a landscape documentation package.

Tentative Subdivision Map No. 661

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 be consistent with Specific Plan No. 16 as it does not propose to modify the subject area or the location of the alley.

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 11 residential lots and one common lot for an 11-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. The residential development does not pose any potential environmental impacts.

- 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 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 residential development project is exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15332 of the CEQA Guidelines. Section 15332 provides an exemption for in-fill projects that are characterized by a site that occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, that can be adequately served by all required utilities and public services. The project proposes to authorize a residential development in an area that has already been developed with similar uses and infrastructure. Therefore, Section 15332 is an appropriate exemption for the proposed project.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed and published in the East County Gazette on July 9, 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 the Class 32 CEQA Exemption
2. Proposed Resolution Recommending Approval of the ZR No. 2316
3. Proposed Resolution Recommending Approval of PRD No. 69
 - Exhibit A: Standard Conditions of Development
 - Exhibit B: Public Works Dept. comments dated July 10, 2015
 - Exhibit C: Building & Fire Safety Division Building Comments dated January 21, 2015
 - Exhibit D: Building & Fire Safety Division Fire Comments dated January 21, 2015
 - Exhibit E: Helix Water District comments dated February 9, 2015
4. Proposed Resolution Recommending Approval of TSM No. 661
5. Reduced Site Plan
6. Aerial Photograph of Subject Site
7. General Plan Consistency Chart
8. Project Description
9. Application & Disclosure statement
10. Public Hearing Notice
11. 11" by 17" size Colored Elevations and Floor Plans (in Commissioner's Binders)
12. 18" by 26" Size Tentative Map (in Commissioner's Binders)
13. 24" by 36" size Site Plan and Landscape Plan (in Commissioner's Binders)

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CATEGORICAL EXEMPTION 15332 (IN-FILL DEVELOPMENT) FOR THE BOSTONIA COURT PROJECT.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on July 21, 2015, to consider a Zone Reclassification, Planned Residential Development, and Tentative Subdivision Map for the development of an 11-unit residential project with 1-common area on the property located on the west side of Bostonia Street between Broadway and Greenfield Drive; and

WHEREAS, in accordance with CEQA Guidelines Section 15061(b)(2), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, the proposed project is exempt from CEQA under Sections 15332 (*In-fill Development*) of CEQA Guidelines, which allows for in-fill development in urbanized areas because the following conditions are satisfied; 1) the project is designated as Low Density Residential on the General Plan Land Use Map. Furthermore, the site's proposed Planned Residential Development - Low zone, is consistent with the General Plan designation and the project implements General Plan policies that require sound design standards. Moreover, the project satisfies Zoning Code regulations in concert with standards for a Planned Residential Development; 2) the project site is located within the city limits, is 1.13 acres, and is surrounded by developed properties with urban uses such as shopping centers and single-family residences. commercial and residential; 3) there is no record of endangered, rare, or threatened species on the undeveloped site and none in the general vicinity which includes similar residential developments; 4) the public circulation system in the vicinity of the project site has sufficient capacity to accommodate multiple modes of transportation, including bicycles, pedestrians and vehicles; the proposed project does not substantially add additional vehicle trips beyond the designed capacities of the surrounding existing streets, nor compromise the safety of other modal users; the adjacent roadways and intersections will operate at acceptable levels of service; and the project will be designed to satisfy all applicable storm water regulations because it meets the threshold established by the El Cajon Municipal Code Chapter 16.60 to be a priority project and is therefore subject to the Standard Urban Runoff Mitigation Plan requirements; and 5) all required utilities and public services are currently serving the project site as well as the surrounding area, and can adequately serve the project. Furthermore, none of the conditions in Section 15300.2, which provide exceptions for categorical exemptions, exist; and

WHEREAS, after considering evidence and facts, the Planning Commission did consider the proposed Categorical Exemption, Section 15332 as presented at its meeting.

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

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the proposed Categorical Exemption Section 15332 for Bostonia Court.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of the proposed Categorical Exemption Section 15332 for the proposed project under Zone Reclassification No. 2316 and Planned Residential Development No. 69.

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PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 21, 2015, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chairperson

ATTEST:

Anthony SHUTE, AICP, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF ZONE RECLASSIFICATION NO. 2316 FOR THE REZONING OF PROPERTY LOCATED ON THE WEST SIDE OF BOSTONIA STREET BETWEEN BROADWAY AND GREENFIELD DRIVE FROM RS-6 TO THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) LOW ZONE; APN: 484-321-01; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on July 21, 2015, to consider Zone Reclassification No. 2316, to consider a change in the zoning designation from the RS-6 to the PRD-Low zone, as submitted by Daryl Priest with Priest Development for the property on the west side of Bostonia Street between Broadway and Greenfield Drive, and addressed as 1196 Bostonia Street; APN: 484-321-01; 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 CEQA Categorical Exemption Section 15332;

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 rezoning to the PRD-Low zone is consistent with the Low Density Residential land use designation as indicated in the General Plan Zoning Consistency Chart. The residential density of up to ten dwelling units per acre of the PRD-Low zone is consistent with the Low Density Residential designation in the General Plan, which allows for three to ten dwelling units per acre. Furthermore, the PRD-low zone would provide for residential uses and development standards compatible with the surrounding neighborhood. The rezone would facilitate the development of the site for residential uses in conformance with Housing Element policies to increase the number of housing units available to all income levels.
- B. Specific Plan No. 16 identifies a 24-foot alley within the area bounded by Bostonia Street, Broadway, Greenfield Drive and Second Street. The proposed rezone to PRD-low would not alter what is allowed under the SP.
- C. The proposed zone change will facilitate the development of a vacant and underutilized property with housing, which will also assist the City in meeting

Proposed Planning Commission Resolution

its share of regional housing needs. The creation of additional housing units for various age and income groups is in the interest of public necessity, convenience, and general welfare.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zone Reclassification No. 2313 as presented at its meeting.

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

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to Zone Reclassification No. 2313.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zone Reclassification No. 2313 to rezone property from the RS-6 zone to the PRD-low zone, located at the west side of Bostonia Street between Broadway and Greenfield Drive, in accordance with the attached Exhibit "A", and subject to the condition that this zone reclassification shall become null and void if the accompanying Tentative Subdivision Map No. 661 is not recorded within the time frame permitted under the Subdivision Map Act.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 21, 2015, by the following vote:

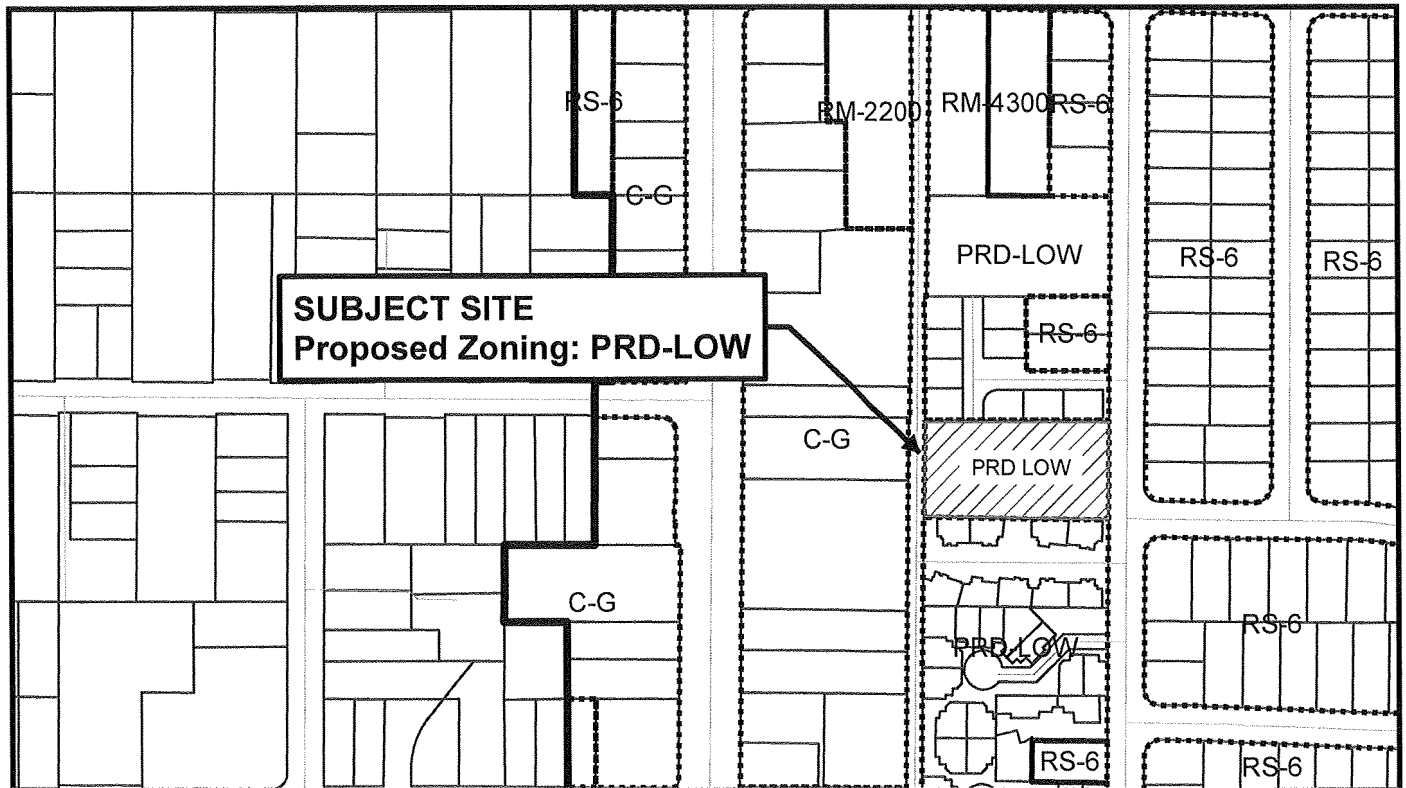
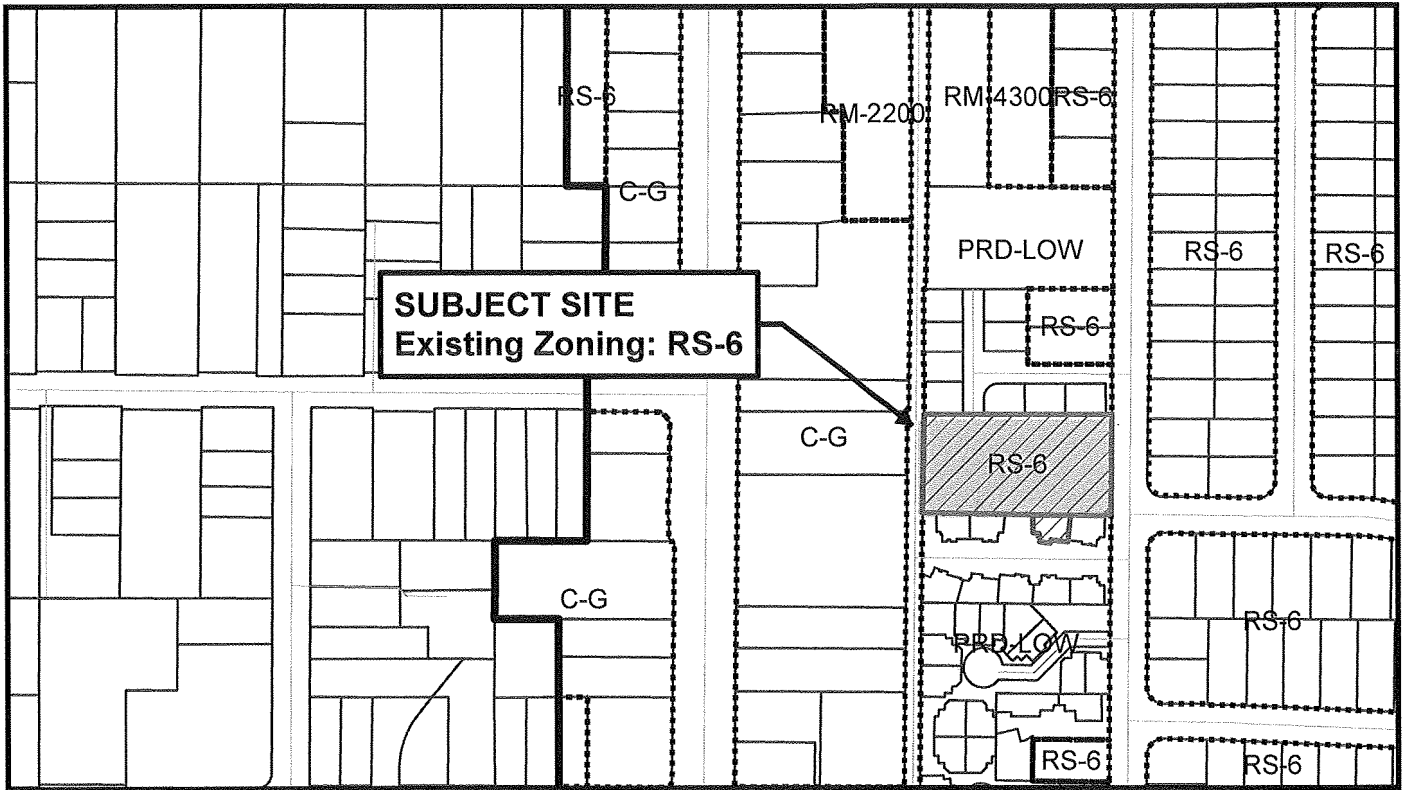
AYES:
NOES:
ABSENT:

Darrin MROZ, Chairperson

ATTEST:

Anthony SHUTE, AICP, Secretary

Exhibit "A"
P.C. Resolution
Zone Reclassification No. 2316



PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF PLANNED RESIDENTIAL DEVELOPMENT NO. 69 FOR AN ELEVEN-UNIT COMMON INTEREST SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON THE WEST SIDE OF BOSTONIA STREET BETWEEN BROADWAY AND GREENFIELD DRIVE IN THE PENDING PRD-LOW ZONE, APN: 484-321-01; GENERAL PLAN DESIGNATION: LR (LOW DENSITY, 3-10).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on July 21, 2015, to consider Planned Residential Development (PRD) No. 69, as submitted by Daryl Priest with Priest Development, requesting a 11-unit common interest single-family residential development in the pending PRD-Low zone, west side of Bostonia Street between Broadway and Greenfield Drive; and

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

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order, recommending to the El Cajon City Council the approval of proposed Zone Reclassification No. 2316 rezoning the subject site from the RS-6 zone the PRD Low zone; 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 project density falls within the General Plan's land use designation of the subject site; the housing type and design is creative and attractive; the housing is compatible with existing development; and, the project's overall design adds to the existing quality of the neighborhood with high standards of design.
- B. The project is a comprehensively planned design that specifically relates to the level 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 is variation in the proposed placement of decorative building materials and architectural styles proposed for the project. The quality of the proposed project architecture is

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consistent with other recently built projects and is compatible with the surrounding neighborhood. Additionally, the project complies with the applicable development regulations.

- C. The project would provide needed housing on an underutilized property and will contribute to the provision of housing needed to meet local and regional housing goals.
- D. Conditions of approval, where appropriate, have been incorporated to ensure the compatibility of the project with its environment and surrounding development. These include, but are not limited to the approval of CC&Rs, storm water maintenance plan, and a landscape documentation package.
- E. Conditions of approval, where appropriate, have been incorporated to ensure the compatibility of the project with its environment and surrounding development. These include, but are not limited to the approval of CC&Rs, storm water maintenance plan, and a landscape documentation package.

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 Planned Residential Development No. 69 for an 11-unit, detached, single-family planned residential development on the west side of Bostonia Street between Broadway and Greenfield Drive in the pending PRD-Low 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 PRD."
 - b. Include the following note: "Trash bins shall not be permitted to obstruct the approved private street and driveways, and shall be located to the rear of the unit's front elevation."
 - c. Indicate all easements, including landscape and common area maintenance easements. The landscape easement shall include the contiguous area between and around all buildings as reflected on the final site plan and map.
 - 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."

Proposed Planning Commission Resolution

- e. 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 07-10-15.
 - f. 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 01-21-15.
 - g. The revised site plan shall reflect the applicable comments listed in the Fire comments from the Building and Fire Safety Division attached to this resolution as "Exhibit D" and dated 01-21-15.
 - h. The revised site plan shall reflect the applicable comments from the Helix Water District attached to this resolution as "Exhibit E" and dated 02-09-15.
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 PRD No. 69 Site Plan.
 - b. Submit a lighting plan in accordance with El Cajon Municipal Code Section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning Division approval of the plan is required before building permit issuance.
 - 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 City Council.
 - d. Submit a letter indicating proof of trash and recycling collection services from the City's solid waste collection contractor (Waste Management, Inc.)
 - e. Comply with the Public Works Department comments attached to this resolution as "Exhibit B" and dated 07-10-15 to the satisfaction of the Deputy Director of Public Works and the Planning Manager.
 - f. Comply with the building comments from the Building and Fire Safety Division attached to this resolution as "Exhibit C" and dated 01-21-15.
 - g. Comply with the fire comments from the Building and Fire Safety Division attached to this resolution as "Exhibit D" and dated 01-21-15.
 - h. Comply with the comments from the Helix Water District attached to this resolution as "Exhibit E" and dated 02-09-15.
 - i. 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 further indicate landscaping in all areas excluding the dwelling units and the private rear yards for the

Proposed Planning Commission Resolution

dwelling units.

3. Prior to the issuance of building permits or as otherwise determined by the Planning Manager, Zone Reclassification No. 2316 shall become effective and Tentative Subdivision Map No. 661 shall be finalized and recorded.
4. 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 of 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 street, sidewalks, driveways, common lighting, common fencing, stormwater facilities, and required landscape areas including street yards and the common recreation 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

Proposed Planning Commission Resolution

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 PRD No. 69 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."

5. 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 PRD No. 69 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 requirements of the Public Works Department, Building Division, Fire Safety Division, & Helix Water District as indicated in the attached comments dated and labeled 07-10-15 (Exhibit B), 01-21-15 (Exhibit C), 01-21-15 (Exhibit D), & 02-09-15 (Exhibit E) respectively.

6. All advertising for unit sales shall comply with the City's sign ordinance.

Proposed Planning Commission Resolution

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 21, 2015, by the following vote:

AYES:
NOES:
ABSTAIN:

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP
Planning Commission 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

Community Development Department
Engineering
MEMO

To: Planning

From: Engineering

Date: July 10, 2015

Re: TSM 661, PRD 69, 1196 Bostonia St.

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 of 15-ft wide and 15-ft beyond the sewer termination point along the private street centered on the proposed sewer main.
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 may be included with the Grading and Drainage Plans.**
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. **Public Sewer Main Improvement Plans may be included with the Grading and Drainage Plans.**

6. Close all unused existing driveways and replace with full height curb and PCC sidewalk per City Standards.
7. Repair all damaged curb and gutter and sidewalk.
8. 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.”

9. 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_wap_pendices.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_permi_t/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.

10. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.
11. 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 Runoff Management Program (JRMP) 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.

12. Submit a County Tax Certificate valid at the time of map recordation.
13. Set survey monuments and guarantee setting of any deferred monuments.
14. Submit Will-Serve letters from Water Company, Gas and Electric Company, Phone Company and Cable TV Company.
15. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the State of California, along with adequate test borings.
16. 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.

17. Underground all new and existing utility distribution facilities adjacent to and within the subdivision boundaries along South Magnolia Avenue, 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.
18. Submit signature omission letters from all public easement holders who do not have a signature block on the map.
19. 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.
20. 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.
21. 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.

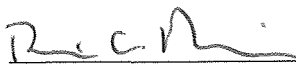
NOTE:

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.*

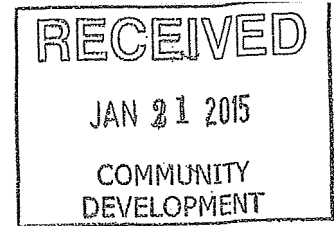
- *Copies of record maps referenced (full size sheets only).*
- *Cost estimate of improvements within public right-of-way.*
- *Cost estimate of public sewer main and private storm drain improvements.*
- *Cost estimate of on-site improvements, excluding buildings, walls, pavement and utilities.*
- *Four (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*
- *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

CITY OF EL CAJON



MEMORANDUM

Wednesday, January 21, 2015

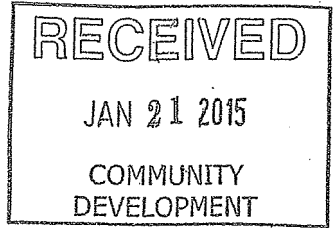
To: Planning Division
From: Building and Fire Safety Div., Dan Pavao
Subject: Building Comments for PRD 661
1196 Bostonia

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.

Dan Pavao

CITY OF EL CAJON



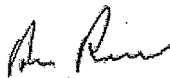
MEMORANDUM

Wednesday, January 21, 2015

To: Planning Division
From: Building and Fire Safety Div., Dan Pavao
Subject: Fire Comments for PRD 661
1196 Bostonia

Fire Comments for this planning application are as follows:

1. All weather fire access road shall be available on the job site before start of const.
2. An approved automatic fire sprinkler system is required for this project.
3. Dedicate and maintain fire apparatus access lanes by red curb or signage. Fire access lane to be min. 20 feet wide and 13'-6" in height. 28' radius required at corners of cul-de-sac.



Dan Pavao



Helix Water District

Setting standards of excellence in public service

Bostonia Court
Exhibit E – Proposed Reso.
Helix Water District comments

7811 University Avenue
La Mesa, CA 91942-0427

(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: Bostonia Residential; Planned Residential Development No. 69, Tentative Subdivision Map No. 661,
APN: 484-231-01

Dear Mr. Craig:

Thank you for the opportunity to comment on the subject project. Helix Water District serves the existing site with a .75-inch water service and a .75-inch meter. Fire protection is offered by a fire hydrant with 2.5x4-inch located approximately 145-feet SE of the site on the corner of Bostonian Street and Bluebell Way. The water pressure in the area is approximately 65 psi.

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

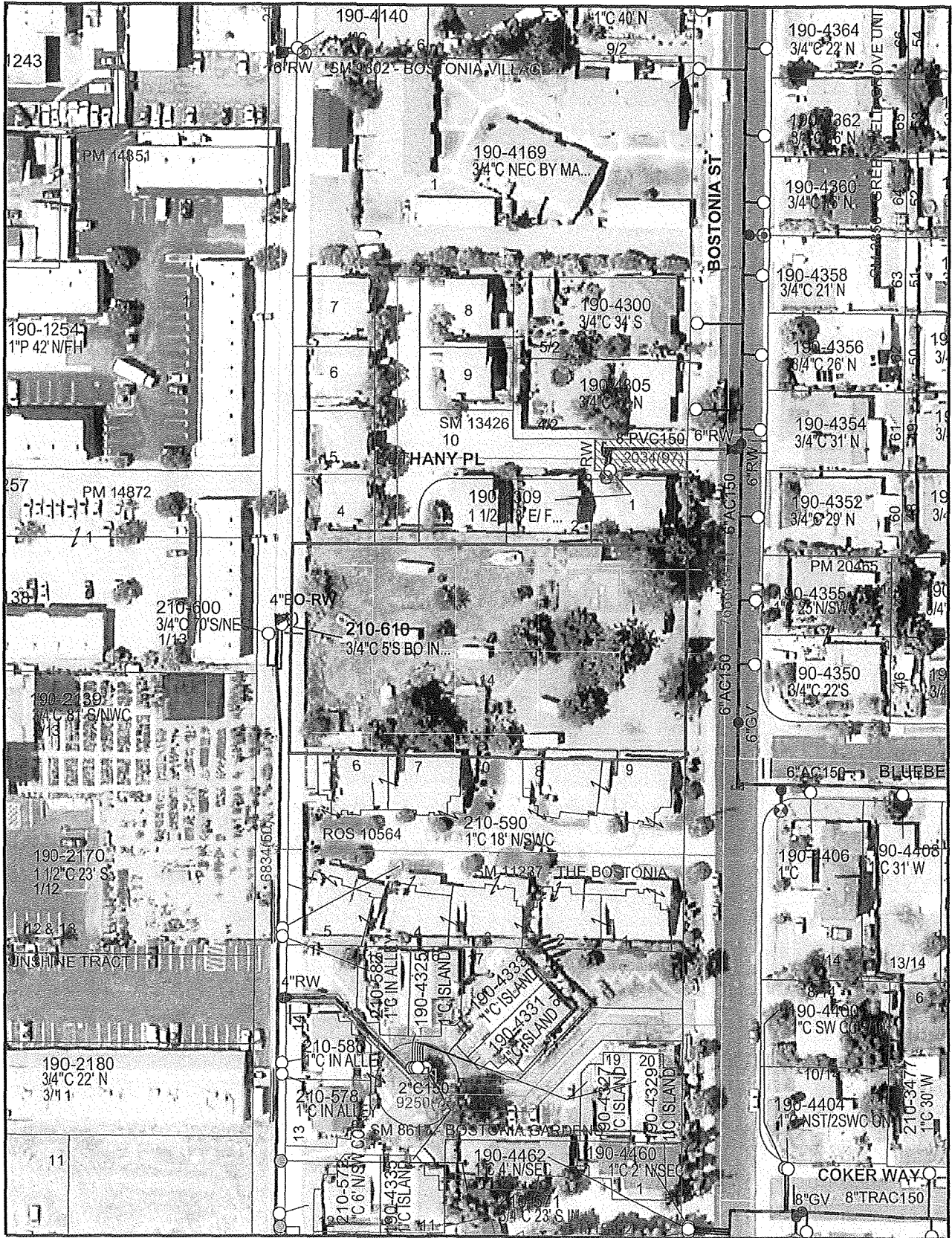
The El Cajon Fire Department may require additional or upgraded fire protection facilities for this project. All costs for new or upgraded fire protection facilities shall be paid by the Owner/Developer. Easements will be required if new or existing facilities cannot be installed and maintained within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

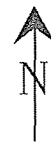
Aneld Anub
Associate Engineer

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



Scale: 1":100'

Printed: 2/9/2015



PROPOSED PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 661 FOR A 12-LOT SUBDIVISION ON THE WEST SIDE OF BOSTONIA STREET BETWEEN BROADWAY AND GREENFIELD DRIVE, APN: 484-321-01; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on July 21, 2015, to consider Tentative Subdivision Map (TSM) No. 661, as submitted by Daryl Priest with Priest Development, requesting a 12-lot residential subdivision in the Planned Residential Development (PRD)-low zone; and

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

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order, recommending to the El Cajon City Council the approval of proposed Zone Reclassification No. 2316 rezoning the subject site from RS-6 zone to the PRD-Low 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 Planned Residential Development No. 69 for a 11-unit residential project; 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 be consistent with Specific Plan No. 16 as it does not propose to modify the subject area and location of the alley.
- B. The proposed subdivision map design results in 11 residential lots and one common lot for an 11-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.

Proposed Planning Commission Resolution

- C. 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. The residential development does not pose any potential environmental impacts.
- 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 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.

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. 661 for a 11-lot subdivision, including one common lot, in the PRD-low 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 the PRD No. 69 as "Exhibit B."
2. Prior to the issuance of building permits for PRD No. 69, or as otherwise determined by the Planning Manager, the final map for TSM No. 661 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. 69 and TSM No. 661, except as modified by this resolution.
4. Prior to acceptance of the final map by the City Council, a landscape

Proposed Planning Commission Resolution

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.

5. Prior to acceptance of the final map by the City Council, new Conditions, Covenants, and Restrictions (CC&Rs) shall be recorded.
6. The final map shall be accepted by the City Council and prepared for recordation in accordance with El Cajon Municipal Code Chapter 16.20.
7. The recordation of the final map shall be in accordance with the time limits permitted in Government Code §66452.6 et seq.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 21, 2015, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary

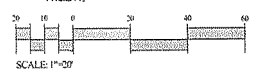
PLANNED RESIDENTIAL DEVELOPMENT "BOSTONIA"

Line #	Length	Direction
L1	60.02	N89°39'20"W
L2	60.46	S00°19'20"W
L3	60.00	S89°38'52"E
L4	60.47	S00°20'34"W
L5	45.00	N89°39'20"W
L6	45.00	S89°38'52"E
L7	60.48	S00°20'34"W
L8	37.34	N89°39'20"W
L9	45.00	S89°38'52"E
L10	57.57	S00°20'34"W
L11	58.00	S89°38'52"E
L12	34.56	S00°20'34"W
L13	15.74	S40°57'07"E
L14	94.96	S89°38'52"E
L15	43.01	N00°18'59"E
L16	75.73	S89°39'26"E
L17	21.88	S40°57'07"E
L18	83.67	S89°39'26"E
L19	38.00	N00°18'59"E
L20	38.00	N00°18'59"E
L21	38.00	N00°18'59"E
L22	75.70	S89°39'26"E
L23	21.58	N41°38'18"E
L24	43.01	N00°18'59"E
L25	99.89	N89°40'00"W
L26	34.19	N00°20'34"E
L27	14.06	N41°38'18"E
L28	58.00	N89°40'00"W
L29	60.18	N00°20'34"E
L30	60.48	N00°20'34"E
L31	42.34	S89°39'26"E
L32	45.00	N89°40'00"W
L33	302.94	N89°40'00"W
L34	45.00	S89°39'26"E
L35	60.47	N00°20'34"E
L36	55.03	N89°40'00"W
L37	101.46	S00°19'20"W
L42	142.36	S89°39'26"E
L43	87.34	S89°39'26"E

Curve #	Length	Radius	Delta	TANGENT
C1	10.08	11.50	000°12'29"	5.39
C2	10.08	11.50	002°12'29"	5.39
C3	188.43	38.50	288°24'59"	32.07
C4	51.18	38.50	076°10'08"	36.17
C5	1.69	11.50	208°20'07"	0.85
C6	8.38	11.50	041°46'20"	4.39
C7	20.23	38.50	100°00'35"	10.36
C8	22.80	38.50	033°55'47"	11.74
C9	22.80	38.50	033°55'47"	11.74
C10	24.45	38.50	038°23'21"	12.65
C11	46.96	38.50	069°53'22"	26.50
C12	7.39	11.50	036°49'38"	3.83
C13	2.69	11.50	013°22'51"	1.35

- NOTES LEGEND**
- PROPOSED 6" BLOCK WALL
 - PROPOSED TRASH/RECYCLE BIN AREA
 - PROPOSED 6" SCREEN FENCE
 - PROPOSED DATE
 - REMOVE EXISTING DRIVEWAY APPROACH, REPLACE WITH 6" CURB & OUTER AND SIDEWALK IN KIND PER SAN DIEGO REGIONAL STD G-2 AND G-7
 - PROPOSED 48" SEWER MANHOLE PER SAN DIEGO REGIONAL STD SM-10

- PROPOSED EASEMENTS**
- PUBLIC UTILITY, EMERGENCY VEHICULAR ACCESS, AND PRIVATE ACCESS EASEMENT.
 - MAINTENANCE EASEMENT FOR BIO-RETENTION FACILITY.



- LEGEND**
- SUBDIVISION BOUNDARY
 - RIGHT-OF-WAY
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED 6" SCREEN FENCE
 - EXISTING IMPROVEMENTS
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING CONTOUR
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED BIO-RETENTION FACILITY
 - COMMON USE OPEN SPACE (3,502 SF)

LEGAL DESCRIPTION
LOT 14 OF SUNSHINE TRACT, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1709, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 8, 1919.

OWNER / DEVELOPER
ISLAND VALLEY INVESTMENTS, LLC
124 WEST MAIN STREET, UNIT 240
EL CAJON, CA 92020

DARYL R. PRIEST DATE

PROJECT DATA

LOT	AREA	BUILDING COVERAGE	LANDSCAPING COVERAGE	PARKING COVERAGES	UNCOVERED
1	3,629 SF	1,365 SF	2,016 SF	2	1
2	2,722 SF	1,365 SF	1,100 SF	2	1
3	2,715 SF	1,365 SF	1,102 SF	2	1
4	2,607 SF	1,160 SF	1,203 SF	2	1
5	4,362 SF	1,288 SF	1,826 SF	2	3
6	3,214 SF	1,288 SF	1,243 SF	2	2
7	3,213 SF	1,288 SF	1,243 SF	2	2
8	4,591 SF	1,288 SF	2,697 SF	2	3
9	2,671 SF	1,160 SF	1,223 SF	2	1
10	2,722 SF	1,365 SF	1,113 SF	2	1
11	2,721 SF	1,365 SF	1,109 SF	2	1

DENSITY CALCULATION:
TOTAL GROSS AREA OF SUBDIVISION: 49,072 SF (1.13 ACRES)
PRIVATE DRIVE & COMMON AREA PARKING: 0.50 X 7,882.70 = 3,941.35
BUILDINGS: 14,297.00
PARKING SPACES SERVING INDIVIDUAL DWELLINGS: 1,980.00
TOTAL: 20,218.35

PROPOSED DENSITY = 20,218.35/49,071.59 = 41.20X

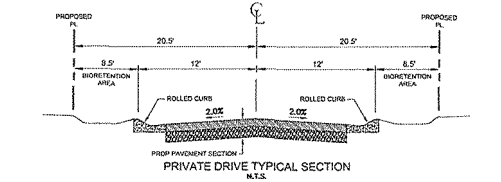
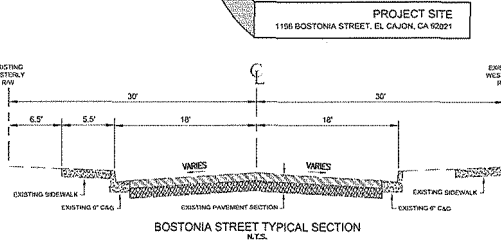
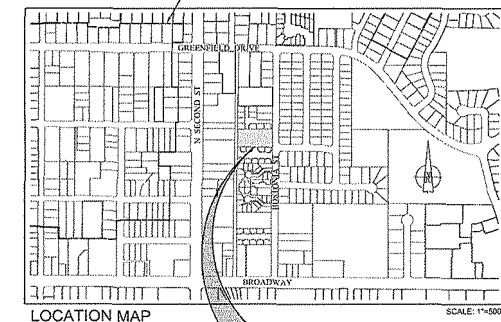
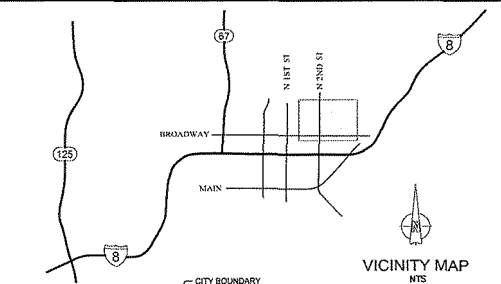
COMMON OPEN SPACE / RECREATIONAL AREA CALCULATION:
COMMON OPEN SPACE (FOR COMMON USE): 3,502 SF
COMMON OPEN SPACE (PRIVATE YARDS): 2,200 SF
TOTAL REQUIRED: 4,400 SF
TOTAL PROVIDED: 5,700 SF

- PROJECT INFORMATION**
- TOTAL NUMBER OF LOTS:
 - 11 SINGLE FAMILY DETACHED RESIDENTIAL LOTS
 - 1 COMMON AREA LOT
 - EXISTING ZONING DESIGNATION: RS-6 (SINGLE FAMILY).
 - THE SUBJECT PROPERTY IS NOT WITHIN AN AREA SUBJECT TO INUNDATION BY THE 100-YEAR STORM.
 - EACH BUILDING LOT WILL RECEIVE ONE 1-INCH WATER SERVICE LATERAL AND ONE 4-INCH SEWER SERVICE LATERAL.
 - COMMON LOT AREA, INCLUDING PRIVATE DRIVE AND LANDSCAPING, TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
 - PARKING ALONG PRIVATE DRIVE IS PROHIBITED.
 - ALL EXISTING ON-SITE IMPROVEMENTS TO BE REMOVED.

PREPARED BY:
GHAZAL ENGINEERING
JOHNSY T. GHAZAL, P.E.
PO BOX 7108
REDDING, CA 92375
PHONE: (909) 334-9275

JOHNSY T. GHAZAL, P.E., CDR
REG. CIVIL ENGR., EXP. 12/21/16

62-16-15 DATE



CITY OF EL CAJON

PERMIT NO. _____ PLANNED RESIDENTIAL DEVELOPMENT

APPLICANT: ISLAND VALLEY INVESTMENTS, LLC
ASSESSOR PARCEL NO: 484-231-01-00
REQUEST:

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

Aerial Photograph
1196 Bostonia



City of El Cajon
Zoning Consistency Chart – Adopted by City Council on July 13, 2010 – Resolution No. 94-10

	O-S	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM - 6000	RM-4300	RM-2500	RM-2200	RM-1500	M-HR	M-U	O-P	P	C-N	C-G	C-R	C-M	M	H ^A
Industrial Park																X				■	X	■
Light Industrial																X				X	■ ^C	■
Regional Commercial														X		X	■		X			■
General Commercial														X		X	■	X				■
Neighborhood Commercial														X	X	X	X	■				■
Office/ Non-Retail														■	X	X						■
Low Low Residential	■ ^B	X	X	X	■																	■
Low Residential		X		■ ^B	X	X	X	■	■													■
Low Medium Residential		X					■ ^B	■	X	X												■
Medium Residential		■							■ ^B	■ ^B	X			■								■
High Residential		■							■ ^B	■ ^B	X		■	X								■
Open Space	X	■	■																			■

LEGEND: X – Consistent with General Plan
 ■ – May be found consistent with applicable general plan land use designation

Footnotes:

- A. Rezoning to add hillside overlay may be found consistent, if at least 50% of the lot has an average natural slope of 10% or more.
- B. May be found consistent with applicable General Plan land use designation, if property owner makes such a request and there is no public purpose in requiring a more intense use.
- C. May be found consistent with Light Industrial land use designation under unique and unusual circumstances – such finding enables the property to be used for all purposes and uses authorized by the M zoning district.

General Notes:

- 1. All zones may be found consistent with General Plan public institution, school, and park land use designations.
- 2. All zones may be found consistent with special development areas, if found to further the provisions of the particular special development area.

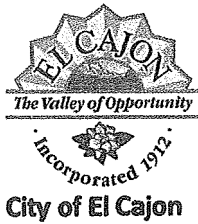
BOSTONIA

PROJECT DESCRIPTION

The subject site is a rectangular-shaped residential lot located on the west side of Bostonia Street, In the City of El Cajon, California. The property which encompasses an area of 49,072 square feet (1.13 acres) is occupied by a one-story house. The site slopes gently to the southwest at approximately 2%. Vegetation consists of sparse grass and a few trees. The parcel is bordered by Bostonia Street to the east, an alley to the west and similar residential developments to the remaining directions.

This project proposes to subdivide the site into 11 lots for single-family residences and one common area lot for a Private Drive (cul-de-sac) and common area landscaping. All existing improvements, including the house, will be removed. The proposed single family dwelling will be two story, ranging in size from 1160 square feet to 1365 square feet. A two car garage is proposed for each house with additional uncovered parking within each driveway. An additional 4 parking stalls are proposed within the common lot for visitor parking. The private drive will be lined on both sides with common area landscaping consisting of bio-retention facilities for water quality compliance.

Sewer and Water utilities are available along the frontage at Bostonia Street and will be provide the connection points for a proposed 8" sewer main and 4" water main along the Private Drive. Four inch sewer laterals along with 1" water service laterals are proposed for each residential dwelling.



Community Development Department
Planning Division
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

AZP CUP LLA PRD ^{DP} PUD ^{DP}
 Specific Plan TPM TSM VAR ZR

Other: PRD 69 & TSM 661

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

Company Name: Priest Development

Contact Name: Daryl R. Priest

Address: 124 W. Main Street, Suite 240

Phone: 619-444-4476 Email: _____

Interest in Property: Own Lease Option

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

Company Name: Ghazal Engineering

Contact Name: Johnny Ghazal, PE License: C76395

Address: PO Box 7100 Redlands CA 92375

Phone: 909-534-9875 Email: ghazalengineering@gmail.com

Property Owner Information (if different than applicant)

Company Name: Island Valley Investments, LLC

Contact Name: Daryl R. Priest

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

Phone: 619-444-4476 Email: _____

Project Location

Parcel Number (APN): 484-231-01-00

Address: 1196 Bostonia Street, El Cajon, CA 92020

Nearest Intersection: Broadway and Bostonia

Project Description (or attach separate narrative)

See Attached

Hazardous Waste and Substances Statement

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

The development project and any alternatives proposed in this application:
 is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.
 is/are contained on the lists compiled pursuant to Government Code Section 65962.5.
If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature¹:  Date: 12-22-14

Property Owner Signature²:  Date: 12-22-14

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.

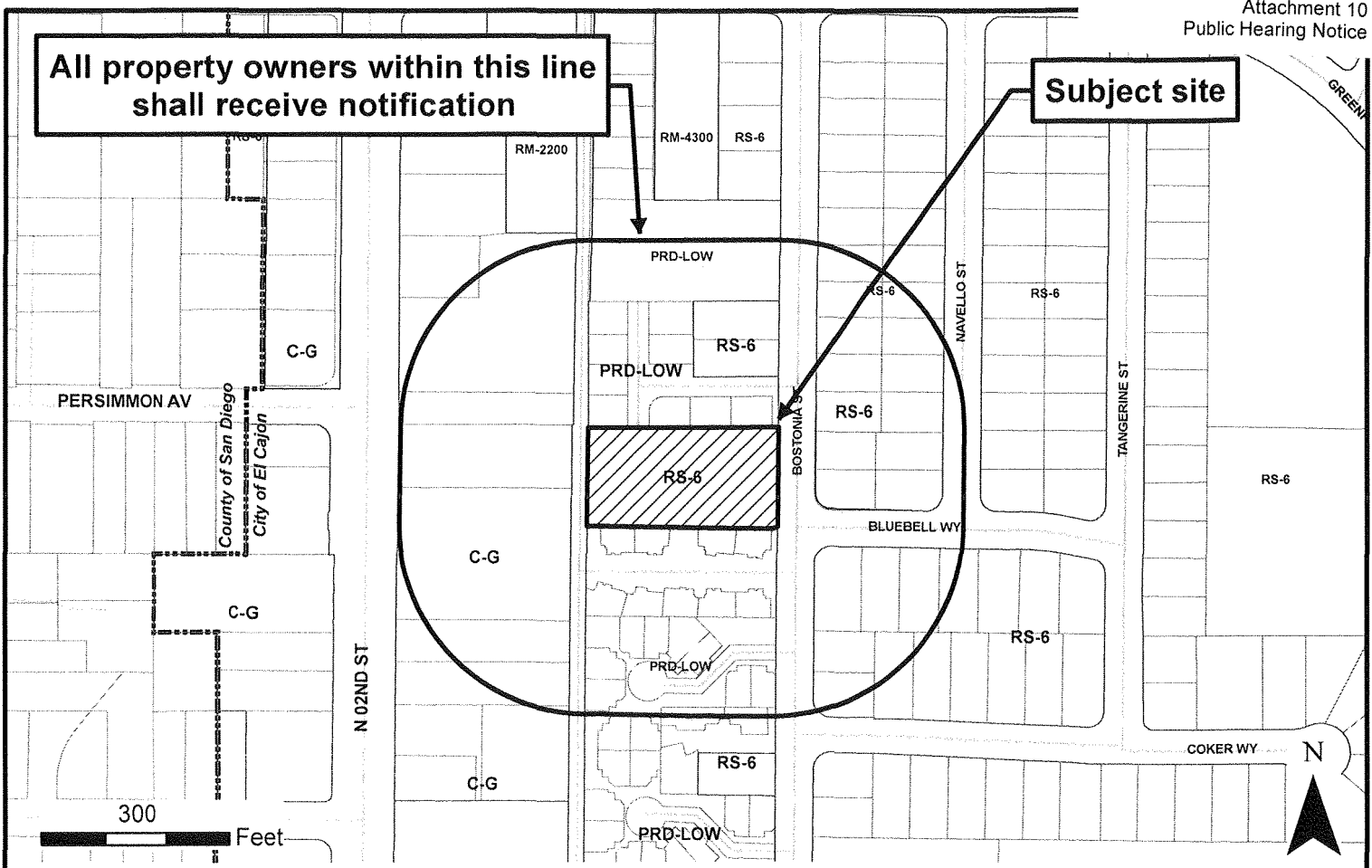
4. Have you or your agents transacted more than \$500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or \$1,000.00 with the spouse of any such person? Yes _____ No

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.

Daryl R. Priest 02/04/15 Daryl R. Priest
Signature of applicant / date Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



**NOTICE OF PROPOSED
PLANNED RESIDENTIAL DEVELOPMENT AND TENTATIVE SUBDIVISION MAP
FOR BOSTONIA COURT**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at 7:00 p.m., Tuesday, July 21, 2015, and the El Cajon City Council will hold a public hearing at 7:00 p.m., August 11, 2015, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

BOSTONIA COURT – PLANNED RESIDENTIAL DEVELOPMENT NO. 69 AND TENTATIVE SUBDIVISION MAP NO. 661, as submitted by Priest Development Corporation (Daryl R. Priest), for an eleven lot single family development. The subject property is located at 1196 Bostonia Street. 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 and City Council at <http://www.cityofelcajon.us/your-government/calendar-meetings-list>. 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 <http://www.cityofelcajon.us/your-government/departments/community-development/planning-division>.

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 "Bostonia" in the subject line.