

City of El Cajon

Planning Commission Agenda

Tuesday, March 1, 2016, Meeting

7:00 PM. Council Chambers

DARRIN MROZ, Chairman
 PAUL CIRCO, Vice Chairman
 ANTHONY SOTTILE
 JERRY TURCHIN
 VERONICA LONGORIA

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA
www.cityofelcajon.us/your-government/departments/community-development/planning-division

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRPERSON'S WELCOME

PUBLIC COMMENT

This is the opportunity the public to address the Commission on any item of business within the jurisdiction of the Commission that is not on the agenda. Under state law no action can be taken on items brought forward under Public Comment except to refer the item to staff for administrative action or to place it on a future agenda.

CONSENT

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| Agenda Item: | 1 |
| | Planning Commission minutes of February 2, 2016 |

PUBLIC HEARINGS

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| Agenda Item: | 2 |
| Project Name: | Miracle Moments Christian Preschool |
| Request: | Preschool at an existing church |
| CEQA Recommendation: | Exempt |
| STAFF RECOMMENDATION: | APPROVE |
| Project Number(s): | Amendment of Conditional Use Permit No. 1816 |
| Location: | 1630 East Madison Avenue |
| Applicant: | Miracle Moments Christian Preschool (Nick Smith); nick@miraclemoments.org ; 661.714.3483 |
| Project Planner: | Eric Craig; ecraig@cityofelcajon.us 619.441.1782 |
| City Council Hearing Required? | No |
| Recommended Actions: | <ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order approving Amendment of Conditional Use Permit No. 1816, subject to conditions |

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, March 14, 2016 at 5:30 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

3. OTHER ITEMS FOR CONSIDERATION

4. STAFF COMMUNICATIONS

San Diego Forward Plan Presentation

5. COMMISSIONER REPORTS/COMMENTS

6. ADJOURNMENT

This Planning Commission meeting is adjourned to March 15, 2016 at 7 p.m.



MINUTES

PLANNING COMMISSION MEETING

February 2, 2016

The meeting of the El Cajon Planning Commission was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

COMMISSIONERS PRESENT: Darrin MROZ, Chairman
 Paul CIRCO, Vice Chairman
 Veronica LONGORIA
 Anthony SOTTILE
 Jerry TURCHIN

COMMISSIONERS ABSENT: None

STAFF PRESENT: Anthony SHUTE, Deputy Director / Planning Commission Secretary
 Barbara LUCK, Assistant City Attorney
 Lorena CORDOVA, Associate Planner
 Eric CRAIG, Assistant Planner
 Patricia Hamilton, Secretary

MROZ welcomed the new Planning Commissioner, Veronica Longoria.

MROZ explained the mission of the Planning Commission.

CONSENT CALENDAR

Planning Commission Minutes

Motion was made by MROZ, seconded by CIRCO, to adopt the minutes of the Planning Commission meeting of January 5, 2016; carried 4-1 (Longoria abstained).

PUBLIC HEARING ITEMS

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| Agenda Item: | 2 |
| Project Name: | Quick Trip gas pump addition |
| Request: | Add Four Gasoline Pumps |
| CEQA Recommendation: | Exempt |
| STAFF RECOMMENDATION: | APPROVE |
| Project Number(s): | Minor Amendment of Conditional Use Permit No. 1805 |
| Location: | 596 North Mollison Avenue |
| Applicant: | Quick Trip (Eddie Hamana); 619.987.6362 |
| Project Planner: | Lorena Cordova; lcordova@cityofelcajon.us ; 619.441.1539 |
| City Council Hearing Required? | No |

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| Recommended Actions: | <ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order approving proposed Minor Amendment of Conditional Use Permit No. 1805, subject to conditions |
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CORDOVA summarized the agenda report in a PowerPoint presentation.

MROZ opened the public hearing.

Shanda WILSON, manager of the Valley Motel, spoke first. She had a concern that the posting of directional signage related to turns would not be sufficient since many vehicles currently short cut to make their existing the property easier.

Richard COBB, property owner to the south of the subject site, spoke next. He provided a photo image showing traffic circulation. COBB also shared a picture showing a van being washed outside the car wash, and a car being vacuumed by the handicap stall, which could pose an exit problem. He was opposed to the addition of additional pumps and suggested a right turn only exit sign from the northerly driveway.

Eddie HAMANA, applicant spoke next. He said that initially there were 16 pumps at the station and due to the high demand for gas is requesting replacement of the pumps. The addition of the pumps should alleviate the waiting lines, especially during peak traffic times. He added that he will talk to his employees direct them to not wash vehicles outside the car wash and will ask the restaurant owner to call him if this problem ever arises again.

SOTTILE asked if there would be any way to eliminate the two-way traffic by the restaurant.

HAMANA responded that the driveway is shared and vehicles come to the pumps from both directions. He again reiterated that adding more dispensers would help to eliminate lines and waiting in the driveway.

Chetan PATEL, owner of motel in the rear of the subject site, spoke next. He advised that traffic increased since the senior housing was approved and there is already too much signage at the station. The traffic situation is his biggest concern, especially around 5:00 p.m., where vehicles wait between five and ten minutes in order to enter the site. He said traffic backs up to the I-8 on/off ramp. He suggested that if more pumps are added the car wash should be eliminated since he has also observed cars being washed daily outside the car wash area.

SOTTILE received confirmation from HAMANA that he was agreeable to all conditions of approval.

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

MROZ suggested the delivery trucks park to the rear of the service station to eliminate blocking the driveway, which would then create a clear path of travel.

CIRCO recalled that there was an issue with the motel owner in the past that by designating parking behind the station recreate the circle flow of traffic that what an issue before.

SHUTE said that the parking and driveways are shared by three property owners. He added staff believes the addition of two pumps would help eliminate congestion.

After further discussion, the Commissioners requested that more specific signage be included in the conditions of approval as well as a condition that the site be inspected after six months to assure that it is in compliance.

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next resolution in order approving proposed Minor Amendment of Conditional Use Permit No. 1805, subject to conditions; carried 4-1 (Turchin denied).

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| Agenda Item: | 3 |
| Project Name: | Correa Alternate Access |
| Request: | Alternate access for two proposed residential lots |
| CEQA Recommendation: | Exempt |
| STAFF RECOMMENDATION: | RECOMMEND CITY COUNCIL APPROVAL |
| Project Number(s): | Specific Plan No. 527 and Tentative Parcel Map No. 658 |
| Location: | 1196 Brockton Street |
| Applicant: | Javier Corraera; jcorrears@sombreronet.com ; 619.504.2494 |
| Project Planner: | Eric Craig; ecraig@cityofelcajon.us ; 619.441.1782 |
| City Council Hearing Required? | Yes February 23, 2016 |
| Recommended Actions: | <ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of proposed CEQA Exemption, Specific Plan No. 527 and Tentative Parcel Map No. 658 |

CRAIG summarized the agenda report in a PowerPoint presentation.

SOTTILE asked staff if the nearest fire hydrant was on Brockton.

SHUTE responded that any new home would be required to be fire sprinklered and must comply with the current fire code. There was no fire hydrant requirement with this action.

MROZ opened the public hearing.

Alvin GREEN, adjacent property owner, expressed concern that the project could affect his ability to enjoy his property without knowledge of what is proposed on the lots. The project could affect his view, increase noise, and overall impact his peaceful enjoyment.

CRAIG advised the property would allow for two single-family homes to be constructed in the future. There is a height limitation of 35 feet, and the pad where the home would sit is 33-feet below his home.

Javier CORREA, applicant, spoke next. He said he is in the process of splitting the site for future development and no construction is planned at this point.

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

The Commissioners confirmed with staff that the private easement would only be to grant access.

Motion was made by SOTTILE, seconded by MROZ, to adopt the next resolutions in order recommending City Council approval of proposed CEQA exemption, Specific Plan No. 527 and Tentative Parcel Map No. 658, subject to conditions; carried 5-0.

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| Agenda Item: | 4 |
| Project Name: | Repeal Specific Plan No. 337 |
| Request: | Repeal Specific Plan for joint-use parking |
| CEQA Recommendation: | Exempt |
| STAFF RECOMMENDATION: | RECOMMEND CITY COUNCIL APPROVAL |
| Project Number(s): | Specific Plan No. 337 |
| Location: | 386 and 390 Front Street |
| Applicant: | American Ice Inc., (Hani Toma); ice966@yahoo.com ; 619.466.0000 |
| Project Planner: | Eric Craig; ecraig@cityofelcajon.us ; 619.441.1782 |
| City Council Hearing Required? | Yes February 23, 2016 |
| Recommended Actions: | <ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending the City Council repeal Specific Plan No. 337 |

CRAIG summarized the agenda report in a PowerPoint presentation.

MROZ opened the public hearing.

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

Motion was made by CIRCO, seconded by SOTTILE, to adopt the next resolution in order recommending City Council approval to repeal Specific Plan No. 337; carried 5-0.

ADJOURNMENT

Motion was made by MROZ, seconded by LONGORIA, to adjourn the meeting of the El Cajon Planning Commission at 8:45 p.m. this 2nd day of February until February 16, 2016, at 7:00 p.m.; carried 5-0.

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary



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| Agenda Item: | 2 |
| Project Name: | Miracle Moments Christian Preschool |
| Request: | Establish a preschool program at an existing church |
| CEQA Recommendation: | Exempt |
| STAFF RECOMMENDATION: | APPROVE |
| Project Number(s): | Amendment of Conditional Use Permit (AM CUP) No. 1816 |
| Location: | 1630 E. Madison Avenue |
| Applicant: | Miracle Moments Christian Preschool |
| Project Planner: | Eric Craig, 619.441.1782, ecraig@cityofelcajon.us |
| City Council Hearing Required? | No |
| Recommended Actions: | <ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order approving proposed Amendment of Conditional Use Permit No. 1816, subject to conditions |

PROJECT DESCRIPTION

This request seeks approval to establish a preschool program for up to 30 children within an existing church building. The children would be ages two through five and the proposed hours of operation are from 6:00 a.m. to 6:00 p.m. Monday through Friday. Initial staffing would consist of one teacher, one teacher’s aide, and an administrator. The proposed preschool would utilize a large open field on the church’s adjacent private school property as an outdoor play area. No new construction is proposed.

BACKGROUND

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| General Plan: | Low Density Residential (LR) |
| Specific Plan(s): | N/A |
| Zone: | Residential, Single-Family, 6000 sf (RS-6) |
| Other City Plan(s): | N/A |
| Regional and State Plan(s): | N/A |
| Notable State Law(s): | N/A |

Project Site & Constraints

The 4-acre project site is located on the north side of East Madison Avenue, between Verdin Street and Terra Lane. It is developed with a 24,785 square foot church building, a caretaker's unit, 124 parking spaces, ample driving aisles, a trash/recycling enclosure, and landscaping. The building has a large covered entry feature (porte cochere) which permits passenger loading and unloading. There is a wrought-iron fence with vehicle entry gates along the East Madison Avenue frontage, and there are six-foot high masonry block walls along the east and west property lines separating the subject property from adjacent residential uses. Located immediately to the north and adjacent to the subject property is a private school operated by the church which has a large open playground. The school property is located within the jurisdiction of San Diego County.

Surrounding Context

Surrounding properties are developed and zoned as follows:

| Direction | Zones | Land Uses |
|---------------------------|---------------------|---------------------------------------|
| North | County of San Diego | Private school and playground |
| South (across E. Madison) | RS-6 | Elementary school and open playground |
| East | RS-6 | Single-family residential |
| West | RS-6 | Single-family residential |

General Plan

The General Plan land use designation is LR. The LR designation is intended to accommodate single-family residential development. It is customary for religious facilities and schools to be located within the residential communities they serve. The General Plan recognizes this condition in Policy 15.2.10: "The City recognizes that religious facilities and activities are a significant, integral part of the community. As a result, the City will consider religious land uses anywhere in the city subject to the granting of a conditional use permit to establish the compatibility between the religious use and surrounding uses." It is also customary for religious facilities to provide pre-school and daycare as part of the broad range of services they provide to the community.

Municipal Code

The subject site is zoned RS-6 which permits religious facilities, preschools, and daycare services upon approval of a CUP. The CUP is intended to ensure compliance with

applicable development standards and use restrictions, and also to ensure compatibility with surrounding properties and land uses. As already noted, this proposal does not include any new construction. Applicable standards for the conduct of a preschool and daycare center are discussed below in the section of this report titled "Discussion".

DISCUSSION

General Plan

The proposal to establish a preschool and provide daycare services accessory to a church located in a residential area is consistent with General Plan Policy 15.2.10, which allows religious facilities and ancillary activities in residential areas subject to approval of a conditional use permit.

Parking and Circulation

The El Cajon Municipal Code (ECMC) does not specify a parking requirement for preschool and daycare uses. Therefore, the Planning Commission shall determine if adequate parking exists through the CUP process. The parking for a church is based upon the number of fixed seats in the main assembly room, or the gross building area, whichever results in the highest parking requirement. There are 124 parking spaces at the site, including six RV parking spaces. Per CUP No. 1816, the minimum parking requirement for the existing church and caretaker's unit is 107 spaces.

Preschools and daycare facilities do not generate a large demand for parking, but they do require sufficient facilities for drop off and pick up of children. There are well designed driving aisles surrounding the existing church building, and there is a large covered entry feature at the south end of the building that would provide ample space for parents to drop off and pick up their children.

The City Traffic Engineer's analysis indicates that the proposed project is expected to generate approximately 48 Average Daily Trips. The existing ADT adjacent to the project site is approximately 7,150 ADT. The "Existing plus Project" traffic volumes will be approximately 7,198 ADT. The City of El Cajon has established a LOS D as the minimum acceptable operation condition for a roadway Segment. The Capacity for LOS D on Madison Ave. is 10,900 ADT, therefore the project is not considered to have a significant traffic impact.

The church conducts its primary religious services and generates the greatest demand for parking on Saturday mornings. Additional services, programs and activities are conducted at a smaller scale during weekday afternoons and evenings, some of which occur after the proposed preschool would be closed. Considering the excellent on-site circulation, the ample amount of parking provided at the site, and the proposed hours of operation for the preschool, there is more than sufficient parking.

Compatibility with Surrounding Uses

The El Cajon Municipal Code includes performance standards intended to ensure compatibility among land uses. One such standard is noise. The level of noise permitted in residential areas is less in the late evening and early morning hours than it is at other times of the day. The proposed daycare use would open at 6:00 a.m. Monday through Friday, during the period when the performance standard for noise is the most restrictive (10:00 p.m. to 7:00 a.m.) This would result in additional vehicle traffic to the site during the morning hours. However, the building where daycare would be conducted is located 85 feet from the nearest residential property line and there are six-foot high masonry walls along both side property lines separating the subject property from its neighbors. Moreover, with the private school located on the parcel to the north, and with Madison Elementary and Montgomery Middle Schools located directly across the street to the south, there is already school-related morning and afternoon traffic in the project vicinity. Staff does not anticipate a significant increase in the volume of traffic, the number of vehicle trips to and from the area, or a significant increase in noise as a result of adding daycare for up to 30 children to the existing church. Nevertheless, a specific condition of approval is proposed in the attached resolution requiring the proposed preschool to be conducted in compliance with the Zoning Code's performance standards for noise.

FINDINGS

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

The project is consistent with General Plan Policy 15.2.10, which permits religious facilities and ancillary activities in residential areas subject to approval of a conditional use permit.

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

The City's traffic impact analysis indicates that if the project is approved East Madison Avenue would continue to function at an acceptable level of service. The

proposed project meets all applicable land use and development standards in the Zoning Code and there is sufficient parking because the preschool will be closed when the church conducts its primary religious services. Moreover, a preschool for up to 30 children will not generate significant additional traffic, or create significant noise that would disturb surrounding properties.

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

The preschool will be operated primarily in the daytime hours and on weekdays when the church does not have large gatherings for religious services. Moreover, existing masonry walls separate the subject property from adjacent residential uses, and the conduct of preschool for up to 30 children at an existing church will not disturb the residential character of the neighborhood.

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

Such impacts are not anticipated with the normal conduct of a preschool at an existing church. Moreover, the City has performance standards for those impacts, which are addressed through Code Compliance actions if complaints are received.

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

The proposed preschool would provide daycare services for working families in the community. Daycare is a beneficial service to the public that provides developmental and recreational opportunities for children in the community.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from environmental review in accordance with Section 15301 (existing facilities) of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 provides an exemption for the operation of existing facilities involving negligible or no expansion of use. In this instance, the existing facility is a church, and the project involves authorizing preschool as an accessory to the primary church use. The addition of preschool is consistent with the range of other services that the church provides to the community, and constitutes a negligible expansion of the existing church use. No new environmental impacts would result. None of the exceptions listed under CEQA Guidelines Section 15300.2 exist.

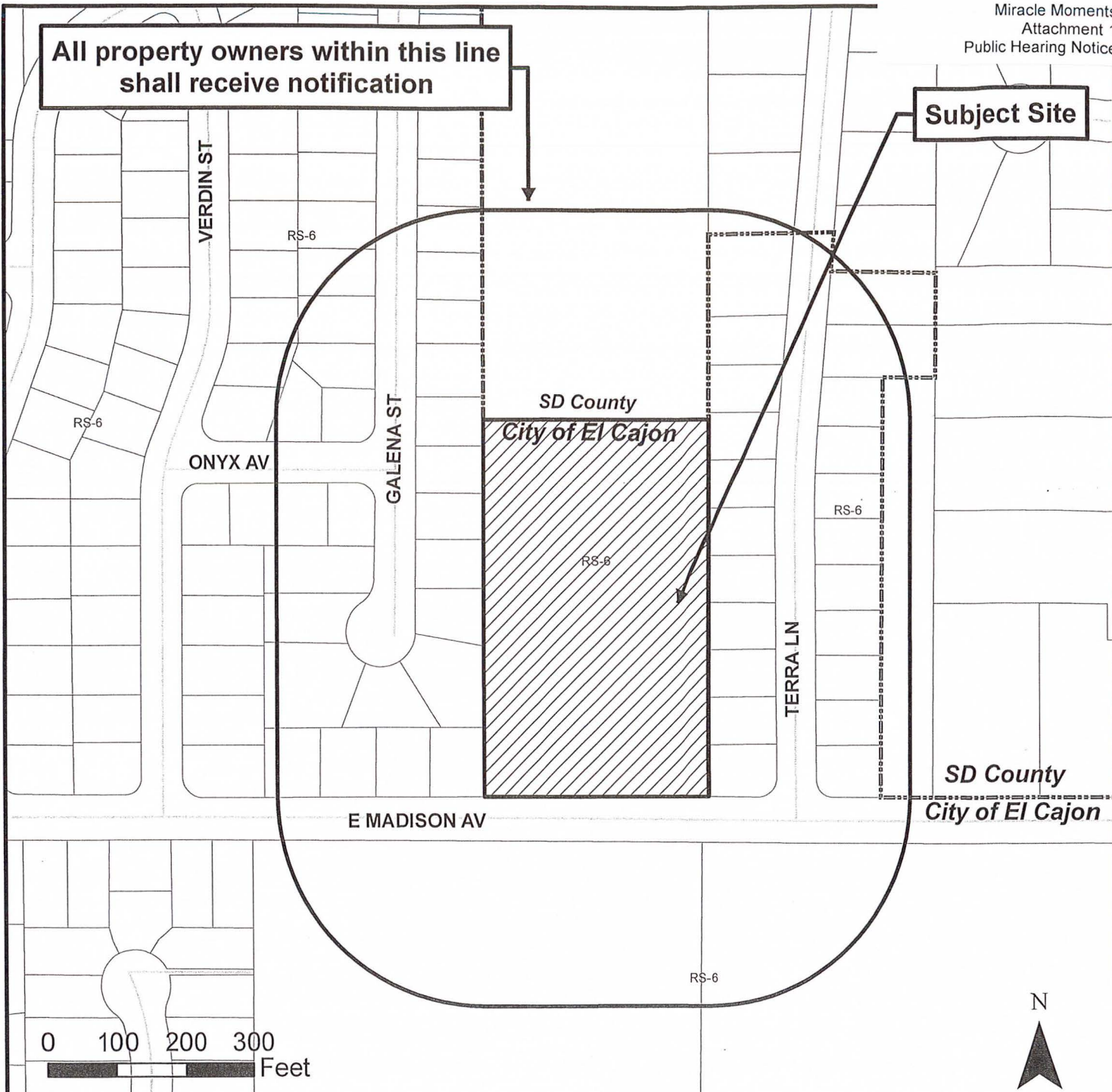
PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on February 18, 2016 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. No comments were received in responses to the public hearing notice.

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution Recommending Approval of the Amendment of Conditional Use Permit No. 1816
3. Engineering comments, dated 01.20.2016
4. Aerial Photograph of the Subject Site
5. Application & Disclosure statement
6. Project Description
7. Reduced Site Plan
8. Full-size Site Plan (in Planning Commissioner's binders)



NOTICE OF PROPOSED AMENDMENT OF CONDITIONAL USE PERMIT FOR PRESCHOOL

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at 7:00 p.m., Tuesday, March 1, 2016, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **MIRACLE MOMENTS CHRISTIAN PRESCHOOL – AMENDMENT OF CONDITIONAL USE PERMIT NO. 1816**, as submitted by Miracle Moments Christian Preschool (Nick Smith) requesting a preschool at an existing church. The subject property is addressed as 1630 East Madison Avenue. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the meeting at <http://cityofelcajon.us/your-government/calendar-meetings-list>. To download a copy, click the *current agenda* link, then the agenda item. In an effort to reduce the City's carbon footprint, paper copies will not be at the public hearing, but will be available at the Project Assistance Center counter upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission at, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact the Planning Division at 619.441.1742. More information about planning and zoning in El Cajon is available at www.ci.el-cajon.ca.us/dept/comm/planning.html.

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

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING AMENDMENT TO CONDITIONAL USE PERMIT NO. 1816 TO ESTABLISH A PRESCHOOL AT AN EXISTING CHURCH IN THE RESIDENTIAL, SINGLE-FAMILY, 6,000 SQUARE FOOT (RS-6) ZONE, APN: 511-090-28, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on March 1, 2016, to consider the Amendment to Conditional Use Permit (CUP) No. 1861, as submitted by Miracle Moments Christian Preschool, requesting to conduct a preschool within an existing church in the RS-6 zone, on the property located on the north side of East Madison Avenue between Verdin Street and Terra Lane, and addressed as 1630 East Madison Avenue; and

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

- A. The proposed project is exempt from environmental review in accordance with Section 15301 (existing facilities) of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 provides an exemption for the operation of existing facilities involving negligible or no expansion of use. In this instance, the existing facility is a church, and the project involves authorizing a preschool as an accessory to the primary church use. The addition of a preschool is consistent with the range of other services that the church provides to the community, and constitutes a negligible expansion of the existing church use. No new environmental impacts would result. None of the exceptions listed under CEQA Guidelines Section 15300.2 exist;
- B. The project is consistent with General Plan Policy 15.2.10, which permits religious facilities and ancillary activities in residential areas subject to approval of a conditional use permit;
- C. The proposed project meets all applicable land use and development standards in the Zoning Code and there is sufficient parking because the preschool will be closed when the church conducts its primary religious services. Moreover, a preschool for up to 30 children will not generate significant additional traffic that would result in a decreased level of service on East Madison. Nor would the project create significant noise that would disturb surrounding properties;
- D. The preschool will be operated primarily in the daytime hours and on weekdays when the church does not have large gatherings for religious services. Moreover,

existing masonry walls separate the subject property from adjacent residential uses, and the conduct of a preschool for up to 30 children at an existing church will not disturb the residential character of the neighborhood;

- E. Such impacts are not anticipated with the normal conduct of a preschool at an existing church. Moreover, the City has performance standards for those impacts, which are addressed through Code Compliance actions if complaints are received;
- F. The proposed preschool would provide daycare services for working families in the community. Daycare is a beneficial service to the public that provides developmental and recreational opportunities for children in the community.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the Amendment to Conditional Use Permit No. 1816 to conduct a preschool for up to 30 children at an existing church, in the RS-6 zone, on the above described property subject to the following conditions:

- 1. Prior to establishing the preschool, 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. Add the following notes under the heading of "Public Works Requirements":

"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 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. Sweep or vacuum to clean outdoor areas (trash enclosures, sidewalks and parking lots). Power washing in outdoor areas is strictly prohibited.
 - c. 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.
 - b. Add the following note to the site plan: "For Public Works requirements on this Planning Action please refer to the Conditions of Approval."

Proposed Planning Commission Resolution

- c. Add the following note to the site plan: "The preschool enrollment shall not exceed 30 children."
 - d. Add the following note to the site plan: "The preschool shall not be conducted simultaneously with Sabbath services."
 - e. Add the following note to the site plan: "The conduct of the preschool shall comply at all times with the City's performance standards for noise in residential zones, which are contained within the Zoning Code."
2. Failure to comply with or implement minor use permit conditions is considered a violation of the City's JRMP and may result in a citation with monetary fines, criminal charges, and/or revocation of permit.
3. Conduct of the preschool shall comply at all times with the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
4. The Planning Commission may at any times during the life of this use permit, after holding a properly noticed public hearing, at which time the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval, and after considering testimony as to the operation of the approved use, revoke the permit, or modify the permit with any additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.
5. The existence of this conditional use permit shall be recorded with the County Recorder.
6. The proposed use shall be developed and operated in substantial conformance as presented in the Planning Commission agenda report titled Amendment to Conditional Use Permit No. 1816, dated March 1, 2016, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
7. If this permit is not legally exercised within one year of project approval, and a written request for an extension of time has not been received by the Planning Secretary within the same time period, and subsequently approved, this conditional use permit shall be considered null and void per El Cajon Zoning Code Section 17.35.010.



City of El Cajon

Community Development Department
Engineering
MEMO

To: Planning
From: Engineering
Date: January 20, 2016
Re: AM CUP 1816, 1630 East Madison Avenue

PUBLIC WORKS CONDITIONS TO COMPLY WITH AMENDMENT OF CONDITIONAL USE PERMIT 1816

A. STORM WATER REQUIREMENTS AND COMMENTS WITH THIS ACTION

A-1. Add the following notes to the Amended Conditional Use Permit Site Plan and implement the Best Management Practices as a condition of the Conditional Use Permit:

"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 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. Sweep or vacuum to clean outdoor areas (trash enclosures, sidewalks and parking lots). Power washing in outdoor areas is strictly prohibited.*
- c. 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.*

For Public Works requirements on this Planning Action please refer to the Conditions of Approval."

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

DENNIS DAVIES
Deputy Director of Public Works

1/20/16

Date

Miracle Moments AM CUP No. 1816





Type of Planning Permit(s) Requested

- AZP CUP LLA PRD PUD
- Specific Plan TPM TSM VAR ZR
- Other: Am CUP 1816

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

Company Name: MIRACLE MOMENTS CHRISTIAN PRESCHOOL

Contact Name: NICK SMITH

Address: 6403 VIEWPOINT DR. SAN DIEGO, CA 92139

Phone: (661) 714-3483 Email: nick@miraclemoments.org

Interest in Property: Own Lease Option

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

Company Name: _____

Contact Name: _____ License: _____

Address: _____

Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH-DAY ADVENTISTS

Contact Name: CHARLES MCKINSTRY

Address: 11330 PIERCE ST. RIVERSIDE, CA 92505

Phone: 951-509-2200 Email: Charles.Mckinstry@seccsda.org

Project Location

Parcel Number (APN): S110902800
Address: 1630 E. MADISON AVE. EL CAJON, CA 92019
Nearest Intersection: N. 4TH ST. + EAST MADISON AVE.

Project Description (or attach separate narrative)


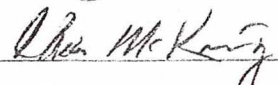
SEE PROJECT DESCRIPTION RE: PRESCHOOL.

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: 12/21/15
Property Owner Signature²:  Date: 12/21/15

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



DISCLOSURE STATEMENT

RECEIVED
DEC 22 2015
COMMUNITY DEVELOPMENT

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.

| | | |
|-------------------------|---------------------|--------------|
| MIRACLE MOMENTS | 6403 VIEWPOINT DR. | (NON-PROFIT) |
| CHRISTIAN PRESCHOOL | SAN DIEGO, CA 92139 | |
| SOUTHEASTERN CALIFORNIA | 11330 PIERCE ST. | (NON-PROFIT) |
| CONF. OF SDA | RIVERSIDE, CA 92505 | |

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

N/A

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.

N/A

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

N/A

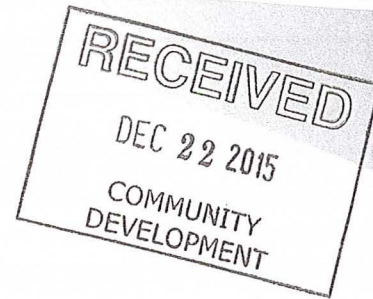
4. Have you or your agents transacted more than \$500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or \$1,000.00 with the spouse of any such person? Yes _____ No

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.

Nicholas Smith 12/21/15 NICHOLAS SMITH
Signature of applicant / date Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



Miracle Moments Christian Preschool Project Description

1. Introduction

- Miracle Moments Christian Preschool (hereinafter “Miracle Moments”) proposes to operate a preschool facility in a portion of an existing church, the El Cajon Seventh-day Adventist Church, located at 1630 E. Madison Avenue. The proposed preschool would serve up to 30 children aged 2-5 years of age.

2. Project Site & Constraints

- The subject site is located on the north side of Madison Avenue, west of North 4th Street. The net lot area is 180,238 sq. ft. The Church building is 24,785 sq. ft. The preschool will occupy three rooms within the existing Church building: Preschool Classroom #3 (681 sq. ft.), Preschool Classroom #2 (613 sq. ft.) and Preschool Classroom #1 (1306 sq. ft.) (see enclosed Site Plan). The Preschool will also use both the adjacent Ladies Room and Mens Room as the designated restrooms for children and staff respectively during business hours. The Preschool will also use a portion of the Storage closet adjacent to Preschool Classroom #1. It will also use the Kitchen to prepare hot meals for breakfast (8:30 a.m.) and lunch (12:00 p.m.).
- An outdoor play area, as required by the Dept. of Social Services, has already been constructed in the field adjacent to the existing Church building, complete with fencing and jungle gym (not shown on Site Plan per El Cajon Planning office as the northern half of subject lot lies across city boundary).

3. Daily Operation

- The Preschool will be open from 6:00 a.m. until 6:00 p.m., Monday-Friday
- To begin with, the school will operate under the leadership of one Teacher/Director, one Teacher Aide and one Administrator.
- Clientele
 - Miracle Moments is operated on a nondiscriminatory basis and no one will be excluded from enrollment because of race, gender or religious affiliation.
- Pricing
 - Miracle Moments’ all-inclusive rates will be \$40.00 per full-day (8 hours) and \$20.00 per half-day (4 hours). Additional time will be billed at \$8.00/hour.

3. Motivation

- There is a real and tangible need for quality Christian preschools in the San Diego area as evidenced by the tremendous growth at our location in National City.

Specifically, there is currently not one Adventist preschool program in the City of El Cajon (hereinafter, "El Cajon").

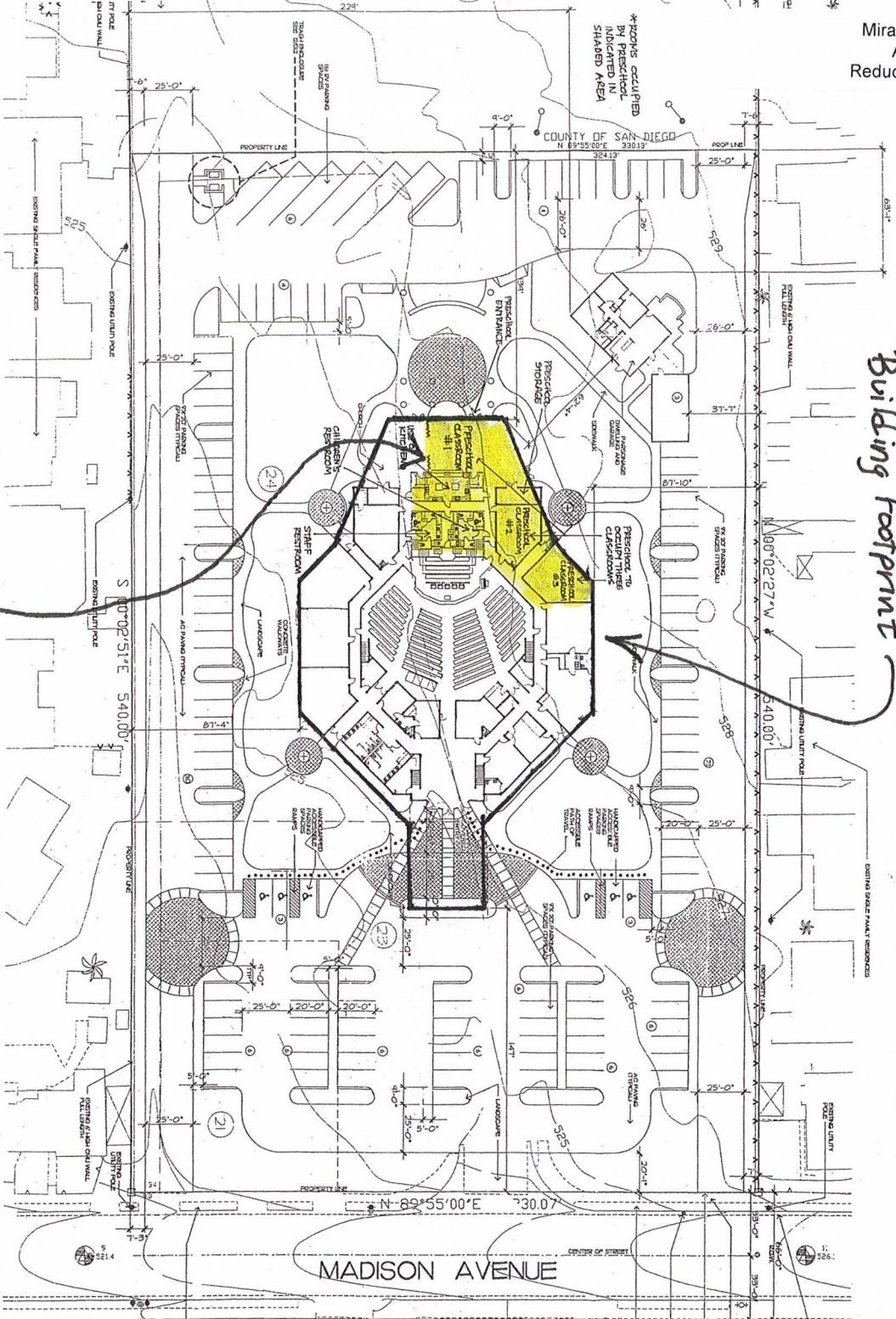
- Our goal is to work as a team with parents in El Cajon, sharing ideas and concerns about the growth and development of their children in our care. By providing a warm, secure Christian learning environment, we hope to develop within each child a knowledge of and love for God. Such a program not only fulfills our spiritual calling to train up children in the way of the Lord, but also prepares children and families for continued Adventist education at the Adventist school adjacent to the Church.

4. Project Objectives

- Miracle Moments' operation at 1630 E. Madison Ave. will achieve the following objectives:
 - Enable Miracle Moments to continue offering its services to families in El Cajon
 - Offer employment opportunities to qualified teachers and support staff in El Cajon
 - Will allow the Church to continue feeding children to the adjacent primary school by familiarizing families with the beliefs of the Seventh-day Adventist Church and its reputation with regard to education
 - Will show the community that the Church cares for the children in its community by providing a quality childcare and preschool program
 - Will support working families by providing a quality childcare alternative

Existing Building Footprint

Area of Preschool



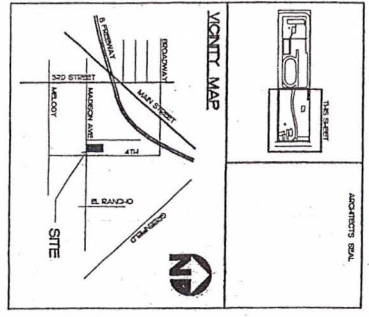
SITE PLAN



BUILDING INFO.

CONTRACTOR: [Name]
ARCHITECT: [Name]
DATE: [Date]

| | |
|--------------|--|
| APPLICANT: | |
| ADDRESS: | |
| PROJECT: | |
| PERMIT NO.: | |
| APPROVED BY: | |
| DATE: | |



PROJECT DESCRIPTION

Miracle Moments Christian Preschool, LLC, a non-profit organization, is seeking approval for the construction of a new preschool facility. The facility will consist of 100 classrooms, a staff restroom, and a kitchen. The site is located at the intersection of Madison Avenue and [Street Name].

SCHOOL ADDRESS

10000 [Street Name], San Diego, CA 92116

ARCHITECT

[Name]

CIVIL ENGINEER

[Name]

NOTES

1. THE EXISTING BUILDING FOOTPRINT IS SHOWN IN YELLOW.

2. THE PROPOSED BUILDING FOOTPRINT IS SHOWN IN BLACK.

3. ALL DIMENSIONS ARE IN FEET AND INCHES.

4. THE SITE IS BOUNDARY SURVEYED AND ADJACENT LOTS ARE SHOWN FOR REFERENCE.

5. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE EXISTING LOT.

6. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO ZONING ORDINANCES.

7. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

8. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.

9. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

10. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

11. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.

12. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL CODE.

13. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA LAND USE CODE.

14. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION ACT.

15. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA ANTI-DISCRIMINATION ACT.

16. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA FAIR HOUSING ACT.

17. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA EMPLOYMENT RELATIONS ACT.

18. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA LABOR RELATIONS ACT.

19. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA WAGES AND HOURS ACT.

20. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA SAFETY AND HEALTH ACT.

21. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT.

22. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA WORKERS' COMPENSATION ACT.

23. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA UNEMPLOYMENT INSURANCE ACT.

24. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA SOCIAL SECURITY ACT.

25. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA PENSION AND BENEFIT ACT.

26. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA RETIREMENT ACT.

27. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA EMPLOYMENT DEVELOPMENT DEPARTMENT ACT.

28. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA LABOR MARKET INVESTMENT ACT.

29. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA LABOR MARKET TRAINING ACT.

30. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA LABOR MARKET RESEARCH ACT.

31. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA LABOR MARKET ANALYSIS ACT.

32. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA LABOR MARKET MONITORING ACT.

33. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA LABOR MARKET EVALUATION ACT.

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35. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA LABOR MARKET PROMOTION ACT.

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39. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA LABOR MARKET IMPROVEMENT AND DEVELOPMENT ACT.

40. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA LABOR MARKET PROMOTION AND DEVELOPMENT ACT.

41. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA LABOR MARKET RESEARCH, MONITORING, IMPROVEMENT, AND DEVELOPMENT ACT.

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