



City of El Cajon

Planning Commission Agenda

Tuesday, June 7, 2022 Meeting

7:00 PM

ANTHONY SOTTILE, Chair
DARRIN MROZ, Vice Chair
PAUL CIRCO
REBECCA POLLACK-RUDE
ELIZABETH VALLES

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA, 92020

Please note that, pursuant to State and County Health Orders, in-person meetings have resumed. The public is welcome to attend and participate.

The meeting will be live-streamed through the City website at: <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>.

To submit written comments on an item on this agenda, or a Public Comment, please e-mail the comments with Planning Commission in the subject line to planning@elcajon.gov before 5 p.m. on Tuesday, June 7, 2022. Comments will be limited to 300 words and will be entered into the official Commission Meeting Record.

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the Commission meeting, please contact our office at 619-441-1742, option 3, as soon as possible.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRPERSON'S WELCOME

PUBLIC COMMENT

This is the opportunity for 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. Non-agenda public comments must be submitted before the end of public comment during the meeting.

CONSENT

Agenda Item:	1
	Planning Commission minutes of May 17, 2022

Decisions and Appeals - A decision of the Planning Commission is final unless appealed within 10 days of the date of the Commission's action. The appeal period for the items on this Agenda will end on Friday, June 17, 2022, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Shadow Mountain Community Church Fireworks Display
Request:	Fireworks Display on July 2 & 3, 2022
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2022-0004
Location:	Southeast corner of Greenfield Dr. and E. Madison Ave. (Baseball Field); 2100 Greenfield Dr.
Applicant:	Trev Holman; trev.holman@shadowmountain.org
Project Planner:	Noah Alvey; nalvey@elcagon.gov; 619-441-1795
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order, approving the CEQA exemption and CUP No. 2022-0004, subject to conditions.

Agenda Item:	3
Project Name:	Vista Palms Residences
Request:	Review of a single-room occupancy residence project
STAFF RECOMMENDATION:	ACCEPT REPORT
Project Number(s):	Conditional Use Permit (CUP) No. 2258
Location:	1250 El Cajon Boulevard
Applicant:	Dominick Veliko-Shapko, dvs011@gmail.com, 619-756-5858
Project Planner:	Noah Alvey, nalvey@elcagon.gov, 619-441-1795
Recommended Actions:	1. Discuss the report; and 2. ACCEPT report

4. OTHER ITEMS FOR CONSIDERATION

Election of Planning Commission Chair and Vice Chair

5. STAFF COMMUNICATIONS

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to June 21, 2022 at 7 p.m.

Decisions and Appeals - A decision of the Planning Commission is final unless appealed within 10 days of the date of the Commission's action. The appeal period for the items on this Agenda will end on Friday, June 17, 2022, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.



MINUTES PLANNING COMMISSION MEETING May 17, 2022

The meeting of the El Cajon Planning Commission was called to order at 7:05 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Anthony SOTTILE (Chair)
Paul CIRCO
Elizabeth VALLES

COMMISSIONERS ABSENT: Darrin MROZ (Vice Chair)
Rebecca POLLACK-RUDE

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Barbara LUCK, Staff Attorney
Mario SANCHEZ, Deputy Director of Public Works
Laura JUSZAK, Administrative Secretary

Chair SOTTILE opened the Planning Commission meeting explaining the rules of conduct.

PUBLIC COMMENT:

There was no public comment.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of May 3, 2022

Motion was made by CIRCO, seconded by VALLES, to approve the May 3, 2022 minutes; motion carried 3-0, with MROZ & POLLACK-RUDE absent.

PUBLIC HEARING ITEM:

Agenda Item:	2	
Project Name:	Saint Madeleine Sophie's Center Expansion	
Request:	Demolish a single-family dwelling and construct a new multi-purpose building and associated site improvements	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	
Project Number(s):	Conditional Use Permit (CUP) No. 2020-0011	
Location:	2095-2115 East Madison Avenue	
Applicant:	Michael Merrill; merrillarch@gmail.com	
Project Planner:	Noah Alvey; nalvey@elcagon.gov; 619-441-1795	
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 the CEQA exemption and CUP No. 2020-0011, subject to conditions. 	

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

SOTTILE opened the public hearing.

Applicant Debra EMERSON spoke in support of the project; architect Michael MERRILL spoke about the design.

Motion was made by SOTTILE, seconded by VALLES, to close the public hearing;
motion carried 3-0 with MROZ & POLLACK-RUDE absent.

Motion was made by CIRCO, seconded by VALLES, to approve CUP-2020-0011; motion carried 3-0 with MROZ & POLLACK-RUDE absent.

Agenda Item:	3	
Project Name:	Shadow Mountain Community Church Fireworks Display	
Request:	Fireworks Display on July 2 & 3, 2022	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	
Project Number(s):	Conditional Use Permit (CUP) No. 2022-0004	
Location:	Southeast corner of Greenfield Dr. and E. Madison Ave. (Baseball Field); 2100 Greenfield Dr.	
Applicant:	Trev Holman; trev.holman@shadowmountain.org	
Project Planner:	Noah Alvey; nalvey@elcajon.gov; 619-441-1795	
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 the CEQA exemption and CUP No. 2022-0004, subject to conditions. 	

CIRCO recused himself due to conflict of interest. SOTTILE explained that item will have to be continued due to lack of quorum.

ALVEY summarized the staff report through a PowerPoint presentation.

Fire Marshal Shaun RICHARDSON spoke about Heartland Fire Department's response to the fireworks and took questions from Commissioners.

COMMISSIONERS asked questions with ALVEY providing answers.

SOTTILE opened the public hearing.

Tina SHAW owns a neighboring property and spoke against the project due to noise affecting animals she owns.

Item was continued to a date certain, June 7, 2022; notice of continued public hearing posted in kiosk and on City's website.

CIRCO returned to council chambers.

STAFF COMMUNICATIONS:

There were none.

ADJOURNMENT:

Motion was made by SOTTILE, seconded by VALLES, to adjourn the meeting of the El Cajon Planning Commission at 7:50 p.m. this 17th day of May, 2022, until 7:00 p.m., Tuesday, June 7, 2022; carried 3-0 with MROZ & POLLACK-RUDE absent.

Anthony SOTTILE, Chair

ATTEST:

Noah ALVEY, Secretary



Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	2
Project Name:	Shadow Mountain Community Church Fireworks Display
Request:	Fireworks Display on July 2 & 3, 2022
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2022-0004
Location:	Southeast corner of Greenfield Dr. and E. Madison Ave. (Baseball Field); 2100 Greenfield Dr.
Applicant:	Trev Holman; trev.holman@shadowmountain.org
Project Planner:	Noah Alvey; nalvey@elcajon.gov; 619-441-1795
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the continued public hearing; and 2. MOVE to adopt the next resolutions in order, approving a CEQA exemption and CUP No. 2022-0004 subject to conditions.

PROJECT DESCRIPTION

The proposed project is a request to conduct a fireworks display on July 2 and 3, 2022. The fireworks display will be conducted by a licensed pyrotechnician and is proposed to begin between 8:30 p.m. and 9 p.m. and last for up to 15 minutes. The fireworks will originate from the baseball field on the southeast corner of Greenfield Dr. and E. Madison Ave. and on-site viewing areas are designated north of the Worship Center building where an outdoor worship service will occur prior to the fireworks display.

BACKGROUND

This item was continued from the May 17, 2022 Planning Commission meeting due to a lack of a quorum. Planning Commissioner Circo recused himself due to a conflict of interest and Vice Chair Mroz and Planning Commissioner Pollock-Rude were absent. During the public hearing, a neighboring property owner spoke in opposition to the request. The item was continued to a date certain, June 7, 2022, and notice of the continued public hearing was posted in the City's kiosk and on the City's website.

General Plan:	Parochial (P) & School Playground/Playfield (SP/P)
Specific Plan:	Specific Plan No. 523
Zone:	RS-20-H (Single-Family Residential, minimum 20,000 sq. ft., Hillside Overlay)
Other City Plan(s):	N/A
Regional and State Plan(s):	N/A

Project Site & Constraints

The Shadow Mountain Community Church includes two separate sites at the intersection of Greenfield Dr. and E. Madison Ave. The sites are located on the south side of the intersection on the west and east sides of Greenfield Dr. and referred to as the west campus and east campus, respectively.

The fireworks display is proposed on the east campus, which is approximately 32 acres. The east campus includes administration, education, religious assembly, and associated activities, including playgrounds and playfields.

Surrounding Context

The surrounding context is lower density residential uses and St. Madeleine Sophie's Center. The eastern area of El Cajon is characterized by larger residential lots in a suburban pattern of development:

Direction	Zones	Land Uses
North	Unincorporated San Diego County	Residential
South	RS-20	Single-family residential
East	RS-20	Single-family residential
West	RS-20-H	Single-family residential

General Plan

The subject property is designated as Parochial and School Playground/Playfield. Ancillary activities associated with holiday or sporting events, such as a fireworks display, would be consistent with the General Plan because these types of events are customarily conducted at locations designed to accommodate large gatherings or special events.

The General Plan Safety Element Action 3.3 requires developments or projects, "to meet minimum standards for adequate fire protection." The proposed fireworks display has been reviewed by Heartland Fire & Rescue and conditions of approval to ensure adequate fire protection are proposed.

Specific Plan ("SP") No. 523

SP No. 523 implements the General Plan for the subject site and authorizes the conduct of administration, education, religious assembly, and associated activities, including playgrounds and playfields. Special events are not addressed by SP No. 523, therefore, the special events and activities customarily associated with authorized uses are regulated by the Zoning Code.

Zoning Code

Section 17.115.070 of the Zoning Code includes activities permitted in any zone subject to the issuance of a conditional use permit. The list of uses includes pyrotechnic display (fireworks).

Section 17.115.130 of the Zoning Code includes performance standards for noise and provides an exemption for events of short duration such as, "carnivals, fireworks displays, outdoor concerts, parades and sports activities, which are regulated by separate city approval such as a conditional use permit." The noise regulations for a fireworks display may be applied as conditions of approval for the conditional use permit.

DISCUSSION

The conduct of fireworks display in conjunction with July 4th Independence Day celebrations and sporting events is common in the San Diego region. In 1986, Granite Hills High School received approval to conduct an annual display of fireworks in conjunction with their homecoming football games. The conditional use permit authorized the fireworks display as a reoccurring event and required notification of surrounding properties each year. The City has also conducted a fireworks display on July 4th at nearby Kennedy Park and an event is planned for this year as well.

Licensing

The fireworks display will be conducted by Pyro Spectaculars, a State licensed fireworks wholesaler and public display licensee. Copies of current licenses were submitted to the City, but are scheduled to expire in June, 2022. A current license will be required to conduct the proposed events if the request is approved.

Fire Safety

Heartland Fire & Rescue reviewed the operation plan for the fireworks display and confirmed that it can be safely conducted after passing a fire inspection prior to the issuance of an operational permit for the event. Additionally, adequate fire lanes and access will be required for the outdoor worship and viewing area.

Visibility and Size of Fireworks

The fireworks display will be visible from surrounding properties. The size of the proposed fireworks are limited to three-inch shell diameters. For reference, the approved conditional use permit for the Granite Hills High School fireworks display is limited to four-inch diameter shells and the July 4th display at Kennedy Park have historically been no more than four-inch shell diameters.

Noise

The proposed display of fireworks will generate noise, however, it will not negatively impact the surrounding neighborhood due to the short duration of the event (approximately 15 minutes). Staff would note that the approved conditional use permit for Granite Hills High School includes a prohibition on fireworks primarily used for loud explosive noises, commonly called "reporters". The proposed conditions of approval do not propose a restriction on "reporters", but the Planning Commission may choose to implement a restriction through the evaluation of the conditional use permit.

Traffic

Shadow Mountain Community Church has proposed to implement traffic control measures that are utilized for typical services with high attendance. The applicant's written narrative confirms that attendance is expected to be less than Easter weekend when attendance was approximately 8,500 individuals.

The following traffic control measures are utilized for typical services with high attendance and will be utilized for the events:

- Security guards will be located at appropriate on-site locations to direct people to the West Campus parking lot after the East Campus parking is full.
- After the West Campus parking lot is full, vehicles will be directed to the Granite Hills High School parking lots.
- Shuttle buses will provide transportation from the Granite Hills High School parking lots to the events from approximately 5 p.m. and until 10 p.m., as needed.
- "No Shadow Mountain Parking" signs will be posted at each of the cul-de-sac streets on Greenfield Dr. (as posted for regular services).
- California Highway Patrol will be requested to assist with traffic direction at the intersections of Greenfield Dr. and E. Madison Ave., Greenfield Dr. and La Cresta Rd., as well as the Greenfield Dr. and I-8 on/off ramps

Future Fireworks Display

The proposed conditional use permit is only for July 2 and 3, 2022 and is not proposed as a reoccurring event. While evaluating the current request and the history of fireworks display, staff noted that it may be appropriate to amend the Zoning Code to include standard conditions of approval for fireworks display that are generally smaller in nature. As described above, the intent of a conditional use permit for fireworks display is to provide sufficient notice to surrounding property owners and to limit impacts regarding the length of the event and the types of fireworks utilized. Staff would like to propose this amendment as part of the annual Zoning Code clean-up unless there are objections from the Commission.

FINDINGS

The Commission shall approve issuance of the permit upon meeting the CUP findings listed in ECMC section 17.50.060. If the Commission can make all of the findings, it must approve the issuance of the CUP. The findings for CUP approval are as follows:

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

The General Plan designates the subject site as Parochial and School Playground/Playfield. Specific Plan No. 523 implements the General Plan, and allows for church administration, education, religious assembly, and associated

activities, including playgrounds and playfields. A fireworks display is an ancillary activity associated with the approved uses and is consistent with the General Plan if a conditional use permit is approved.

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

The proposed site plan identifies the location for the fireworks display on the baseball field, which has sufficient space to safely conduct the event and to comply with operational permit requirements from Heartland Fire & Rescue related to the safe storage and access.

- 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 fireworks display will be compatible with existing and planned land uses in the vicinity because proper notice is being provided to the surrounding neighborhood and because the duration of the event will be limited to 15 minutes. Furthermore, the shell size of the proposed fireworks will be similar or smaller than the shell size for the fireworks display conducted annually at Granite Hills High School and therefore similar in nature to other events that have not generated significant complaints or objections.

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

The fireworks display will not be detrimental to the public health, safety, and general welfare because an operational permit will be required by Heartland Fire & Rescue. The fireworks display will generate noise, smoke, dust, fumes, vibration, odors, and hazards, but these outcomes are anticipated by the Zoning Code and allowed if a conditional use permit is approved and appropriate safety measures are implemented. Typical traffic control measures will be implemented for the events to ensure that excessive concentrations of traffic do not occur.

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

The fireworks display is in the best interest of public convenience and necessity as it is an event that supports American Independence Day and community pride. If the event is conducted in accordance with the conditions of approval it will not be contrary to the public health or welfare.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15304 (Minor Alterations to Land). The guidelines provide an exemption for minor alterations to land including minor temporary uses having negligible or no permanent effects on the environment. The proposed fireworks display

will be events of short duration (approximately 15 minutes) that will have a negligible effect on the environment and will be subject to conditions of approval for environmental quality.

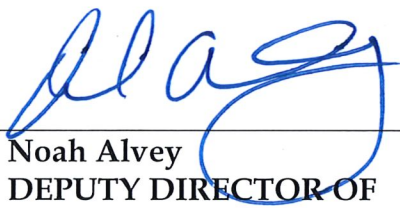
PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on May 6, 2022, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

STAFF RECOMMENDATION

Staff is recommending approval of Conditional Use Permit No. 2022-0004 for a fireworks display on July 2 & 3, 2022, subject to operational conditions for public safety and environmental quality.

PREPARED BY:



Noah Alvey
DEPUTY DIRECTOR OF
COMMUNITY
DEVELOPMENT

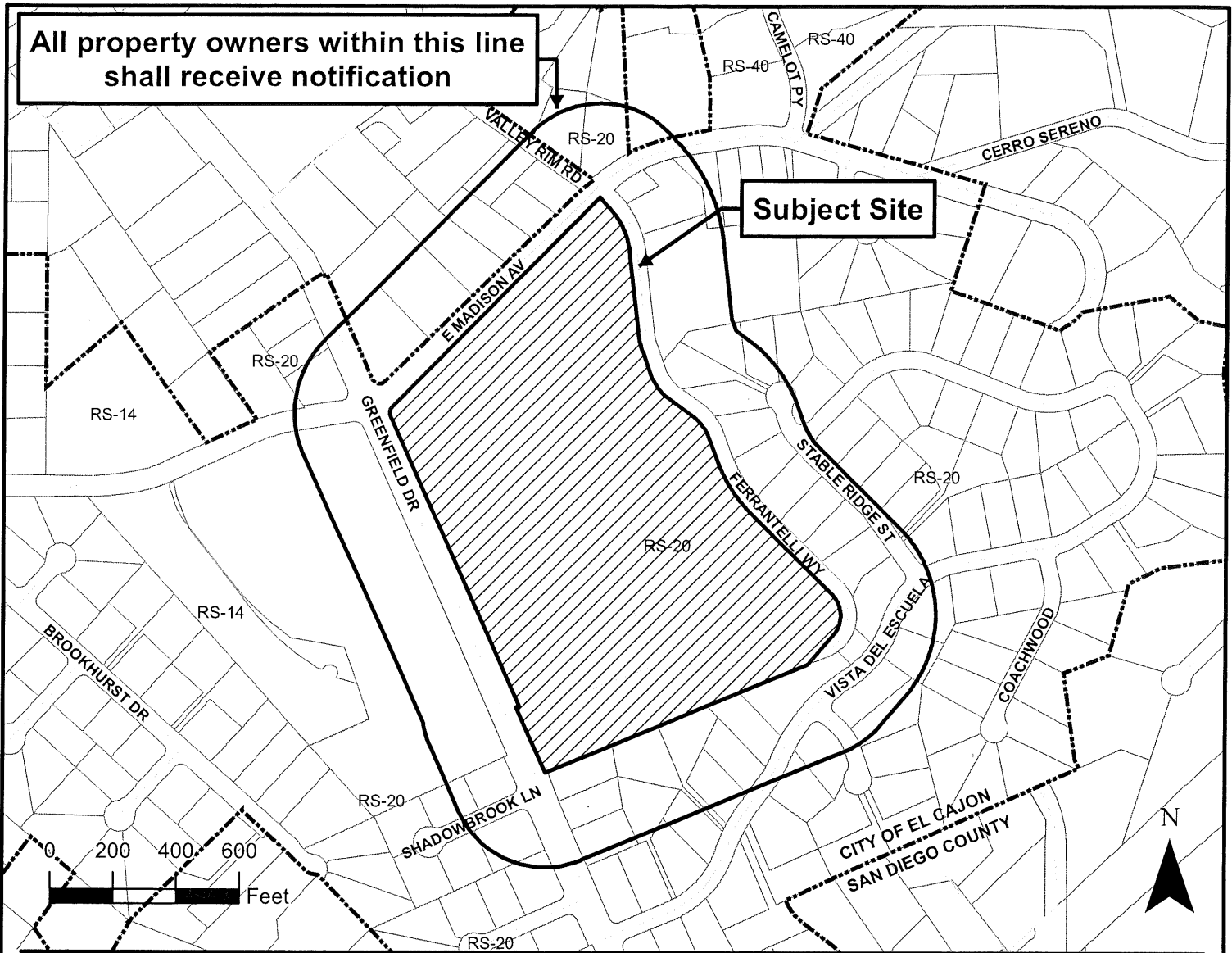
APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING Class 4 CEQA Exemption
3. Proposed Resolution APPROVING Conditional Use Permit No. 2022-0004
4. Application and Disclosure Statement
5. Project Description



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT
FOR A FIREWORKS DISPLAY AT 2100 GREENFIELD DR. ON JULY 2 & 3, 2022**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, May 17, 2022** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

CONDITIONAL USE PERMIT NO. 2022-0004, as submitted by Trev Holman on behalf of Shadow Mountain Community Church, requesting to conduct fireworks display at 2100 Greenfield Dr. on July 2 & 3, 2022. The subject property located at the southeast corner of Greenfield Dr. and E. Madison Ave. (Baseball Field), APN 512-140-05-00. 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 Planning Commission meeting at <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearing, but will be available at City Hall in the Project Assistance Center 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, 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 Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.elcajon.gov/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **NOAH ALVEY** at 619-441-1742 or via email at nalvey@elcajon.gov and reference "CUP-2022-0004" in the subject line.



CITY OF EL CAJON
COMMUNITY
DEVELOPMENT
PLANNING DIVISION

NOTICE OF PUBLIC HEARING

Fireworks Display

Conditional Use Permit
No. 2022-0004

2100 Greenfield Drive

USEFUL INFORMATION ABOUT PUBLIC HEARINGS

BACKGROUND:

A public hearing is an opportunity for you to make information known to the City of El Cajon prior to a decision being made on a project in which you have an interest. Public hearings may be heard by either the Planning Commission or the City Council. The procedures used by both of these bodies are very similar. Both the Council and the Commission work from a prepared agenda. Items are considered in the sequence shown on the agenda unless by specific motion the order is changed. Agendas and reports will be available at the meeting. *Additionally, Planning Commission and City Council agenda reports can be found under the link <http://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>.*

PUBLIC PARTICIPATION:

The City is required by law to hear anyone desiring to speak, though the time allocated may be limited by the Chair or Mayor unless you represent a group. It is asked that your remarks be relevant to the subject and as brief as possible. If you are not able to be present at the hearing, you are welcome to submit a letter expressing your views. If you have questions prior to the hearing, you are invited to contact the staff member listed on the official notice on the opposite side of this page. The City has provided alternative means to observe the meeting through the city's website. Please visit <http://www.elcajon.gov/videostreaming> for more details. Those wishing to attend the meeting may do so.

VOTING PROCEDURE:

After everyone has spoken, the public hearing will be closed, a motion made, and a vote taken. An electronic voting system is used. After all votes have been cast, they will be displayed simultaneously. Green indicates a YES vote; red a NO vote; and white an ABSTENTION. Three yes votes are necessary to approve a motion.

DISABLED ACCESS:

The City of El Cajon is endeavoring to be in total compliance with the American with Disabilities Act. If you require assistance or auxiliary aids in order to participate at Planning Commission meetings, please contact the Project Assistance Center at 619-441-1742 as far in advance of the meeting as possible. *48 hours preferred*

CITY HALL BUSINESS HOURS

City Hall at 200 Civic Center Way: Monday-Thursday: 7:30 a.m. - 5:30 p.m.
Friday: 8:00 a.m. - 5:00 p.m. Closed alternate Fridays.

A full calendar of business hours and dates can be found on the City's website at www.elcajon.gov, or you may call the Project Assistance Center at 619-441-1742.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION 15304 (MINOR ALTERATIONS TO LAND) FOR CONDITIONAL USE PERMIT NO. 2022-0004 FOR A FIREWORKS DISPLAY ON JULY 2 & 3, 2022 AT 2100 GREENFIELD DR. ON THE SOUTHEAST CORNER OF GREENFIELD DR. & E. MADISON AVE. (BASEBALL FIELD), IN THE RESIDENTIAL SINGLE-FAMILY (RS-20) ZONE; APN 512-140-05-00; GENERAL PLAN DESIGNATION: PAROCHIAL (P) AND SCHOOL PLAYGROUND/PLAYFIELD (SP/P).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 17, 2022, to consider Conditional Use Permit No. 2022-0004 ("CUP-2022-0004"), as submitted by Trev Holman on behalf of Shadow Mountain Community Church, requesting a fireworks display on July 2 & 3, 2022 in the Residential, Single-family, 20,000 square foot ("RS-20") zone, located at the southeast corner of Greenfield Dr. and E. Madison Ave. ("Baseball Field"), Assessor's Parcel Number 512-140-05-00; and

WHEREAS, the public hearing was continued from May 17, 2022 to June 7, 2022 due to a lack of a quorum; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA") Guidelines section 150061(b)(2), the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, it is proposed that the project is exempt from CEQA under section 15304, Class 4 (Minor Alterations to Land) of CEQA Guidelines. Section 15304 provides an exemption for exemption for minor alterations to land including minor temporary uses having negligible or no permanent effects on the environment. The proposed fireworks display will be events of short duration (approximately 15 minutes) that will have a negligible effect on the environment and will be subject to conditions of approval for environmental quality. Therefore, section 15304 is an appropriate exemption for the proposed project, as the record of proceedings contains evidence to support the determination that the Class 4 Categorical Exemption applies; and

WHEREAS, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, after considering evidence and facts, the Planning Commission considered the proposed CEQA exemption 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 CEQA exemption for the fireworks display on July 2 & 3, 2022, CUP-2022-0004.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the CEQA exemption for the fireworks display on July 2 & 3, 2022, CUP-2022-0004

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held June 7, 2022, by the following vote:

AYES:

NOES:

ABSENT:

Anthony SOTTILE, Chair

ATTEST:

Noah ALVEY, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2022-0004 FOR A FIREWORKS DISPLAY ON JULY 2 & 3, 2022 AT 2100 GREENFIELD DR. ON THE SOUTHEAST CORNER OF GREENFIELD DR. & E. MADISON AVE. (BASEBALL FIELD), IN THE RESIDENTIAL SINGLE-FAMILY (RS-20) ZONE; APN 512-140-05-00; GENERAL PLAN DESIGNATION: PAROCHIAL (P) AND SCHOOL PLAYGROUND/PLAYFIELD (SP/P).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 17, 2022, to consider Conditional Use Permit No. 2022-0004 ("CUP-2022-0004"), as submitted by Trev Holman on behalf of Shadow Mountain Community Church, requesting a fireworks display on July 2 & 3, 2022 in the Residential, Single-family, 20,000 square foot ("RS-20") zone, located at the southeast corner of Greenfield Dr. and E. Madison Ave. ("Baseball Field"), Assessor's Parcel Number 512-140-05-00; and

WHEREAS, the public hearing was continued from May 17, 2022 to June 7, 2022 due to a lack of a quorum; and

WHEREAS, the El Cajon Planning Commission approved the next resolution in order approving the California Environmental Quality Act section 15304 exemption; 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 General Plan designates the subject site as Parochial and School Playground/Playfield. Specific Plan No. 523 implements the General Plan, and allows for church administration, education, religious assembly, and associated activities, including playgrounds and playfields. A fireworks display is an ancillary activity associated with the approved uses and is consistent with the General Plan if a conditional use permit is approved.
- B. The proposed site plan identifies the location for the fireworks display on the baseball field, which has sufficient space to safely conduct the event and to comply with operational permit requirements from Heartland Fire & Rescue related to the safe storage and access.
- C. The fireworks display will be compatible with existing and planned land uses in the vicinity because proper notice is being provided to the surrounding neighborhood and because the duration of the event will be limited to 15 minutes.

Furthermore, the shell size of the proposed fireworks will be similar or smaller than the shell size for the fireworks display conducted annually at Granite Hills High School and therefore similar in nature to other events that have not generated significant complaints or objections.

- D. The fireworks display will not be detrimental to the public health, safety, and general welfare because an operational permit will be required by Heartland Fire & Rescue. The fireworks display will generate noise, smoke, dust, fumes, vibration, odors, and hazards, but these outcomes are anticipated by the Zoning Code and allowed if a conditional use permit is approved and appropriate safety measures are implemented.
- E. The fireworks display is in the best interest of public convenience and necessity as it is an event that supports American Independence Day and community pride. If the event is conducted in accordance with the conditions of approval it will not be contrary to the public health or welfare.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES CUP No. 2022-0004 to allow for a fireworks display on July 2 & 3, 2022, in the RS-20 zone on the above described property subject to the following conditions:

- 1. The fireworks display shall comply with the California Fire Code, the operator shall provide current licensing confirmation, and an operational permit shall be obtained from Heartland Fire & Rescue a minimum of five days prior to the events.
- 2. The following conditions of approval are required for the conduct of the events:
 - a. Temporary signage shall be displayed at the site informing the community of the events a minimum of 10 days prior to the fireworks display (June 22, 2022).
 - b. The fireworks display shall occur on July 2 & 3, 2022, commencing between approximately 8:30 p.m. and 9 p.m., and last no more than 15 minutes.
 - c. The types of fireworks are limited to shell diameters of up to three inches.
 - d. The operator shall implement best management practices and conditions of approval required for storm water quality.
 - e. The operator shall comply with all requirements of the operational permit issued by Heartland Fire & Rescue.
 - f. The events shall be conducted in a manner that is compatible with surrounding properties and land use as generally described in the Planning Commission staff report date May 17, 2022, including, but not limited to, traffic control measures typically implemented for large events.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held June 7, 2022, by the following vote:

AYES:
NOES:
ABSENT:

Anthony Sottile, Chair

ATTEST:

Noah ALVEY, Secretary



Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

<input type="checkbox"/> AZP Administrative Zoning Permit	<input checked="" type="checkbox"/> CUP Conditional Use Permit	<input type="checkbox"/> LLA Lot Line Adjustment	<input type="checkbox"/> MA Minor Amendment
<input type="checkbox"/> MUP Minor Use Permit	<input type="checkbox"/> PRD Planned Residential Development	<input type="checkbox"/> PUD Planned Unit Development	<input type="checkbox"/> SDP Site Development Plan Permit
<input type="checkbox"/> SP Specific Plan	<input type="checkbox"/> SCR Substantial Conformance Review	<input type="checkbox"/> TPM Tentative Parcel Map	<input type="checkbox"/> TSM Tentative Subdivision Map
<input type="checkbox"/> VAR Variance	<input type="checkbox"/> ZR Zone Reclassification	<input type="checkbox"/> Other: _____	

Project Location

Parcel Number (APN): 512-140-05-00

Address: 2100 Greenfield Dr. El Cajon, CA 92019

Nearest Intersection: Madison Ave. and Greenfield Dr.

Project Description (or attach separate narrative)

This is a request to conduct a 12 minute or less fireworks show on July 2nd and July 3rd, 2022

at 2100 Greenfield Drive. This event would be held on the campus with fireworks being

shot from the baseball field. The plan is to hold outdoor services that would

run from 7 p.m. until the fireworks display at approximately 8:30 Saturday/Sunday.

Project Screening Questions

Existing use?

☐ No ☐ Yes

Modification of use?

☐ No ☒ Yes

New development or addition?

☐ No ☐ Yes

Existing Structures?

☒ No ☐ Yes

If yes, please describe:

Fireworks Display

Age of the structures: _____

Demolition or substantial modification proposed to site improvements or structures? ☐ No ☐ Yes _____
Tenant improvements proposed? ☐ No ☐ Yes _____
Existing vegetation or trees on site proposed for removal? ☐ No ☐ Yes _____
Proposed grading? ☒ No ☐ Yes _____ Proposed quantities of cut and/or fill.

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

Company Name: Shadow Mountain Community Church
Contact Name: Trev Holman
Mailing Address: 2100 Greenfield Dr. El Cajon, CA 92019
Phone: 619.993.9652 Email: trev.holman@shadowmountain.org
Interest in Property: ☒ Own ☐ Lease ☐ Option

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

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

Property Owner Information (if different than applicant)

Company Name: Shadow Mountain Community Church, Inc.
Contact Name: Bryan Snow
Mailing Address: 2100 Greenfield Dr. El Cajon, CA 92019
Phone: 619.438.2881 Email: bryan.snow@shadowmountain.org

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/sltcleanup/cortesellst/>. 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: 5-12-22

Property Owner
Signature²:



Date: 5-12-22

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

Pre-application Conference

The purpose of a pre-application conference is to provide you an opportunity to review your project with City staff in a preliminary form to finalize submittal requirements and receive a cursory identification of potential issues. **A pre-application is required unless waived by staff.**

Conference date: N/A

Application Submittal

To submit your application, it **must be done by appointment** scheduled in advance for all Level 3, 4, & 5 project reviews, unless waived by staff. It is recommended for projects that will subsequently meet the criteria for a Level 1-C review through Level 2.

Appointment date: N/A



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.

N/A

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

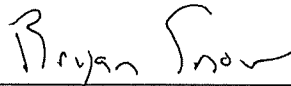
4. Have you or your agents transacted more than \$500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or \$1,000.00 with the spouse of any such person? Yes _____ No x _____

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

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



Signature of applicant / date



Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

April 7, 2022

Heartland Fire and Rescue
100 E. Lexington Avenue
El Cajon, CA 92020

Dear Fire Marshal,

Please find enclosed our Application for Permit to conduct a fireworks display for the **Shadow Mountain Church** on **July 2 & 3, 2022**. The certificate of insurance covering the display and a diagram of the firing site are also enclosed.

If standby firemen fees apply, please bill them directly to:

Shadow Mountain Church
Trev Holman
2100 Greenfield Dr.
El Cajon, CA 92019

If you have any questions or need further information please telephone our office at (909) 355-8120. We would appreciate a copy of the permit after it has been approved fax to (909) 355-9813. Thank you.

Sincerely,

Pyro Spectaculars, Inc.

Carlos Madrigal

Carlos Madrigal
Customer Service Representative
P: 909-355-8120 F: 909-355-9813
cmadrigal@pyrospec.com

/cm

Enclosures

Application for Permit -- Public Fireworks Display

We, Pyro Spectaculars , hereby make application for permit to conduct a display of fireworks by the California State Health and Safety Code, and agree to comply in every particular with the law pertaining thereto as set forth in Part 2 of Division 11, Division 12, and other applicable sections of the Health Safety Code, and the Rules and Regulations adopted by the State Fire Marshal.

Sponsoring Organization: **Shadow Mountain Church**

Address: **2100 Greenfield Dr., El Cajon, CA 92019-**

Person in charge of display: **Trev Holman (619) 993-9652**

Location of display: **Shado Mountain Church - Ballfield Southeast Corner Grass 2100 Greenfield Dr. El Cajon, CA Madison Ave.**

Dates of display: **7/2/2022 7/2 & 7/3**

Time of display: **Approximately 9:00 PM**

Pyrotechnic Operator in charge (license number):

Robert Scott Lic#: 3089-02 (619) 536-6658

Type of Display:



Aerial



Low Level



Set Pieces



Devices



Manual



Electric

High Level Aerial (Approximately 200 - 1,000 feet)

372 - 2.5" Single Break Aerial Shell(s)

250 - 3" Single Break Aerial Shell(s)

60 - 3" Peanut Aerial Shell(s)

Description of storage facilities and location on grounds: **Delivered to site on date of display**

Insurance/License

Workers Compensation: **State Compensation Insurance Fund**

Date: **10/14/2021 - 10/14/2022**

Public Liability Insurance: **\$ 1,000,000.00** (Certificate attached)

General Public Display License No. 672 issued by State Fire Marshal

Pyro Spectaculars

Applicant's Signature

Applicant's Address

PO Box 2329, Rialto, CA 92377

APPROVAL FOR PERMIT

PERMIT FOR PUBLIC DISPLAY OF FIREWORKS to be held (date)

is hereby Granted

Denied

Signature

Title

DRAYTON INSURANCE BROKERS, INC.

2500 CENTER POINT ROAD, SUITE 301
BIRMINGHAM, ALABAMA 35215
TELEPHONE: (205) 854-5806

POST OFFICE BOX 94067
BIRMINGHAM, ALABAMA 35220
FAX: (205) 854-5899

CERTIFICATE OF INSURANCE

NO. 210074

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER Admiral Insurance Company **POLICY NO.** CA000002771-36

NAMED INSURED Pyro Spectaculars, Inc.
Pyro Events, Inc.
Pyro Spectaculars Productions, Inc.
P.O. Box 2329
Rialto, California 92377
Pyro Spectaculars by Souza
Pyro Spectacular Industries, Inc.
North American Fireworks Co., Inc. (NAFCO)
San Diego Fireworks

POLICY TERM January 13, 2022 to January 13, 2023; Both Days 12:01 A.M. Standard Time

COVERAGE Commercial General Liability: ☒ Occurrence Basis ☐ Claims Made Basis

LIMIT OF LIABILITY \$1,000,000 each occurrence, \$2,000,000 general aggregate, \$2,000,000 products/completed operations aggregate
The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.

INSURED OPERATIONS Public fireworks display and special effects contractor

It is certified that, if named below, this policy includes as Additional Insureds 1) the sponsor(s), promoter(s), organizer(s) (including other entities having similar interests), of insured pyrotechnic events and/or 2) the owner(s) of real property (or barges) at which insured pyrotechnic events are held and/or 3) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of buildings, stadiums, arenas and similar facilities at which insured pyrotechnic events are held and/or 4) the licensing or permitting authority, or other authority having jurisdiction, issuing licenses/permits for insured pyrotechnic events and/or 5) any other entity for which the insurance is required to be afforded under written contract. Coverage applies only as respects the legal liability of such Additional Insured(s) for bodily injury and property damage caused by the operations of the Named Insured. The insurance afforded any Additional Insured does not include coverage for any bodily injury or property damage arising from the failure of such Additional Insured to fulfill its obligations specified in its contract with the Named Insured.

**NAME & ADDRESS OF INSURED SPONSORS,
PROPERTY OWNERS, LICENSORS**

**Shadow Mountain Church
2100 Greenfield Dr.
El Cajon, CA 92019**

ADDITIONAL INSURED(S) Shadow Mountain Church, County of San Diego, City of El Cajon, Heartland Fire and Rescue and their officers agents and employees when acting in their official capacity as such.

DISPLAY LOCATION
Shadow Mountain Church
El Cajon, CA

DISPLAY DATE(S)
July 2 & 3, 2022

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

DRAYTON INSURANCE BROKERS, INC.

April 7, 2022
DATE OF ISSUE


A.J. STRINGER, PRESIDENT
CALIFORNIA LICENSE NO. 0A18664

Shadow Mountain Church El Cajon CA

2100 Greenfield Dr., Ballfield Southeast Corner of Property

July 2nd & July
3rd
2.5in & 3in Aerial
Shells

3rd Aerial Green Line 420'=3x70x2

Emergency Access
Route

Yellow Line

E. Madison Ave. to
Greenfield Dr.
South to South
most driveway of
Church Property

NOT TO
SCALE





FIREWORKS LICENSE

FOR

Wholesaler

LICENSE NUMBER: W-0144

Licensee : PYRO SP/KA & SD FW

PO BOX 2329

RIALTO, CA, 92377

na

Issue Date : 05/07/2021

Expiration Date : 06/30/2022

The Wholesaler Fireworks License is issued to the above Licensee by the California Office of the State Fire Marshal and maybe revoked or suspended for errors or for providing incorrect information provided by the applicant or company representatives. This license does not serve as or provide and warranties or guarantees of continued licensure and is subject to investigation.

This license is valid for the following storage and records facilities:

Storage Facilities Street Address

3196 N. LOCUST AVENUE

City

RIALTO

Zip

92377

Records Facilities Street Address

3196 N. LOCUST AVENUE

City

RIALTO

Zip

92377

Issued By Vikkie Raby
Fire Engineering License Manager
Fire Engineering Division

Reviewed and Approved By Vijay Mepani
Deputy State Fire Marshal
Fire Engineering Division

OFFICE OF THE STATE FIRE MARSHAL

please visit calfire.govmotus.org for more information on licensing and permitting with CAL Fire



FIREWORKS LICENSE

FOR

Importer/Exporter

LICENSE NUMBER: I/E-0153

Licensee : PYRO SP/KA & SD FW

3196 N. LOCUST AVENUE

RIALTO, CA, 92377

na

Issue Date : 05/07/2021

Expiration Date : 06/30/2022

The Importer/Exporter Fireworks License is issued to the above Licensee by the California Office of the State Fire Marshal and maybe revoked or suspended for errors or for providing incorrect information provided by the applicant or company representatives. This license does not serve as or provide and warranties or guarantees of continued licensure and is subject to investigation.

This license is valid for the following storage and records facilities:

Storage Facilities Street Address

3196 N. LOCUST AVENUE

City

RIALTO

Zip

92377

Records Facilities Street Address

3196 N. LOCUST AVENUE

City

RIALTO

Zip

92377

Issued By Vikkie Raby
Fire Engineering License Manager
Fire Engineering Division

Reviewed and Approved By Vijay Mepani
Deputy State Fire Marshal
Fire Engineering Division

OFFICE OF THE STATE FIRE MARSHAL

Please visit calfire.govmotus.org for more information on licensing and permitting with CAL Fire



FIREWORKS LICENSE

FOR

Public Display - General

LICENSE NUMBER: GPD-0672

Licensee : PYRO SP/KA & SD FW

3196 N. LOCUST
RIALTO, CA, 92377
na

Issue Date : 05/07/2021
Expiration Date : 06/30/2022

The Public Display - General Fireworks License is issued to the above Licensee by the California Office of the State Fire Marshal and maybe revoked or suspended for errors or for providing incorrect information provided by the applicant or company representatives. This license does not serve as or provide and warranties or guarantees of continued licensure and is subject to investigation.

This license is valid for the following storage and records facilities:

Storage Facilities Street Address

3196 N. LOCUST AVENUE

City

RIALTO

Zip

92377

Records Facilities Street Address

3196 N. LOCUST AVENUE

City

RIALTO

Zip

92377

Issued By Vikkie Raby
Fire Engineering License Manager
Fire Engineering Division

Reviewed and Approved By Vijay Mepani
Deputy State Fire Marshal
Fire Engineering Division

OFFICE OF THE STATE FIRE MARSHAL

Please visit calfire.govmotus.org for more information on licensing and permitting with CAL Fire



Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	3
Project Name:	Vista Palms Residences
Request:	Review of a single-room occupancy residence project
STAFF RECOMMENDATION:	ACCEPT REPORT
Project Number(s):	Conditional Use Permit (CUP) No. 2258
Location:	1250 El Cajon Boulevard
Applicant:	Dominick Veliko-Shapko, dvs011@gmail.com, 619-756-5858
Project Planner:	Noah Alvey, nalvey@elcajon.gov, 619-441-1795
Recommended Actions:	1. Discuss the report; and 2. ACCEPT report

PROJECT DESCRIPTION

This is a review of Conditional Use Permit ("CUP") No. 2258, which authorized the conversion of an existing motel (The "Rodeway Inn") to a single-room occupancy ("SRO") residence project at 1250 El Cajon Blvd. SRO residence projects are required to obtain a CUP in order to ensure that they operate in a compatible fashion with surrounding properties and to recognize and compensate for potential impacts. The Planning Commission approved CUP No. 2258 on January 21, 2020 and required a twelve month review of the project after commencing operations.

DISCUSSION

The conditions of approval for CUP No. 2258 are contained in Planning Commission Resolution No. 11009 and required physical upgrades to the building, as well as an Operations Management Plan to address safety, security, and building maintenance. In conjunction with the review of this conditional use permit, staff consulted with applicable City departments and divisions to obtain feedback regarding the implementation of the following conditions of approval.

Physical Elements Report

Pursuant to Condition No. 4 of the CUP resolution, a Physical Elements Report ("PER") was prepared to assess the existing structural elements (roof, foundation, electrical, plumbing) and any necessary improvements. The PER focused on building safety, repairs and maintenance items. The PER was submitted to the satisfaction of the City's Building Official. Building permits were issued for applicable upgrades and a final inspections were approved on January 22, 2021.

Enhancements

- **Interior Improvements**
Units were upgraded with new countertops, flooring, and appliances. Air conditioning units were also inspected and replaced as needed.
- **Exterior Improvements**
All building facades were painted, and repairs to stucco and roofing were completed.
- **Amenities**
Rehabilitation of the existing pool and pool furniture, on-site laundry facilities, and a workout/community room.

Operations

Pursuant to Condition No. 21 of the CUP resolution, the applicant submitted an Operational Management Plan ("Plan") that identified standard procedures for checking in and out, as well as visitation. The Plan addresses operations, safety and security, and building maintenance.

Performance Standards

To ensure the SRO maintains compatibility with adjacent properties and a high standard of operations, performance standards were incorporated into the permit conditions. The conditions of approval included maximum number of units, maximum number of occupants per bed, established the range for unit sizes, minimum standards for room fixtures and furnishings, and the minimum standards for common areas. The performance standards were made conditions of approval for the project and are to remain unchanged. The applicant is currently in compliance with these conditions, except for minor landscaping maintenance issues.

Landscaping

The conditions of approval require landscaping to be maintained in good condition. During a site visit, staff noted that grass areas near the northern parking areas had turned brown and required attention. Staff communicated this issue to the property owner and they have confirmed that this area will be addressed.

Safety

The El Cajon Police Department reviewed and commented on the SRO conversion application and recommended support of the conversion subject to conditions. The recommended conditions from the Police Department included establishing a maximum of 113 calls for service per calendar year, requiring an on-site manager, participation in the Crime Free Multi-Housing Program, and keeping on-site manager and owner's current contact information on file.

As part of the current review, the Police Department was asked to review and comment. In 2018, under a previous owner, more than 400 calls for service occurred at the former Rodeway Inn. After commencing SRO operations, there were 105 calls for service in the 2021 calendar year. Through May of 2022, calls for service have continued to decrease for a total of 15 calls over five months or an average of three calls per month. The data shows a decrease in calls for service from the time the property was under new ownership and projects a downward trajectory of calls in this calendar year.

Deed Restriction

Pursuant to Condition No. 36 of the CUP resolution, a Notice of Restriction (NOR) was prepared and recorded against the property to memorialize the property as an SRO, and included all conditions of approval.

PUBLIC INPUT

After commencing operations, City staff have received complaints about vehicles parking in the bike lane on El Cajon Blvd. These concerns have been relayed to the owner and management team. During 2021, City staff also received reports from residents that the elevator was out of order. The elevator remained out of order for an extended period due to parts delays, but is currently operable.

STAFF RECOMMENDATION

Staff is recommending that the Planning Commission discuss CUP No. 2258 and accept the report.

PREPARED BY:



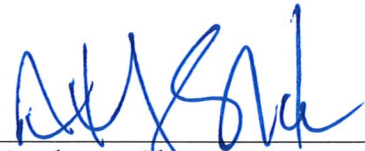
Spencer Hayes
ASSOCIATE
PLANNER

REVIEWED BY:



Noah Alvey
DEPUTY
DIRECTOR OF
COMMUNITY
DEVELOPMENT

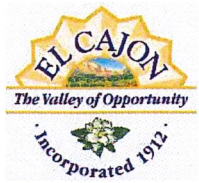
APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Planning Commission Staff Report January 21, 2020 (no attachments)
2. Planning Commission Resolution No. 11010
3. Aerial Photograph of Subject Site
4. Vista Palms Operational Management Plan
5. Physical Elements Report
6. Site photographs dated June 1, 2020



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	4	
Project Name:	Vista Palms Residences	
Request:	Motel conversion to single-room occupancy residence	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	
Project Number(s):	Conditional Use Permit (CUP) No. 2258	
Location:	1250 El Cajon Boulevard	
Applicant:	Dominick Veliko-Shapko, dvs011@gmail.com, 619-756-5858	
Project Planner:	Spencer Hayes, shayes@cityofelcajon.us, 619-441-1656	
City Council Hearing Required?	No	
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolutions in order approving proposed CEQA exemption and CUP No. 2258, subject to conditions; and3. MOVE to adopt the next resolution in order terminating the Deemed Approved Lodging Establishment status.	

PROJECT DESCRIPTION

The applicant proposes the conversion of an existing motel (The Rodeway Inn) to single-room occupancy (SRO). The subject property is located on the north side of El Cajon Boulevard between West Chase Avenue and Murray Drive and addressed as 1250 El Cajon Boulevard. The SRO includes the conversion of 112 motel rooms and one manager's unit for extended stay. The SRO is proposed to include laundry facilities, a fitness facility, swimming pool, and community room. An SRO requires approval of a conditional use permit (CUP) by the Planning Commission. If approved, this would be the City's third SRO.

BACKGROUND

General Plan:	General Commercial (GC)
Specific Plan:	N/A
Zone:	General Commercial (C-G)
Other City Plan(s):	N/A
Regional and State Plan(s):	N/A
Notable State Law(s):	N/A

The existing 112 unit motel was approved on August 29, 1985 via Site Development Permit No. 1005. The site was permitted for as a 112-unit motel. Over time, the site was utilized for extended stay lodging and became a nuisance and drain on public safety resources. The former Rodeway Inn had in excess of 400 calls for service in 2018. The calls were primarily police response, which cost the City more than \$100,000 in staff time.

In July 2019, new ownership took over the property and has undertaken some initial improvement projects such as tenting for pests, plumbing repairs, installation of new pool equipment, removal of junk, and replacement and repair of damaged windows and doors.

Project Site & Constraints

County records show that the project site is a 71,438 square-foot lot—approximately 1.6 acres. The site includes one building with a total gross building area of approximately 36,000 square feet, 117 on-site parking spaces, 22,900 square feet of existing landscaping, and an existing lobby and manager's office. The site is accessed by two two-way driveways.

Surrounding Context

Properties surrounding the subject site are developed and zoned as follows:

Direction	Zones	Land Uses
North (across Murray Drive & Railway)	RS-6	Grossmont Union High School & Single-family residential
South	N/ A	El Cajon Boulevard and Interstate 8
East	N/ A	El Cajon Boulevard and Interstate 8
West	C-G	Offices

General Plan

The land use designation of the subject property is General Commercial (GC) according to the General Plan Land Use Map. The GC designation is intended to accommodate a range of commercial uses such as office and retail. Additionally, various other

commercial uses, including motels, hotels and SROs, may be found consistent by conditional use permit.

Municipal Code/Zoning Code

The Zoning Code identifies the subject property to be within the General Commercial (C-G) zone. Within the C-G zone, various commercial uses are permitted. Pursuant to El Cajon Municipal Code ("ECMC") Commercial Land Use Table 17.145.150, an SRO may be permitted upon approval of a CUP.

DISCUSSION

The proposed project consists of the conversion of an existing motel to a single-room occupancy. The project includes 112 rental units plus one on-site manager's unit. The rental unit breakdown is as follows:

Unit Type	Quantity	Size (sq. ft.)	Kitchen
A	56	217	Yes
B	55	264	Yes
C	1	446	Yes
Manager	1	664	Yes

The project will maintain 117 parking spaces, six of which are ADA accessible, provided at a ratio of at least one parking space per unit. The site will undergo enhancements to the interior and exterior to improve the physical condition of the property. Complete details for planned improvements can be found in the attached project description. A site plan showing the site layout is also included as an attachment to this report.

Interior Improvements

The units will be upgraded with new countertops, flooring, appliances, air conditioning units, paint, pest control treatments, energy efficient lighting and other repairs. Additionally, a Physical Elements Report (PER) is proposed as a condition of approval to assess the existing structural elements (roof, foundation, electrical, plumbing) and identify any necessary improvements. The PER will be submitted for review and approval to the satisfaction of the City's Building Official.

Exterior Improvements

Exterior improvements include upgrades to the building facades with paint, stucco repair, roofing repairs, and energy efficient lighting. Exterior elevations and colored renderings have been included as attachments to this report. The parking areas will be required to be adequately lit for pedestrian and vehicular safety.

Amenities

Enhancements to the property will include upgrades to common spaces such as the community room, on-site laundry facilities, and swimming pool. Installation of bike racks is also proposed.

Operations

The applicant has submitted a draft SRO Operational Management Plan (Plan). The Plan identifies standard procedures for checking in and out of the facility, as well as visitation. The plan also addresses operations, safety and security, and building maintenance. As a recommended condition of approval, the on-site management plan must be reviewed and approved by the Community Development Director and Police Chief prior to commencement of operations. In order to ensure continuous oversight of the facility, 24-hour on-site management for the enforcement of all rules has been required and is proposed in the applicant's project description.

Performance Standards

To ensure the SRO maintains compatibility with adjacent properties and a high standard of operations the following performance standards are proposed:

- Maximum of 112 rental units plus one on-site manager's unit
- Maximum number of occupants is two people per bed
- Maximum unit sizes per type (see table on page 3)
- Maintain a minimum of 117 parking spaces
- Maintain indoor common areas to include fitness facility and on-site laundry facilities
- Maintain 22,900 square feet of existing landscaping
- Current contact information for the property manager and property owner shall be kept on file with the Community Development and Police Departments

Police Recommendation

The El Cajon Police Department (PD) was asked to review and comment on the proposed SRO. The PD recommendation was in support of the conversion to an SRO, subject to the following proposed conditions:

- Police calls for service shall not exceed 113 per calendar year
- Units cannot be rented for hourly, daily and/or weekly rates
- On-site resident manager shall be available on a 24-hour basis
- Property must be certified and participate in the Crime Free Multi-Housing Program

The Police Department recommendation is included as an attachment to this report.

Deemed Approved Lodging Establishment Ordinance

The Deemed Approved Lodging Establishment Ordinance (Ordinance) was adopted by the El Cajon City Council on June 11, 2019 and became effective July 25, 2019. The Ordinance extended deemed approved status to all existing hotels and motels within the City. Further, it identified that SROs do not constitute a “lodging establishment” subject to the provisions of the Ordinance. Therefore, included is a resolution to terminate deemed approved status for the motel use at the site. In the future, if an owner sought to reestablish a motel, a CUP would be required pursuant to ECMC section 17.212.060.

FINDINGS

Pursuant to ECMC section 17.50.060, the Planning Commission shall consider the following findings in order to make a determination:

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

The proposed SRO creates additional opportunities for transitional as well as permanent housing for low income households. Furthermore, SRO units can be leveraged in preventing homelessness. Additionally, the project aligns with the City’s Goals to rehabilitate substandard properties.

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

The project site will undergo physical improvements to meet standards for permanent housing as an SRO in accordance with the ECMC and the California Building Code.

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

The proposed Vista Palms Operational Management Plan will be reviewed and must be approved by the Community Development Director and Chief of Police prior to the commencement of the SRO. The ongoing performance standards ensure the SRO does not become a nuisance to the surrounding community. Conditions additionally call for a 12-month review once operation commences.

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

The site will undergo a Physical Elements Report review to assess the existing conditions of the site. The PER will serve to identify all necessary improvements to ensure housing codes are met to the Building Official’s satisfaction. If the establishment does become a nuisance, the CUP serves as a mechanism of accountability and may be revoked.

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

The Vista Palms SRO conversion provides another option for those with transitional housing needs. Additionally, it requires the overall conditions of the property be improved which will help significantly reduce the calls for public safety and use of City resources.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) according to sections 15301 and 15302 of the CEQA Guidelines. Section 15301 provides an exemption for the conversion of existing facilities involving the permitting of existing private structures with negligible or no expansion of use beyond that existing use. Section 15302 provides an exemption of replacement or reconstruction where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The project includes the conversion of an existing motel to a single-room occupancy hotel. Therefore, sections 15301 and 15302 are appropriate exemptions for the proposed project.

PUBLIC NOTICE & INPUT

A notice of application was mailed on November 21, 2019, to property owners and occupants within a 300-foot radius of the site informing them of this permit application. Subsequently, a notice of this public hearing was mailed on January 6, 2020, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code Sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue. No public comments have been received for this permit application.

RECOMMENDATION

The proposed SRO can be an effective method to meet the affordable housing needs of extremely low income households. Furthermore, the existing buildings will be upgraded to eliminate substandard conditions and enhance the property overall. In contrast to the former motel use, the proposed improvements and operational standards ensure that the site will not be a drain on public resources. Staff recommendation is that the Planning Commission approve the CUP subject to conditions and terminate the deemed approved status.

PREPARED BY:

REVIEWED BY:

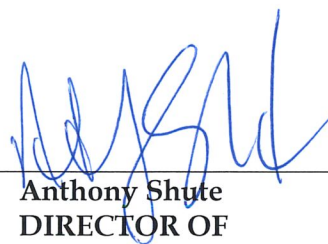
APPROVED BY:



Spencer Hayes
ASSISTANT
PLANNER



Melissa Devine
PLANNING
MANAGER



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution of APPROVAL for CEQA Exemption for CUP No. 2258
3. Proposed Resolution of APPROVAL for CUP No. 2258
4. Proposed Resolution of TERMINATION of Deemed Approved Status
5. Aerial Photograph of Subject Site
6. Application and Disclosure statement
7. Vista Palms Project Description for SRO Designation
8. Vista Palms Proposed Operational Management Plan
9. El Cajon Police Recommendation
10. Reduced Site Plan, Renderings, and Floor Plan
11. Full Size Plans (in commissioners' binders)

PLANNING COMMISSION RESOLUTION NO. 11010

A RESOLUTION TERMINATING DEEMED APPROVED LODGING ESTABLISHMENT STATUS FOR THE MOTEL ADDRESSED AS 1250 EL CAJON BOULEVARD IN THE C-G (GENERAL COMMERCIAL) ZONE, APN: 487-770-06, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (GC).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on January 21, 2020, to consider the termination of deemed approved status for an existing motel in the C-G zone, on property located on the north side of El Cajon Boulevard between West Chase Avenue and Murray Drive, and addressed as 1250 El Cajon Boulevard; and

WHEREAS, on August 29, 1985, Site Development Plan (SDP) No. 1005 was approved for a 112 unit motel; and

WHEREAS, on June 11, 2019, the El Cajon City Council adopted the Deemed Approved Lodging Establishment Ordinance and on July 25, 2019 the Ordinance went into effect and deemed approved status was conferred to existing hotels and motels; and

WHEREAS, a single-room occupancy (SRO) residence is not considered a "lodging establishment" subject to the Deemed Approved Lodging Establishment Ordinance, pursuant to El Cajon Municipal Code ("ECMC") section 17.212.030(C); and

WHEREAS, pursuant to ECMC section 17.212.110, deemed approved status may be suspended, modified or revoked by the planning commission after holding a public hearing in the manner described in Chapter 17.25; and

WHEREAS, the evidence presented to the Planning Commission at the public hearing includes the following:

- A. Termination of deemed approved status is necessary for the operation of the proposed use as a SRO residence as an SRO is not subject to the Deemed Approved Lodging Establishment Ordinance.
- B. The former motel operation, the Roadway Inn, was a public nuisance with a high number of calls for emergency services and a concentration of criminal activity. As such, the termination of Deemed Approved Lodging Establishment status is in the best interest of public health and safety.

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

1. The foregoing recitals are true and correct and include the findings of the Planning Commission.

2. The El Cajon Planning Commission finds that the proposed project is not subject the provisions of California Environmental Quality Act (CEQA) pursuant to section 15060(c)(3) of the CEQA Guidelines.
3. The El Cajon Planning Commission hereby TERMINATES Deemed Approved Lodging Establishment status for operation of a motel in the C-G zone on property located at 1250 El Cajon Boulevard.

[The remainder of this page intentionally left blank.]

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held January 21, 2020, by the following vote:

AYES:	CABRERA, CIRCO, LONGORIA, MROZ, SOTTILE
NOES:	NONE
ABSENT:	NONE



Darrin MROZ, Chair

ATTEST:



Melissa DEVINE, Secretary

Aerial Image

1250 El Cajon Blvd. - Vista Palms SRO



VISTA PALMS

ON-SITE OPERATIONAL MANAGEMENT PLAN

1250 EL Cajon Blvd.
El Cajon, CA 92020

Phone. 619.588.8808
Fax. 714.505.5540

Property Information

- **Property Name:** Vista Palms
- **Property Address:** 1250 El Cajon Blvd, El Cajon, CA 92020
- **Office Phone Number:** 619-588-8808
- **Number of Units:** 113 including managers unit
- **General Manager:** Claudia Mendoza
- **On-Manager:** Ramiro Leon
- **Unit Types:** See "Unit Types" in exhibits.
- **Current Business License Number:** 1217750
- **Insurance:** Property Insurance, General Liability Insurance, Workmen Compensation Insurance.
- **Rent Management System:** Rent Manager Property Software
- **Acceptable Form of Payments:** Check, Online, Money Order
- **Current Number of Employees:** 4

Amenities

- **Resident Laundry:** The Property has a contract with Wash Multifamily Laundry Systems to lease the five washers and five dryers for the residents to use. The laundry room is secured with a dedicated code for entry and always has surveillance. Currently, residents can access the laundry room 24/7 and enjoy a rate of \$1.50 per wash and \$1.25 per dry. All residents are aware that they are responsible for any loss or damaged items while using the laundry room.
- **Pool:** The pool area is open daily for use between the hours of 11am – 9 pm. There is no lifeguard on duty, however there are surveillance cameras directed towards the pool area. All residents are required to sign a pool addendum form at their move in, which acknowledges that all residents and their guests accept all liabilities for pool use.
- **Pet Policy:** The property allows cats and dogs, there is an additional deposit of \$500.00 and a monthly pet rent of \$30.00. However, if the pet is registered as a service animal the deposit is not required.
- **Parking:** There are a total of 118 parking stalls at the property. Five parking stalls are dedicated for a disabled parker. All residents are assigned a stall and receive a parking permit when they sign their lease. Residents must always be responsible for their vehicles.

A vehicle will be subject to towing and/or fined by the Management if:

- the parking permit is not displayed.
 - it has expired tags.
 - it is parked in a no parking area.
 - it is blocking an entrance or fire lane.
 - it is blocking the entrance to the garbage enclosure.
 - it is deemed to be not in working condition.
 - It is parked in the handicap spot.
- **Kitchenettes:** The 112 units available for rent, includes a refrigerator, sink, garbage disposal and a coil electric cooktop.
 - **Wi-Fi:** TPX is the contracted internet service provider, if there is ever an issue with any service, we request that the residents to contact the leasing office.
 - **Utilities:** All utilities are included in the monthly rent.
 - **Storage Unit:** The property does not provide any common storage room for the residents. However, each unit does have a closet with upper cabinets, which can be used for storage.

Policy and Procedures

- **Occupancy Limits for Each Unit Type:** The Property allocates occupancy limits for each unit type. Please see "Room Types" in exhibit A for further information. For a Studio, 2 persons per bed, no more than 2 beds in a studio.
- **Visitors:** Residents are responsible for informing visitors of the property's rules and policies. They may have overnight guests for no more than 7 nights in any month, and no more than two overnight guests at a time, unless they receive approval from the management beforehand. Management does not require guests to sign a visitor log and asks residents to abide by the honor system of reporting. All residents must obtain approval from the management prior to adding or removing an occupant to/ from the contract.
- **Unit Lock-out:** Residents are responsible for contacting a locksmith if they lose their keys after hours; residents are responsible for all fees.

- **Quiet Hours:** Residents are required to keep the noise level to a minimum between the hours of 10 pm– 8 am daily. A contracted patrol service company will conduct site visits four times nightly. Residents are encouraged to contact the management during business hours for any disturbance matters.
- **Smoke Free:** Smoking is prohibited in units only. Residents are responsible for informing visitors of property policies. Due to damages and cleanup caused by smoking in the unit, the resident will be required to forfeit the security deposit.
- **Garbage:** All residents are required to carry their trash and recycling from their units to the garbage enclosure. Garbage or recycling must be placed inside the appropriate dumpster. For any large items, residents must contact the management to arrange for the removal, under their expense.
- **Solicit-Free Community:** The property prohibits soliciting, door-to-door selling or asking of money for any reason.
- **Neighbor Dispute:** Residents are encouraged to contact the management regarding any disputes amongst neighbors if the issue is not resolved amongst themselves.
- **Condition of Unit:** During the move-in process, the resident(s) and management are required to conduct a move-in condition report.
- **Unit Inspection:** The property reserves the right to inspect any unit for preventative maintenance issues provided that a 24-hour notice to enter has been delivered.
- **Lost/Stolen Articles:** The property will not be held responsible for any loss of stolen articles. Residents are responsible for ensuring that their unit door is locked before leaving.
- **Accident/Injury:** The property will not be responsible for accidents or injury to residents.

- **Operating Hours:** 8:00 am to 5:00 pm daily; Manager is also available after hours as necessary.
- **Manager Responsibility:** The primary responsibility of the manager is to utilize training, motivation, and example to ensure that the highest level of service is afforded to each resident. The manager manages the day to day operations of the property by overseeing the safety programs, marketing plans, property maintenance and security. The manager is responsible for representing the property's service commitment to residents. They handle all move in/ move out procedures, resident processing, telephone calls, and maintain ongoing communication with the maintenance staff.
- **Property Logs:** The manager is required to record incidents and occurrences at the Property. Written logs are used to report activity and parties involved location, date and time, and employee initials. Property logs are available for viewing by the city staff upon request.
- **Manager Acknowledgement:** Manager acknowledges that in the event of a change in manager or management company, the new manager will notify the city that they are aware, understand and will enforce this plan.

Resident Move-in / Move-out Procedures

Move-In Procedures

- Manager follows the Lease Process Checklist to ensure all information is properly entered into the management software program and all required documents are prepared.
- Manager schedules a lease signing appointment and provides a lease draft to the future resident.
- The unit is inspected by the manager to ensure all appliances, lighting and plumbing are working properly.
- Pre-move in condition photos are taken and uploaded to the management software program.
- During the lease signing process, the manager thoroughly explains the terms of the lease, the house rules, addendums and communication guidelines to the resident, as well as answering any questions the resident might have prior to signing.
- Parking permit information is completed, and a permit is issued.
- A copy of the signed lease is provided to all the residents.
- The balance of the security deposit and the first month's rent is

- received by the manager (certified funds only.)
- Manager and residents inspect the unit, and the move-in/move-out condition inspection form is filled out and signed
- Manager provides house keys to the resident before exiting the unit.
- Manager uploads all documentation into the management software program and mails the originals to the management company corporate office.

Move-Out Procedures

- Manager follows the Turnover Process Checklist to ensure all steps are followed from the time a notice to vacate is received to the time the new resident moves in.
- When a written notice to vacate is received by the manager, the manager prepares a confirmation letter which contains rent amount details for the final month, specifics for required inspections including civil code section 1950.5(b)(1)-(4) information, state law (AB 2521) information, resident move-out preparation form and a statement of current balances if applicable.
- Manager provides a copy of the confirmation letter to the resident and accepts the completed form from the resident. This form is uploaded to the management software program.
- Manager schedules an inspection within 7 days of receiving notice in order to begin the turnover process.
- Manager begins marketing the unit to prospective residents.
- Manager contacts the resident to schedule a pre-move out inspection as per civil code section 1950.5(b)(1)-(4), during which time the resident is informed of possible withholdings of their security deposit for any visible damages including the cleanliness of the unit.
- Final inspection is done when keys are surrendered to the manager. During this inspection, move-out condition photos are taken and the move-in/move-out condition inspection form is filled out and signed.
- Manager uploads the photos into the management software program.
- Unit Turnover process continues.
- Within 5 days of move out, the manager provides accounting with the finalized details of the security deposit holdings/charges.
- Accounting reconciles the account and provides the vacated residents with a statement of the breakdown of charges as well as any refund due if applicable.

Security and Safety

- **Patrol Service:**

Name: Eagles Point Security 844-600-0400
Contact: George Ghaly

Eagle's Point is a contracted vendor that provides the following service for the Property. Enclosed below are the details of the service provided by Eagle's Point Security:

- Four patrol visits conducted by one (1) guard between the hours of 8 pm to 6 am of the following day.
- Patrol is defined as walking the property, ensuring that all doors and pool areas are secured, responding to resident telephone calls and other emergencies during patrol hours.
- An activity report that provides the patrol times and notes is delivered immediately after each service.
- Upon activation of the fire alarm, the security officer shall respond to the building or area of concern and contact the fire department immediately. The officer's knowledge of the buildings, fire alarm panel locations and key systems are pertinent for ensuring a quick response to a potential situation. Upon investigation, the Security Officer can then cancel or continue response from Fire Department. Other primary functions of the Security Officer during an alarm are.

Fire Protocol:

- Meet with the person of authority associated with the fire department.
- Provide any information sought for by the fire department relative to the situation.
- Assist the fire department by directing them to the fire alarm panel, master panel or sprinkler system shut off.
- Unlock areas requested by the fire department. Transfer the key(s) to the fire department for areas that may have potential for a working fire.
- Summon personnel requested by the fire department.
- Maintain security of area by not allowing any person to enter the building until the fire department has approved for occupancy.
- File a report of the incident, noting circumstances involved and location of trouble area and response of the problem. Send a copy of all fire alarms to the management office.

Incident Protocol:

- Officers should attempt to use non-confrontational verbal skills, empathy and/or active listening to stabilize a person in crisis or when confronted with a situation where control is required to affect an arrest or protect the public's safety. The suspect should be allowed to comply before force is used unless this causes unnecessary danger to the officer or others. De-escalation may also incorporate the use of additional time, distance and resources as well as persuasion, command presence, re-positioning, and warnings, to reduce the intensity of a potentially violent situation to decrease the potential need to use force. Notify police that they have a 5150 that is combative.

Security Camera: There are a total of 16 cameras installed throughout the common area and on the exterior of the building. The monitor is always installed in the leasing office area to enable staff members to view the recording. The name of the system is called Swann 16 Channel HD Network Video Recorder. Each staff member can access video footage which the system saves recording for 2 weeks then records over.

Location of cameras: TBD

Locks: All units are equipped with a stout door along with both deadbolt and security latch in-order to provide a safe and secure environment for residents; however, none of the doors have the capability to

automatically close. In the case a resident becomes locked out, the resident will need to notify the manager and pay a lock fee \$10.00 to replace lost key.

- **Windows:** All windows are equipped with a lock. Damages to the windows caused by resident will be charged a damage fee for replacement and labor.
- **Fire Detectors:** Each unit has a battery-operated fire detector. Fire detectors are tested each month.
- **Crime Incident:** Identify the situation and Call 911. Contact the on-call property supervisor. Assist emergency services with location and details of the incident. Complete and send the incident report to the supervisor, then upload it to the management software program. Follow up with authorities, log additional information and notify supervisor. Follow instructions for serving applicable notices to residents.

Leasing Procedures

- Manager follows the Lease Process Checklist to ensure all Fair Housing practices are followed, information is properly entered into the management software program and all required documents are prepared.
- Manager begins marketing the unit when availability and rent ready date is known.
- Prospect's contact information is entered into management software program according to Fair Housing practices and appointments are scheduled accordingly.
- Tours of the property and available units are done
- Interested prospects provide completed application packets and income verification documentation according to the Rental Policy Statement.
- Fee for processing credit screening is collected, or paid online, and receipt is given to the prospect.
- Manager enters information into CoreLogic Safe Rent, the screening portal, and receives the result.
- Prospect is notified and if accepted, a holding deposit is placed online or in person (certified funds)
- Prospect receives a lease draft and the lease signing appointment is scheduled.

- Manager uploads all documentation into the management software program.
- Manager prepares the lease documents and follows the process for Move-In procedure.

Resident Selection Criteria and Privacy Policy

- The Rental Policy Statement Guideline was established to ensure that all applicants receive equal consideration in determining their eligibility to rent in the community.
- Each adult (18 years or older) must fill out an individual application packet, provide proof of income documentation, and must present a government issued photo identification.
- Each applicant must have established a good credit rating which will be verified through CoreLogic. The lease decision is based upon a combined lease score of all applicants.
- Applicants employment and/or other source of income must be verifiable. These include recent paycheck stubs, bank statements, government payments, proof of retirement income, and/or certified offer of employment.
- Rental references are verified: Failure to pay rent on time, failure to give a full 30-day notice, or any evictions on applicant's record shall be cause for rejection of the application.
- Criminal convictions for manufacturing and/or distribution of illegal controlled substances will disqualify the applicant.
- If the prospect is rejected by CoreLogic SafeRent, they are instructed to contact CoreLogic SafeRent to inquire why. The manager does not have the information and cannot view the details of the credit screening.
- All documentation is stored at the corporate office of Pan American Properties, Inc.

Property Maintenance

- Maintenance technician is on-site three days a week to provide preventive maintenance throughout the property.
- Porter/Janitor is onsite five day a week.
- Pool service is provided three days a week during the summer and one day a week during the winter.
- Landscaping services are provided twice a month.
- Pest control is provided once a month.
- Property Manager is also available after hours as necessary.

Maintenance Request for Repair Process

- Maintenance requests can be submitted online, or directly to the manager, but they must be in writing.
- Resident must state if they will or will not allow the maintenance technician to enter the unit if the resident is not present.
- Manager inspects the issue prior to scheduling, so accurate information is provided to the maintenance department.
- Manager enters the details of the issue into the maintenance scheduling software program.
- Maintenance requests are scheduled in the order received; emergencies excepted.
- Maintenance coordinator schedules appointment for the maintenance technician and advises manager so resident can be advised of the date and timeframe the maintenance technician will arrive.
- Manager follows up with the resident after the work is designated as completed by the maintenance technician as part of our customer service process.

Contact List

FOR EMERGENCY - POLICE, AMBULANCE, FIRE.....	DIAL 911
EAGLE'S POINT (SECURITY).....	844-600-0400
EL CAJON POLICE (NON-ER).....	619-579-3311
POISON CONTROL	800-222-1222
CHILD PROTECTIVE SERVICES.....	800-344-6000
ADULT PROTECTIVE SERVICES.....	800-510-2020
ANIMAL CONTROL	619-441-1580
MAINTENANCE EMERGENCY LINE.....	619-217-0021
POOL, LOLLAPOOLOOZA POOLS	619-228-5033
PLUMBER, 24HR EXPRESS PLUMBING	877-444-2564
WESTERN TOWING.....	619-297-8697
PRO LOCKSMITH.....	619-892-7269
LLOYD'S PEST CONTROL, AGUSTINE BELTRAN.....	877-454-1363
PROPERTY MANAGEMENT COMPANY	
PAN AMERICAN PROPERTIES.....	714-505-5544
17491 IRVINE BLVD. SUITE 100 TUSTIN, CA 92780	
AMANDA HALL (SUPERVISOR).....	714-363-1390
AHALL@PAPINC.COM	
LEASING OFFICE.....	619-387-4956
CLAUDIA MENDOZA (GENERAL MANAGER)	657-219-5200

Manager's Acknowledgement

Manager's Name:

Contact Information:

Manager acknowledges that in the event of a change in manager or management company, the new manager will notify the city that they are aware, understand, and will enforce this plan.

Manager's Signature:

Date:

Vista Palms

New Contact Information

Owner: _____

Management Company: _____

Supervisor: _____

Manager: _____

Maintenance Technician: _____

Porter: _____

Security Company: _____



Palomar Group Consulting Inc

PROPERTY CONDITION REPORT

THE RODEWAY INN & SUITES
VISTA PALMS APARTMENTS
1250 El Cajon Blvd.
El Cajon, CA 92020

Dates of Inspection: November 13-14, 2019
January 7, 2021

Date of Report: January 15, 2021



Prepared For:
Vista Group Attn: Scott Tulk
1235 17th Avenue SW, Suite 205
Calgary, AB T2T 0C2

Prepared by:
Palomar Group Consulting, Inc.
1124 Ocean Ridge Court
Oceanside, CA 92056

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1 GENERAL INFORMATION

1.1 Purpose

The purpose of this report is for Palomar Group Consulting Inc. ("PGC") to provide Vista Group ("Client") an independent evaluation of the current physical condition of the land and structures located at 1250 El Cajon Blvd., El Cajon, CA 92020, previously known as Rodeway Inn & Suites and now known as Vista Palms Apartments ("Property"), performed by an expert in construction, for Client's evaluation of repairs made to the property in order to qualify as a Single Resident Occupancy (SRO) property.

1.2 Scope

PGC performed two full Assessments of the Property, the first on November 13-14, 2019 and the second on January 7, 2021. The initial Property Condition Assessment ("PCA") was performed to observe and report, to the extent feasible pursuant to the processes prescribed herein, on the physical condition of the Property at the time of inspection pursuant to ASTM E2018-15 so that the Client could determine the items necessary to repair and the approximate cost to repair the defective items. The second Property Condition Assessment ("PCA") was performed to observe and report, to the extent feasible pursuant to the processes prescribed herein, on the physical condition of the Property at the time of inspection pursuant to ASTM E2018-15 and to provide a report to the Client of the condition of the Property after repairs had been performed along with any additional items that needed to be repaired/remediated. Both Assessments contained the following Scope of Work:

Component 1: Walk-Through Survey

The objective of the Walk-Through Survey was to visually inspect the Property to obtain information on material systems and components, and identify physical deficiencies and any unusual features. All exterior areas and all interior units of the Property were surveyed, where feasible.

The systems and components observed included, but were not limited to: Storm Water Drainage; Ingress and Egress; Paving, Curbing and Parking; Flatwork; Landscape; Recreational Facilities; Special Utility Systems; Structural Framing and Building Envelope; Roofing; Plumbing; Heating; Air Conditioning and Ventilation; Electrical; Life Safety/Fire Protection; and Interior Elements.

Excluded from the Walk-Through Survey were concealed physical deficiencies, exploratory probing, removal or relocation of heavy materials, laboratory testing, access into living areas where inhabitants were quarantined because of Covid-19 restrictions, or the use of special equipment (except ladders as required for roof or attic access).

Component 2: Preparation of Opinions of Costs to Remedy Physical Deficiencies

The opinions of cost provide a monetary amount for the suggested remedy of the material physical deficiencies observed to assist the Client in developing a general understanding of the physical condition of the Property. The opinion of costs is limited to construction-related costs: those types of

costs that commonly are provided by contractors who perform the work. Business related, design, construction management fees, general conditions, and indirect cost are typically excluded.

Component 3: Property Condition Report (PCR)

This PCR provides the Client a written report of the PGC's findings and opinions following the performance of the walk-through survey, and cost estimation. The PCR: (1) provides a general description of the Property; (2) provides a brief description of each system or component and observed physical deficiencies, if any, based on the PGC's field Inspections; and (3) provides suggested remedies to the material physical deficiencies, complete with an estimation of cost.

1.3 Methodology

The inspector who performed the Walk-Through Survey was Sherwin Lisker, a licensed general contractor and President of PGC, who has performed numerous PCAs.

As part of the report, PGC uses the following definitions, which are specific to this report:

- Grade: Good – The item observed is performing its essential function and should continue to function with minimal to normal maintenance for the remainder of its useful life
- Grade: Fair – The item observed is below the standard of similar items in like properties, and may require more than normal maintenance or may require some repairs
- Grade: Poor – The item observed is not performing its essential function, does not meet code requirements, or falls well below the standard or similar items in like properties.

This report is based on the evaluator's opinion of the physical condition of the improvements and the estimated expected remaining useful life of those improvements, based on his Inspections in the field at the time of the survey. The conclusions presented are based on the evaluator's professional judgment. The actual performance of individual components or systems may vary from a reasonably expected standard and may be affected by circumstances that are not readily ascertainable or viewable, or that occur after the date of the survey.

The costs shown in the report are based on professional judgment and the apparent or actual extent of the observed defect, including the cost to design, procure, construct, and manage the repair or replacement.

1.4 Limitations

After conducting the PCA and preparing this PCR, PGC merely is providing an opinion and does not warrant or guarantee the future condition of the Property, nor may the PCA be construed as either a warranty or guarantee of any of the following:

- Any system's or component's physical condition or use, nor is a PCA to be construed as substituting for any system's or equipment's warranty transfer inspection;
- Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not

limited to, fire and building codes, life safety codes, environmental regulations, health codes, zoning ordinances, compliance with trade/design standards, or standards developed by the insurance industry; and

- Compliance or any material, equipment, or system with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc.

Client recognizes PGC's suggested remedy may be formed without the aid of engineering calculations, testing, exploratory probing, the removal or relocation of materials, design, or other technically exhaustive means. Furthermore, there may be other alternative or more appropriate schemes or methods to remedy a physical deficiency.

The survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions. No other representations, expressed or implied, and no warranty or guarantee are included or intended. The report speaks only as of its date, in the absence of a specific written update of the report, signed and delivered by PGC.

2 PROPERTY DESCRIPTION

Property Name	Vista Palms Apartments
Property Use	Commercial
Number of Units	114
Number of Buildings	1
Number of Other Buildings	1-Pool pump building
Stories or Floors	Three above ground and one below
Year Built	Unknown
Foundation/Structure	Slab on Grade
Superstructure	Wood Framed
Façade	Stucco
Roof System	Concrete Tile
Parking Area	Asphalt Pavement
Parking Space Count	101 regular and 2 reserved.
ADA Parking Count	5
Heating System	In wall units
Cooling System	In wall units
Water Supply Piping	Copper
Water heating	Shared Water Heaters

Electrical Supply Wiring	Copper
Number of Elevators	1
Fire Suppression	Exist

3 INSPECTION SUMMARY TABLE

System	Grade	Observations	Action Needed	Costs
SITE				
Parking	Fair	Adequate	Normal Maintenance	\$
Curbing	Good	Adequate	Normal Maintenance	\$
Flatwork	Fair	Adequate	Repair	\$
Storm Water Drainage	Good	Adequate	Normal Maintenance	\$
Gates	Good	Adequate	Normal Maintenance	\$
Fencing	Poor	Failing	Install	\$
Trash Enclosure	Good	Adequate	Normal Maintenance	\$
Irrigation System	Good	Adequate	Normal Maintenance	\$
Landscaping	Good	Adequate	Normal Maintenance	\$
Site Lighting	Good	Adequate	Normal Maintenance	\$
Site Utilities - Gas	Good	Adequate	Normal Maintenance	\$
V-Ditch/Drainage	Fair	Adequate	Normal Maintenance	\$
Signage	Fair	Adequate	Repair	\$ 562.50
EXTERIOR ELEMENTS				
Walkways - Concrete	Fair	Adequate	Normal Maintenance	\$
Stairs	Fair	Adequate	Normal Maintenance	\$
Stair Landings	Fair	Adequate	Normal Maintenance	\$
Railings/Guardrails	Poor	Violates Code	Repair	\$ 3,500.00
Wall Finish	Good	Adequate	Normal Maintenance	\$
Fascia Boards & Trim	Good	Adequate	Normal Maintenance	\$
Gutter/Downspout	Poor	Violates Code	Repair	\$ 175.00
FAU Drains	Good	Adequate	Normal Maintenance	\$
STRUCTURAL				
Foundation	Good	Adequate	Normal Maintenance	\$
Roof	Good	Adequate	Normal Maintenance	\$
Retaining Walls	Fair	Adequate	Normal Maintenance	\$
Stairwells	Good	Adequate	Normal Maintenance	\$
Columns/Posts	Poor	Violates Code	Repair	\$ 5,500.
ROOF				



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Penetrations	Good	Adequate	Normal Maintenance	\$
Tiles	Fair	Adequate	Replace	\$ 375.00
Membrane (Torch down)	Good	Adequate	Normal Maintenance	\$
Solar Panels	Good	Adequate	Normal Maintenance	\$
Solar Heater (Pool)	Good	Adequate	Normal Maintenance	\$
Sheet Metal	Good	Adequate	Normal Maintenance	\$
ELECTRICAL				
General Wiring	Good	Adequate	Normal Maintenance	\$
Solar Transformer	Good	Adequate	Normal Maintenance	\$
Subpanels	Good	Adequate	Normal Maintenance	\$
Main Supply	Good	Adequate	Normal Maintenance	\$
Main Panel	Good	Adequate	Normal Maintenance	\$
PLUMBING				
Sanitary	Good	Adequate	Normal Maintenance	\$
Water Main	Good	Adequate	Normal Maintenance	\$
Backflow	Good	Adequate	Normal Maintenance	\$
Hose Bibb	Good	Adequate	Normal Maintenance	\$
LIFE SAFETY - EXTERIOR				
Extinguishers	Good	Adequate	Normal Maintenance	\$
Alarm Pulls	Good	Adequate	Normal Maintenance	\$
Sprinkler Risers	Good	Adequate	Normal Maintenance	\$
Sprinklers	Fair	Adequate	Normal Maintenance	\$
Monitoring Station	Good	Adequate	Normal Maintenance	\$
GUEST LAUNDRY				
Appliances	Good	Adequate	Normal Maintenance	\$
Wall and Ceiling Finish	Good	Adequate	Normal Maintenance	\$
Door	Good	Adequate	Normal Maintenance	\$
Window	Good	Adequate	Normal Maintenance	\$
HOUSEKEEPING				
Wall and Ceiling Finishes	Fair	Adequate	None	\$
Bathroom	Fair	Adequate	Normal Maintenance	\$
Appliances	Fair	Adequate	None	\$
Window	Good	Adequate	Normal Maintenance	\$
Door	Good	Adequate	Normal Maintenance	\$
Flooring	Fair	Adequate	Normal Maintenance	\$
Mop sink	Good	Adequate	Normal Maintenance	\$
Safety	Good	Adequate	Normal Maintenance	\$
Penetrations	Good	Adequate	Normal Maintenance	\$

FLOOR 1-STORAGE				
Fan	Fair	Adequate	None	\$
Wall and Ceiling Finish	Good	Adequate	Normal Maintenance	\$
FLOOR 1-ELECTRICAL				
Wall/Ceiling Finishes	Good	Adequate	Normal Maintenance	\$
Fan	Fair	Adequate	None	\$
FLOOR 2-STORAGE A				
Door	Good	Adequate	Normal Maintenance	\$
Subpanels	Good	Adequate	Normal Maintenance	\$
Outlet	Good	Adequate	Normal Maintenance	\$
Fan	Fair	Adequate	Normal Maintenance	\$
Wall and Ceiling Finish	Good	Adequate	Normal Maintenance	\$
FLOOR 2- STORAGE B				
Storage Room	Good	Adequate	Normal Maintenance	\$ -
FLOOR 3-STORAGE A				
Subpanel	Good	Adequate	Normal Maintenance	\$
FLOOR 3-STORAGE B				
Water Heaters	Good	Adequate	Normal Maintenance	\$
POOL/SPA				
Decking	Fair	Adequate	Normal Maintenance	\$
Equipment/Pumps	Good	Adequate	Normal Maintenance	\$
Chairlift	Good	Adequate	None	\$
Pool/spa	Good	Adequate	Normal Maintenance	\$
Fence	Fair	Adequate	Normal Maintenance	\$
Gate	Good	Adequate	Normal Maintenance	\$
LOBBY/CONFERENCE/OFF.				
Storefront Doors	Good	Adequate	Normal Maintenance	\$
Electrical	Good	Adequate	Normal Maintenance	\$
Windows	Good	Adequate	Normal Maintenance	\$
Flooring	Good	Adequate	Normal Maintenance	\$
Walls/Ceiling Finish	Good	Adequate	Normal Maintenance	\$
Utility Room	Good	Adequate	Normal Maintenance	\$
Kitchen	Good	Adequate	Normal Maintenance	\$
Office	Good	Adequate	Normal Maintenance	\$
Men's Restroom	Good	Adequate	Normal Maintenance	\$
Women's Restroom	Good	Adequate	Normal Maintenance	\$
MAINTENANCE BATH				
Sink	Good	Adequate	Normal Maintenance	\$

INTERIOR LIVING ROOM				
Front Entry Door	Good	Adequate	Normal Maintenance	\$
Wall HVAC Unit	Good	Adequate	Normal Maintenance	\$
Windows	Good	Adequate	Normal Maintenance	\$
Flooring	Good	Adequate	Normal Maintenance	\$
Walls/Ceiling Finish	Good	Adequate	Normal Maintenance	\$
INTERIOR BATHROOM				
Countertop	Good	Adequate	Normal Maintenance	\$
GFCI Outlet	Good	Adequate	Normal Maintenance	\$
Sink	Good	Adequate	Normal Maintenance	\$
Faucet	Good	Adequate	Normal Maintenance	\$
Drain	Good	Adequate	Normal Maintenance	\$
Supply Lines	Good	Adequate	Normal Maintenance	\$
Tub/Shower (Rust)	Good	Adequate	Normal Maintenance	\$
Mixer Valve/Spout	Good	Adequate	Normal Maintenance	\$
Tub/Shower Drain	Good	Adequate	Normal Maintenance	\$
Toilet/Supply Line	Good	Adequate	Normal Maintenance	\$
Flooring	Good	Adequate	Normal Maintenance	\$
Lighting	Good	Adequate	Normal Maintenance	\$
Walls/Ceiling Finish	Good	Adequate	Normal Maintenance	\$
Door	Good	Adequate	Normal Maintenance	\$
INTERIOR KITCHEN				
Countertop	Good	Adequate	Normal Maintenance	\$
GFCI Outlet	Good	Adequate	Normal Maintenance	\$
Sink	Good	Adequate	Normal Maintenance	\$
Faucet	Good	Adequate	Normal Maintenance	\$
Drain	Good	Adequate	Normal Maintenance	\$
Supply Lines	Good	Adequate	Normal Maintenance	\$
Lighting	Good	Adequate	Normal Maintenance	\$
Wall/Ceiling Finish	Good	Adequate	Normal Maintenance	\$
Cabinet	Good	Adequate	Normal Maintenance	\$
INTERIOR ELECTRICAL				
Plates/Switches/Outlets	Good	Adequate	Normal Maintenance	\$
INTERIOR LIFE SAFETY				
Smoke/Carbon Detector	Good	Adequate	Normal Maintenance	\$
	Good	Adequate	Normal Maintenance	\$
Fire Sprinkler	Good	Adequate	Normal Maintenance	\$
TOTAL				\$

4 SITE

4.1 Parking

Findings: The asphalt appears to be performing its essential function at this time, but it is cracked & deteriorated at several locations throughout the project. It is recommended that a slurry coat be applied within the next 3-5 years.

Grade: Fair

Action Needed: Slurry Coat within the next 3-5 years and repainting of parking spaces.

Costs: \$41,562.50 (Future Cost)



4.2 Curbing

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



4.3 Flatwork

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



4.4 Storm Water Drainage

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

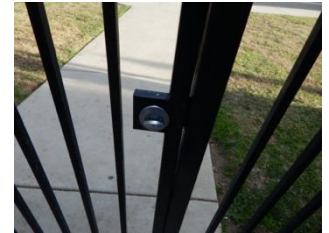


4.5 Gates

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



4.6 Fencing

Findings: The SDMTS Trolley tracks run behind the Property and is separated by a fence. However, the fence only spans about 1/3rd of the Property. The fence and the property in which the fence is installed is on property owned by the County of San Diego. As a safety precaution to prevent children and others from access to the Trolley, contact should be made to SDMTS to install a fence along the entire Property line.



Grade: Poor

Action Needed: Contact SDMTS to install a fence the entire length of the Property.

4.7 Trash Enclosure

Findings: The trash enclosure housed two dumpsters. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



4.8 Irrigation System

Findings: No defects were observed

Grade: Good

Action Needed: Normal Maintenance



4.9 Landscaping

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



4.10 Site Lighting

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



4.11 Site Utilities - Gas

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



4.12 V-Ditch/Drainage

Findings: No defects were observed.

Grade: Fair

Action Needed: Normal Maintenance



4.13 Signage

Findings: The bottom of the sign is exposed to overspray from the sprinklers resulting in paint peeling and rusting of the metal. This is a cosmetic item only. The rust appeared to be only superficial and did not appear to have any impact on the stability of the sign.

Grade: Good



Action Needed: Remove rust and repaint. Adjust sprinklers to avoid overspray.

Costs: \$562.50

5 EXTERIOR ELEMENTS

5.1 Walkways - Concrete

Findings: No Defects Observed

Grade: Fair

Action Needed: Normal Maintenance



5.2 Stairs

Findings: No Defects Observed.

Grade: Fair

Action Needed: Normal Maintenance.



5.3 Stair Landings

Findings: No Defects Observed.

Grade: Fair

Action Needed: Normal Maintenance



5.4 Railings/Guardrails

Findings: Some of the Railings were loose at the base.

Grade: Poor

Action Needed: Secure railings to deck membrane.

Costs: \$3,500.00



5.5 Wall Finish

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



5.6 Fascia Boards & Trim

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



5.7 Gutter/Downspout

Findings: Some of the downspouts are missing or the downspouts are adjusted improperly allowing drainage onto the structure.

Grade: Fair

Action Needed: Install missing downspouts.

Costs: \$175.00



5.8 FAU Drains

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



6 STRUCTURAL

6.1 Foundation

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



6.2 Roof

Findings: No structural defects were observed.

Grade: Good

Action Needed: Normal Maintenance



6.3 Retaining Walls

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



6.4 Stairwells

Findings: In the initial inspection it was observed that the East Stairwell appeared to have suffered a structural failure at some point. Information regarding the repair was provided by the contractor as well as measurements taken during the second inspection. It appears that the stairwell has been repaired. A structural engineer should verify that all of the structural repairs.

Grade: Good



Action Needed: Normal Maintenance

6.5 Columns/Posts

Findings: Some of the Columns and Posts were exposed to improper drainage or overspray from sprinklers causing damaged to the wood and rusting of the metal straps, with some straps having rusted completely through. The rotted wood has been removed and Bondo installed, then repainted. However, the missing straps have not been installed.



Grade: Poor

Action Needed: Install straps on posts.

Costs: \$5,500.00

7 ROOF

7.1 Penetrations

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



7.2 Tiles

Findings: Some broken tiles were observed to exist on the roofs. However, cracks do not appear to expose any of the roofing paper, which would cause deterioration. Repairing the cracked tiles is recommended.

Grade: Fair

Action Needed:

Costs: \$375.00



7.3 Membrane (Torch down)

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

7.4 Solar Panels

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

7.5 Sheet Metal

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance.



8 ELECTRICAL

8.1 General Wiring

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance.



8.2 Solar Transformer

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



8.3 Subpanels

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



8.4 Main Supply

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



8.5 Main Panel

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



9 PLUMBING

9.1 Sanitary

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



9.2 Water Main

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



9.3 Backflow

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance.



9.4 Hose Bibb

Findings: No Defects Observed

Grade: Fair

Action Needed: Normal Maintenance.



10 LIFE SAFETY - EXTERIOR

10.1 Extinguishers

Findings: No defects observed.

Grade: Good

Action Needed: Normal Maintenance



10.2 Alarm Pulls

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



10.3 Sprinkler Risers

Findings: No defects observed. Inspection dated 11/1/2019

Grade: Good

Action Needed: Normal Maintenance



10.4 Sprinklers

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance.



10.5 Monitoring Station

Findings: No defects observed.

Grade: Good

Action Needed: Normal Maintenance



11 GUEST LAUNDRY

11.1 Appliances

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance.



11.2 Wall and Ceiling Finish

Findings: No defects were observed.

Grade: Good

Action Needed:

11.3 Door

Findings: No defects were observed.

Grade: Good

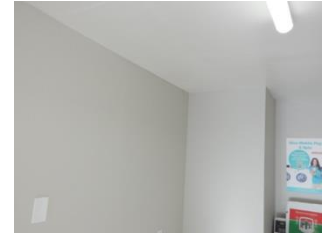
Action Needed: Normal Maintenance

11.4 Window

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



12 HOUSEKEEPING

12.1 Wall and Ceiling Finishes

Findings: No Defects Observed

Grade: Fair

Action Needed: None



12.2 Bathroom

Findings: No defects were observed.

Grade: Fair

Action Needed: Normal Maintenance



12.3 Appliances

Findings: Appliances were non-functioning and the project no longer uses industrial type appliances. No defects were observed.

Grade: Fair

Action Needed: None.

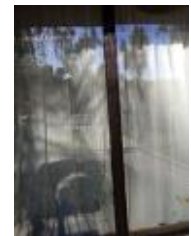


12.4 Window

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



12.5 Door

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



12.6 Flooring

Findings: Although the vinyl flooring is damaged and stained in areas, this room is not used by the tenants. The flooring poses no risk of harm.

Grade: Fair

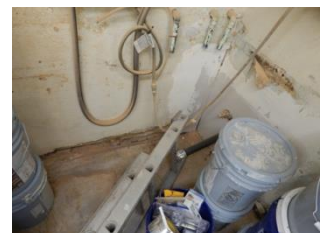
Action Needed: None at this time.



12.7 Mop sink

Findings: The sink, which previously leaked, has been removed. No further defects observed.

Grade: Fair



Action Needed: None.

12.8 Safety

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



12.9 Penetrations

Findings: No defects were observed.

Grade: Fair

Action Needed: Normal Maintenance.



13 FLOOR 1 - STORAGE

13.1 Fan

Findings: The exhaust fan was missing. But the storage room is empty, and a fan is not needed. No defects were observed.

Grade: Fair

Action Needed: None at this time.

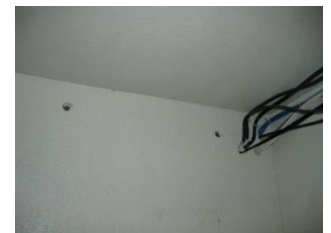


13.2 Wall and Ceiling Finish

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



14 FLOOR 1 - ELECTRICAL

14.1 Wall/Ceiling Finishes

Findings: No defects were observed.

Grade: Good

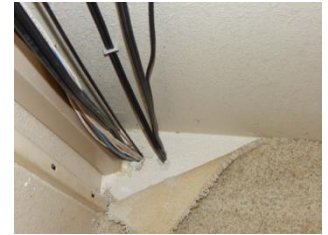
Action Needed: Normal Maintenance

14.2 Fan

Findings: The fan did not function. But the storage room is empty, and a fan is not needed. No defects were observed.

Grade: Fair

Action Needed: None at this time.



15 FLOOR 2 - STORAGE A

15.1 Door

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



15.2 Subpanels

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



15.3 Outlet

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance.

15.4 Fan

Findings: No defects were observed.

Grade: Good

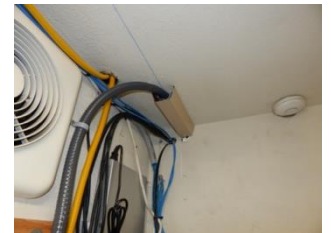
Action Needed: Normal Maintenance.

15.5 Wall and Ceiling Finish

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance.



16 FLOOR 2 - STORAGE B

16.1 Storage Room

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



17 FLOOR 3 - STORAGE A

17.1 Subpanel

Findings: No defects were observed.

Grade: Good



Action Needed: Normal Maintenance.

18 FLOOR 3 - STORAGE B

18.1 Water Heaters

Findings: The water heaters had manufacturing dates in 2019, so they were new. However, installation of the new water heaters was not done properly with the following being defective: b-vents less than 1" clearance of combustibile material, gas lines not secured, pressure relief vales not connected, corroded fittings, and improper piping support straps.

Grade: Good

Action Needed: Normal Maintenance.



19 POOL/SPA

19.1 Decking

Findings: The deck coating was spalled and peeling in areas. However, it was performing its essential function.

Grade: Fair

Action Needed: Normal Maintenance



19.2 Equipment/Pumps

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



19.3 Chairlift

Findings: The old broken chairlifts were removed. Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance.



19.4 Pool/spa

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

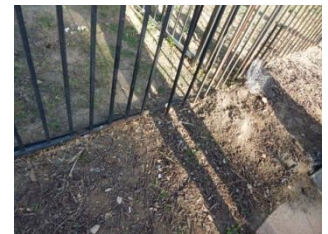


19.5 Fence

Findings: No defects were observed.

Grade: Fair

Action Needed: Normal Maintenance



19.6 Gate

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



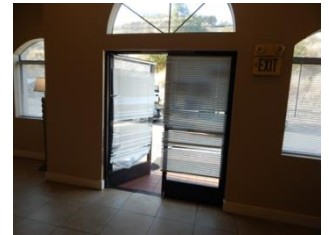
20 LOBBY/CONFERENCE ROOM/OFFICE

20.1 Storefront Doors

Findings: No defects were observed.

Grade: Fair

Action Needed: Normal Maintenance



20.2 Electrical

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



20.3 Windows

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

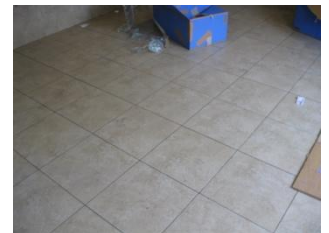


20.4 Flooring

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



20.5 Walls/Ceiling Finish

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



20.6 Utility Room

Findings: Fittings to the water heater were corroded and need to be replaced. Drywall damage from a prior leak was also observed. FAU had missing parts and was not functioning.

Grade: Poor

Action Needed: Replace corroded fittings. Recommend inspection of the FAU by and SDG&E representative.

Costs: \$312.50 for fittings. Drywall damage cost is included in 21.2 Plumbing leaks.



20.7 Kitchen

Findings: No defects were observed.

Grade: Fair

Action Needed: Normal Maintenance

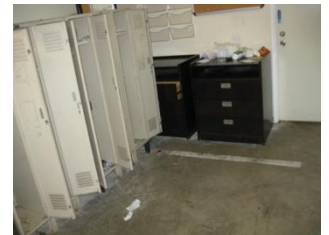


20.8 Office

Findings: No defects were observed

Grade: Good

Action Needed: Normal Maintenance

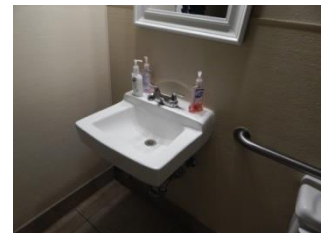


20.9 Men's Restroom

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



20.10 Women's Restroom

Findings: No defects were observed.

Grade: Good



Action Needed: Normal Maintenance

21 MAINTENANCE BATHROOM

21.1 Sink

Findings: No defects were observed.

Grade: Fair

Action Needed: Normal Maintenance



22 INTERIOR LIVING ROOM

22.1 Front Entry Door

Findings: New weatherstripping has been installed. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



22.2 Wall HVAC Unit

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

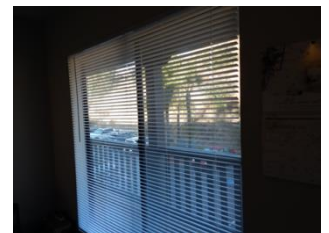


22.3 Windows

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



22.4 Flooring

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



22.5 Walls/Ceiling Finish

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



23 INTERIOR BATHROOM

23.1 Countertop

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



23.2 GFCI Outlet

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



23.3 Sink

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

23.4 Faucets

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

23.5 Drain

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

23.6 Supply Lines

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

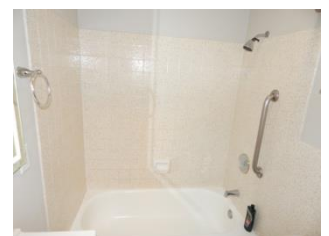
23.7 Tub/Shower

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

23.8 Mixer Valve/Spout



Findings: All items are new. No defects were observed.

Grade: Fair

Action Needed: Normal Maintenance

23.9 Tub/Shower Drain

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

23.10 Toilet/Supply Line

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

23.11 Flooring

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

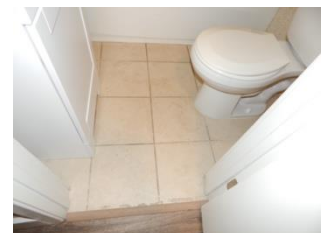
23.12 Lighting/Fan

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

23.13 Walls/Ceiling Finish



Findings: No defects were observed.

Grade: Fair

Action Needed: Normal Maintenance



23.14 Door

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



24 INTERIOR KITCHEN

24.1 Countertop

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



24.2 GFCI Outlet

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



24.3 Sink

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

24.4 Faucets

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

24.5 Drain/Disposal

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

24.6 Supply Lines

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

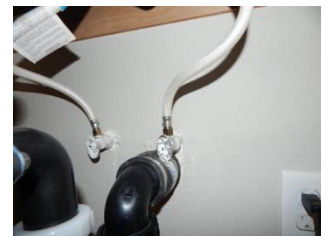
24.7 Lighting

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

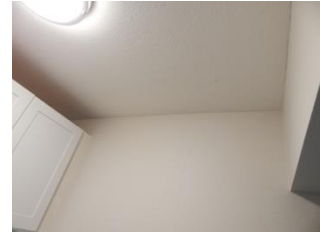
24.8 Wall/Ceiling Finish



Findings: All items are new. No defects were observed.

Grade: Fair

Action Needed: Normal Maintenance



24.9 Cabinet

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



25 INTERIOR ELECTRICAL

25.1 Plates/Switches/Outlets

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



26 INTERIOR LIFE SAFETY

26.1 Smoke Detector/Carbon Monoxide Detector

Findings: All items are new. No defects were observed.

Grade: Good

Action Needed: Normal Maintenance



26.2 Fire Sprinkler

Findings: No defects were observed.

Grade: Good

Action Needed: Normal Maintenance

END OF REPORT



Site Inspection Photos
1250 El Cajon Blvd. - Vista Palms SRO
June 1, 2022







