



City of El Cajon

Planning Commission Agenda

Tuesday, August 4, 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 21, 2015

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Downtown Hotel Specific Plan
Request:	Downtown Hotel
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Specific Plan No. 526
Location:	Northeast corner of North Magnolia and Rea Avenues
Applicant:	City of El Cajon
Project Planner:	Anthony Shute; 619.441.1742; tonys@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 Specific Plan No. 526, subject to conditions

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 17, 2015 at 5:30 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

3. OTHER ITEMS FOR CONSIDERATION

4. STAFF COMMUNICATIONS

5. COMMISSIONER REPORTS/COMMENTS

6. ADJOURNMENT

This Planning Commission meeting is adjourned to August 18, 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 17, 2015 at 5:30 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.



MINUTES

PLANNING COMMISSION MEETING

July 21, 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
 Luis HERNANDEZ
 Anthony SOTTILE
 Jerry TURCHIN

COMMISSIONERS ABSENT: Paul CIRCO, Vice Chairman

STAFF PRESENT: Anthony SHUTE, Planning Manager / Planning Commission Secretary
 Dennis DAVIES, Deputy Director / Public Works
 Barbara LUCK, Assistant City Attorney
 Lorena CORDOVA, Associate Planner
 Patricia Hamilton, Secretary

MROZ explained the mission of the Planning Commission.

CONSENT CALENDAR

Planning Commission Minutes

Motion was made by MROZ, seconded by SOTTILE, to adopt the minutes of the Planning Commission meeting of July 7, 2015; carried 4-0.

PUBLIC HEARING ITEMS

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:	<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 the proposed Amendment of Specific Plan No. 174 	

CORDOVA summarized the agenda report in a PowerPoint presentation.

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

Mike MERRILL, architect for the project, approached the podium to answer questions. He advised that the landscaping proposed along the length of the drive-way will be dense enough to shield the cars from view. Also, the function of the long drive-way is so cars do not cue into the parking lot. It is also a Panera development requirement.

Motion was made by MROZ, seconded by HERNANDEZ, to close the public hearing; carried 4-0.

Motion was made by HERNANDEZ, seconded by SOTTILE, to adopt the next resolution in order RECOMMENDING City Council approval of proposed Amendment of Specific Plan No. 174; carried 4-0.

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 Residential 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 Residential Development No. 69, Tentative Subdivision Map No. 661 and Zone Reclassification No. 2316, subject to conditions 	

MROZ recused himself and left Chambers.

CORDOVA summarized the agenda report in a PowerPoint presentation.

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

David JERSE spoke first and expressed his concerns about the alley and security. He suggested that possibly a fence should be installed along the length of the alley to deter crime.

Daryl PRIEST, owner, spoke next. He stated that the development of single-family homes would be the crime deterrent, since homeowners tend to patrol their own neighborhoods.

Motion was made by HERNANDEZ, seconded by TURCHIN, to close the public hearing; carried 3-0.

Motion was made by HERNANDEZ, seconded by SOTTILE, to adopt the next resolutions in order RECOMMENDING City Council approval of proposed Class 32 CEQA Exemption, Zone Reclassification No. 2316, Planned Residential Development No. 69, and Tentative Subdivision Map No. 661; carried 3-0.

MROZ returned to Council Chambers.

ADJOURNMENT

Motion was made by MROZ, seconded by HERNANDEZ, to adjourn the meeting of the El Cajon Planning Commission at 7:45 p.m. this 21st day of July until August 4, 2015, at 7:00 p.m.; carried 4-0.

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary



Agenda Item:	2	
Project Name:	Downtown Hotel Specific Plan	
Request:	Downtown Hotel	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL	
Project Number(s):	Specific Plan No. 526	
Location:	Northeast corner of North Magnolia and Rea Avenues	
Applicant:	City of El Cajon	
Project Planner:	Anthony Shute, AICP; 619-441-1742; tonys@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 Specific Plan 	

PROJECT DESCRIPTION

This request seeks to establish a specific plan for the future development of a hotel on properties generally located at the northeast corner of North Magnolia and Rea Avenues.

BACKGROUND

General Plan:	Special Development Area No. 9 (SDA No. 9)/Regional Commercial (RC)
Specific Plan(s):	Specific Plan No. 182 (SP No. 182)
Zone:	Regional Commercial (C-R)
Other City Plan(s):	Redevelopment Plan
Regional and State Plan(s):	Gillespie Field Airport Land Use Compatibility Plan
Notable State Law(s):	N/A

Project Site & Constraints

The 1.71-acre project site is currently comprised of three parcels owned by the City of El Cajon and improved with two vacant buildings, parking areas, and the City’s visitor parking lot on Rea Avenue. A 30-foot-wide drainage easement traverses the northerly project area, and the El Cajon Police Station parking lot and Civic Center Way border the project site on the north.

Surrounding Context

Surrounding properties are developed and zoned as follows:

Direction	Zones	Land Uses
North	C-R	Police Station & City employee parking lots
South (Across Park Ave)	C-G	St. Madeleine Sophie's Center, Nail Salon & Weighorst Museum
East	C-R	City Hall & Centennial Plaza
West (across Ballantyne St)	C-R	24-HR Fitness, Ross, Panda Express, & Samoon Restaurant

General Plan

The project site is designated as Special Development Area No. 9 (SDA No. 9) and RC (Regional Commercial) on the General Plan Land Use Map. As described in the Land Use Element of the General Plan, SDA No. 9 is intended to include "a mixture of retail office, residential, governmental and cultural uses and activities."

Specific Plan No. 182

SP No. 182 (SP No. 182) is the implementing mechanism for SDA 9 and it is intended to create a mixed-use urban village in downtown El Cajon. It includes special development standards and design requirements for new developments and external building renovations while emphasizing a pedestrian friendly environment. Furthermore, SP No. 182 provides for the reduction in standard parking requirements for mixed-use projects composed of retail, office, and/or residential development by conditional use permit. Moreover, a further reduction in required parking may be permitted if it can be shown that the proposed use will not result in a parking inadequacy in the downtown area.

Municipal Code

A specific plan is a plan for a particular portion of the City where circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. This specific plan effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. Furthermore, in this case, it guarantees that a hotel will be built on the subject site.

Gillespie Field ALUCP

The Gillespie Field Airport Land Use Compatibility Plan (ALUCP) is a regional plan that governs the project site and the surrounding area. The ALUCP is a policy document designed to implement the primary objectives of the State Aeronautics Act and the California Airport Land Use Planning Handbook by promoting compatibility between Gillespie Field and the land uses that surround it. The subject site is located within the Airport Influence Area (AIA) of Gillespie Field, and is therefore subject to the ALUCP. Future development will require notification from the FAA that the proposed project is not a hazard to flight safety.

DISCUSSION

On July 8, 2014, the City Council approved Conditional Use Permit No. 2207 for a proposed four-story hotel with reduced parking, on-sale alcohol service and outdoor eating and drinking. Specifically, the project proposes to demolish all existing on-site improvements, grade the site, then construct a new 88,000-square-foot four-story hotel with two commercial lease spaces, parking areas, landscaping, and lighting. The City expects construction to begin sometime in September or October 2015.

The proposed specific plan is a means to ensure the subject site is constructed with a high-quality hotel and remains a hotel for many years. It generally sets out the use and development standards for the future development of the site. Applicable development standards are found in SP No. 182, which can be modified by a conditional use permit. Where the specific plan is silent on a development standard, first SP No. 182, then provisions of the El Cajon Municipal Code apply when applicable. The specific plan addresses the need for pedestrian-orientation and buildings that are compatible in bulk and scale with surrounding development. Development in accordance with the specific plan would require approval of a conditional use permit to ensure adherence to the conditions of approval and the execution of a high-quality project with context-sensitive site and architectural design.

FINDINGS

A. The proposed specific plan serves the public interest.

The proposed specific plan will program a hotel development framework on the existing underutilized property. It will create a new development that will provide visitors to East County a convenient place to stay. Moreover, the specific plan includes development standards and conditions (attached as Exhibit A to the proposed specific plan resolution) to ensure a compatible development with the existing and planned land uses in the vicinity.

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

The proposed specific plan will redevelop the existing underutilized property located in the City's downtown commercial district by furthering Redevelopment Plan goals with opportunities for local job creation and synergistic compatibility with surrounding urban uses. Furthermore, it will produce a modern hotel that will add economic and visual quality to the existing built environment. Moreover, the specific plan will ensure future development is consistent with SP No. 182 by creating an urban development and it contributes to a pedestrian friendly environment.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed specific plan is subject to CEQA and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15332, Class 32 (In-fill Development) of the CEQA Guidelines and meets the required criteria based on the following facts:

A. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The subject site and the adjacent properties are designated Special Development Area No. 9 (SDA No. 9) and RC (Regional Commercial) on the General Plan Land Use Map. The site's zone, C-R (Regional Commercial), is consistent with the General Plan designation, and the specific plan will implement General Plan policies that require sound design standards. Moreover, the specific plan will ensure Zoning Code development regulations in concert with other standards established by Specific Plan No. 182 are satisfied.

B. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject site is located within the city limits, is 1.71 acres, and is surrounded by urban uses, including City Hall, the Police Station, and commercial developments.

C. The project site has no value as habitat for endangered, rare or threatened species.

The subject site and the surrounding area have historically been used for various commercial and civic uses, and are void of natural vegetation. Furthermore, there is no record of endangered, rare, or threatened species in the general vicinity. Moreover, staff observed no protected or mitigable wildlife habitat on the subject site or in the general vicinity.

D. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The public circulation system has sufficient capacity to accommodate multiple modes of transportation, including bicycles, pedestrians and vehicles. A hotel is not expected to substantially increase 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. Furthermore, a future hotel will be designed to satisfy all applicable storm water regulations established by the El Cajon Municipal Code Chapter 16.60.

E. The site can be adequately served by all required utilities and public services.

All required utilities and public services are currently serving the subject site as well as the surrounding area. Furthermore, none of the conditions in Section 15300.2, which provide exceptions for categorical exemptions, exist.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed and published in the East County Gazette on July 23, 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. 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 CEQA Exemption
2. Proposed Resolution Recommending Approval of Specific Plan No. 526
Exhibit A: Downtown Hotel Specific Plan
3. Public Hearing Notice

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CATEGORICAL EXEMPTION 15332 (IN-FILL DEVELOPMENT) FOR SPECIFIC PLAN NO. 526.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on August 4, 2015, to consider Specific Plan No. 526 for the future development of a hotel in the C-R zone, on property located at the northeast corner of North Magnolia and Rea Avenues; 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 subject site and the adjacent properties are designated Special Development Area No. 9 (SDA No. 9) and RC (Regional Commercial) on the General Plan Land Use Map. Furthermore, the site's zone, C-R (Regional Commercial), is consistent with the General Plan designation and the project implements General Plan policies that require sound design standards. Moreover, the specific plan will ensure Zoning Code development regulations in concert with standards established by Specific Plan No. 182 are satisfied; and 2) the subject site is located within the city limits, is 1.71 acres, and is surrounded by urban uses, including City Hall, the Police Station, and commercial developments; and 3) the subject site and the surrounding area have historically been used for various commercial and civic uses, and is void of natural vegetation; there is no record of endangered, rare, or threatened species in the general vicinity and staff observed no protected or mitigable wildlife habitat on the subject site or in the general vicinity; and 4) the public circulation system has sufficient capacity to accommodate multiple modes of transportation, including bicycles, pedestrians and vehicles; a hotel developed in accordance with governing standards and regulations is not expected to substantially increase 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 a future hotel will be designed to satisfy all applicable storm water regulations established by the El Cajon Municipal Code Chapter 16.60; and 5) all required utilities and public services are currently serving the subject site as well as the surrounding area. 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 Specific Plan No. 526.

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 Specific Plan No. 526.

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PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held August 4, 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 SPECIFIC PLAN NO. 526 FOR A HOTEL LOCATED AT THE NORTHEAST CORNER OF NORTH MAGNOLIA AND REA AVENUES IN THE C-R (REGIONAL COMMERCIAL) ZONE; APN: 488-000-00-00; GENERAL PLAN DESIGNATION: SPECIAL DEVELOPMENT AREA NO. 9 (SDA 9)/REGIONAL COMMERCIAL (RC).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on August 4, 2015, to consider Specific Plan No. 526 for the future development of the property at the northeast corner of North Magnolia and Rea Avenues; 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 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; and

WHEREAS, existing circumstances require a detailed and consolidated framework of development, including site-specific use and development standards; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of both 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 specific plan will program a hotel development framework on the existing underutilized property. It will create a new development that will provide visitors to East County a convenient place to stay. Moreover, the specific plan includes development standards and conditions attached as Exhibit A to ensure a compatible development with the existing and planned land uses in the vicinity.
- B. The proposed specific plan will redevelop the existing underutilized property located in the City's downtown commercial district by furthering Redevelopment Plan goals with opportunities for local job creation and synergistic compatibility with surrounding urban uses. Furthermore, it will produce a modern hotel that will add economic and visual quality to the existing built environment. Moreover, the

Proposed Planning Commission Resolution

specific plan will ensure future development is consistent with SP No. 182 by creating an urban development and it contributes to a pedestrian friendly environment.

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 Specific Plan No. 526.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Specific Plan No. 526 to program the use and development standards for the future development of the site, which is more fully described in attached Exhibit "A".

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held August 4, 2015, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary

Downtown Hotel Specific Plan
Specific Plan No. 526
City Council Ordinance No.
Exhibit A

DOWNTOWN HOTEL SPECIFIC PLAN

Section 1. Purpose and Intent.

The goal of the Downtown Hotel Specific Plan is to program a quality hotel development, indicate what the development approval process is, and provide for amendment procedures for the specific plan area. The specific plan implements General Plan policies that require sound design standards while supporting the establishment of defined uses that are compatible with surrounding uses.

Section 2. Specific Plan Area.

The Specific Plan governs a 1.71 acre site that is located at the northeast corner of North Magnolia and Rea Avenues in downtown El Cajon. The site is within El Cajon's Downtown Master Plan Area which is governed by Specific Plan No. 182 (SP No. 182). SP No. 182 is the implementing mechanism for Special Development Area No. 9 and it is intended to create a mixed-use urban village in downtown El Cajon. It includes special development standards and design requirements for new developments and external building renovations while emphasizing a pedestrian friendly environment.

Section 3. Authority and Scope.

This specific plan is established by the El Cajon City Council in accordance with Chapter 17.70 of the *El Cajon Municipal Code (ECMC)*, which establishes specific plans as an authorized mechanism for regulating land use and development in the City; and as authorized by the State of California Government Code Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

This specific plan implements the broad policies established in *The City of El Cajon General Plan* to guide growth and change in El Cajon, and is consistent with the General Plan. The development and design standards, and permitted uses set out in this specific plan supersede the previous land use and development regulations contained within the *ECMC* for the subject site. Where the specific plan is silent, first the regulations of SP No. 182, then the *ECMC* are applicable.

Section 4. CEQA.

Adoption or amendment of a specific plan constitutes a project under the California Environmental Quality Act (CEQA). The initial environmental review shows that the proposed plan will not significantly affect the environment.

All subsequent approvals necessary to develop property within the specific plan area must be consistent with this specific plan. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to CEQA guidelines.

Section 5. Amendments to this specific plan.

Specific plan amendments shall be made through the provisions found in the *ECMC*; specifically, Chapters 17.57, 17.63 and 17.70.

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.

Section 6. Subsequent Approval

Approval of a Conditional Use Permit pursuant to *ECMC* 17.50, *Specific Plan No. 182* and consistent with this specific plan is required for a hotel development on the site. The application for the Conditional Use Permit must include a comprehensive site plan, landscape concept plan, building elevations, and a materials board.

The project site is within the airport overlay zone and review area 2 of the Gillespie Field Airport Land Use Compatibility Plan. Development of the site is subject to the Part 77 notice criteria and requires a determination of no hazard to air navigation by the Federal Aviation Administration.

Section 7. Appeal.

Any decision by the Planning Manager may be appealed to the Planning Commission, upon receipt of a written request for a hearing, in accordance with the provisions of *ECMC* Chapter 17.30. The Planning Manager shall schedule any appeal for the next available Planning Commission meeting based on notice times and agenda availability. Any decision of the Planning Commission may be appealed to the City Council, upon receipt of a written request for a hearing, in accordance with the provisions of *ECMC* Chapter 17.30.

Section 8. Severability.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted the specific plan and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses or phrases may be declared invalid.

Section 9. Permitted Uses.

This specific plan authorizes a high-quality hotel development in the specific plan area by Conditional Use Permit. Ancillary uses that are integral to a hotel development may be permitted and may include retail, eating and drinking establishments, community rooms, and others uses typically found in concert with a high-quality hotel development.

Section 10. Development Standards.

Development standards are set forth in SP No. 182 and may be modified by the provisions contained therein. The conditional use permit required for a hotel development may also include modified parking standards; modified building height, modified lot coverage, or modified building setbacks.

Section 11. Design Standards

- 11.1 **Building Compatibility:** Building(s) shall be of a high-quality design and architecture, compatible in bulk and scale with the surrounding area, and at an appropriate pedestrian scale. Integral

architectural details should be balanced on all facades. Varying wall planes, heights, or materials should be integrated to create visual interest.

- 11.2 **Building Orientation:** Buildings should be designed to enhance the existing downtown fabric by anchoring the Civic Center's western edge and framing North Magnolia Avenue. Orientation must take into account building mass and proximity to Civic Center Way and City Hall where sufficient horizontal space exists for an appropriate building scale relationship to adjacent properties.
- 11.3 **Parking:** Surface parking should be located to the rear of the property behind buildings.
- 11.4 **Vehicular Access:** Vehicular access should not disrupt pedestrian traffic. Driveways and curb cuts should be minimized and appropriate site distances observed.
- 11.5 **Pedestrian Orientation:** Enhanced pedestrian features should be incorporated and may include, but are not limited to, a mini-plaza, larger sidewalks, or pedestrian amenities.
- 11.6 **Landscaping:** Street trees should be provided in all non-contiguous sidewalk planter areas or in tree wells. Trees and landscaping should be located within exterior yards when applicable.
- 11.7 **Bicycle Facilities:** Bicycle facilities must be provided in accordance with *ECMC* section 17.185.150 *Bicycle parking*.
- 11.8 **Lighting:** Lighting shall be of appropriate scale and illumination. All lighting fixtures shall be shielded from neighboring properties. The submittal of lighting plans shall be required for all improvements with light standard heights, intensities, locations, and include light reduction strategies to eliminate light spilling onto adjacent properties. Additionally, all lighting elements must be designed in concert with the overall project theme.

- 11.9 **Service areas:** Service areas such as loading docks, utilities, and refuse storage should be sited appropriately to avoid conflicts with the adjacent uses and should be screened from public view.

Section 12. Conditions of Approval.

- a) Prior to the issuance of any building permit for any structure, compliance shall be completed with any applicable mitigation measures if such measures are indicated in an Environmental Document.
- b) Prior to the issuance of building permits, or as otherwise determined by the Planning Manager, the applicant shall complete the following:
 - i. Approval of a Conditional Use Permit consistent with this specific plan and SP No. 182 is required.
 - ii. Compliance with all the conditions listed in the "Standard Conditions of Development" adopted by the Planning Commission by Planning Commission Resolution No. 10649.
 - iii. Submit a lighting plan in accordance with *ECMC* 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.
 - iv. 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.
- c) Prior to the granting of occupancy or as otherwise determined by the Planning Manager, all on-site improvements shall be completed or guaranteed in accordance with the approved site plan and building permits.
- d) Satisfy all requirements of all pertinent City departments and divisions, including the Public Works Department, Building Division, Fire Safety Division, and utilities including Helix Water District and San Diego Gas and Electric.

Section 13. Performance Standards.

- a) All new parking lot lighting elements shall be directed downward and shielded from adjacent properties.
- b) All landscaped areas shall be sufficiently watered and periodically fertilized to establish and maintain healthy growth, and shall be maintained in a neat, litter and weed free condition. All plants shall be pruned and trimmed as necessary, and upon notification by the Planning Division, all plant materials that have died or have failed to show healthy growth shall be replaced by plants of the same or similar species. Replacement by more drought resistant plants may also be approved. Landscape maintenance shall include regular inspection, adjustment, and repair of the irrigation system, including making seasonal changes to the irrigation controller.
- c) All uses under this specific plan shall be operated in a manner that complies at all times with the performance standards listed in Section 17.115.130 of the *ECMC*.

Section 14. Applicability.

Where this specific plan is silent in terms of the use and development standards, SP No. 182, the underlying zoning district and applicable general zoning regulations shall govern. Furthermore, where a conflict exists between this specific plan and SP No. 182, or *ECMC*, this specific plan shall prevail.

Section 15. Attachments.

Exhibit A.1 - Parcel Map No. 21258

TPM 654

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 3 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY DEDICATE TO PUBLIC USE ALL THAT PORTION OF REA AVENUE FOR PUBLIC STREET PURPOSES AND APPURTENANCES THERETO, AS SHOWN ON THIS PARCEL MAP

CITY OF EL CAJON, A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION

BY: *Douglas Williford*
DOUGLAS WILLIFORD, CITY MANAGER

BY: *Belinda Hawley*
BELINDA HAWLEY, CITY CLERK

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO)

ON July 9, 2012 BEFORE ME, Holly Savage, A NOTARY PUBLIC,

PERSONALLY APPEARED Belinda Hawley

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT

HE(S) SHE(S) THEY EXECUTED THE SAME IN HIS(HER) THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS(HER) THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE *Holly Savage*

PRINT NAME Holly Savage

A NOTARY PUBLIC IN SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF San Diego

MY COMMISSION EXPIRES April 16, 2018

COMMISSION # OF NOTARY 2061552

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO)

ON July 9, 2012 BEFORE ME, Holly Savage, A NOTARY PUBLIC,

PERSONALLY APPEARED Douglas Williford

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT

HE(S) SHE(S) THEY EXECUTED THE SAME IN HIS(HER) THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS(HER) THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE *Holly Savage*

PRINT NAME Holly Savage

A NOTARY PUBLIC IN SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF San Diego

MY COMMISSION EXPIRES April 16, 2018

COMMISSION # OF NOTARY 2061552

SIGNATURE OMISSION STATEMENT

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (c) (3)(A)(i) OF THE SUBDIVISION MAP ACT, SINCE THEIR INTEREST IS SUCH THAT IT CANNOT RISEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

SAN DIEGO GAS AND ELECTRIC COMPANY, AS HOLDER OF AN EASEMENT RECORDED AUGUST 5, 1946 IN BOOK 2209, PAGE 44; AN EASEMENT RECORDED AUGUST 5, 1946 IN BOOK 2183, PAGE 474; AN EASEMENT RECORDED AUGUST 19, 1946 IN BOOK 2202, PAGE 302; AN EASEMENT RECORDED AUGUST 19, 1946 IN BOOK 2195, PAGE 372; AN EASEMENT RECORDED AUGUST 19, 1946 IN BOOK 2202, PAGE 303; AN EASEMENT RECORDED AUGUST 19, 1946 IN BOOK 2183, PAGE 429; AN EASEMENT RECORDED MAY 13, 1975 AS INSTRUMENT NO. 75-115219 (NON-PLOTTABLE); AN EASEMENT RECORDED FEBRUARY 3, 1976 AS INSTRUMENT NO. 76-32609 (NON-PLOTTABLE); AN EASEMENT RECORDED JULY 27, 1976 AS INSTRUMENT NO. 237505; AN EASEMENT RECORDED JULY 27, 1976 AS INSTRUMENT NO. 237523 (NON-PLOTTABLE); AN EASEMENT RECORDED SEPTEMBER 8, 1981 AS INSTRUMENT NO. 81-286280; AN EASEMENT RECORDED SEPTEMBER 8, 1981 AS INSTRUMENT NO. 81-286282 (NON-PLOTTABLE); AN EASEMENT RECORDED SEPTEMBER 8, 1981 AS INSTRUMENT NO. 81-286283 (NON-PLOTTABLE); AN EASEMENT RECORDED JUNE 24, 2009 AS INSTRUMENT NO. 2009-0346306 (NON-PLOTTABLE); ALL OF OFFICIAL RECORDS.

HELIX WATER DISTRICT (FORMERLY LA MESA, LEMON GROVE, AND SPRING VALLEY IRRIGATION DISTRICT) AS HOLDER OF EASEMENT(S) RECORDED APRIL 6, 1937 IN BOOK 629, PAGE 418 (NON-PLOTTABLE); AN EASEMENT RECORDED AUGUST 29, 1939 IN BOOK 938, PAGE 221 (NON-PLOTTABLE); AN EASEMENT RECORDED DECEMBER 9, 1941 IN BOOK 1274, PAGE 432 (NON-PLOTTABLE); AN EASEMENT RECORDED AUGUST 20, 1945 IN BOOK 1934, PAGE 179 (NON-PLOTTABLE); AN EASEMENT RECORDED APRIL 6, 1946 IN BOOK 2093, PAGE 271 (NON-PLOTTABLE); AN EASEMENT RECORDED FEBRUARY 8, 2011 AS INSTRUMENT NO. 2011-074981; AN EASEMENT RECORDED OCTOBER 25, 2011 AS INSTRUMENT NO. 2011-0561890; ALL OF OFFICIAL RECORDS.

PACIFIC BELL TELEPHONE COMPANY, DBA AT&T CALIFORNIA, ITS ASSOCIATED AND AFFILIATED COMPANIES, ITS AND THEIR SUCCESSORS, ASSIGNS, LESSEES AND AGENTS AS HOLDER OF AN EASEMENT RECORDED JUNE 24, 2009, AS INSTRUMENT NO. 2009-0346307 OF OFFICIAL RECORDS.

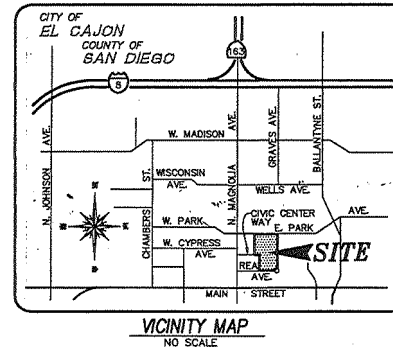
BEING A CONSOLIDATION AND LOT LINE ADJUSTMENT OF PARCEL 2 AND 3 OF PARCEL MAP 20625, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 6, 2009, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 23, AND 24 INCLUSIVE, IN BLOCK 2, IN STELL-BERGESS COMPANY ADDITION TO EL CAJON, ACCORDING TO MAP THEREOF NO. 1070, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 6, 1907, ALL IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA; THE PUBLIC STREET RIGHT-OF-WAY GRANTED TO THE CITY OF EL CAJON PER DEED RECORDED JULY 14, 1960, AS FILE/PAGE NO. 142454 OF OFFICIAL RECORDS IS NOT SHOWN WITHIN THIS MAP BECAUSE IT HAS BEEN VACATED PURSUANT TO SECTION 66445(j) OF THE SUBDIVISION MAP ACT.

GROSS ACREAGE IS 7.435 ACRES

ACCESSOR'S PARCEL NUMBERS 488-072-40 & 42 488-082-12 & 18

PARCEL MAP GUARANTEE FURNISHED BY: CHICAGO TITLE COMPANY ORDER NO. 12211104-993-SD2

IMPROVEMENT PLAN DWG. NO. 13683, JOB NO. 3534, AND GRADING & DRAINAGE PLAN DWG. NO. 13683 PREPARED BY OMEGA ENGINEERING CONSULTANTS, INC. FOR TPM 654 ON FILE WITH THE CITY ENGINEER, CITY OF EL CAJON.



CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, DAVID HALL, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (a) DEPOSITS FOR TAXES, AND (b) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

DAVID HALL
CLERK OF THE BOARD OF SUPERVISORS

BY: _____ DEPUTY

DATE: _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAPS ACT AND LOCAL ORDINANCE, AT THE REQUEST OF THE CITY OF EL CAJON, IN JUNE, 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. (SEE LEGEND ON SHEET 2)

Miguel A. Martinez 07/02/15
MIGUEL A. MARTINEZ DATE:
L.S. 7443
LICENSE EXPIRES: 06/30/2016



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS PARCEL MAP DOES NOT APPEAR TO BE A MAP OF A MAJOR SUBDIVISION FOR WHICH A FINAL MAP IS REQUIRED PURSUANT TO SECTION 66426 OF THE SUBDIVISION MAP ACT. I FURTHER CERTIFY THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND TITLE 16 OF THE CODE OF THE CITY OF EL CAJON AS AMENDED HAVE BEEN COMPLIED WITH.

I HEREBY ACCEPT ON BEHALF OF THE CITY OF EL CAJON, THOSE PORTIONS OF REA AVENUE DEDICATED HERETO PURSUANT TO SECTION 66434 (b) OF THE SUBDIVISION MAP ACT, AND AS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN. I ALSO HEREBY APPROVE THE ABANDONMENT OF THE FOLLOWING EASEMENTS AS LISTED ON SHEET 3:

AN EASEMENT TO THE CITY OF EL CAJON FOR PUBLIC STREET AND INCIDENTAL PURPOSES RECORDED JULY 14, 1960 AS DOCUMENT NO. 142454 OF OFFICIAL RECORDS.

A 10' WIDE EASEMENT TO THE CITY OF EL CAJON FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES RECORDED JULY 14, 1960 AS DOCUMENT NO. 142455 OF OFFICIAL RECORDS.

AN EASEMENT TO THE CITY OF EL CAJON FOR SLOPE RIGHTS RECORDED JULY 14, 1960 AS DOCUMENT NO. 142456 OF OFFICIAL RECORDS.

Dennis C. Davies 7/21/15
DENNIS C. DAVIES, P.E. DATE
DEPUTY DIRECTOR/CITY ENGINEER,
CITY OF EL CAJON
R.C.E. 42003, EXP. 3-31-2016



I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Gregory M. Anderson 7/21/15
GREGORY M. ANDERSON, P.L.S. DATE
LAND SURVEYOR, CITY OF EL CAJON
P.L.S. 8308, EXPIRES 12-31-15



RECORDERS STATEMENT:

FILE NO. 2015-7000284

FILED THIS 24TH DAY OF JULY, 2015

AT 4:21 AM/PM, IN THE BOOK OF PARCEL MAPS,

AT PAGE _____ AT THE REQUEST OF _____

ERNEST J. DRONENBURG, JR.
COUNTY RECORDER

BY: *Ernest J. Dronenburg, Jr.*
DEPUTY COUNTY RECORDER

FEE: \$16.00

CUP 2207

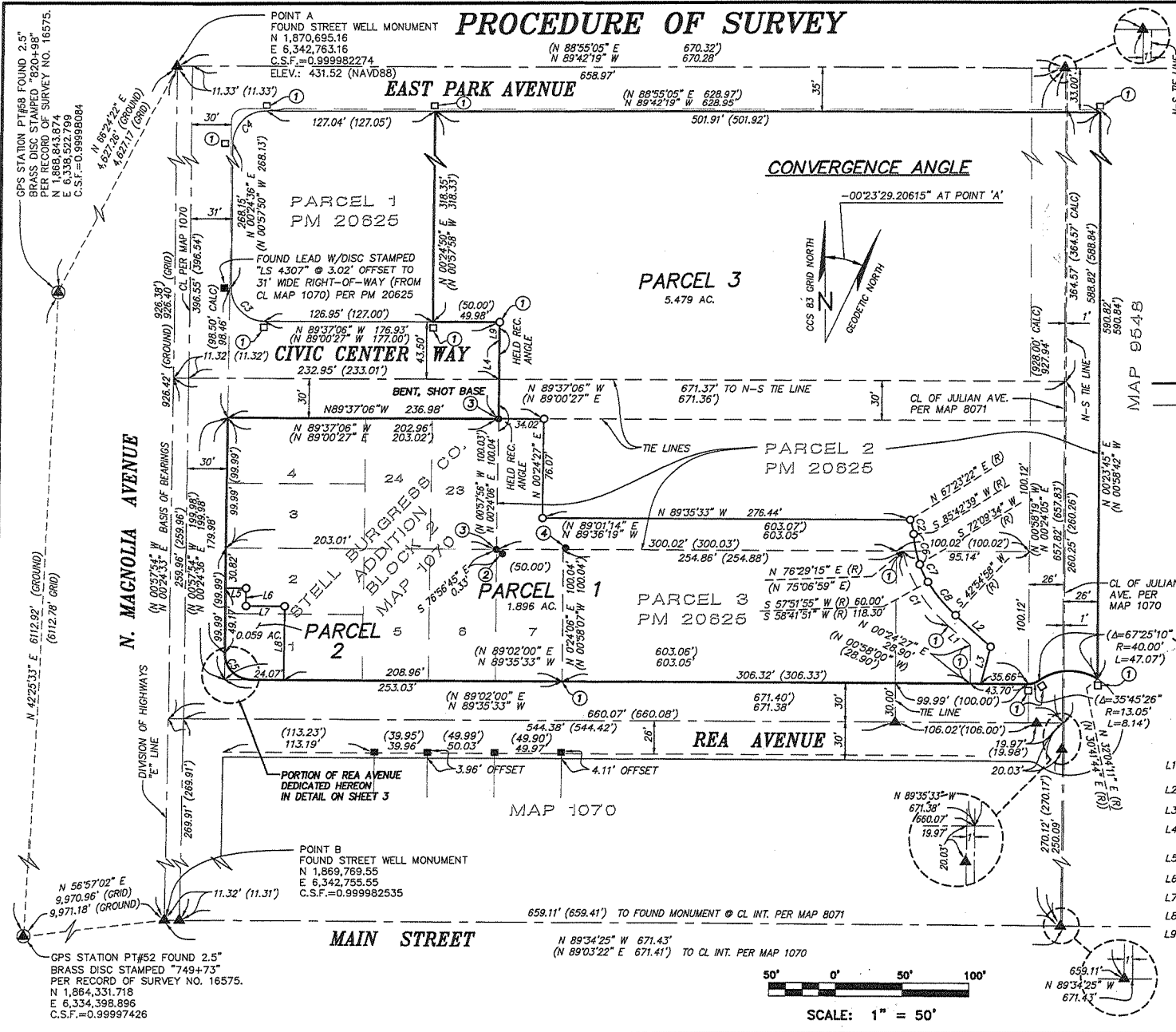
TPM 654



PARCEL MAP NO. 21258

SHEET 2 OF 3 SHEETS

PROCEDURE OF SURVEY



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM CCS83, ZONE 6, (EPOCH 1991.35) AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON SEPTEMBER 9, 2014 AT POINTS 'A' & 'B' AS SHOWN HEREON. POINTS 'A' & 'B' WERE ESTABLISHED FROM FIRST ORDER GPS STATION PT#S '52' AND '58' PER RECORD OF SURVEY 16575. THE BEARING FROM POINT 'A' TO POINT 'B' IS N 00°24'33\"

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT POINT 'A' IS 0.999982274
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.

LEGEND:

- ⊙ INDICATES FOUND GPS STATION PER ROS 16575
- ▲ INDICATES FOUND WELL MONUMENT PER PM 20625
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND LEAD & TACK AT 4.0' OFFSET TO RIGHT-OF-WAY PER PM 20625 UNLESS OTHERWISE NOTED
- INDICATES SET 3/4" X 18" IRON PIPE WITH DISC STAMPED "LS 7443".
- INDICATES SET LEAD W/DISC STAMPED "LS 7443" AT 3.00' OFFSET
- INDICATES PARCEL MAP BOUNDARY.
- - - INDICATES CENTERLINE
- () INDICATES RECORD DATA PER PM 20625

NOTES:

1. NUMBER OF PARCELS = 3
2. TOTAL AREA OF PARCEL MAP = 7.435 ACRES.

MONUMENT NOTES

- ① RECORD MONUMENT SEARCHED FOR & NOT FOUND. RESET WHERE INDICATED PER LEGEND
 - ② FOUND 2" IRON PIPE W/CITY ENGR DISC PER PM 20625, M 9424, M 8071
 - ③ FOUND 3/4" IRON PIPE W/DISC STAMPED "LS 4307" PER PM 20625
 - ④ FOUND 3/4" IRON PIPE W/DISC STAMPED "LS 4307" PER PM 20625. DISTURBED. N 65°45'09" E 0.16' FROM TRUE POSITION. NOT ACCEPTED
- ALL PARCEL CORNERS AND POINTS OF CURVE ALONG THE SIDELINES OF DEDICATED STREETS WILL BE MONUMENTED BY A LEAD AND DISC STAMPED "LS 7443" SET ALONG THE EXTENSION OF THE PROPERTY LINE OR RADIAL TO POINT OF CURVE AT AN OFFSET OF 3.00' TO R/W IN THE CONCRETE SIDEWALK, UNLESS ALREADY SHOWN WITH A MONUMENT SYMBOL PER LEGEND & ①

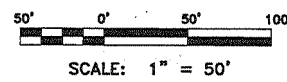
LINE DATA:

- L1 N 48°36'15" W 22.30'
- L2 N 48°04'12" W 35.55'
- L3 N 14°40'44" E 28.88'
- L4 N 00°24'01" E 60.00'
- L5 N 89°35'27" W 15.07'
- L6 N 00°24'33" E 13.33'
- L7 N 89°35'27" W 29.00'
- L8 N 00°24'27" E 55.83'
- L9 N 00°24'02" E 13.50'

CURVE DATA:

- C1 (Δ=35°05'41" R=110.00' L=67.38')
- C2 Δ=18°19'17" R=35.00' L=11.19'
- C3 Δ=90°01'42" R=25.00' L=39.28'
- C4 Δ=89°53'06" R=25.00' L=39.22'
- C5 Δ=90°00'09" R=20.00' L=31.42'
- C6 Δ=133°3'05" R=100.00' L=23.65'
- C7 Δ=147°39" R=60.00' L=14.97'
- C8 Δ=15°46'53" R=118.30' L=32.58'

ALTA LAND SURVEYING, INC.
9517 Grossmont Summit Dr.
La Mesa, CA 91941
Phone/fax: (619) 713-2582
altalandsurveying.com



PARCEL MAP NO. 21258

SHEET 3 OF 3 SHEETS

ABANDONMENT OF EASEMENTS

PURSUANT TO SECTION 66445(1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENTS HAVE NOT BEEN PLOTTED AND ARE ABANDONED HEREON.

AN EASEMENT TO THE CITY OF EL CAJON FOR PUBLIC STREET AND INCIDENTAL PURPOSES RECORDED JULY 14, 1960 AS DOCUMENT NO. 142454 OF OFFICIAL RECORDS.

A 10' WIDE EASEMENT TO THE CITY OF EL CAJON FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES RECORDED JULY 14, 1960 AS DOCUMENT NO. 142455 OF OFFICIAL RECORDS.

AN EASEMENT TO THE CITY OF EL CAJON FOR SLOPE RIGHTS RECORDED JULY 14, 1960 AS DOCUMENT NO. 142456 OF OFFICIAL RECORDS.

PLOTTED EASEMENTS

- A** EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, RECORDED AUGUST 5, 1946 IN BOOK 2189, PAGE 474 O.R., LOCATION OF SAID EASEMENT LIES IMMEDIATELY ADJACENT TO NORTH LINE OF LOT 10 & 11. NO WIDTH SPECIFIED.
- B** EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR POLES AND WIRES RECORDED AUGUST 19, 1946 IN BOOK 2195, PAGE 375 OF OFFICIAL RECORDS. SAID EASEMENT LIES IMMEDIATELY ADJACENT TO SOUTH LINE OF LOTS 15 TO 22, INCLUSIVE, AND THE NORTH LINE OF LOT 14 OF MAP 1070. NO WIDTH SPECIFIED.
- C** EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, RECORDED AUGUST 19, 1946 IN BOOK 2202, PAGE 302 OF OFFICIAL RECORDS. SAID EASEMENT LIES IMMEDIATELY ADJACENT TO THE NORTH LINE OF LOT 8. NO WIDTH SPECIFIED.
- D** EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES RECORDED AUGUST 19, 1946 IN BOOK 2202, PAGE 303 OF OFFICIAL RECORDS. SAID EASEMENT LIES IMMEDIATELY ADJACENT TO THE NORTH LINE OF LOT 12. NO WIDTH SPECIFIED.
- E** EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES RECORDED AUGUST 5, 1946 IN BOOK 2209, PAGE 44 OF OFFICIAL RECORDS. SAID EASEMENT LIES IMMEDIATELY ADJACENT TO THE NORTH LINE OF LOT 9. NO WIDTH SPECIFIED.
- F** EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED JULY 27, 1976 AS DOCUMENT NO. 76-237505 OF OFFICIAL RECORDS.
- G** EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED SEPTEMBER 8, 1981 AS DOCUMENT NO. 81-286280 OF OFFICIAL RECORDS.
- H** EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, RECORDED AUGUST 19, 1946 IN BOOK 2183, PAGE 429 OF OFFICIAL RECORDS. SAID EASEMENT LIES IMMEDIATELY ADJACENT TO THE NORTH LINES OF LOTS 6 & 7.
- I** AN EASEMENT TO PACIFIC BELL TELEPHONE COMPANY, DBA ATT&T CALIFORNIA, ITS ASSOCIATED AND AFFILIATED COMPANIES, ITS AND THEIR SUCCESSORS, ASSIGNS, LESSEES AND AGENTS AS HOLDER OF AN EASEMENT RECORDED JUNE 24, 2009, AS INSTRUMENT NO. 2009-0346307 OF OFFICIAL RECORDS.
- J** AN EASEMENT TO HELIX IRRIGATION DISTRICT FOR PUBLIC UTILITIES, INGRESS, AND EGRESS, RECORDED OCTOBER 25, 2011 AS DOCUMENT NO. 2011-0561890, AND TO COXCOM, LLC, FOR PUBLIC UTILITIES, INGRESS, AND EGRESS, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 2011-0704552, BOTH OF OFFICIAL RECORDS.

NON-PLOTTABLE EASEMENTS

AN EASEMENT TO HELIX IRRIGATION DISTRICT (FORMERLY LA MESA, LEMON GROVE AND SPRING VALLEY IRRIGATION DISTRICT), FOR PIPE LINES OR OTHER WORKS OF THE IRRIGATION DISTRICT, EXISTING ON APRIL 10, 1942 AND INCIDENTAL PURPOSES, RECORDED APRIL 6, 1937 IN BOOK 629, PAGE 418 OF OFFICIAL RECORDS.

AN EASEMENT TO HELIX IRRIGATION DISTRICT (FORMERLY LA MESA, LEMON GROVE AND SPRING VALLEY IRRIGATION DISTRICT) FOR PIPELINE PURPOSES RECORDED AUGUST 29, 1939 IN BOOK 938, PAGE 221 OF OFFICIAL RECORDS.

AN EASEMENT RESERVED BY LA MESA, LEMON GROVE AND SPRING VALLEY IRRIGATION DISTRICT FOR PIPELINE PURPOSES RECORDED DECEMBER 9, 1941 IN BOOK 1274, PAGE 432 OF OFFICIAL RECORD. AFFECTS LOT 6, THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.

AN EASEMENT TO HELIX IRRIGATION DISTRICT (FORMERLY LA MESA, LEMON GROVE AND SPRING VALLEY IRRIGATION DISTRICT) FOR PIPELINE PURPOSES RECORDED AUGUST 20, 1945 IN BOOK 1934, PAGE 179 OF OFFICIAL RECORD.

AN EASEMENT(S) TO HELIX IRRIGATION DISTRICT (FORMERLY LA MESA, LEMON GROVE AND SPRING VALLEY IRRIGATION DISTRICT) FOR PIPELINE PURPOSES RECORDED APRIL 6, 1946 IN BOOK 2093, PAGE 271 OF OFFICIAL RECORD.

AN EASEMENT TO SAN DIEGO GAS ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS, RECORDED MAY 13, 1975 AS DOCUMENT NO. 75-115219 OF OFFICIAL RECORDS.

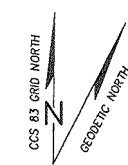
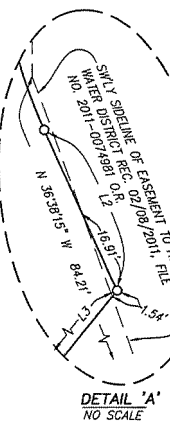
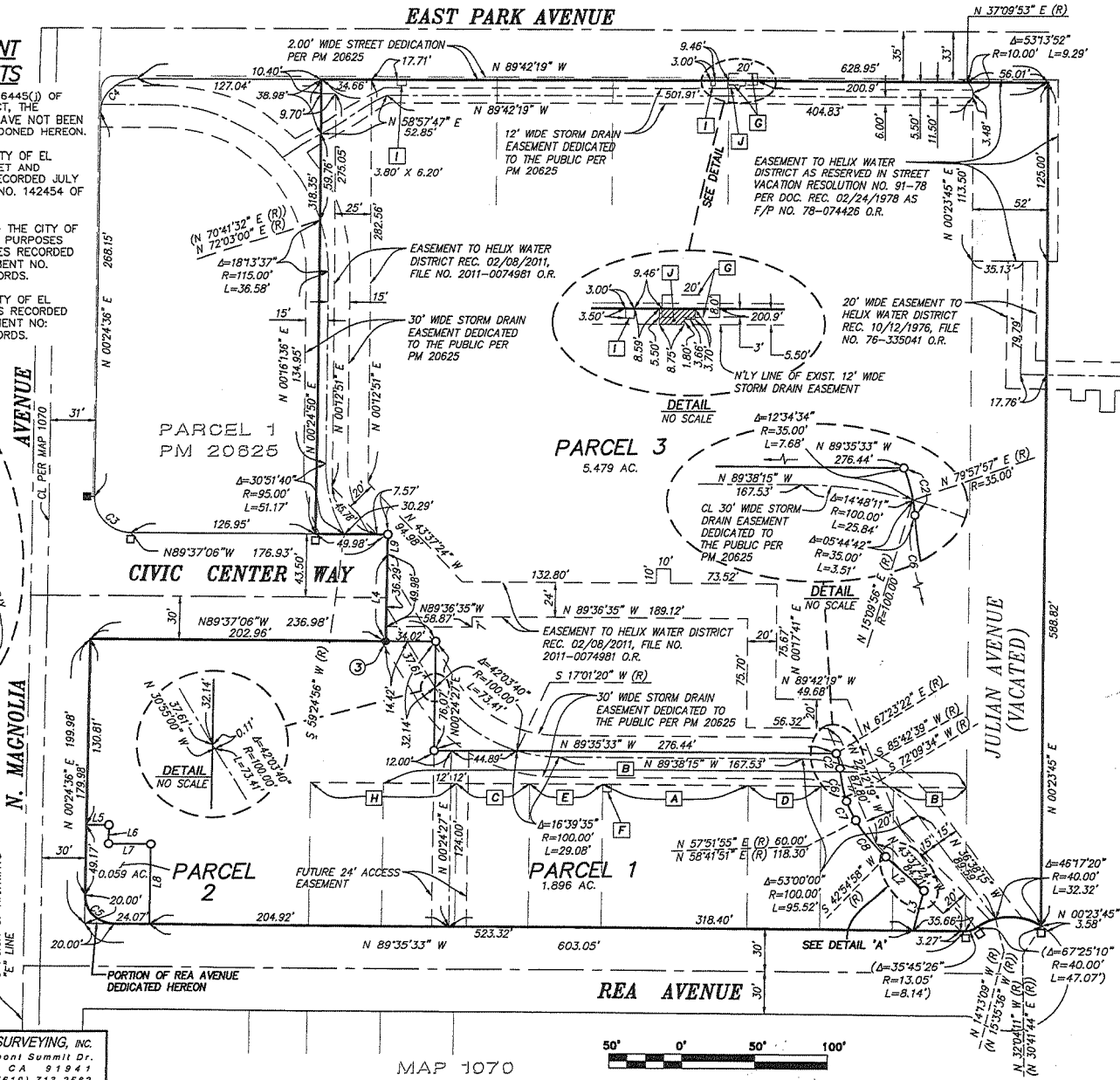
AN EASEMENT TO SAN DIEGO GAS ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS, RECORDED FEBRUARY 3, 1976 AS DOCUMENT NO. 75-32608 OF OFFICIAL RECORDS.

AN EASEMENT TO SAN DIEGO GAS ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS, RECORDED JULY 27, 1976 AS DOCUMENT NO. 76-0237523 OF OFFICIAL RECORDS.

AN EASEMENT TO SAN DIEGO GAS ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS, RECORDED SEPTEMBER 8, 1981 AS DOCUMENT NO. 81-286282 OF OFFICIAL RECORDS.

AN EASEMENT TO SAN DIEGO GAS ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS, RECORDED SEPTEMBER 8, 1981 AS DOCUMENT NO. 81-286283 OF OFFICIAL RECORDS.

AN EASEMENT TO SAN DIEGO GAS ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS, RECORDED JUNE 24, 2009 AS DOCUMENT NO. 2009-0346306 OF OFFICIAL RECORDS.



ALTA LAND SURVEYING, INC.
9517 Grossmont Summit Dr.
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Phone/fax: (619) 713-2582
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2348 LSA PM 21258.dwg JUN. 14-2010 DATE: 02/18/15

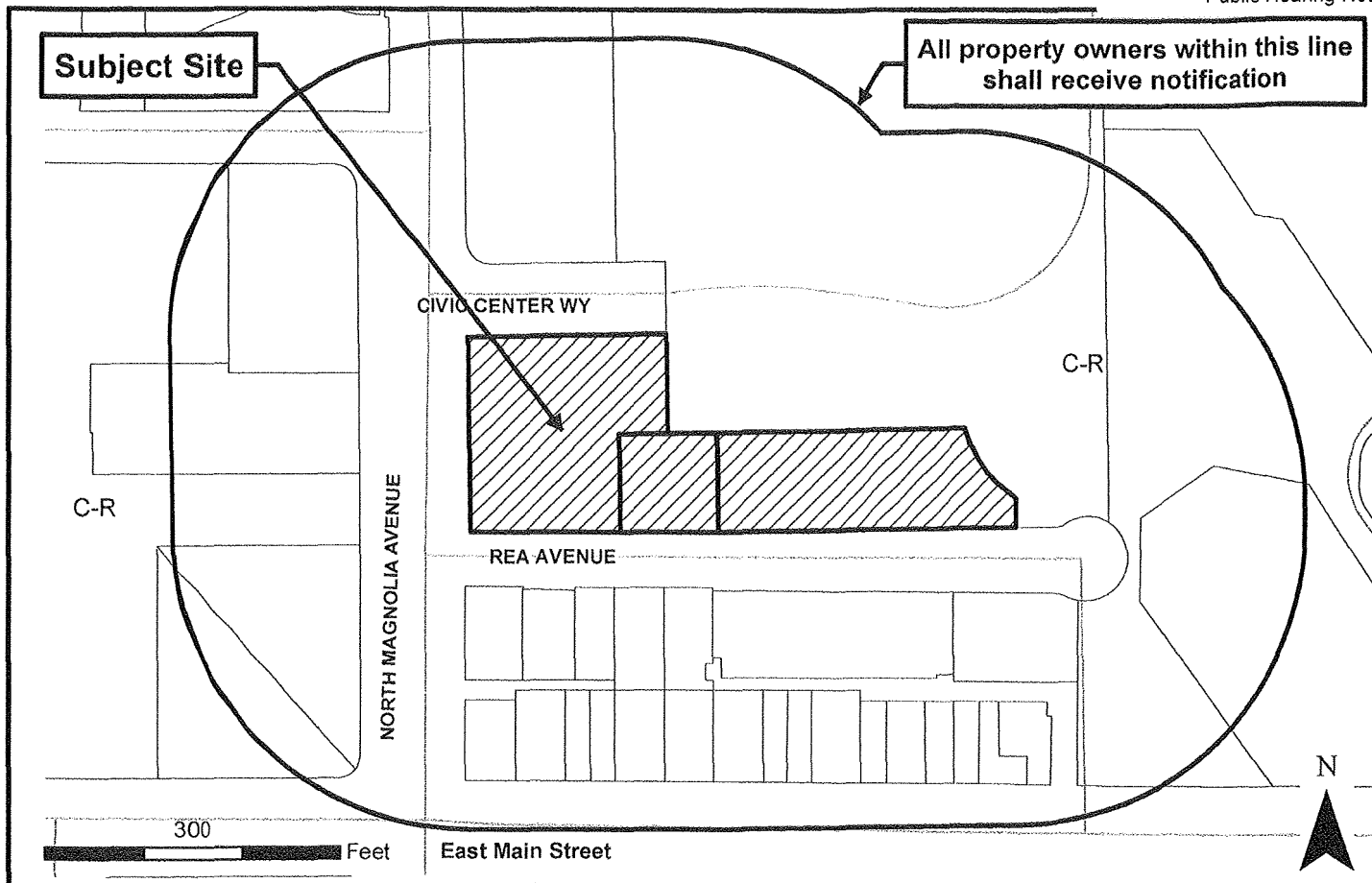
MAP 1070



SCALE: 1" = 50'

CUP 2207

TPM 654



NOTICE OF PROPOSED DOWNTOWN HOTEL SPECIFIC PLAN

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, August 4, 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:

DOWNTOWN HOTEL SPECIFIC PLAN – SPECIFIC PLAN NO. 526. This is a City-initiated proposal to solidify the approved downtown hotel under Conditional Use Permit No. 2207 by a specific plan. 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 **ANTHONY SHUTE** at 619.441.1742 or via email at tonys@cityofelcajon.us and reference "Hotel" in the subject line.