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CITY OF EL CAJON

*City Council/Housing Authority/
Successor Agency to the Redevelopment Agency*

AGENDA



August 11, 2015

**Honoring
and celebrating
the people
who make
El Cajon**

***The Valley
of
Opportunity***

Bill Wells
Mayor

Bob McClellan
Mayor Pro Tem

Tony Ambrose
Councilmember

Star Bales
Councilmember

Gary Kendrick
Councilmember

Douglas Williford
City Manager

Morgan Foley
City Attorney

Majed Al-Ghafry
Assistant City Manager

Belinda Hawley
City Clerk



AGENDA



August 11, 2015
3:00 p.m.

The Agenda contains a brief general description of each item to be considered and most items have a *RECOMMENDATION* from Staff or a Commission, which Council will consider when making a final decision.

Copies of written documentation relating to each item of business on the Agenda are on file in the City Clerk's Office and in the Agenda Book next to the podium in the Council Chambers.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM FOR EACH ITEM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE CITY CLERK if you wish to speak about an Item on the Agenda or under Public Comment.

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** City Clerk Belinda Hawley



PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the July 28, 2015, Meetings and the Agenda of the August 11, 2015, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
 - **PROCLAMATION:** Prostate Cancer Awareness Month
- **AGENDA CHANGES:**

*Backup Information Available – Housing Authority and Successor Agency Items are identified.

CONSENT ITEMS: (1.1 – 1.11)

Consent Items are routine matters enacted by one motion according to the RECOMMENDATION listed below. With the concurrence of the City Council, a Council Member or person in attendance may request discussion of a *Consent Item* at this time.

***1.1 MINUTES OF CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY MEETINGS**

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approve Minutes of the July 28, 2015 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

1.2 WARRANTS

RECOMMENDATION: That the City Council approve payment of Warrants as submitted by the Finance Department.

1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA

RECOMMENDATION: That the City Council approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

***1.4 RESOLUTIONS: ANNUAL INVESTMENT POLICY UPDATE (Report: Director of Finance and Treasurer)**

RECOMMENDATION: That the City Council, Housing Authority, and the City of El Cajon as Successor Agency to the former Redevelopment Agency, respectively, adopt the next Resolutions, in order, adopting City of El Cajon Investment Policy and delegating investment authority to the Director of Finance / Agency Treasurer.

***1.5 ACCEPTANCE OF IMPROVEMENTS AT JOHNSON AVENUE AND WEST MADISON AVENUE FOR PEDESTRIAN SAFETY, PW3400/ BID NO. 019-15 (Report: Deputy Director of Public Works)**

RECOMMENDATION: That the City Council accept the project, authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

CONSENT ITEMS: (Continued)

- *1.6 REQUEST FROM ST. MADELEINE SOPHIE'S CENTER FOR SPONSORSHIP AND IN-KIND SERVICES FOR HAUNTFEST ON MAIN (Report: Director of Recreation)**

RECOMMENDATION: That the City Council approve the request for support from St. Madeleine Sophie's Center, the lead agency for the 4th annual HauntFest on Main.

- *1.7 COMMUNITY EVENT IN THE RIGHT-OF-WAY: THE 5TH ANNUAL CHALDEAN AMERICAN FESTIVAL (Report: Director of Recreation)**

RECOMMENDATION: That the City Council:

- Approve the use of the public right-of-way for the 5th Annual Chaldean American Festival.
- Approve to co-host the Chaldean American Festival with in-kind services.
- Approve the request for a beer and wine garden to be held in the upper Centennial Plaza.

- *1.8 COMMUNITY EVENT IN THE RIGHT-OF-WAY: ROCK CHURCH BLOCK PARTY (Report: Director of Recreation)**

RECOMMENDATION: That the City Council approve the use of the public right-of-way for the Rock Church Block Party.

- *1.9 REVISIONS TO CLASSIFICATION SPECIFICATIONS (Report: Director of Human Resources)**

RECOMMENDATION: That the City Council approve the proposed revisions to the classification specifications identified in the Agenda Report.

- *1.10 2013 REGIONAL REALIGNMENT RESPONSE GROUP GRANT (R3G) – AMENDMENT #3 (Report: Chief of Police)**

RECOMMENDATION: That the City Council take the following actions:

- Authorize the City Manager or designee to accept the augmented R3G grant, in the total amount of \$80,865 and to execute any grant documents and agreements necessary for the receipt and use of these funds; and
- Appropriate an additional \$30,000 for reimbursement of overtime and fringe benefits.

CONSENT ITEMS: (Continued)

***1.11 PURCHASE OF SOFTWARE MAINTENANCE FOR THE COMPUTER AIDED DISPATCH SYSTEM (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council authorize the City Manager to waive the bidding requirements in accordance with Municipal Code 3.20.010.C.5, and execute a purchase agreement with New World Systems, for the purchase of annual software maintenance for the Computer Aided Dispatch System in the amount of \$78,057.00, with four 1-year renewal options.

PUBLIC COMMENT:

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today's agenda are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS: None

4. ADMINISTRATIVE REPORTS:

***4.1 RESPONSIBLE RETAILER RECOGNITION PROGRAM (Report: Planning Manager)**

RECOMMENDATION: That the City Council approve the proposed program to recognize responsible beverage retailers.

ADMINISTRATIVE REPORTS: (Continued)

***4.2 SANDAG'S SMART GROWTH AND ACTIVE TRANSPORTATION GRANT PROGRAMS – CITY AWARD (Report: Planning Manager)**

RECOMMENDATION: That the City Council accept this informational report.

***4.3 RESOLUTIONS: APPROVAL OF AN EXCLUSIVE NEGOTIATION AGREEMENT WITH BRIXTON CAPITAL AND EXCEL HOTEL GROUP, INC. (Report: City Manager/Executive Director)**

RECOMMENDATION: That the City Council, on behalf of the City and in its capacity as the Successor Agency to the former El Cajon Redevelopment Agency:

1. Acting on behalf of the Successor Agency to the former El Cajon Redevelopment Agency, adopt the next resolution in order approving an Exclusive Negotiation Agreement (“Successor Agency ENA”) with Brixton Capital and Excel Hotel Group, Inc., pertaining to Successor Agency-owned property, 100 Fletcher Parkway, APN 483-071-52-00, with such changes as may be approved by the Executive Director;
2. Acting on behalf of the Successor Agency, authorize the Executive Director or designee to execute all documents necessary to sign the Successor Agency ENA on the Successor Agency’s behalf, and complete the sale upon approval by the Oversight Board and California Department of Finance (DOF);
3. Acting as the City Council, adopt the next resolution in order approving an Exclusive Negotiation Agreement (“City ENA”) with Brixton Capital and Excel Hotel Group, Inc., pertaining to City-owned property, located adjacent to 100 Fletcher Parkway, APN 483-071-53-00, with such changes as may be approved by the City Manager; and
4. Acting as the City Council, authorize the City Manager to sign the City ENA on the City’s behalf, with such changes as may be approved by the City Manager.

5. COMMISSION REPORTS: None

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6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee; League of California Cities, San Diego Division; Heartland; Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

***6.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

***6.2 LEGISLATIVE REPORT**

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

***7.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

8.

COUNCILMEMBER TONY AMBROSE

SANDAG (San Diego Association of Governments) - Alternate; SANDAG Public Safety Committee – Alternate Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) - Alternate; East County Economic Development Council; METRO Commission/ Wastewater JPA.

***8.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

9.

MAYOR PRO TEM BOB McCLELLAN

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

***9.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

10.

COUNCILMEMBER STAR BALES

East County Economic Development Council - Alternate; METRO Commission/ Wastewater JPA – Alternate; Indian Gaming Local Community Benefit Committee – Alternate.

***10.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

11. JOINT COUNCILMEMBER REPORTS: None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

13. ORDINANCES: FIRST READING

- *13.1 A PROPOSED ORDINANCE TO STREAMLINE PERMIT PROCESSING FOR SMALL RESIDENTIAL PHOTOVOLTAIC SYSTEMS (Report: Building Official/Fire Marshal)**

RECOMMENDATION: That the City Council:

- Make a MOTION, and second to introduce the Ordinance
- Discussion
- Vote
- If approved, the Mayor requests the City Clerk to recite the title

An Ordinance of the City of El Cajon Adding Chapter 15.92 to the El Cajon Municipal Code Relating to Expedited Permitting Procedures for Small Residential Rooftop Solar Systems.

14. ORDINANCES: SECOND READING AND ADOPTION: None

15. CLOSED SESSIONS:

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency adjourn to Closed Session as follows:

15.1 CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6.

Agency Designated Representatives: Jim Lynch, Director of Human Resources
Steve Berliner, Esq., Liebert Cassidy Whitmore
Frances Rogers, Esq., Liebert Cassidy Whitmore

Employee Organizations: El Cajon Mid-Management and Professional Employees Group
El Cajon Municipal Employees Association
El Cajon Police Officers Association

16. RECONVENE TO OPEN SESSION:

City Attorney or Representative reports on actions taken in Closed Sessions.

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 11th day of August 2015 is adjourned to Tuesday, August 11, 2015, at 7:00 p.m.

JOINT MEETING
EL CAJON CITY COUNCIL/HOUSING AUTHORITY and
SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY

Tuesday, August 11, 2015
7:00 p.m.

COUNCIL CHAMBERS
200 Civic Center Way
El Cajon, California

A G E N D A

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** City Clerk Belinda Hawley

PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **AGENDA CHANGES:**
- **PUBLIC COMMENT:**

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today's docket are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

*Backup Information Available – Housing Authority and Successor Agency Items are identified.

PUBLIC HEARINGS:

***100 NEW COMMERCIAL BUILDINGS – AMENDMENT OF SPECIFIC PLAN NO. 174 (Report: Planning Manager)**

RECOMMENDATION: That the City Council:

- Open the Public Hearing and receive testimony;
- Close the Public Hearing; and
- Move to INTRODUCE the ORDINANCE for Amendment of Specific Plan No. 174.

***101 BOSTONIA COURT – ZONE RECLASSIFICATION NO. 2316, PLANNED RESIDENTIAL DEVELOPMENT NO. 69, AND TENTATIVE SUBDIVISION MAP NO. 661 (Report: Planning Manager)**

RECOMMENDATION: That the City Council:

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Move to ADOPT the next RESOLUTION in order ADOPTING California Environmental Quality Act Class 32 Categorical Exemption;
- Move to INTRODUCE the ORDINANCE Approving Zone Reclassification No. 2316; and
- Move to ADOPT the next RESOLUTIONS in order Approving Planned Residential Development No. 69 and Tentative Subdivision Map No. 661.

***102 DOWNTOWN HOTEL SPECIFIC PLAN NO. 526 (Report: Planning Manager)**

RECOMMENDATION: That the City Council:

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Move to ADOPT the next RESOLUTION in order Adopting the California Environmental Quality Act Class 32 Categorical Exemption; and
- Move to INTRODUCE the ORDINANCE Approving Specific Plan No. 526.

103 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING (IF ANY)

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 11th day of August 2015, is adjourned to Tuesday, September 8, 2015, at 3:00 p.m.



Upcoming Events in El Cajon City Council Meeting - August 11, 2015



Walk, Bike & Drive Safely - It will soon be back to school for several school districts! It's important to remind your children they need to stay alert as they travel to and from school. Drivers, especially when traveling in school zones, observe posted speed limits and please watch for children. Let's work together to keep our roadways safe!

August 12 - The Antique & Collectible Show is from 12:00 p.m. to 4:00 p.m. at the Ronald Reagan Community Center, located at 195 E. Douglas Avenue. Come see a wide selection of antiques from artwork to jewelry. Parking and admission are free. Please call (619) 887-8762 for more information.

August 12 - Cajon Classic Cruise Car Show - A Tribute to Police and Fire! This weekly car show continues every Wednesday night through October 28, from 5:00 p.m. to 8:00 p.m., on East Main Street, between Magnolia and Claydelle Avenues. On **August 19**, the Classic Cruise theme will be **Cajon Speedway Family Night**. The 2015 season of car shows is hosted by the Downtown Business Partners. For more information, visit www.cajonclassiccruise.org or call (619) 334-3000.

August 13 - The El Cajon Farmers' Market continues every Thursday in Downtown El Cajon, from 3:00 p.m. to 7:00 p.m., at the Prescott Promenade, 201 East Main Street. Enjoy fresh fruit, vegetables, bread, prepared hot food, vendors, music and more! Visit www.elcajonfarmersmarket.org.

August 13 - Stoney's Kids Birthday Party, a fundraiser to benefit East County youth programs, will take place from 5:30 p.m. to 8:00 p.m. at Sycuan Resort, 3007 Dehesa Road, El Cajon. The entry fee is \$25 per person. Enjoy raffle prizes and auction items. Visit www.stoneyskids.org for more information.

August 14 - Dinner & a Concert with the Neil Morrow Band playing rockabilly music! Enjoy all the great concerts at the Prescott Promenade from 6:00 p.m. to 8:00 p.m. On **August 21**, it's **Back to the Garden** playing music by Eric Clapton and Crosby, Stills, Nash & Young. The Promenade is located at 201 E. Main Street in Downtown El Cajon. For a complete line-up of concerts, please visit www.downtownec.com.

August 14 & 28 - Alternate Friday closures for El Cajon City offices. Please go to www.cityofelcajon.us for a full calendar of hours for City offices during 2015.

August 15 - 38th Haute with Heart Fashion Show & Luncheon, benefiting St. Madeleine Sophie's Center. The event is from 10:00 a.m. to 2:00 p.m. at the Hilton San Diego Bayfront, 1 Park Blvd in San Diego. For more information and tickets, visit www.stmsc.org or call (619) 442-5129.

September 8 & 22 - El Cajon City Council Meetings are at 3:00 p.m. and 7:00 p.m., as needed. The meetings are held in the City Council Chamber at 200 Civic Center Way. For more information and to view the full agenda online please visit www.cityofelcajon.us. **Note:** Due to the summer schedule, there will be no City Council meeting on August 25.

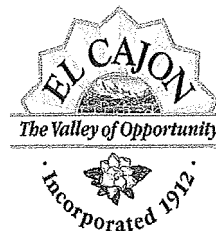
Recreation:

The Fall Gateway Newsletter and Recreation Guide will soon be available in a couple of weeks! The Recreation Guide can always be found online at www.elcajonrec.org or pick up a copy at any of the El Cajon recreation centers, local libraries and in the lobbies of City Hall and the El Cajon Police Station. For more information, call (619) 441-1516.

DRAFT MINUTES

1.1

JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

July 28, 2015

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, July 28, 2015, was called to order by Mayor/Chair Bill Wells at 3:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers present:	Bales and Kendrick
Council/Agencymembers absent:	Ambrose
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Wells
Other Officers present:	Hawley, City Clerk/Secretary Foley, City Attorney/General Counsel Williford, City Manager/Executive Director Al-Ghafry, Assistant City Manager

PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Wells and MOMENT OF SILENCE. (The Courts have concluded that sectarian prayer as part of City Council Meetings is not permitted under the Constitution).

POSTINGS: The City Clerk posted Orders of Adjournment of the July 14, 2015, meetings and the Agenda of the July 28, 2015, meetings in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **RECOGNITION: Crime Free Multi-Housing Program**
- **Employee Service Awards**

Five Years of Service

Last Name	First Name	Years of Service	Position
Abell	Ryan	5	Paramedic Firefighter
Armenta	Raul	5	Associate Engineer
Moss	Steven	5	Police Sergeant

Ten Years of Service

Last Name	First Name	Years of Service	Position
Aguirre	Angela	10	Deputy City Clerk
Allmon	Anthony	10	Police Officer
Cardenas	Antonio	10	Custodian
Craig	Eric	10	Assistant Planner
Darrow	Robert	10	Police Officer
Ehlers	Brian	10	Police Officer
Gonzalez	Judi	10	Administrative Secretary (HR)
Keltner	David	10	Associate Civil Engineer
Krass	Jeremy	10	Fire Engineer
Orchulli	Stacy	10	Police Services Officer
Pollard	Michael	10	Police Officer
Reilly	Kevin	10	Police Officer
Silonov	Juri	10	Fire Engineer
Venegas	Luis	10	Police Officer
Walker	Marvi	10	Public Safety Comm. Operator
Williams	Denise	10	Property Clerk
Yeager	Sarah	10	Police Dispatcher

Employee Service Awards (Continued)

Fifteen Years of Service

Last Name	First Name	Years of Service	Position
Geilenfeldt	Rodney	15	Fire Captain
Guerin	William	15	Police Sergeant
Jackson	Duane	15	Public Works Inspector
Taylor	Gary	15	Public Works Equipment Operator
Vojtaskovic II	David	15	Police Officer
Wilson	John	15	Public Works Equipment Operator

Twenty Years of Service

Last Name	First Name	Years of Service	Position
Gonsalves Jr.	Richard	20	Police Officer
McDaniel	Stephen	20	Police Officer
Thompson	Daniel	20	Police Officer

Twenty - Five Years of Service

Last Name	First Name	Years of Service	Position
Coffroth	Taylor	25	Senior Engineering Technician
Rottke	Christopher	25	Senior Park Maintenance Worker
Schofer	Elizabeth	25	Senior Management Analyst
Wright	Kevin	25	Public Works Crew Leader

Employee Service Awards (Continued)

Thirty Years of Service

Last Name	First Name	Years of Service	Position
Miller	David	30	Senior Park Maintenance Worker

Thirty - Five Years of Service

Last Name	First Name	Years of Service	Position
Best	Tracey	35	Recreation Services Supervisor

- Valley Lake Median Beautification Project
- East County EDC and the City of El Cajon -- Partners in Economic Development

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.8)

MOTION BY McCLELLAN SECOND BY BALES, to APPROVE Consent Items 1.1 to 1.8.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)

1.1 MINUTES OF CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY

Approve Minutes of the July 14, 2015 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

CONSENT ITEMS: (Continued)

1.2 WARRANTS

Approve payment of Warrants as submitted by the Finance Department.

1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA

Approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

1.4 THIRD AMENDMENT TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM SAN DIEGO REGIONAL STORMWATER COPERMITTEES MEMORANDUM OF UNDERSTANDING (MOU) (Report: Deputy Director of Public Works)

Approve the Third Amendment to National Pollutant Discharge Elimination System, San Diego Regional Stormwater Copermittees Memorandum of Understanding (MOU), dated July 2, 2015 and authorize the City Manager to execute the amendment on behalf of the City.

1.5 RESOLUTION: CERTIFICATION OF THE SANITARY SEWER MANAGEMENT PLAN FOR 2015 AND APPROVAL OF THE UPDATE TO THE 2008 SANITARY SEWER MASTER PLAN (Report: Deputy Director of Public Works)

- Receive the 2015 Sanitary Sewer Management Plan (SSMP) and Appendices for Approval and Filing;
- Receive the Update to the 2008 Sewer Master Plan; and
- Adopt RESOLUTION NO. 072-15 Certifying that the SSMP is in Compliance with the State of California Waste Discharge Requirements (WDR's)

1.6 PURCHASE OF OFFICE SUPPLIES (Report: Purchasing Agent)

Authorize the Purchasing Agent in accordance with Municipal Code 3.20.010(C)(5) to execute a purchase agreement with Staples Contract & Commercial, Inc., dba: Staples Advantage for the first year, with three 1-year renewal terms, to provide office supplies for City departments.

CONSENT ITEMS: (Continued)

1.7 RESOLUTION: AWARD OF BID NO. 010-16, PUBLICATION OF LEGAL NOTICES (Report: Purchasing Agent)

Adopt RESOLUTION NO. 073-15 to award the bid to the sole responsive, responsible bidder, East County Gazette, in the estimated annual amount of \$6,000.00.

1.8 REQUEST FROM MOTHER GOOSE PARADE ASSOCIATION TO PARTICIPATE AS THE TITLE SPONSOR AND PROVIDE IN-KIND SUPPORT FOR THE 2015 MOTHER GOOSE PARADE (Report: Assistant to the City Manager)

Approve the request from the Mother Goose Parade Association to participate as the Title Sponsor and provide in-kind support for the 2015 Mother Goose Parade.

PUBLIC COMMENT:

Brenda Hammond stated that she lights a candle every night for Law Enforcement, Fire Personnel and the military.

Sunshine Horton spoke about her upcoming 70th birthday celebration in honor of her late daughter Virginia.

Richard Graydon, long time El Cajon resident, asked the **City Council** to help change the image of El Cajon to bring more visitors to the City.

The Mother Goose Parade Association thanked the **City Council** for their continued support. The parade this year will be on Saturday, November 21, 2015 at 10:00 a.m. Volunteers and donations are welcomed. For more information log into mgpelcajon.com, or call 619-445-4613.

Monica Zech invited the community to the upcoming 'National Night Out' event on August 4, 2015, an event sponsored by the El Cajon Police Department. She also spoke about the new website, where a list of events are listed weekly.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

3.1 AMEND THE FISCAL YEAR 2015-2016 ONE YEAR ACTION PLAN TO ALLOCATE HOME FUNDS TO DOMUS DEVELOPMENT, LLC; APPROVE OF HOME FUNDING AGREEMENT; AND AUTHORIZE A HOME FUNDING AGREEMENT BETWEEN THE CITY OF EL CAJON AND DOMUS DEVELOPMENT, LLC FOR ACQUISITION OF PROPERTY LOCATED AT 230 S. SUNSHINE AVENUE, EL CAJON, CA (APN-487-342-03-00 and 487-342-06-00)

(Report: Assistant City Manager/Dir. of Community Development)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Adopt the next RESOLUTION in order to amend the FY 2015-2016 One Year Action Plan; and:
 - a) Allocate HOME Funds from Fiscal Year 2015-2016 HOME Investment Partnerships Program (HOME) funds in the amount of \$1.2 million for property acquisition.
 - b) Authorize the City Manager or designee to execute a HOME Funding Agreement (Agreement), including any supplemental documents or amendments, with Domus Development, LLC (Domus), substantially in the form as presented at this meeting, consistent with terms and conditions as set forth in this report, subject to environmental clearance and any other City requirements.
 - c) Pending Council action, authorize the City Manager or designee to make the necessary changes to the One Year Action Plan and submit all required documentation to the U.S. Department of Housing and Urban Development (HUD).

DISCUSSION

Assistant City Manager Al-Ghafry provided detailed information on the Item, and presented a slideshow with architectural details of the project.

Mayor Pro Tem McClellan expressed concern about the upkeep of the apartment units.

City Manager Williford stated that Domus Development and their management group are aware of the high expectations to keep this property well maintained.

PUBLIC HEARINGS: (Item 3.1 Continued)

Meea Kang, President of Domus Development, spoke about the expectancy of keeping this property as an affordable housing unit well after the 55 years shown on the proposal. She explained they have a contingency fund for expenses to maintain the property in good working order. In answer to **Councilmember Kendrick's** question about having a smoke free apartment unit, **Ms. Kang** explained that due to Fair Housing Regulations they cannot prohibit smoking, but rather encourage a healthy life style to their consumers.

Mayor Wells opened the public hearing.

No one came forward to speak.

MOTION BY McCLELLAN, SECOND BY BALES, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)

MOTION BY BALES, SECOND BY McCLELLAN, to ADOPT RESOLUTION NO. 074-15 to Amend FY 2015-2016 One Year Action Plan; and Allocate HOME Funds from Fiscal Year 2015-2016 HOME Investment Partnerships Program (HOME) funds in the amount of \$1.2 million for property acquisition; Authorize the City Manager or designee to execute a HOME Funding Agreement (Agreement), including any supplemental documents or amendments, with Domus Development, LLC (Domus), substantially in the form as presented at this meeting, consistent with terms and conditions as set forth in this report, subject to environmental clearance and any other City requirements; and Authorize the City Manager or designee to make the necessary changes to the One Year Action Plan and submit all required documentation to the U.S. Department of Housing and Urban Development (HUD).

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)

4. ADMINISTRATIVE REPORTS: None

5. COMMISSION REPORTS: None

6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee – Chair; League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

6.1 Council Activities Report/Comments

REPORT AS STATED.

6.2 LEGISLATIVE REPORT

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

7.1 Council Activities Report/Comments

REPORT AS STATED.

8.

COUNCILMEMBER TONY AMBROSE

SANDAG – Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; METRO Commission/Wastewater JPA.

8.1 Council Activities Report/Comments

9.

MAYOR PRO TEM BOB McCLELLAN

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

9.1 Council Activities Report/Comments

REPORT AS STATED.

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

10. COUNCILMEMBER STAR BALES

East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA – Alternate; Indian Gaming Local Community Benefit Committee – Alternate.

10.1 Council Activities Report/Comments

REPORT AS STATED.

11. LEGISLATIVE REPORT: None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

13. ORDINANCES: FIRST READING - None

14. ORDINANCES: SECOND READING AND ADOPTION - None

15. CLOSED SESSIONS: None

Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 28th day of July, 2015, at 4:19 p.m. to Tuesday, July 28, 2015 at 7:00 p.m.

BELINDA A. HAWLEY, CMC
City Clerk/Secretary

JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

July 28, 2015

An Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California, held Tuesday, July 28, 2015, was called to order by Mayor/Chair Bill Wells at 7:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday July 28, 2015, by order of the City Council and Redevelopment Agency.

ROLL CALL

Council/Agencymembers present:	Bales and McClellan
Council/Agencymembers absent:	Ambrose
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Wells
Other Officers present:	Hawley, City Clerk/Secretary
	Foley, City Attorney/General Counsel
	Williford, City Manager/Executive Director
	Al-Ghafry, Assistant City Manager

PLEDGE OF ALLEGIANCE TO FLAG and MOMENT OF SILENCE.

(The Courts have concluded that sectarian prayer as part of City Council meetings is not permitted under the Constitution)

AGENDA CHANGES: None

PUBLIC COMMENT: None

PUBLIC HEARINGS:

100 BELLA TERRAZZA – MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM; CONDITIONAL USE PERMIT NO. 2220; AND TENTATIVE SUBDIVISION MAP NO. 660 (Report: Planning Manager)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Move to ADOPT the next RESOLUTION in order ADOPTING the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
- Move to ADOPT the next RESOLUTIONS in order APPROVING Conditional Use Permit No. 2220 and Tentative Subdivision Map No. 660.

DISCUSSION

Planning Manager Anthony Shute provided a summary of the Item.

Mayor Wells opened the Public Hearing.

Steve Goble spoke in support of the proposed project.

Daryl Priest, Project Developer, made himself available for questions from **Council**.

No further comments were offered.

MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)

MOTION BY KENDRICK, SECOND BY McCLELLAN, to ADOPT RESOLUTION NO. 076-15 ADOPTING the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)

PUBLIC HEARINGS: (Item 100 – Continued)

MOTION BY KENDRICK, SECOND BY BALES, to ADOPT RESOLUTION NO. 077-15 APPROVING Conditional Use Permit No. 2220 and Tentative Subdivision Map No. 660.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)

**101 SCANTIBODIES ELECTRONIC MESSAGE DISPLAY – AMENDMENT TO CONDITIONAL USE PERMIT (CUP) NO. 2101
(Report: Planning Manager)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony;
- Close the Public Hearing; and
- Move to ADOPT the next RESOLUTION in order APPROVING Conditional Use Permit No. 2101, subject to conditions.

DISCUSSION

Planning Manager Anthony Shute provided a summary of the Item.

Councilmember Kendrick expressed concern with the brightness of sign. **Planning Manager Anthony Shute** assured that the glare, brightness, and illumination issues are addressed as part of the CUP to prevent distractions for drivers.

Mayor Wells opened the public hearing.

Jayon Payne, representative of Scantibodies Biologics, made himself available to answer questions from the **Council**.

Mayor Pro Tem McClellan inquired about the company name. Mr. Payne gve a brief history about the company name.

No further comments were offered.

MOTION BY WELLS, SECOND BY KENDRICK, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)

PUBLIC HEARINGS: (Item 101 – Continued)

MOTION BY KENDRICK SECOND BY BALES, to ADOPT RESOLUTION NO. 078-15 APPROVING Conditional Use Permit No. 2101, subject to conditions.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)

102 FOUNTAIN LIQUOR – AMENDMENT OF CONDITIONAL USE PERMIT NO. 256 – APPEAL OF PLANNING COMMISSION DECISION (Report: Planning Manager)

(Continued from July 14, 2015)

RECOMMENDATION: That the City Council:

- Continue the public hearing and receive testimony;
- Close the public hearing; and
- Move to ADOPT the next RESOLUTION in order DENYING the appeal and APPROVING the proposed alternative store configuration.

DISCUSSION

Planning Manager Anthony Shute provided a summary of the Item.

Discussion ensued amongst **Councilmembers** and **Staff** regarding issues that are included in the plan:

- Size of bottles
- Fortified wines
- Beer bottles greater than 32 oz.

Mayor Wells opened the Public Hearing.

Victor Vilaplana, the applicant's representative, reinforced that the applicant is in accord of the proposed changes. He complimented the City Staff for being helpful at all times.

Amir Habib, owner of Fountain Liquor, requested clarification on the size limitations.

Planning Manager Anthony Shute and **Staff** verified the municipal code for size limitations and confirmed the same conditions apply for all vendors.

PUBLIC HEARINGS: (Item 102 – Continued)

Julissa Meyer spoke in support of Mr. Habib and his store.

Dana Stevens spoke in support of the store bringing healthier food items.

No further comments were offered.

MOTION BY WELLS, SECOND BY KENDRICK to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)

MOTION BY KENDRICK, SECOND BY BALES, to ADOPT RESOLUTION NO. 079-15 DENYING the appeal and APPROVING the proposed alternative store configuration.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)

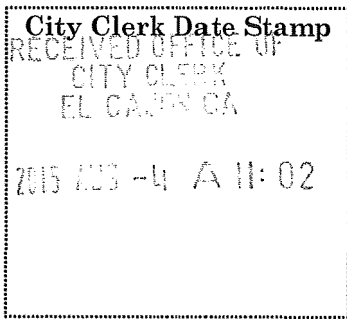
ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 28th day of July, 2015, at 7:50 p.m. to Tuesday August 11, 2015 at 3:00 p.m.

DRAFT

**BELINDA A. HAWLEY, CMC
City Clerk/Secretary**

**APPROVAL OF READING BY TITLE AND WAIVER OF READING
OF ORDINANCES ON THIS AGENDA**

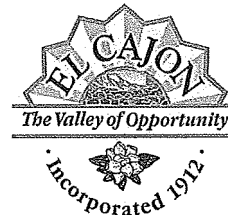
The City Council waives the reading of the full text of every ordinance contained in this agenda and approves the reading of the ordinance title only.



City of El Cajon Agenda Report

MEETING: Aug. 11, 2015

ITEM NO: 1.4



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Director of Finance and Treasurer

SUBJECT: Annual Investment Policy Update

RECOMMENDATION: That the City Council, Housing Authority, and the City of El Cajon as Successor Agency to the former Redevelopment Agency, respectively, adopt the next Resolutions, in order, adopting City of El Cajon Investment Policy and delegating investment authority to the Director of Finance / Agency Treasurer.

BACKGROUND: The City's investment policy requires that the policy be reviewed and adopted annually. The City's policy was first adopted by the City Council on May 15, 1996. In 2002, the National Association of Public Treasurers in the United States and Canada certified the City's investment policy as meeting their established standards. The policy has since been reviewed for update every year thereafter to ensure compliance and sound investment practices.

In preparing the update, the City's investment advisors, Public Financial Management (PFM), was asked to review and provide comment. Their attached response offers some revisions to consider, although not required. The proposed investment policy is presented for consideration and approval.

FISCAL IMPACT: Prudent investments provide for the safekeeping of funds and are an important revenue source.

PREPARED BY:

Clay Schoen
DIRECTOR OF FINANCE AND
TREASURER

APPROVED BY:

Douglas Williford
CITY MANAGER

RESOLUTION NO. SA-00 -15

A RESOLUTION OF THE CITY OF EL CAJON
AS SUCCESSOR AGENCY TO THE
EL CAJON REDEVELOPMENT AGENCY
ADOPTING BY REFERENCE THE
CITY OF EL CAJON INVESTMENT POLICY AND
DELEGATING INVESTMENT AUTHORITY
TO THE DIRECTOR OF FINANCE

WHEREAS, the City of El Cajon Investment Policy is created for the purpose of establishing safekeeping of principal and prudent investment of Successor Agency funds; and

WHEREAS, the policy has been updated to conform to state investment laws, enacted during the past year; and

WHEREAS, the policy has been prepared to standards promulgated by the Municipal Treasurers Association of the United States and Canada; and

WHEREAS, the investment policy has been reviewed by the City's investment advisors, Public Financial Management.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY AS FOLLOWS:

1. The City of El Cajon as Successor Agency to the El Cajon Redevelopment Agency adopts by this reference the City of El Cajon Investment Policy, dated September, 2015, as the Investment Policy for the Successor Agency.

2. The City of El Cajon as Successor Agency to the El Cajon Redevelopment Agency hereby delegates, to the Director of Finance, the authority to invest and reinvest funds held by the Successor Agency to the El Cajon Redevelopment Agency, and to sell and exchange securities so purchased, for the period of September 1, 2015, to and including August 31, 2015.

RESOLUTION NO. ____-15

A RESOLUTION ADOPTING THE
CITY OF EL CAJON
INVESTMENT POLICY AND
DELEGATING INVESTMENT AUTHORITY
TO THE DIRECTOR OF FINANCE

WHEREAS, the City of El Cajon Investment Policy is created for the purpose of establishing safekeeping of principal and prudent investment of City funds; and

WHEREAS, the policy has been updated to conform to state investment laws, enacted during the past year; and

WHEREAS, the policy has been prepared to standards promulgated by the Municipal Treasurers Association of the United States and Canada; and

WHEREAS, the investment policy has been reviewed by the City's investment advisors, Public Financial Management.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. The City Council hereby adopts the City of El Cajon Investment Policy, dated September, 2015.
2. The City Council hereby delegates, to the Director of Finance, the authority to invest and reinvest funds of the City, and to sell and exchange securities so purchased, for the period of September 1, 2015, to and including August 31, 2016.

08/11/15 (Item #1.4)

Annual Investment Policy - City 072115

RESOLUTION NO. ECHA-

A RESOLUTION OF THE EL CAJON HOUSING AUTHORITY
ADOPTING BY REFERENCE THE CITY OF EL CAJON INVESTMENT POLICY
AND DELEGATING INVESTMENT AUTHORITY TO THE TREASURER

WHEREAS, the City of El Cajon Investment Policy is created for the purpose of establishing safekeeping of principal and prudent investment of Housing Authority funds; and

WHEREAS, the policy has been updated to conform to state investment laws, enacted during the past year; and

WHEREAS, the policy has been prepared to standards promulgated by the Municipal Treasurers Association of the United States and Canada; and

WHEREAS, the investment policy has been reviewed by the City's investment advisors, Public Financial Management.

NOW THEREFORE, BE IT RESOLVED BY THE EL CAJON HOUSING AUTHORITY AS FOLLOWS:

1. The Housing Authority adopts by this reference the City of El Cajon Investment Policy, dated September, 2015, as the Investment Policy for the Housing Authority.

2. The Housing Authority hereby delegates, to the Treasurer, the authority to invest and reinvest funds of the El Cajon Housing Authority, and to sell and exchange securities so purchased, for the period of September 1, 2015, to and including August 31, 2016.

08/11/15 (Item #1.4)

Annual Investment Policy - Housing Authority 072115

June 29, 2015

Memorandum

To: Clay Schoen
City of El Cajon

From: Richard Babbe
PFM Asset Management LLC

Re: City of El Cajon Annual Investment Policy Review

At your request, we reviewed the City of El Cajon (“City”) Investment Policy (“Policy”) as part of the City’s annual review process. The Policy is comprehensive and well written. It is in compliance with all applicable California Government Code (the “Code”) statutes regulating the investment of public funds. While no changes are required, we made for the City’s consideration several suggestions that we believe will add clarity to the Policy and increase investment flexibility while maintaining the City’s emphasis on safety and liquidity. Our recommendations are shown below by Policy section. In addition, we attached a red-lined draft of the City’s Policy that illustrates our recommendations.

Suggested Revisions

Section 6.8 Supranationals. As the Code section on Supranational issuers took effect January 1, 2015, we recommend removing the effective date language from the Policy.

Section 6.9 Asset-Backed Securities. To further enhance the Portfolio’s diversification and return opportunities, we recommend the City authorize investment in Asset-Backed Securities (“ABS”), which are allowed under the Code in Section 53601 subsection (o). ABS are bonds created from various types of consumer debt. When consumers borrow money, the loans become an asset on the books of the entity that extended the credit. The lending entity can then bundle these assets with those of similar characteristics (e.g., maturity and delinquency risk) and sell them to investors. Returns on these securities come from customer payments on their outstanding loans. The primary types of ABS are mortgages, home equity loans, auto loans, leases, credit card receivables and student loans. This asset class offers yields that may be favorable relative to comparable maturity corporate bonds. We have a disciplined process for reviewing ABS issues before they are approved for purchase.

Section 11 Authorized Financial Dealers and Institutions. We are suggesting some changes to the language in this section to add clarity and reflect current practices.

Section 14 Performance Standards - Yield. We are recommending the City consider changing the account from a passively managed non-discretionary account to an actively managed discretionary portfolio. This would enhance our ability to manage the portfolio on a continuous consistent with the City’s selected benchmark, which would reflect the City’s reward/risk expectations and desires. This will allow us to provide the most value to the City from our significant capabilities in a volatile and uncertain market environment.

Please contact us if you have any questions

CITY OF EL CAJON INVESTMENT POLICY

1. Purpose

This Statement is intended to provide guidelines for the prudent investment of the City's temporarily idle cash, and outline the policies for maximizing the efficiency of the City's cash management system. The investment goal is to enhance the economic condition of the City while insuring the safety of funds invested.

2. Scope

This investment policy applies to all financial assets of the City of El Cajon. Funds applicable are as accounted for in the City's Comprehensive Annual Financial Report and include:

- 2.1 Major Governmental Funds
- 2.2 Non-Major Governmental Funds
- 2.3 Enterprise Fund
- 2.4 Internal Service Funds
- 2.5 Agency Funds

Additionally, the City provides cash management and investment services for:

- 2.1 El Cajon Housing Authority
- 2.2 Heartland Fire Training Facility Authority Funds
- 2.3 Heartland Communication Facility Authority Funds
- 2.4 Successor Agency to the Former El Cajon Redevelopment Agency

3. Objective

The City's cash management system is designed to accurately monitor and forecast expenditures and revenues, thus enabling the City to invest funds to the fullest extent possible. The City attempts to obtain the highest yield on its investments consistent with the criteria established for safety and liquidity.

4. Policy

It is the policy of the City of El Cajon to invest public funds in a manner that will provide maximum security with the highest investment return while meeting the daily cash flow demands of the City.

The primary objectives, in priority order, of the City's investment activities shall be:

- 4.1 Safety: Safety of principal is the foremost objective of the investment program. Investments of the City shall be undertaken in a manner that seeks to reduce the potential for loss of principal, interest or combination of the two. The City invests only in those instruments that are considered very safe.
- 4.2 Liquidity: The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements, which might be reasonably anticipated. Liquidity refers to the ability to convert an investment to cash promptly with minimum risk of losing some portion of principal or interest.
- 4.3 Yield: Yield is defined as the average annual return on an investment based on the interest rate, price, and length of time to maturity. The City attempts to obtain the highest yield possible, provided that the basic criteria of safety and liquidity have been met. The City's investment portfolio shall be designed with the objective of attaining a benchmark rate of return throughout budgetary and economic cycles, commensurate with the City's investment risk constraints and cash flow characteristics of the portfolio.

5. Prudence

Investments will conform to all state and local statutes governing the investment of public funds. Investments shall be made with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the City. The standard of prudence to be used by investment officials shall be the "prudent investor" standard and shall be applied in the context of managing an overall portfolio. Investment officers, acting in accordance with written procedures and the investment policy and exercising due diligence, shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

6. Authorized Investments

~~The City is empowered by statute to invest in securities listed below.~~

Percentage holding limits listed in this section apply at the time the security is purchased. Credit ratings, where shown, specify the minimum credit rating category required at purchase without regard to +/- or 1, 2, 3 modifiers, if any. In the event a security held by the City is subject to a credit rating change that brings it below the minimum credit ratings specified in this policy, the Director of Finance/Treasurer should notify the City Council of the change. The course of action to be followed will then be decided on a case-by-case basis, considering

such factors as the reason for the change, prognosis for recovery or further rate drops, and the market price of the security.

Bond reserves and proceeds shall be invested in securities permitted by the applicable bond documents. If the bond documents are silent as to permitted investments, bond proceeds will be invested in securities permitted by this Policy:

- 6.1 Bank Deposits FDIC insured or fully collateralized demand deposit accounts, savings accounts, market rate accounts, time certificates of deposits ("TCDs") and other types of bank deposits in financial institutions located in California. The amount on deposit in any financial institution shall not exceed the shareholder's equity. To be eligible to receive City deposits, the financial institution must have received a minimum overall satisfactory rating, under the Community Redevelopment Act, for meeting the credit needs of California Communities in its most recent evaluation. Bank deposits are required to be collateralized as specified under Government Code Section 53630 et seq. The Director of Finance/Treasurer, at his/her discretion, may waive the collateralization requirements for any portion that is covered by federal deposit insurance. The City shall have a signed agreement with any depository accepting City funds per Government Code Section 53649. The maturity of TCDs may not exceed 1 year in maturity. There is no limit on the percentage of the portfolio that may be invested in bank deposits. However, a maximum of 20 percent of the portfolio may be invested in TCDs.
- 6.2 Negotiable Certificates of Deposit Negotiable certificates of deposit (NCDs) issued by a nationally or state-chartered bank, a savings association or a federal association, a state or federal credit union, or by a federally licensed or state-licensed branch of a foreign bank. Purchases are limited to institutions which have long-term debt rated at least in the "A" category, or its equivalent, by a Nationally Recognized Statistical Rating Organization ("NRSRO"); and/or have short-term debt rated at least "A-1, or its equivalent, by a NRSRO. In combination with Placement Service CDs, purchases of Negotiable CDs may not exceed 30% of the City's investment portfolio.
- 6.3 Placement Service Deposits Bank deposits placed with a private sector entity that assists in the placement of deposits with eligible financial institutions located in the United States. The full amount of the principal and the interest that may be accrued during the maximum term of each deposit shall at all times be insured by federal deposit insurance. Placement Deposits shall meet all of the requirements of Government Code Section 53601.8. In combination with Negotiable CDs, purchases of Placement Service CDs may not exceed 30% of the City's investment portfolio.

- 6.4 Securities of the U.S. Government or its Agencies Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises.
- 6.5 Treasury Bills and Notes U.S. Treasury Bills, Notes, Bonds or Certificates of indebtedness, or those for which the full faith and credit of the United States are pledged for the payment of principal and interest.
- 6.6 Medium-Term Notes Medium-term notes are defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States. Purchases are limited to securities rated at least in the "A" category, or its equivalent, by a NRSRO. A maximum of 30 percent of the portfolio may be invested in this category.
- 6.7 Municipal Debt Registered treasury notes or bonds of this or any of the other 49 United States, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of this state or any of the other 49 United States.

Bonds, notes, warrants, or other evidences of indebtedness of any local agency within this state, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency.

Purchases are limited to securities rated at least in the "A" category, or its equivalent, by a NRSRO. A maximum of 20 percent of the portfolio may be invested in this category. The amount invested with any one issuer shall not exceed 10 percent of the portfolio.

- 6.8 Supranationals. United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments under this subdivision shall be rated "AA" or better by an NRSRO and shall not exceed 30 percent of the portfolio. ~~This subdivision will become effective January 1, 2015.~~
- 6.9 Asset-Backed Securities. Asset-backed securities include mortgage pass-through securities, collateralized mortgage obligations, mortgage-backed or other pay-through bonds, equipment lease-backed certificates, consumer

receivable pass-through certificates, and consumer receivable-backed bonds. Purchases are limited to securities rated at least in the "AA" category, or its equivalent, by a NRSRO. Additionally, securities must be issued by an issuer whose debt is rated at least in the "A" category, or its equivalent, by a NRSRO. A maximum of 20 percent of the portfolio may be invested in this category.

6.109 Local Agency Investment Fund (LAIF) Investment of funds in the California State Pool (LAIF), subject to the State's maximum investment regulation.

6.101 Bankers' Acceptance Bills of exchange or time drafts drawn on and accepted by a commercial bank, otherwise known as Bankers' Acceptances, which are eligible for purchase by the Federal Reserve System, the short term paper of which is rated in the highest category by a NRSRO. Purchases of Bankers' Acceptances may not exceed 180 days maturity or 30% of the City's investment portfolio.

6.142 Commercial Paper rated the highest ranking or of the highest letter and number rating as provided for by a NRSRO. The entity that issues the commercial paper shall meet all of the conditions in either paragraph (1) or paragraph (2):

(1) The corporation shall be organized and operating within the United States, shall have total assets in excess of five hundred million dollars (\$500,000,000), and shall issue debt, other than commercial paper, if any, that is rated at least A, or its equivalent, by a NRSRO.

(2) The corporation shall be organized with the United States as a special purpose corporation, trust, or limited liability company, has program wide credit enhancements including, but not limited to, over collateralizations, letters of credit, or surety bond; has commercial paper that is rated at least "A-1", or its equivalent, by a NRSRO.

Purchases of commercial paper may not exceed 25% of the City's investment portfolio.

6.123 Repurchase Agreements (Repos) A purchase of securities by the City pursuant to an agreement by which the seller will repurchase such securities on or before a specified date, or on demand of either party, and for a specified amount. ~~Investments in repos will be used solely as short-term investments not to exceed 30 days or 30% of the City's investment portfolio.~~ Prior to investing in repurchase agreements the City shall have properly executed a master repurchase agreement with each counterparty with which it enters into repurchase agreements.

The following collateral restrictions will be observed: Only U.S. Treasury securities or Federal Agency securities, as described in Section 6.4 and 6.5, will be acceptable collateral. All securities underlying Repurchase

Agreements must be delivered to the City's custodian bank versus payment or be handled under a tri-party repurchase agreement. The total of all collateral for each Repurchase Agreement must equal or exceed, on the basis of market value plus accrued interest, 102 percent of the total dollar value of the money invested by the City for the term of the investment. Since the market value of the underlying securities is subject to daily market fluctuations, the investments in repurchase agreements shall be in compliance if the value of the underlying securities is brought back up to 102 percent no later than the next business day. For any Repurchase Agreement with a term of more than one day, the value of the underlying securities must be reviewed on a regular basis. Market Value must be calculated each time there is a substitution of collateral.

The City or its trustee shall have a perfected first security interest under the Uniform Commercial Code in all securities subject to Repurchase Agreement.

The City may enter into Repurchase Agreements with (1) primary dealers in U.S. Government securities who are eligible to transact business with, and who report to, the Federal Reserve Bank of New York, and (2) California and non-California banking institutions having assets in excess of \$1 billion and in the highest short-term rating category as provided by a NRSRO.

6.134 Money Market Mutual Funds Mutual funds must consist of securities and obligations of the U.S. Treasury and agencies of the federal government, and repurchase agreements collateralized with U.S. Treasury and Federal Agency obligations. The management companies shall either (1) attain the highest ranking or the highest letters and numerical rating provided by not less than two of the three largest NRSRO, or (2) have an investment advisor registered with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations as authorized above and with assets under management in excess of five hundred million dollars (\$500,000,000). The purchase price of shares for beneficial interest purchase shall not include any commission and shall not exceed 15% of the City's surplus money, which may be invested.

6.145 County of San Diego Treasury (County Pool) Investment in the County of San Diego Treasury pool not to exceed 30% of the City's investment portfolio.

6.156 California Asset Management Trust Shares of beneficial interest issued by a joint powers authority organized pursuant to Section 6509.7 that invests in the securities and obligations authorized in Government Code. Investment in the Trust's Cash Reserve Portfolio (pool) not to exceed 30% of the City's investment portfolio.

6.167 Other investments that are, or may become, legal investments through the State of California Government Code and with prior approval of the City Council.

7. **Diversification and Maturity**

The investment portfolio shall be diversified among security types, individual financial institutions or maturity segments. In addition to the percentage limitation specified in Section 6 above, the maximum amount of the portfolio the City may invest with any one non-governmental issuer is 10%. Percentage limitations apply at time of purchase.

This investment policy limits maturities to five years unless the City Council has granted express authority to make that investment either specifically or as a part of an investment program approved by the City Council no less than three months prior to the investment. Bond reserve funds may be invested in securities exceeding five years if the maturity of such investments is made to coincide as nearly as practicable with the expected use of funds.

8. **Investment Reports**

The Director of Finance/Treasurer shall submit a quarterly investment report to the City Manager and City Council as soon as practical but no later than 60 days after the close of the quarter, except at fiscal year-end when the report shall be submitted no later than 90 days after the close of the quarter. The report shall include performance, market sector and interest earnings, the state of the investment market, highlight changes since the last report, and discuss investment strategy.— Reporting shall be on the basis of both cost and market. The report shall include:

- 8.1 A listing of individual securities held at the end of the reporting period by authorized investment category.
- 8.2 A listing of all investment types at par values, date of maturity, and the market value.
- 8.3 Quarterly historical data by investment category.
- 8.4 Pool investment portfolio make-up, by investment categories (BA's, CD's, Commercial Paper, Agencies, etc.).
- 8.5 Percentage of portfolio represented by each investment category.

~~The policy recognizes that reporting on a market basis will periodically cause market gains or losses to be reported. In most instances such gains or losses will not be realized since individual securities with specific maturities are purchased based upon projected cash flows and normally will not be liquidated prior to maturity.~~

The report shall state whether the investments comply with the investment policy, or manner in which the portfolio is not in compliance, and whether the City will be

able to meet its needs for cash for the next six months, or provide an explanation as to why sufficient money shall, or may, not be available.

9. Internal Controls

The Director of Finance/Treasurer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the entity are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgement by management. The internal controls shall address the following points:

- 9.1 Control of Collusion - Collusion is a situation where two or more employees are working together to defraud their employer.
- 9.2 Separation of Duties - By separating the person who authorizes or performs the transaction from the people who record or otherwise account for the transaction, a separation of duties is achieved.
- 9.3 Custodial Safekeeping - Securities purchased from any bank or dealer, including appropriate collateral, shall be placed and held by a third party custodian designated by the Director of Finance/Treasurer and evidenced by safekeeping receipts.
- 9.4 Avoidance of physical delivery securities - Book entry securities are much easier to transfer and account for since actual delivery of a document never takes place. All security transactions entered into by the City shall be conducted on a delivery-versus-payment (DVP) basis.
- 9.5 Clear Delegation of Authority - Subordinate staff members must have a clear understanding of their authority and responsibility to avoid improper actions.
- 9.6 Written Confirmation of Telephone Transactions for Investments and Wire Transfers - Due to the potential for error arising from telephone transactions, all telephone transactions shall be supported by written communications and approved by the appropriate person.

- 9.7 The Director of Finance/Treasurer shall establish an annual process of independent review by the external auditor. This review will provide internal control by assuring compliance with policies and procedures.
- 9.8 The Director of Finance/Treasurer shall establish a review process for government investment pools used by the City. At a minimum, the City shall maintain on file a copy of the pool's investment policy and its requirements for participation, including limitations on deposits or

withdrawals. For any pools used by the City, the Director of Finance/Treasurer shall include a listing by report to the Board quarterly by percentage the amount the pool has invested by investment sector.

10. Use of Professional Investment Manager

The City has engaged an investment advisor to assist in its investment program. Investments made by the Investment Advisor will be under the direction of the Director of Finance/Treasurer and will conform to this policy and within limitations of the Government Code.

11. Authorized Financial Dealers and Institutions

For transactions executed by the City's Investment Advisor, the Investment Advisor shall select broker/dealers according to Investment Advisor's selection policy ~~(attached) titled Selection and Approval of Broker/Dealers and Qualified Financial Institutions.~~ The use of broker/dealers will conform to the Investment Advisor's approved list at the time of investment. For transactions executed directly by the City and not purchased from the issuer, the Director of Finance/Treasurer will maintain a list of financial institutions authorized to execute investment transactions~~may also use approved broker/dealers as authorized by the Investment Advisor selection policy.~~

12. Safekeeping and Custody

All security transactions entered into by the City shall be conducted on a delivery-versus-payment (DVP) basis. To protect against potential losses by collapse of individual securities dealers, and to enhance access to securities, interest payments and maturity proceeds, all securities owned by the City shall be held in safekeeping by a third party bank trust department, acting as agent for the City under the terms of a custody agreement executed by the bank and by the City. The only exception to the foregoing shall be investments in: (i) depository accounts, (ii) LAIF, the county pool and other local government investment pools, and (iii) money market mutual funds, since the purchased securities are not deliverable. Evidence of each these investments will be held by the City.

13. Other Constraints

The City shall operate its investments within the many stated and self-imposed constraints. ~~The City shall not leverage funds for investment purposes. It shall buy no stocks, shall not speculate, nor shall it deal in futures or options, or buy on the margin.~~ Outside of participation in the State and County investment pools, the City shall not have any investments in exotic instruments such as inverse floaters, range notes, or mortgage-derived, interest-only strips, reverse repurchase agreements, or flexible repurchase agreements. The City will not purchase any security having an interest rate derived from an index, commodity price or other variable, i.e., securities commonly known as derivatives. The City may invest in floating rate securities.

14. Performance Standards – Yield

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and cash flow needs. The City's ~~may seek~~ utilizes ~~either an passive or active~~ rather than active passive management approach of portfolio assets. ~~However~~ Accordingly, the City may from time to time sell securities that it owns in order to better reposition its portfolio assets in accordance with changes in cash flow schedules or market conditions. Given this strategy, the basis used by the Director of Finance/Treasurer to determine whether market yields are being achieved shall be to compare the City's portfolio yield to LAIF and two-year Treasury ~~Bill~~ Note rates.

15. Ethics and Conflict of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Employees and investment officials shall disclose to the City Manager any material financial interests in financial institutions that conduct business within their jurisdiction, and they shall further disclose any large personal financial/investment positions that could be related to the performance of the City.

16. Investment Procedures

The Director of Finance/Treasurer shall establish written investment policy procedures for the operation of the investment program consistent with this policy. The procedures include reference to: safekeeping, repurchase agreements, wire transfer agreements, banking service contracts and collateral/depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Director of Finance/Treasurer.

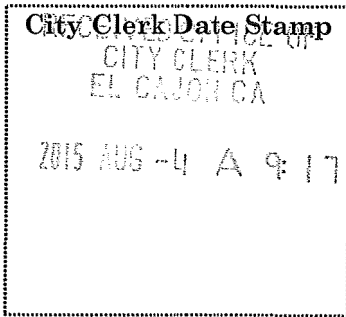
17. Delegation of Authority

Management responsibility for the investment program is hereby delegated for a one-year period to the Director of Finance/Treasurer who shall have full responsibility ~~until the delegation of authority is revoked or expires~~ for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials, and their procedures in the absence of the Director of Finance/Treasurer.

18. Investment Policy Adoption

The City's investment policy shall be adopted by resolution of the City Council. The policy shall be reviewed annually by the City Council and any modifications made thereto must be approved by the City Council.

City of El Cajon
| Revised September, 20142015



City of El Cajon Agenda Report

MEETING: Aug. 11, 2015

ITEM NO: 1.5



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Deputy Director of Public Works

SUBJECT: Acceptance of Improvements at Johnson Avenue and West
Madison Avenue for Pedestrian Safety, PW 3400, Bid Number 019-
15.

RECOMMENDATION: That the City Council accept the project, authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

BACKGROUND: On November 18, 2014, the contract was awarded by City Council Resolution No. 120-14 to New Century Construction, Inc. This project included the widening of West Madison Avenue, east of North Johnson Avenue for approximately 300-feet, removing and replacing a retaining wall and fence, relocation of the traffic signal, and construction of new asphalt pavement and sidewalks. The project was completed on July 10, 2015.

FISCAL IMPACT: There is no fiscal impact as a result of this action. The total construction expenditure on this project is \$322,110.76.

PREPARED BY:

REVIEWED BY:

APPROVED BY:

Dennis Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS

Majed Al-Ghafry
ASSISTANT
CITY MANAGER

Douglas Williford
CITY MANAGER

City Clerk Date Stamp
RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA
2015 AUG -4 P 5:11

City of El Cajon Agenda Report

MEETING: 08/11/15

ITEM NO: 1.6



TO: Mayor Wells, Mayor Pro Tem McClellan, and Councilmembers Ambrose, Bales, Kendrick

FROM: Sara Ramirez, Director of Recreation

SUBJECT: Request from St. Madeleine Sophie's Center for Sponsorship and In-Kind Services for HauntFest on Main


RECOMMENDATION: That the City Council approve the request for support from St. Madeleine Sophie's Center, the lead agency for the 4th annual HauntFest on Main.

BACKGROUND: Once again, St. Madeleine Sophie's Center has agreed to be the lead agency for HauntFest. They will coordinate the event, monitor the event budget, develop a logistics plan and provide a comprehensive marketing plan to include social media, flyers and posters. City staff and the Downtown El Cajon Business Partners will assist in these efforts. In previous years, the City Council has approved in-kind supplies and services and provided a \$15,000 direct cash contribution to St. Madeleine Sophie's Center, to be used towards Hauntfest operations, publicity and supplies.

HauntFest on Main is scheduled for Friday, October 23, 2015, from 5:00 – 10:00 p.m. This family-oriented event has grown each year and will continue to attract newcomers to the downtown area with an expected attendance of 25,000 – 30,000. HauntFest on Main will feature live entertainment on three outdoor stages, a costume contest, carnival rides, vendor booths, outdoor movies, a candy trail and a haunted car show. Supporting partner, the Downtown El Cajon Business Partners, will manage an entertainment stage, the costume contest and car show components and Recreation Department staff will oversee event set up, kids' crafts and interactive games.

FISCAL IMPACT: If approved by the City Council, \$15,000 will be allocated to lead agency St. Madeleine Sophie's Center from the FY 2015-2016 Community Services and Events Budget Activity #103000. Indirect staff costs for the event will be absorbed within the respective department budgets.

PREPARED BY:


Sara Ramirez
DIRECTOR OF RECREATION

APPROVED BY:


Douglas Williford
CITY MANAGER



St. Madeleine
Sophie's Center

serving Adults With
Developmental
Disabilities

Date: July 29, 2015

Re: HauntFest on Main 2015

Dear Honorable Mayor Bill Wells, Mayor Pro Tem McClellan Councilmembers Ambrose, Bales and Kendrick,


St. Madeleine Sophie's Center is pleased to once again be the lead agency and partner with the City of El Cajon and Downtown El Cajon Business Partners on the 4th Annual HauntFest on Main. HauntFest on Main is scheduled for Friday, October 23, 2015 from 5:00 – 10:00 p.m. in the downtown area. HauntFest will feature carnival rides, outdoor movies, vendor booths, live entertainment on three outdoor stages, costume contest, haunted cars with Trunk or Treat Candy and great family fun.

The San Diego UT - *Night and Day* declared HauntFest 2014 as one of the best family Halloween events in the County. This free family event will again attract more than 25,000 people to downtown El Cajon, helping to promote downtown businesses in El Cajon.

We are asking the City of El Cajon to contribute \$15,000 to St. Madeleine Sophie's Center to help offset the cost of supplies and event components for HauntFest on Main in addition to providing in-kind city supplies and services.

We appreciate your consideration of this proposal and hope that St. Madeleine Sophie's Center can again count on the City for its continued support. HauntFest on Main has become a Halloween tradition that this community looks forward to each year.

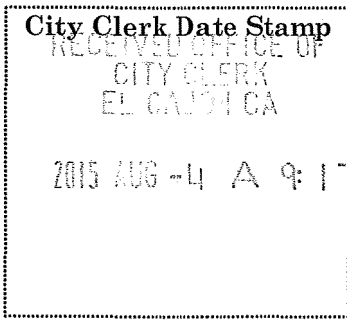
Thank you for your consideration,



Debra Emerson,

Chief Executive Officer

St. Madeleine Sophie's Center



City of El Cajon Agenda Report

MEETING: 08/11/15

ITEM NO: 1.7



TO: Mayor Wells, Mayor Pro Tem McClellan, and Councilmembers Ambrose, Bales, Kendrick

FROM: Sara Ramirez, Director of Recreation

SUBJECT: Community Event in the Right-of-Way: the 5th Annual Chaldean American Festival

RECOMMENDATION: That the City Council:

- 1) Approve the use of the public right-of-way for the 5th Annual Chaldean American Festival.
- 2) Approve to co-host the Chaldean American Festival with in-kind services.
- 3) Approve the request for a beer and wine garden to be held in the upper Centennial Plaza.

BACKGROUND: The 5th Annual Chaldean American Festival is being planned for Saturday, September 19, 2015, from 5:00 p.m. – 10:00 p.m. and Sunday, September 20, 2015, from 5:00 p.m. – 10:00 p.m. The applicant, Knights of Columbus Mar Toma Council No. 10981, has submitted an application to use Centennial Plaza, Rea Avenue and a portion of Sulzfeld to facilitate this event. The Chaldean Festival is a family-oriented event, featuring food, drinks, amplified music, games, inflatables and art to celebrate Chaldean Month. Attendance of 1,500 guests per day is anticipated.

As in previous years, Knights of Columbus Mar Toma Council No. 10981 has invited the City to co-host the Chaldean American Festival. This support would include in-kind support of City services as it applies to the event. Additionally, this year’s event organizers are requesting permission for a fenced and secured beer garden, located in the upper Centennial Plaza. The remainder of the event is free to the public and will not include temporary fencing.

The road closure plan will accommodate the potential construction limitations and the 20’ fire lane. The applicant is requesting the following road closures starting at 10:00 a.m. on Saturday, September 19, 2015, through midnight on Sunday, September 20, 2015:

- Rea Avenue.
- Sulzfeld Way; just north of the alley.
- Police Department/City Hall parking lot driveway adjacent to Rea Avenue circle.

Agenda Report
August 11, 2015
Subject: Chaldean American Festival
Page 2

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Event organizers will be required to provide the following:

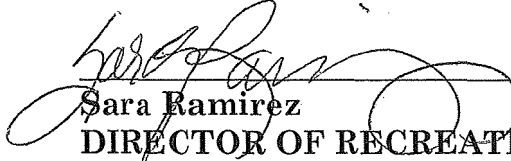
- A signed petition from a majority of the affected businesses and residents, to include reference to the hours of requested road closures.
- A one-day, Special Event Business License applicable to each vendor.
- Approved Certificates of Insurance, applicable to all vendors.
- Beer and wine garden layout and fencing, to be reviewed and approved by the Fire Marshal.
- Entrance monitors and licensed, uniformed security guards in beer garden.
- Bartenders and a one-day ABC license to serve alcohol.

Upon approval, the Special Event Committee will notify the applicant of additional conditions to be met. The applicant must meet with City staff to review all conditions before final approval of event. Failure to comply with conditions shall result in cancellation of permit and event.

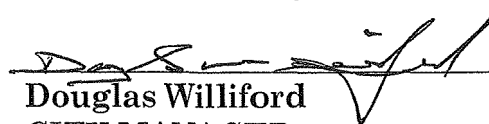
CEQA: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15061 (b)(3) the "General Rule," which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The temporary use of the City's right-of-way for a community event and the detouring of other modes of transportation within City streets will not have a significant effect on the environment.

FISCAL IMPACT: The applicant, Knights of Columbus Mar Toma Council No. 10981, will pay all applicable rental fees. Indirect staff costs for the event will be absorbed within the respective department budgets.

PREPARED BY:


Sara Ramirez
DIRECTOR OF RECREATION

APPROVED BY:


Douglas Williford
CITY MANAGER

7-29-2015



**KNIGHTS OF COLUMBUS
MAR TOMA COUNCIL No. 10981**

**1627 Jamacha way
El Cajon, Ca. 92019**

To whom it may concern at the City of El Cajon:


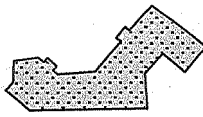


We, the Knights of Columbus – Mar Toma Council are hosting our annual Chaldean – American Festival. It will take place on Friday and Saturday, 19-20 of September at the City of El Cajon play ground. The festival is a celebration of Summer at our city with a Chaldean flavor of food, drinks, and music. We are anticipating around 1500 people to attend this event. The City of El Cajon had, thankfully, Co-hosted this event in the past and we are asking the City to support us in the same manner as with the previous years.

Sincerely,

Kamal Alsawaf

**Grand Knight
Mar Toma Council
619-654-1451**

Chaldean American Festival
 September 19th & 20th
 Upper Centennial Plaza Beer Garden Map
 Created: July 17th, 2015

-  = 6' Fencing
-  = Beer Garden Footprint
-  = Vendor (non-food)
-  = Bike Rack Barrier

CITY HALL

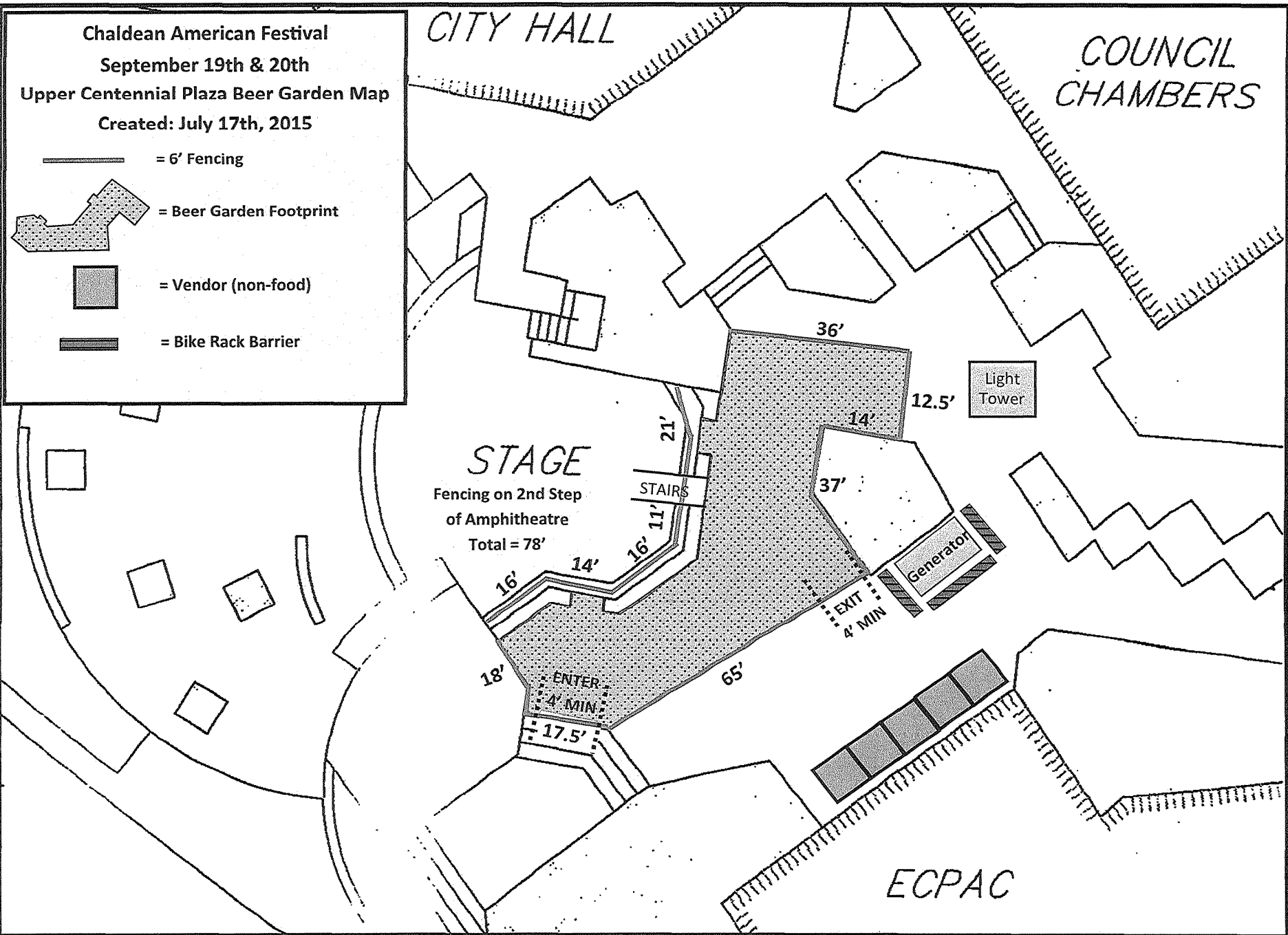
COUNCIL CHAMBERS

STAGE
 Fencing on 2nd Step
 of Amphitheatre
 Total = 78'

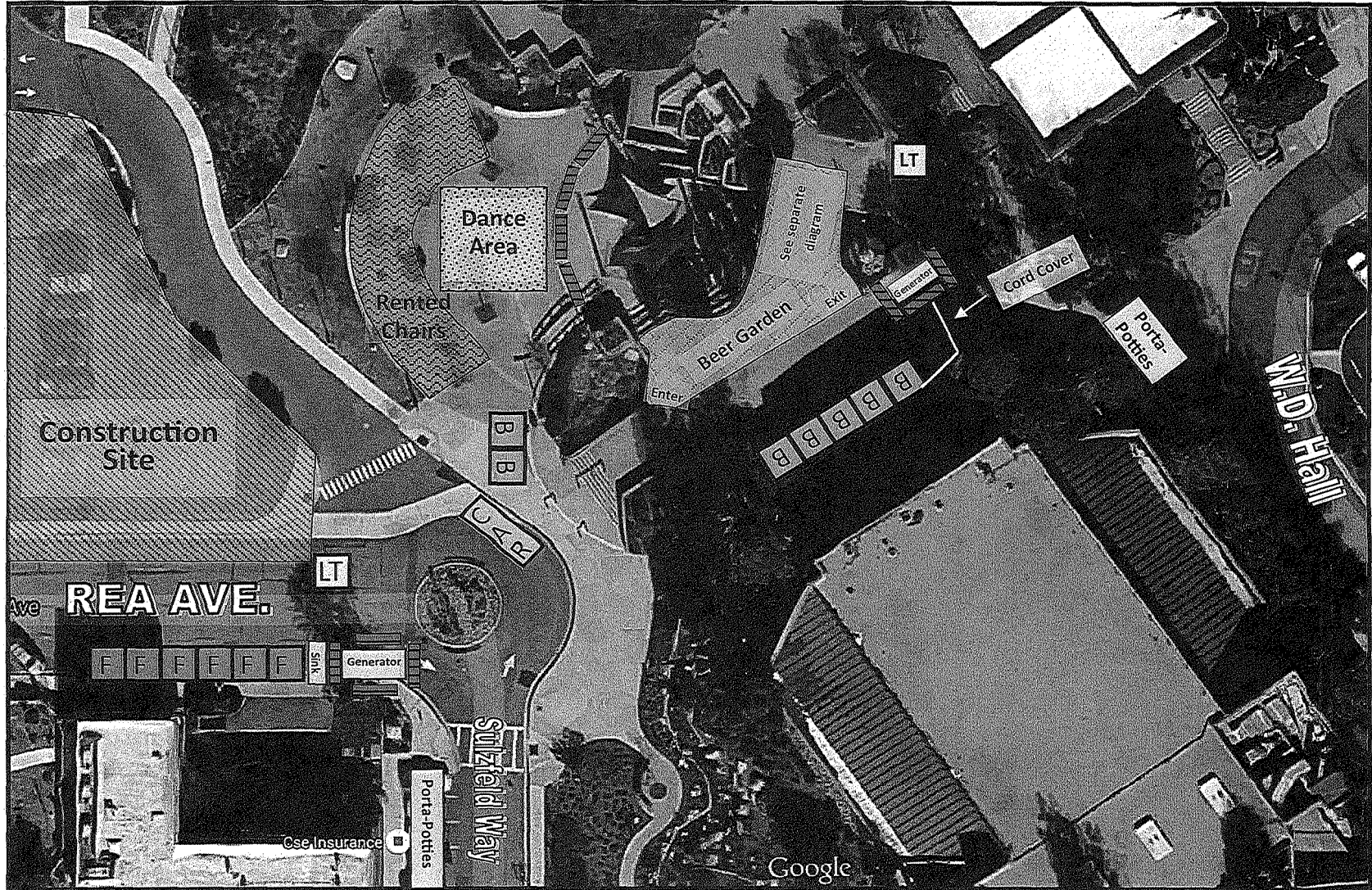
Light Tower

Generator

ECPAC



Chaldean American Festival
September 19 & 20 , 2015
Centennial Plaza Area

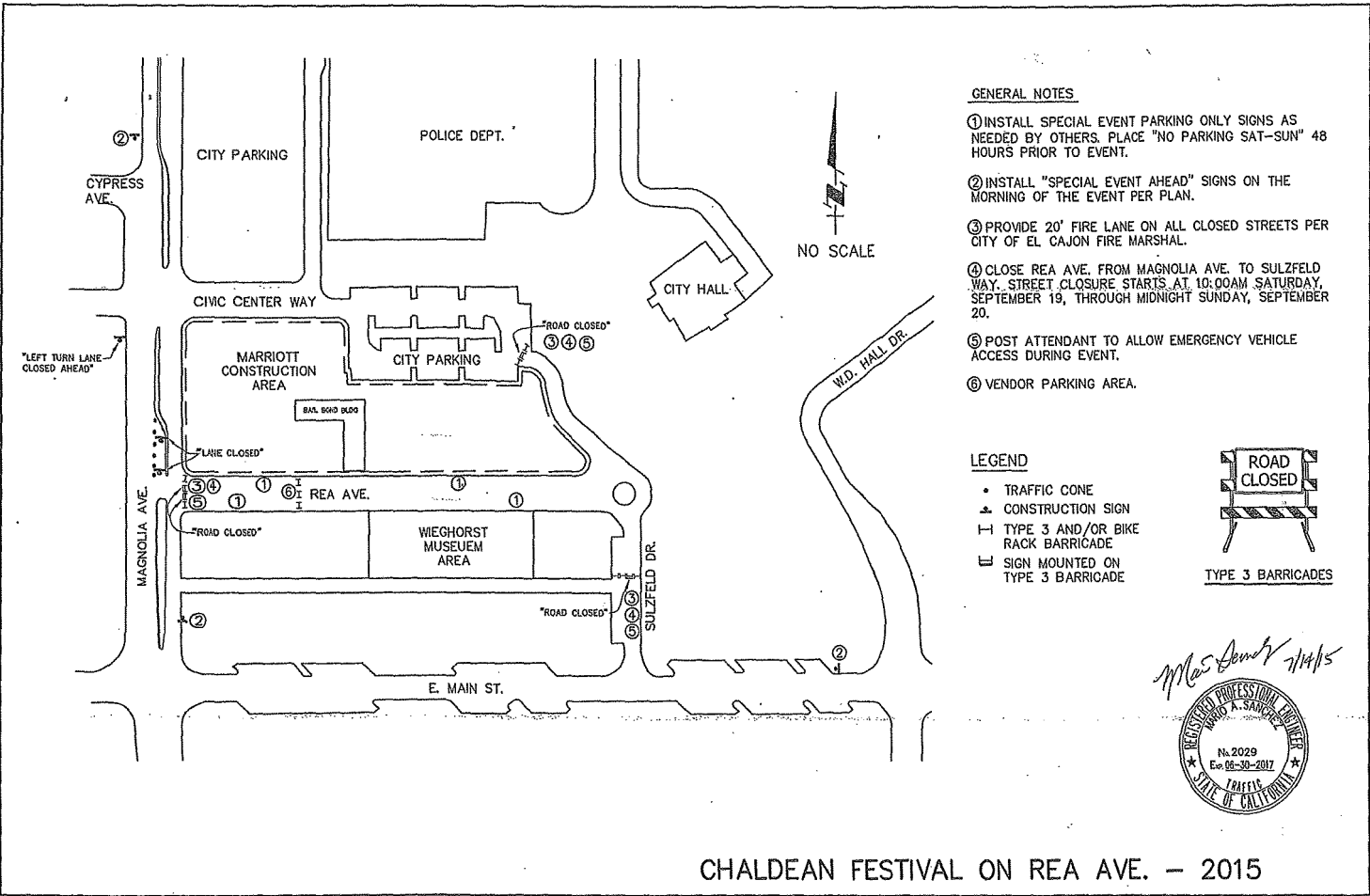


Chaldean American Festival September 19 & 20 , 2015 Rea Ave. & Sulzfeld Way



Legend:

- | | | | | | |
|--------------------------------------|--------------------------------|-------------------------------------|----------------------------------|---------------------|-------------------|
| C = Carnival Game | F = Food Booth | = Bike Rack Barricade | LT = Portable Light Tower | D = Dumpster | J = Jumper |
| B = Business Booth (Non-Food) | = Generator/Sink/Porta-Potties | = Display Car (Opportunity Drawing) | | | |



GENERAL NOTES

- ① INSTALL SPECIAL EVENT PARKING ONLY SIGNS AS NEEDED BY OTHERS. PLACE "NO PARKING SAT-SUN" 48 HOURS PRIOR TO EVENT.
- ② INSTALL "SPECIAL EVENT AHEAD" SIGNS ON THE MORNING OF THE EVENT PER PLAN.
- ③ PROVIDE 20' FIRE LANE ON ALL CLOSED STREETS PER CITY OF EL CAJON FIRE MARSHAL.
- ④ CLOSE REA AVE. FROM MAGNOLIA AVE. TO SULZFELD WAY. STREET CLOSURE STARTS AT 10:00AM SATURDAY, SEPTEMBER 19, THROUGH MIDNIGHT SUNDAY, SEPTEMBER 20.
- ⑤ POST ATTENDANT TO ALLOW EMERGENCY VEHICLE ACCESS DURING EVENT.
- ⑥ VENDOR PARKING AREA.

LEGEND

- TRAFFIC CONE
- ▲ CONSTRUCTION SIGN
- TYPE 3 AND/OR BIKE RACK BARRICADE
- ⊞ SIGN MOUNTED ON TYPE 3 BARRICADE

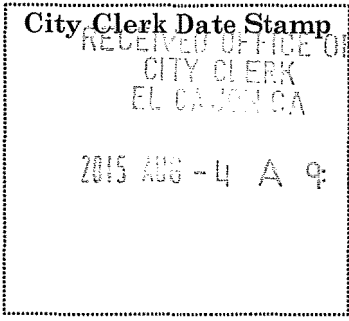


TYPE 3 BARRICADES

M. S. Dandy 7/14/15



CHALDEAN FESTIVAL ON REA AVE. - 2015



City of El Cajon Agenda Report

MEETING: 8/11/15

ITEM NO: 1.8



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Ambrose, Bales, Kendrick

FROM: Sara Ramirez, Director of Recreation

SUBJECT: Community Event in the Right-of-Way: Rock Church Block Party

RECOMMENDATION: That the City Council approve the use of the public right-of-way for the Rock Church Block Party.

BACKGROUND: Rock Church is requesting the use of the City right-of-way for a Block Party on Friday, August 28th from 6:00 p.m. – 9:00 p.m. This event is free and open to the community. The church is planning to have carnival games, a petting zoo, a stage with music provided by a DJ, four jumpers for children and a food booth serving hotdogs and hamburgers. Rock Church has petitioned the businesses surrounding their church and has received the approved signatures.

Rock Church anticipates attendance of 1,200 people to the block party and are requesting a full street closure on Petree Street between N. Marshall Avenue and Jackman Street to provide adequate space to accommodate the crowd. An additional parking lot entrance off Jackman Street eliminates the impact to businesses surrounding Rock Church.

Approval for full street closure on Friday, August 28th is requested as follows:

Full Street Closure

2:00–10:00 p.m. – Petree Street from N. Marshall Avenue to Jackman Street

Upon approval by City Council, the City’s Traffic Engineer will develop a traffic plan which will be coordinated with Public Works to ensure a safe event. In addition, the Special Event Committee will notify Rock Church of the necessary conditions that must be met prior to their event. Failure to comply with conditions shall result in cancellation of permit and event.


Agenda Report
August 11, 2015
Subject: Rock Church Block Party
Page 2

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CEQA: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15061 (b)(3) the General Rule, which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The temporary use of the City's right-of-way for a community event and the detouring of other modes of transportation within City Streets will not have a significant effect on the environment.

FISCAL IMPACT: The Rock Church will pay all applicable fees.

PREPARED BY:


Sara Ramirez
Director of Recreation

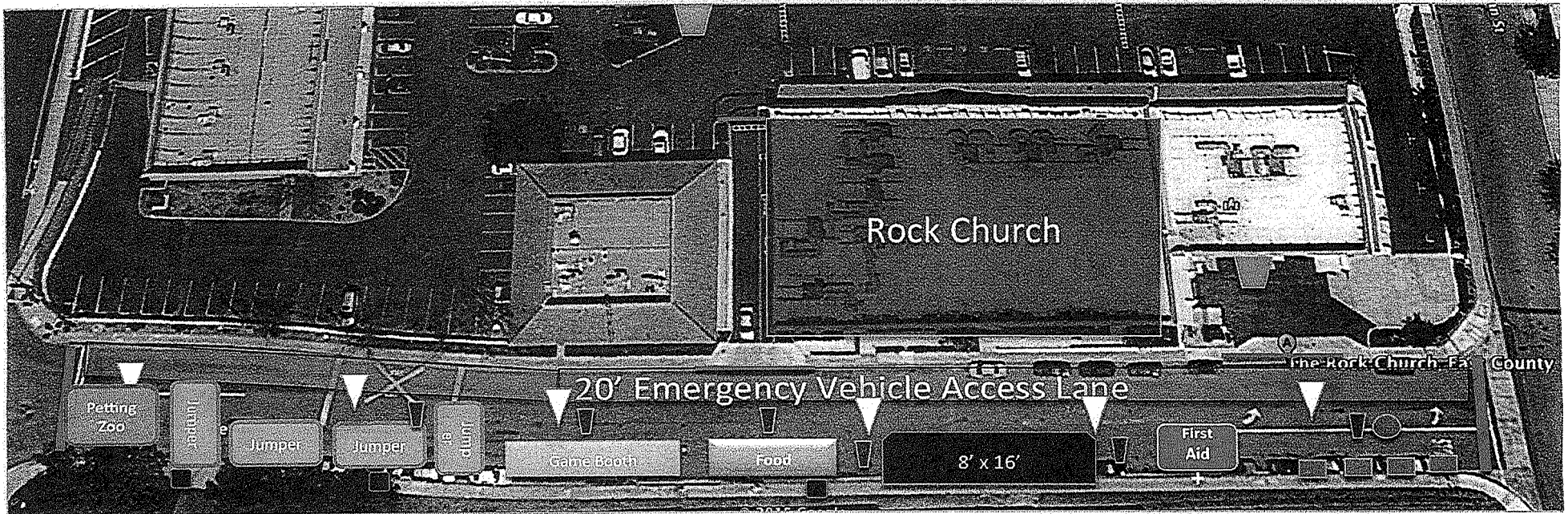
APPROVED BY:


Douglas Williford
City Manager

ATTACHMENTS:

1. Event site map

EAST COUNTY ROCK BLOCK PARTY SET-UP



TRASH AND RECYCLE

ROAD CLOSURE BARRICADES

LIGHT TOWERS

WASH STATION



INFLATABLE JUMPS



GAME BOOTHS



FIRST AID TENT



GENERATOR 2500 – 2800 Watt



Stage



Porta Potty



Petting Zoo



Dumpsters

City Clerk Date Stamp
 RECEIVED
 CITY CLERK
 EL CAJON
 2015 AUG -5 AM 9:57

City of El Cajon Agenda Report

MEETING: August 11, 2015
 ITEM NO: 1.9



TO: Mayor Wells, Mayor Pro Tem McClellan
 Councilmembers Ambrose, Bales, Kendrick

FROM: Jim Lynch, Director of Human Resources

SUBJECT: Revisions to Classification Specifications

RECOMMENDATION: It is recommended that the City Council approve the proposed revisions to the classification specifications identified below.

BACKGROUND: The City recently reviewed the following existing and proposed classifications as a result of departmental reorganizations, operational changes and revisions reflecting updated educational requirements.

<u>Classification</u>	<u>Bargaining Group</u>	<u>Status</u>
Assistant Engineer/Licensed Land Surveyor	MMPEG	Revision
Associate Engineer	MMPEG	Revision
City Engineer/Deputy Director of Public Works	MMPEG	New
Deputy Director of Community Development	MMPEG	New
Police Captain	POA-MG	Revision
Police Lieutenant	POA-MG	Revision
Police Records Supervisor	ECMEA	Revision

The proposed revisions mainly address updates in the duties of the positions due to either department reorganization or updates in the operational services provided by the respective departments. The changes in the Police Captain and Police Lieutenant reflect educational considerations approved by the Council in the 2015-17 MOU.

The three affected bargaining groups, the Mid-Management and Professional Employees Group (MMPEG), the Municipal Employees' Association (MEA), and the Police Officers' Association - Management Group (POA-MG) have all provided feedback and each group has approved the respective revisions to the classifications represented. Final approval of the changes to the Police Captain, Police Lieutenant,

and Police Records Supervisor class specifications is pending with the Personnel Commission, which is scheduled to meet on August 13 to consider and approve them.

A markup version of each referenced class specification is attached.

FISCAL IMPACT: There is *no* fiscal impact. The City Council has tentatively approved the compensation for the new classifications in the 2015-16 budget that was approved in June. Final approval of the compensation is pending agreement with respective bargaining groups. The proposed changes in this item only affect the classification specifications.

PREPARED BY:



Jim Lynch
DIRECTOR OF HUMAN RESOURCES

APPROVED BY:



Douglas Williford
CITY MANAGER

CITY OF EL CAJON

ASSISTANT ENGINEER* / LICENSED LAND SURVEYOR (NON-CLASSIFIED)

CLASSIFICATION DESCRIPTION

Function: Under general supervision, supervises and participates in professional level engineering or land surveying work; performs related work as required.

Class Characteristics: Positions in this class are journey-level civil engineering or land surveying positions. Employees in this class perform more responsible duties and receive less supervision than the position of Junior Engineer and may be assigned supervisory duties.

Representative Duties: Generally assigned to perform tasks requiring demonstration of professional knowledge in civil engineering or land surveying principles; supervises, trains and evaluates the work of subordinate personnel.

Applicable in-onto All -eEngineering Aassignments:

- Prepares and supervises the preparation of legal descriptions and grant deeds;:
- Provides technical assistance and assists staff members on various engineering assignments.
- Coordinates and confers with other City personnel and departments, representatives of other public and private agencies and the public;:
- Assists in budget preparation;
- Coordinates projects and contracts with City departments, public agencies, utility companies and the public.
- Supervises and prepares background and staff reports for City Council and Planning Commission;
- Supervises, trains and evaluates subordinate personnel;:
- Prepares background and reports for City Council;
- Supervises and directs traffic engineering personnel;

In the Engineering D-design Aassignment:

City of El Cajon
Assistant Engineer/Licensed Land Surveyor

- Supervises and participates in preparation of preliminary and final engineering plans, specifications and cost estimates for street improvements, drainage facilities, sanitary sewers and related structures;
- Supervises and participates in the preparation of plan layouts, details and drawings;
- Supervises and participates in the preparation of engineering calculations related to hydraulics, structural analysis, surveying and highway design;
- Utilizes computer-aided design and drafting systems;
- ~~prepares and supervises the preparation of legal descriptions and grant deeds for easements and street rights-of-way;~~
- Coordinates the work of field survey crews;
- Assists in preparation of special assessment districts, funding applications for federally funded and other projects, and Environmental Impact Analysis;
- ~~provides technical assistance during construction of public improvements;~~
- Prepares petitions and reports;
- ~~confers with other City personnel and departments, representatives of other public and private agencies and the public.~~
 - Duties may also include assignments normally performed by other Assistant Engineer assignments.

In the Engineering - Private Development Assignment:

- Supervises, reviews and checks tentative and final subdivision maps for accuracy, design and completeness;
- ~~prepares and supervises the preparation of legal descriptions and grant deeds for easements and street rights-of-way;~~
- Reviews specifications and improvement plans for accuracy;

City of El Cajon
Assistant Engineer/Licensed Land Surveyor

- ~~assists staff members on various engineering assignments;~~
- ~~confers with other City personnel, representatives of other public and private agencies and the public regarding engineering design or problems;~~
- Coordinates and negotiates with private engineers and developers regarding requirements for developments;
- Supervises and reviews preparation of planning actions;
- ~~supervises and prepares staff reports for City Council and Planning Commission;~~
- ~~supervises, trains and evaluates subordinate personnel.~~
 - Duties may also include assignments normally performed by other Assistant Engineer assignments.

In the Engineering Traffic Assignment:

- Performs engineering design of traffic projects, including roadway lighting, traffic signals, signing and striping plans;
- Checks traffic control plans and related specifications for other Public Works divisions;
- Conducts and updates inventories of traffic control devices;
- Uppdates and uses computerized special reports;
- Receives, investigates and deals with public on service requests and related matters;
- Orders and reviews work of traffic operations section and signal service contractor, including signing and striping by City forces;
- Reviews planning actions for traffic related Public Works comments;
- ~~prepares background and reports for City Council;~~

City of El Cajon
Assistant Engineer/Licensed Land Surveyor

- ~~Supervises and directs traffic engineering personnel.~~
 - Duties may also include assignments normally performed by other Assistant Engineer assignments.

In the Engineer Wastewater Assignment:

- Utilizes computer-aided design and drafting systems, as well as geographical information systems;
- Supervises and administers the City's Asset Management System and environmental compliance, which includes sewer facilities, pavement, storm drains, traffic devices, public properties and structures, and personnel;
- Supervises and participates in the preparation of the necessary reports and correspondence related to sanitary sewer, including compliance reporting to the Regional Water Quality Control Board;
- Works to develop and implement Fats, Oil and Grease (FOG) programs and ensure compliance with the State requirements;
- Coordinates projects and contracts with other City departments, other public agencies, utility companies and the public, including sewage transportation and treatment contracts with the City of San Diego, County of San Diego (Winter Gardens), and the City of La Mesa;
- Provides technical assistance to various other departments and divisions, including Finance customer service;
- Receives, investigates and deals with public on technical sewer account review requests and related matters;
- Participates in updates to inventories and classifications of sewer accounts;
- Assists staff members on various engineering assignments;
- Supervises and prepares staff reports for City Council and Planning Commission;
- Supervises, trains and evaluates subordinate personnel;

City of El Cajon
Assistant Engineer/Licensed Land Surveyor

~~• Updates and uses computerized special reports;~~

~~• Coordinates the work of field crews;~~

~~Duties may also include assignments normally performed by other Assistant Engineer assignments.~~

- ~~• Duties may also include assignments normally performed by other Assistant Engineer assignments.~~

As Licensed Land Surveyor:

- Coordinates, supervises, and performs as the lead member of an engineering land survey crew;
- Performs survey calculations, documents, processes and collects field data;
- Develops topographic maps and provides construction staking for City projects;
- Rearches, selects, implements, trains, supervises, and operates various land survey computers, equipment, and software;
- Determines and locates lines, angles, distances, elevations, rights-of-way, and property boundaries;
- Drafts Auto CADD improvement plans, maps, and topographic structures;
- Assists the public with engineering policies, procedures, and records;
- Prepares and supervises the preparation of legal descriptions, grant deeds, and corner records;
- Reviews engineering permits and planning actions;
- Reviews of parcel maps and final maps for accuracy, completeness and conformance to local ordinances and the Subdivision Map Act.

City of El Cajon
Assistant Engineer/Licensed Land Surveyor

- Signs and stamps the following documents for compliance with the Subdivision Map Act and the Land Surveyors Act: Corner Records, Record of Surveys, Legal Descriptions, Parcel Maps, and Subdivision Maps.

Contacts and Relationships: Contacts are varied to include engineers, contractors, job superintendents, property owners, developers, other City departments, and others who must comply with City engineering standards and specifications.

Accountability: The employee is accountable for the efficient, accurate and timely completion of work assigned within the parameter established by the department.

Working Conditions: Work is primarily in an office setting; however, some field work is occasionally required to inspect sites under consideration for development or construction.

QUALIFICATIONS GUIDELINES

Physical Condition: Shall possess the physical, mental and emotional ability to perform the essential duties of the position without the threat of hazard to self or others.

While performing the duties of this job, the employee is frequently required to sit and talk and hear, use hands to finger, handle, feel, or operate objects, tools or controls, and reach with hands and arms. The employee is occasionally required to walk.

The employee must occasionally lift and/or move up to 30 pounds. Specific vision abilities requested by this job include close vision and the ability to adjust focus.

Experience: At least one year experience in ~~in~~ civil ~~civil~~ engineering involving ~~engineering involving~~ design, traffic, construction or surveying.

Education: Educational achievement equivalent to graduation from ~~four-year college~~ Four-year College or university with a degree in civil engineering or possession of an Engineer-in-Training (EIT) Certificate from the State of California. Or, educational achievement equivalent to graduation from a two-year college and registration as a Licensed Land Surveyor with the State of California.

Abilities/Skills Knowledge:

- Ability to prepare plans and specifications and to review cost estimates;
- Ability to prepare comprehensive reports;

City of El Cajon
Assistant Engineer/Licensed Land Surveyor

- | • Supervisory ability;
- | • Ability to establish and maintain effective working relationships with City personnel and the public;
- | • Ability to use computers;
- | • Knowledge of computer-aided design and drafting (CADD) systems;
- | • Knowledge of the principles and practices of civil, structural and hydraulic engineering;
- | • Knowledge of municipal public works design and construction;
- | • Knowledge of topographical and construction surveying.

Special Requirements: ~~Possession of or ability to obtain, prior to employment, a valid Class C California driver's license with a safe driving record. A valid California Class C driver's license, which must be maintained throughout employment in this class, is required at time of appointment, or the ability to arrange necessary and timely transportation for field travel.~~

- * In agreement with the State Board of Registration for Professional Engineers, non-registered personnel cannot use the protected title Civil Engineer in identifying themselves. A non-registered individual in this classification would use the title Assistant Engineer for identification purposes.

Revised: 3/91; 1/08; TBD
Reviewed by City Manager: 02/05/2008; TBD
Approved City Council: 02/12/2008; TBD

CITY OF EL CAJON

ASSOCIATE ENGINEER* (NON-CLASSIFIED)

CLASSIFICATION DESCRIPTION

Function: Under general supervision, supervises and performs professional level engineering work of above-average difficulty and responsibility; performs related work as required.

Class Characteristics: This is a civil engineering position of considerable knowledge and competence performing tasks in a specific engineering assignment. Employees in this class usually are assigned supervisory duties.

Representative Duties: Generally assigned to perform tasks requiring demonstration of professional knowledge in civil and/or traffic engineering principles.

Applicable to All Assignments:

- Prepares and supervises the preparation of legal descriptions and grant deeds;:
- Assists in budget preparation; :
- Provides technical assistance; :

Coordinates projects with other City departments, other public agencies, utility companies and the public.

- Coordinates and Confers with other City personnel and departments, representatives of other public and private agencies and the public.

- Assists staff members on various engineering assignments.

Coordinates projects and contracts with City departments, public agencies, utility companies and the public.

- Supervises and prepares background and staff reports for City Council and Planning Commission.

- Conducts and represents the City at public meetings at the discretion of the Public Works Director.

- Serves as resident engineer at the discretion of the director on State and Federally funded public improvement projects to ensure compliance with all federal, state and local requirements and standards;

- Supervises, trains and evaluates subordinate personnel.

Prepares background and reports for City Council.

- Duties may also include assignments normally performed by other Associate Engineer assignments.

In the el Engineering Design Assignment:

- Supervises and participates in preparation of preliminary and final engineering plans, specifications and cost estimates for street improvements, drainage facilities, sanitary sewers and related structures;
- Ssupervises and participates in the preparation of the necessary reports, correspondence, plan layouts, details and other drawings, engineering computations related to hydraulics, structural analysis, surveying and highway design;
- Ssupervises and participates in the use of microcomputers including computer-aided design and drafting functions;
- Ssupervises and participates in rights-of-way acquisition, including the preparation of legal descriptions and grant deeds for easements and street rights-of-way;
- Coordinates and reviews the work of field survey crews;
- Ssupervises and participates in the preparation and coordination of special assessment districts and State and Federal projects, including Environmental Impact Analysis;
- ~~provides technical assistance for inspection of public improvements;~~
- Coordinates projects with other City departments, other public agencies, utility companies and the public;

- Supervises and administers the City's Asset Management System, which, includes pavement, storm drains, sewer facilities, and traffic devices;
- Prepare reports, plans and specifications for City sewer system, City street system, City facilities, and special projects;
- Establishes structural roadway sections;
- Prepare annual budget cost estimates and reports for street, storm drain and sanitary sewer projects;
- ~~provides technical assistance to various other departments and divisions;~~
- ~~coordinates projects with other City departments, other public agencies, utility companies and the public;~~
- ~~duties may also include assignments normally performed by other Associate Engineer assignments.~~

In the pEngineering Private Ddevelopment Aassignment:

- Prepares or supervises the preparation of recommended conditions of approval of tentative and final subdivision maps;
- Supervises and/or participates in the checking of parcel maps and final maps for accuracy, design and completeness;
- ~~Prepare and supervises the preparation of legal descriptions;~~
- Reviews specifications and improvement plans;
- Assists staff members on various engineering assignments;
- ~~Confers with other City personnel, representatives of other public and private agencies and the public regarding engineering design or problems;~~
- Coordinates and negotiates with private engineers and developers regarding requirements for developments;
- Prepare background and reports regarding waiver requests;
- Aadministers outside engineering and consultant contracts for City construction projects and assessment districts;
- Provides technical assistance to various other departments and divisions;

CITY OF EL CAJON
Associate Civil Engineer

- Duties may also include assignments normally performed by other Associate Engineer assignments.

In the ~~the~~ Engineering Traffic Assignment:

- Performs engineering design of traffic projects, including roadway lighting, traffic signals, signing and striping plans;
- Checks traffic control plans and related specifications for other Public Works divisions;
- Conducts and updates inventories of traffic control devices;
- Updates and uses computerized special reports;
- Receives, investigates and deals with public on service requests and related matters;
- Orders and reviews work of traffic operations section and signal service contractor, including signing and striping by City forces;
- Reviews planning actions for traffic related Public Works comments;
- Prepare background and reports for City Council;
- Supervises and directs traffic engineering personnel;
- Directs and supervises division activities during the Traffic Engineer's absence;
- Duties may also include assignments normally performed by other Associate Engineer assignments.

In the ~~the~~ Storm Water Compliance Assignment:

- Plans, organizes, and manages the inspection, enforcement, pollution prevention, monitoring, and data management activities of the Storm Water Program in accordance with federal, state, and local laws and the National Pollutant Discharge Elimination System (NPDES) permit;
- Investigates storm water runoff and water quality problems, and violations of NPDES Storm water regulations – conducting site visits, communicating with

CITY OF EL CAJON
Associate Civil Engineer

property owners and recommending solutions – coordinating preparation of violation notices as necessary;

- Ddevelops and coordinates the City's Storm Water Compliance Program, including the preparation of all Permit reporting requirements and Permit components;
- Coordinates with other departments to provide educational materials and compliance training of City staff;
- Leads and participates in the development of regional and watershed NPDES activities;
- Works with regulatory agencies to develop and implement NPDES programs and ensure compliance with the NPDES permit;
- Performs hydrologic analysis and hydrology calculation for City projects and private development;
- Duties may also include assignments normally performed by other Associate Engineer assignments.

In the Sanitary Sewer Administration Assignment:

- Supervises and participates in coordination of maintenance activities for the sanitary sewer;
- Supervises and participates in the preparation of the necessary reports and correspondence related to sanitary sewer, including environmental studies, and compliance reporting to governing agencies. the Regional Water Quality Control Board;
- Works with regulatory agencies to develop and implement Fats, Oil and Grease (FOG) programs and ensure compliance with the State requirements;
- Coordinates and reviews the work of sewer billing technical assistance personnel;
- Coordinates projects and contracts with other City departments, other public agencies, utility companies, related stakeholders and the public, including sewage transportation and treatment contracts with the City of San Diego, County of San Diego (Winter Gardens), and the City of La Mesa;

CITY OF EL CAJON
Associate Civil Engineer

- Supervises and administers an asset management system and environmental compliance, which includes the maintenance activities of sewer facilities, pavement, storm drains, traffic devices, public properties and structures
- ~~— Supervises and participates in the update and use of computerized special reports;~~
- Prepares annual budget expense estimates and reports, including revenue forecasts, for sewer billing projects;
- Administers, eCoordinates, and negotiates with sewer billing contractor at the discretion of the Director.;
- Supervises and participates in preparation of preliminary and final engineering plans, specifications and cost estimates for sanitary sewers, drainage facilities and related structures;
- ~~— Provides technical assistance to various other departments and divisions, including Finance customer service;~~
- Receives, investigates and deals with public on sewer service classification requests and related matters;
- Utilizes computer-aided design and drafting systems, as well as geographical information systems;
- Participates in updates to inventories and classifications of sewer accounts;
- ~~— Supervises and directs updates to inventories and classifications of sewer accounts;~~
- ~~— Prepares background and reports for City Council;~~
- Duties may also include assignments normally performed by other Associate Engineer assignments.

In the Inspection Assignment:

- Assigns, coordinates, supervises and evaluates the technical engineering work involving public works inspections and field surveys relating to the City's capital

CITY OF EL CAJON
Associate Civil Engineer

improvement program, private development projects and all construction work within the public right-of-way;

~~— provides technical support to operations and City staff;~~

~~— prepares reports, correspondence and compliance documents, maintaining files and records;~~

~~— Conducts and represents the City at public meetings at the discretion of the Public Works Director. ;~~

● assists in budget preparation; assists in budget preparation;

coordinates training of engineering technicians;

~~— acts as field representative to assist in the enforcement of ordinances;~~

investigates citizen complaints;

conducts studies and submits recommendations for corrections;

~~— Serves as resident engineer at the discretion of the director on State and Federally funded public improvement projects to ensure compliance with all federal, state and local requirements and standards;~~

● Prepares construction cost estimates for Capital Improvement Project/ Change Orders;

reviews engineering plans and specifications for constructability;

● Acts as field representative to assist in the enforcement of ordinances. Coordinates design changes with contractors and project managers and assists in negotiating contract change orders with contractors on City improvement projects;

enforces construction standards;

~~— Duties may also include assignments normally performed by other Associate Engineer assignments.~~

Contacts and Relationships: Contacts are varied and include engineers, contractors, job superintendents, property owners, developers, and others who must comply with City engineering standards and specifications.

Accountability: The employee is accountable for the efficient, accurate and timely completion of work assigned within the parameters established by the department.

Working Conditions: Work is primarily in an office setting; however, some field work is occasionally required to inspect sites under consideration for development or construction.

QUALIFICATIONS GUIDELINES

Physical Condition: Shall possess the physical, mental and emotional ability to perform the essential duties of the position without the threat of hazard to self or others.

While performing the duties of this job, the employee is frequently required to sit and talk and hear, use hands to finger, handle, feel, or operate objects, tools or controls, and reach with hands and arms. The employee is occasionally required to walk.

The employee must occasionally lift and/or move up to 30 pounds. Specific vision abilities requested by this job include close vision and the ability to adjust focus.

Experience: At least three (3) years civil engineering experience involving design, traffic, construction surveying and traffic, including some supervisory experience.

Education: Educational achievement equivalent to graduation from a four-year college or university with a degree in civil engineering.

Abilities/Skills Knowledge:

- Ability to prepare plans, specifications, reports and correspondence;
- Ability to supervise and inspect construction projects and to apply engineering policy in determining compliance of plans and specifications;
- Supervisory ability;
- Ability to write comprehensive reports;

CITY OF EL CAJON
Associate Civil Engineer

- Aability to establish and maintain effective working relationships with City personnel and the public;
- Aability to use computers;
- Knowledge of the application of civil engineering principles to design, construction and inspection of streets, storm drains, sanitary sewers, and related public improvements and appurtenances;
- Knowledge of drafting and mapping principles and techniques;
- Knowledge of surveying methods;
- Knowledge of municipal public works;
- Working knowledge of computer-aided design and drafting (CADD) systems.

Special Requirements: ~~Possession of or ability to obtain, prior to employment, a valid Class C California driver's license with a safe driving record. A valid California Class C driver's license, which must be maintained throughout employment in this class, is required at time of appointment, or the ability to arrange necessary and timely transportation for field travel.~~ Possession of California registration as a Professional Civil Engineer or Traffic Engineer is desirable.

*In agreement with the State Board of Registration for Professional Engineers, non-registered personnel cannot use the protected title Civil Engineer in identifying themselves. A non-registered individual in this classification would use the title Associate Engineer for identification purposes.

Established:

Revised: 10/95; 01/08; TBD

Reviewed by City Manager: 05/05/2008; TBD

Approved City Council: 02/12/2008; TBD

CITY OF EL CAJON

CITY ENGINEER/DEPUTY DIRECTOR OF PUBLIC WORKS (Engineering)

POSITION DESCRIPTION

Function: Under general direction, plans, organizes, and directs the City's engineering program in connection with planning, design, construction and maintenance of municipal public works; administers contracts for public works construction; provides technical advice to the City Council and Planning Commission on engineering matters; administers the department's review of proposed developments and subdivisions; and performs related work as required; Upon authorization from the Public Works Director, the City Engineer will have signing authority on plans and other engineering documents. May serve as the acting Director in the absence of the Assistant City Manager/Director.

Representative Duties:

- Directs design work necessary for the construction of streets, sewers, storm drains, and other public works construction projects;
- directs the securing of rights-of-way or easements;
- directs the checking of plans and the review of maps submitted by developers, engineers or contractors;
- directs the maintenance of record maps and directs land surveys;
- directs the inspection of public improvement construction;
- coordinates office and field engineering activities;
- develops and directs project design and construction schedules;
- reviews and approves plans and specifications for public works construction;
- directs the preparation of calls for bids and recommends award of contracts;
- determines the need for and plans for obtaining rights-of-way;
- develops and reviews plats and spreads for special assessment districts;
- coordinates work with engineering representatives of other governmental agencies on items of common concern;
- develops long-range plans for streets, sewers and drainage;
- develops annual division budget;
- represents the Public Works Department at meetings of the City Planning Commission;
- represents the Public Works Department at City Council meetings and directs the operation of the department in the absence of the director.

Contacts and Relationships: Contacts are varied to include engineers, contractors, job superintendents, developers, property owners, and others to comply with engineering standards in accordance with City and State regulations. The employee is expected to exercise a high degree of persuasive ability and tact in gaining compliance without resentment in contacts made.

Accountability: The employee is accountable for the effective supervision of personnel and the quality of services directed. Employee handles both routine and unusual problems related to the work of the division. While the general parameters of the job are defined, the employee is expected to select and put into effect work procedures and practices which will lead to the effective accomplishment of division and department goals.

Working Conditions: Work is primarily in an office setting; however, some fieldwork is occasionally required to inspect sites for development or work under construction.

QUALIFICATIONS GUIDELINES

Physical Condition: Shall possess the physical, mental, and emotional ability to perform the essential duties of the position without the threat of hazard to self or others.

Experience: Progressively responsible experience in civil engineering involving in-depth exposure to all aspects of public works administration including extensive supervisory experience.

Education: Educational achievement equivalent to graduation from a four-year college or university with a degree in civil engineering. Graduate study in public administration is desirable but not required.

Abilities/Skills/Knowledge:

- Ability to supervise and direct the planning and preparation of long-range plans for public improvements;
- ability to design or review the design of public works projects;
- ability to make engineering calculations;
- ability to obtain and maintain the confidence and cooperation of other officials, employees, and representatives of the public;
- ability to prepare reports and budget estimates;
- supervisory ability;
- extensive knowledge of civil engineering practices and principles related to the design of public improvements;
- thorough knowledge of municipal public works engineering;

City of El Cajon
City Engineer

- thorough knowledge of the aspects of rights-of-way acquisition and vacation;
- knowledge of budget and engineering cost estimates and preparation.

Special Requirements: ~~Possession of or ability to obtain, prior to employment, a valid Class C California driver's license with a safe driving record.~~ Possession of a California Registration Certificate as a Professional Civil Engineer. A valid California Class C driver's license, which must be maintained throughout employment in this class, is required at time of appointment, or the ability to arrange necessary and timely transportation for field travel.

Established: 03/81

Revised: ~~12/94~~TBD

Reviewed by City Manager: ~~12/05/91~~TBD

Reviewed by Personnel Commission: ~~01/23/92~~TBD

Approved by City Council: ~~12/17/94~~TBD

CITY OF EL CAJON

DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT

SUMMARY DESCRIPTION

Under general administrative direction, plans, directs, manages, and oversees the functions, programs, and operations of the Community Development Department including planning, building, code enforcement, and housing services and activities; coordinates assigned activities with other departments and outside agencies; and provides highly responsible and complex administrative support to ~~an~~ the Assistant City Manager and the City Manager; may serve as the acting Director in the absence of the Assistant City Manager. ~~Director.~~

Representative Duties:

- Plans, organizes, directs and coordinates the work of subordinate professional, technical and administrative staff;
- Assists the director in formulating and achieving strategic goals for the Community Development Department;
- Provides technical assistance to citizens, developers, City Council, Planning Commission and other City departments;
- Interprets and applies requirements of City ordinances, state and ~~Federal~~ federal laws, resolutions, agreements, statutes, and other documents and data
- ~~Plans and assigns work;~~
- Supervises all assigned division staff and Eevaluates employee performance;
- Resolves difficult and sensitive inquiries and complaints;
- Represents the City at public, community and professional meetings as assigned;
- Evaluates the operations and programs of assigned division and formulates short and long range plans to provide appropriate service levels;
- Coordinates division activities with other City departments and other public and private agencies as needed;
- Prepares and administers division budget;
- Represents the City in regional working groups related to planning, housing and community development;
- Reviews all assigned division reports, resolutions, ordinances and presentations
- Attends substantial number of evening meetings
- Evaluates proposals for organization's planning consulting services

Contacts and Relationships: Employees ~~has~~ have contact with a variety of individuals representing public and private agencies and businesses. Employees ~~are~~ is the primary City contact on division programs and serve as spokespersons for the City in matters pertaining to the department's/assigned division's policies, plans and objectives. Many of

the contacts involve sensitive matters requiring exercise of the highest degree of discretion and good judgment.

Accountability: Employees are accountable for the efficiency of division personnel and quality of services provided by the division. Employees handles major technical problems which may arise as a result of the assigned division's activities. Innovative ideas for the improvement of services are expected. In the absence of the Director of Community Development, serves as acting director as assigned.

QUALIFICATIONS GUIDELINES

Education: A Bachelor's degree from an accredited college or university with major course work in planning, architecture, engineering, public administration or a related field. A Master's degree in planning, public administration or related field is highly desirable.

Experience: At least five years progressively responsible experience in community development, planning, construction or related field including at least two years experience at the managerial and/or supervisory level.

License or Certification: American Institute of Certified Planners certification is highly desirable. ~~Possession of or ability to obtain, prior to employment, a valid class C California driver's license with a satisfactory driving record.~~ A valid California Class C driver's license, which must be maintained throughout employment in this class, is required at time of appointment, or the ability to arrange necessary and timely transportation for field travel.

Knowledge/Skills/Abilities:

- Ability to develop, plan, organize and implement projects, plans and programs.
- Ability to evaluate safety needs and establish training programs;
- Ability to deal effectively with the public, developers, businesses, other City departments and public agencies in coordinating activities and resolving problems;
- Demonstrate managerial and administrative ability;
- Extensive knowledge of the principles, practices, and trends of municipal planning, housing, subdivision and parcel map design, zoning, environmental and urban design;
- Considerable knowledge of federal, state and local laws, ordinances and codes pertaining to a wide variety of planning topics
- Knowledge of engineering plans and topographic mapping;
- ~~Ability to analyze and interpret laws, ordinances, regulations and planning policies;~~
- Ability to coordinate and supervise the work of professional and technical planning personnel;
- Ability to train and evaluate subordinate personnel;

City of El Cajon
Deputy Director of Community Development/City Planner

- Ability to clearly communicate complex ideas and concepts both orally and in writing;
- Ability to establish and maintain effective working relationships with all levels of staff, other City employees, Planning Commissioners, City Council members, and employees of other agencies and the public;
- Ability to exercise sound and independent judgment within general policy guidelines;
- Ability to understand and manage high-profile, sensitive or controversial political situations

Working Conditions: Work is performed mostly in office settings. Some outdoor work is required in the inspection of various land use developments, construction sites or public works facilities. The noise level in the work environment is usually quiet to moderate.

Physical Condition: Shall possess the physical, mental and emotional ability to perform the essential duties of the position without the threat of hazard to self or others.

While performing the duties of this job, the employee is occasionally required to stand; walk; use hands to finger, handle, feel or operate objects, tools, or controls; and reach with hands and arms. The employee is occasionally required to sit, climb or balance; stoop, kneel, crouch or crawl; talk or hear; and smell. Hand-eye coordination is necessary to operate computers and various pieces of office equipment. The employee must occasionally lift and/or move up to 35 pounds.

Specific vision abilities required by this position include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.

Specific hearing abilities required by this position include hearing within the normal audio range with or without correction.

Established: TBD

Revised: TBD

Reviewed by City Manager: TBD

Reviewed by Personnel Commission: TBD

Approved by City Council: TBD

CITY OF EL CAJON

POLICE CAPTAIN

POSITION DESCRIPTION

Function: Under general supervision, commands and coordinates the activities of either the operations, ~~or support, or services divisions~~ bureau of the Police Department; evaluates and develops goals and plans to ensure that known or anticipated demands for police services are met; reviews departmental policies and procedures; and does related work as required.

Class Characteristics: Employees in this class have major responsibility for supervising and coordinating one of the ~~three division~~ two bureaus of the Police Department, either the support, ~~services,~~ or the operations division bureau. This class differs from Police Lieutenant in that the latter has department-wide responsibility on a shift, while the Police Captain has total departmental responsibility on an on-going basis.

Representative Duties:

- ~~Plans, organizes, staffs, directs, and administers the efforts of departmental personnel assigned to bureau personnel; either the operations division (field patrol, traffic), the support division (investigations, criminalistics), or the services division (administrative services, records and communications, and animal control);~~
- Inspects and reviews the work of assigned units and personnel;
- Confers with subordinate supervisors and instructs them on operating procedures;
- Delegates special assignments and/or disciplinary actions;
- Evaluates equipment requests;
- Prepare department budget;
- Makes recommendations for training to ensure an effective and efficient operation;
- Coordinates activities with other law enforcement, governmental agencies, and City departments;
- Keeps apprised of pertinent legal requirements;
- Prepare special reports as needed;
- Participates in screening and hiring of subordinates;
- Represents the department at various meetings;
- May relieve Chief of Police as directed.

Contacts and Relationships: The eEmployee has contact with a variety of individuals, but most extensively with the operating personnel (both sworn and non-sworn) within the department. Additional personal contacts include other law enforcement personnel, members of the legal profession, the courts, news media, school officials, business-persons, elected officials, other City departments, suspects and victims of crimes, and the general public.

Accountability: Accountable for the effective and efficient provision of services by the operations and support ~~divisions~~bureaus of the Police Department as outlined by local, state, and Federal law. A high degree of quality and innovative ideas for the improvement of services directed are expected.

QUALIFICATIONS GUIDELINES

Physical Condition: Capable of demonstrating a level of physical fitness appropriate to the job requirements of Police Captain. (Medical Group 3)

Experience: Extensive full-time, paid supervisory/management law enforcement experience at the level of Police Lieutenant in a municipal police department.

Education: Equivalent to an A.A./A.S. degree with college level courses in pPolice science, administration of justice, management, or related field areas, ~~or and~~ possession of Advanced POST Certificate a POST Management certificate.

Abilities/Skills/Knowledge:

- Ability to organize, direct, and administer the services of the various sections of the Police Department;
- Aability to meet the needs for services through extensive planning and training;
- Aability to analyze and evaluate problems of police administration and management and to adopt a comprehensive course of action;
- Aability to deal effectively with subordinate personnel, the general public, other law enforcement and private agencies, and other City departments;
- Aability to maintain a high level of discipline and morale;
- Aability to prepare reports and speak clearly;
- Thorough knowledge of the principles, theories, and practices of modern police administration and management;
- Thorough knowledge of modern police procedures and techniques;
- Thorough knowledge of laws and court decisions affecting police departments;
- Thorough knowledge of City policies and procedures as they affect police department employees;
- Working knowledge of the procedures in personnel selection.

City of El Cajon
Police Captain

Special Requirements: Possession of or ability to obtain, prior to employment, a valid Class C3 California driver's license with a safe driving record.

Established:	
Revised:	10/09/85
Reviewed by City Manager:	11/14/85
Reviewed by Personnel Commission:	11/25/85
Approved by City Council:	12/17/85

CITY OF EL CAJON
POLICE LIEUTENANT

POSITION DESCRIPTION

Function: Under administrative direction, to manage a major departmental unit or patrol shift; conduct staff studies and research projects and participate as a member of the management team in overall departmental planning, research, and work coordination; and perform related work as required.

Class Characteristics: Employees in this class perform command and management duties and have responsibility for the department generally on a shift or for a division.

Representative Duties:

- Plans, reviews, and directs police services.
- Determines the need for and level of police response to major incidents and manages activities when major police problems are being addressed on an assigned shift.
- Makes decisions on behalf of the department in the absence of commanding officers and in accordance with City and departmental policies, rules, regulations, and procedures.
- Directs or performs special assignments and investigations.
- Assigns, trains, supervises, and evaluates the performance of assigned personnel.
- Prepares and reviews reports and recommendations concerning the activities of the assigned shift or unit.
- Investigates citizen complaints and/or conducts internal investigations and recommends disciplinary action as appropriate.
- Attends community meetings and helps develop strategies to address community concerns.
- Works with other City departments and public agencies to resolve community problems.
- Supervises the processing of prisoners and the preparation of reports and complaints.
- Conducts research and special studies.

Contacts and Relationships: The eEmployee has contact with a variety of individuals, but most extensively with sworn and non-sworn personnel within the department. Additional contacts include a broad segment of society, often in situations requiring the exercise of the utmost in tact and discretion.

Accountability: The eEmployee is accountable for the effective management of the assigned function. Additionally, the employee is expected to maintain a level of knowledge and skill, which will permit on-going contributions to the improvement of police services.

Working Conditions: The employee is occasionally exposed to the hazards and abuses associated with police work. Shift work and rotation among assignments applies to all incumbents.

QUALIFICATIONS GUIDELINES

Physical Condition: Shall possess the physical, mental, and emotional ability to perform the essential duties of the position without the threat of hazard to self or others.

Experience: At least five years' experience in law enforcement, including at least three years supervisory experience as a Police Sergeant or equivalent, preferably in a municipal police department.

Education: Equivalent to an AA/AS degree with college level courses in police science, administration of justice or a related field and possession field. Possession of of Advanced/Intermediate and Supervisory POST certificates is required. Possession of or ability to obtain a POST Management certificate within 24 months of appointment.

Abilities/Skills/Knowledge:

- Ability to work effectively with employees and the general public.
- Ability to maintain composure and take responsible courses of action during stressful situations.
- Ability to interpret and apply laws, ordinances, and departmental policies and regulations.
- Ability to prepare accurate, clear, and concise reports.
- Ability to do research and analysis.
- Ability to maximize community resources and work in a collaborative manner with other public and non-public agencies.
- Extensive knowledge of the principles and practices of modern police work and the laws governing custody of prisoners, search and seizure, and the rules and methods of patrol, criminal investigation techniques, physical layout of the City of El Cajon, and principles of supervision.

City of El Cajon
Police Lieutenant

Special Requirements: Possession of or ability to obtain, prior to employment, a valid Class C California driver's license with a safe driving record.

Established:
Revised: 03/96
Reviewed by City Manager: 03/96
Reviewed by Personnel Commission: 03/28/96
Approved by City Council: 04/16/96

CITY OF EL CAJON

POLICE RECORDS SUPERVISOR

POSITION DESCRIPTION

Function: Under general supervision, to supervise an assigned shift in the Records ~~Unit~~Division; participate in the work of an assigned shift; and perform related work as required.

Class Characteristics: Incumbents in this class are working supervisors responsible for supervising clerical personnel on an assigned shift.

Representative Duties:

- Plans, assigns, directs and supervises the work of all clerical personnel on an assigned shifts in the Police Records ~~Unit~~Division;
- Assists and advises sworn personnel in identifying and resolving data element errors from law enforcement codes using centralized records management systems;
- Serves as the Agency CLETS (California Law Enforcement Telecommunications System) Coordinator for the Police Department for audits, training and matters concerning CLETS, FBI, NCIC, NLETS, and the Department of Justice databases;
- Interprets and assists with the enforcement of enforces Police Department and Department of Justice policies, practices and procedures regarding the use of law enforcement database systems for Records staff and police department personnel. guidelines regarding the release of police records;
- Provides technical guidance, expertise and training in dealing with some of the more more complex data inquiries. police records- search and release;
- Provide Produce mandated routine crime statistical reports from the records management systems;
- RUes applicable laws for the review and release of police records in accordance with applicable law;
- eCoordinates the collection of information for subpoenas duces tecum and court orders requiring Police Department records;

- ~~p~~Prepares ~~division~~ standard operating procedures (SOP), ~~office procedures manuals~~ and ~~trains and~~ instructs/trains staff members in their use;
- ~~e~~Evaluates the need for change in work ~~procedures for process improvement~~ resulting from new laws and/or ~~operational problems inefficiencies~~;
- Serves as a ~~technical administrator~~ Subject Matter Expert for the police department ~~proprietary~~ proprietary Records Management System (RMS);
- ~~r~~Recommends policy and procedure changes, such as ~~procedure changes resulting from new laws and/or operational inefficiencies~~;
- ~~R~~recommends training programs for clerical personnel;
- ~~p~~Participates in the selection and training of subordinates;

Contacts and Relationships: Contacts are varied to include department supervisors and employees, the general public, often under adverse conditions, and representatives from other governmental agencies.

Accountability: ~~The~~ Employee is accountable for the effective supervision of personnel and the quality of services provided on an assigned shift. ~~The~~ Employee handles both routine and unusual problems as they relate to the work.

Working Conditions: Essentially all of the employee's working hours are spent in an office environment. There may be some light physical work involved in the handling of supplies, files, etc. Physical hazards are relatively nonexistent.

QUALIFICATIONS GUIDELINES

Physical Condition: Shall possess the physical, mental and emotional ability to perform the essential duties of the position without the threat of hazard to self or others.

Experience: Considerable experience in developing and maintaining a variety of complex ~~automated~~ records systems, preferably relating to law enforcement as well as experience in the use of ~~word processing systems~~ computer software programs.

Education: Educational achievement equivalent to completion of high school supplemented by college level courses in office management, records retention and ~~word processing~~ computer software programs.

Abilities/Skills/Knowledge:

City of El Cajon
Police Records Supervisor

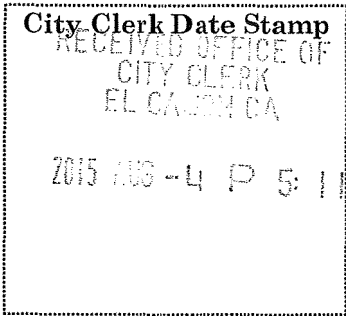
- Ability to plan, organize, direct, and supervise the work of subordinate personnel;
- Extensive working and technical knowledge of automated electronic records management systems using local, county, state, and federal law enforcement databases;
- Ability to maintain and establish effective relations with others;
- Ability to analyze technical, personnel, and operational problems and employ corrective measures;
- ~~ability to use word processing equipment;~~
- kKnowledge of the principles and techniques of modern record keeping, records retention, and retrieval;
- kKnowledge of data processing applications to automated record systems modern office equipment and computers, including specialized public safety computer systems;
- Ability to communicate effectively in written and oral form;
- Ability to type at a corrected rate of 65 -50 wpm.

Revised: 11/95, 06/15TBD

Reviewed by City Manager: 11/95TBD

Approved Personnel Commission: 11/30/95TBD

Approved City Council: 12/12/95TBD



City of El Cajon Agenda Report

MEETING: 8/11/2015

ITEM NO: 1.10



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Chief of Police Jim Redman

SUBJECT: 2013 Regional Realignment Response Group Grant (R3G) – Amendment #3

RECOMMENDATION: That the City Council take the following actions:

1. Authorize the City Manager or designee to accept the augmented R3G grant, in the total amount of \$80,865 and to execute any grant documents and agreements necessary for receipt and use of these funds.
2. Appropriate an additional \$30,000 for reimbursement of overtime and fringe benefits.

BACKGROUND:

The Regional Realignment Response Group (R3G) grant, which is awarded by the Community Corrections Partnership, was applied for and received by San Diego County, and will be administered by the Sheriff's Department. The R3G is divided into three regional sub-groups covering the Northern, Central and Southern areas of San Diego County. El Cajon and its surrounding region are covered by the Central sub-group. The regional sub-groups are responsible for the planning and coordination of targeted, proactive, intelligence-based regional operations, designed to counteract the risks associated with realigned offenders released into the area as a result of AB109. Funding has been allocated by the County for each of the regional sub-groups; and participating agencies are eligible to request reimbursement for overtime incurred from participating in the regional details.

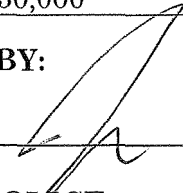
The City of El Cajon initially received \$40,000 in 2013, which was accepted by Council on February 25, 2014. Amendment #1 in 2014 extended the grant to December 31, 2015, and Amendment #2 increased the grant amount by \$10,865. As a result of the continued productive partnership with R3G stakeholders and active participation in ongoing activities, the City of El Cajon Police Department has been awarded, via Amendment #3, an additional allocation of \$30,000, which will be used for overtime salaries and fringe. The grant performance period has also been extended to June 30, 2016.

FISCAL IMPACT:

This grant amendment will provide an additional \$30,000 to the City of El Cajon's Special Revenue Fund 225900 during Fiscal Year 2015/16. Total funds received from this grant will be \$80,865.

AMOUNT	GRANT PERIOD	BUDGET ACTIVITY
\$30,000	12/1/2013 – 6/30/2016	225900-PD054

PREPARED BY:



Jim Redman
CHIEF OF POLICE

APPROVED BY:



Douglas Williford
CITY MANAGER

AMENDMENT No. 3
AGREEMENT FOR THE
2013 REGIONAL REALIGNMENT RESPONSE (R3)

PARTIES TO THE AGREEMENT

This Agreement is between the COUNTY OF SAN DIEGO ("COUNTY"), the CITY OF CARLSBAD, the CITY OF CHULA VISTA, the CITY OF CORONADO, the CITY OF EL CAJON, the CITY OF ESCONDIDO, the CITY OF LA MESA, the CITY OF NATIONAL CITY, the CITY OF OCEANSIDE, the CITY OF SAN DIEGO ("CITIES"), collectively the "PARTIES", for program support of the Regional Realignment Response Group ("R3"). For the COUNTY, participating agencies are the Sheriff's Department and the Probation Department. For the CITIES, participating agencies are the police departments.

AMENDMENT RECITALS

AR.1 In early 2014 the Parties executed the Agreement for the 2013 Regional Realignment Response (R3) ("R3 Agreement"). R3 Agreement Paragraph 3.1 provides that "(t)he term of this Agreement shall be December 31, 2013 and shall continue in effect through and terminate at midnight on December 31, 2014 subject to the termination provision in sections 3.2..." R3 Agreement Paragraph 3.2 (Option to Extend) provides as follows: "Renewal or extension of the Agreement beyond December 31, 2014 shall be subject to available funding."

AR.2 In early 2015, the Parties executed Amendment No.1 where Paragraph 3.1 provides that "(t)he term of this Agreement shall be December 31, 2013 and shall continue in effect through and terminate at midnight on December 31, 2015 subject to the termination provision in sections 3.2..."

AR.3 Additional funding is available and the Parties desire to extend the R3 Agreement through June 30, 2016.

AMENDMENT AND EXTENSION

A. The Parties agree that the R3 Agreement shall be extended through June 30, 2016 and that Paragraph 3.1 is hereby amended to read as follows:

3.1 Term

The term of this Agreement shall be December 31, 2013 and shall continue in effect through and terminate at midnight on June 30, 2016, subject to the termination provisions in sections 3.2 and 3.3 below.

B. The Agreement's "RECITALS" are amended to add the following:

R.8 COUNTY, by action of the Board of Supervisors on May 5, 2015 (3), established additional appropriations to fund overtime for the Regional Realignment Response Group and to support participating agencies' costs based on unanticipated revenue from the State of California, Local Revenue Fund 2011 allocated to the County Local Revenue Fund 2011, Community Corrections Subaccount.

R.9 The R3 allocation for the COUNTY OF SAN DIEGO Probation Department, CITY OF CARLSBAD, CITY OF CHULA VISTA, CITY OF CORONADO, CITY OF EL CAJON, CITY OF ESCONDIDO, CITY OF LA MESA, CITY OF NATIONAL CITY, CITY OF OCEANSIDE, and the CITY OF SAN DIEGO will be increased by the amount as specified below. The participating agencies, by and through their respective police departments or law enforcement agencies, have agreed to continue to provide basic services as described in the AGREEMENT, in Section 4.

- (a) The Probation Department's allocation will be increased by \$49,625 from \$63,744 to \$113,369 which will be used for personnel overtime;
- (b) The City of Carlsbad's allocation will be increased by \$15,000 from \$25,213 to \$40,213 which will be used for personnel overtime;
- (c) The City of Chula Vista's allocation will be increased by \$70,000 from \$91,507 to \$161,507 which will be used for personnel overtime;
- (d) The City of Coronado's allocation will be increased by \$15,000 from \$26,200 to \$41,200 which will be used for personnel overtime;
- (e) The City of El Cajon's allocation will be increased by \$30,000 from \$50,865 to \$80,865 which will be used for personnel overtime;
- (f) The City of Escondido's allocation will be increased by \$85,000 from \$176,283 to \$261,283 which will be used for personnel overtime;
- (g) The City of La Mesa's allocation will be increased by \$30,000 from \$46,411 to \$76,411 which will be used for personnel overtime;
- (h) The City of National City's allocation will be increased by \$30,000 from \$48,539 to \$78,539 which will be used for personnel overtime;
- (i) The City of Oceanside's allocation will be increased by \$40,000 from \$58,995 to \$98,995 which will be used for personnel overtime;
- (j) The City of San Diego's allocation will be increased by \$109,664, from \$182,390 to \$292,054 which will be used for personnel overtime;

C. The existing Exhibit A, Budget Worksheet, is replaced with the attached new Exhibit A, reflecting increased allocations.

D. Except as otherwise provided by this AMENDMENT No. 3, the Agreement, and each and every other term and condition therein, shall remain in full force and effect. Terms and conditions of the AGREEMENT not specified herein remain unmodified.

This AMENDMENT No. 3 may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto approve and agree to the terms of this AMENDMENT No. 3 to the original Agreement as amended by Amendment No. 2, such AMENDMENT No. 3 being effective July 1, 2015.

**COUNTY OF SAN DIEGO
SHERIFF'S DEPARTMENT**

William D. Gore
Sheriff

**CARLSBAD POLICE
DEPARTMENT**

Gary W. Morrison
Chief

**CORONADO POLICE
DEPARTMENT**

Jon Froomin
Chief

**ESCONDIDO POLICE
DEPARTMENT**

Craig Carter
Chief

**COUNTY OF SAN DIEGO
PROBATION DEPARTMENT**

Mack Jenkins
Chief

**CHULA VISTA
POLICE DEPARTMENT**

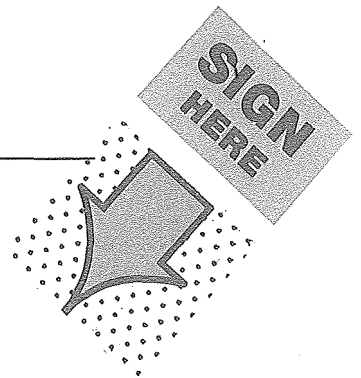
David Bejarano
Chief

CITY OF EL CAJON

Douglas Williford
City Manager

**LA MESA POLICE
POLICE DEPARTMENT**

Walt Vasquez
Chief



**NATIONAL CITY
POLICE DEPARTMENT**

Manuel Rodriguez
Chief

**SAN DIEGO POLICE
DEPARTMENT**

Shelley Zimmerman
Chief

Approved as to form and legality:
SAN DIEGO COUNTY COUNSEL

Mark Day
Senior Deputy

**OCEANSIDE POLICE
DEPARTMENT**

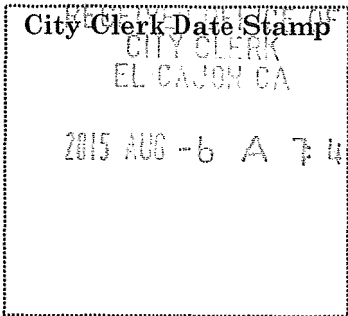
Frank McCoy
Chief

CITY OF SAN DIEGO

Mayor Kevin L. Faulconer
or Designee

Approved as to form and legality:
**JAN GOLDSMITH, CITY ATTY.,
CITY OF SAN DIEGO**

Linda L. Peter
Deputy City Attorney



City of El Cajon Agenda Report

MEETING: August 11, 2015

ITEM NO: 1.11



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Purchasing Agent

SUBJECT: Purchase of Software Maintenance for the Computer Aided Dispatch System

RECOMMENDATION: That the City Council authorize the City Manager to waive the bidding requirements in accordance with Municipal Code 3.20.010.C.5, and execute a purchase agreement with New World Systems, for the purchase of annual software maintenance for the Computer Aided Dispatch System in the amount of \$78,057.00, with four 1-year renewal options.

BACKGROUND: On June 22, 2010, Council approved the award of Bid No. 028-10, Integrated Computer Aided Dispatch & Mobile Computing System to New World Systems. Eight proposals were evaluated and New World Systems was selected as the vendor to provide the best product and service to meet the City's requirements. The initial contract award included maintenance.

The current maintenance contract with New World Systems will expire on August 31, 2015. The Chief of Police has submitted the attached memorandum dated July 21, 2015, with justification to continue maintenance with our current service provider. The sole source request has been reviewed by Purchasing and determined to be in the best interest of the City.

Purchasing, in concurrence with the Chief of Police, recommends the bid requirements be waived in accordance with El Cajon Municipal Code 3.20.010.C.5, and proceed with the purchase of CAD software maintenance with New World Systems.

FISCAL IMPACT: Sufficient funds are available in the Fiscal Year 2015-16 Police Department-Information Services Software Agreements.

PREPARED BY:

REVIEWED BY:

APPROVED BY:

Nahid Razi
PURCHASING AGENT

Jim Redman
CHIEF OF POLICE

Douglas Williford
CITY MANAGER

CITY OF EL CAJON



POLICE DEPARTMENT

MEMORANDUM

DATE: 7/21/2015

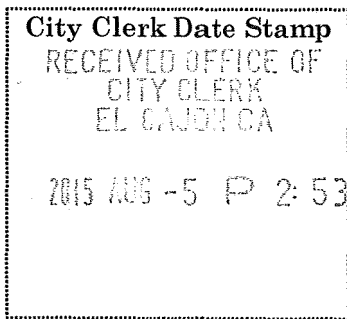
TO: Nahid Razi, Purchasing Agent

FROM: Jim Redman, Chief of Police

SUBJECT: Sole Source purchase for CAD software maintenance from
New World Systems – Requisition #299537

In conjunction with Requisition #299537, the police department is requesting a “sole source” purchase for the department’s CAD system licensing maintenance. The department has been utilizing its New World Computer Aided Dispatch (CAD) system since 2010, and the licensing maintenance contract must be procured from the proprietary vendor on an annual basis. The CAD system is an essential tool for the police department, and is used to document calls for service from the public, track the deployment and status of resources in the field, (patrol, investigative, and other units,) document call dispositions, generate calls for service reports which often serve as documentation for crime cases, and is an officer safety tool. The New World system is used by virtually all staff in the department for one purpose or another. The police department has invested tremendous amounts of money and time acquiring the system, ensuring staff is trained and experienced using New World software, and developing specialized reports with assistance from the vendor. The lifespan of the CAD system is estimated to be 10 years, and the replacement cost is estimated to be close to \$1M, not including training and other soft costs. At this time, there is no identified need or desire to entertain a replacement system, therefore, exclusive licensing maintenance for the system is required.

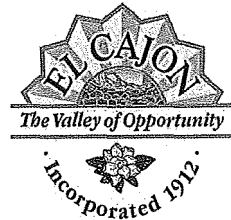
Please direct any requests for additional information to Sara Diaz, IT Manager at 619-579-4242.



City of El Cajon Agenda Report

MEETING: Aug 11, 2015

ITEM NO: 4.1



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Anthony Shute, Planning Manager

SUBJECT: Responsible Retailer Recognition Program

RECOMMENDATION: That the City Council: APPROVE the proposed program to recognize responsible beverage retailers.

BACKGROUND

On September 10, 2013, the El Cajon City Council adopted a new alcohol sales ordinance to address community concerns associated with unlawful alcohol sales and related nuisances. In support of the newly adopted alcohol sales ordinance, Minor Decoy Program operations were initiated by the El Cajon Police Department in early 2014. The goal of the Minor Decoy Program is to reduce youth access to alcohol thereby suppressing a community danger of underage drinking, and if needed, reduce the number of licensees who sell alcohol to minors. Specifically, the program enforces the City's Alcohol Sales and Deemed Approved Alcohol Sales Regulations and requires full compliance with all federal, state and local laws pertaining to the sale of alcohol. To date, all of the 79 off-sale locations have been inspected. The results are as follows:

1. 21 of the 79 stores have sold to a minor
2. Three of the 21 stores have sold to a minor twice

At the June 9, 2015 City Council meeting, Councilmember Kendrick indicated that there are many good off-sale outlets that have not sold to minors, and that they should be recognized. The City Council directed the City Manager to return with a recognition program with criteria that could be used in measuring the performance of off-sale alcohol establishments.

PROPOSED RESPONSIBLE RETAILER PROGRAM

The program goal is to recognize off-sale alcohol outlets which comply with the City's Alcohol Sales Regulations. This recognition creates awareness of the City's efforts to improve public safety for all residents. It reinforces good behavior and the importance of responsible alcohol retail sales. Furthermore, it shows appreciation, and expresses the City's way of saying "Thank You."

The program criteria are simple. There can be no infractions for the previous 12 months. This means that the off-sale alcohol establishment has not been the subject any valid code compliance action (e.g. zoning, building, etc.), and it has successfully passed all minor decoy inspections. Moreover, all owners and all employees of the off-sale alcohol establishment involved in the sale of alcoholic beverages have completed Responsible Beverage Service (RBS) training, and all applicable RBS training certifications are current.

Recognizing responsible retailers will be in the form a letter signed by the Mayor and will include a window decal that can be displayed at the store's entrance. It is expected that the first retailer recognition with the announcement of all successful beverage retailers will be at the December 8th City Council hearing. This will be presented to the Council as an administrative report. Letters of recognition will be sent shortly thereafter.

FISCAL IMPACT

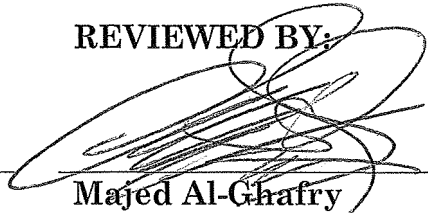
Annual costs are estimated at \$150 to purchase responsible retailer window decals, and approximately \$800 in staff costs to administer the program.

PREPARED BY:



**Anthony Shute
PLANNING
MANAGER**

REVIEWED BY:



**Majed Al-Ghafry
ASSISTANT
CITY MANAGER**

APPROVED BY:



**Douglas Williford
CITY MANAGER**

ATTACHMENTS

1. Letter announcing recognition program
2. Letter of recognition
3. Window decal
4. Recognition Program guidelines

[Business name and address]

Re: El Cajon Responsible Retailer Recognition Program

On September 10, 2013, the El Cajon City Council adopted a new alcohol sales ordinance to address community concerns associated with unlawful alcohol sales and related nuisances. Since its passage the ordinance has proven to be an effective tool ensuring a quality business environment, and a safe and healthy community.

In support of the ordinance, a monitoring program was initiated by the Police Department in early 2014. The goal of this program is to reduce youth access to alcohol thereby suppressing a community danger of underage drinking, and if needed, reduce the number of licensees who sell alcohol unlawfully. To date, all off-sale locations have been inspected. However, not all passed. For those who did pass, the City Council believes it is important to recognize these retailers under the recently adopted Responsible Retailer Recognition Program.

The program goal is to recognize retailers which comply with the City's alcohol sales ordinance. This recognition creates awareness of the City's efforts to improve public safety. It reinforces a positive image and the importance of responsible alcohol sales. It also shows appreciation, and expresses the City's way of saying "*Thank You*".

The program criteria are simple. There can be no infractions for the previous 12 months. This means that the off-sale establishment has not been the subject any valid code compliance action (e.g. zoning, building, etc.); and, it has successfully passed all alcohol related inspections. Moreover, all owners and all employees of involved in the sale of alcoholic beverages have completed Responsible Beverage Service (RBS) training, and, all applicable RBS training certifications are current.

Recognizing responsible retailers will be in the form a letter signed by the Mayor and will include a window decal that can be displayed at the store's entrance. The decal is meant to inform the public that the associated business is a safe and responsible place to conduct business.

The City appreciates your cooperation and adherence to the new Alcohol Sales Ordinance. Our hope is that all off-sale alcohol retailers will be recognized as responsible retailers.

Sincerely,

Mayor of El Cajon

[Date]

[Business name and address]

Congratulations! You have been designated a responsible retailer for 2015!

In support of El Cajon's adopted alcohol sales ordinance, the El Cajon Police Department conducted a successful monitoring program for the past year. The goal of the Program is to reduce youth access to alcohol thereby suppressing a community danger of underage drinking, and if needed, reduce the number of licensees who sell alcohol to minors. The program enforces El Cajon's alcohol sales ordinance and requires full compliance with all federal, state and local laws pertaining to the sale of alcohol.

Over the past 12 months, your business has not been the subject any valid code compliance actions; and, it has successfully passed all monitoring activities. Moreover, all owners and all employees involved in the sale of alcoholic beverages have completed Responsible Beverage Service (RBS) training, and all applicable RBS training certifications are current.

Therefore, on behalf of the El Cajon City Council and staff, I want to say Thank You! Thank you for helping create a quality business environment, and a safe and healthy community. Please accept the enclosed decal which can be displayed at the store's entrance. The decal is meant to inform the public that your business is a safe and responsible place to conduct business.

The City appreciates your cooperation and adherence to the El Cajon alcohol sales ordinance.

Sincerely,

Mayor of El Cajon



Incorporated 1912



Alcohol Retailer Recognition Program Guidelines

Goal

To publicly recognize off-sale alcohol outlets which comply with the City's Alcohol Sales and Deemed Approved Alcohol Sales Regulations

Benefits

Creates awareness of the City's efforts to improve public safety for all residents

Reinforces positive image and the importance of responsible alcohol retail sales

Shows appreciation and expresses our way of saying "Thank You"

Criteria

No infractions for the past 12 months

- The off-sale alcohol establishment has not been the subject any valid code compliance action (e.g. zoning, building, etc.); and
- The off-sale alcohol establishment has successfully passed all minor decoy inspections.

Participation in Responsible Beverage Service (RBS) training

- All owners and all employees of the off-sale alcohol establishment involved in the sale of alcoholic beverages have completed Responsible Beverage Service (RBS) training; and
- RBS training certification is current.

Recognition

Recognizing responsible retailers will be in the form a letter signed by the Mayor and will include a window decal that can be displayed at the store's entrance

RECEIVED OFFICE OF
City Clerk Date Stamp

CITY CLERK
EL CAJON CA

2015 AUG -4 P 5:11

City of El Cajon Agenda Report

MEETING: Aug 11, 2015

ITEM NO: 4.2



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Anthony Shute, Planning Manager

SUBJECT: SANDAG's Smart Growth and Active Transportation Grant Programs – City Award

RECOMMENDATION: That the City Council accept this informational report.

BACKGROUND

The *TransNet* Extension Ordinance provides funding for two competitive grant programs: the *TransNet* Smart Growth Incentive Program (SGIP) and the *TransNet* Active Transportation Grant Program (ATGP). The programs provide funding for transportation-related infrastructure improvements and planning efforts that support smart growth development in opportunity areas as shown on the Smart Growth Concept Map. Furthermore, the map is used for determining eligibility for the SGIP.

In March of this year, the City made four grant applications in order to secure funding for transportation-related infrastructure improvements, and planning efforts that support mixed use economic development in El Cajon's Smart Growth Opportunity Areas, including an education awareness program to support pedestrian and bicycle infrastructure and safety. On July 24, 2015, the SANDAG Board of Directors awarded the City of El Cajon two grants totaling \$450,000 for the following projects:

El Cajon Transit Center (SGIP)

This \$400,000 grant award (maximum allowed) will be used to evaluate infrastructure needs, land use and mobility in and around the City's main transit center. The evaluation results will then allow for the establishment of transit-supportive land uses. It will also increase housing opportunities, improve pedestrian and bicycle safety, identify improvements to public infrastructure and facilities, and spur revitalization of the area through public and private investment.

Mobility Education (ATGP)

This grant award is \$50,000 and will be used to promote community awareness and conduct education in transit use, bicycle safety, and attentive walking. Specifically, it will be a multi-media, multi-lingual, and multi-faceted education and awareness campaign to encourage active transportation and pedestrian safety for all of El Cajon's residents. The campaign will take place city-wide but will focus on diverse populations and key locations known for disproportionately high pedestrian injury rates throughout the community.

Summary

The two grant awards demonstrate the City of El Cajon's commitment to improving neighborhoods through planning efforts for a quality future where jobs and housing are accessible by transit, and helping residents from all walks of life navigate through the City on foot, by bike, or on transit. Furthermore, the education grant will provide the forward momentum and broad base support for the planning effort around the El Cajon Transit Center. The results of the planning effort will provide further opportunities for the City to leverage more grant funds for capital improvements. It is noteworthy to mention, that in order to continually leverage opportunities to improve El Cajon neighborhoods, City staff is preparing for the fourth cycle of funding for both grant programs.


FISCAL IMPACT

Grant Application Project	Requested Grant Amount	Proposed City Match	Funding Source
El Cajon Transit Center	\$400,000	\$30,000 + \$40,000 in-kind	General Fund
Mobility Education	\$50,000	\$5,000 in-kind	General Fund

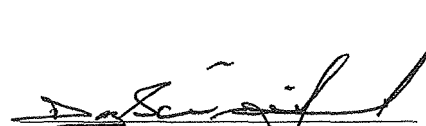
PREPARED BY:

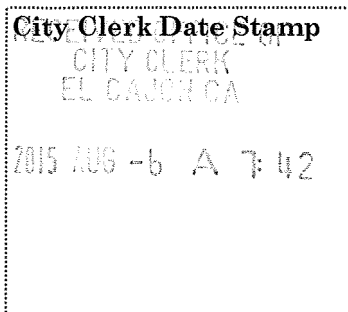

Anthony Shute
PLANNING
MANAGER

REVIEWED BY:


Majed Al-Ghafry
ASSISTANT
CITY MANAGER

APPROVED BY:


Douglas Williford
CITY MANAGER



City of El Cajon Agenda Report

MEETING: Aug. 11, 2015

ITEM NO: 4.3



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: City Manager/Executive Director

SUBJECT: APPROVAL OF AN EXCLUSIVE NEGOTIATION AGREEMENT
WITH BRIXTON CAPITAL AND EXCEL HOTEL GROUP, INC.

RECOMMENDATION: That the City Council, on behalf of the City and in its capacity as the Successor Agency to the former El Cajon Redevelopment Agency:

1. Acting on behalf of the Successor Agency to the former El Cajon Redevelopment Agency, adopt the next resolution in order approving an Exclusive Negotiation Agreement (“Successor Agency ENA”) with Brixton Capital and Excel Hotel Group, Inc., pertaining to Successor Agency-owned property, 100 Fletcher Parkway, APN 483-071-52-00, with such changes as may be approved by the Executive Director;
2. Acting on behalf of the Successor Agency, authorize the Executive Director or designee to execute all documents necessary to sign the Successor Agency ENA on the Successor Agency’s behalf, and complete the sale upon approval by the Oversight Board and California Department of Finance (“DOF”);
3. Acting as the City Council, adopt the next resolution in order approving an Exclusive Negotiation Agreement (“City ENA”) with Brixton Capital and Excel Hotel Group, Inc., pertaining to City-owned property, located adjacent to 100 Fletcher Parkway, APN 483-071-53-00, with such changes as may be approved by the City Manager; and
4. Acting as the City Council, authorize the City Manager to sign the City ENA on the City’s behalf, with such changes as may be approved by the City Manager.

BACKGROUND: In early May 2015, staff received seven (7) proposals from Commercial Properties Group (“Broker”) for potential development of this site. On June 9, 2015, the City Council/Successor Agency approved a sub-committee to evaluate and recommend a development team in order to enter into an Exclusive Negotiating Agreement (“ENA”) for the development of this site.

After reviewing the proposals and conducting interviews with the top three potential developers, the sub-committee recommended to the City Council/Successor Agency to enter into an ENA with Brixton Capital and Excel Hotel Group, Inc. (together, the “Developer”). The Developer was selected based on their financial capacity, project

development and management capability, and past experiences with similar activities that will ensure a successful future economic development of the proposed project. In addition, the ENA will confirm the purchase of the site owned in part by the Successor Agency and will allow the Successor Agency/City to negotiate in good faith the price and terms of such sale, planned uses, and scope of development that would be constructed on the site.

On July 14, 2015, City Council/Successor Agency directed staff to negotiate an ENA with the Developer pertaining to the purchase and development of the above-mentioned site. Staff has determined that the appropriate action would be to prepare two ENAs, the Successor Agency ENA and the City ENA. Accordingly, staff prepared the attached ENAs, which will be executed by the Executive Director/City Manager, for the Successor Agency and the City, respectively, and representative of the Developer upon approval of the City Council.

The basic terms of the ENA are as follows:

1. The Successor Agency will obtain all necessary approvals of the Successor Agency's Oversight Board and DOF for the acquisition of this site.
2. The Successor Agency/City will sell the combined properties for not less than \$4,075,000.
3. The Developer will construct a commercial center which will consist of a retail portion at the front portion of the site and a hotel development at the rear portion of the site, generally consistent with the Developer's proposal. The hotel development will consist of an 80-room, more or less, Hampton Inn & Suites.
4. The Developer will solely be responsible for all the development costs associated with the construction of the retail and hotel, and will comply with the City's building codes and zoning code.
5. The Developer will solely be responsible for all costs associated with the operation of the retail and hotel for an agreed-upon period.

Separate approval by the Oversight Board to authorize the execution of the Successor Agency ENA is required, and will be requested at the Oversight Board meeting to be held on August 19, 2015. Staff will then submit the Oversight Board action to the DOF for approval. The subsequently negotiated development and disposition agreements (each a "DDA") for both the Successor Agency parcel and the City parcel will require that one parcel cannot be sold to the Developer without the sale of the other parcel to the Developer. Any Successor Agency DDA will be required to be assigned to the City for enforcement of obligations and enjoyment of benefits at the close of escrow, thereby removing the Successor Agency from any responsibility and further participation.

CEQA: The proposed ENAs are exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with section 15061(b); (General Rule) of the CEQA Guidelines. Any future Disposition and Development Agreement resulting from this ENA will be subject to CEQA review.

FISCAL IMPACT: Minimal. Staff time involved in these negotiations will be covered under the existing operating budget.

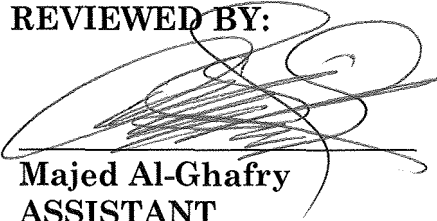
Once the sale is approved, Successor Agency/City costs associated with maintaining the current site will be negligible.

PREPARED BY:



Adriana Castañeda
MANAGEMENT
ANALYST

REVIEWED BY:



Majed Al-Ghafry
ASSISTANT
CITY MANAGER

APPROVED BY:



Douglas Williford
CITY MANAGER

Attachments:

- A. Draft Exclusive Negotiation Agreement - Brixton Capital Excel Hotel Group, Inc. and Successor Agency
- B. Draft Exclusive Negotiation Agreement - Brixton Capital Excel Hotel Group, Inc. and City
- C. Proposed Successor Agency Resolution
- D. Proposed City Resolution

**EXCLUSIVE NEGOTIATION AGREEMENT
BY AND BETWEEN THE
SUCCESSOR AGENCY TO THE EL CAJON
REDEVELOPMENT AGENCY AND BRIXTON
CAPITAL and EXCEL HOTEL GROUP, INC.**

This Exclusive Negotiation Agreement (the "Agreement") by and between the CITY OF EL CAJON, a charter city and municipal corporation, solely in its capacity as the SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY (the "Successor Agency"), and BRIXTON CAPITAL and EXCEL HOTEL GROUP, INC., a California corporation (collectively, the "Developer") (Successor Agency and Developer are occasionally referred to herein individually as the "Party" and collectively as the "Parties"), is entered into on the date in which it is fully executed, and based on the terms and provisions set-forth below.

RECITALS

WHEREAS, The Successor Agency and the City of El Cajon (the "City") are fee title owners of two parcels comprising approximately 4.14 acres of real property generally located at 100 Fletcher Parkway, on the north side of Fletcher Parkway, the east side of North Magnolia Avenue, and west of Highway 67 in the City of El Cajon, County of San Diego, State of California (the "Property"). The Property is the site of the former El Cajon Police Department Station and adjacent right-of-way previously owned by the Department of Transportation for the State of California. Of the two parcels comprising the Property, the Successor Agency owns the parcel comprising approximately 3.48 acres (the "Successor Agency Parcel"). The City owns the parcel comprising approximately .66 acres (the "City Parcel"). The City is not a party to this Agreement; and

WHEREAS, the Successor Agency is interested in selling the Successor Agency Parcel to the Developer with the intention of combining the Successor Agency Parcel with the City Parcel for the purpose of developing an upscale, approximately 80-bed Hampton Inn hotel project with possible secondary retail and office uses (the "Project"); and

WHEREAS, the Project's intended development is part of the City's efforts to revitalize dormant properties along Fletcher Parkway and maintain a vibrant and expanding group of businesses in the City to promote economic development and employment opportunities for its citizens; and

WHEREAS, recent changes in redevelopment law and the allocation of property tax revenues between municipalities and the State of California require the public and private sectors to consider new and innovative structures to promote redevelopment in order to realize significant public benefits in the form of increase revenues and employment opportunities, and to continue in efforts to prevent or eliminate blight in the community; and

WHEREAS, the Successor Agency and the Developer desire to enter into this Agreement to: (1) negotiate in good faith as to the development of the Project on the Successor Agency Parcel; (2) outline the Project description and design; (3) conduct due diligence on the economic viability of the Project; (4) prepare separate Development Agreements for the City Parcel and the Successor Agency Parcel (each, a "Development Agreement," together the "Development Agreements") for the Successor Agency's consideration; (5) determine if and how the Successor Agency can promote the economic sustainability of the Project; and (6) determine what, if any, modifications may be necessary and appropriate to the Project to improve its viability as a vital business enterprise in the City; and

WHEREAS, the Successor Agency anticipates that following execution of this Agreement, and through the period of negotiation and preparation of the Development Agreements, the Successor Agency, as well as certain consultants and attorneys for the Successor Agency, will devote substantial time and effort in reviewing documents, proposals, and plans, and meeting with the Developer, each other, and other necessary parties; and

WHEREAS, the Successor Agency acknowledges that the Developer will also expend substantial time and resources hereunder and the Parties are willing to engage in these activities, subject to the terms and conditions set-forth in this Agreement.

NOW THEREFORE, in consideration of the recitals and mutual covenants and conditions contained herein, the parties hereto agree as follows:

A. Project Site.

1. The Developer has selected the Property as the location for development of the Project. The Property is located within the City as generally depicted on Exhibit A, attached hereto and incorporated herein by this reference.
2. During the term of this Agreement, the Developer at its sole expense shall determine the exact square footage of the Property during the planning activities outlined below. The Successor Agency shall provide reasonable cooperative assistance to the Developer, as determined in the reasonable discretion of the City Manager.

B. Period of Negotiations.

1. The Successor Agency agrees to negotiate exclusively with the Developer regarding the future use and disposition of the Successor Agency Parcel and any future modifications to, and use and disposition of, the Successor Agency Parcel during the term of this Agreement. The Agreement shall commence upon the date the Successor Agency approves and executes this Agreement (the "Effective Date") and continue for 180 days (the "Negotiation Period"). The Negotiation Period may be extended as provided for herein. The Parties

agree to negotiate in good faith and conduct due diligence activities during the Negotiation Period and any extension thereof. If Development Agreements for both the Successor Agency Parcel and City Parcel have not yet been executed upon the termination of the initial Negotiation Period, this Agreement may be extended for 90 days by written consent of the Developer and the City Manager to enable the Successor Agency to: (1) determine whether it desires to enter into such Development Agreements, and (2) take the actions necessary to authorize the Successor Agency to sign the Development Agreements, if the City desires to enter into such Development Agreements.

2. If the Successor Agency and the City have not signed both Development Agreements by the expiration of the Negotiation Period (as the Negotiation Period may be extended by operation of the preceding paragraph), then this Agreement shall automatically terminate, unless the Successor Agency, in its sole discretion, agrees in writing to an extension. **It is expressly understood by the Parties that the execution and delivery of each Development Agreement shall be a condition precedent the execution and delivery of the other Development Agreement, so that the Successor Agency Parcel and the City Parcel shall be sold together to the Developer for the Project.**
3. The duration of the Negotiation Period shall be extended by the duration of any "Event of Force Majeure" that may occur from time to time during the term hereof. The term "Event of Force Majeure" shall mean any and all acts of God, strikes, lock-outs, other industrial disturbances, acts of the public enemy, laws, rules, and regulations of governmental entities, wars or warlike action (whether actual, impending, or expected and whether de jure or de facto), insurrections, riots, vandalism, terrorism, epidemics, inclement weather, fire or other casualty, civil disturbances, confiscation or seizure by any government or public authority, lawsuits brought by third parties, governmental or administrative action, inaction, or omission, or any other causes, whether the kind herein enumerated or otherwise, that are not reasonably within the control of, or caused by, the Party claiming the right to delay the performance on account of such occurrence; provided however, in no circumstances shall the monetary inability of a Party to perform any covenant, agreement, or other obligation contained in this Agreement be construed to be an Event of Force Majeure. Upon either Party hereto becoming aware of an Event of Force Majeure, it shall promptly notify the other Party hereof of such occurrence.
4. The Successor Agency agrees that during the Negotiation Period, the Successor Agency shall neither negotiate nor enter into a development agreement with any other person or entity regarding the Successor Agency Parcel. The obligation to negotiate in good faith requires the respective parties to communicate with each other with respect to those issues for which agreement has not been reached, and in such communication to follow

reasonable negotiation procedures, including meetings, telephone conversations, and correspondence.

C. Negotiation Deposit.

1. The Developer shall tender to the Successor Agency, no later than fifteen (15) days after the Effective Date of this Agreement, and the City shall accept, a deposit (the "Negotiation Deposit") in the amount of Five Thousand Dollars (\$5,000.00), in the form of a cashier or certified check, or wire transfer, payable to the Successor Agency. The Developer agrees that the Successor Agency may use the Negotiation Deposit to reimburse itself for its costs to negotiate the Development Agreement as contemplated under this Agreement (the "Successor Agency Negotiation Costs"). Such Successor Agency Negotiation Costs shall be limited to those costs incurred after the date of this Agreement and shall include costs such as: attorneys' fees, appraiser fees, title reports, and any other third party costs as needed to complete the negotiations of the Development Agreements.
2. The Successor Agency shall submit to the Developer invoices detailing the Successor Agency Negotiation Costs. The Successor Agency shall be free to withdraw funds from the Negotiation Deposit, as needed, provided that it has submitted such invoices to the Developer and those invoices are solely for Successor Agency Negotiation Costs. The Successor Agency shall submit to the Developer prospective costs in excess of the Negotiation Deposit for approval by the Developer. If the Developer fails to approve such costs in excess of the Negotiation Deposit within ten (10) days of submission of said costs by the Successor Agency, this Agreement shall terminate. The Negotiation Deposit, less the Successor Agency Negotiation Costs, shall be refundable to the Developer in the event this Agreement is terminated prior to the execution of a Development Agreement. In the event a Development Agreement is fully executed and approved by all requisite action, the balance of the Negotiation Deposit, if any, shall be either returned to the Developer or applied as a credit against amounts, if any, to be paid by the Developer to the Successor Agency pursuant to the Development Agreement. Should the Successor Agency Negotiation Costs exceed the amount of the Negotiation Deposit, the Successor Agency shall submit to the Developer a reimbursement notice along with written evidence of such additional Successor Agency Negotiation Costs. Within thirty (30) days of the receipt of a reimbursement notice and evidence of additional Successor Agency Negotiation Costs, the Developer shall reimburse the Successor Agency for such Successor Agency Negotiation Costs.

D. Negotiations.

1. Commencing on the Effective Date of this Agreement, the Parties agree to negotiate in good faith to attempt to formulate a plan for development of the Project on the Property, along with the terms and conditions of the

Development Agreements. Negotiations regarding the Project and the Development Agreements shall include, but not be limited to the following elements:

- a. The type and scope of development and planned uses on the site, including at a minimum, an approximately 80-bed Hampton Inn hotel with associated amenities such as onsite parking, pool, gym, and conference rooms (the "Hotel"). The Project may also include secondary retail and office uses unrelated to hotel. The Project shall include a detailed site plan and frontage improvements, floor plans, building elevations, building materials, and signage, and a table showing types of uses, square footage planned for each use, number of parking stalls, lot coverage, and planned compliance with the City of El Cajon's General Plan, any existing or pending specific plans, the City's zoning ordinance, building codes, storm water ordinance and regulations, and state and federal laws and regulations requiring non-discrimination in access to the facilities (e.g., ADA).
- b. The schedule for, and phasing of all required development activities, including construction lending, planning entitlements, building permits, construction activities, and implementation of any required environmental mitigations measures.
- c. Terms of the Development Agreements substantially consistent with the preliminary terms described in Exhibit B, attached hereto and incorporated herein by this reference.
- d. Such covenants necessary to ensure the economic sustainability of the Project.
- e. Any design and operational changes that can and should be made to the Hotel to improve its viability and sustainability.

E. Development Agreement Provisions.

The Parties acknowledge that the financial feasibility of the activity to be proposed and the associated terms are yet to be determined. Although the Parties have reached agreement on preliminary terms of the Development Agreements as described in the attached Exhibit B, each Party assumes the risk that, notwithstanding this Agreement, there is no assurance that the Parties will enter into the Development Agreements.

F. Obligations of the Parties.

1. From time to time, the Successor Agency and the Developer agree to make oral and/or written progress reports advising each other of all material matters and studies being conducted with respect to project feasibility, constraints,

and design. The Successor Agency and the Developer agree to share all results of studies, reports, and findings, which result in the formation of any conclusions or determinations as to the decision of whether to enter into the Development Agreements.

2. The Developer agrees to assume full responsibility for any and all environmental impacts, which impact the Successor Agency Parcel as a result of any action taken by the Developer during the term of this Agreement.

G. Assignment.

The Parties understand and agree that the Successor Agency has selected the Developer as a party to this Agreement based upon its skills and reputation, and its confidence in the Developer successfully constructing and operating the Project. Therefore it is a material condition of this Agreement that the Developer remain a party to this Agreement. Accordingly, this Agreement shall not be assigned by the Developer without the prior written approval of the Successor Agency, which approval the Successor Agency may withhold at its sole discretion, provided, however, the Developer may assign the rights and obligations under this Agreement to any wholly owned subsidiary or other entity of which it maintains control without the consent of the Successor Agency.

H. Successor Agency's Remedies for Breach.

1. In the event that the Developer fails to perform any obligation herein, or in the event that the Successor Agency reasonably believes that the Developer is not negotiating diligently and in good faith, the Successor Agency shall provide written notice of such breach to the Developer. The Developer shall then have ten (10) days, after receipt of such written notice, within which to remedy such breach unless additional time is needed to remedy the breach, in which event the Developer shall commence the cure of the breach within the ten (10) day period and thereafter diligently pursue the cure to completion.
2. If the Developer fails to remedy such breach in a timely and reasonable manner within the above period, the Developer and the Successor Agency agree that the Successor Agency may elect to cure a Developer breach and deduct those costs incurred to cure the breach from the Negotiation Deposit, prior to its termination of this Agreement. All remaining amounts of the Negotiation Deposit shall thereafter be refunded to Developer. Should the Successor Agency Negotiation Costs incurred as contemplated by Paragraph C and this Paragraph H exceed the Negotiation Deposit, the Successor Agency shall be entitled to receive from the Developer and the Developer shall pay the Successor Agency such actual costs within fifteen (15) days. Should the Developer fail to pay such costs within fifteen (15) days from notice or invoice from the Successor Agency, the outstanding balance shall

accrue interest at the rate of ten percent (10%) per annum, until all principal and interest is paid.

I. Insurance and Liability.

During the period of this Agreement, and until such time as the parties to the Agreement fail to reach accord on the execution of the Development Agreements, the Developer shall defend, assume all responsibility for, and hold the Successor Agency, its officers, agents and employees, harmless from all claims or suits for, and damages to, property and injuries to persons, including accidental death (including attorneys' fees and costs), to the extent caused by any of its representatives' activities under this Agreement, whether such activities or performance thereof by the Developer or anyone directly or indirectly employed by, or under contract with, the Developer and whether such damage shall accrue or be discovered before or after termination of this Agreement. The Developer shall take out and maintain during such period, a comprehensive liability policy in the amount of One Million Dollars (\$1,000,000) combined single limit, consistent with City Council Policy D-3 on insurance, and shall protect the Developer, the Successor Agency and its elected and appointed officers, officials, agents, and employees from claims for such damages, evidenced by such endorsements approved by the Successor Agency's general counsel. Evidence of such insurance shall be submitted to the Successor Agency prior to the acceptance and execution of this Agreement by the City. The certificate of insurance shall name the Successor Agency and its elected and appointed officers, officials, agents, and employees as additional insureds under the policy. The certificate of insurance by the insurance carrier shall contain a statement of obligation on the part of the carrier to notify the Successor Agency of any material change, cancellation or termination of the coverage at least thirty (30) days in advance of the effective date of any such material change, cancellation or termination. Coverage provided hereunder by the Developer shall be primary insurance and not contributing with any insurance maintained by the Successor Agency and the policy shall contain such endorsement.

J. Miscellaneous.

1. The terms, covenants, conditions and restrictions of this Agreement shall extend to and shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the Successor Agency and the Developer.
2. This Agreement contains the entire agreement between the Parties relating to the subject matter hereof. Any prior agreements, promises, negotiations or representations, which are not expressly set forth in this Agreement are superseded and of no further force or effect. Subsequent modification of this Agreement shall be in writing and signed by both the Successor Agency and the Developer.

3. Captions in this Agreement are for convenience only and shall not be used in construing meaning. This Agreement shall be construed as a whole and in accordance with its fair meaning.
4. The laws of the State of California shall govern the interpretation and enforcement of this Agreement. Any action to interpret or enforce the Agreement or any of its terms shall be brought in the Superior Court of California, San Diego County, Central or East County divisions, or (if in federal court) in the Southern District of California, in San Diego County. Developer hereby expressly waives any right to remove any such action from San Diego County as is otherwise permitted by California Code of Civil Procedure section 394.
5. Except as otherwise expressly stated in this Agreement, the rights and remedies of the parties are cumulative, and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.
6. Any failures or delays by either Party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive either such Party of its right to institute and maintain any actions or proceedings, which it may deem necessary to protect, assert or enforce any such rights or remedies.
7. If any term, condition, or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall be valid and binding on the Parties.
8. The Successor Agency and the Developer agree to cooperate with each other so as to achieve the objectives of this Agreement in a timely and efficacious manner.
9. Upon further request, the Successor Agency and the Developer shall execute, deliver, or cause to be executed and delivered, such additional instruments and documents as are necessary to perform the terms of this Agreement.
10. All waivers of the provisions of this Agreement must be in writing by the appropriate authorities and representatives of the City and the Developer, and all amendments hereto must be in writing by the appropriate authorities and representatives of the Successor Agency and the Developer.
11. Except as otherwise provided herein, in any circumstance where, under this Agreement, either Party is required to approve or disapprove any matter, approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, the City and the Developer have signed this Agreement on the respective dates set-forth below.

_____, 2015

SUCCESOR AGENCY TO THE EI
CAJON REDEVELOPMENT AGENCY
a public body, corporate and politic.

By: _____
DOUGLAS WILLIFORD
Executive Director

EXCEL HOTEL GROUP, INC.
a California corporation

_____, 2015

By: _____

BRIXTON CAPITAL

_____, 2015

By: _____

APPROVED AS TO FORM:

Attorney for Developer

MORGAN L. FOLEY
General Counsel

ATTEST:

BELINDA HAWLEY
City Clerk

Exhibit A

Project Site Description

[To be provided]

Exhibit B

Preliminary Terms of Development Agreement

1.

**EXCLUSIVE NEGOTIATION AGREEMENT
BY AND BETWEEN THE
CITY OF EL CAJON AND BRIXTON
CAPITAL and EXCEL HOTEL GROUP, INC.**

This Exclusive Negotiation Agreement (the "Agreement") by and between the CITY OF EL CAJON, a charter law city and municipal corporation (the "City"), and BRIXTON CAPITAL and EXCEL HOTEL GROUP, INC., a California corporation (collectively, the "Developer") (City and Developer are occasionally referred to herein individually as the "Party" and collectively as the "Parties"), is entered into on the date in which it is fully executed, and based on the terms and provisions set-forth below.

RECITALS

WHEREAS, The City and the Successor Agency to the Former Redevelopment Agency for the City of El Cajon (the "Successor Agency") are fee title owners of two parcels comprising approximately 4.14 acres of real property generally located at 100 Fletcher Parkway, on the north side of Fletcher Parkway, the east side of North Magnolia Avenue, and west of Highway 67 in the City of El Cajon, County of San Diego, State of California (the "Property"). The Property is the site of the former El Cajon Police Department Station and adjacent right-of-way previously owned by the Department of Transportation for the State of California. Of the two parcels comprising the Property, the City owns the parcel comprising approximately .66 acres (the "City Parcel"). The Successor Agency owns the parcel comprising approximately 3.48 acres (the "Successor Agency Parcel"). The Successor Agency is not a party to this Agreement; and

WHEREAS, the City is interested in selling the City Parcel to the Developer with the intention of combining the City Parcel with the Successor Agency Parcel for the purpose of developing an upscale, approximately 80-bed Hampton Inn hotel project with possible secondary retail and office uses (the "Project"); and

WHEREAS, the Project's intended development is part of the City's efforts to revitalize dormant properties along Fletcher Parkway and maintain a vibrant and expanding group of businesses in the City to promote economic development and employment opportunities for its citizens; and

WHEREAS, recent changes in redevelopment law and the allocation of property tax revenues between municipalities and the State of California require the public and private sectors to consider new and innovative structures to promote redevelopment in order to realize significant public benefits in the form of increase revenues and employment opportunities, and to continue in efforts to prevent or eliminate blight in the community; and

WHEREAS, the City and the Developer desire to enter into this Agreement to: (1) negotiate in good faith as to the development of the Project on the City Parcel; (2)

outline the Project description and design; (3) conduct due diligence on the economic viability of the Project; (4) prepare separate Development Agreements for the City Parcel and the Successor Agency Property (each, a "Development Agreement," together the "Development Agreements") for the City's consideration; (5) determine if and how the City can promote the economic sustainability of the Project; and (6) determine what, if any, modifications may be necessary and appropriate to the Project to improve its viability as a vital business enterprise in the City; and

WHEREAS, the City anticipates that following execution of this Agreement, and through the period of negotiation and preparation of the Development Agreements, the City, as well as certain consultants and attorneys for the City, will devote substantial time and effort in reviewing documents, proposals, and plans, and meeting with the Developer, each other, and other necessary parties; and

WHEREAS, the City acknowledges that the Developer will also expend substantial time and resources hereunder and the Parties are willing to engage in these activities, subject to the terms and conditions set-forth in this Agreement.

NOW THEREFORE, in consideration of the recitals and mutual covenants and conditions contained herein, the parties hereto agree as follows:

A. Project Site.

1. The Developer has selected the Property as the location for development of the Project. The Property is located within the City as generally depicted on Exhibit A, attached hereto and incorporated herein by this reference.
2. During the term of this Agreement, the Developer at its sole expense shall determine the exact square footage of the Property during the planning activities outlined below. The City shall provide reasonable cooperative assistance to the Developer, as determined in the reasonable discretion of the City Manager.

B. Period of Negotiations.

1. The City agrees to negotiate exclusively with the Developer regarding the future use and disposition of the City Parcel and any future modifications to, and use and disposition of, the City Parcel during the term of this Agreement. The Agreement shall commence upon the date the City approves and executes this Agreement (the "Effective Date") and continue for 180 days (the "Negotiation Period"). The Negotiation Period may be extended as provided for herein. The Parties agree to negotiate in good faith and conduct due diligence activities during the Negotiation Period and any extension thereof. If Development Agreements for both the City Parcel and Successor Agency Parcel have not yet been executed upon the termination of the initial Negotiation Period, this Agreement may be extended for 90 days by written consent of the Developer and the City Manager to enable the City to: (1)

determine whether it desires to enter into such Development Agreements, and (2) take the actions necessary to authorize the City to sign the Development Agreements, if the City desires to enter into such Development Agreements.

2. If the City has not signed both Development Agreements by the expiration of the Negotiation Period (as the Negotiation Period may be extended by operation of the preceding paragraph), then this Agreement shall automatically terminate, unless the City, in its sole discretion, agrees in writing to an extension. **It is expressly understood by the Parties that the execution and delivery of each Development Agreement shall be a condition precedent the execution and delivery of the other Development Agreement, so that the City Parcel and the Successor Agency Parcel shall be sold together to the Developer for the Project.**
3. The duration of the Negotiation Period shall be extended by the duration of any "Event of Force Majeure" that may occur from time to time during the term hereof. The term "Event of Force Majeure" shall mean any and all acts of God, strikes, lock-outs, other industrial disturbances, acts of the public enemy, laws, rules, and regulations of governmental entities, wars or warlike action (whether actual, impending, or expected and whether de jure or de facto), insurrections, riots, vandalism, terrorism, epidemics, inclement weather, fire or other casualty, civil disturbances, confiscation or seizure by any government or public authority, lawsuits brought by third parties, governmental or administrative action, inaction, or omission, or any other causes, whether the kind herein enumerated or otherwise, that are not reasonably within the control of, or caused by, the Party claiming the right to delay the performance on account of such occurrence; provided however, in no circumstances shall the monetary inability of a Party to perform any covenant, agreement, or other obligation contained in this Agreement be construed to be an Event of Force Majeure. Upon either Party hereto becoming aware of an Event of Force Majeure, it shall promptly notify the other Party hereof of such occurrence.
4. The City agrees that during the Negotiation Period, the City shall neither negotiate nor enter into a development agreement with any other person or entity regarding the City Parcel. The obligation to negotiate in good faith requires the respective parties to communicate with each other with respect to those issues for which agreement has not been reached, and in such communication to follow reasonable negotiation procedures, including meetings, telephone conversations, and correspondence.

C. Negotiation Deposit.

1. The Developer shall tender to the City, no later than fifteen (15) days after the Effective Date of this Agreement, and the City shall accept, a deposit (the

“Negotiation Deposit”) in the amount of Five Thousand Dollars (\$5,000.00), in the form of a cashier or certified check, or wire transfer, payable to the City. The Developer agrees that the City may use the Negotiation Deposit to reimburse itself for its costs to negotiate the Development Agreement as contemplated under this Agreement (the “City Negotiation Costs”). Such City Negotiation Costs shall be limited to those costs incurred after the date of this Agreement and shall include costs such as: attorneys’ fees, appraiser fees, title reports, and any other third party costs as needed to complete the negotiations of the Development Agreements.

2. The City shall submit to the Developer invoices detailing the City Negotiation Costs. The City shall be free to withdraw funds from the Negotiation Deposit, as needed, provided that it has submitted such invoices to the Developer and those invoices are solely for City Negotiation Costs. The City shall submit to the Developer prospective costs in excess of the Negotiation Deposit for approval by the Developer. If the Developer fails to approve such costs in excess of the Negotiation Deposit within ten (10) days of submission of said costs by the City, this Agreement shall terminate. The Negotiation Deposit, less the City Negotiation Costs, shall be refundable to the Developer in the event this Agreement is terminated prior to the execution of a Development Agreement. In the event a Development Agreement is fully executed and approved by all requisite action, the balance of the Negotiation Deposit, if any, shall be either returned to the Developer or applied as a credit against amounts, if any, to be paid by the Developer to the City pursuant to the Development Agreement. Should the City Negotiation Costs exceed the amount of the Negotiation Deposit, the City shall submit to the Developer a reimbursement notice along with written evidence of such additional City Negotiation Costs. Within thirty (30) days of the receipt of a reimbursement notice and evidence of additional City Negotiation Costs, the Developer shall reimburse the City for such City Negotiation Costs.

D. Negotiations.

1. Commencing on the Effective Date of this Agreement, the Parties agree to negotiate in good faith to attempt to formulate a plan for development of the Project on the Property, along with the terms and conditions of the Development Agreements. Negotiations regarding the Project and the Development Agreements shall include, but not be limited to the following elements:
 - a. The type and scope of development and planned uses on the site, including at a minimum, an approximately 80-bed Hampton Inn hotel with associated amenities such as onsite parking, pool, gym, and conference rooms (the “Hotel”). The Project may also include secondary retail and office uses unrelated to hotel. The Project shall include a detailed site plan and frontage improvements, floor plans, building elevations, building materials, and signage, and a table showing types of uses, square footage

planned for each use, number of parking stalls, lot coverage, and planned compliance with the City of El Cajon's General Plan, any existing or pending specific plans, the City's zoning ordinance, building codes, storm water ordinance and regulations, and state and federal laws and regulations requiring non-discrimination in access to the facilities (e.g., ADA).

- b. The schedule for, and phasing of all required development activities, including construction lending, planning entitlements, building permits, construction activities, and implementation of any required environmental mitigations measures.
- c. Terms of the Development Agreements substantially consistent with the preliminary terms described in Exhibit B, attached hereto and incorporated herein by this reference.
- d. Such covenants necessary to ensure the economic sustainability of the Project.
- e. Any design and operational changes that can and should be made to the Hotel to improve its viability and sustainability.

E. Development Agreement Provisions.

The Parties acknowledge that the financial feasibility of the activity to be proposed and the associated terms are yet to be determined. Although the Parties have reached agreement on preliminary terms of the Development Agreements as described in the attached Exhibit B, each Party assumes the risk that, notwithstanding this Agreement, there is no assurance that the Parties will enter into the Development Agreements.

F. Obligations of the Parties.

- 1. From time to time, the City and the Developer agree to make oral and/or written progress reports advising each other of all material matters and studies being conducted with respect to project feasibility, constraints, and design. The City and the Developer agree to share all results of studies, reports, and findings, which result in the formation of any conclusions or determinations as to the decision of whether to enter into the Development Agreements.
- 2. The Developer agrees to assume full responsibility for any and all environmental impacts, which impact the City Parcel as a result of any action taken by the Developer during the term of this Agreement.

G. Assignment.

The Parties understand and agree that the City has selected the Developer as a party to this Agreement based upon its skills and reputation, and its confidence in the Developer successfully constructing and operating the Project. Therefore it is a material condition of this Agreement that the Developer remain a party to this Agreement. Accordingly, this Agreement shall not be assigned by the Developer without the prior written approval of the City, which approval the City may withhold at its sole discretion, provided, however, the Developer may assign the rights and obligations under this Agreement to any wholly owned subsidiary or other entity of which it maintains control without the consent of the City.

H. City's Remedies for Breach.

1. In the event that the Developer fails to perform any obligation herein, or in the event that the City reasonably believes that the Developer is not negotiating diligently and in good faith, the City shall provide written notice of such breach to the Developer. The Developer shall then have ten (10) days, after receipt of such written notice, within which to remedy such breach unless additional time is needed to remedy the breach, in which event the Developer shall commence the cure of the breach within the ten (10) day period and thereafter diligently pursue the cure to completion.
2. If the Developer fails to remedy such breach in a timely and reasonable manner within the above period, the Developer and the City agree that the City may elect to cure a Developer breach and deduct those costs incurred to cure the breach from the Negotiation Deposit, prior to its termination of this Agreement. All remaining amounts of the Negotiation Deposit shall thereafter be refunded to Developer. Should the City Negotiation Costs incurred as contemplated by Paragraph C and this Paragraph H exceed the Negotiation Deposit, the City shall be entitled to receive from the Developer and the Developer shall pay the City such actual costs within fifteen (15) days. Should the Developer fail to pay such costs within fifteen (15) days from notice or invoice from the City, the outstanding balance shall accrue interest at the rate of ten percent (10%) per annum, until all principal and interest is paid.

I. Insurance and Liability.

During the period of this Agreement, and until such time as the parties to the Agreement fail to reach accord on the execution of the Development Agreements, the Developer shall defend, assume all responsibility for, and hold the City, its officers, agents and employees, harmless from all claims or suits for, and damages to, property and injuries to persons, including accidental death (including attorneys' fees and costs), to the extent caused by any of its representatives' activities under this Agreement, whether such

activities or performance thereof by the Developer or anyone directly or indirectly employed by, or under contract with, the Developer and whether such damage shall accrue or be discovered before or after termination of this Agreement. The Developer shall take out and maintain during such period, a comprehensive liability policy in the amount of One Million Dollars (\$1,000,000) combined single limit, consistent with City Council Policy D-3 on insurance, and shall protect the Developer, the City and its elected and appointed officers, officials, agents, and employees from claims for such damages, evidenced by such endorsements approved by the City's general counsel. Evidence of such insurance shall be submitted to the City prior to the acceptance and execution of this Agreement by the City. The certificate of insurance shall name the City and its elected and appointed officers, officials, agents, and employees as additional insureds under the policy. The certificate of insurance by the insurance carrier shall contain a statement of obligation on the part of the carrier to notify the City of any material change, cancellation or termination of the coverage at least thirty (30) days in advance of the effective date of any such material change, cancellation or termination. Coverage provided hereunder by the Developer shall be primary insurance and not contributing with any insurance maintained by the City and the policy shall contain such endorsement.

J. Miscellaneous.

1. The terms, covenants, conditions and restrictions of this Agreement shall extend to and shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the City and the Developer.
2. This Agreement contains the entire agreement between the Parties relating to the subject matter hereof. Any prior agreements, promises, negotiations or representations, which are not expressly set forth in this Agreement are superseded and of no further force or effect. Subsequent modification of this Agreement shall be in writing and signed by both the City and the Developer.
3. Captions in this Agreement are for convenience only and shall not be used in construing meaning. This Agreement shall be construed as a whole and in accordance with its fair meaning.
4. The laws of the State of California shall govern the interpretation and enforcement of this Agreement. Any action to interpret or enforce the Agreement or any of its terms shall be brought in the Superior Court of California, San Diego County, Central or East County divisions, or (if in federal court) in the Southern District of California, in San Diego County. Developer hereby expressly waives any right to remove any such action from San Diego County as is otherwise permitted by California Code of Civil Procedure section 394.

5. Except as otherwise expressly stated in this Agreement, the rights and remedies of the parties are cumulative, and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.
6. Any failures or delays by either Party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive either such Party of its right to institute and maintain any actions or proceedings, which it may deem necessary to protect, assert or enforce any such rights or remedies.
7. If any term, condition, or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall be valid and binding on the Parties.
8. The City and the Developer agree to cooperate with each other so as to achieve the objectives of this Agreement in a timely and efficacious manner.
9. Upon further request, the City and the Developer shall execute, deliver, or cause to be executed and delivered, such additional instruments and documents as are necessary to perform the terms of this Agreement.
10. All waivers of the provisions of this Agreement must be in writing by the appropriate authorities and representatives of the City and the Developer, and all amendments hereto must be in writing by the appropriate authorities and representatives of the City and the Developer.
11. Except as otherwise provided herein, in any circumstance where, under this Agreement, either Party is required to approve or disapprove any matter, approval shall not be unreasonably withheld.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the City and the Developer have signed this Agreement on the respective dates set-forth below.

_____, 2015

CITY OF EI CAJON,
a charter city and municipal corporation.

By: _____
DOUGLAS WILLIFORD
City Manager

EXCEL HOTEL GROUP, INC.
a California corporation

_____, 2015

By: _____

BRIXTON CAPITAL

_____, 2015

By: _____

APPROVED AS TO FORM:

Attorney for Developer

MORGAN L. FOLEY
City Attorney

ATTEST:

BELINDA HAWLEY
City Clerk

Exhibit A

Project Site Description

[To be provided]

Exhibit B

Preliminary Terms of Development Agreement

1.

RESOLUTION NO. SA -15

RESOLUTION OF THE SUCCESSOR AGENCY TO THE EL CAJON
REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING
THE EXECUTION OF AN EXCLUSIVE NEGOTIATION AGREEMENT WITH
BRIXTON CAPITAL AND EXCEL HOTEL GROUP, INC., FOR THE PURCHASE
AND DEVELOPMENT OF SUCCESSOR AGENCY-OWNED PROPERTY ALONG THE
NORTH SIDE OF FLETCHER PARKWAY AND THE EAST SIDE OF
NORTH MAGNOLIA AVENUE (100 FLETCHER PARKWAY)

WHEREAS, the City of El Cajon as Successor Agency to the El Cajon Redevelopment Agency (the "Successor Agency") owns one (1) commercial parcel (the "Parcel") identified as 100 Fletcher Parkway, located along the north side of Fletcher Parkway and along the east side of North Magnolia Avenue, in the City of El Cajon; and

WHEREAS, the City of El Cajon (the "City") owns adjacent property acquired from the State of California Department of Transportation, which property lies between the Parcel and the off ramp for California State Route 67, as well as between the Parcel and Fletcher Parkway (the "City Parcel"), which together with the Parcel creates approximately 4.14 acres of commercially developable property (the "Project Site"); and

WHEREAS, the City, in exercising its powers of redevelopment, has identified the Project Site as a desirable location for the construction of a hotel and additional retail commercial development; and

WHEREAS, the Successor Agency and the City both desire to enter cooperatively facilitate the development of the Project Site with a quality hotel, along with on-site parking and complementary commercial development; and

WHEREAS, the City and the Successor Agency have jointly marketed the Project Site through a request for proposals and, having evaluated the proposals, have determined that it is in the best interests of the Successor Agency, the City, and the various affected taxing entities for the Project Site to be sold and developed by Brixton Capital and Excel Hotel Group, Inc. (the "Developer"), for the purpose of constructing an 80-bed Hampton Inn hotel (the "Hotel"), along with on-site parking, and other commercial buildings that would complement the Hotel with one or more quality restaurants and other retail uses, all to be located on the Project Site;

WHEREAS, the Developer has requested to enter into an agreement (the "Agreement") with the Successor Agency for the exclusive right to negotiate the purchase and development of the Project Site and the creation of a development agreement to direct the desired development of the Project Site; and

(Continued on Page 2)

WHEREAS, the Developer has qualified through the request for proposal bidding process, and a review of its qualifications, and will expend substantial time and resources in order to negotiate in good faith the price and terms of sale, planned uses, and development of the scope of use of the Project Site.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY AS FOLLOWS:

1. The City of El Cajon as Successor Agency to the El Cajon Redevelopment Agency hereby approves the Agreement between the City of El Cajon and Brixton Capital and Excel Hotel Group, Inc., in substantially the form as presented at this meeting.

2. The City Manager, as the Executive Director of the Successor Agency, and City Clerk, as Secretary, are hereby authorized and directed to execute the Agreement on behalf of the City, with such changes as approved by the City Manager and the City Attorney.

3. This Resolution become effectively immediately upon the approval of the Oversight Board to the Successor Agency and with the approval of the State of California Department of Finance ("DOF"), whether expressed or implied by its declination of review of the actions approved herein.

8/11/15 (Item 4.1)

SA Approve Brixton and Excel Hotel Group ENA for 100 Fletcher Parkway 080515

RESOLUTION NO. -15

RESOLUTION OF THE CITY OF EL CAJON APPROVING AND
AUTHORIZING THE EXECUTION OF AN EXCLUSIVE NEGOTIATION
AGREEMENT WITH BRIXTON CAPITAL AND EXCEL HOTEL GROUP, INC.,
FOR THE PURCHASE AND DEVELOPMENT OF CITY-OWNED PROPERTY
ALONG THE NORTH SIDE OF FLETCHER PARKWAY
AND THE WEST SIDE OF CALIFORNIA STATE ROUTE 67

WHEREAS, the City of El Cajon as Successor Agency to the El Cajon Redevelopment Agency (the "Successor Agency") owns one (1) commercial parcel (the "Parcel") identified as 100 Fletcher Parkway, located along the north side of Fletcher Parkway and along the east side of North Magnolia Avenue, in the City of El Cajon; and

WHEREAS, the City of El Cajon (the "City") owns adjacent property acquired from the State of California Department of Transportation, which property lies between the Parcel and the off ramp for California State Route 67, as well as between the Parcel and Fletcher Parkway (the "City Parcel"), which together with the Parcel creates approximately 4.14 acres of commercially developable property (the "Project Site"); and

WHEREAS, the City, in exercising its powers of redevelopment, has identified the Project Site as a desirable location for the construction of a hotel and additional retail commercial development; and

WHEREAS, the Successor Agency and the City both desire to enter cooperatively facilitate the development of the Project Site with a quality hotel, along with on-site parking and complementary commercial development; and

WHEREAS, the City and the Successor Agency have jointly marketed the Project Site through a request for proposals and, having evaluated the proposals, have determined that it is in the best interests of the Successor Agency, the City, and the various affected taxing entities for the Project Site to be sold and developed by Brixton Capital and Excel Hotel Group, Inc. (the "Developer"), for the purpose of constructing an 80-bed Hampton Inn hotel (the "Hotel"), along with on-site parking, and other commercial buildings that would complement the Hotel with one or more quality restaurants and other retail uses, all to be located on the Project Site;

WHEREAS, the Developer has requested to enter into an agreement (the "Agreement") with the City for the exclusive right to negotiate the purchase and development of the Project Site and the creation of a development agreement to direct the desired development of the Project Site; and

(Continued on Page 2)

WHEREAS, the Developer has qualified through the request for proposal bidding process, and a review of its qualifications, and will expend substantial time and resources in order to negotiate in good faith the price and terms of sale, planned uses, and development of the scope of use of the Project Site.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. The City of El Cajon hereby approves the Agreement between the City of El Cajon and Brixton Capital and Excel Hotel Group, Inc., in substantially the form as presented at this meeting.

2. The City Manager and City Clerk are hereby authorized and directed to execute the Agreement on behalf of the City, with such changes as approved by the City Manager and the City Attorney.

8/11/15 (Item 4.1)

CC Approve Brixton and Excel Hotel Group ENA for 100 Fletcher Parkway 080515

City Clerk Date Stamp

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City of El Cajon Agenda Report

MEETING: 8/11/15

ITEM NO: 6.1



TO: Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick
FROM: Mayor Wells

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- August 4, 2015 - Meeting w/ Ramsey Murad
- August 4, 2015 - Meeting w/ Circulate San Diego
- August 11, 2015 - City Council Meetings at 3:00 and 7:00 p.m.

I will be happy to answer any questions you may have.

SUBMITTED BY,

Bill Wells

Bill Wells
Mayor

A handwritten signature in black ink, appearing to read "Bill Wells", with a stylized flourish at the end.



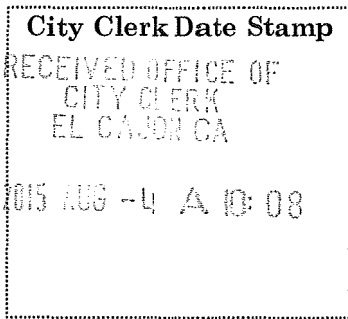
LEGISLATIVE REPORT 2015-2016



6.2

BILL	NO.	SPONSOR	SUBJECT	COUNCIL DATE	POSITION	COMMITTEE	BILL STATUS / LAST ACTION DATE
AB	2	Alejo	Community Revitalization Authority (Amended: 3/26/15)	1/27/2015	"Watch"	Assembly	7/15/2015-From committee: Do pass and re-refer to Com. on APPR. (Ayes 9. Noes 2.) (July 14). Re-referred to Com. on APPR.
AB	35	Chiu/Atkins	Affordable Housing Income taxes: credits: low-income housing: allocation increase. (Amended: 4/16/2015)	4/28/2015	"Watch"	Assembly	7/15/2015-From committee: Do pass and re-refer to Com. on APPR. (Ayes 10. Noes 0.) (July 14). Re-referred to Com. on APPR.
AB	266	Bonta	Medical marijuana. (Amended: 4/14/2015)	4/28/2015	"Watch"	Assembly	7/16/2015-From committee: Do pass and re-refer to Com. on APPR. (Ayes 8. Noes 1.) (July 15). Re-referred to Com. on APPR.
AB	278	Hernandez	District-based municipal elections. (Amended: 4/13/2015)	4/28/2015	"Watch"	Assembly	7/17/2015-Failed Deadline pursuant to Rule 61(a)(10). (Last location was E. & C.A. on 6/18/2015)
AB	1335	Atkins	Building Homes and Jobs Act (Amended: 4/30/2015)	4/28/2015	"Watch"	Assembly	6/4/2015-Assembly Rule 69(d) suspended. (Page 1903.)
SB	151	Hernandez	Tobacco products: minimum legal age	6/9/2015	"Support"	Senate	7/17/2015-Failed Deadline pursuant to Rule 61(a)(10). (Last location was G.O. on 6/18/2015)
SB	493	Cannella	Elections in cities: by or from districts. (Amended: 4/20/2015)	4/28/2015	"Watch"	Assembly	7/16/2015-From committee: Do pass. (Ayes 8. Noes 0.) (July 15).

The Legislative Report tracks bills for the 2015-2016 Session of the California Legislature that the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency has voted to monitor/watch, support or oppose. Updated August 5, 2015 at 11:00 a.m. for the August 11, 2015 City Council Meeting.



City of El Cajon Agenda Report

MEETING: 8/11/15

ITEM NO: 7.1



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales
FROM: Councilmember Kendrick
SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

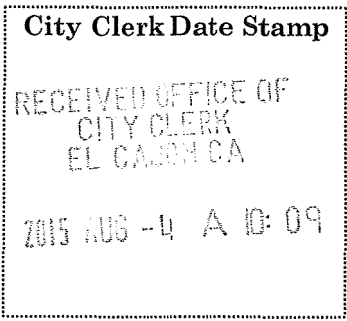
- August 7, 2015 - Meeting w/ City Manager
- August 11, 2015 - City Council Meetings at 3:00 and 7:00 p.m.

I will be happy to answer any questions you may have.

SUBMITTED BY,

Gary Kendrick

Gary Kendrick
Councilmember



City of El Cajon Agenda Report

MEETING: 8/11/15

ITEM NO: 8.1



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Bales, Kendrick
FROM: Councilmember Ambrose

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

August 11, 2015 - City Council Meetings at 3:00 and 7:00 p.m.

I will be happy to answer any questions you may have.

SUBMITTED BY,

Tony Ambrose

Tony Ambrose
Councilmember

City Clerk Date Stamp

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City of El Cajon Agenda Report

MEETING: 8/11/15

ITEM NO: 9.1



TO: Mayor Wells, Councilmembers Ambrose,
Bales, Kendrick
FROM: Mayor Pro Tem McClellan

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

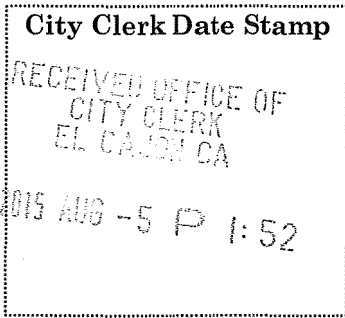
Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

Nothing to report.

I will be happy to answer any questions you may have.

SUBMITTED BY,

Bob McClellan
Mayor Pro Tem



City of El Cajon Agenda Report

MEETING: 8/11/15

ITEM NO: 10.1



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Kendrick
FROM: Councilmember Bales

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- July 29, 2015 - 100th Birthday Party for Eva Custer
- August 4, 2015 - Solar Workshop at San Diego Gas & Electric
- August 9, 2015 - First Lutheran Church Community Forum
- August 10, 2015 - Meeting w/ City Manager
- August 11, 2015 - City Council Meetings at 3:00 and 7:00 p.m.

I will be happy to answer any questions you may have.

SUBMITTED BY,

Star Bales

Star Bales
Councilmember

A handwritten signature in cursive script, appearing to read "Star Bales", written over a horizontal line.

RECEIVED OFFICE OF
City Clerk Date Stamp

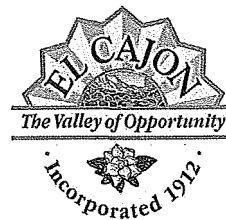
CITY CLERK
EL CAJON CA

2015 AUG -4 A 9:16

City of El Cajon Agenda Report

MEETING: Aug. 11, 2015

ITEM NO: 13.1



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Building Official/Fire Marshal

SUBJECT: A Proposed Ordinance to Streamline Permit Processing for Small Residential Photovoltaic Systems

RECOMMENDATION: That the City Council:

1. Approve the introduction of a new ordinance adding section 15.92 to the El Cajon Municipal Code to streamline permit processing of small residential photovoltaic systems;
2. Request the City Clerk to recite the title of the ordinance for a first reading.

BACKGROUND:

On September 21, 2014, the Governor of the State of California signed Assembly Bill 2188 which requires local government agencies to adopt an ordinance to expedite small residential photovoltaic permits by September 30, 2015. Other provisions of AB 2188 include the maintenance of a photovoltaic check list in order to promote expedited plan review, a simple one time field inspection process, as well as other minor provisions. In compliance with AB 2188, and in recognition of the importance of solar energy systems to meet the future energy needs of the State of California, staff recommends adoption of the ordinance adding section 15.92 to the El Cajon Municipal Code establishing a process for expedited processing of small residential rooftop solar energy systems.

FISCAL IMPACT:

Due to the uncertainties of incentive programs, financing programs, and construction activity, the full impact on staff resources cannot be determined at this time. It is not anticipated that additional staffing will be required to meet the demands of AB 2188.

PREPARED BY:

REVIEWED BY:

APPROVED BY:

Dan Pavao
Building Official
Fire Marshal

Majed Al-Ghafry
Assistant City Manager

Douglas Williford
City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF EL CAJON ADDING
CHAPTER 15.92 TO THE EL CAJON MUNICIPAL CODE
RELATING TO EXPEDITED PERMITTING PROCEDURES
FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS.

**THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS
FOLLOWS:**

SECTION 1. Chapter 15.92 is hereby added to the El Cajon Municipal Code to read as follows:

Chapter 15.92 EXPEDITED PROCESSING FOR SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEMS

15.92.010 Definitions.

The following words and phrases as used in this section are defined as follows:

“Association”, when used as a noun, means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.

“Electronic submittal” means the utilization of one or more of the following: electronic mail (i.e., “e-mail), the city’s website operated through the internet, or telefacsimile.

“Small residential rooftop solar energy system” means all of the following:

1. A solar energy system that is no larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal.
2. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the city and paragraph (iii) of subdivision (c) of Section 714 of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.
3. A solar energy system that is installed on a single or duplex family dwelling.
4. A solar panel or module array that does not exceed the maximum legal building height as defined by title 17 of this code.

(Continued on Page 2)

“Solar energy system” has the same meaning set forth in paragraphs (1) and (2) of subdivision (a) of section 801.5 of the California Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

15.92.020 Applicability.

A. This chapter applies to the permitting of all small residential rooftop solar energy systems in the city of El Cajon.

B. Small residential rooftop solar energy systems legally established or permitted prior to the effective date of this chapter are not subject to the requirements of this chapter unless physical modifications or alterations are undertaken that materially change the size, type, or components of a small rooftop energy system in such a way as to require new permitting. Routine operation and maintenance or like-kind replacements shall not require a permit.

15.92.030 Solar energy system requirements.

A. All solar energy systems shall meet applicable health and safety standards and requirements imposed by the state, federal government, and the city of El Cajon.

B. Solar energy systems for heating water in single-family residences and for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Code.

C. Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

15.92.040 Streamlining the permit process for small residential rooftop solar systems.

A. All documents required for the submission of an expedited solar energy system application shall be made available to the public on the city of El Cajon website.

B. Electronic submittal of the required permit application and documents shall be made available to all small residential rooftop solar energy system permit applicants.

C. An applicant's electronic signature shall be accepted on all forms, applications, and other documents in lieu of a wet signature.

(Continued on Page 3)

D. The Building and Fire Safety Division shall maintain a standard plan and checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review.

15.92.050 Permit review and inspection requirements.

A. The Building and Fire Safety Division shall issue a building permit in a timely manner after receipt of a complete application that meets the requirements of the approved checklist and standard plan, as well as all applicable local, state and federal requirements for health and safety. Applications that include an electrical meter upgrade will require approval by the local electric utility provider before the permit can be issued.

B. Review of the application shall be limited to the building official's review of whether the application meets local, state, and federal health and safety requirements.

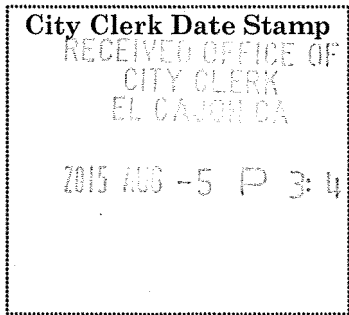
C. Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost.

D. No approval of any association is required for the issuance of a permit for a solar energy permit.

E. If an application is deemed incomplete or requires corrections to be addressed, a written or emailed correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be sent to the applicant for resubmission. If the building official finds that the installation of a solar energy system will have a specific, adverse, impact upon the public health or safety, requiring a conditional use permit or minor conditional use permit pursuant to chapter 17.50 of this code the decision shall be in writing, and may be appealed to the Planning Commission as provided in chapter 17.30. If a minor conditional use permit is required by the building official, based on findings that the solar energy system will have a specific, adverse, impact upon the public health of safety, and the director of community development finds that there is no feasible method to satisfactorily mitigate or avoid the specific, adverse, impact, and denies application for a minor conditional use permit, the director's decision may be appealed to the Planning Commission as provided in chapter 17.30. In reviewing any application for a conditional use permit or minor conditional use permit the Planning Commission may not deny the application unless it makes written findings based upon substantial evidence that the proposed installation will have a specific, adverse, impact upon the public health or safety, and the Planning Commission further finds that there is no feasible method to satisfactorily mitigate or avoid the specific, adverse, impact.

F. For a small residential rooftop solar energy systems one consolidated building inspection shall be required, which shall be done in a timely manner. If a small residential rooftop solar energy system fails inspection, re-inspections are required.

SECTION 2. This ordinance shall take effect thirty (30) days after passage thereof.



City of El Cajon Agenda Report

MEETING: Aug. 11, 2015
ITEM NO: 100



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Anthony Shute, Planning Manager

SUBJECT: New Commercial Buildings – Amendment of Specific Plan No. 174

RECOMMENDATION: That the City Council:

- Open the Public Hearing and receive testimony;
- Close the Public Hearing; and,
- Move to INTRODUCE the ORDINANCE for Amendment of Specific Plan No. 174.

PROJECT DESCRIPTION

The applicant proposes to demolish an existing 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 Compatibility 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. 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	Marshalls 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 vacant building with two new commercial buildings and on-site improvements are in agreement with the General Plan.

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. 174 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 a restaurant and include drive-through service. The drive-through will run contiguous to the perimeter of the property and be screened by a three-foot high dense hedge. Building “B” will be occupied by a financial institution which will also have a stand-alone

automatic teller machine near the southerly property line. There will be an outdoor dining area between both buildings with tables, chairs and planters. Landscaping is proposed abutting the public right-of-way along both North Johnson Avenue and Fletcher Parkway.

Architectural Guidelines

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 on properties less than two acres. Building "A" is identified for an eating and drinking establishment classified as a restaurant which requires 45 parking spaces for a 4,500 square-foot building. Building "B" is identified for a financial institution classified as general commercial which requires 17 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.

PLANNING COMMISSION DECISION

On July 21, 2015, the Planning Commission adopted Resolution No. 10815 by a 4-0-0 vote approving the proposed specific plan amendment subject to conditions.

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.

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 consistent 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. 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.

RECOMMENDATION

Staff recommends that the City Council approve the amendment to Specific Plan No. 174.

FISCAL IMPACT: None.

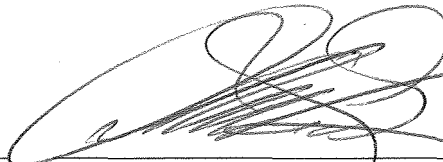
PREPARED BY:

REVIEWED BY:

APPROVED BY:



**Anthony Shute
PLANNING
MANAGER**



**Majed Al-Ghafry
ASSISTANT
CITY MANAGER**



**Douglas Williford
CITY MANAGER**

ATTACHMENTS

1. Proposed Ordinance Amendment to 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. Planning Commission Resolution No. 10815
3. Planning Commission excerpt minutes dated July 21, 2015
4. Reduced Site Plan
5. Aerial Photograph of Subject Site
6. Application & Disclosure statement
7. Project Narrative
8. Public Hearing Notice
9. 11" by 17" size Colored Elevations (Councilmember's Binders)
10. 24" by 36" size Plans (Councilmember's Binders)

ORDINANCE NO. _____

AN ORDINANCE AMENDING SPECIFIC PLAN NO. 174 FOR THE DEVELOPMENT AND USE OF THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF FLETCHER PARKWAY AND NORTH JOHNSON AVENUE; APNs: 482-240-26, -27, -28, -29, -45 AND -46.

WHEREAS, the El Cajon Planning Commission, held a duly advertised public hearing on July 21, 2015, and considered the Orlando Specific Plan project, as submitted by the Michael P. Orlando on behalf of 888 Johnson El Cajon, LLC; and

WHEREAS, the Planning Commission adopted Resolution No. 10815, recommending City Council approval of the proposed specific plan amendment; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on August 11, 2015, to consider the Amendment to the Specific Plan No. 174; and

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

- 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, which section 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, and where the Amendment to SP No. 174 proposes to authorize two new commercial buildings not exceeding 10,000 square feet. There was no evidence that any 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 in agreement with the General Plan's goal of retaining a strong, competitive region-wide commercial base.

WHEREAS, after considering such evidence and facts, the City Council did consider the Amendment to Specific Plan No. 174 as presented at its meeting.

The City Council of the City of El Cajon does ordain as follows:

SECTION 1. That the foregoing recitals are true and correct and are findings of fact of the El Cajon City Council in regard to the Amendment of Specific Plan No. 174.

SECTION 2. That based upon said findings of fact, the El Cajon City Council hereby APPROVES 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:

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. 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 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.
 - g. 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.
3. 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 Amended SP No. 174 site plan. In addition, the following items shall be completed and inspected:
 - a. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.
 - b. Satisfy all requirements of the Public Works Department, Building and Fire Safety Division, Helix Water District and Cox Communications as indicated in the attached comments dated and labeled 07-09-15 (Exhibit B), 06-04-15 (Exhibit C), and 06-01-15 (Exhibit D), respectively.
 4. The following are ongoing conditions of approval for this Amended SP No. 174 and shall be noted on the SP site plan.
 - a. Any change in use(s) or expansion of uses(s) may require prior city approval, including an amendment to this SP.
 - b. The minimum number of striped parking spaces shall be maintained as indicated on the approved SP No. 174 site plan.
 - c. The uses shall be operated in a manner that complies at all times with the performance standards listed in section 17.115.130 and section 17.210.150 of the Zoning Code.
 - d. 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.
 - e. The proposed development will maintain interconnecting access to the adjacent southerly property.
 5. In addition to complying with the notes and site configuration of the approved site plan.

6. The proposed use shall be developed and operated in substantial conformance as presented in the Planning Commission staff report titled Amendment to Specific Plan No. 174, dated July 21, 2015, except as modified by this 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.

SECTION 3. This ordinance shall become effective thirty (30) days following its passage and adoption.

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.

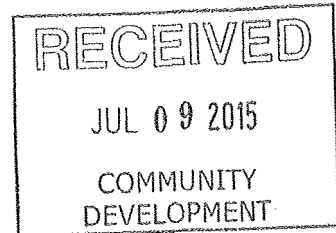
6. All exterior light fixtures shall be shown on a lighting plan and made part of construction drawings subject to staff review and approval. All lights attached to buildings shall provide a soft "wash" of light against the wall. All building, parking, and yard lights shall conform to the City General 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 isopleth 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 – Ordinance
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

PLANNING COMMISSION RESOLUTION NO. 10815

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 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:

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. 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 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.

6. The proposed use shall be developed and operated in substantial conformance as presented in the Planning Commission staff report titled Amendment to Specific Plan No. 174, dated July 21, 2015, except as modified by this 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.

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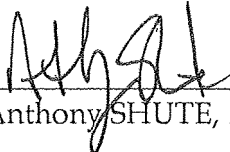
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 21, 2015 by the following vote:

AYES:	HERNANDEZ, MROZ, SOTTILE, TURCHIN
ABSTAIN:	NONE
ABSENT:	CIRCO



Darrin MROZ, Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary

EXCERPT FROM THE MINUTES OF THE EL CAJON PLANNING COMMISSION MEETING July 21, 2015

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

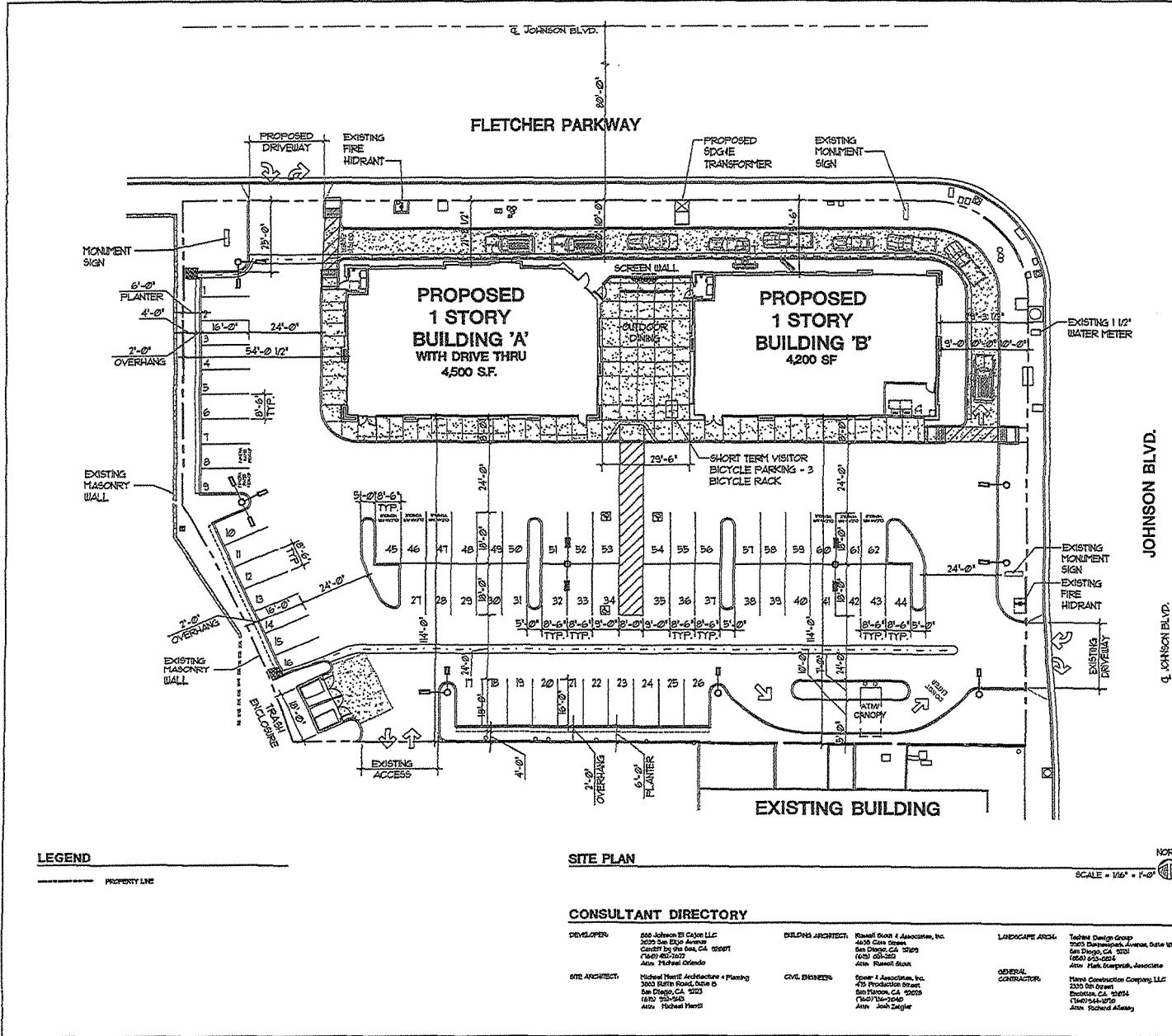
CORDOVA summarized the agenda report in a PowerPoint presentation.

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.



PROJECT DATA

BUILDING ADDRESS: 600 N Johnson Avenue (Existing Building)
 123 Fletcher Parkway - Proposed Building 'A'
 123 Fletcher Parkway - Proposed Building 'B'
 EL CAJON, CA 92021

ARCHITECT: MICHAEL MERRILL - ARCHITECTURE + PLANNING
 3603 RUFFIN ROAD SUITE 10
 SAN DIEGO, CALIFORNIA 92123
 PHONE: 619-591-8545

APN: 493-240-2400

LEGAL DESCRIPTION: Lot 1 of Planning Proposition Map No. 1 in the City of El Cajon, County of San Diego, State of California, according to Map Order No. 1426, filed in the office of the County Registrar of the State of California, September 9, 1970.

SITE AREA: 024 ACRES (10541 SQ FT)

EXISTING BUILDING AREA: 7250 sq. ft. (to be demolished)

BUILDING 'A': 4500 sq. ft.
BUILDING 'B': 4200 sq. ft.
TOTAL NEW BUILDING AREA: 8700 sq. ft.

EXISTING USE: RESTAURANT (VACANT)

PROPOSED USE: BUILDING 'A' DRIVE-THRU RESTAURANT
 BUILDING 'B' DRIVE-THRU RESTAURANT / BAKERY

CONSTRUCTION TYPE: V - B

PARKING ANALYSIS:

Building 'A' / Drive-Thru Restaurant	1 space per 100 sq. ft.	45 spaces required
Building 'B' / Bakery	1 space per 750 sq. ft.	11 spaces required
Parking Required		62 spaces
Parking Provided		61 spaces

SHEET INDEX

TS	SITE PLAN & PROJECT DATA
CI	GRADING DEVELOPMENT PLAN
A-1	BUILDING 'A' EXTERIOR ELEVATIONS
A-2	BUILDING 'B' EXTERIOR ELEVATIONS
A-3	SITE DETAILS
S-1	SITE PHOTOGRAPHIC PLAN
L-1	LANDSCAPE CONCEPT PLAN
L-2	LANDSCAPE PLANT LEGEND

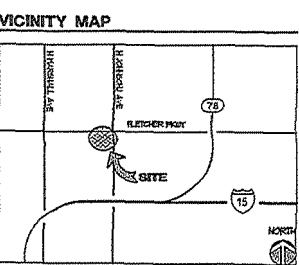
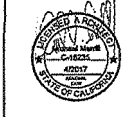


Exhibit	P.C.	Date	C.C.	Date

MICHAEL MERRILL
 ARCHITECTURE + PLANNING
 Suite B
 3603 Ruffin Road
 San Diego, California 92123
 Phone: 619-591-8545
 Fax: 619-591-8546



SWC PARKWAY & JOHNSON AVF
 PARKWAY & JOHNSON AVF
 EL CAJON, CALIFORNIA

DATE: 01/15/20
 CITY SUBMITTAL: 02/03/20

CITY OF EL CAJON

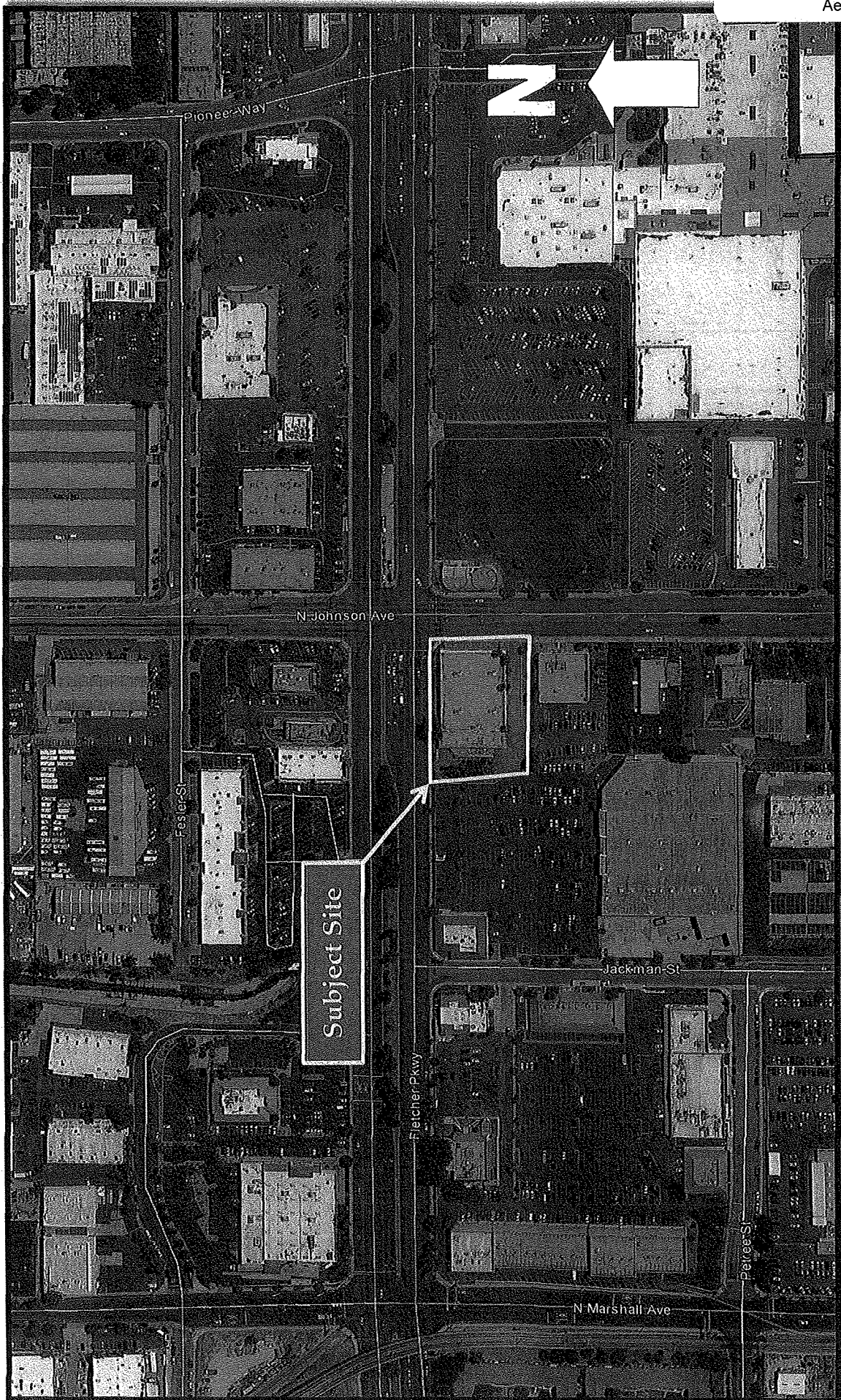
SPECIFIC PLAN

No. _____
 Planner: _____
 City Co: _____
 ORDR: _____

Orlando Specific Plan
 Attachment 4
 Reduced Site Plan

PLAN AND SPECIFICATIONS TO BE USED IN CONSTRUCTION OF THIS PROJECT ARE SUBJECT TO THE CITY OF EL CAJON SPECIFIC PLAN NO. 1426, AS AMENDED.

Aerial Image
888 N. Johnson





Community Development Department
Planning Division
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

<input type="checkbox"/> AZP	<input type="checkbox"/> CUP	<input type="checkbox"/> LLA	<input type="checkbox"/> PRD	<input type="checkbox"/> PUD
<input checked="" type="checkbox"/> Specific Plan AMENDMENT	<input type="checkbox"/> TPM	<input type="checkbox"/> TSM	<input type="checkbox"/> VAR	<input type="checkbox"/> ZR
<input type="checkbox"/> Other: <u>AM SP 174</u>				

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.

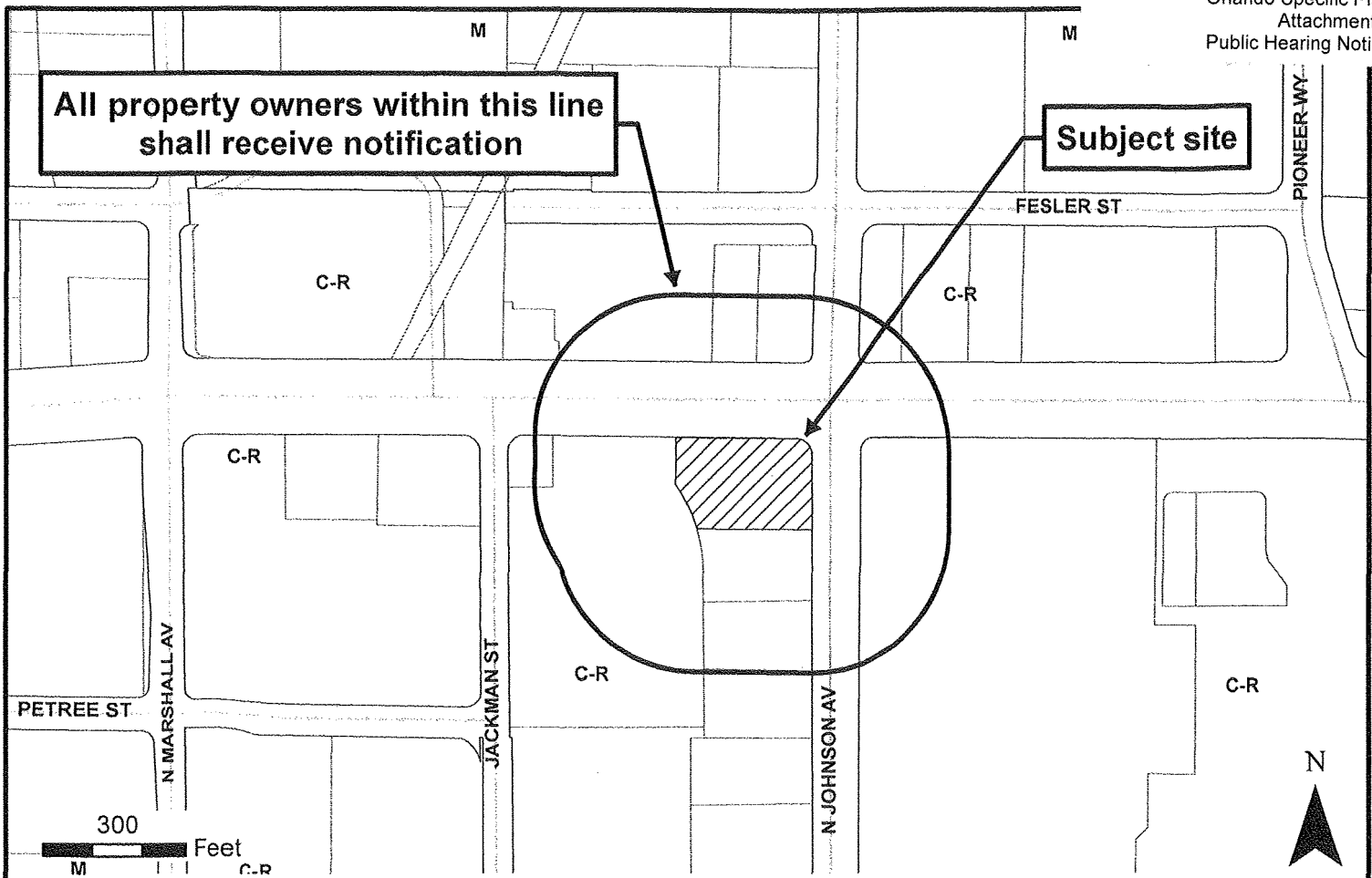
Existing Use: Furniture Store (vacant)

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
<hr/>		
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:

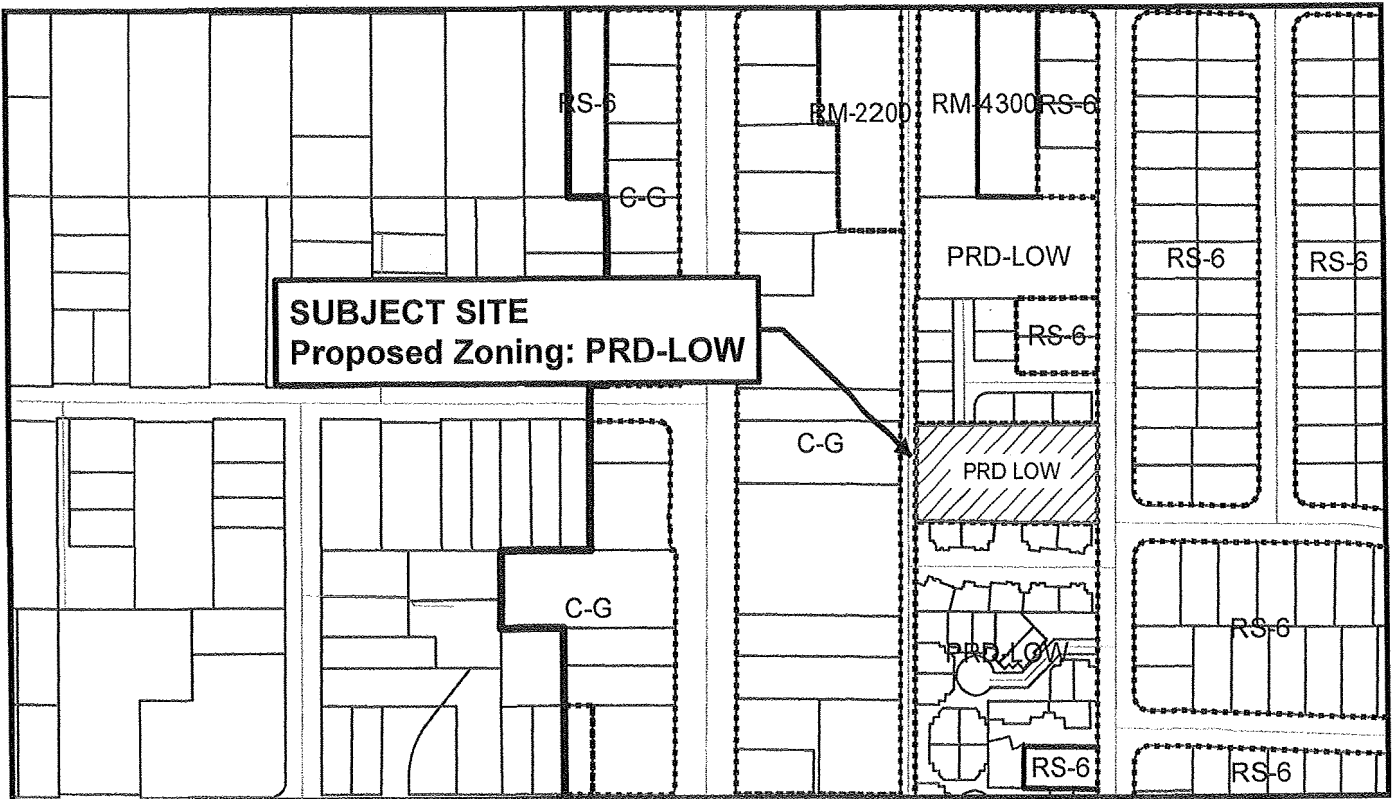
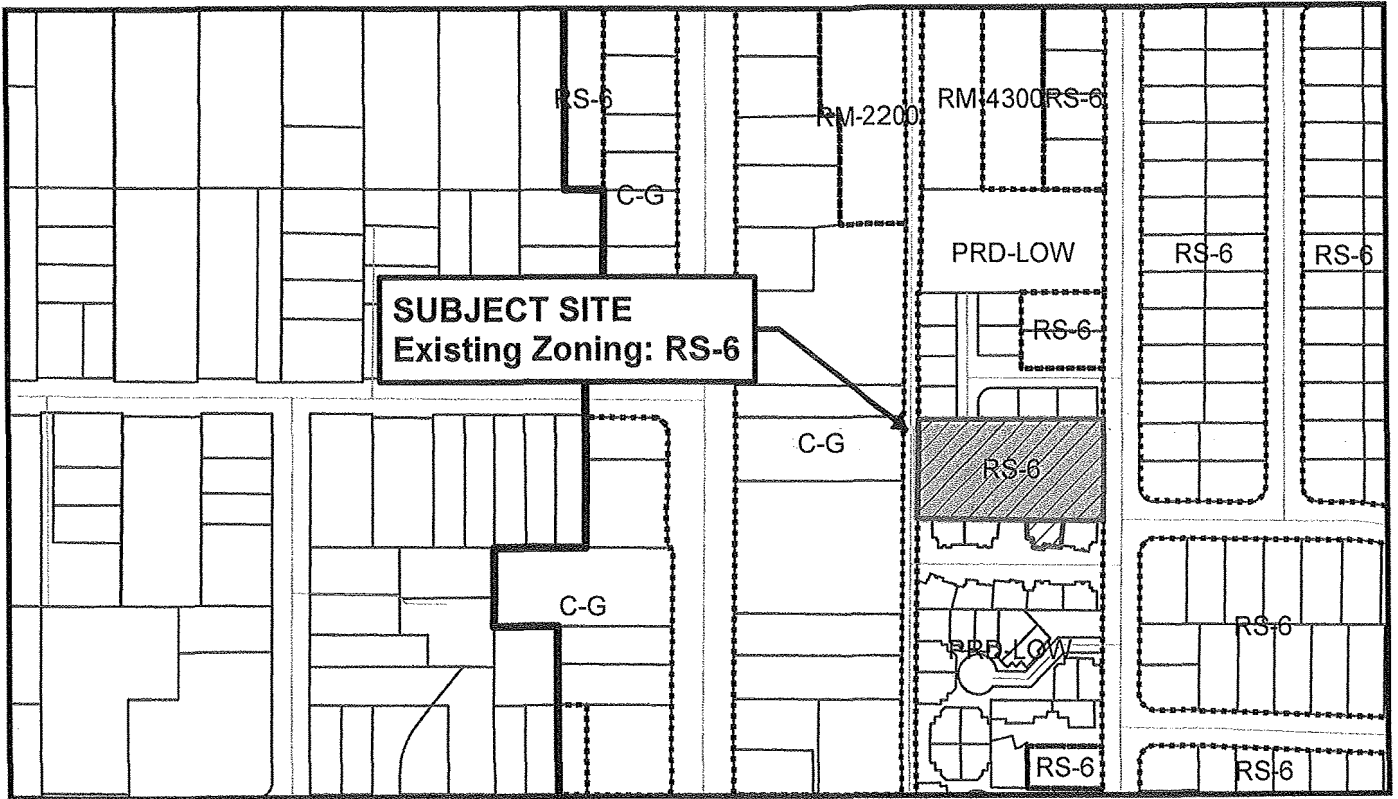
ORLANDO SPECIFIC PLAN – AMENDMENT OF SPECIFIC PLAN NO. 174, as submitted by 888 Johnson El Cajon, LLC (Michael P. Orlando), for the demolition of an existing single-story commercial building and the construction of two new single-story commercial buildings, a drive-through, outdoor dining areas, parking 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).

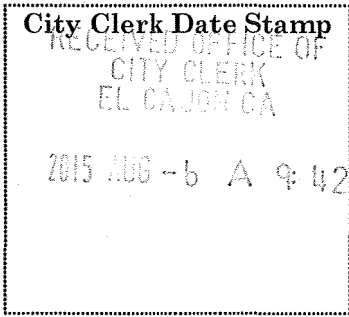
The public is invited to attend and participate in these public hearings. The agenda reports for this project will be available 72 hours prior to the meeting for Planning Commission and City Council at <http://www.cityofelcajon.us/your-government/calendar-meetings-list>. To download a copy, click the *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.

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





City of El Cajon Agenda Report

MEETING: Aug. 11, 2015

ITEM NO: 101



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Anthony Shute, Planning Manager

SUBJECT: BOSTONIA COURT – ZONE RECLASSIFICATION NO. 2316,
PLANNED RESIDENTIAL DEVELOPMENT NO. 69, AND
TENTATIVE SUBDIVISION MAP NO. 661

RECOMMENDATION: That the City Council

1. Opens the public hearing;
2. Closes the public hearing;
3. Moves to ADOPT the next RESOLUTION in order ADOPTING the California Environmental Quality Act Class 32 Categorical Exemption;
4. Moves to INTRODUCE the ORDINANCE for Zone Reclassification No. 2316; and
5. Moves to ADOPT the next RESOLUTIONS in order APPROVING Planned Residential Development No. 69 and Tentative Subdivision Map No. 661.

PROJECT DESCRIPTION

The proposed project includes rezoning 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 one 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 within 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 which 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 storm water 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-feet of landscaped area. The common lot "A" will provide storm water 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. It is noteworthy to mention that Bostonia Park/Recreation Center and Albert Van Zanten Park are within 1,000 feet of Bostonia Court.

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.	Open Space 4,995 sq.ft. Private 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.

PLANNING COMMISSION DECISION

On July 21, 2015, the Planning Commission unanimously adopted Resolution Nos. 10816, 10817, 10818 and 10819 recommending City Council approval of the proposed Bostonia Court residential development, including the associated Class 32 Categorical Exemption.

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 the 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 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 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 is not 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 not 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 not 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. 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

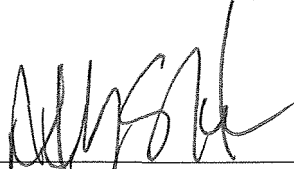
Notice of this public hearing was mailed and published in the East County Gazette on July 9, 2015, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code Sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website. 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.

RECOMMENDATION

Staff recommends that the City Council approve the Class 32 California Environmental Quality Act Categorical Exemption, Zone Reclassification No. 2316, Planned Residential Development No. 69 and Tentative Subdivision Map No. 661.

FISCAL IMPACT: None.

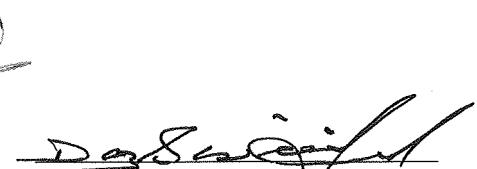
PREPARED BY:


Anthony Shute
PLANNING
MANAGER

REVIEWED BY:


Majed Al-Ghafry
ASSISTANT
CITY MANAGER

APPROVED BY:


Douglas Williford
CITY MANAGER

ATTACHMENTS

1. Proposed Resolution APPROVING Class 32 CEQA Exemption
2. Proposed Ordinance APPROVING Zone Reclassification No. 2316
3. Proposed Resolution APPROVING 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 APPROVING TSM No. 661
5. Planning Commission Resolution Nos. 10816, 10817, 10818 and 10819 (without attachments)
6. Planning Commission Excerpt Minutes dated 07.21.15
7. Reduced Site Plan
8. Aerial Photograph of Subject Site
9. General Plan Consistency Chart
10. Project Description
11. Application & Disclosure statement
12. Public Hearing Notice
13. 11" by 17" size Colored Elevations and Floor Plans (Councilmember's Binders)
14. 18" by 26" Size Tentative Map (Councilmember's Binders)
15. 24" by 36" size Site Plan and Landscape Plan (Councilmember's Binders)

RESOLUTION NO. -15

RESOLUTION APPROVING 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 Zone Reclassification No. 2316, Planned Residential Development No. 69, and Tentative Subdivision Map No. 661, for the development of an 11-unit residential project with one common area lot on 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 El Cajon Planning Commission adopted Resolution No. 10816 recommending to the City Council approval of CEQA Class 32 Categorical Exemption for the Bostonia Court project; 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, 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, and 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; 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; 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; and none of the conditions in Section 15300.2, which provide exceptions for categorical exemptions, exist; and

WHEREAS, after considering the evidence and facts, the City Council did consider the proposed Categorical Exemption as presented at its meeting; and

WHEREAS, the City Council held a duly advertised public hearing on August 11, 2015 to consider California Environmental Quality Act Class 32 Categorical Exemption for the Bostonia Court residential development and received evidence through public testimony and comment and in the form of verbal and written communications and reports.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of El Cajon as follows:

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

SECTION 2. That based upon said findings of fact, the City Council hereby APPROVES the proposed Categorical Exemption Section 15332 for the proposed project under Zone Reclassification No. 2316, Planned Residential Development No. 69, and Tentative Subdivision Map No. 661.

ORDINANCE NO.

AN ORDINANCE REZONING 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:484-321-01-00; GENERAL PLAN DESIGNATION: LR (LOW DENSITY, 3-10)

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on this item on July 21, 2015 to consider Zone Reclassification No. 2316, as submitted by Daryl Priest with Priest Development, to change the zoning designation from RS-6 to the PRD-Low zone and adopted Planning Commission Resolution No. 10817 unanimously recommending City Council approval of Zone Reclassification No. 2316; 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 California Environmental Quality Act Categorical Exemption section 15332; and

WHEREAS, the El Cajon City Council reviewed and considered Planning Commission Resolution No. recommending City Council approval of CEQA Categorical Exemption 15332 (Class 32 In-fill development) for the Bostonia project, prepared for this zone reclassification in accordance with CEQA Guidelines, section 15061(b)(2), and then adopted Resolution No. -15 adopting the same; and

WHEREAS, the City Council held a duly advertised public hearing on August 11, 2015, to consider Zone Reclassification No. 2316 and has received evidence through public testimony and comment, in the form of verbal and written communications and reports.

NOW, THEREFORE, the City Council of the City of El Cajon does ordain as follows:

SECTION 1. Based upon the record as a whole, the City Council hereby makes the following findings:

- A. Rezoning the subject property 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 provides for residential uses and development standards compatible with the surrounding neighborhood. Rezoning the subject property facilitates 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. Rezoning the subject

- property to PRD-low does not alter what is allowed under Specific Plan No. 16.
- C. The zone change facilitates 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.

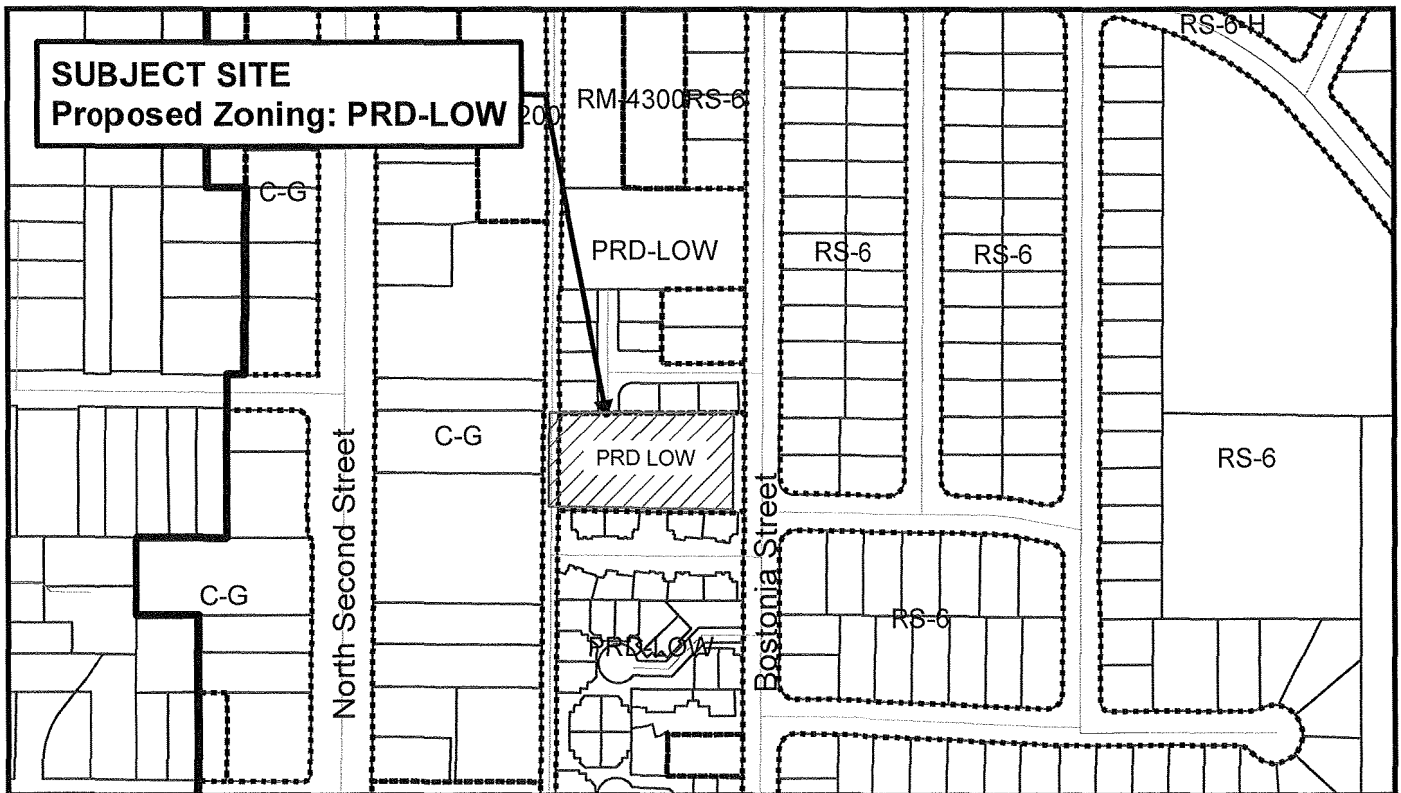
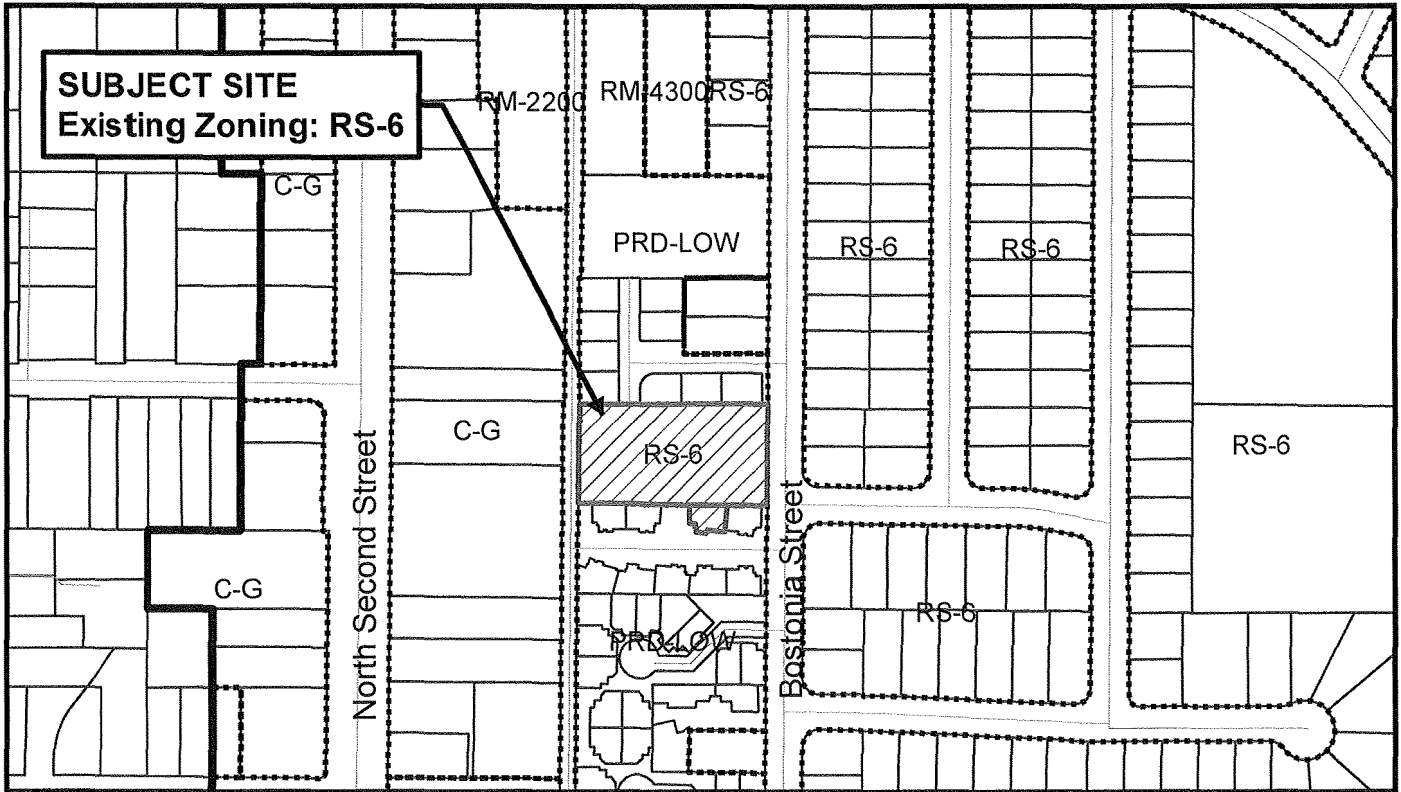
SECTION 2. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council in regard to Zone Reclassification No. 2316.

SECTION 3. That based upon said findings of fact, the El Cajon City Council hereby REZONES the subject 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.

SECTION 4. This ordinance shall become effective thirty (30) days following its passage and adoption.

Exhibit "A"

Zone Reclassification No. 2316



RESOLUTION NO. -15

A RESOLUTION APPROVING 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: 484-321-01-00; GENERAL PLAN DESIGNATION: LR (LOW DENSITY, 3-10)

WHEREAS, the El Cajon Planning Commission held a public hearing on this item on July 21, 2015 to consider Planned Residential Development No. 69, as submitted by Priest Development, for an 11-unit common interest single-family residential development in the pending PRD-Low (Planned Residential Development) zone and adopted Planning Commission Resolution No. 10818 unanimously recommending City Council approval of Planned Residential Development No. 69, subject to conditions; and

WHEREAS, the City Council reviewed and considered the proposed exemption from the provisions of the California Environmental Quality Act (CEQA) according to Section 15332 of the CEQA Guidelines, and adopted Resolution No. -15; and

WHEREAS, the City Council introduced an ordinance approving Zone Reclassification No. 2316 rezoning the subject site from the RS-6 to the Planned Residential Development (PRD) Low zone; and

WHEREAS, the City Council held a duly advertised public hearing on August 11, 2015, to consider Planned Residential Development (PRD) No. 69 and received evidence through public testimony and comment, in the form of verbal and written communications and reports.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

A. The City Council finds that:

1. The recitals above are true and correct and have been incorporated herein by reference.
2. 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.
3. 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.

4. 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.
5. 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 Covenants, Conditions, and Restrictions (CC&Rs) for the project, a storm water maintenance plan, and a landscape documentation package.
6. 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.

B. The City Council hereby APPROVES Planned Residential Development No. 69 for the 11-unit, detached, single-family PRD 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."
 - 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 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 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, storm water 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 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.

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.



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_permit/r9_2007_0001/2007_0001final.pdf

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

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

- c. Prepare and submit a Storm Water Maintenance and Operations Plan to ensure compliance with City of El Cajon's storm water regulations.
- d. Submit a signed and executed Storm Water Facilities Maintenance Agreement with Easement and Covenants. An electronic copy of the Storm Water Facilities Maintenance Agreement with Easement and Covenants can be obtained at the City of El Cajon Public Works Department.
- e. Submit copies of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) from the California Regional Water Quality Control Board.
- f. Submit a copy of the Conditions, Covenants, and Restrictions (CC&R's) for the property, per Storm Water Attachment No. 3, which address residential compliance with City of El Cajon Municipal Code section 13.10.080. Please refer to the updated Agreement for changes and updates to language that should be incorporated into the CC&Rs.

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.*

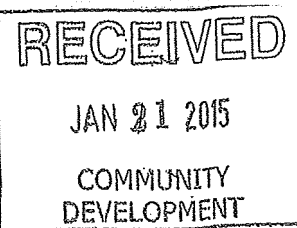
- Copies of record maps referenced (full size sheets only).
- Cost estimate of improvements within public right-of-way.
- Cost estimate of public sewer main and private storm drain improvements.
- Cost estimate of on-site improvements, excluding buildings, walls, pavement and utilities.
- Four (4) sets 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

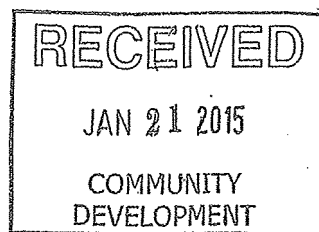
To: Planning Division
From: Building and Fire Safety Div., Dan Pavao
Subject: Building Comments for PRD 661
1196 Bostonia

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 – Resolution
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

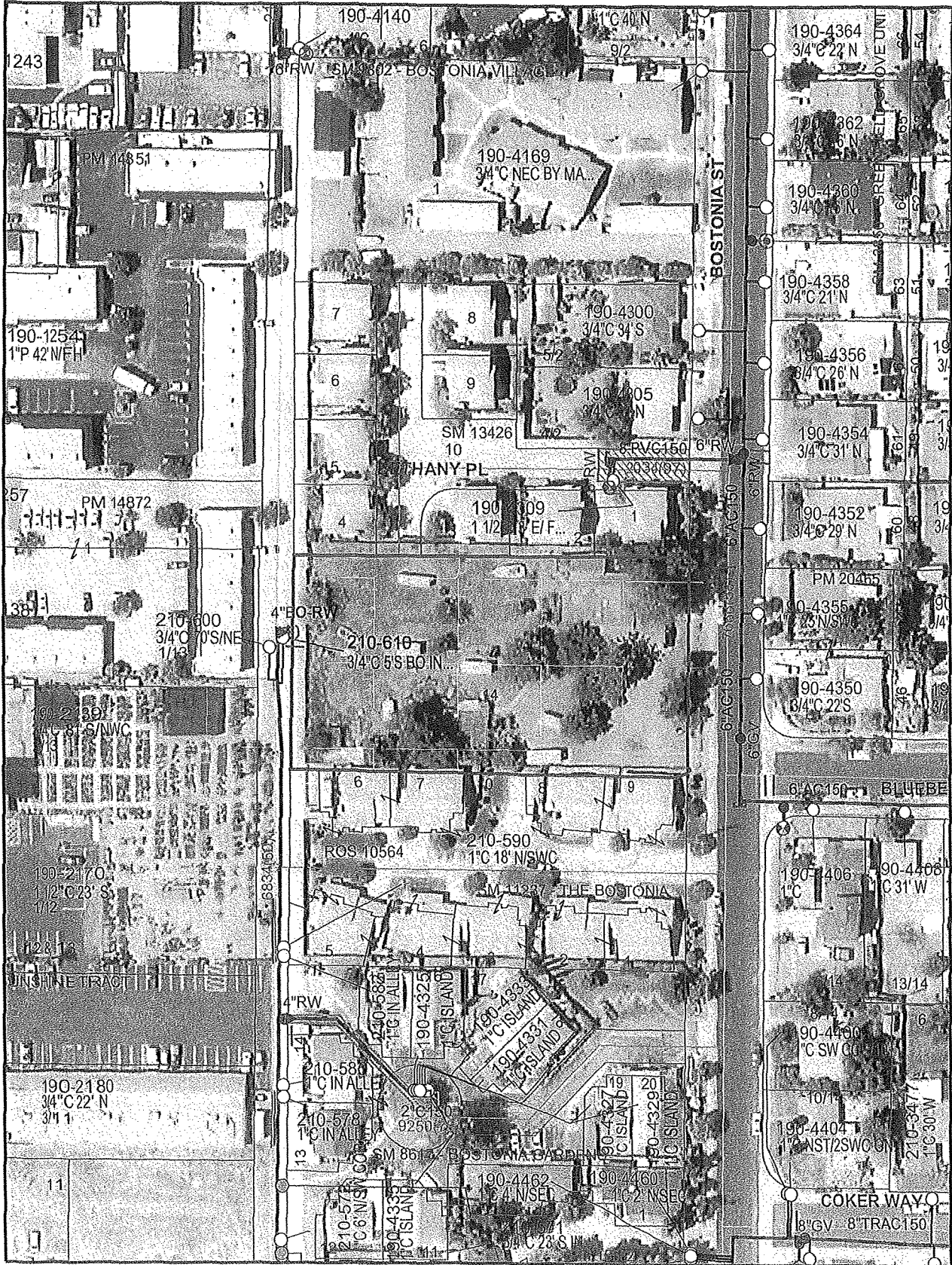
The El Cajon Fire Department may require additional or upgraded fire protection facilities for this project. All costs for new or upgraded fire protection facilities shall be paid by the Owner/Developer. Easements will be required if new or existing facilities cannot be installed and maintained within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

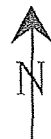
Arnel Anub
Associate Engineer

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



Scale: 1"=100'

Printed: 2/9/2015



RESOLUTION NO. -15

RESOLUTION APPROVING TENTATIVE SUBDIVISION MAP NO. 661 FOR A TWELVE LOT SUBDIVISION ON THE WEST SIDE OF BOSTONIA BETWEEN BROADWAY AND GREENFIELD DRIVE, APN 484-321-01; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL

WHEREAS, the El Cajon Planning Commission held a public hearing on this item on July 21, 2015 to consider Tentative Subdivision Map (TSM) No. 661, as submitted by Priest Development, for a residential subdivision including eleven residential lots and one common lot in the Planned Residential-low zone and adopted Planning Commission Resolution No. 10818 unanimously recommending City Council approval of TSM No. 661, subject to conditions; and

WHEREAS, the City Council considered 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 City Council, by resolution, approved the Zone Reclassification No. 2316 rezoning the subject site from RS-6 zone to the PRD-Low zone; and

WHEREAS, the City Council held a duly advertised public hearing on August 11, 2015 to consider TSM No. 661 and received evidence through public testimony and comment in the form of verbal and written communications and reports.

NOW, THEREFORE, BE IT RESOLVED BY THE EL CAJON CITY COUNCIL AS FOLLOWS:

A. The City Council finds that:

1. The recitals above are true and correct and have been incorporated herein by reference.
2. 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.
3. 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.
4. 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

harmful by the residential development of the subject property. The residential development does not pose any potential environmental impacts.

5. 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.
6. 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. 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.

B. NOW, THEREFORE, BE IT FURTHER RESOLVED that based upon said findings of fact stated above, the El Cajon City Council hereby APPROVES Tentative Subdivision Map No. 661 for a 12-lot subdivision, including eleven residential lots and 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 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 Section 66452.6 *et seq.*

PLANNING COMMISSION RESOLUTION NO. 10816

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

PLANNING COMMISSION RESOLUTION NO. 10817

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

Planning Commission Resolution No. 10817

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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Planning Commission Resolution No. 10817

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

PLANNING COMMISSION RESOLUTION NO. 10818

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

Planning Commission Resolution No. 10818

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."

Planning Commission Resolution No. 10818

- 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

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

Planning Commission Resolution No. 10818

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.

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Planning Commission Resolution No. 10818

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

PLANNING COMMISSION RESOLUTION NO. 10819

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.

Planning Commission Resolution No. 10819

- 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

Planning Commission Resolution No. 10819

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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Planning Commission Resolution No. 10819

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

**EXCERPT FROM THE MINUTES OF THE
 EL CAJON PLANNING COMMISSION MEETING
 July 21, 2015**

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.

**EXCERPT FROM THE MINUTES OF THE
EL CAJON PLANNING COMMISSION MEETING**

July 21, 2015

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.

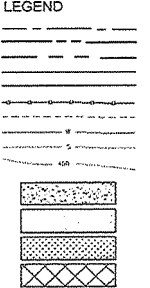
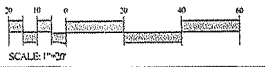
PLANNED RESIDENTIAL DEVELOPMENT "BOSTONIA"

Line #	Length	Direction
L1	60.62	88°32'24"W
L2	60.46	50°19'20"W
L3	60.00	58°38'20"E
L4	60.47	55°30'34"W
L5	45.00	18°32'24"W
L6	45.00	58°38'20"E
L7	60.48	50°19'20"W
L8	37.34	18°32'24"W
L9	45.00	58°38'20"E
L10	57.57	50°19'20"W
L11	56.00	58°38'20"E
L12	34.50	50°19'20"W
L13	15.74	54°57'07"E
L14	04.96	88°32'24"W
L15	43.01	N00°18'29"E
L16	75.73	S88°32'20"E
L18	21.50	54°57'07"E
L19	83.67	S88°32'20"E
L20	36.00	N00°18'29"E
L21	38.50	N00°18'29"E
L22	75.70	S88°32'20"E
L23	21.58	N44°13'18"E
L24	45.01	N00°18'29"E
L25	90.69	N89°40'00"W
L26	34.19	N00°20'34"E
L27	14.00	N44°13'18"E
L28	58.00	N89°40'00"W
L29	60.18	N00°20'34"E
L30	60.48	N00°20'34"E
L31	43.34	S88°32'20"E
L32	45.00	N89°40'00"W
L33	302.04	N89°40'00"W
L34	45.00	S88°32'20"E
L35	60.47	N00°20'34"E
L36	55.09	N89°40'00"W
L37	161.48	S00°19'20"W
L42	142.30	S88°32'20"E
L43	87.34	S88°32'20"E

Curve #	Length	Radius	Delta	Tangent
C1	10.98	11.50	89°12'29"	5.39
C2	10.98	11.50	89°12'29"	5.39
C3	185.43	38.50	28°24'59"	32.07
C4	51.18	38.50	07°10'05"	20.17
C5	1.69	11.50	89°26'09"	0.85
C6	8.38	11.50	84°14'30"	4.38
C7	28.23	30.50	83°00'33"	10.30
C8	22.80	38.50	03°50'47"	11.74
C9	22.80	38.50	03°50'47"	11.74
C10	24.45	38.50	03°23'21"	12.65
C11	48.90	38.50	05°53'22"	28.00
C12	1.39	11.50	03°49'39"	3.93
C13	2.89	11.50	01°32'51"	1.35

- NOTES LEGEND**
- 1 PROPOSED 6" BLOCK WALL
 - 2 PROPOSED TRASH/RECYCLE BIN AREA
 - 3 PROPOSED 6" SCREEN FENCE
 - 4 PROPOSED GATE
 - 5 REMOVE EXISTING DRIVEWAY APPROACH, REPLACE WITH 6" CURB & GUTTER AND SIDEWALK IN HAND PER SAN DIEGO REGIONAL STD C-2 AND C-7
 - 6 PROPOSED 48" SLOTTED MANHOLE PER SAN DIEGO REGIONAL STD SM-01

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



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 SAN DIEGO COUNTY, DECEMBER 8, 1919.

OWNER / DEVELOPER
ISLAND VALLEY INVESTMENTS, LLC
124 WEST MAIN STREET, UNIT 240
EL CAJON, CA 92029

DARYL R. PRIEST DATE

PROJECT DATA

LOT	AREA	BUILDING COVERAGE	LANDSCAPING COVERAGE	PARKING COVERED	UNCOVERED
1	3,629 SF	1,365 SF	2,016 SF	2	1
2	2,722 SF	1,365 SF	1,109 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	2,057 SF	2	3
9	2,671 SF	1,160 SF	1,233 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
PARKING SPACES SERVING INDIVIDUAL DWELLINGS: 14,297.00
TOTAL: 20,218.35

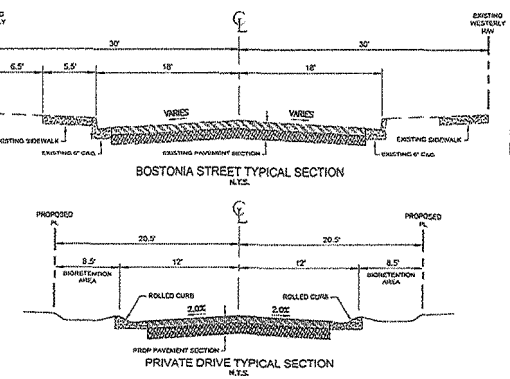
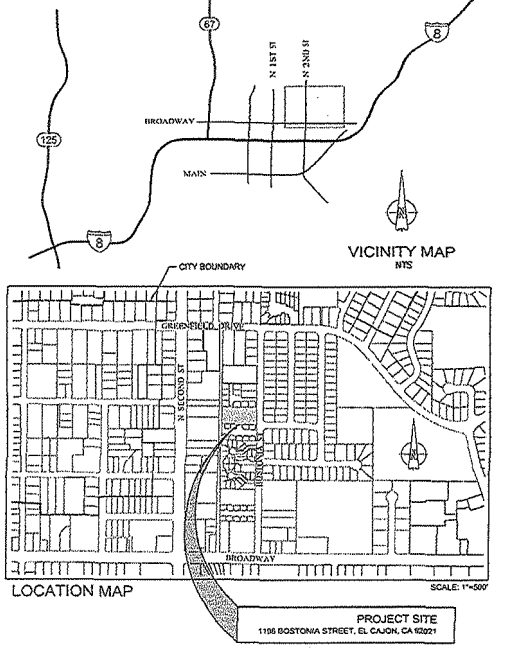
PROPOSED DENSITY = 20,218.35/49,071.59 = 41.20%

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

PREPARED BY:
GHAZAL ENGINEERING
JOHNNY T. GHAZAL, P.E.
19 WOODBURN
REDLANDS, CA 92375
PHONE: (909) 334-9975



02-18-15 DATE APPROVED BY: 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. _____ DATE: _____

ORDINANCE NO. _____

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.

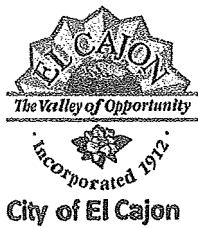
BOSTONIA

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 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 6661

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

- 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.

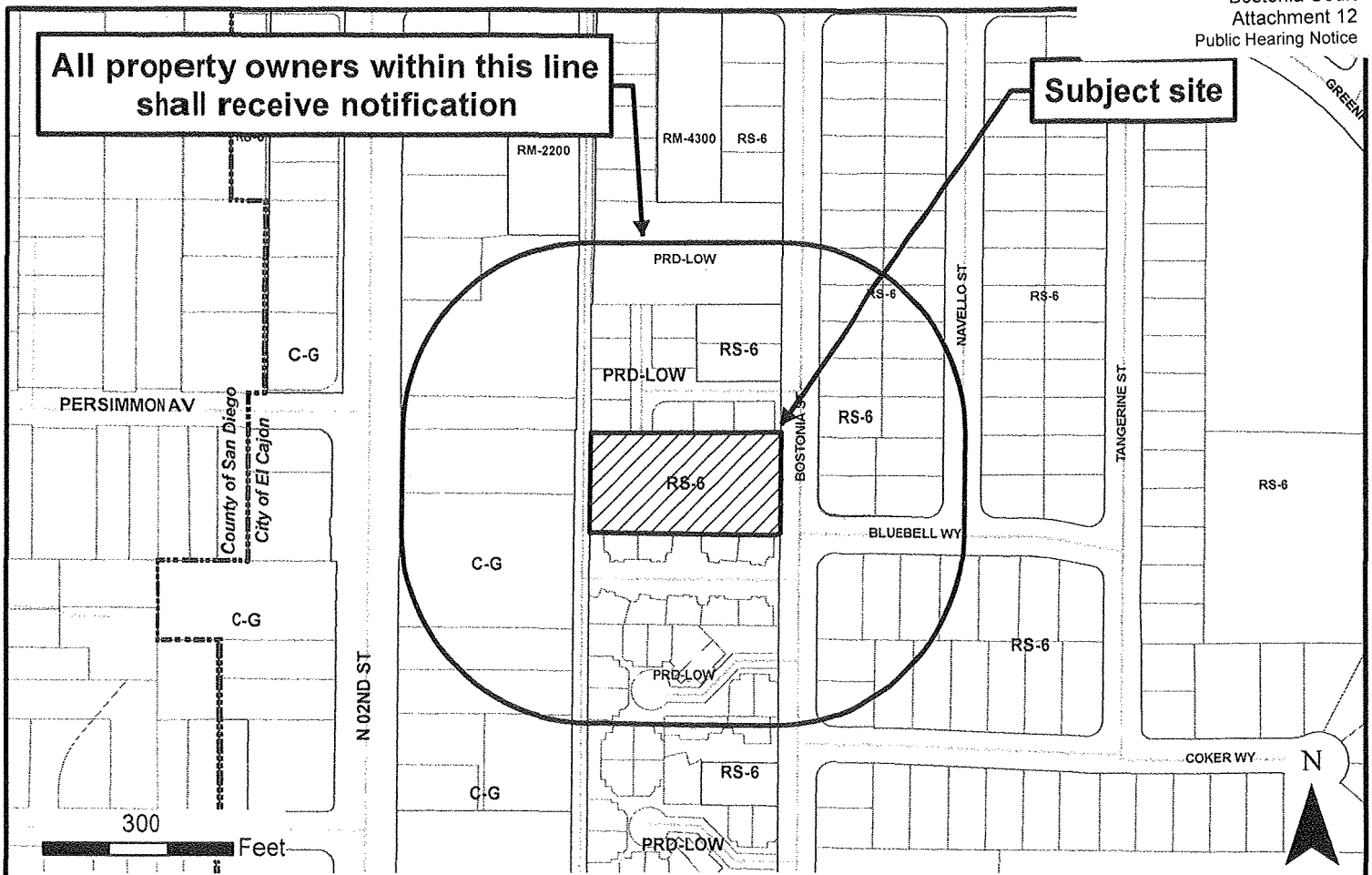
4. Have you or your agents transacted more than \$500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or \$1,000.00 with the spouse of any such person? Yes _____ No

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**

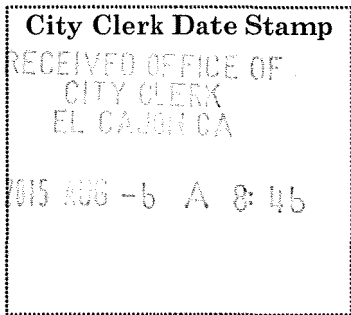
NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at 7:00 p.m., Tuesday, July 21, 2015, and the El Cajon City Council will hold a public hearing at 7:00 p.m., August 11, 2015, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

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.



City of El Cajon Agenda Report

MEETING: Aug. 11, 2015

ITEM NO: 102



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Anthony Shute, Planning Manager

SUBJECT: Downtown Hotel Specific Plan

RECOMMENDATION: That the City Council:

1. Opens the public hearing and receive testimony;
2. Closes the public hearing;
3. Moves to ADOPT the next RESOLUTION in order ADOPTING the California Environmental Quality Act Class 32 Categorical Exemption: and
4. Moves to INTRODUCE the ORDINANCE APPROVING Specific Plan No. 526

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 & Wieghorst 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 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. 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 Airport Land Use Compatibility Plan

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.

PLANNING COMMISSION DECISION

On August 4, 2015, the Planning Commission adopted Resolution No. 10821 recommending City Council approval of the proposed specific plan. The Commission believed this is an appropriate mechanism to ensure a high-quality hotel is prominently located in the City's downtown.

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 ordinance) 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 on the General Plan Land Use Map. The site's zone, C-R, 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

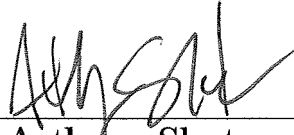
65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website. The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION:

That the City Council approves Specific Plan No. 526, based on the findings made by the Planning Commission on August 4, 2015, and as indicated in Planning Commission Resolution Number 10821.

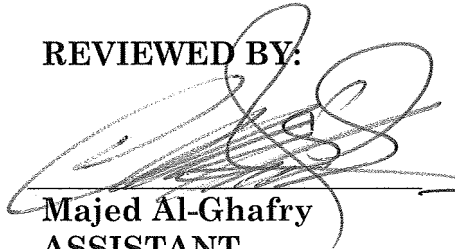
FISCAL IMPACT: None.

PREPARED BY:



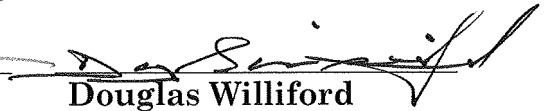
Anthony Shute
PLANNING
MANAGER

REVIEWED BY:



Majed Al-Ghafry
ASSISTANT
CITY MANAGER

APPROVED BY:



Douglas Williford
CITY MANAGER

ATTACHMENTS

1. Proposed Resolution APPROVING CEQA Exemption
2. Proposed ORDINANCE of Specific Plan No. 526
Exhibit A: Downtown Hotel Specific Plan
3. Planning Commission Resolution Nos. 10820 and 10821
4. Planning Commission Draft Minutes dated 08-04-15
5. Public Hearing Notice

RESOLUTION NO. -15

RESOLUTION APPROVING 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 El Cajon Planning Commission adopted Resolution No. 10820 recommending City Council approval of CEQA Class 32 Categorical Exemption for the Downtown Specific Plan; 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, the site's zone, C-R (Regional Commercial), is consistent with the General Plan designation, the project implements General Plan policies that require sound design standards, and the specific plan will ensure Zoning Code development regulations in concert with standards established by Specific Plan No. 182 are satisfied; 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; 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; 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 City Council did consider the proposed Categorical Exemption, section 15332 as presented at its meeting; and

WHEREAS, the City Council held a duly advertised public hearing on August 11, 2015 to consider California Environmental Quality Act Class 32 Categorical Exemption for the Downtown Hotel Specific Plan and received evidence through public testimony and comment, and in the form of verbal and written communications and reports

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of El Cajon 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 City Council hereby APPROVES the proposed Categorical Exemption Section 15332 for the proposed project under Specific Plan No. 526.

ORDINANCE NO. _____

AN ORDINANCE APPROVING 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; 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 then adopted Resolution No. 10820 recommending City Council approval of the proposed CEQA Categorical Exemption section 15332; and

WHEREAS, the Planning Commission adopted Resolution No. 10821, recommending City Council approval of the proposed specific plan; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on August 11, 2015, for Specific Plan No. 526 for a downtown hotel at the northeast corner of North Magnolia and Rea Avenues; and

WHEREAS, the El Cajon City Council reviewed and considered Planning Commission Resolution No. 10820 recommending City Council approval of California Environmental Quality Act (CEQA) Categorical Exemption 15332 (*In-fill Development*) for the Downtown Specific Plan, prepared for this ordinance in accordance with CEQA Guidelines section 15061(b)(2), and then adopted Resolution No. - 15 adopting the same; and

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

- A. The proposed specific plan will establish 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 ordinance) 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 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; and

WHEREAS, after considering such evidence and facts, the City Council did consider Specific Plan No. 526 as presented at its meeting.

The City Council of the City of El Cajon does ordain as follows:

SECTION 1. That the foregoing recitals are true and correct and are findings of fact of the El Cajon City Council in regard to Specific Plan No. 526.

SECTION 2. That based upon said findings of fact, the El Cajon City Council hereby APPROVES Specific Plan No. 526 to ensure the subject site is constructed with a high-quality hotel and remains a hotel for many years, in accordance with the attached Exhibit "A".

SECTION 3. This ordinance shall become effective thirty (30) days following its passage and adoption.

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 other 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 façades. 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 THEREAS, 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 8, 2015 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) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/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)
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ON July 8, 2015 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) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/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 RIPEN 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 2189, PAGE 474; AN EASEMENT RECORDED AUGUST 19, 1946 IN BOOK 2202, PAGE 302; AN EASEMENT RECORDED AUGUST 19, 1946 IN BOOK 2195, PAGE 375; 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. 76-32608 (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.

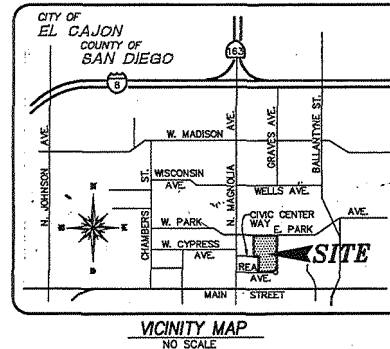
BEING A CONSOLIDATION AND LOT LINE ADJUSTMENT OF PARCEL 2 AND 3 OF PARCEL MAP 20625, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 6, 2009, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 23, AND 24 INCLUSIVE, IN BLOCK 2, IN STELL-BERGROSS COMPANY ADDITION TO EL CAJON, ACCORDING TO MAP THEREOF NO. 1079, 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(i) 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-S02

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 MAP 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
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 HEREON" PURSUANT TO SECTION 66434 (g) 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, PE 7/2/15
DATE: _____
DENNIS C. DAVIES, PE
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, P.E.S. 7/2/15
DATE: _____
GREGORY M. ANDERSON, P.E.S.
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: K. Coyne
DEPUTY COUNTY RECORDER

FEE: \$16.00

CUP 2207

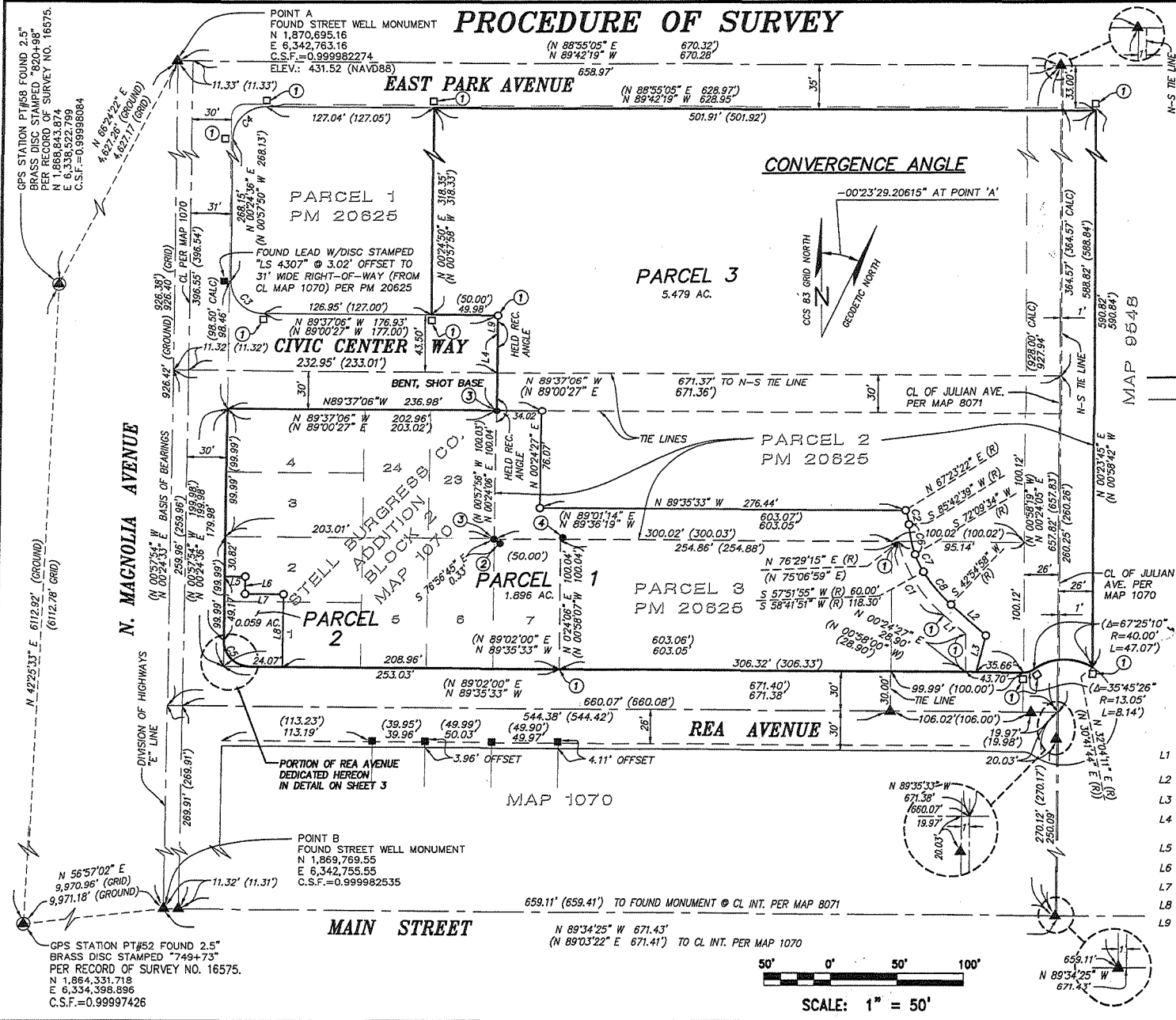
TPM 654

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

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" E.

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".
- INDICATED 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'
 (N 49°58'42" 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'
 (N 00°58'01" W 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'
 (N 00°58'00" W 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=13°33'05" R=100.00' L=23.65'

C7 Δ=14°17'39" 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

2548 LLA PM 011_2.dwg JLN 14-2948 DATE: 02/18/15

PARCEL MAP NO. 21258

SHEET 3 OF 3 SHEETS

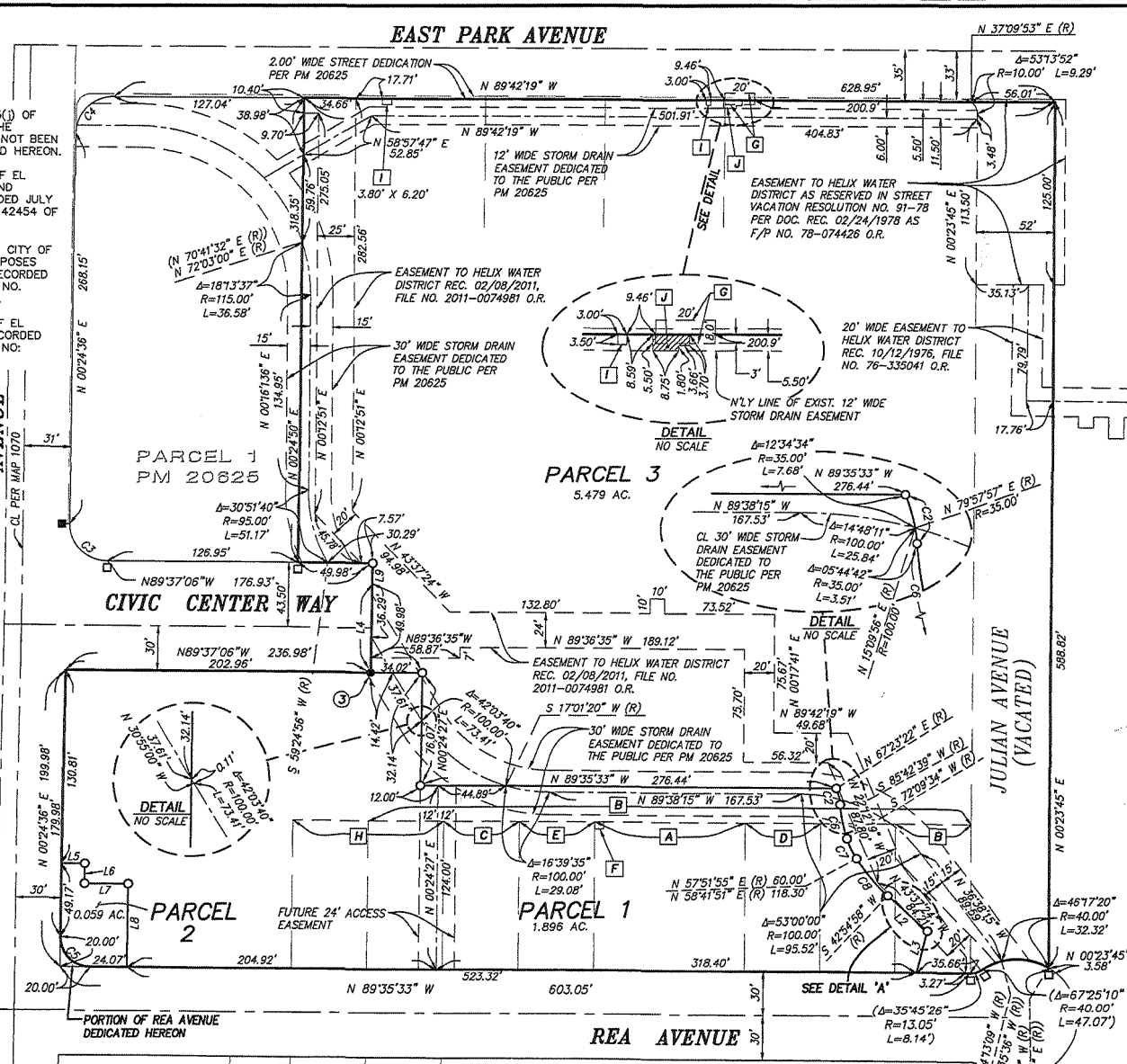
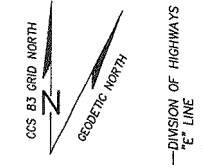
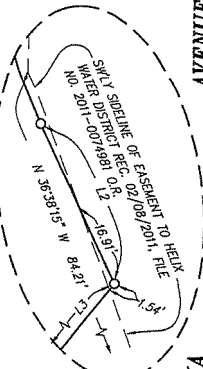
ABANDONMENT OF EASEMENTS

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

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 2208, 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. 81-288280 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 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.
- 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) 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. 76-0237923 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.
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MAP 1070



SCALE: 1" = 50'

CUP 2207 TPM 654

PLANNING COMMISSION RESOLUTION NO. 10820

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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Planning Commission Resolution No. 10820

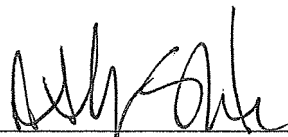
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held August 4, 2015 by the following vote:

AYES:	CIRCO, HERNANDEZ, MROZ, SOTTILE, TURCHIN
NOES:	NONE
ABSENT:	NONE



Darrin MROZ, Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 10821

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

Planning Commission Resolution No. 10821

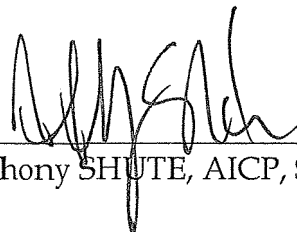
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held August 4, 2015 by the following vote:

AYES:	CIRCO, HERNANDEZ, MROZ, SOTTILE, TURCHIN
NOES:	NONE
ABSENT:	NONE



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, CITY MANAGER

BY: 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 8, 2015 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) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S)/SHE/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 20161552

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)

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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 20161552

SIGNATURE OMISSION STATEMENT

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (c) (3)(A)(1) 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 2189, 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. 76-32608 (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. 81-286282; 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 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.

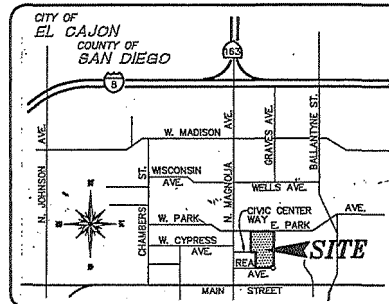
BEING A CONSOLIDATION AND LOT LINE ADJUSTMENT OF PARCEL 2 AND 3 OF PARCEL MAP 20825, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 6, 2009, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 23, AND 24 INCLUSIVE, IN BLOCK 2, IN STELL-BERGESS COMPANY ADDITION TO EL CAJON, ACCORDING TO 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.



VICINITY MAP NO SCALE

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 MAP 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 DATE: 07/02/15 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 HEREON" PURSUANT TO SECTION 66434 (g) 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, PE DATE: 7/2/15 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 W. ANDERSON, P.L.S. DATE: 7/2/15 LAND SURVEYOR, CITY OF EL CAJON P.L.S. 6308, 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: DEPUTY COUNTY RECORDER

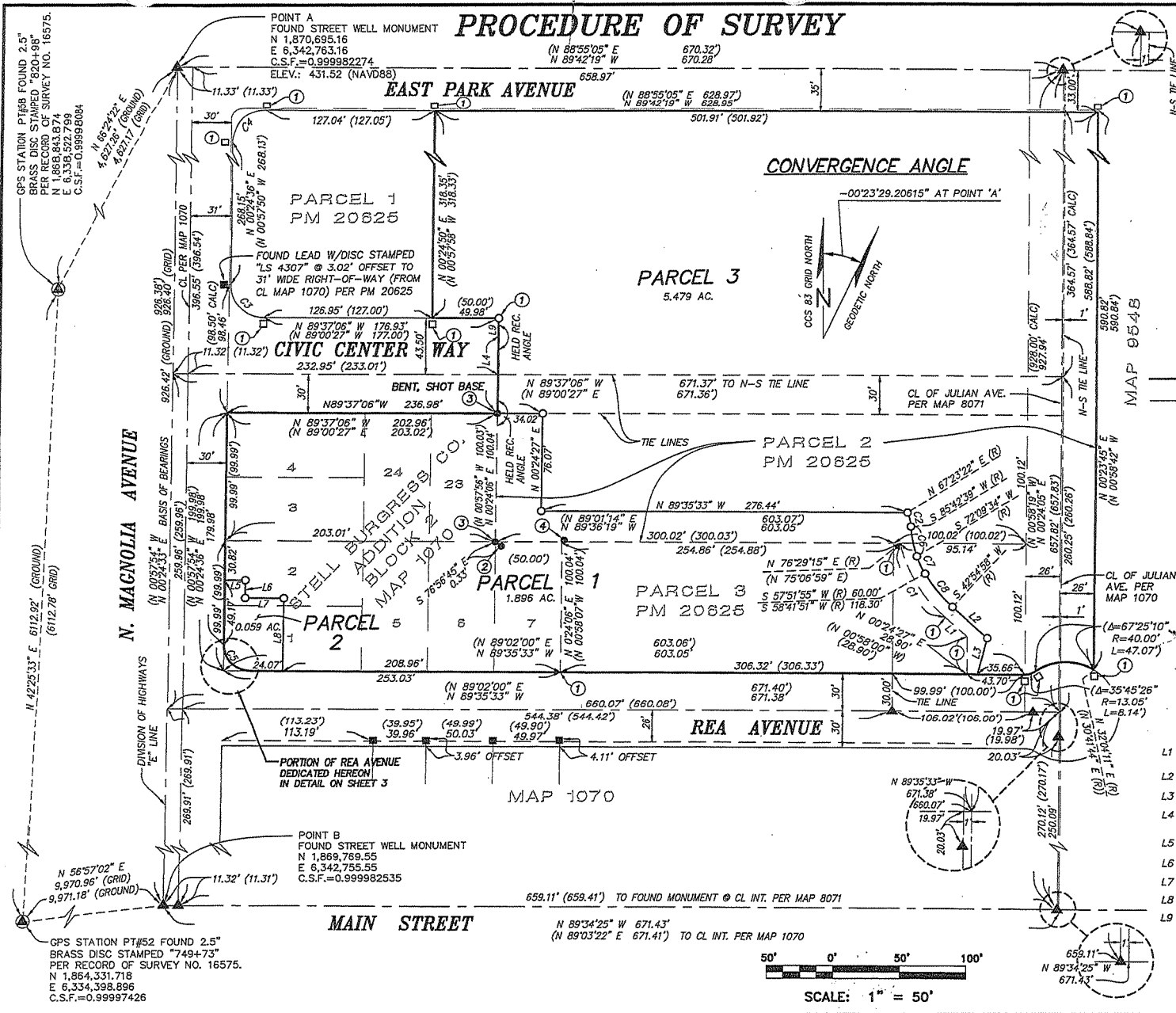
FEE: \$16.00

CUP 2207

TPM 654

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

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" E.

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".
 - INDICATED SET LEAD W/DISC STAMPED "LS 7443" AT 3.00' OFFSET
 - INDICATES PARCEL MAP BOUNDARY.
 - - - INDICATES CENTERLINE
 - () INDICATES RECORD DATA PER PM 20625

- NOTES:**
- NUMBER OF PARCELS = 3
 - TOTAL AREA OF PARCEL MAP = 7.435 ACRES.
- MONUMENT NOTES**
- RECORD MONUMENT SEARCHED FOR & NOT FOUND. RESET WHERE INDICATED PER LEGEND
 - FOUND 2" IRON PIPE W/CITY ENGR DISC PER PM 20625, M 9424, M 8071
 - FOUND 3/4" IRON PIPE W/DISC STAMPED "LS 4307" PER PM 20625
 - 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'	(N 49°58'42" 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'	(N 00°58'01" W 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'	(N 00°58'00" W 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=13°33'05" R=100.00' L=23.65'
C7	Δ=14°17'39" 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
 altaandsurveying.com

2940 UA PH en12.dwg JLN 14-2948 DATE: 05/16/15

PARCEL MAP NO. 21258

SHEET 3 OF 3 SHEETS

ABANDONMENT OF EASEMENTS

PURSUANT TO SECTION 66445(D) 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.

EAST PARK AVENUE

N 37°09'53" E (R)

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 2205, 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. 81-285280 OF OFFICIAL RECORDS.
- H** EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS 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. 2011-051690, AND TO COCKMUN, 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) 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. 76-0237923 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.

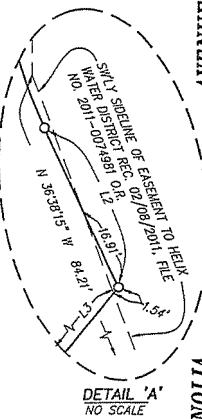
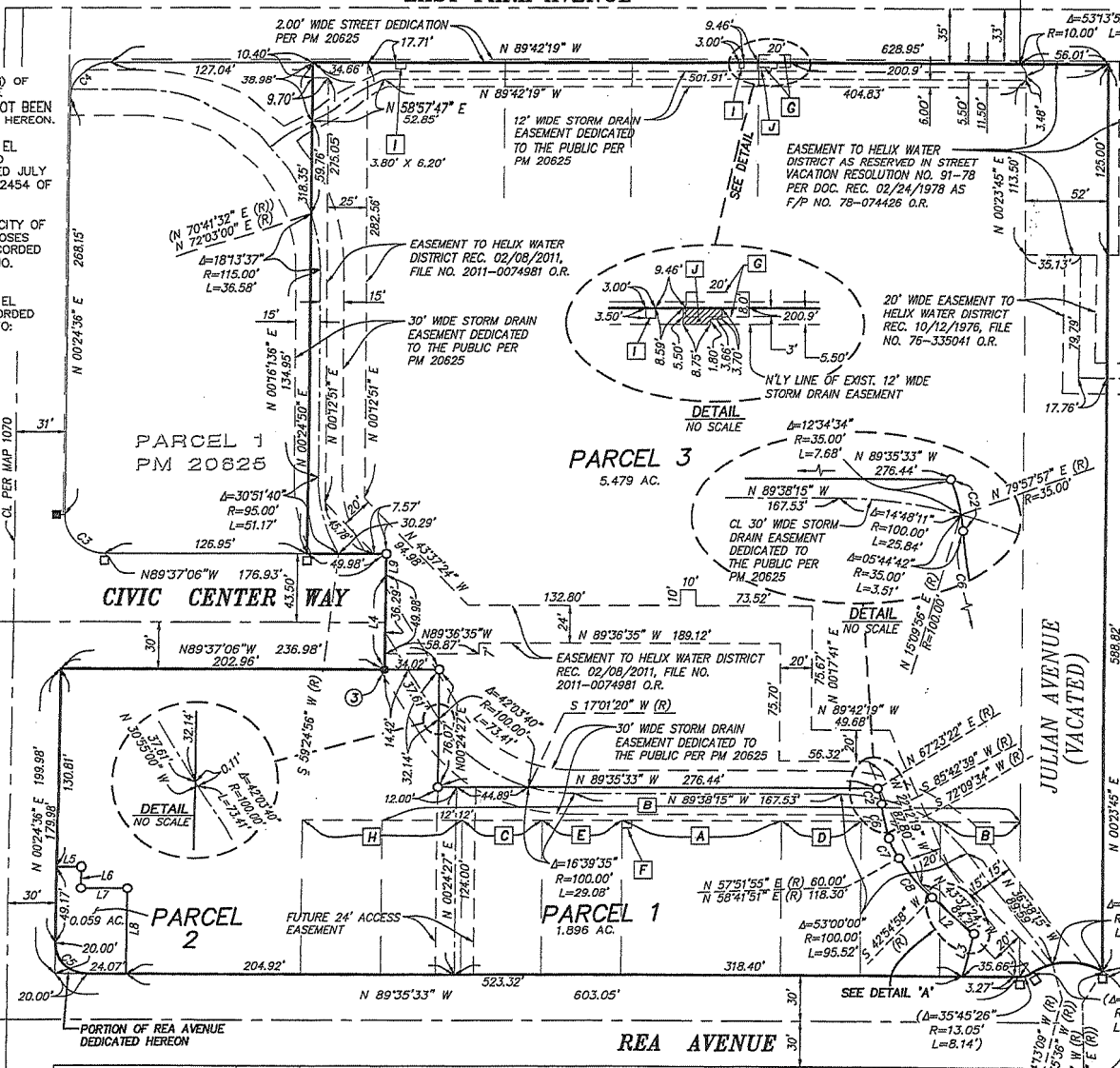
N. MAGNOLIA AVENUE

DIVISION OF HIGHWAYS "E" LINE

PORTION OF REA AVENUE DEDICATED HEREON

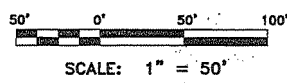
REA AVENUE

JULIAN AVENUE (VACATED)



ALTA LAND SURVEYING, INC.
 9517 Grassmont Summit Dr.
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 altaandsurveying.com

MAP 1070



DRAFT EXCERPT FROM THE MINUTES OF THE EL CAJON PLANNING COMMISSION MEETING August 4, 2015

Agenda Item:	2
Project Name:	Downtown Hotel Specific Plan
Request:	Solidify the approved downtown hotel under Conditional Use Permit No. 2207
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Specific Plan No. 526
Location:	141 N Magnolia Avenue
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; and2. MOVE to adopt the next resolution in order recommending City Council approval of the proposed Specific Plan No. 526, subject to conditions

SHUTE summarized the agenda report.

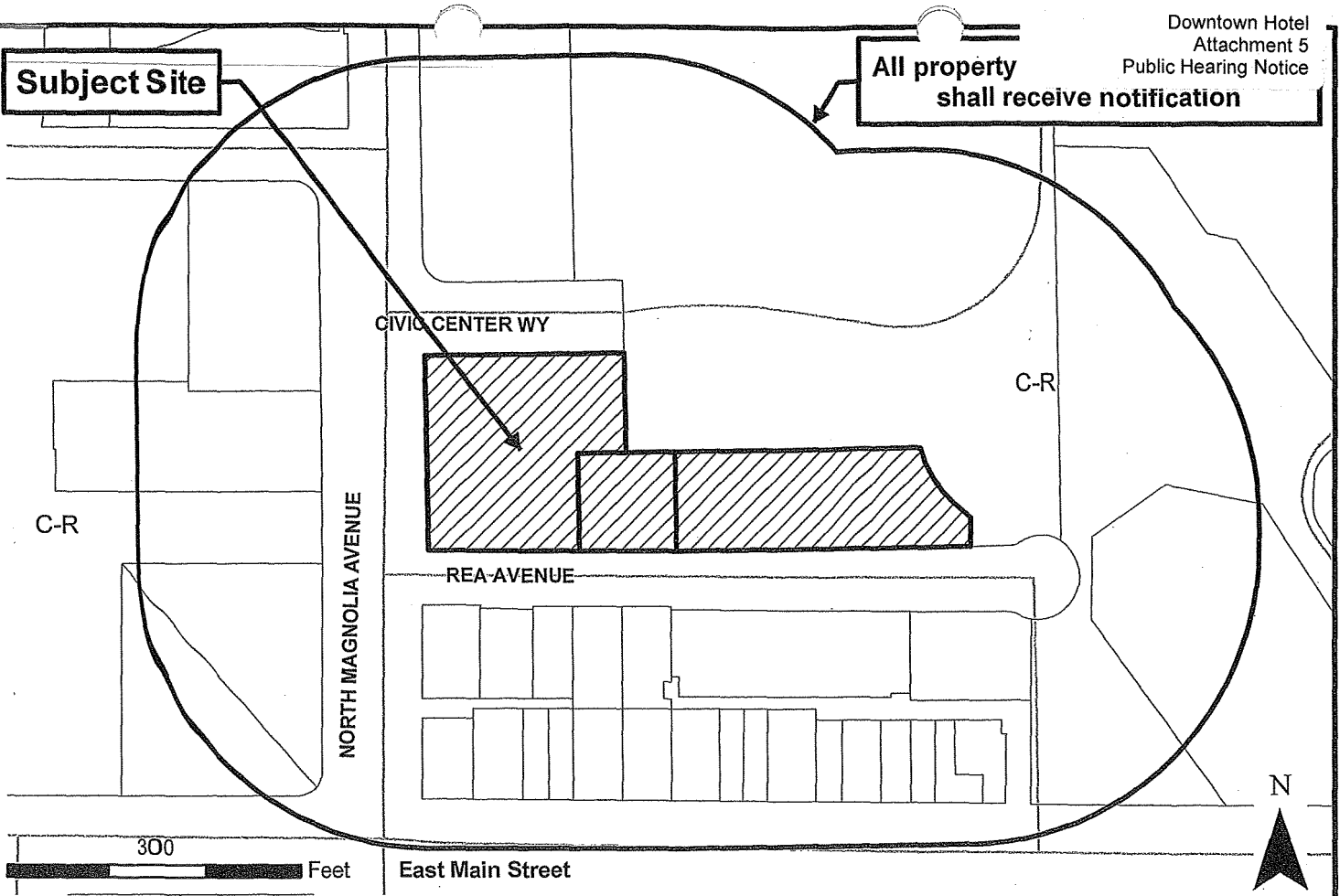
MROZ opened the public hearing and invited any speakers to the podium. No one spoke.

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

Motion was made by MROZ, seconded by CIRCO, to adopt the next resolutions in order RECOMMENDING City Council approval of proposed CEQA Exemption and Specific Plan No. 526; carried 5-0.

Subject Site

All property
shall receive notification



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.