



City of El Cajon

Planning Commission Agenda

Tuesday, July 19, 2022 Meeting

7:00 PM

DARRIN MROZ, Chair
REBECCA POLLACK-RUDE, Vice Chair
PAUL CIRCO
ANTHONY SOTTILE
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, July 19, 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 June 7, 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, July 29, 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: | Oakdale and Mint Subdivision |
| Request: | Two-lot subdivision in the RS-6 zone |
| CEQA Recommendation: | Exempt |
| STAFF RECOMMENDATION: | APPROVE |
| Project Number(s): | Tentative Parcel Map (TPM) No. 2021-0004 |
| Location: | Terminuses of Oakdale and Mint Avenues |
| Applicant: | Delgesh Shahab; delgeshshahab@gmail.com |
| Project Planner: | Spencer Hayes; shayes@elcagon.gov; 619-441-1656 |
| 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 the CEQA exemption and TPM No. 2021-0004, subject to conditions. |

| | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agenda Item: | 3 |
| Project Name: | Panchos Mexican Grill |
| Request: | Establish On-Sale Beer and Wine Alcohol Sales |
| CEQA Recommendation: | Exempt |
| STAFF RECOMMENDATION: | APPROVE |
| Project Number: | Conditional Use Permit (CUP) No. 2022-0006 |
| Location: | 777 Broadway |
| Applicant: | Manuel Espinoza of Panchos Mexican Grill; panchosmexgrill@gmail.com |
| Project Planner: | Spencer Hayes; shayes@elcagon.gov; 619-441-1656 |
| 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 CUP-2022-0006, subject to conditions |

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, July 29, 2022, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.

| | |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Agenda Item: | 4 |
| Project Name: | Botani Familia Pizzeria |
| Request: | Establish On-Sale Beer and Wine Alcohol Sales |
| CEQA Recommendation: | Exempt |
| STAFF RECOMMENDATION: | APPROVE |
| Project Number: | Conditional Use Permit (CUP) No. 2022-0007 |
| Location: | 665 Jamacha Road |
| Applicant: | Haytham Botany; kleche82@yahoo.com |
| Project Planner: | Spencer Hayes; shayes@elcagon.gov; 619-441-1656 |
| City Council Hearing Required? | No |
| Recommended Actions: | 3. Conduct the public hearing; and 4. MOVE to adopt the next resolution in order APPROVING CUP-2022-0007, subject to conditions |

| | |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agenda Item: | 5 |
| Project Name: | Naranca 3-Unit Development |
| Request: | New common interest development for three single-family detached residences |
| CEQA Recommendation: | Exempt |
| STAFF RECOMMENDATION: | RECOMMEND CITY COUNCIL APPROVAL |
| Project Number(s): | Planned Unit Development (PUD) No. 2020-0001 Tentative Parcel Map (TPM) No. 2021-0002 |
| Location: | 1325 Naranca Avenue |
| Applicant: | Rabie Mikha; rabie.mikha@gmail.com; 619-729-5953 |
| Project Planner: | Spencer Hayes; shayes@elcagon.gov; 619-441-1656 |
| City Council Hearing Required? | Yes August 9, 2022 |
| Recommended Actions: | 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the CEQA exemption, PUD No. 2020-0001, and TPM No. 2021-0002, subject to conditions. |

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to August 2, 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, July 29, 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 June 7, 2022

The meeting of the El Cajon Planning Commission was called to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Anthony SOTTILE (Chair)
Paul CIRCO
Rebecca POLLACK-RUDE
Elizabeth VALLES

COMMISSIONERS ABSENT: Darrin MROZ (Vice-Chair)

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Barbara LUCK, Staff Attorney
Mario SANCHEZ, Deputy Director of Public Works
Spencer HAYES, Associate Planner
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 17, 2022 |

Motion was made by CIRCO, seconded by VALLES, to approve the May 17, 2022 minutes; motion carried 4-0, with MROZ absent.

PUBLIC HEARING ITEM:

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|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 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@elcajon.gov; 619-441-1795 | |
| City Council Hearing Required? | No | |
| Recommended Actions: | <ol style="list-style-type: none">1. Conduct the continued public hearing; and2. MOVE to adopt the next resolutions in order, approving the CEQA exemption and CUP No. 2022-0004, subject to conditions. | |

As an employee of the project applicant, Shadow Mountain Community Church, CIRCO is disqualified from voting and left council chambers.

ALVEY summarized the staff report through a PowerPoint presentation.

Deputy Fire Marshal Rachel CLARKE was present at the meeting to answer questions but did not speak.

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.

Mike SCOTT spoke against the project due to noise concerns.

Anita STEWARDSON spoke against the project due to noise concerns.

Bryan SNOW is Executive Pastor of Shadow Mountain Community Church and spoke in support of the project.

Motion was made by SOTTILE, seconded by VALLES, to close the public hearing;
motion carried 3-0, with MROZ absent, and CIRCO disqualified.

Commissioners discussed possible compromise options and wanted to speak with SNOW.

SOTTILE opened the public hearing.

SNOW spoke again to clarify that there is not enough time before the event for changes in the fireworks to be made.

Sue MOORE spoke against the project due to noise concerns.

Tina SHAW spoke against the project and indicated that approval would set a precedent.

Motion was made by SOTTILE, seconded by VALLES, to close the public hearing;
motion carried 3-0, with MROZ absent, and CIRCO disqualified.

After discussion, SOTTILE added condition prohibiting reporters (primarily auditory) fireworks and requiring applicant to limit noise to the maximum extent feasible.

Motion was made by SOTTILE, seconded by POLLACK-RUDE, to approve Conditional Use Permit No. 2022-0004 with the addition of conditions prohibiting reporters (primarily auditory) fireworks and requiring applicant to limit noise to the maximum extent feasible; motion carried 3-0, with MROZ absent and CIRCO disqualified.

CIRCO returned to council chambers.

OTHER ITEMS FOR CONSIDERATION:

| | |
|------------------------------|------------------------------------------------------------|
| 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 |

HAYES summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with HAYES and ALVEY providing answers.

Motion was made by SOTTILE, seconded by CIRCO, to accept the report; motion carried 4-0, with MROZ absent.

Commissioners discussed holding an election for Chair and Vice-Chair without MROZ present.

Motion was made by SOTTILE, seconded by VALLES, to elect Darrin MROZ to Chair and Rebecca POLLACK-RUDE to Vice-Chair; motion carried 4-0, with MROZ absent.

STAFF COMMUNICATIONS:

There were none.

ADJOURNMENT:

Motion was made by CIRCO, seconded by POLLACK-RUDE, to adjourn the meeting of the El Cajon Planning Commission at 8:10 p.m. this 7th day of June, 2022, until 7:00 p.m., Tuesday, June 21, 2022; motion carried 4-0 with MROZ absent.

Anthony SOTTILE, Chair

ATTEST:

Noah ALVEY, Secretary



Community Development Department
PLANNING COMMISSION AGENDA REPORT

| | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agenda Item: | 2 |
| Project Name: | Oakdale and Mint Subdivision |
| Request: | Two-lot subdivision in the RS-6 zone |
| CEQA Recommendation: | Exempt |
| STAFF RECOMMENDATION: | APPROVE |
| Project Number: | Tentative Parcel Map (TPM) No. 2021-0004 |
| Location: | Terminuses of Oakdale and Mint Avenues |
| Applicant: | Delgesh Shahab; delgeshshahab@gmail.com |
| Project Planner: | Spencer Hayes; shayes@elcajon.gov; 619-441-1656 |
| City Council Hearing Required? | No |
| Recommended Actions: | <ol style="list-style-type: none">1. Conduct the continued public hearing; and2. MOVE to adopt the next resolutions in order, approving the CEQA exemption and TPM No. 2021-0004 subject to conditions. |

PROJECT DESCRIPTION

The proposed project is a two-lot subdivision of a former Caltrans right-of-way within the Residential, Single-family, 6,000 square foot (RS-6) zone. The proposed subdivision is not in conjunction with a planned unit development, and development of individual single-family parcels is not subject to a planning permit; subsequent development of residences is subject to ministerial building permit review. Consistent with the General Plan, the project includes connection of two public streets – Oakdale and Mint Avenues – and associated right-of-way improvements such as sewer extension and sidewalks.

BACKGROUND

This item was continued from the May 3, 2022 Planning Commission meeting at the request of the applicant in order to consider additional development options. During the hearing, eight individuals spoke in opposition to the request. Following the Planning Commission meeting, the applicant submitted an alternative plan, eliminating the planned connection of Oakdale and Mint Avenues, for evaluation by the City. Preliminary comments regarding the alternative plan identified the need for a General Plan amendment with additional California Environmental Quality Act (CEQA) review, potential fire access issues, and conflicts with easements. After receiving comments from the City and evaluating options for CEQA review, the applicant requested to proceed with the original request to subdivide the property into two lots and to connect Oakdale and Mint Avenues. Since the item was continued to a date uncertain, new notices of the continued public hearing were mailed to surrounding property owners and posted in the City's kiosk and on the City's website.

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|------------------------------------|---------------------------------------------------------|
| General Plan: | Low Density Residential (LR) |
| Specific Plan: | NA |
| Zone: | RS-6 (Single-Family Residential, minimum 6,000 sq. ft.) |
| Other City Plan(s): | N/A |
| Regional and State Plan(s): | N/A |
| Notable State Law(s): | Subdivision Map Act |

Project Site & Constraints

The project site is 38,351 square feet (.88 acres) and is located at the terminuses of Oakdale and Mint Avenues, south of the Interstate 8 eastbound on-ramp. The site is currently vacant and is former Caltrans right-of-way. There are no physical site attributes which constrain the proposed subdivision of land.

Forester Creek runs along the northerly portion of the property (between the property line and Interstate 8 on-ramp). Portions of the site are within the 100-year and the 500-year flood zones.

The site is also situated between two City streets, both of which are terminated in an incomplete dead-end. The General Plan Land Use Map indicates that the portion of the site situated between Oakdale and Mint Avenues is intended for public right-of-way improvements.

Surrounding Context

Surrounding properties are developed and zoned as follows:

| Direction | Zones | Land Uses |
|-----------|---------|---------------------------|
| North | N/ A | Interstate 8 |
| South | RS-6 | Single-family residential |
| East | RS-6 | Single-family residential |
| West | RM-2200 | Multi-family apartments |

General Plan

The majority of the subject property (approximately 29,773 square feet) is designated Low Density Residential (LR) (3 to 10 dwellings per net acre) on the General Plan Land Use Map. The LR designation in the General Plan is intended for detached single-family development or townhome style development. As indicated previously, the remainder of the site is intended for public street improvements.

Municipal Code

The project site is zoned RS-6 which implements the LR land use designation by establishing appropriate land uses and development standards. The RS-6 zone allows a density of one unit per 6,000 square feet of lot area subject to meeting all development standards.

Subdivision Ordinance/ Subdivision Map Act

The authority and procedures for the processing of a tentative parcel map are found in the California Subdivision Map Act and the City of El Cajon Subdivision Ordinance (Title 16 of the El Cajon Municipal Code). The City Engineer and Director of Community Development may jointly refer a tentative parcel map to the Planning Commission for consideration, as described in section 16.24.113.

DISCUSSION

Land Use

The surrounding community is comprised of RS-6 zoned, single-family lots, which are fairly consistent in lot shape and area. There is also multi-family apartment development to the west along Oakdale Avenue. After required dedications for public improvements, each proposed parcel meets minimum dimension, area, and frontage requirements in Chapter 17.140 of the Zoning Code. The proposed parcels are 16,889 square feet and 12,844 square feet respectively; the parcels are substantially larger than other RS-6 lots in the vicinity due to the a triangular portion of the lot, nearest Forester Creek and the I-8. Current zoning allows for the creation of two parcels at the subject location.

Future Development

The proposed subdivision does not include houses (though outlines are shown for potential future development). If approved, and once a Final Map is complete, each lot could be sold separately. The parcels may be developed independent of one another. A building permit is a ministerial action, and thus, residential structures will need to comply with the requirements of the underlying RS-6 zone, building codes, and storm water.

Please note that pursuant to RS-6 development standards and Assembly Bill No. 68 ("AB-68"), individual lots are eligible for the creation of one primary single-family home, an accessory dwelling unit and/or (in limited instances) a junior accessory dwelling unit. Also note that all parcels within single-family zones are potentially eligible for the provisions of Senate Bill No. 9 ("SB-9"), to further subdivide via "urban lots splits" and/or for development of two primary dwellings per parcel. In some instances, AB-68 and SB-9 may be used in combination.

Project Alternatives

The proposed two-lot subdivision and requirements for dedication of a public street connection are consistent with the General Plan. An alternative plan was submitted after the May 3, 2022 Planning Commission meeting, eliminating the connection of Oakdale and Mint Avenues, and was determined to be inconsistent with the General Plan. The alternative plan would require a General Plan Amendment and appropriate CEQA environmental review. Such a proposal would need to assess changes to Police and Fire response and evacuation times which are assumed by the General Plan, for example. Preliminary comments on the alternative plan also indicated that fire access lanes would

need to be modified to accommodate sufficient area for a fire apparatus turn around area. Potential conflicts with San Diego Gas & Electric (SDG&E) easements were also identified and would require additional coordination with SDG&E to obtain design approval. After receiving the preliminary comments, the applicant informed staff that he did not wish to further pursue the alternative plan.

Street Improvements

The project is conditioned for full street improvements to connect Oakdale and Mint Avenues. Typically, developments are only conditioned for half-width street improvements adjacent to the proposed project. For that reason, staff worked with the project applicant to draft a reimbursement agreement should the property owner to the south develop the remaining (former) Caltrans parcel.

FINDINGS

Section 66474 of the Subdivision Map Act and section 16.12.080 of the ECMC state that the City shall deny approval of a subdivision map if the city's legislative body makes any of the following findings:

A. The proposed map is not consistent with the General Plan and any applicable specific plan.

The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City. It is also consistent with envisioned street connections and improvements in the right-of-way.

B. The design or improvement of the proposed subdivision is not consistent with the General Plan, and the site is not physically suitable for the type of development and proposed density.

The proposed subdivision map design results in a two-lot subdivision, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is physically suited for the type of development as well as the density of the development that is proposed for this property.

C. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site has no habitat value and is located in an urbanized area. Furthermore, the subject property is in a disturbed condition, surrounded by urban development, not environmentally sensitive, and there are no biological resources that would be harmed by the residential development of the subject property.

D. The design of the subdivision or type of improvements is likely to cause serious health problems.

The design of the subdivision and required public improvements to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Connection of public streets facilitates emergency response and emergency evacuation. Furthermore, the units are separated to allow air flow through and around the units.

E. *The design of the subdivision or type of improvements will conflict with easements acquired by the public at large for access through or use of property within the subdivision.*

The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map; existing access easements will be respected, and new easements will be established for public utilities.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15332 ("In-fill Development Projects"). The following measuring criteria for a Class 32 exemption apply: the project is consistent with the General Plan designation; the proposal is within the city limits on a site less than five acres, surrounded by substantially urban uses; the project site has no value as natural habitat; approval would not result in significant effects related to traffic, noise, air, or water quality; and, the site can be adequately served by required utilities. Therefore, section 15332 is an appropriate exemption for this project.

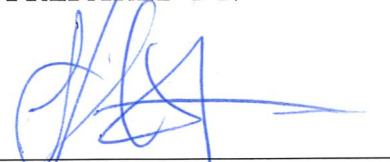
PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on April 21, 2022 and July 7, 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

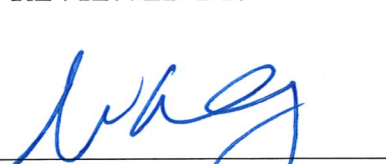
Staff is recommending approval of TPM No. 2021-0004 for a two-lot subdivision in the RS-6 zone with conditioned public street improvements, consistent with the General Plan.

PREPARED BY:



Spencer Hayes
ASSOCIATE
PLANNER

REVIEWED BY:



Noah Alvey
DEPUTY
DIRECTOR OF
COMMUNITY
DEVELOPMENT

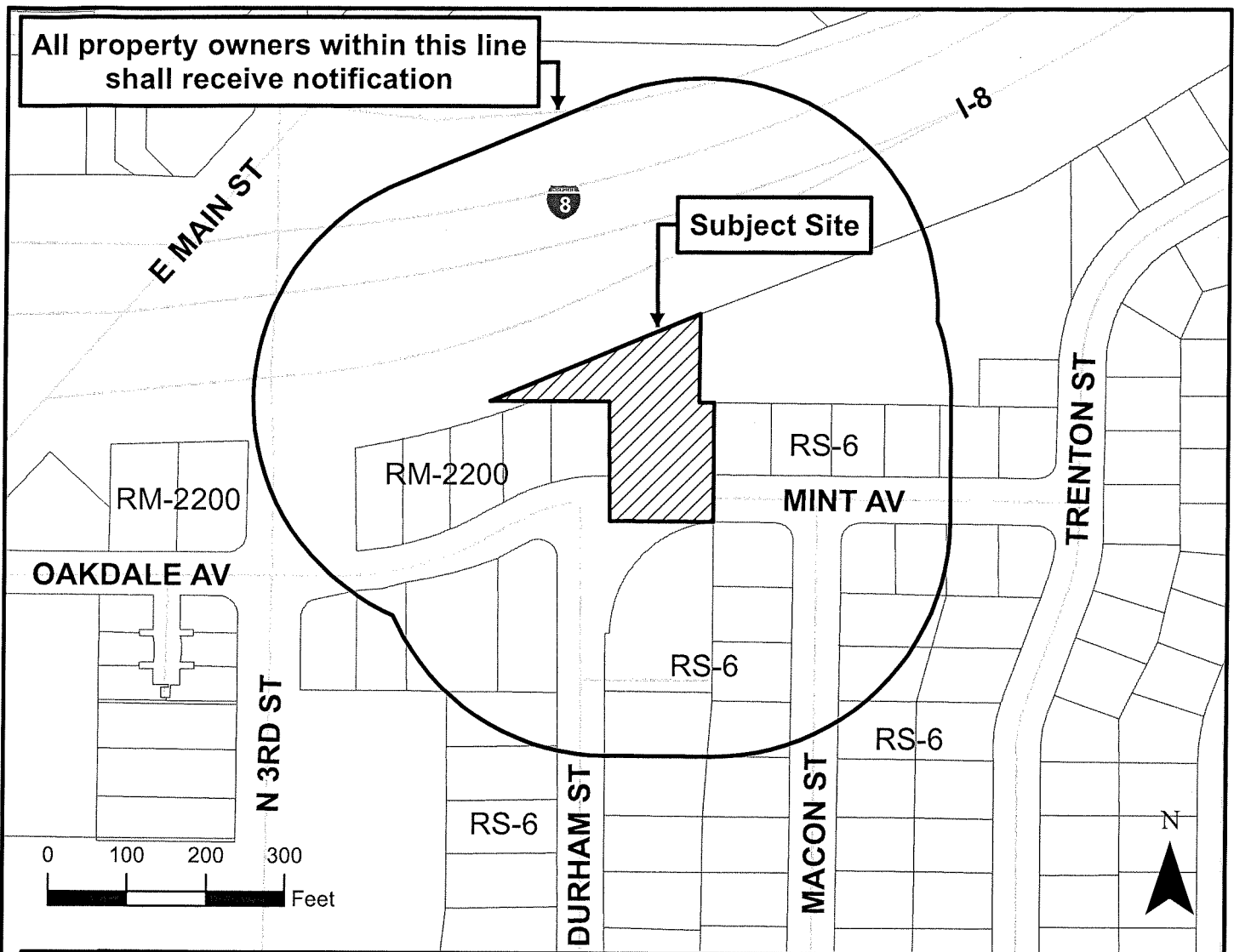
APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING Class 32 CEQA Exemption
3. Proposed Resolution APPROVING Tentative Subdivision Map No. 2021-0004
4. Aerial Image of Subject Site
5. Application and Disclosure Statement
6. Tentative Parcel Map
7. Alternative Plan with comments dated July 5, 2022
8. E-mail from applicant confirming request dated July 13, 2022



**NOTICE OF PROPOSED
TENTATIVE PARCEL MAP
FOR TWO RESIDENTIAL LOTS AND
PUBLIC STREET IMPROVEMENTS**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a continued public hearing at **7:00 p.m., Tuesday, July 19, 2022** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

TENTATIVE PARCEL MAP NO. 2021-0004, as submitted by Civil Landworks on behalf of Delgesh Shahab, requesting to split one lot into two residential lots for future single-family homes, and other public and private improvements. On May 3, 2022, the Planning Commission continued this request to a date uncertain and required that the public hearing be renoticed. The subject property located between the terminuses of Oakdale and Mint Avenues, on the side south of the Interstate 8 on-ramp, APN 511-021-11-00. 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 **SPENCER HAYES** at 619-441-1742 or via email at shayes@elcajon.gov and reference "TPM-2021-0004" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION 15332 (IN-FILL DEVELOPMENT PROJECTS) FOR TENTATIVE PARCEL MAP NO. 2021-0004 FOR THE OAKDALE AND MINT TWO-LOT SUBDIVISION, AT THE TERMINUSES OF OAKDALE AND MINT AVENUES, SOUTH OF INTERSTATE 8, IN THE RESIDENTIAL SINGLE-FAMILY (RS-6) ZONE; APN 511-021-11-00; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on July 19, 2022, to consider Tentative Parcel Map No. 2021-0004 ("TPM-2021-0004"), as submitted by Bruce Krager of Civil Landworks on behalf of Delgesh Shahab, requesting a two-lot subdivision in the Residential, Single-family, 6,000 square foot (RS-6) zone, located at the terminuses of Oakdale and Mint Avenues, Assessor's Parcel Number 511-021-11-00; and

WHEREAS, the public hearing was continued from May 3, 2022 to a date uncertain to allow the applicant to explore additional development options; 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 15332, Class 32 (In-fill Development Projects) of CEQA Guidelines. Section 15332 provides an exemption for a project that meets the following criteria: the project is consistent with applicable general plan designations and zoning regulations; the proposed development is on a site no more than five acres, substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; the proposed project would not result in significant effects to traffic, noise, and air or water quality; and, the site can be adequately served by all utilities. The project site and proposed five-lot subdivision meet the measuring criteria listed above. Therefore, section 15332 is an appropriate exemption for the proposed project, as the record of proceedings contains evidence to support the determination that the Class 32 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.

Proposed Planning Commission Resolution

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 Oakdale and Mint Subdivision, TPM-2021-0004.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the CEQA exemption for the Oakdale and Mint Subdivision, TPM-2021-0004.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 19, 2022, by the following vote:

AYES:

NOES:

ABSENT:

Darrin MROZ, Chair

ATTEST:

Noah ALVEY, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING TENTATIVE PARCEL MAP NO. 2021-0004 FOR THE OAKDALE AND MINT TWO-LOT SUBDIVISION, AT THE TERMINUSES OF OAKDALE AND MINT AVENUES, SOUTH OF INTERSTATE 8, IN THE RESIDENTIAL SINGLE-FAMILY (RS-6) ZONE; APN 511-021-11-00; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on July 19, 2022, to consider Tentative Parcel Map No. 2021-0004 ("TPM-2021-0004"), as submitted by Bruce Krager of Civil Landworks on behalf of Delgesh Shahab, requesting a two-lot subdivision in the Residential, Single-family, 6,000 square foot (RS-6) zone, located at the terminuses of Oakdale and Mint Avenues, Assessor's Parcel Number 511-021-11-00; and

WHEREAS, the public hearing was continued from May 3, 2022 to a date uncertain to allow the applicant to explore additional development options; and

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

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

- A. The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City. It is also consistent with envisioned street connections and improvements in the right-of-way.
- B. The proposed subdivision map design results in a two-lot subdivision, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is physically suited for the type of development as well as the density of the development that is proposed for this property.
- C. The project site has no habitat value and is located in an urbanized area. Furthermore, the subject property is in a disturbed condition, surrounded by urban development, not environmentally sensitive, and there are no biological resources that would be harmed by the residential development of the subject property.
- D. The design of the subdivision and required public improvements to incorporate storm water management improvements that will contribute to healthier streams,

rivers, bays and the ocean. Connection of public streets facilitates emergency response and emergency evacuation. Furthermore, the units are separated to allow air flow through and around the units.

- E. The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map; existing access easements will be respected, and new easements will be established for public utilities.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby APPROVES TPM-2021-0004 for a two-lot subdivision in the RS-6 zone on the above described property, subject to the following conditions:

Engineering Requirements

Final Map

1. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.
2. Submit a County Tax Certificate valid at the time of map recordation.
3. Set survey monuments and guarantee setting of any deferred monuments.
4. Submit Will-Serve letters from Water Company, Gas and Electric Company, Phone Company and Cable TV Company.
5. Submit signature omission letters from all public easement holders who do not have a signature block on the map.
6. Submit a letter stating if the required public improvements listed in 8 through 15 below will be completed prior to recording the Map or deferred by a Subdivision Agreement.
7. Municipal Code section 16.16.060 provides that, in lieu of constructing the required improvements prior to recording of the final map, the subdivider may enter into an agreement which guarantees construction within one year. Such agreement shall be accompanied by improvement security in accordance with Municipal Code section 16.16.080 and a certificate of insurance provided by the subdivider in accordance with City Council Policy D-3.

Public Improvements

8. Dedicate 60-feet of public street right-of-way along Oakdale Avenue and Mint Avenue, as necessary, to provide an ultimate right-of-way width of 30-feet from centerline along Oakdale Avenue and Mint Avenue.
9. Construct street improvements from Oakdale Avenue to Mint Avenue to 1-ft beyond the existing pavement structural section on Oakdale Avenue and Mint Avenue. A detailed scaled drawing showing the plan and profile and typical sections of the

public street, curb and gutter, sewer and drainage facilities, as required, shall be prepared by a Civil Engineer registered in the State of California and shall be submitted to the City for approval. Improvements shall include, but not be limited to street pavement to 36-ft (provide 18-ft from face of curb to) centerline, PCC curbs and gutters and sidewalks, and adequate pavement transitions. Repair all damaged concrete curb and gutter, and sidewalk. Improvements should be constructed pursuant to City Improvement Standards. Relocate existing facilities in conflict with construction as necessary.

10. Underground all new utility distribution facilities within the parcel boundaries, including services to all new buildings, in accordance with City Municipal Code sections 16.16.040D and 16.52.010. Evidence of arrangements to underground utilities must be provided.
11. The driveway(s) on Oakdale Avenue and Mint Avenue shall be per San Diego Regional Standard Drawings G-14 B, including 2:1 sidewalk transitions for Americans with Disabilities Act compliance. Edge of driveways shall be a minimum of 3-feet from the property line and all obstructions. The driveway shall be a minimum 16' / 22' curb cut. Repair all damaged concrete curb and gutter and sidewalk per City of El Cajon Standards.
12. Prior to issuance of Building Permit and Encroachment Permit, the applicant or contractor shall prepare a detailed scaled drawing with dimensions of the proposed driveway and sidewalk installation showing the location of the public street right-of-way, property lines, face of curb, all physical obstructions, including but not limited to, utility poles, telephone and cable TV equipment, fencing, etc. along with any required offsets in accordance with San Diego Regional Standard Drawings ("SDRSD") G-15 and G-16.
13. These details shall be shown on a separate Grading, Drainage, and Improvement Plans, but may also be included with the Building Permit or Site Development Plan Set. An Engineer's scale shall be used for all drawings submitted to the Public Works department for review.
14. Install separate gravity sewer services, water services (including meters) and other utilities to each parcel with a building unit in accordance with the Municipal Code. Wet-tap fees are required. The proposed sewer and water laterals serving the parcel shall be private and shall be approved by the Building Division. A double cleanout is required at the property line for all sewer laterals. Maintenance of the private sewer and water laterals shall be the responsibility of the homeowners. Connections to the City sewer system and payment of connection fees are required with Building Permits.
15. The proposed sewer main to serve the parcels shall be public. A detailed scaled drawing showing the plan and profile of the sewer main, manhole locations, and laterals shall be prepared by a Civil Engineer registered in the State of California. The sewer main shall be designed and built in accordance with the City of El Cajon Improvement Standards for Public Sewer Mains and submitted to the City for review.

Maintenance of the public sewer main shall be the responsibility of the City. Maintenance of the sewer laterals shall be the responsibility of the homeowners. Connections to the City sewer system and payment of connection fees are required with Building Permits.

16. The proposed sewer manhole must be 5-foot (60 inches) per San Diego Regional Standard Drawings SM-02.
17. Stub any new underground utility services out at the property line.
18. No sheet flow is allowed over the proposed driveway and sidewalk.
19. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the State of California, along with adequate test borings.
20. Submit a Drainage Study and a Grading and Drainage Plan along with an Erosion Control Plan, prepared by a Civil Engineer registered in the State of California. No grading or soil disturbance, including clearing of vegetative matter, shall be done until all necessary environmental clearances are secured and the Grading and Drainage Plan and Erosion Control Plan have been reviewed by the City.
21. These Plans shall be based on the preliminary soils report and in conformance with the City of El Cajon Jurisdictional Runoff Management Program ("JRMP") and Standard Urban Storm Water Mitigation Plan Ordinance ("SUSMP") which may require additional water quality management measures and future ongoing maintenance even after completion of the project to prevent, treat, or limit the amount of storm water runoff and pollution from the property.
22. The Erosion Control Plan shall show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable and will not cause or contribute to an exceedance of receiving water quality objectives throughout project construction.
23. The Drainage Study shall include all related tributary areas and adequately address the impacts to the surrounding properties and to the City drainage system. The developer shall provide any needed public and private drainage facilities, including off site drainage facilities (as determined by the study). If public drainage facilities are required, the required improvements need to be included in improvement plans, prepared by a Civil Engineer, registered in the State of California, and submitted to the City for approval. Note: If the Drainage Study indicates the existing downstream drainage system is inadequate for the proposed project density, a reduction in density and/or hard surface coverage of the subdivision may be required.
24. The school districts in the City have developer fee assessment policies. Development impact fees for Regional Transportation Congestion Improvement Program are also applicable. These fees are collected at the time of issuance of building permits.

25. Existing streets shall be kept free of dirt and debris and maintained in good condition. Dust shall be controlled so that it does not become a nuisance. The developer shall be responsible for the repair of any streets or private property damaged as a result of the construction of the subdivision.
26. Landscaping at the entrance of the driveways shall be kept low to provide adequate sight distance.

Encroachment Permit

27. An Encroachment Permit is required prior to any work within the public right-of-way.
28. Submittal of a detailed drawing described above, a traffic control plan, an insurance certificate and (non-blanket) endorsements per policy D-3, proof of business license, contractor's license and the review fees. Contact the Public Works Department for additional information.

Storm Water Requirements

29. In accordance with the City of El Cajon Municipal Code section 16.60, this project falls into a Standard Project ("SP") category for Storm Water.
30. The plans shall show that all new roof drains, driveways, parking areas, sidewalks and other impervious areas will drain to sufficiently sized and designed landscaped areas so as to incorporate Low Impact Development ("LID") Best Management Practices ("BMPs") for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100; located at:

http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/stormwater/docs/2015-1118_AmendedOrder_R9-2013-0001_COMPLETE.pdf

LID BMP details must be included as a separate section of the Building Permit Plan Set. An electronic copy of the County of San Diego Low Impact Development Handbook can be found online at:

<https://www.sandiegocounty.gov/content/sdc/dpw/watersheds/susmp/lid.html>

Planning Requirements

1. Prior to Final Map, or in conformance with condition 7 above, install street trees within the constructed parkway areas. Trees shall be spaced appropriately and at approximately 30 to 40 feet on center and shall be from the approved street tree list. Root barriers and permanent irrigation systems shall be installed.

[The remainder of this page intentionally left blank.]

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 19, 2022, by the following vote:

AYES:

NOES:

ABSENT:

Darrin MROZ, Chair

ATTEST:

Noah ALVEY, Secretary

Aerial Image
TPM-2021-0004 - Oakdale and Mint Subdivision





City of El Cajon

Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

| | | | |
|---------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> AZP Administrative Zoning Permit | <input 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 checked="" 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): 511-021-11

Address: 0 Oakdale Ave.

Nearest Intersection: Durham St. and Oakdale Ave.

Project Description (or attach separate narrative)

Subdivide lot into 2 parcels for construction of 2 residential homes.

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:

 new residential homes
 Age of the structures: _____

| | | | |
|-------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------------------------------|
| Demolition or substantial modification proposed to site improvements or structures? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes | _____ |
| Tenant improvements proposed? | <input type="checkbox"/> No | <input type="checkbox"/> Yes | _____ |
| Existing vegetation or trees on site proposed for removal? | <input type="checkbox"/> No | <input type="checkbox"/> Yes | _____ |
| Proposed grading? | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | Proposed quantities of cut and/or fill. 130 CY cut / 370 CY fill |

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

Company Name: _____

Contact Name: Delgesh Shahab

Mailing Address: 1475 Oakdale, #19, 92021, CA

Phone: 619 760 6640 Email: delgeshshahab@gmail.com

Interest in Property: ☒ Own ☐ Lease ☐ Option

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

Company Name: Civil Landworks Corp.

Contact Name: David Caron License: 70066

Mailing Address: 110 Copperwood Way, Suite P, Oceanside, CA 92058

Phone: 760-908-8745 Email: info@civillandworks.com

Property Owner Information (if different than applicant)

Company Name: _____

Contact Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous

chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

☒ is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

☐ is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature¹:



Date: Oct, 9th, 2021

Property Owner
Signature²:



Date: Oct, 9th, 2021

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: _____

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: _____



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.

Delgesh Shahab

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

Delgesh Shahab


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.

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.

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.

| | | |
|-----------------------------------------------------------------------------------|---------------|---------------------------------|
|  | Oct, 9th 2021 | Delgesh Shahab |
| Signature of applicant / date | | Print or type name of applicant |

NOTE: Attach appropriate names on additional pages as necessary.

OWNER
DELGESH SHAHAB
1475 OAKDALE AVENUE, #19
EL CAJON, CA 92021

SITE ADDRESS
0 OAKDALE AVENUE
EL CAJON, CA 92019
APN: 511-0211-11

EASEMENTS PER TITLE REPORT DATED 7-31-20

- ⑥ SDG&E EASEMENT RECORDED MARCH 24, 1947 IN BOOK 2371, PAGE 126 OF OFFICIAL RECORDS (NOT PLOTTABLE)
- ⑦ AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES, AS RESERVED BY JAYNE R. FERRELL, AN UNMARRIED WOMAN, IN DEED RECORDED FEBRUARY 25, 1952 IN BOOK 4380, PAGE 549 OF OFFICIAL RECORDS.
- ⑧ SDG&E EASEMENT RECORDED OCTOBER 30, 1957 IN BOOK 6814, PAGE 28 OF OFFICIAL RECORDS (NOT PLOTTABLE)
- ⑨ HELIX IRRIGATION DISTRICT EASEMENT RECORDED JANUARY 7, 1963 AS INSTRUMENT NO. 3254 OF OFFICIAL RECORDS
- ⑩ THE CITY OF EL CAJON EASEMENT RECORDED JANUARY 21, 1963 AS INSTRUMENT NO. 12583 OF OFFICIAL RECORDS.
- ⑪ SDG&E EASEMENT RECORDED FEBRUARY 14, 1969 AS INSTRUMENT NO. 27633 OF OFFICIAL RECORDS.
- ⑫ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY AND ADJACENT FRONTAGE RECORDED JANUARY 22, 1975 AS INSTRUMENT NO. 75-015600 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS AND DEDICATIONS

- ① DEDICATION TO THE CITY OF EL CAJON AS PUBLIC RIGHT-OF-WAY
- ② QUICKCLAIM RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES

PROPOSED PARCEL DATA

| PARCEL NUMBER | GROSS AREA | NET AREA |
|---------------|------------|-----------|
| 1 | 16,889 SF | 16,889 SF |
| 2 | 12,844 SF | 12,844 SF |

LEGAL DESCRIPTION

A PORTION OF LOT 4, OF FERRELL ACRES, ACCORDING TO MAP THEREOF NO. 2485, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 24, 1948, GRANTED TO THE STATE OF CALIFORNIA ON JANUARY 22, 1975, IN DOCUMENT NO. 75-015600, OFFICIAL RECORDS, RECORDED IN THE OFFICE OF SAID COUNTY RECORDER, TOGETHER WITH A PORTION OF LOT "A", OF OAKDALE TERRACE, ACCORDING TO MAP THEREOF NO. 4168, FILED IN THE OFFICE OF SAID COUNTY RECORDER ON MAY 8, 1959, GRANTED TO THE STATE OF CALIFORNIA ON JULY 20, 1966, IN DOCUMENT NO. 118103, OFFICIAL RECORDS, RECORDED IN THE OFFICE OF SAID COUNTY RECORDER, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING NORTHERLY OF THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 211, BELAIR ESTATES UNIT NO. 2, ACCORDING TO MAP THEREOF NO. 3694, RECORDED AUGUST 19, 1957, IN THE OFFICE OF SAID COUNTY RECORDER, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NO.

511-021-11

TOPOGRAPHY

TOPOGRAPHY FLOWN BY PHOTO GEODETIC CORPORATION DATED 12-21-20. PUBLIC ROAD FIELD SURVEY BY ACCURATE LAND SURVEYS DATED 1-6-21.

BENCHMARK

THE BENCHMARK IS CITY OF EL CAJON #60. STD BM T/C N END CB RET @ NE CORNER MADISON & THIRD STREET.

ELEVATION = 510.025' (NAVD 88)

BASIS OF BEARINGS

A PORTION OF THE NORTH LINE OF MAP NO. 4168, I.E. NORTH 89°58'30" WEST

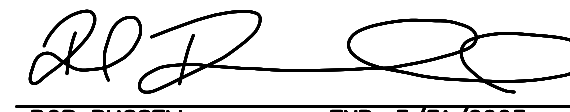
OWNER/APPLICANT:

DELGESH SHAHAB
1475 OAKDALE AVENUE, #19
EL CAJON, CA 92021



DELGESH SHAHAB

SURVEYING:

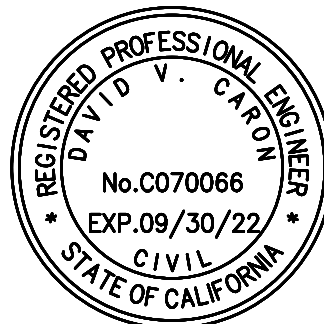
ACCURATE LAND SURVEYS
2514 ALPINE BLVD, STE 4
ALPINE, CA 91901
619-445-0110
ROB@ACCURATELANDSURVEY.COM


ROB RUSSELL EXP. 3/31/2023

CIVIL ENGINEER OF WORK


CIVIL LANDWORKS CORP.
110 COPPERWOOD WAY, SUITE P
OCEANSIDE, CA 92058
760-908-8745

DAVID V. CARON EXP. 9/30/2022



ESTIMATED GRADING QUANTITIES

| DESCRIPTION | QUANTITY |
|----------------|----------|
| RAW CUT | 230 CY |
| COMPACTED FILL | 230 CY |
| EXPORT/IMPORT | 0 CY |

MAXIMUM VERTICAL DEPTH OF CUT = 1.3 FEET
MAXIMUM VERTICAL DEPTH OF FILL = 2.0 FEET
MAXIMUM SLOPE = 2:1

NOTE:
EARTHWORK QUANTITIES DO NOT REFLECT ANY LOSSES DUE TO SHRINKAGE, SUBSIDENCE, OVEREXCAVATION, OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE SOILS REPORT AND ARE FOR REFERENCE ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES.

MAPPING NOTE:

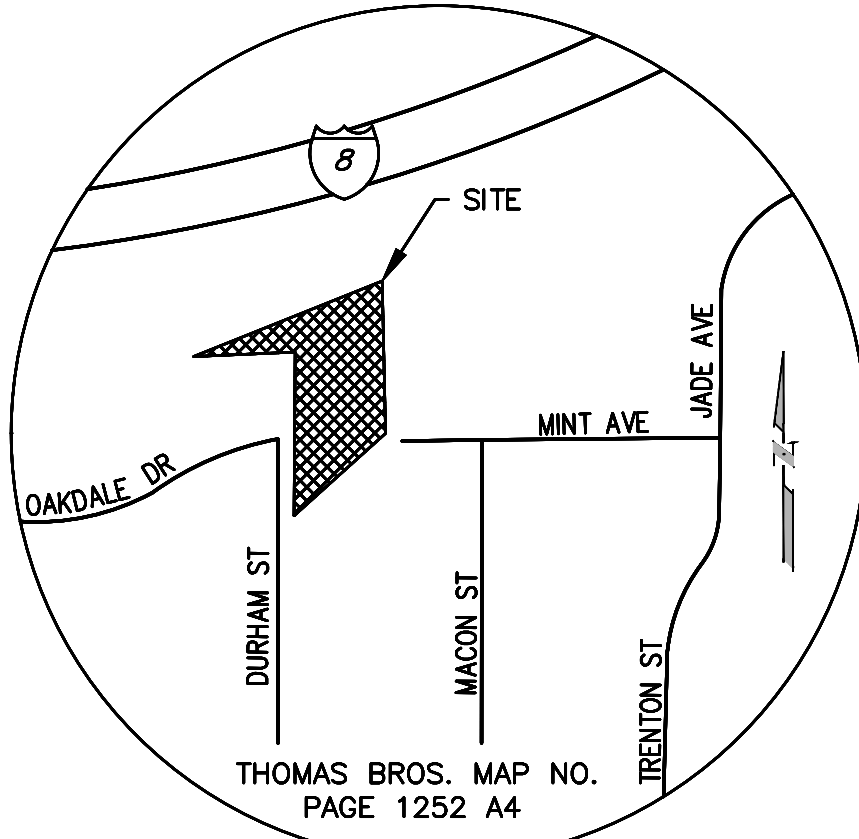
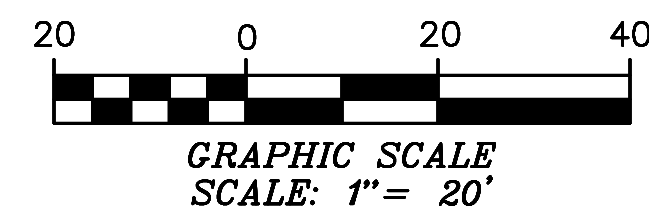
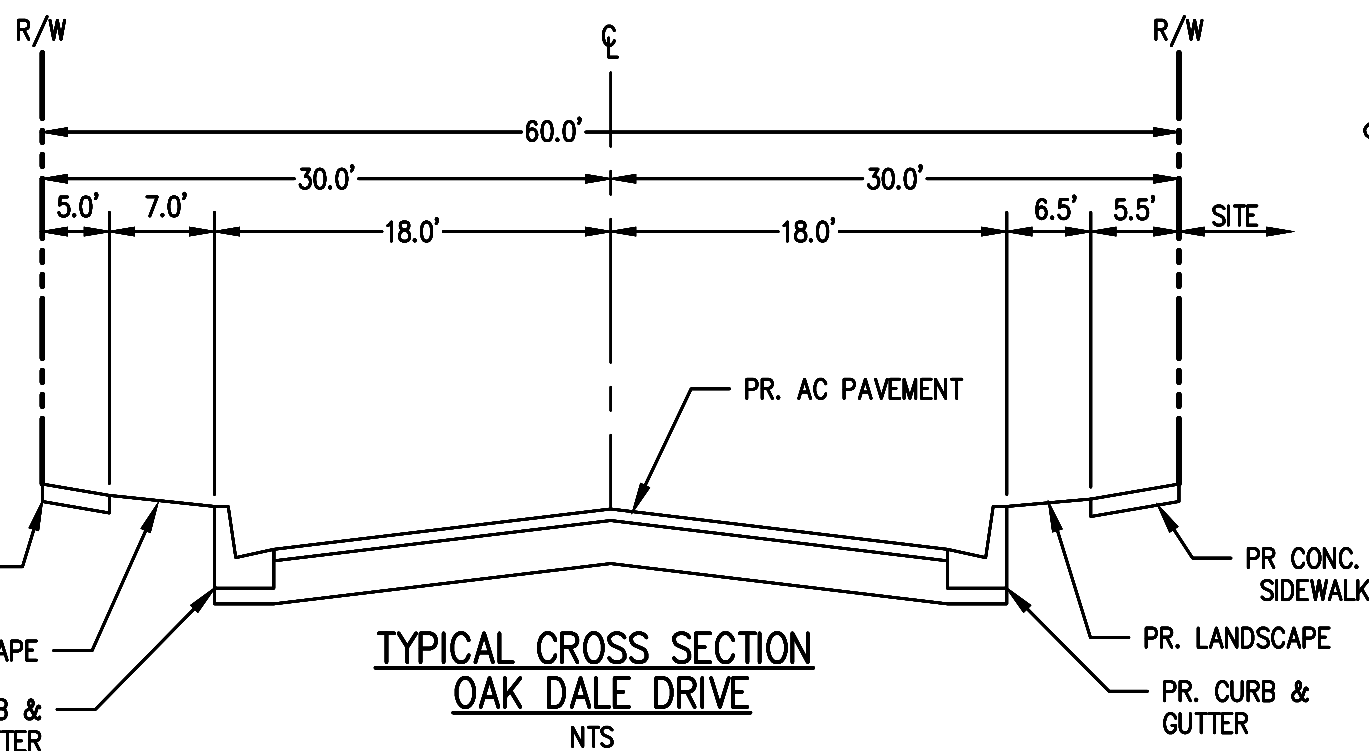
THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGNER, OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OF THE MAPPING OR AN EXTENSION OF THE TOPOGRAPHY.

THE BOUNDARY SHOWN HEREON IS THE RESULT OF A PRECISE RETRACEMENT OF THE PROPERTY BOUNDARY DEPICTED HEREON. A PROCEDURE OF SURVEY DEPICTING PHYSICAL EVIDENCE AND MEASUREMENT DATA IS AVAILABLE FOR REVIEW UPON REQUEST.

THE LOCATION OF UTILITIES SHOWN ON THIS MAP IS FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE PRECISE LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.

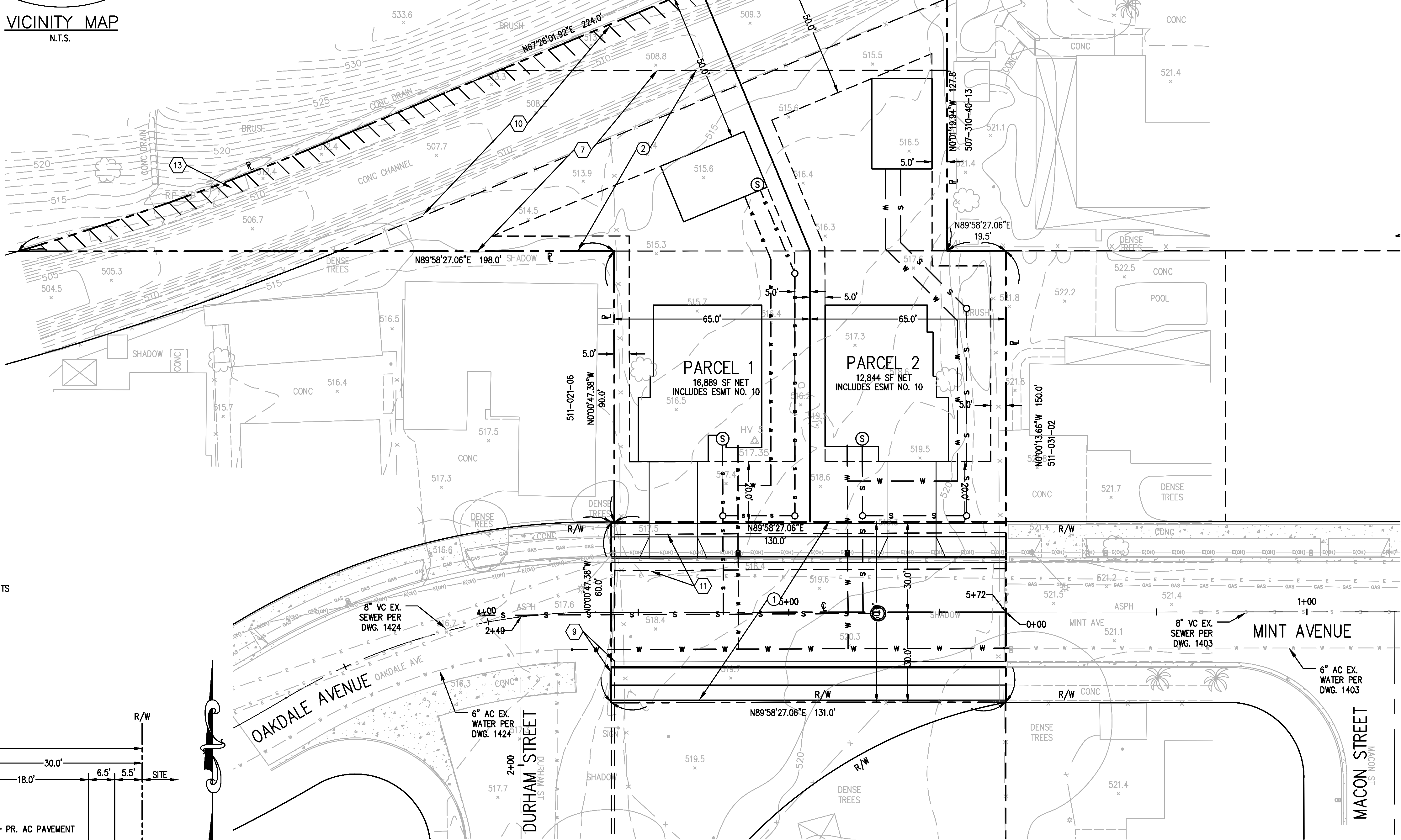
GENERAL NOTES

- 1) SITE AREA: 0.86 ACRES
- 2) CONTOUR INTERVAL (EXISTING): 1'
- 3) GENERAL PLAN DESIGNATION:
EXISTING: LR - LOW DENSITY RESIDENTIAL
PROPOSED: RS-6 - SINGLE FAMILY RESIDENTIAL
- 4) ZONING: EXISTING - P, PROPOSED - RS-6
- 5) EXISTING NUMBER OF LOTS: EXISTING: ONE, PROPOSED: TWO
- 6) PROPOSED NUMBER OF STRUCTURES: TWO SINGLE FAMILY DWELLING UNITS
- 7) SEWER: EL CAJON SANITATION DISTRICT
- 8) WATER: HELIX WATER DISTRICT
- 9) FIRE: HEARTLAND FIRE AND RESCUE



VICINITY MAP
N.T.S.

LEGEND:
PROPERTY BOUNDARY LINE
STREET CENTERLINE
RIGHT OF WAY
EXISTING CONTOUR
SPOT ELEVATION



Civil Landworks
110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com

CAUTION!!
EXISTING UNDERGROUND UTILITIES AND FACILITIES SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM AVAILABLE RECORDS WHICH IN MOST CASES ARE SCHEMATIC PLANS. THESE PLANS MAY NOT REFLECT ALL EXISTING UTILITIES. EXACT LOCATION AND DEPTH OF EXISTING UTILITIES ARE UNKNOWN. SUBCONTRACTOR TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF WORK, AND NOTIFY ENGINEER OF WORK OF ANY DISCREPANCIES.

OAKDALE DRIVE, EL CAJON, CA 92019

OWNER

DELGESH SHAHAB
1475 OAKDALE AVENUE, #19
EL CAJON, CA 92021

SITE ADDRESS

0 OAKDALE AVENUE
EL CAJON, CA 92019

LEGAL DESCRIPTION

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ASSESSOR'S PARCEL NO.

511-021-11

EARTHWORK DATA

CUT = 230 C.Y. FILL = 230 C.Y.
NET = 0 C.Y.

TOTAL LOT AREA = 38,351 S.F.
TOTAL DISTURBED AREA = 20,225 S.F.
DEPTH OF CUT = 1.3 FEET
DEPTH OF FILL = 2.0 FEET

*DEPTH OF CUT AND FILL DO NOT INCLUDE GEOTECHNICAL REMEDIATION RECOMMENDATIONS

THESE QUANTITIES DO NOT INCLUDE ANY LOSSES DUE TO SHRINKAGE, SUBSIDENCE, OVEREXCAVATION, OR ANY SPECIAL REQUIREMENTS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT. THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

MAPPING NOTE:

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TOPOGRAPHY

THE BENCHMARK IS CITY OF EL CAJON #60. STD BM T/C N END CB RET @ NE CORNER MADISON & THIRD STREET.

ELEVATION = 510.025' (NAVD 88)

BASIS OF BEARINGS

A PORTION OF THE NORTH LINE OF MAP NO. 4168, I.E. NORTH 89°58'30" WEST

SITE DATA

SITE AREAS:
EXISTING IMPERVIOUS: 0 SF
EXISTING PERVIOUS: 38,351 SF
PROPOSED IMPERVIOUS: 6,124 SF
PROPOSED PERVIOUS: 32,227 SF
DISTURBED AREA: 20,225 SF

STREET IMPROVEMENT AREAS:
EXISTING IMPERVIOUS: 7,862 SF
EXISTING PERVIOUS: 0 SF
PROPOSED IMPERVIOUS: 7,862 SF
PROPOSED PERVIOUS: 6,382 SF
1,480 SF

LEGEND

PROPERTY LINE
RIGHT OF WAY
CENTERLINE
EXISTING CONTOUR (MAJOR)
EXISTING CONTOUR (MINOR)
PROPOSED CONTOUR (MAJOR)
PROPOSED CONTOUR (MINOR)
DIRECTION OF DRAINAGE
CURB
RETAINING WALL
PR. CONCRETE PAVEMENT (IMPERVIOUS)

CONSTRUCTION NOTES

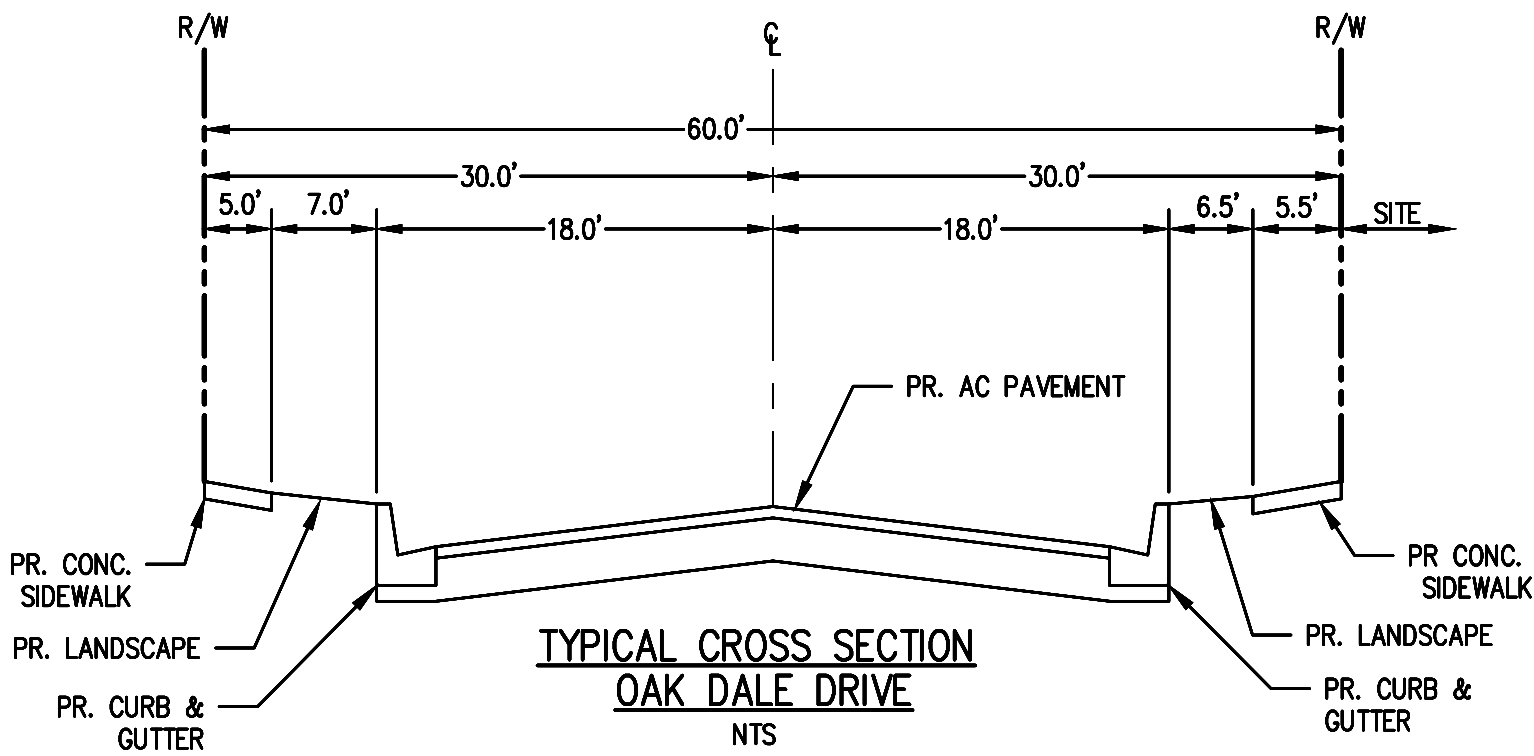
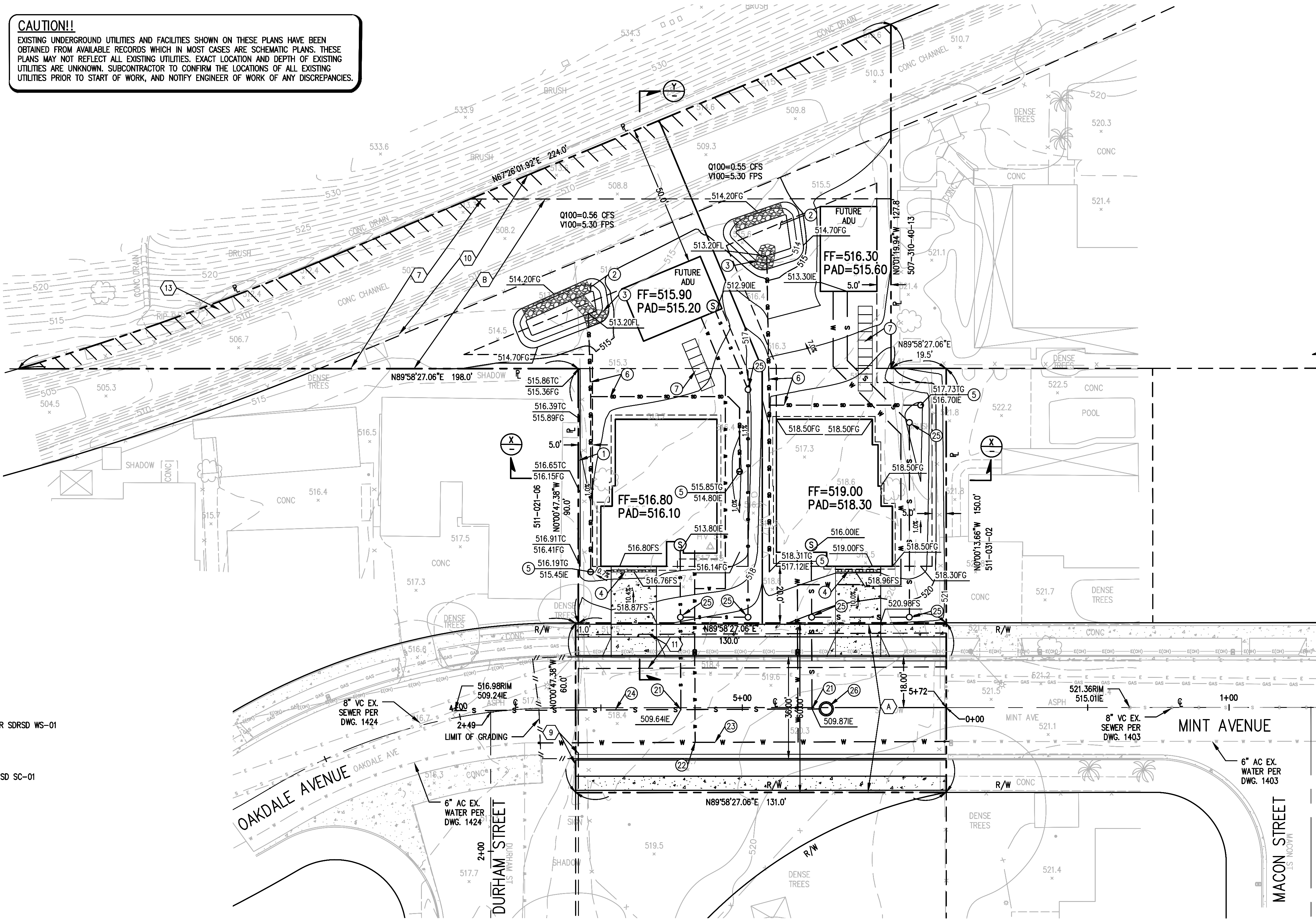
1. CONSTRUCT CURB ONLY PER SDSD G-1
2. CONSTRUCT BIOFILTRATION BASIN
3. CONSTRUCT COBBLE STONE RIPRAP ENERGY DISSIPATER PER SDSD D-40, T=1.1'
4. INSTALL 8" KLASSIK TRENCH DRAIN OR EQUIVALENT
5. INSTALL 6" YARD INLET
6. INSTALL 6" HDPE SD
7. CONSTRUCT STEPS

UTILITY NOTES

21. CONSTRUCT 4" SEWER LATERAL PER SDSD SS-01
22. CONSTRUCT 1" WATER SERVICE WITH 1" METER AND BACKFLOW PER SDSD WS-01
23. CONSTRUCT END CAP
24. CONSTRUCT 6" AC WATER MAIN EXTENSION
25. CONSTRUCT SEWER CLEANOUT W/ BACKFLOW PREVENTER PER SDSD SC-01
26. CONSTRUCT SEWER MANHOLE PER SDSD SM-01
27. CONSTRUCT 8" VC SEWER MAIN EXTENSION

CAUTION!!

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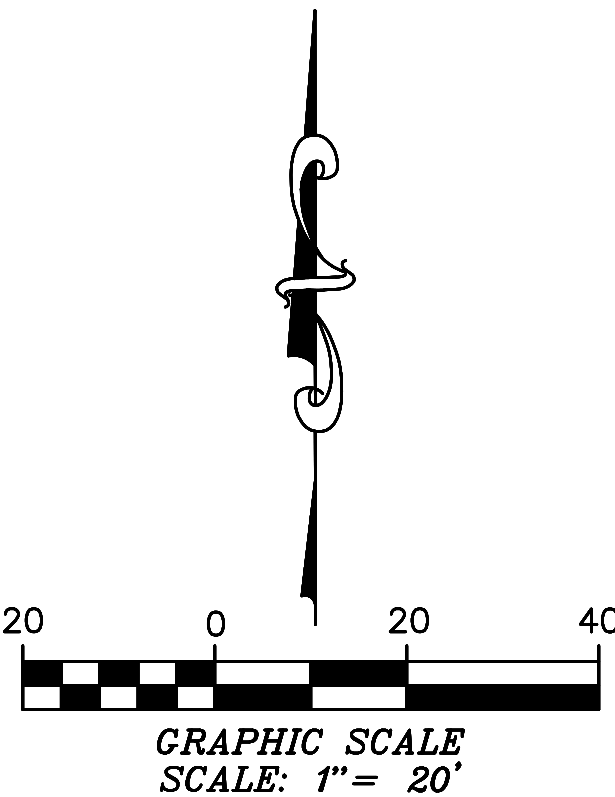


PROPOSED EASEMENTS AND DEDICATIONS

- A DEDICATION TO THE CITY OF EL CAJON AS PUBLIC RIGHT-OF-WAY
- B QUICKCLAIM RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES

EASEMENTS PER TITLE REPORT DATED 7-31-20

- 6 SDG&E EASEMENT RECORDED MARCH 24, 1947 IN BOOK 2371, PAGE 126 OF OFFICIAL RECORDS (NOT PLOTTABLE)
- 7 AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES, AS RESERVED BY JAYNE R. FERRELL, AN UNMARRIED WOMAN, IN DEED RECORDED FEBRUARY 25, 1952 IN BOOK 4380, PAGE 549 OF OFFICIAL RECORDS.
- 8 SDG&E EASEMENT RECORDED OCTOBER 30, 1957 IN BOOK 6814, PAGE 28 OF OFFICIAL RECORDS (NOT PLOTTABLE)
- 9 HELIX IRRIGATION DISTRICT EASEMENT RECORDED JANUARY 7, 1963 AS INSTRUMENT NO. 3254 OF OFFICIAL RECORDS
- 10 THE CITY OF EL CAJON EASEMENT RECORDED JANUARY 21, 1963 AS INSTRUMENT NO. 12583 OF OFFICIAL RECORDS.
- 11 SDG&E EASEMENT RECORDED FEBRUARY 14, 1969 AS INSTRUMENT NO. 27633 OF OFFICIAL RECORDS.
- 12 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY AND ADJACENT FRONTAGE RECORDED JANUARY 22, 1975 AS INSTRUMENT NO. 75-015600 OF OFFICIAL RECORDS.



ENGINEER

CIVIL LANDWORKS CORP.
110 COPPERWOOD WAY, SUITE P
OCEANSIDE, CA 92058
760-908-8745



Civil Landworks

110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com

OWNER
DELGESH SHAHAB
1475 OAKDALE AVENUE, #19
EL CAJON, CA 92021

SITE ADDRESS
0 OAKDALE AVENUE
EL CAJON, CA 92019
APN: 511-0211-11

EASEMENTS PER TITLE REPORT DATED 7-31-20

- 6

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- 1

DEDICATION TO THE CITY OF EL CAJON AS PUBLIC RIGHT-OF-WAY
- 2

QUICKCLAIM RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES

PROPOSED PARCEL DATA

| PARCEL NUMBER | GROSS AREA | NET AREA |
|---------------|------------|-----------|
| 1 | 16,115 SF | 16,115 SF |
| 2 | 13,618 SF | 13,618 SF |

LEGAL DESCRIPTION

A PORTION OF LOT 4, OF FERRELL ACRES, ACCORDING TO MAP THEREOF NO. 2485, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 24, 1948, GRANTED TO THE STATE OF CALIFORNIA ON JANUARY 22, 1975, IN DOCUMENT NO. 75-015600, OFFICIAL RECORDS, RECORDED IN THE OFFICE OF SAID COUNTY RECORDER, TOGETHER WITH A PORTION OF LOT "A", OF OAKDALE TERRACE, ACCORDING TO MAP THEREOF NO. 4168, FILED IN THE OFFICE OF SAID COUNTY RECORDER ON MAY 8, 1959, GRANTED TO THE STATE OF CALIFORNIA ON JULY 20, 1966, IN DOCUMENT NO. 118103, OFFICIAL RECORDS, RECORDED IN THE OFFICE OF SAID COUNTY RECORDER, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING NORTHERLY OF THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 211, BELAIR ESTATES UNIT NO. 2, ACCORDING TO MAP THEREOF NO. 3694, RECORDED AUGUST 19, 1957, IN THE OFFICE OF SAID COUNTY RECORDER, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NO.

511-021-11

TOPOGRAPHY

TOPOGRAPHY FLOWN BY PHOTO GEODETIC CORPORATION DATED 12-21-20. PUBLIC ROAD FIELD SURVEY BY ACCURATE LAND SURVEYS DATED 1-6-21.

BENCHMARK

THE BENCHMARK IS CITY OF EL CAJON #60. STD BM T/C N END CB RET @ NE CORNER MADISON & THIRD STREET.

ELEVATION = 510.025' (NAVD 88)

BASIS OF BEARINGS

A PORTION OF THE NORTH LINE OF MAP NO. 4168, I.E. NORTH 89°58'30" WEST

OWNER/APPLICANT:

DELGESH SHAHAB
1475 OAKDALE AVENUE, #19
EL CAJON, CA 92021

DELGESH SHAHAB

SURVEYING:

ACCURATE LAND SURVEYS
2514 ALPINE BLVD, STE 4
ALPINE, CA 91901
619-445-0110
ROB@ACCURATELANDSURVEY.COM

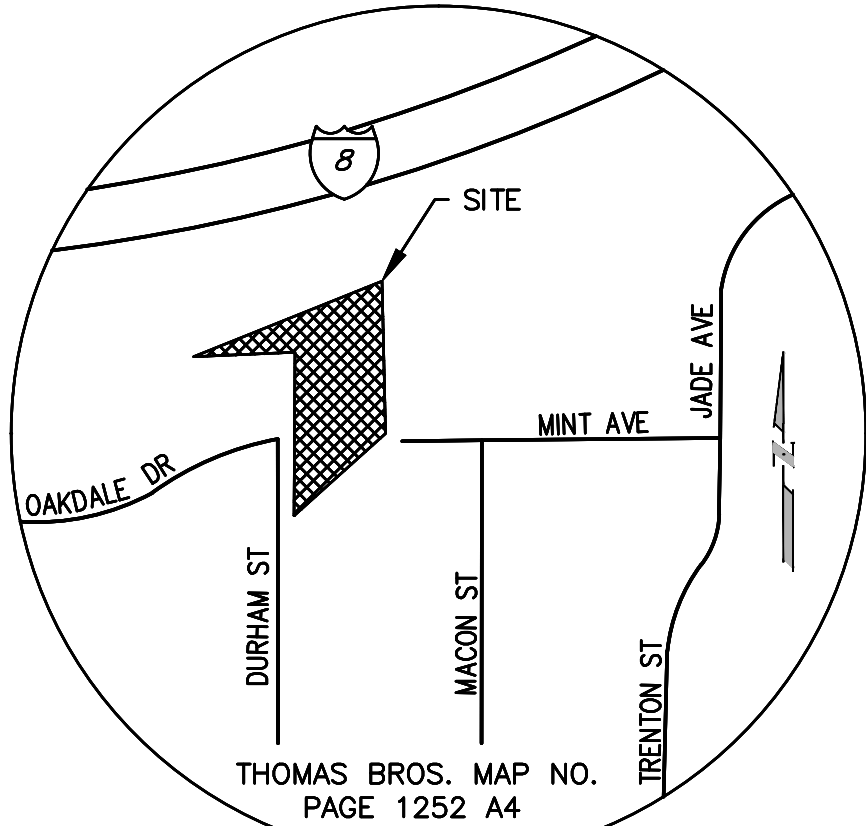
ROB RUSSELL

EXP. 3/31/2023

CIVIL ENGINEER OF WORK

DAVID V. CARON
CIVIL LANDWORKS CORP.
110 COPPERWOOD WAY, SUITE P
OCEANSIDE, CA 92058
760-908-8745

EXP. 9/30/2022



VICINITY MAP
N.T.S.

LEGEND:

- PROPERTY BOUNDARY LINE

STREET CENTERLINE

RIGHT OF WAY

EXISTING CONTOUR

SPOT ELEVATION
- P

C

R/W

FS=300.00

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GENERAL NOTES

- 1) SITE AREA: 0.86 ACRES

2) CONTOUR INTERVAL (EXISTING): 1'

3) GENERAL PLAN DESIGNATION:
EXISTING: LR - LOW DENSITY RESIDENTIAL
PROPOSED: RS-6 - SINGLE FAMILY RESIDENTIAL

4) ZONING: EXISTING - P, PROPOSED - RS-6

5) EXISTING NUMBER OF LOTS: EXISTING: ONE, PROPOSED: TWO

6) PROPOSED NUMBER OF STRUCTURES: TWO SINGLE FAMILY DWELLING UNITS

7) SEWER: EL CAJON SANITATION DISTRICT

8) WATER: HELIX WATER DISTRICT

9) FIRE: HEARTLAND FIRE AND RESCUE

- City of El Cajon Notes & Corrections
- General Plan Amendment (GPA) required to eliminate Mint Ave. and Oakdale Ave. connection

• CEQA review required in conjunction with GPA

• If GPA proposed, plans should indicate that no right-of-way dedication is proposed

• Leave existing sidewalk in place and eliminate rounded corners in existing right-of-way

• Confirm SDG&E approval to allow block wall within easement

• Identify sewer connections with gravity flow

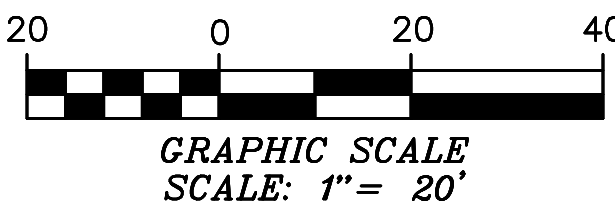
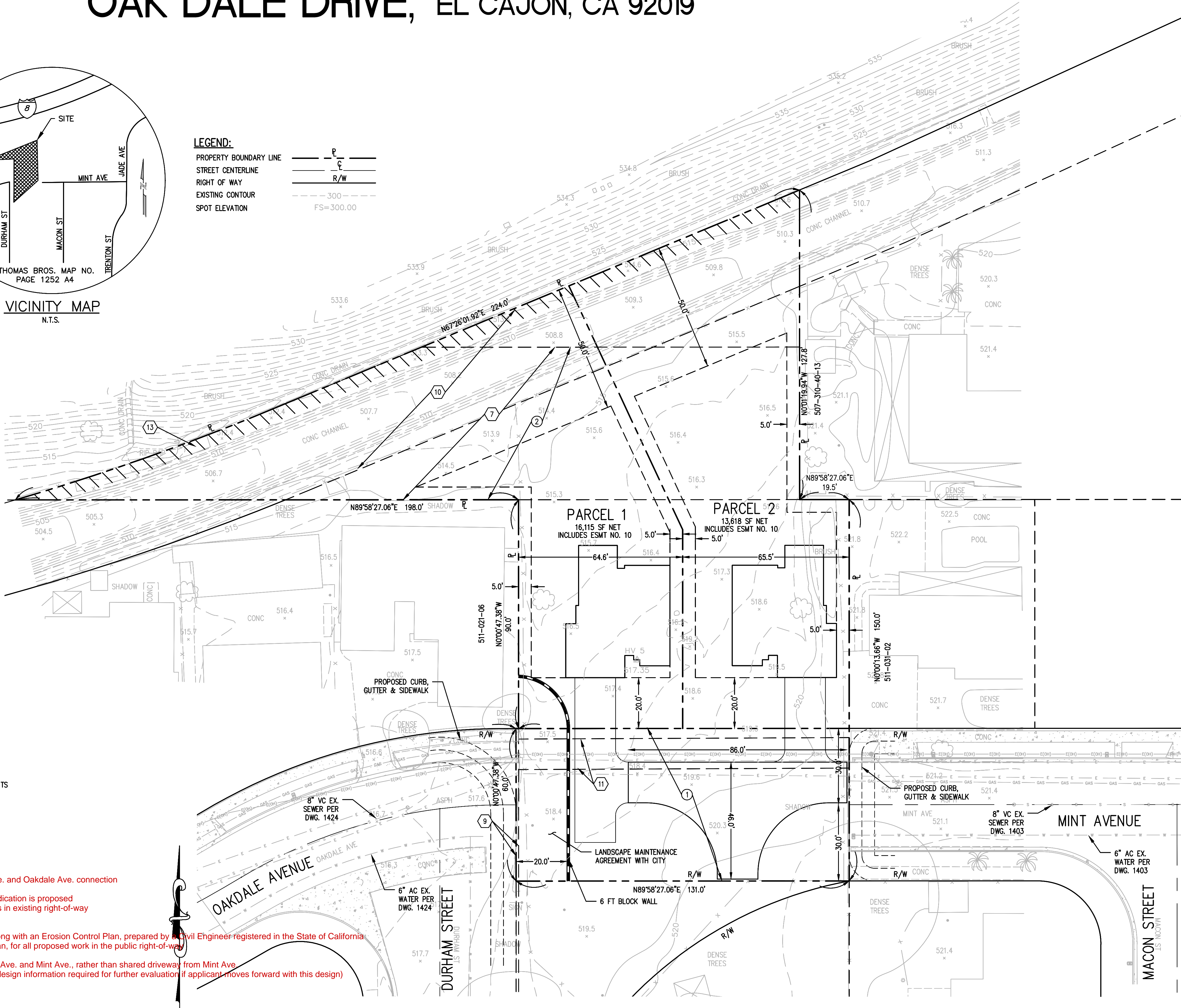
• Submit a Drainage Study and a Grading and Drainage Plan along with an Erosion Control Plan, prepared by a Civil Engineer registered in the State of California

• Submit a Public Improvement Plan, with an Erosion Control Plan, for all proposed work in the public right-of-way

• Encroachment permit required for work in public right-of-way

• Consider alternative design with single driveway from Oakdale Ave. and Mint Ave., rather than shared driveway from Mint Ave.

• Comply with applicable Storm Water requirements (additional design information required for further evaluation if applicant moves forward with this design)



Civil Landworks
110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com

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Noah Alvey

Subject: Planning Commission - 7/19

From: Delgesh Shahab <delgeshshahab@gmail.com>

Sent: Wednesday, July 13, 2022 11:04 AM

To: Noah Alvey <NALvey@elcagon.gov>

Cc: Spencer Hayes <shayes@elcagon.gov>

Subject: Re: Planning Commission - 7/19

Hi Noah,

Lets go ahead and move forward with the original proposal, subdivision of the lot into two and with the public work improvement for the street condition.

I am unable to move forward with the alternative option since it was presented to me two weeks prior to the hearing date which I had already submitted my city approved plans. Therefore, I am financial unable to to proceed with the alternative option. I have exhausted all my financial resources with the first plan. I did my due diligence and sought out financial assistant. I posted on Grant-hill Facebook group for financial support unfortunately there was no response.

Respectfully,
D Shahab



| | |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Agenda Item: | 3 |
| Project Name: | Panchos Mexican Grill |
| Request: | Establish On-Sale Beer and Wine Alcohol Sales |
| CEQA Recommendation: | Exempt |
| STAFF RECOMMENDATION: | APPROVE |
| Project Number: | Conditional Use Permit (CUP) No. 2022-0006 |
| Location: | 777 Broadway |
| Applicant: | Manuel Espinoza of Panchos Mexican Grill; panchoscsmexgrill@gmail.com |
| Project Planner: | Spencer Hayes; shayes@elcajon.gov; 619-441-1656 |
| City Council Hearing Required? | No |
| Recommended Actions: | 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING CUP-2022-0006, subject to conditions |

PROJECT DESCRIPTION

This project proposes to establish on-sale beer and wine alcoholic beverage sales at an existing commercial restaurant with drive-through. The subject property is located on the south side of Broadway between Cherrywood Lane and North Mollison Avenue, and is addressed 777 Broadway. The applicant has submitted for a Department of Alcoholic Beverage Control ("ABC") Type 41 license, described as an "On-Sale Beer and Wine for Bona Fide Eating Place". The restaurant's dine in hours of operation are Monday through Sunday, 7:00 a.m. to 11:00 p.m., however, beer and wine sales are proposed to close at 9:30 p.m. If approved, the CUP would allow the restaurant to sell beer and wine for on-site consumption between 7:00 a.m. and 9:30 p.m. daily. Sales for off-premises consumption are not permitted by the ABC Type 41 license, Deemed Approved Alcohol Sales regulations, or conditions of approval.

BACKGROUND

| | |
|---------------------------------|--------------------------------|
| General Plan: | General Commercial (GC) |
| Specific Plans: | N/A |
| Zone: | General Commercial (C-G) |
| Other City Plan: | CUP No. 1646 |
| Regional and State Plan: | N/A |
| Notable State Law: | Alcoholic Beverage Control Act |

Project Site & Constraints

The subject property is approximately 23,100 square feet and occupies the northeast corner of a two parcel, two acre commercial development. The development includes various retail stores and professional offices. The parcels share off-street parking and driveways for interconnecting access. It should be noted that the development also includes an off-sale alcoholic beverage retailer, Windy City Liquor Market.

Surrounding Context

The site is located along a predominantly commercial corridor. Surrounding properties are developed and zoned as follows:

| Direction | Zones | Land Uses |
|-----------|-------------------|----------------------------------------------------------------|
| North | C-G, RM-2200, O-P | Boat repair shop, condominium residences, professional offices |
| South | RM-2200 | Multi-family residences |
| East | C-G | Professional offices |
| West | C-G | Commercial shopping center |

General Plan

The property is designated General Commercial (GC) on the General Plan Land Use Map. As described in the General Plan, GC designated areas are intended for a broad range of retail and office uses. This request for beer and wine sales for on-site consumption at a restaurant is consistent with the intent of the GC General Plan designation.

Conditional Use Permit No. 1646 (existing)

The site is governed by CUP No. 1646 which was approved by Planning Commission on June 19, 1995 and authorized a drive-through at an existing restaurant. The CUP also required continued shared off-street parking and interconnecting access.

Municipal Code

ECMC Chapter 17.210 Alcohol Sales and Deemed Approved Alcohol Sales Regulations ("Deemed Approved Ordinance"), regulates the conduct of alcohol sales, and requires approval of a CUP for the sale of alcoholic beverages for on-site consumption at a restaurant. Distance restrictions are not applicable to restaurants as long as the eating area has a greater square footage than an ancillary bar, if one is proposed. The CUP ensures compliance with applicable development standards, use restrictions, and compatibility with surrounding properties and land uses. There is no bar proposed with this request. Furthermore, ECMC sections 17.210.150 and 17.210.160 lists specific operational standards and required findings when deciding a request for alcohol sales. A detailed discussion of applicable Municipal Code requirements is included below in the section of this report titled "Discussion."

Alcoholic Beverage Control Act

The sale of alcohol is regulated by the Alcoholic Beverage Control Act (Business and Professions Code sections 23000-25762). Accordingly, the ABC was established to oversee the licensing process. ABC has specific criteria to issue and revoke licenses, which allows for local participation that can impose regulations pursuant to both its valid police powers and land use authority.

DISCUSSION

The alcohol sales ordinance (ECMC Chapter 17.210) contains provisions applicable to on-sale beer and wine sales in conjunction with a restaurant. Furthermore, restaurants with on-sale alcoholic beverage service are not required to satisfy the distance requirement of 600 feet to residentially zoned property, public or private schools, health care facilities, religious facilities, and parks or playgrounds.

New on-sale establishments must manage such premises in accordance with the requirements of the permit and operational standards listed in ECMC section 17.210.150. These standards are summarized as follows:

- That the establishment does not result in adverse effects to health, peace or safety in the surrounding area;
- That the establishment does not jeopardize or endanger the public health or safety in the surrounding area;
- That the establishment does not result in repeated nuisance activities;
- That it complies with all local, state or federal laws, regulations or orders; and,
- That it does not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

There are additional considerations such as the potential for an overconcentration of licenses in a census tract and the crime rate. The subject site is located in census tract 165.04. This census tract currently has four active on-sale license and ABC's authorized number of on-sale licenses for this census tract is nine, thus the census tract has capacity for additional licenses. The crime rate in this Police Reporting District is high. The Police Department has reviewed the proposal and does not believe on-sale beer and wine service would impact Police Department service, criminal activity, or public safety as long as the restaurant operates within ABC regulations. Lastly, even if the CUP is approved, the applicant must obtain approval of the Type 41 license and comply with the ABC standards prior to being able to offer beer and wine on the premises. All of these considerations are to ensure there are no adverse effects or the potential to endanger the residing or working community.

FINDINGS

In addition to the CUP findings listed in ECMC section 17.50.060, the Commission shall approve issuance of the permit to allow new on-sale alcoholic beverage sales activity upon making the findings listed in ECMC section 17.210.160. 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.*

The GC General Plan land use designation is established to provide a wide variety of retail and professional services to those who reside and work in the City. Uses such as professional offices, retail shopping centers, and places to eat and drink are typical in the GC designation. Restaurants with on-sale beer and wine are general commercial uses, which are consistent and compatible with the GC General Plan land use designation.

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

Operational standards for on-sale alcoholic beverage establishments are part of the permit conditions of approval. The existing site and building design are consistent with all applicable use and development standards. Moreover, the proposed on-sale beer and wine sales does not directly affect development at the subject property.

- 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 vicinity of the subject property is developed with commercial and residential uses. A restaurant is considered an appropriate and compatible land use in a commercial center, and the sale of beer and wine at the restaurant would be a compatible accessory to the overall dining experience if: all activities are conducted within the thresholds of the Performance Standards Listed in ECMC sections 17.115.130 and 17.210.150; the applicant adheres to operating characteristics required by local, state and federal laws, including but not limited to those of Alcoholic Beverage Control and applicable sections of the Business and Professions Code; the hours of beer and wine sales are in conjunction with food service; no beer or wine is sold for off-site consumption; and the owners and employees serving alcoholic beverages are certified in responsible beverage service training.

- 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.*

Impacts are not anticipated with the normal conduct of a restaurant in a commercial zone. However, if the establishment does become a nuisance, the City has performance standards for those impacts which are addressed through Code Compliance actions if complaints are received. Furthermore, there are no identified existing problems in the project vicinity that may be exacerbated by on-sale alcohol service such as loitering, public drunkenness, noise, and littering. Moreover, alcohol related operational standards will be in place as conditions of approval to prevent any increase in the crime rate of the surrounding area.

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

The proposed project is in the best interest of public convenience and necessity. The subject census tract has capacity for nine licenses and there is currently four. Also, the ability to enjoy beer or wine with a meal is a dining experience enhancement at a business that serves residents in the vicinity and the broader community.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act (CEQA) subject to section 15301 of the CEQA Guidelines. Section 15301 provides an exemption for existing facilities where there is negligible expansion of an existing use and physical improvements are limited to minor interior or exterior modifications. In this instance, the existing structure is being modified and the project involves issuing a permit for the restaurant to sell beer and wine accessory to a restaurant use. No new environmental impacts would result. None of the exemption exceptions listed under CEQA Guidelines Section 15300.2 exist.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on July 7, 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.

RECOMMENDATION

Staff is recommending approval of CUP-2022-0006 for Panchos Mexican Grill. The proposed on-sale beer and wine sales is ideal for a restaurant at this shopping center. It is staff's opinion that the overall addition of accessory on-sale beer and wine sales for the existing restaurant would be negligible considering its location at the existing commercial shopping center within a general commercial zone.

PREPARED BY:



Spencer Hayes
ASSOCIATE
PLANNER

REVIEWED BY:



Noah Alvey
DEPUTY
DIRECTOR OF
COMMUNITY
DEVELOPMENT

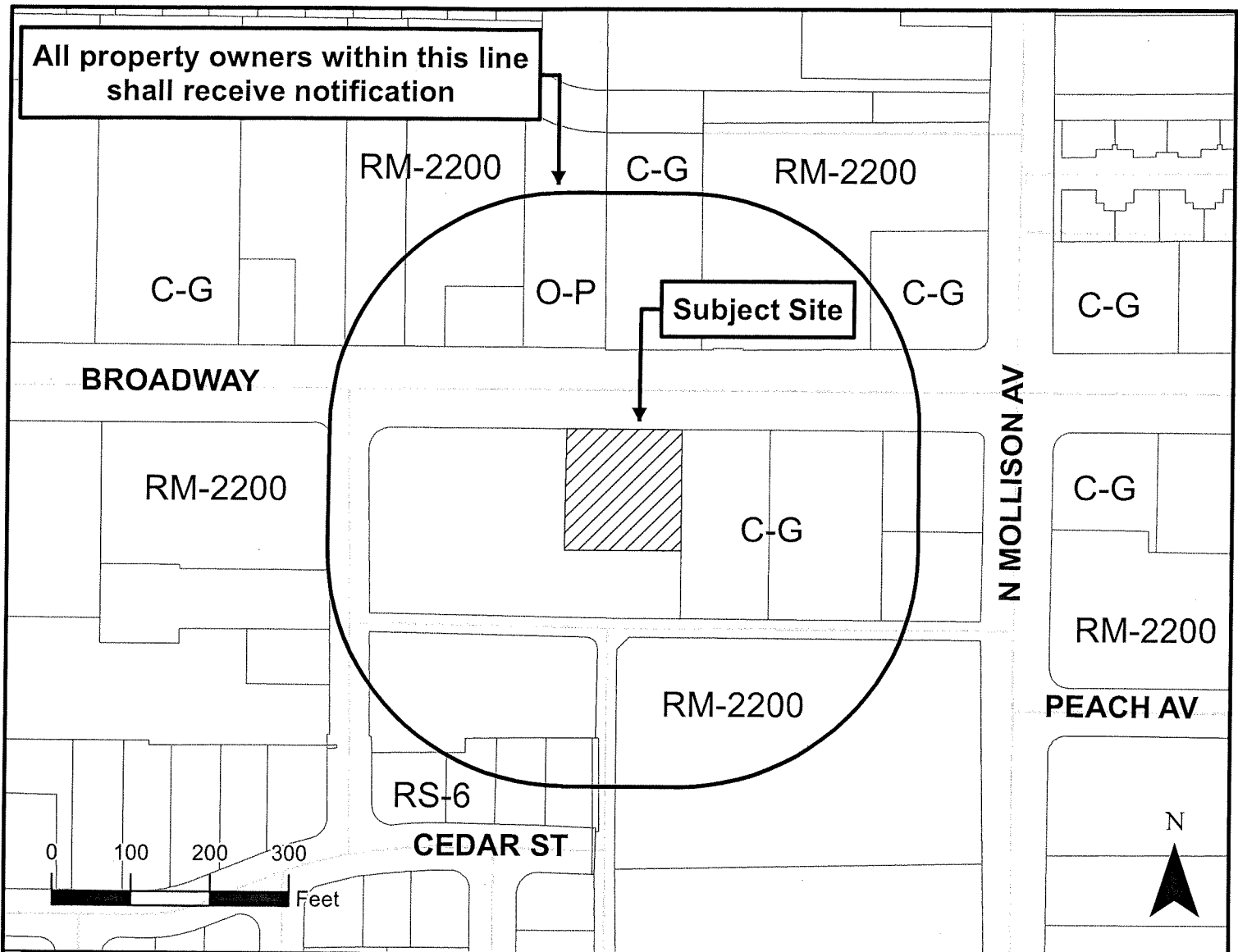
APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING CUP-2022-0006
3. Police Department comments dated June 9, 2022
4. ECMC sections 17.210.130 through 17.210.160
5. Aerial Photograph of Subject Site
6. Application & Disclosure Statement
7. Project Description
8. Project Plans
9. Licenses in Census Tract & Tract Authorizations



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT
FOR ON-SALE BEER AND WINE SERVICE**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, July 19, 2022** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

CONDITIONAL USE PERMIT NO. 2022-0006, as submitted by PMG Company Inc. on behalf of Panchos Mexican Grill, requesting beer and wine sales for on-site consumption at an existing restaurant and drive-through. The subject property located on the south side of Broadway between Cherrywood Way and North Mollison Avenue, and addressed as 777 Broadway, APN 484-282-39-00. 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 **SPENCER HAYES** at 619-441-1742 or via email at shayes@elcajon.gov and reference "CUP-2022-0006" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2022-0006 TO CONDUCT ON-SALE BEER AND WINE SALES AT A PIZZERIA IN THE GENERAL COMMERCIAL (C-G) ZONE, APN: 484-282-39-00, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (GC)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on July 19, 2022, to consider Conditional Use Permit No. 2022-0006 ("CUP-2022-0006"), as submitted by Manuel Espinoza of Panchos Mexican Grill, requesting on-site consumption of beer and wine at a restaurant in the General Commercial (C-G) zone, on the south side of Broadway between Cherrywood Lane and North Mollison Avenue, and addressed as 777 Broadway, APN: 484-282-39-00; and

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

- A. In determining whether the proposed use is categorically exempt from environmental review in accordance with section 15301, Class 1 (Existing Facilities) of the CEQA Guidelines, evidence presented to the Planning Commission shows that modifications are not proposed to the restaurant as a result of adding accessory beer and wine sales.
- B. The GC General Plan land use designation is established to provide a wide variety of retail and professional services to those who reside and work in the City. Uses such as professional offices, retail shopping centers, and places to eat and drink are typical in the GC designation. Restaurants with on-sale beer and wine are general commercial uses, which are consistent and compatible with the GC General Plan land use designation.
- C. Operational standards for on-sale alcoholic beverage establishments are part of the permit conditions of approval. The existing site and building design are consistent with all applicable use and development standards. Moreover, the proposed beer and wine sales does not directly affect development at the subject property.
- D. The vicinity of the subject property is developed with commercial and residential uses. A restaurant is considered an appropriate and compatible land use in a commercial center, and the sale of beer and wine at the restaurant would be a compatible accessory to the overall dining experience if: all activities are conducted within the thresholds of the Performance Standards Listed in ECMC sections 17.115.130 and 17.210.150; the applicant adheres to operating characteristics required by local, state and federal laws, including but not limited

to those of Alcoholic Beverage Control and applicable sections of the Business and Professions Code; the hours of beer and wine sales are in conjunction with food service; no beer or wine is sold for off-site consumption; and the owners and employees serving alcoholic beverages are certified in responsible beverage service training.

- E. Impacts are not anticipated with the normal conduct of a restaurant in a commercial zone. However, if the establishment does become a nuisance, the City has performance standards for those impacts which are addressed through Code Compliance actions if complaints are received. Furthermore, there are no identified existing problems in the project vicinity that may be exacerbated by on-sale alcohol service such as loitering, public drunkenness, noise, and littering. Moreover, alcohol related operational standards will be in place as conditions of approval to prevent any increase in the crime rate of the surrounding area.
- F. The proposed project is in the best interest of public convenience and necessity. The subject census tract has capacity for nine licenses and there is currently four. Also, the ability to enjoy beer or wine with a meal is a dining experience enhancement at a business that serves residents in the vicinity and the broader community.

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

- 1. The foregoing recitals are true and correct, and constitute findings of the Planning Commission.
- 2. The El Cajon Planning Commission hereby finds that section 15301 of the CEQA Guidelines is an appropriate exemption for the proposed project.
- 3. Based upon said findings of fact, the El Cajon City Planning Commission hereby APPROVES CUP-2022-0006 for on-site consumption of beer and wine for Panchos Mexican Grill, subject to the following conditions:
 - a. Prior to conducting beer and wine sales, the applicant shall submit a revised, one page digital site plan to Planning that includes the heading "Operational Standards" and lists all ongoing conditions.
- 4. The following are ongoing conditions of approval for this CUP:
 - a. Beer and wine shall be sold in conjunction with food service.
 - b. No beer or wine shall be sold before 7:00 a.m. or after 9:30 p.m., and as otherwise restricted by Alcoholic Beverage Control.

Proposed Planning Commission Resolution

- c. The establishment shall have signage indicating off-sale alcoholic beverage sales are prohibited.
- d. No beer or wine shall be sold for off-site consumption.
- e. Beer and wine may be served or consumed on the subject property in an approved outdoor eating area in conformance with ECMC section 17.225.090.
- f. On-sale beer and wine shall not result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
- g. On-sale beer and wine shall not jeopardize or endanger the public health or safety of persons residing or working in the surrounding area.
- h. On-sale beer and wine shall not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
- i. The restaurant with on-sale beer and wine shall comply with all provisions of local, state or federal laws, regulations or orders, including but not limited to those of the Alcoholic Beverage Control Act, California Business and Professions Code sections 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with annual city business license fees.
- j. The restaurant with on-sale beer and wine shall maintain upkeep and ensure operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
- k. The owners and all employees serving alcoholic beverages shall be required to be certified in Responsible Beverage Service training. Proof of such certification shall be provided to the Community Development Department.
- l. The use shall be operated in a manner that is compatible at all times with surrounding properties and uses.

Proposed Planning Commission Resolution

- m. Any change in use or expansion of the facility may require prior City approval, including an amendment to this conditional use permit.
- 5. The Planning Commission may at any time during the life of this use permit, after holding a new public hearing and considering testimony as to the operation of the approved use, add additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.
- 6. The existence of this CUP shall be recorded with the County Recorder.
- 7. The proposed use shall be operated substantially as presented in the Planning Commission staff report titled CUP No. 2022-0006, dated July 19, 2022, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
- 8. If all conditions of approval have not been satisfied or if the uses approved by this CUP have not been commenced, and if no request for an extension of time has been received, within one (1) year of the approval Planning Commission or by July 19, 2023, and subsequently approved, this CUP shall be considered null and void pursuant to El Cajon Zoning Ordinance section 17.35.010.

[The remainder of this page intentionally left blank.]

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held July 19, 2022, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chair

ATTEST:

Noah ALVEY, AICP, Secretary



EL CAJON POLICE DEPARTMENT

MEMORANDUM

DATE: **JUNE 9, 2022**

TO: **SPENCER HAYES**
ASSOCIATE PLANNER

FROM: **ROB RANSWEILER**
OPERATIONS CAPTAIN

SUBJECT: **CUP – PANCHO'S @ 777 Broadway**

RR

On June 8, 2022, a request for a Conditional Use Permit review was received from the Planning Division in regards Pancho's at 777 Broadway, El Cajon, 92021.

After reviewing the plans and evaluation of this project on private property, I do not believe that the proposed items will have an impact on the police department, criminal activity, or public safety as long as the business stays in compliance with all ABC rules and regulations.

El Cajon, California Municipal Code

Title 17 ZONING

Chapter 17.210 ALCOHOL SALES AND DEEMED APPROVED ALCOHOL SALES REGULATIONS

17.210.130 New and modified on-sale alcohol establishment standards.

Except as otherwise provided in this chapter, no person shall establish a new on-sale alcoholic beverage establishment or modify an existing on-sale alcoholic beverage establishment in violation of section [17.120.030](#) of this title or an applicable conditional use permit without first obtaining a conditional use permit or minor use permit (C-R zone) in the manner provided by this chapter. Furthermore, the standards contained in sections [17.210.140](#) through [17.210.160](#) require on-sale alcoholic beverage establishments to secure a conditional use permit or minor use permit in the manner provided in this chapter in order to lawfully engage in the sale of alcoholic beverages from premises located in the city of El Cajon; and require such establishments to manage such premises in accordance with the requirements of such permit, including operational standards and any conditions of approval incorporated as conditions of the permit. (Ord. 5081 § 29, 2019.)

Contact:

City Clerk: 619-441-1764

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El Cajon, California Municipal Code

Title 17 ZONING

Chapter 17.210 ALCOHOL SALES AND DEEMED APPROVED ALCOHOL SALES REGULATIONS

17.210.140 Distance requirements—applicable to new on-sale alcoholic beverage establishments.

A. No new on-sale alcoholic beverage establishment shall be located within one thousand (1,000) feet of an existing on-sale alcoholic beverage establishment (except in the C-R zone) and/or within six hundred (600) feet of residentially zoned property, public or private schools, health care facilities, religious facilities, parks or playgrounds, and off-sale alcoholic beverage establishments, except:

1. A restaurant with an ancillary bar with less total square footage than the restaurant eating area; or
2. On-sale alcoholic beverage establishment with alcohol sales secondary and incidental to an approved, complementary, principal use within the boundaries of Specific Plan No. 19 or Specific Plan No. 182; or
3. An alcoholic beverage manufacturer such as a craft brewery with an ancillary tasting room or craft brewery with a full-service restaurant.

B. For purposes of this section, distances shall be measured between the closest property lines of the affected locations.

C. For the purposes of this section, "secondary and incidental," shall mean that the sales of alcoholic beverage shall be limited to not more than twenty-five percent (25%) of the gross annual retail receipts generated by the use on the site, which shall be calculated on a quarterly basis, for the prior twelve (12) month period ending on the last day of the then concluding quarter of year, and shall further mean that sales of alcoholic beverages are not promoted or advertised in any signs, or the name of the business establishment.

D. For the purposes of this section, "principal use," may include, but is not limited to, live entertainment, participatory sporting activities, museums, theaters, performing arts center owned by a public agency, hotels, or other, similar uses approved by the Director of Community Development, so long as the location of the sales of alcoholic beverages occurs on the same premises as the principal use, and the owner of the principal use is the owner of the liquor license. (Ord. 5113 § 26, 2022)

El Cajon, California Municipal Code

Title 17 ZONING

Chapter 17.210 ALCOHOL SALES AND DEEMED APPROVED ALCOHOL SALES REGULATIONS

17.210.150 Operational standards—applicable to new on-sale alcoholic beverage sales activities.

- A. That it does not result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
- B. That it does not jeopardize or endanger the public health or safety of persons residing or working in the surrounding area.
- C. That it does not result in repeated nuisance activities within the premises or in close proximity of the premises, including, but not limited to, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
- D. That it complies with all provisions of local, state or federal laws, regulations or orders, including, but not limited to, those of the ABC, California [Business and Professions Code](#) §§ 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with annual city business license fees.
- E. That its upkeep and operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. (Ord. 4994 § 3, 2013)

Contact:

City Clerk: 619-441-1764

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El Cajon, California Municipal Code

Title 17 ZONING

Chapter 17.210 ALCOHOL SALES AND DEEMED APPROVED ALCOHOL SALES REGULATIONS

17.210.160 Required findings—new on-sale alcoholic beverage sales activities.

In addition to the findings listed in section [17.50.060](#), the issuance of a conditional use permit or minor use permit to allow a new on-sale alcoholic beverage sales activity shall meet the following findings:

- A. The proposed alcoholic beverage sales activity will not exacerbate existing problems in the neighborhood created by the sale of alcohol such as loitering, public drunkenness, sale of alcoholic beverages to minors, noise and littering.
- B. The proposed alcoholic beverage sales establishment will not detrimentally affect nearby neighborhoods considering the distance of the alcohol establishment to residential buildings, schools, parks, playgrounds or recreational areas, nonprofit youth facilities, places of worship, hospitals, alcohol or other drug abuse recovery or treatment facilities, county social service offices, or other alcoholic beverages sales activity establishments.
- C. The proposed alcoholic beverage sales establishment is not located in what has been determined to be a high-crime area or where a disproportionate number of police service calls occur. In the alternative, if the proposed alcoholic beverage sales establishment is proposed to be located in a high-crime area or where a disproportionate number of police service calls occur, the establishment has or will adopt appropriate safeguards, to be set forth in conditions of approval, reasonably intended to prevent any increase in criminal activities and calls for service. (Ord. 5081 § 33, 2019.)

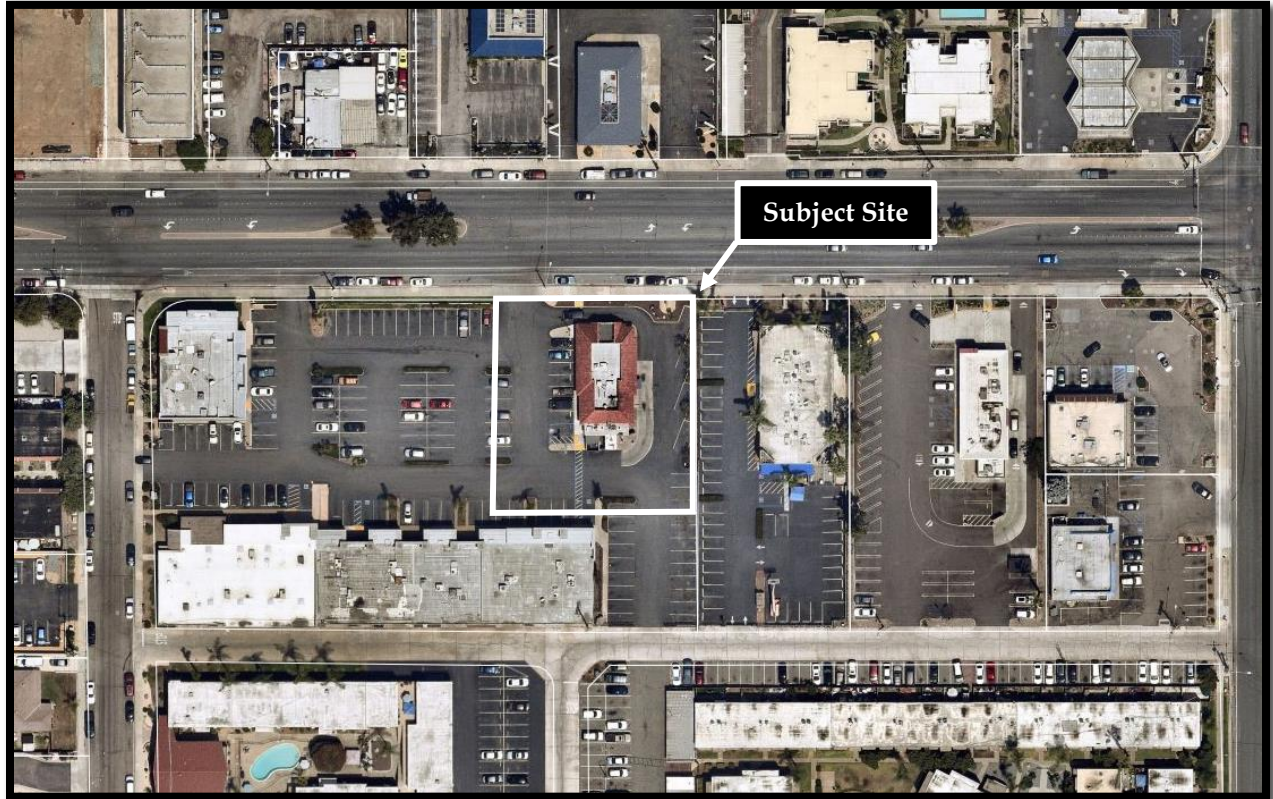
Contact:

City Clerk: 619-441-1764

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Aerial Image

777 Broadway - Panchos Mexican Grill





City of El Cajon

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): 4842823906

Address: 777 BROADWAY EL CAJON CA 92021

Nearest Intersection: MOLLISON

Project Description (or attach separate narrative)

Required for beer and wine license.

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:

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)
PMG Company Inc.

Company Name: _____
Contact Name: Teresa Espinoza
Mailing Address: 777 Broadway El cajon ca 92021
Phone: (619)306-1443 Email: panchosmexgrill@gmail.com
Interest in Property: ☐ Own ☒ Lease ☐ Option

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

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

Property Owner Information (if different than applicant)

Company Name: Alcatraz 475 LP & Birch 8330 LP c/o Happy Home Partners, LLC
Contact Name: Marisela Ramos-Maciel
Mailing Address: PO Box 588. Orinda Ca 94563
Phone: (510) 220-7723 Email: Marisela@happyhomepartners.com

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous

chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

☒ is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

☐ is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature¹:



Date: 2/16/2022

Property Owner
Signature²:



Date: 2/18/2022

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: _____

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: _____



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.

| | |
|-----------------|-----------------------------------|
| Teresa Espinoza | 1986 Kent St Chula Vista Ca 91913 |
|-----------------|-----------------------------------|

| | |
|-----------------|-----------------------------------|
| Manuel Espinoza | 1986 Kent St Chula Vista Ca 91913 |
|-----------------|-----------------------------------|

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

| | |
|-----------------|-----------------------------------|
| Teresa Espinoza | 1986 Kent St Chula Vista Ca 91913 |
|-----------------|-----------------------------------|

| | |
|-----------------|-----------------------------------|
| Manuel Espinoza | 1986 Kent St Chula Vista Ca 91913 |
|-----------------|-----------------------------------|

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.

| | |
|-----------------|--|
| Teresa Espinoza | |
|-----------------|--|

| | |
|-----------------|--|
| Manuel Espinoza | |
|-----------------|--|

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.

| | |
|-----------------|------------------------------------|
| Teresa Espinoza | 1986 Kent St. Chula Vista Ca 91913 |
|-----------------|------------------------------------|

| | |
|-----------------|------------------------------|
| Manuel Espinoza | 1986 Kent St. Chula Ca 91913 |
|-----------------|------------------------------|

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 6, 2022

City of El Cajon
City Planning
200 Civic Center
El Cajon, CA 92020

To whom it may concern;

We wanted to notify you that we are seeking to apply for a beer and wine license (type 41) for our business located at 777 Broadway, El Cajon, CA 92021.

As you probably already know Panchos Mexican Grill is a family-owned counter service taco shop serving mexican food. My father established the 1st location in east county in 1975 on Greenfield and Main St right here in El Cajon. Although, this location on Broadway isn't quite that aged, we have been dishing out carne asada burritos and california fries in the Bostonia area since 2005. Throughout the years, we've had a lot of our customers request beer and/or wine with their food order. And we feel it's finally time to give it a shot and apply for a beer and wine license.

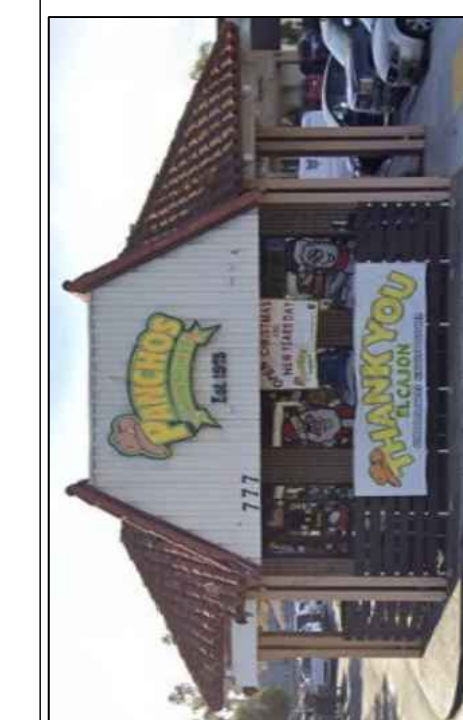
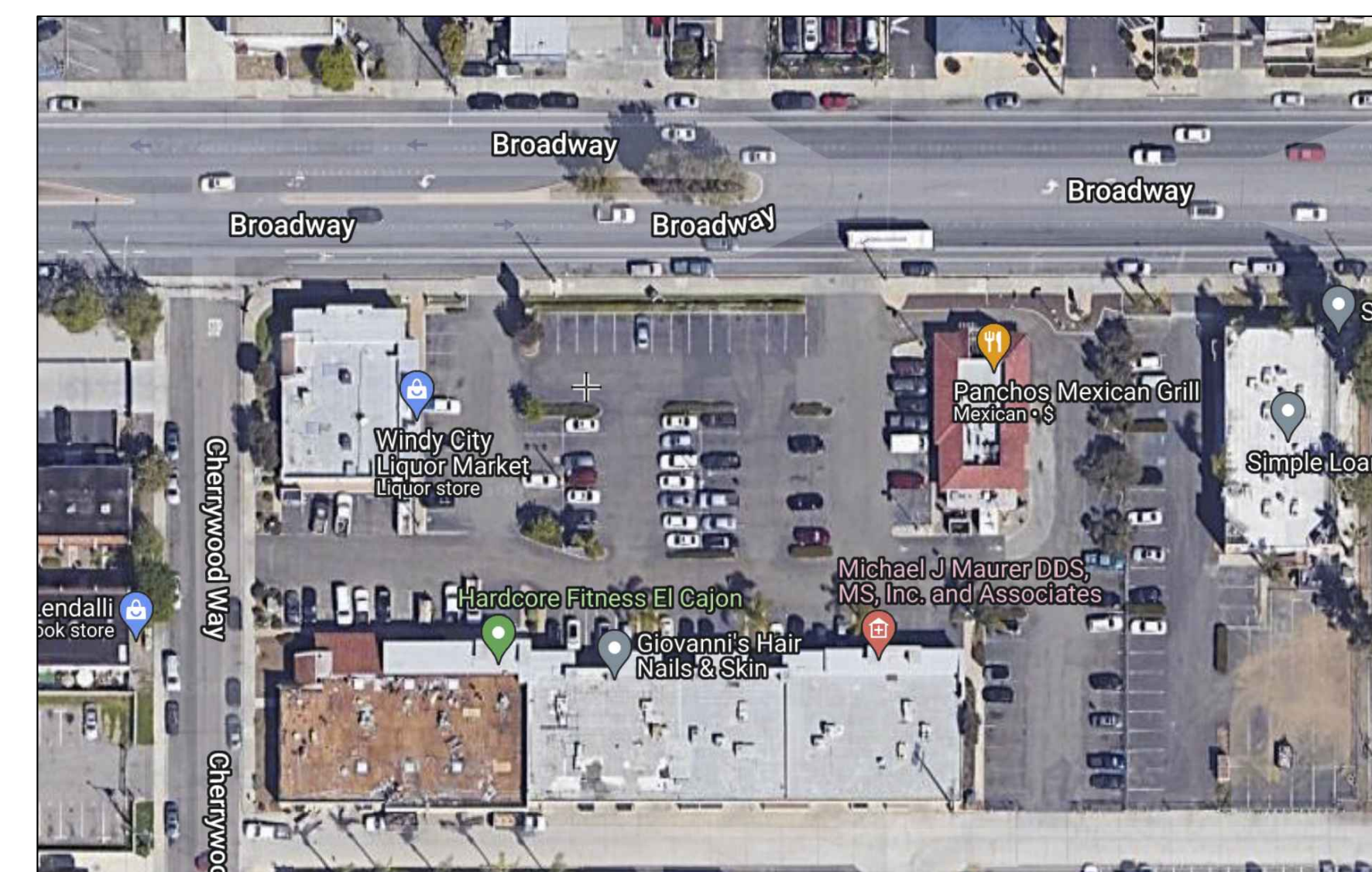
If approved, the staff handling the beer & wine will ALL be trained and experienced cashiers with a minimum serving age of 21. Our current restaurant hours are from 7am-11pm Monday through Sunday but we plan on closing beer & wine sales at 9:30pm every night (no exceptions). We believe that selling beer & wine will have NO negative affect around our community. With the protocol and steps mentioned above we will ensure that we will have a controlled environment. We will be accountable and responsible for the both the safety of our costumers and our community as well. We can also assure you we will not alter any of our normal business hours and will comply with all state & city requirements.

If you have any questions our concerns regarding this application, please feel free to contact us at panchoscexgrill@gmail.com or on our cell phone at (619) 995-5850.

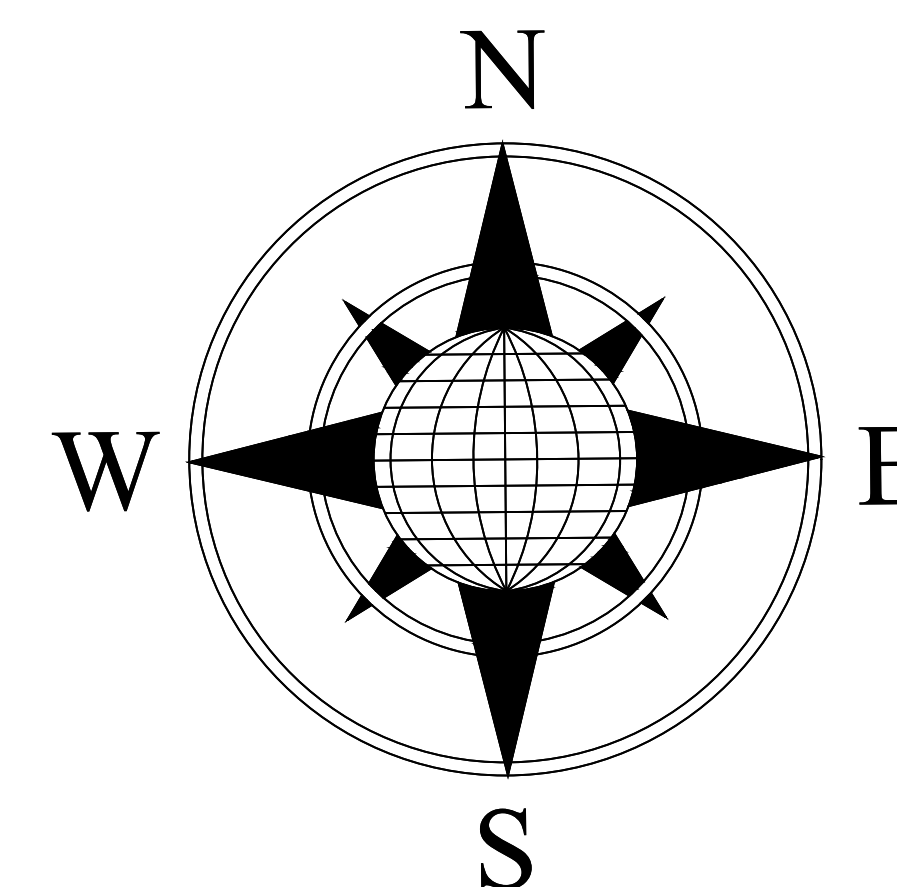
Kind regards,

Two handwritten signatures in black ink. The first signature is on the left and the second is on the right.

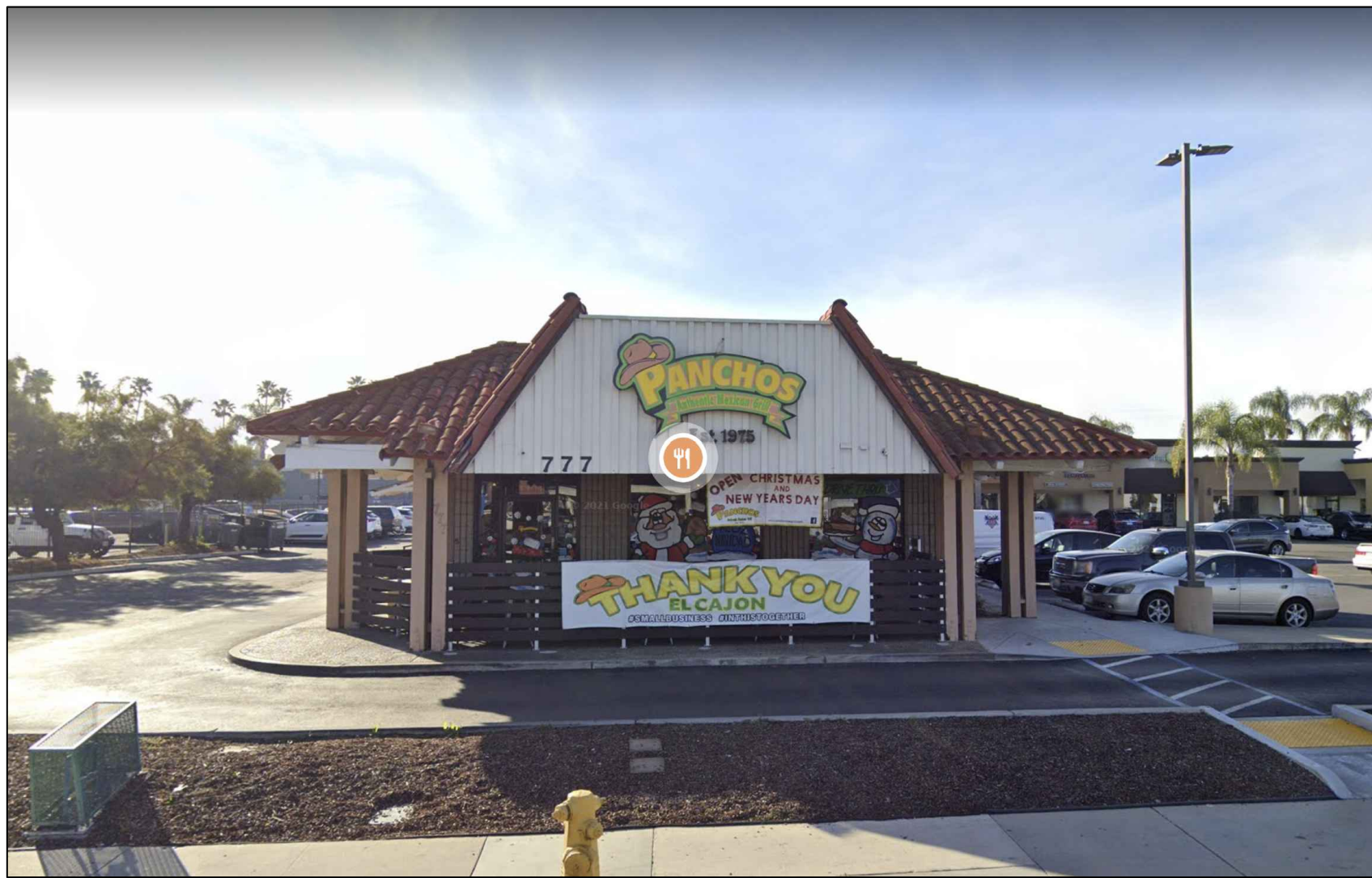
Teresa and Manuel Espinoza
owners/operators



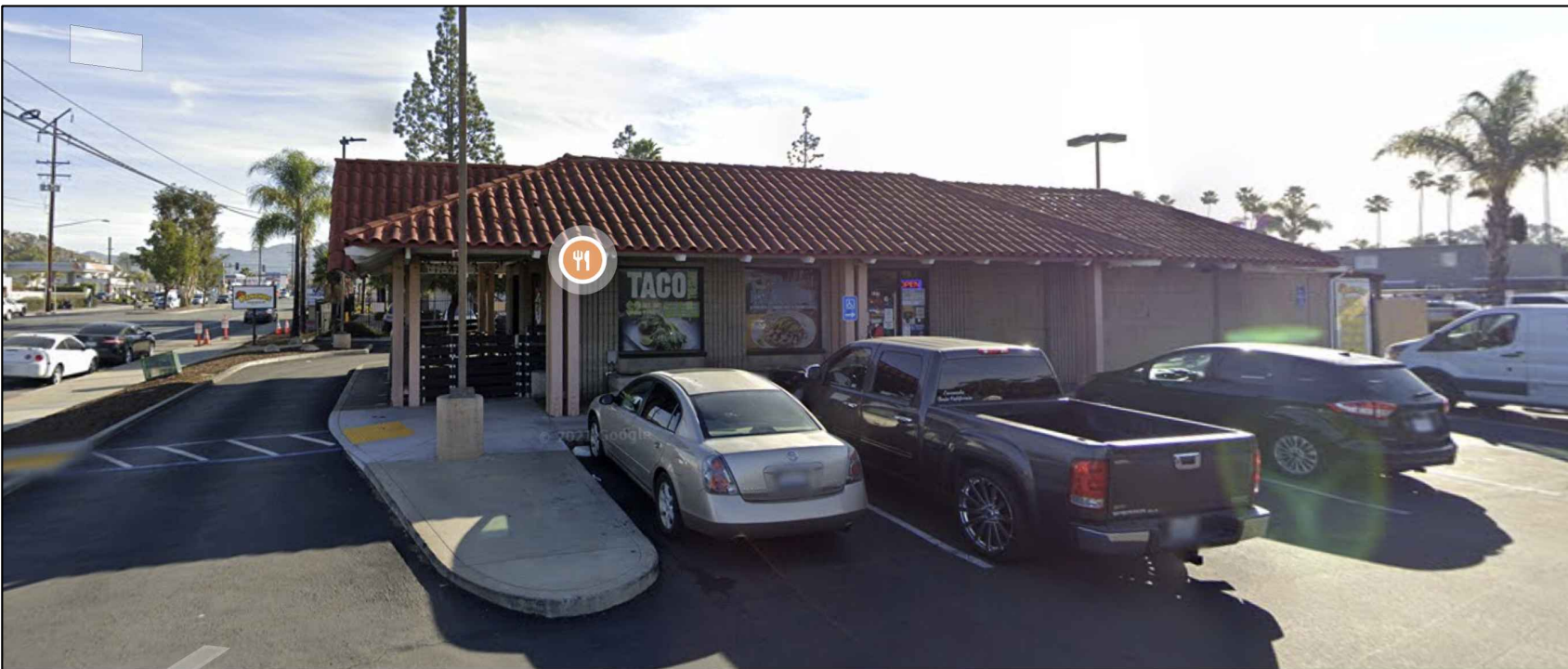
The map displays a street grid with Broadway as the main horizontal thoroughfare and Cherrywood Way as a vertical street on the left. A red location pin is placed at the intersection of Broadway and a street to the right, labeled '777 Broadway, El Cajon, CA 92021'. Other labeled points of interest include 'Windy City Liquor Market' (blue pin), 'Hardcore Fitness' (black pin), 'Giovanni's Hair Nails & Skin' (black pin), 'Islamic Center of San Diego-East County...' (blue pin), 'Safety School Of Driving' (blue pin), and 'Home Matters' (blue pin). Street names 'Broadway' and 'Cherrywood Way' are clearly visible. A compass rose is located in the top right corner.



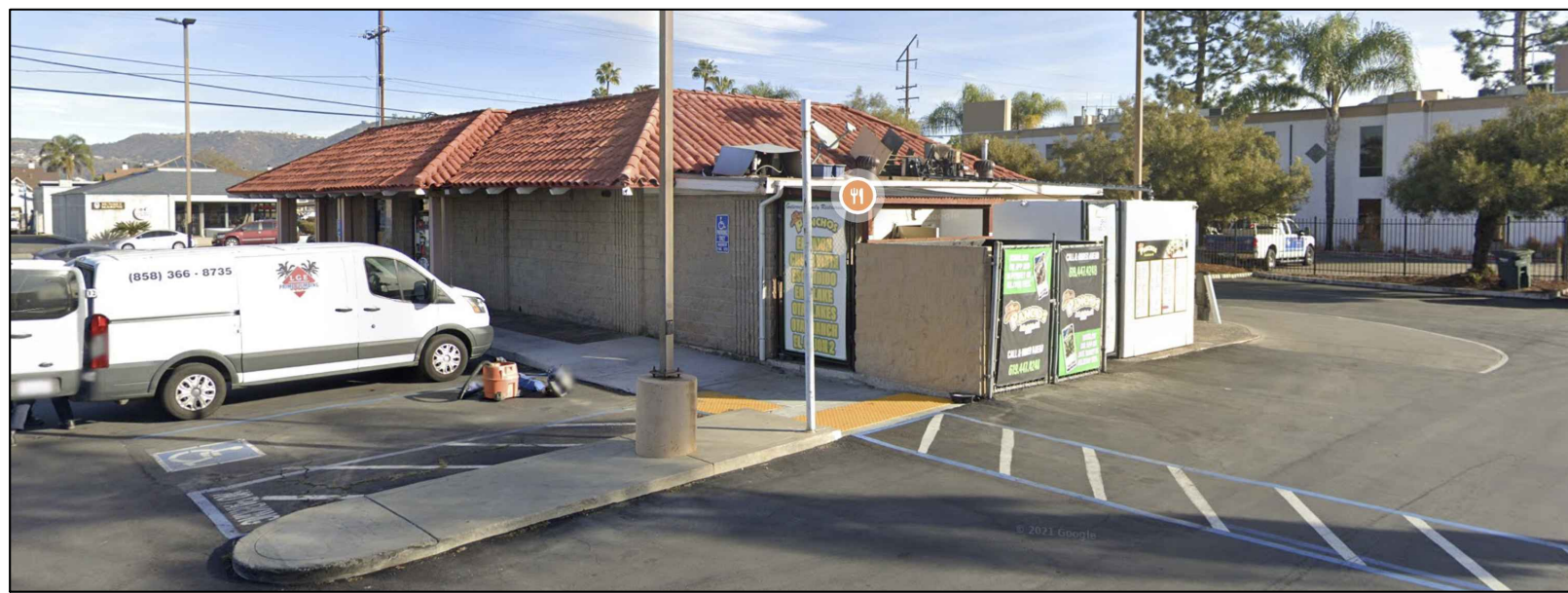
PANCHOS MEXICAN GRILL
777 BROADWAY
EL CAJON, CA 92021
SITE PLAN – SPECIFIC PLAN 19



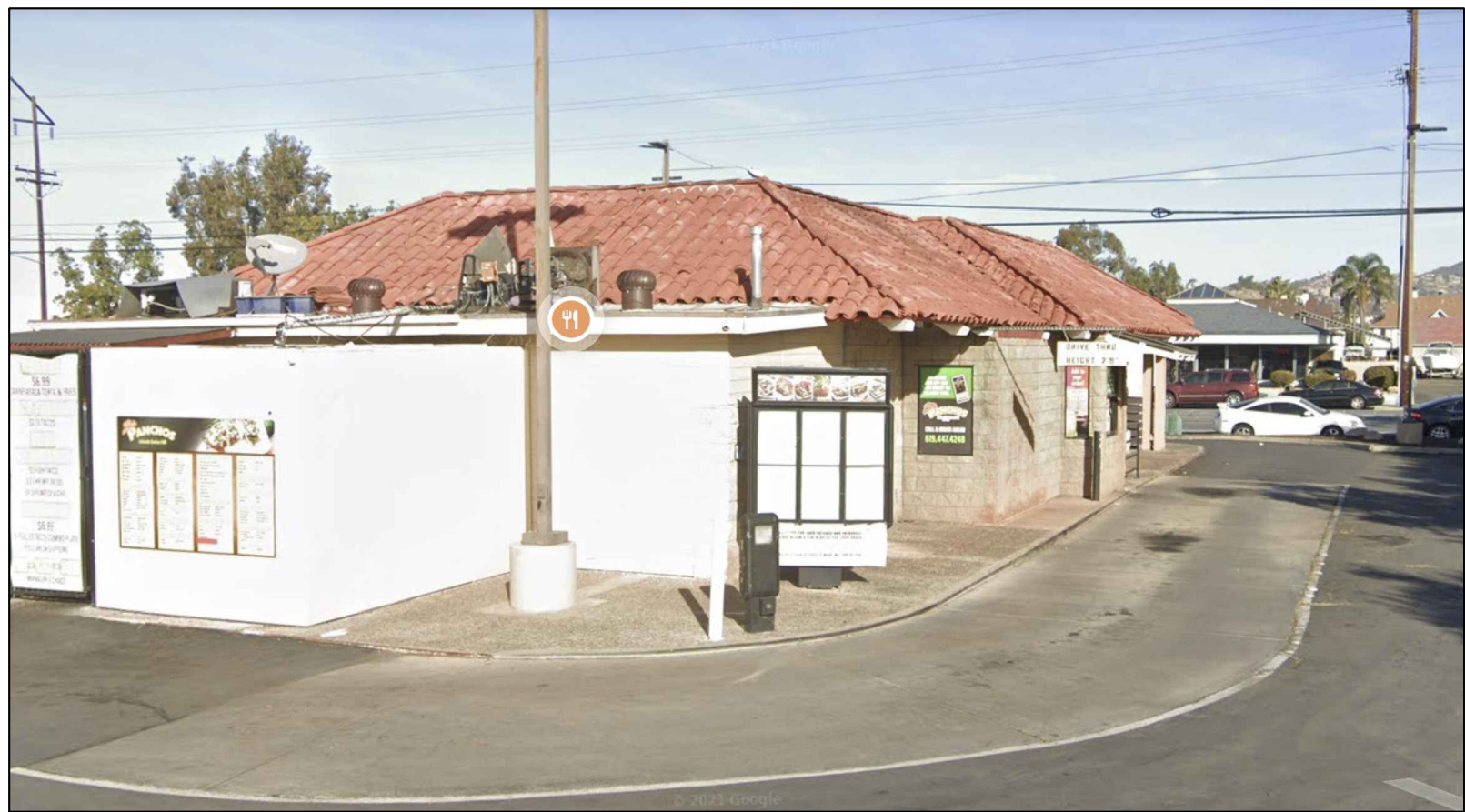
Front View



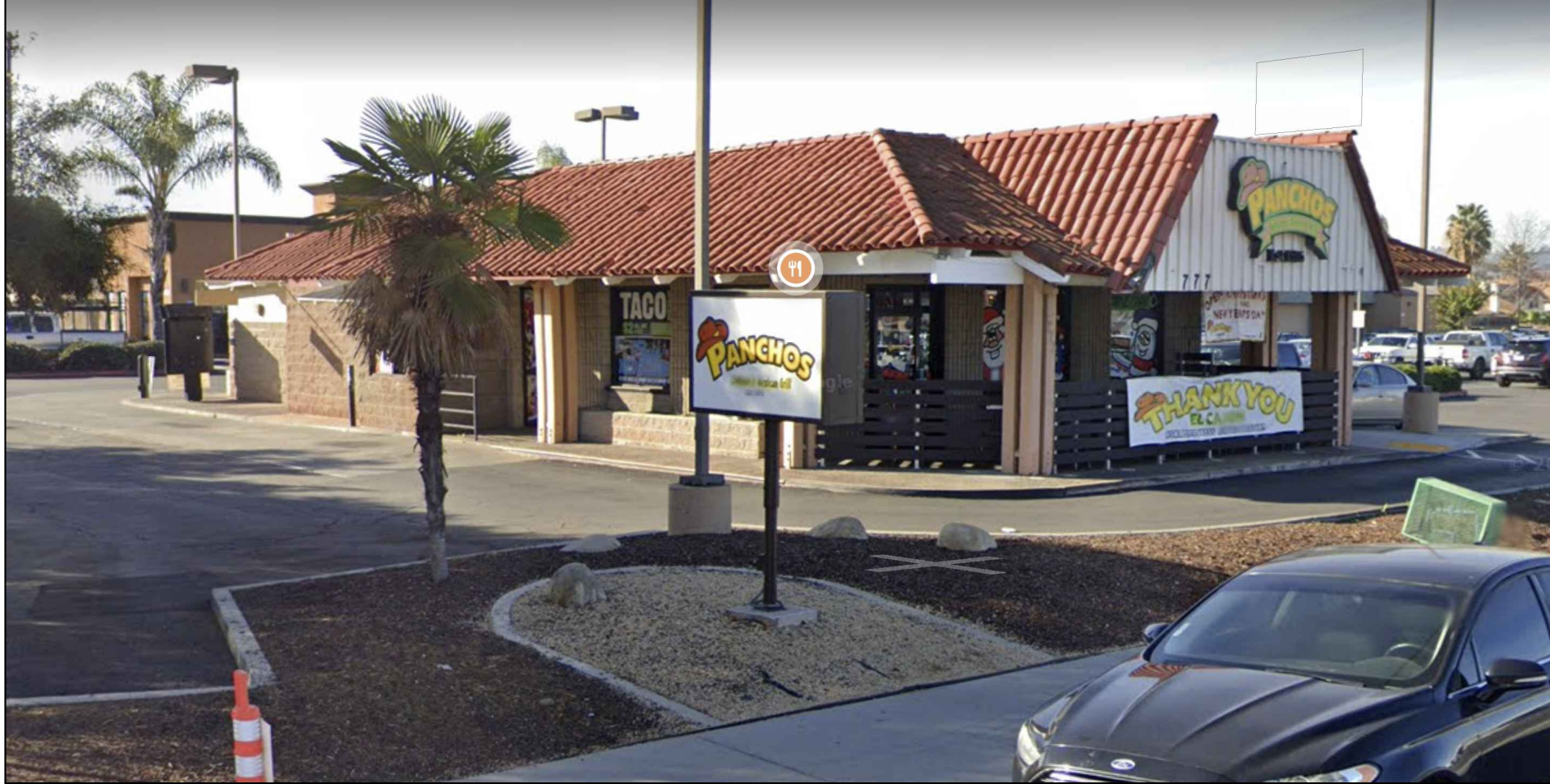
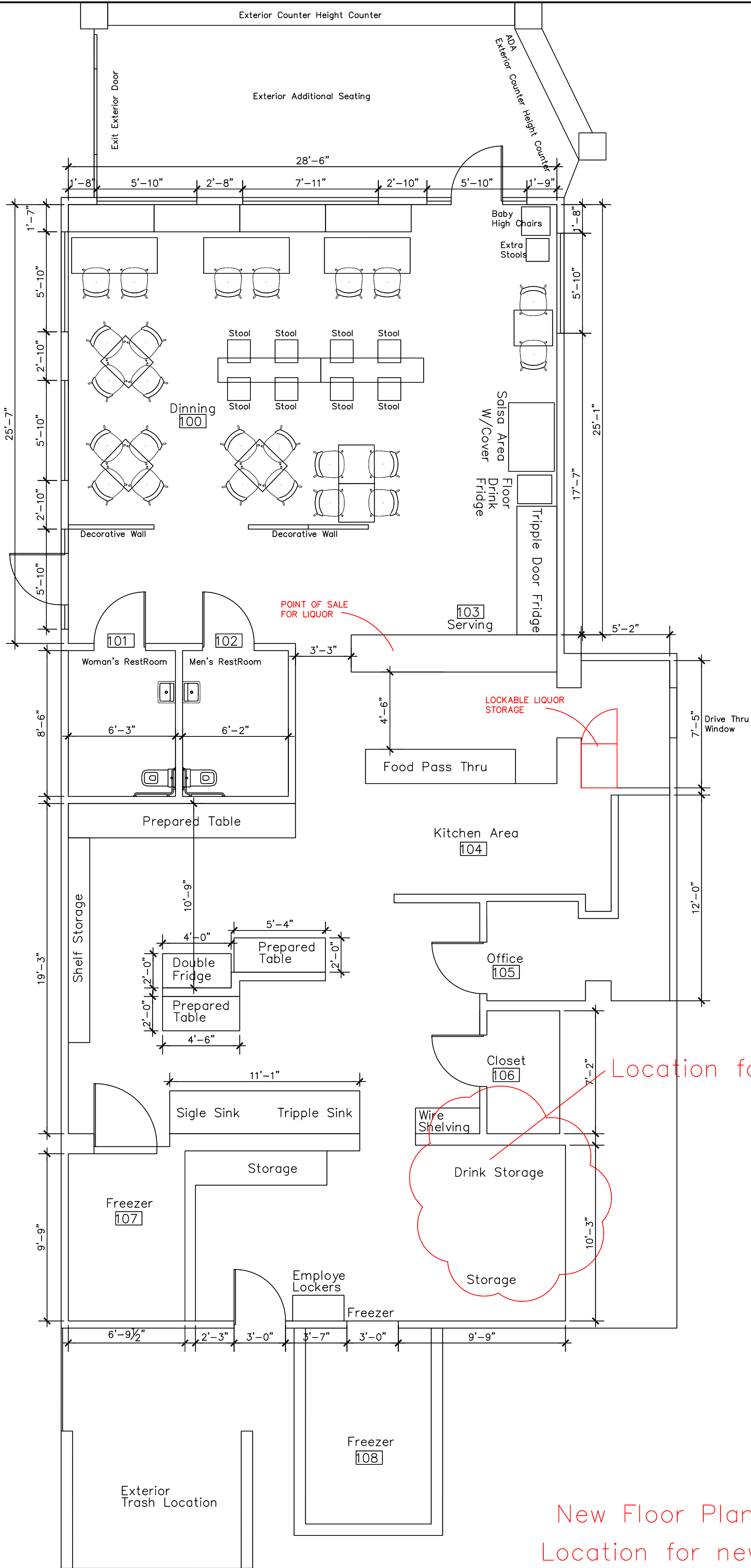
Left View



Back View-1



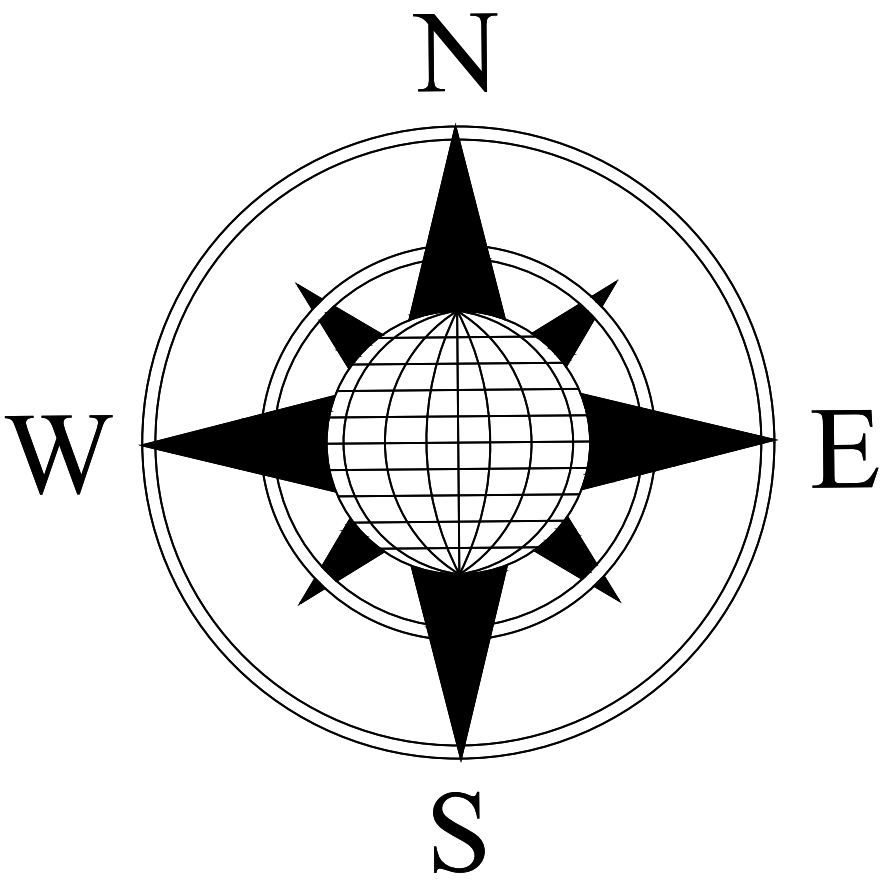
Back View-2



Right View

- Scope of Work:
- Floor Plan for Alcoholic Beverages
 - Existing Refriferator in place

New Floor Plan = Scale = 1/4"=1'-0"
Location for new Beer Refrigerator



| | |
|---------------|------------|
| Date: | 02-27-2022 |
| Revision: | -- |
| | |
| | |
| | |
| Project No:XX | |
| Scale: | As Noted |
| Drawn By: | Jaier |
| Approved: | -- |
| Order No: | -- |



PANCHOS MEXICAN GRILL
777 BROADWAY
EL CAJON, CA 92021
FLOOR PLAN

Census Tract 165.04

| License Number | Status | License Type | Primary Owner | Premises Addr. | Business Name |
|----------------|--------|--------------|-----------------------------|----------------------------------------|------------------------|
| 393597 | ACTIVE | 48 | KELLYS PUB EAST INC | 719 E BRADLEY AVE,EL CAJON, CA 92021 | KELLYS PUB EAST INC |
| 477222 | ACTIVE | 47 | BLACK ANGUS STEAKHOUSES LLC | 1000 GRAVES AVE,EL CAJON, CA 92021 | BLACK ANGUS STEAKHOUSE |
| 538898 | ACTIVE | 86 | DOMINIC INVESTMENTS INC | 703 E BRADLEY AVE,EL CAJON, CA 92021 | BRADLEY MARKET LIQUOR |
| 541056 | ACTIVE | 41 | LI, GUIYAN | 500 BROADWAY, STE D,EL CAJON, CA 92021 | CHINA 1968 |

CA ABC Report - On-sale Authorizations

| County | Population | County Ratio On-sale | Census Tract | Tract Population | Authorized On-sale |
|-----------|------------|----------------------|--------------|------------------|--------------------|
| SAN DIEGO | 3315404 | 739 | 156.01 | 6340 | 8 |
| SAN DIEGO | 3315404 | 739 | 165.04 | 7171 | 9 |



| | |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agenda Item: | 4 |
| Project Name: | Botani Familia Pizzeria |
| Request: | Establish On-Sale Beer and Wine Alcohol Sales |
| CEQA Recommendation: | Exempt |
| STAFF RECOMMENDATION: | APPROVE |
| Project Number: | Conditional Use Permit (CUP) No. 2022-0007 |
| Location: | 665 Jamacha Road |
| Applicant: | Haytham Botany; kleche82@yahoo.com |
| Project Planner: | Spencer Hayes; shayes@elcajon.gov; 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 resolution in order APPROVING CUP-2022-0007, subject to conditions |

PROJECT DESCRIPTION

This project proposes to establish on-sale beer and wine alcoholic beverage sales at a recently established pizzeria. The subject property is located on the east side of Jamacha Road between Aladdin Lane and East Washington Avenue, and is addressed 665 Jamacha Road. The applicant has submitted for a Department of Alcoholic Beverage Control ("ABC") Type 41 license, described as an "On-Sale Beer and Wine for Bona Fide Eating Place". The restaurant's dine in hours of operation are Sunday through Thursday, 11:00 a.m. to 9:00 p.m., and Friday and Saturday, 11:00 a.m. to 10:00 p.m. If approved, the CUP would allow the restaurant to sell beer and wine for on-site consumption between the above stated hours. Sales for off-premises consumption are not permitted by the ABC Type 41 license, Deemed Approved Alcohol Sales regulations, or conditions of approval.

BACKGROUND

| | |
|---------------------------------|--------------------------------|
| General Plan: | Neighborhood Commercial (NC) |
| Specific Plans: | N/A |
| Zone: | Neighborhood Commercial (C-N) |
| Other City Plan: | N/A |
| Regional and State Plan: | N/A |
| Notable State Law: | Alcoholic Beverage Control Act |

Project Site & Constraints

The subject property is approximately 30,000 square feet and includes two retail commercial buildings. Uses at the site range from veterinarian services to a donut shop. The applicant has recently submitted tenant improvement building permits, obtained building permit approval, and obtained approval of final building inspections for the pizzeria.

Surrounding Context

The site is located along a commercial section of Jamacha Road. Surrounding properties are developed and zoned as follows:

| Direction | Zones | Land Uses |
|-----------|-------|--------------------------------------------------|
| North | RS-6 | Single-family residences |
| South | C-N | Restaurants & commercial shopping center |
| East | RS-6 | Religious facility |
| West | C-N | Take-out restaurant & commercial shopping center |

General Plan

The property is designated Neighborhood Commercial (NC) on the General Plan Land Use Map. As described in the General Plan, NC designated areas are intended for retail uses emphasizing those associated with daily convenience shopping (e.g. food stores, laundries, and restaurants). This request for beer and wine sales for on-site consumption at a pizzeria is consistent with the intent of the NC General Plan designation.

Municipal Code

ECMC Chapter 17.210 Alcohol Sales and Deemed Approved Alcohol Sales Regulations ("Deemed Approved Ordinance"), regulates the conduct of alcohol sales, and requires approval of a CUP for the sale of alcoholic beverages for on-site consumption at a restaurant. Distance restrictions are not applicable to restaurants as long as the eating area has a greater square footage than an ancillary bar, if one is proposed. The CUP ensures compliance with applicable development standards, use restrictions, and compatibility with surrounding properties and land uses. There is no bar proposed with this request. Furthermore, ECMC sections 17.210.150 and 17.210.160 lists specific operational standards and required findings when deciding a request for alcohol sales. A detailed discussion of applicable Municipal Code requirements is included below in the section of this report titled "Discussion."

Alcoholic Beverage Control Act

The sale of alcohol is regulated by the Alcoholic Beverage Control Act (Business and Professions Code sections 23000-25762). Accordingly, the ABC was established to oversee the licensing process. ABC has specific criteria to issue and revoke licenses, which allows

for local participation that can impose regulations pursuant to both its valid police powers and land use authority.

DISCUSSION

The alcohol sales ordinance (ECMC Chapter 17.210) contains provisions applicable to on-sale beer and wine sales in conjunction with a restaurant. Furthermore, restaurants with on-sale alcoholic beverage service are not required to satisfy the distance requirement of 600 feet to residentially zoned property, public or private schools, health care facilities, religious facilities, and parks or playgrounds.

New on-sale establishments must manage such premises in accordance with the requirements of the permit and operational standards listed in ECMC section 17.210.150. These standards are summarized as follows:

- That the establishment does not result in adverse effects to health, peace or safety in the surrounding area;
- That the establishment does not jeopardize or endanger the public health or safety in the surrounding area;
- That the establishment does not result in repeated nuisance activities;
- That it complies with all local, state or federal laws, regulations or orders; and,
- That it does not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

There are additional considerations such as the potential for an overconcentration of licenses in a census tract and the crime rate. The subject site is located in census tract 156.01. This census tract currently has eight active on-sale licenses and ABC's authorized number of on-sale licenses for this census tract is eight, thus the census tract would be over on-sale capacity with the addition of the subject license. That being said, only five establishments control the eight active licenses. However, the Elks Lodge El Cajon, a private club, possess two licenses (Type 51 and 58), and Junction Bar & Grill maintain three licenses (Type 58, 47, and 77). The crime rate in this Police Reporting District is average. The Police Department has reviewed the proposal and does not believe on-sale beer and wine service would impact Police Department service, criminal activity, or public safety as long as the restaurant operates within ABC regulations. Lastly, even if the CUP is approved, the applicant must obtain approval of the Type 41 license and comply with the ABC standards prior to being able to offer beer and wine on the premises. All of these considerations are to ensure there are no adverse effects or the potential to endanger the residing or working community.

FINDINGS

In addition to the CUP findings listed in ECMC section 17.50.060, the Commission shall approve issuance of the permit to allow new on-sale alcoholic beverage sales activity upon making the findings listed in ECMC section 17.210.160. 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.*

The NC General Plan land use designation is established to provide a variety of retail and convenience uses. Uses such as professional services, convenience markets, and places to eat and drink are typical in the NC designation. Restaurants with on-sale beer and wine are neighborhood serving commercial uses, which are consistent and compatible with the NC General Plan land use designation.

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

Operational standards for on-sale alcoholic beverage establishments are part of the permit conditions of approval. The existing site and building design are consistent with all applicable use and development standards. Moreover, the proposed beer and wine sales does not directly affect development at the subject property.

- 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 vicinity of the subject property is developed with commercial and residential uses. A restaurant is considered an appropriate and compatible land use in a neighborhood commercial center, and the sale of beer and wine at the restaurant would be a compatible accessory to the overall dining experience if: all activities are conducted within the thresholds of the Performance Standards Listed in ECMC sections 17.115.130 and 17.210.150; the applicant adheres to operating characteristics required by local, state and federal laws, including but not limited to those of Alcoholic Beverage Control and applicable sections of the Business and Professions Code; the hours of beer and wine sales are in conjunction with food service; no beer or wine is sold for off-site consumption; and the owners and employees serving alcoholic beverages are certified in responsible beverage service training.

- 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.*

Impacts are not anticipated with the normal conduct of a restaurant in a neighborhood commercial zone. However, if the establishment does become a nuisance, the City has

performance standards for those impacts which are addressed through Code Compliance actions if complaints are received. Furthermore, there are no identified existing problems in the project vicinity that may be exacerbated by on-sale alcohol service such as loitering, public drunkenness, noise, and littering. Moreover, alcohol related operational standards will be in place as conditions of approval to prevent any increase in the crime rate of the surrounding area.

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

The proposed project is in the best interest of public convenience and necessity. The subject census tract has capacity for eight licenses and there are currently eight issued; however, only five establishments control the licenses. Further, the ability to enjoy beer or wine with a meal is a dining experience enhancement at a business that serves residents in the vicinity and the broader community.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act (CEQA) subject to section 15301 of the CEQA Guidelines. Section 15301 provides an exemption for existing facilities where there is negligible expansion of an existing use and physical improvements are limited to minor interior or exterior modifications. In this instance, the existing structure is being modified and the project involves issuing a permit for the restaurant to sell beer and wine accessory to a restaurant use. No new environmental impacts would result. None of the exemption exceptions listed under CEQA Guidelines Section 15300.2 exist.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on July 7, 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.

RECOMMENDATION

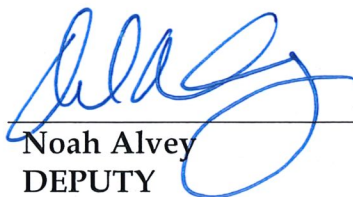
Staff is recommending approval of CUP-2022-0007 for Botani Familia Pizzeria. The proposed on-sale beer and wine sales is ideal for a restaurant at this location. It is staff's opinion that any potential impacts from accessory on-sale beer and wine sales for the existing restaurant would be negligible.

PREPARED BY:



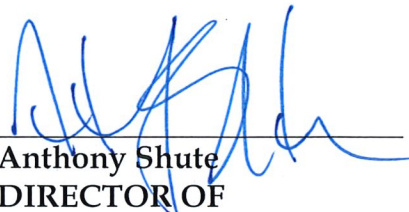
Spencer Hayes
ASSOCIATE
PLANNER

REVIEWED BY:



Noah Alvey
DEPUTY
DIRECTOR OF
COMMUNITY
DEVELOPMENT

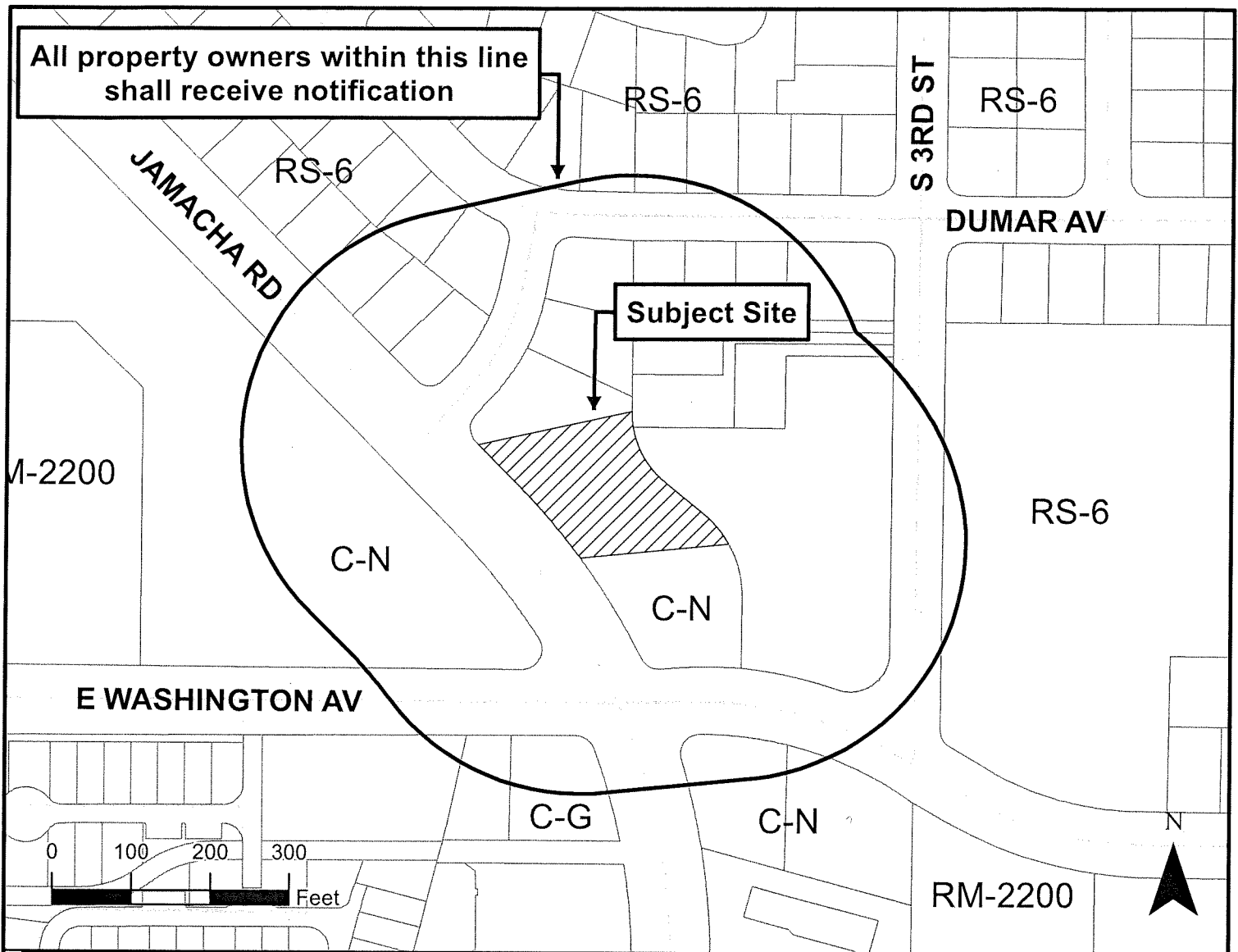
APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING CUP-2022-0007
3. Police Department comments dated June 9, 2022
4. ECMC Sections 17.210.130 through 17.210.160
5. Aerial Photograph of Subject Site
6. Application & Disclosure Statement
7. Project Plans
8. Licenses in Census Tract & Tract Authorizations



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT
FOR ON-SALE BEER AND WINE SERVICE**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, July 19, 2022** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

CONDITIONAL USE PERMIT NO. 2022-0007, as submitted by Botani Familia Pizzeria, requesting beer and wine sales for on-site consumption at a recently established pizzeria. The subject property located on the north side of Jamacha Road between Aladdin Lane and East Washington Avenue, and addressed as 665 Jamacha Road, APN 511-550-01-00. 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 **SPENCER HAYES** at 619-441-1742 or via email at shayes@elcajon.gov and reference "CUP-2022-0007" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2022-0007 TO CONDUCT ON-SALE BEER AND WINE SALES AT A PIZZARIA IN THE NEIGHBORHOOD COMMERCIAL (C-N) ZONE, APN: 511-550-10-00, GENERAL PLAN DESIGNATION: NEIGHBORHOOD COMMERCIAL (NC)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on July 19, 2022, to consider Conditional Use Permit No. 2022-0007 ("CUP-2022-0007"), as submitted by Haytham Botany of Botani Familia Pizzeria, requesting on-site consumption of beer and wine at a pizzeria in the Neighborhood Commercial (C-N) zone, on the east side of Jamacha Road between Aladdin Lane and East Washington Avenue, and addressed as 665 Jamacha Road, APN: 511-550-10-00; and

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

- A. In determining whether the proposed use is categorically exempt from environmental review in accordance with section 15301, Class 1 (Existing Facilities) of the CEQA Guidelines, evidence presented to the Planning Commission shows that modifications are not proposed to the existing tenant suite as a result of adding accessory beer and wine sales.
- B. The NC General Plan land use designation is established to provide a variety of retail and convenience uses. Uses such as professional services, convenience markets, and places to eat and drink are typical in the NC designation. Restaurants with on-sale beer and wine are neighborhood serving commercial uses, which are consistent and compatible with the NC General Plan land use designation.
- C. Operational standards for on-sale alcoholic beverage establishments are part of the permit conditions of approval. The existing site and building design are consistent with all applicable use and development standards. Moreover, the proposed beer and wine sales does not directly affect development at the subject property.
- D. The vicinity of the subject property is developed with commercial and residential uses. A restaurant is considered an appropriate and compatible land use in a neighborhood commercial center, and the sale of beer and wine at the restaurant would be a compatible accessory to the overall dining experience if: all activities are conducted within the thresholds of the Performance Standards Listed in ECMC sections 17.115.130 and 17.210.150; the applicant adheres to operating characteristics required by local, state and federal laws, including but not limited to those of Alcoholic Beverage Control and applicable sections of the Business and

Professions Code; the hours of beer and wine sales are in conjunction with food service; no beer or wine is sold for off-site consumption; and the owners and employees serving alcoholic beverages are certified in responsible beverage service training.

- E. Impacts are not anticipated with the normal conduct of a restaurant in a neighborhood commercial zone. However, if the establishment does become a nuisance, the City has performance standards for those impacts which are addressed through Code Compliance actions if complaints are received. Furthermore, there are no identified existing problems in the project vicinity that may be exacerbated by on-sale alcohol service such as loitering, public drunkenness, noise, and littering. Moreover, alcohol related operational standards will be in place as conditions of approval to prevent any increase in the crime rate of the surrounding area.
- F. The proposed project is in the best interest of public convenience and necessity. The subject census tract has capacity for eight licenses and there are currently eight issued; however, only five establishments control the licenses. Further, the ability to enjoy beer or wine with a meal is a dining experience enhancement at a business that serves residents in the vicinity and the broader community.

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

- 1. The foregoing recitals are true and correct, and constitute findings of the Planning Commission.
- 2. The El Cajon Planning Commission hereby finds that section 15301 of the CEQA Guidelines is an appropriate exemption for the proposed project.
- 3. Based upon said findings of fact, the El Cajon City Planning Commission hereby APPROVES CUP-2022-0007 for on-site consumption of beer and wine for Botani Familia Pizzeria, subject to the following conditions:
 - a. Prior to conducting beer and wine sales, the applicant shall submit a revised, one page digital site plan to Planning that includes the heading "Operational Standards" and lists all ongoing conditions.
- 4. The following are ongoing conditions of approval for this CUP:
 - a. Beer and wine shall be sold in conjunction with food service.
 - b. The establishment shall have signage indicating off-site alcohol sales are prohibited.

Proposed Planning Commission Resolution

- c. No beer or wine shall be sold before 11:00 a.m. or after 9:00 p.m. Sunday through Thursday and no later than 10:00 p.m. Friday and Saturday, and as otherwise restricted by Alcohol Beverage Control.
- d. No beer or wine shall be sold for off-site consumption.
- e. There shall be no alcohol served or consumed outdoors.
- f. On-sale beer and wine shall not result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
- g. On-sale beer and wine shall not jeopardize or endanger the public health or safety of persons residing or working in the surrounding area.
- h. On-sale beer and wine shall not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
- i. The restaurant with on-sale beer and wine shall comply with all provisions of local, state or federal laws, regulations or orders, including but not limited to those of the Alcoholic Beverage Control Act, California Business and Professions Code sections 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with annual city business license fees.
- j. The restaurant with on-sale beer and wine shall maintain upkeep and ensure operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
- k. The owners and all employees serving alcoholic beverages shall be required to be certified in Responsible Beverage Service training. Proof of training shall be provided to the Community Development Department.
- l. The use shall be operated in a manner that is compatible at all times with surrounding properties and uses.
- m. Any change in use or expansion of the facility may require prior City approval, including an amendment to this conditional use permit.

Proposed Planning Commission Resolution

5. The Planning Commission may at any time during the life of this use permit, after holding a new public hearing and considering testimony as to the operation of the approved use, add additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.
6. The existence of this CUP shall be recorded with the County Recorder.
7. The proposed use shall be operated substantially as presented in the Planning Commission staff report titled CUP No. 2022-0007, dated July 19, 2022, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
8. If all conditions of approval have not been satisfied or if the uses approved by this CUP have not been commenced, and if no request for an extension of time has been received, within one (1) year of the approval Planning Commission or by July 19, 2023, and subsequently approved, this CUP shall be considered null and void pursuant to El Cajon Zoning Ordinance section 17.35.010.

[The remainder of this page intentionally left blank.]

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held July 19, 2022, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chair

ATTEST:

Noah ALVEY, AICP, Secretary



EL CAJON POLICE DEPARTMENT

MEMORANDUM

DATE: **JUNE 9, 2022**

TO: **SPENCER HAYES**
ASSOCIATE PLANNER

FROM: **ROB RANSWEILER**
OPERATIONS CAPTAIN

SUBJECT: **CUP – BOTANI FAMILIA PIZZARIA**

On June 8, 2022, a request for a Conditional Use Permit review was received from the Planning Division in regards to Botani Familia Pizzeria at 665 Jamacha Rd., El Cajon, 92019.

After reviewing the plans and evaluation of this project on private property, I do not believe that the proposed items will have an impact on the police department, criminal activity, or public safety as long as the business stays in compliance with all ABC rules and regulations.

El Cajon, California Municipal Code

Title 17 ZONING

Chapter 17.210 ALCOHOL SALES AND DEEMED APPROVED ALCOHOL SALES REGULATIONS

17.210.130 New and modified on-sale alcohol establishment standards.

Except as otherwise provided in this chapter, no person shall establish a new on-sale alcoholic beverage establishment or modify an existing on-sale alcoholic beverage establishment in violation of section [17.120.030](#) of this title or an applicable conditional use permit without first obtaining a conditional use permit or minor use permit (C-R zone) in the manner provided by this chapter. Furthermore, the standards contained in sections [17.210.140](#) through [17.210.160](#) require on-sale alcoholic beverage establishments to secure a conditional use permit or minor use permit in the manner provided in this chapter in order to lawfully engage in the sale of alcoholic beverages from premises located in the city of El Cajon; and require such establishments to manage such premises in accordance with the requirements of such permit, including operational standards and any conditions of approval incorporated as conditions of the permit. (Ord. 5081 § 29, 2019.)

Contact:

City Clerk: 619-441-1764

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El Cajon, California Municipal Code

Title 17 ZONING

Chapter 17.210 ALCOHOL SALES AND DEEMED APPROVED ALCOHOL SALES REGULATIONS

17.210.140 Distance requirements—applicable to new on-sale alcoholic beverage establishments.

A. No new on-sale alcoholic beverage establishment shall be located within one thousand (1,000) feet of an existing on-sale alcoholic beverage establishment (except in the C-R zone) and/or within six hundred (600) feet of residentially zoned property, public or private schools, health care facilities, religious facilities, parks or playgrounds, and off-sale alcoholic beverage establishments, except:

1. A restaurant with an ancillary bar with less total square footage than the restaurant eating area; or
2. On-sale alcoholic beverage establishment with alcohol sales secondary and incidental to an approved, complementary, principal use within the boundaries of Specific Plan No. 19 or Specific Plan No. 182; or
3. An alcoholic beverage manufacturer such as a craft brewery with an ancillary tasting room or craft brewery with a full-service restaurant.

B. For purposes of this section, distances shall be measured between the closest property lines of the affected locations.

C. For the purposes of this section, "secondary and incidental," shall mean that the sales of alcoholic beverage shall be limited to not more than twenty-five percent (25%) of the gross annual retail receipts generated by the use on the site, which shall be calculated on a quarterly basis, for the prior twelve (12) month period ending on the last day of the then concluding quarter of year, and shall further mean that sales of alcoholic beverages are not promoted or advertised in any signs, or the name of the business establishment.

D. For the purposes of this section, "principal use," may include, but is not limited to, live entertainment, participatory sporting activities, museums, theaters, performing arts center owned by a public agency, hotels, or other, similar uses approved by the Director of Community Development, so long as the location of the sales of alcoholic beverages occurs on the same premises as the principal use, and the owner of the principal use is the owner of the liquor license. (Ord. 5113 § 26, 2022)

El Cajon, California Municipal Code

Title 17 ZONING

Chapter 17.210 ALCOHOL SALES AND DEEMED APPROVED ALCOHOL SALES REGULATIONS

17.210.150 Operational standards—applicable to new on-sale alcoholic beverage sales activities.

- A. That it does not result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
- B. That it does not jeopardize or endanger the public health or safety of persons residing or working in the surrounding area.
- C. That it does not result in repeated nuisance activities within the premises or in close proximity of the premises, including, but not limited to, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
- D. That it complies with all provisions of local, state or federal laws, regulations or orders, including, but not limited to, those of the ABC, California [Business and Professions Code](#) §§ 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with annual city business license fees.
- E. That its upkeep and operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. (Ord. 4994 § 3, 2013)

Contact:

City Clerk: 619-441-1764

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El Cajon, California Municipal Code

Title 17 ZONING

Chapter 17.210 ALCOHOL SALES AND DEEMED APPROVED ALCOHOL SALES REGULATIONS

17.210.160 Required findings—new on-sale alcoholic beverage sales activities.

In addition to the findings listed in section [17.50.060](#), the issuance of a conditional use permit or minor use permit to allow a new on-sale alcoholic beverage sales activity shall meet the following findings:

- A. The proposed alcoholic beverage sales activity will not exacerbate existing problems in the neighborhood created by the sale of alcohol such as loitering, public drunkenness, sale of alcoholic beverages to minors, noise and littering.
- B. The proposed alcoholic beverage sales establishment will not detrimentally affect nearby neighborhoods considering the distance of the alcohol establishment to residential buildings, schools, parks, playgrounds or recreational areas, nonprofit youth facilities, places of worship, hospitals, alcohol or other drug abuse recovery or treatment facilities, county social service offices, or other alcoholic beverages sales activity establishments.
- C. The proposed alcoholic beverage sales establishment is not located in what has been determined to be a high-crime area or where a disproportionate number of police service calls occur. In the alternative, if the proposed alcoholic beverage sales establishment is proposed to be located in a high-crime area or where a disproportionate number of police service calls occur, the establishment has or will adopt appropriate safeguards, to be set forth in conditions of approval, reasonably intended to prevent any increase in criminal activities and calls for service. (Ord. 5081 § 33, 2019.)

Contact:

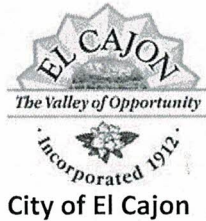
City Clerk: 619-441-1764

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Aerial Image

665 Jamacha Road – Botani Familia Pizzeria





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): 511-550-10-00

Address: 665 Jamacha Rd. El Cajon, CA 92019

Nearest Intersection: Next to chevron Gas Station

Project Description (or attach separate narrative)

Obtain Permit to Sell wine and beer inside
Resturent (Botani Familia Pizzaria)

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:

Botani Familia Pizzaria exist
Sell wine and beer

Age of the structures: Around 35 years

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: Botani Familia Pizzeria
Contact Name: Haytham Botany
Mailing Address: 665-Jamacha Rd. El Cajon, CA 92019
Phone: 619-655-7005 Email: tambotany@yahoo.com
Interest in Property: ☐ Own ☒ Lease ☐ Option

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

Company Name: none. (Same above)
Contact Name: _____ License: _____
Mailing Address: _____
Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: _____
Contact Name: ANTHONY NAVARRA
Mailing Address: P.O. Box 84087, SAN DIEGO, CA 92138
Phone: 619-818-2795 Email: 1NAVARRA@COX.NET

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous

chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

☒ is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

☐ is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature¹:



Date: _____

Property Owner
Signature²:



Date: 1-12-22

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: _____

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: _____



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.

Haytham Botany 665 Jamacha Rd. El Cajon CA 92019

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

None.

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.

None.

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.

None.

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

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

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


Signature of applicant / date

1/9/22

Hathan Botang
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

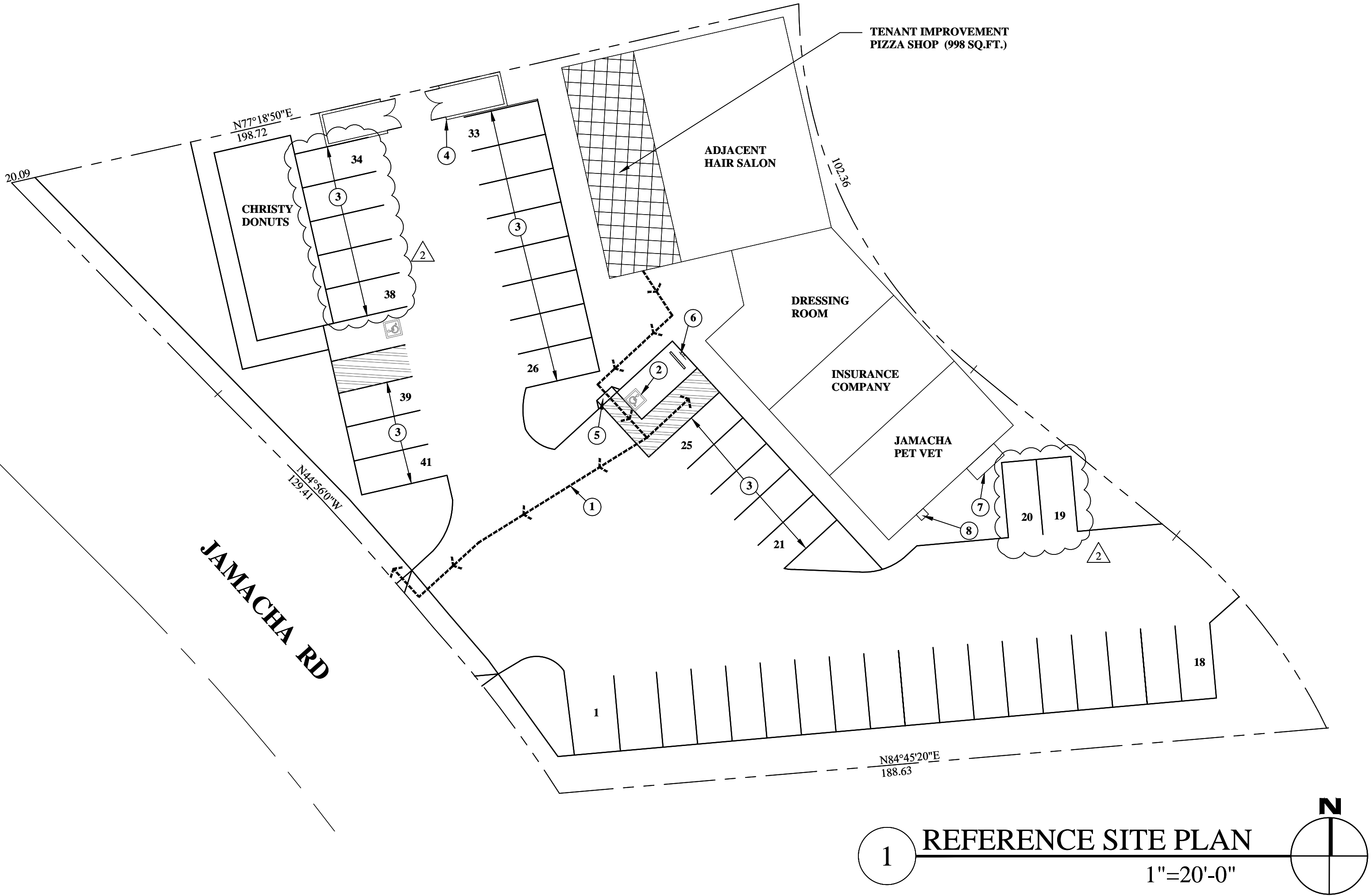
PIZZA SHOP

BOTANI FAMILIA PIZZARIA

665 JAMACHA RD.

Construction Storm Water BMP Notes:

- All applicable temporary construction and non-stormwater discharge BMPs shall be implemented in accordance with the City of El Cajon minimum BMP requirements included in the El Cajon Municipal Code 13.10 and the City of El Cajon Jurisdictional Runoff Management Program (JRMP).
- The owner/owner's contractor(s) are responsible for pollution prevention practices to prevent the discharge of sediment and pollutants to the public storm drain system.
- The owner/owner's contractor(s) are responsible for the prevention of erosion caused by grading, clearing of vegetation, demolition or construction.
- All stormwater BMPs shall be maintained for the duration of the project.
- All applicable temporary construction erosion and sediment control BMPs shall be implemented for all portions of the project area where applicable. All onsite drainage pathways that convey concentrated flows shall be stabilized to prevent erosion.
- Run-on from areas outside the project area shall be diverted around work areas to the extent feasible. Run-on that cannot be diverted shall be managed using appropriate erosion and sediment control BMPs.
- Graded areas around the project perimeter will drain away from the face of slopes at the end of each working day.
- Provide effective sediment perimeter control around project area to help prevent transport of soil and sediment offsite by using fiber rolls, gravel bags, or other equally effective BMPs.
- Any sediment tracked onto offsite paved areas shall be removed via sweeping at least daily. All BMPs shall be installed and maintained in accordance with the applicable fact sheets (CASQA, County of San Diego, City of El Cajon).
- Solid waste and other construction wastes shall be placed in a container daily located in a designated area and shall be disposed of in accordance with applicable requirements.
- Construction Materials shall be stored in a manner to help avoid being transported in storm water runoff discharges. Concrete waste shall not be washed out onto the ground surface. Concrete washout shall be disposed properly and placed in a washout area designed in accordance with fact sheets (CASQA, County of San Diego, City of El Cajon).
- Erosion Control measures will be implemented starting the first day of clearing, grading or soil disturbance or construction. These controls will remain in effect until all relevant operations have been completed and disturbed soil have either: established vegetation; or other permanent erosion control at 70% completion).
- Stockpiles and other sources of pollutants shall be covered when the chance of rain, within the next 48-hours, is at least 50% precipitation.
- All gravel bags shall have ¾ inch minimum aggregate (No sandbags or burlap type bags allowed).
- In case of Emergency Contact Name: HAYTHAM BOTANY
Phone: (619) 655-7005



SITE PLAN NOTES

- EXISTING PATH OF TRAVEL FROM BUILDING TO THE RIGHT OF WAY.
- EXISTING ACCESSIBLE PARKING, RE: ADA-1.
- EXISTING PARKING SPACES.
- EXISTING 8'-0" X 15'-0" MASONRY TRASH ENCLOSURE W/ FIRE SPRINKLER TO REMAIN. INTERIOR WALL SURFACES ARE SMOOTH, SEALED AND WASHABLE (PLASTERED AND PAINTED). SEE AD1.1
- EXISTING ADA RAMP
- VAN PARKING ADA SIGN, RE: ADA-1
- EXISTING ELECTRIC METER
- EXISTING GAS METER

HEALTH DEPARTMENT NOTES

- SUBJECT FACILITY IS SINGLE USE
- NUMBER OF EMPLOYEES PER SHIFT: 2

PARKING REQUIREMENT

REQUIRED PARKING = T.I. 998 SQ.F.T./100=10 REQUIRED,
10 STANDARD PARKING SPACES PROVIDED.
1 ADA VAN PARKING SPACE REQUIRED/PROVIDED
TOTAL STANDARD PARKING SPACES: 41
TOTAL ADA PARKING SPACES: 2

1 REFERENCE SITE PLAN
1"=20'-0"

| PROJECT TEAM | VICINITY MAP | SHEET INDEX | SCOPE OF WORK | GENERAL INFORMATION |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>OWNER</div><div>Wana Architects, Inc. (01-10-01) 1955 W California ST San Diego, CA 92101 Contact: Anthony Navarra PH. 619-818-2795</div></div> <div><div>ARCHITECT</div><div>SAMAR DAWOOD 935 JAMACHA RD, UNIT B EL CAJON, CA 92019</div></div> <div><div>TENANT INFO</div><div>HAYTHAM BOTANY PH. (619) 655-7005 12711 JACKSON HILL DR. EL CAJON, CA 92021</div></div> | | <div>T TITLE SHEET & SITE PLAN</div> <div>T-1 SPECIFICATIONS</div> <div>T-2 HOOD AND FANS SPECS</div> <div>ARCHITECTURAL</div> <div>A2.0 PROPOSED FLOOR PLAN AND EQUIPMENT PLAN</div> <div>A4.0 ROOF PLAN & ACCESSIBILITY PLAN</div> <div>AD.1.1 HEALTH DEPARTMENT NOTES DETAILS</div> <div>AD.1.2 TRASH ENCLOSURE DETAILS</div> <div>AD.1.3 DUCT WRAP DETAILS</div> <div>AD.1.4 GREASE INTERCEPTOR DETAILS</div> <div>ADA-1 ACCESSIBILITY DETAILS</div> <div>ADA-2 ACCESSIBILITY DETAILS</div> <div>PLUMBING</div> <div>P-1 PLUMBING LAYOUT</div> <div>ELECTRICAL</div> <div>E-1.0 ELECTRICAL PLAN AND REFLECTED CEILING PLAN</div> | <div>CONVERT AN EXISTING ONE STORY FLOWERS SHOP (OCCUPANCY GROUP B, 998 SQ.FT.) INTO A RESTAURANT (TAKE OUT ONLY).</div> <div>WORK WILL INCLUDE NEW PLUMBING, ELECTRICAL, MECHANICAL AND FINISH MATERIALS UPGRADE</div> <div>NOTE:</div> <div>1.UTILITIES ARE UNDERGROUND PER THE PROJECT REQUIREMENTS.</div> <div>2.ANY AND ALL EXISTING FOOD GRINDERS (DISPOSAL) WILL BE REMOVED FROM USE AT THE FOOD SERVICE ESTABLISHMENT AND NO NEW FOOD GRINDERS SHALL BE INSTALLED IN COMPLIANCE WITH MUNICIPAL CODE 13.38.040.</div> | <div>PROJECT ADDRESS: 665 JAMACHA RD. EL CAJON, CA. 92019</div> <div>CONSTRUCTION TYPE: VB</div> <div>EXISTING OCCUPANCY GROUP: B</div> <div>PROPOSED OCCUPANCY GROUP: B (TAKE OUT ONLY, NO DINING AREA)</div> <div>ZONING: C-N</div> <div>SPRINKLERS: NONE</div> <div>BUILDING HEIGHT 17'-6"</div> <div>SETBACK REQUIREMENTS:</div> <div>FRONT YARD SETBACK 0</div> <div>SIDE YARD SETBACKS 0</div> <div>REAR YARD SETBACKS 10'-0"</div> <div>RESTAURANT SQUARE FOOTAGE = 998 SQ.FT.</div> <div>ASSESSOR PARCEL NUMBER: 511-550-10-00</div> |
| <div>CODE REQUIREMENTS</div> <div>The building shall be in compliance with following codes, as applicable.</div> <div>2019 California Building Code</div> <div>2019 California Mechanical Code</div> <div>2019 California Plumbing Code</div> <div>2019 California Electrical Code</div> <div>2019 California Energy Code</div> <div>2019 California Fire Code</div> <div>2019 California Green Building Standards Code</div> <div>2010 ADA Standards, for accessible design</div> | | | | <div>OCCUPANCY LOAD CALCULATION</div> <div>OCCUPANCY LOAD</div> <div>WAITING AREA= 250 SQ.FT/100= 2.5</div> <div>SERVICE AREA= 175/300=1</div> <div>KITCHEN AREA= 573/200= 3</div> <div>TOTAL OCCUPANT LOAD= 7</div> <div>REQUIRED NUMBER OF EXITS =1</div> <div>1 EXIT PROVIDED.</div> |
| <div>FIRE NOTES</div> <div>1.THIS PROJECT MUST COMPLY WITH CURRENTLY ADOPTED EDITION OF THE CFC.</div> <div>2.COMMERCIAL ADDRESS NUMBERS SHALL BE VISIBLE FROM THE STREET, CONTRASTING IN COLOR FROM WALL SURFACE, AND MINIMUM 8 INCHES IN SIZE. (INDIVIDUAL SUITE NUMBERS MAY BE 3").</div> <div>3.FIRE EXTINGUISHER IS REQUIRED. ONE FOR EVERY 3000 S.F WITH MAX. 75 FT. TRAVEL DISTANCE. MINIMUM SIZE 2A10BC WITH SIGNAGE. TYPE K EXTINGUISHER REQUIRED FOR KITCHEN AREA.</div> | | | <div>LEGAL DESCRIPTION</div> <div>BLK 12*LOT 9*DOC226842REC72 IN.</div> | |

| REV | DATE: |
|-----------|---------------------------------|
| 1 | 02/24/2020 Health Correction |
| 2 | 03/06/2020 City Correction |
| SIGNATURE | |
| | |

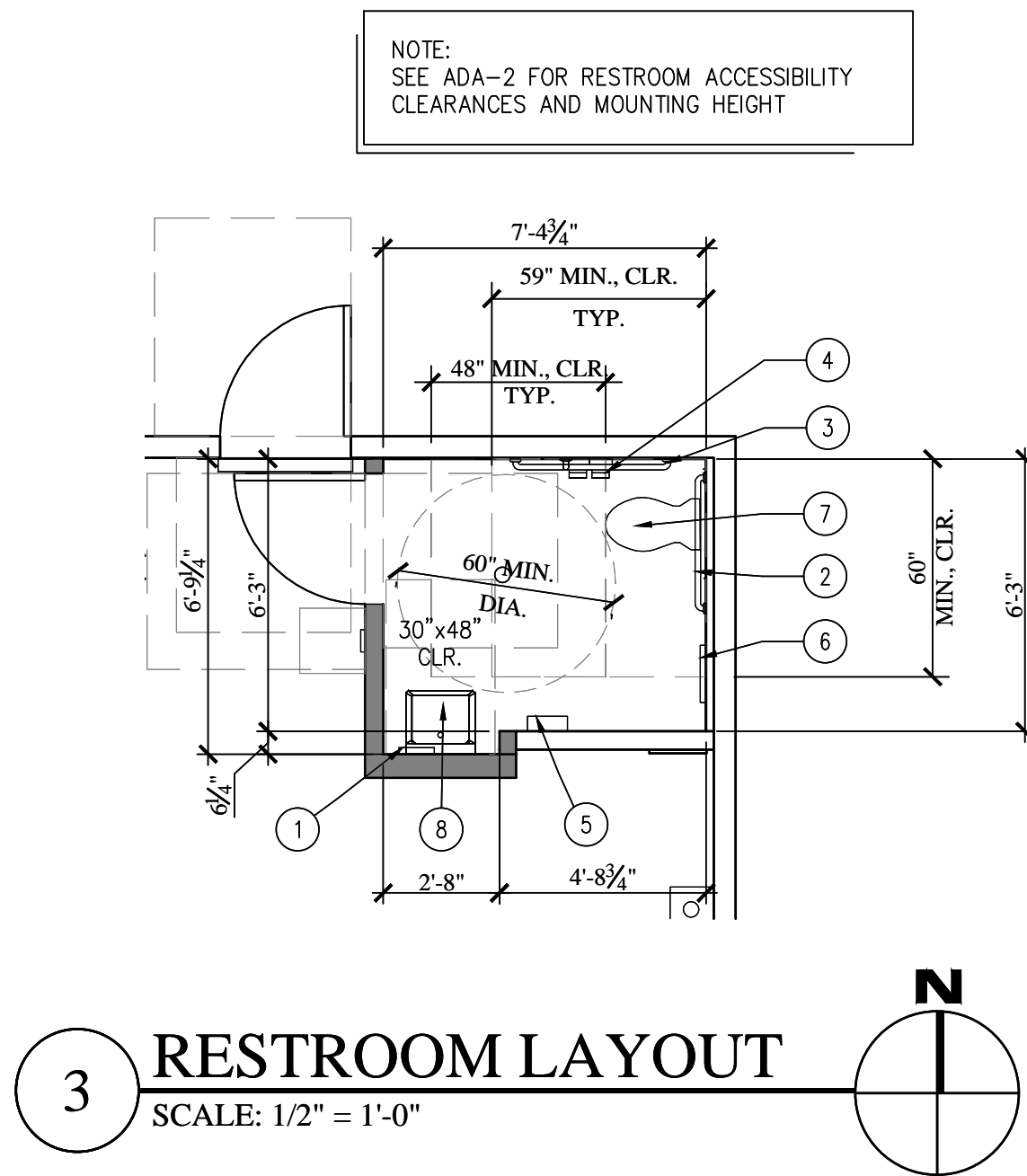
ARCHITECT
SAMAR DAWOOD
935 JAMACHA RD, UNIT B
EL CAJON, CA 92019

BOTANI FAMILIA PIZZARIA
665 JAMACHA RD.
EL CAJON, CA 92019

TILE SHEET &
REFERENCED SITE PLAN

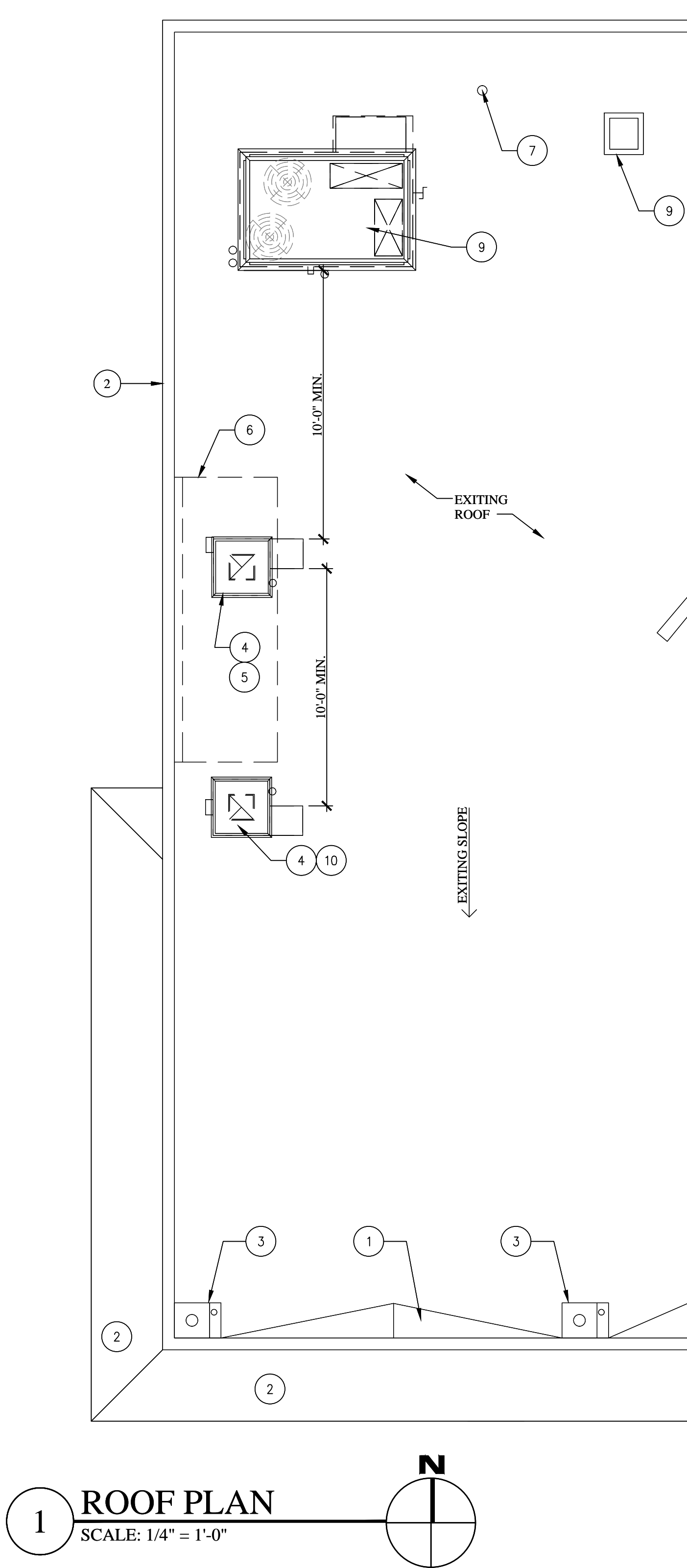
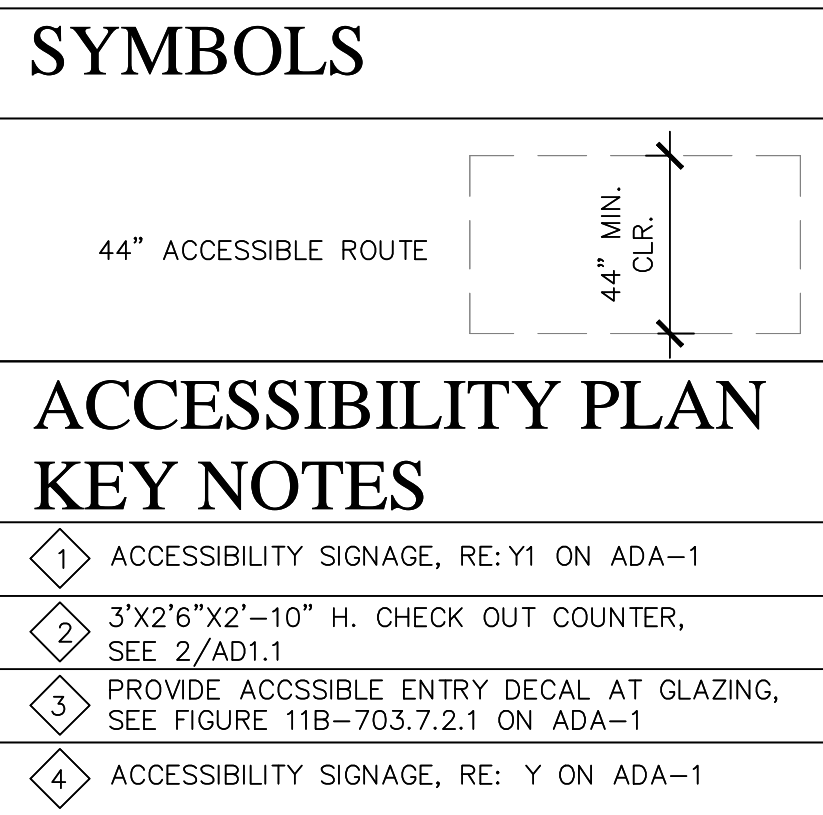
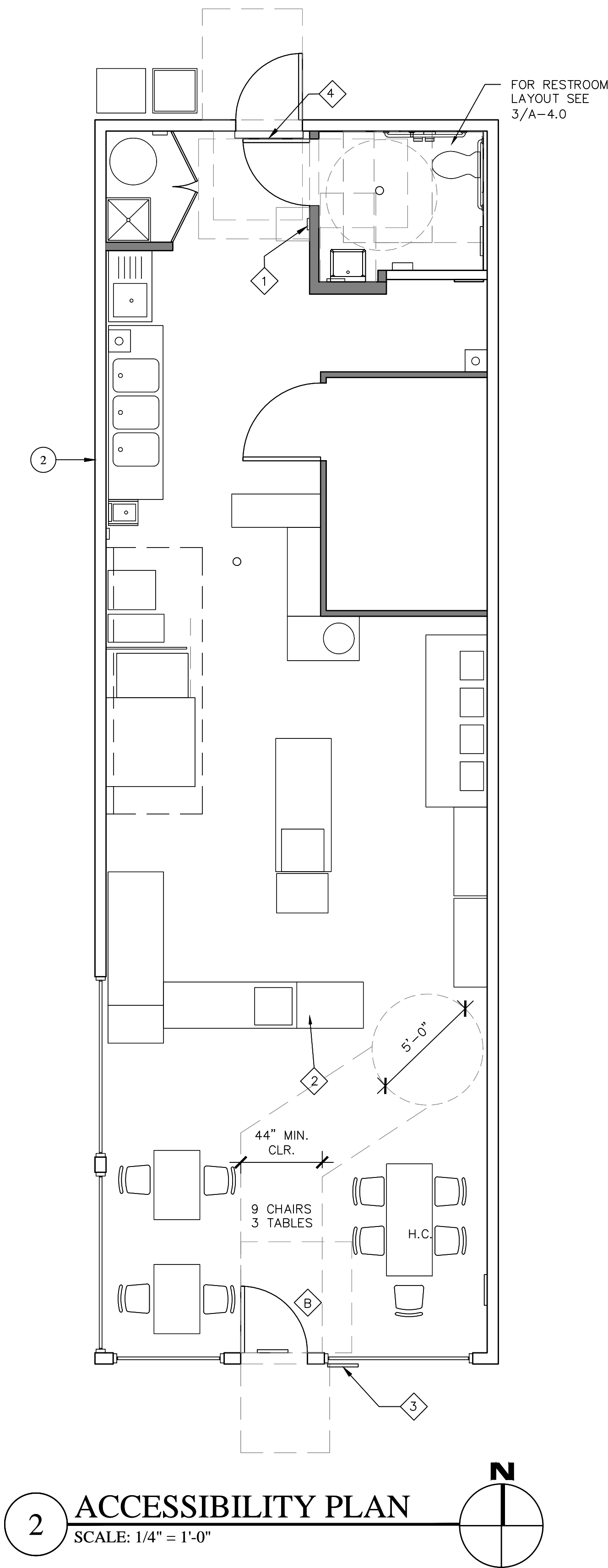
01/14/2020 1ST REVIEW

T



RESTROOM NOTES

- 1 SOAP DISPENSER
2 36" WIDE BACK GRAB BAR
3 48" WIDE SIDE GRAB BAR
4 TOILET PAPER DISPENSER.
5 TOWEL DISPENSER
6 SEAT COVER DISPENSER
7 TOILET
8 LAVATORY



ROOF PLAN NOTES

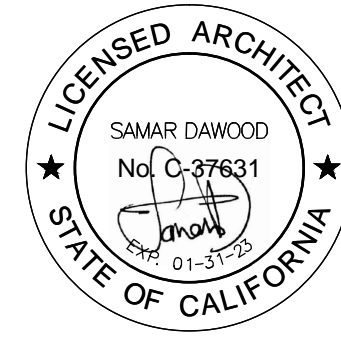
1. EXHAUST FANS AND MAKE UP AIR SHALL BE HOISTED, SET IN PLACE AND SECURED TO ROOF CURBS BY G.C.

ROOF PLAN KEY NOTES

- 1 EXISTING PLYWOOD CRICKET, TYP.
2 EXISTING ROOF OVERHANG.
3 EXISTING ROOF DRAINS
4 FIRE RATED, DUCT WRAP, AT HOOD.
5 HOOD EXHAUST FAN, SEE 1/T-2
6 NEW HOOD BELOW.
7 EXISTING RESTROOMS PLUMBING VENTS.
8 EXISTING EXHAUST FAN UNIT FOR RESTROOM TO REMAIN.
9 EXISTING AC UNIT TO REMAIN.
10 MAKE UP AIR FAN, SEE 2/T-2

| REV. | DATE: |
|------|---------------------------------|
| 1 | 02/24/2020 Health Correction |
| 2 | 03/06/2020 City Correction |

SIGNATURE



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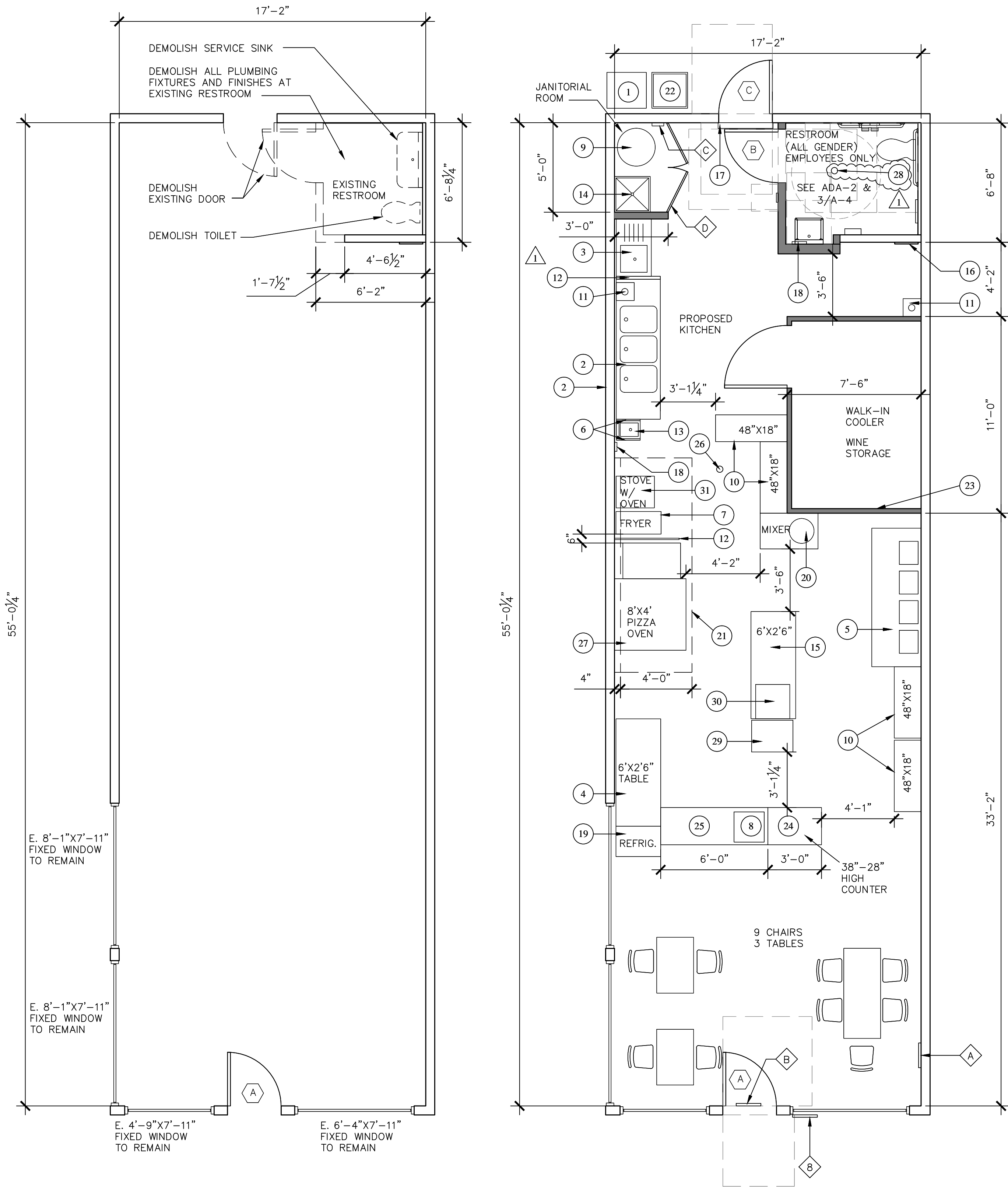
BOTANI FAMILIA PIZZARIA
665 JAMACHA RD.
EL CAJON, CA 92019

ROOF PLAN AND
ACCESSIBILITY PLAN

01/14/2020 1ST REVIEW

SHEET NO.

A-4.0



EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"

PROPOSED EQUIPMENT AND FLOOR PLAN

SCALE: 1/4"=1'-0"

HARDWARE SCHEDULE CITY NOTES:

Locks are permitted to prevent operation of doors in occupancy Group B, F, M and S, and places of religious worship, at the main exterior door or doors only with a key-operated locking devices form the egress side provided: 1) The locking device is readily distinguishable as locked, 2) A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. (2016 CBC 1010.1.9.3)

DOOR SCHEDULE

| SYM. | SIZE WxH MODEL# | DOOR THICK. RATING | DOOR MATERIAL/ FINISH | FRAME MATERIAL/ FINISH | QTY. | TEMP. | REMARKS |
|------|--------------------|-----------------------|--------------------------|---------------------------|------|-------|---------|
| A | (E) 3'-0"x7'-0" | 1 3/4" | (E) GLASS | (E) | 1 | Y | |
| B | (N) 3'-0"x6'-8" | 1 3/4" | WOOD | WOOD | 1 | -- | |
| C | (N) 3'-0"x6'-8" | 1 3/4" | METAL | METAL | 1 | -- | |

NOTES:

- DOORS WILL BE SELF CLOSING AND TIGHT-FITTING
- WINDOWS ARE TO BE FIXED/INOPERABLE

FLOOR PLAN KEY NOTES

| | |
|---|--------------------------------------------------------------------------------|
| A | MAXIMUM OCCUPANT LOAD SIGN (7 MAX OCCUPANCY LOAD) PER 2019 CBC 1004.3 |
| B | PROVIDE EGRESS SIGN (THIS DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED). |
| C | SPILL RESPONSE KIT, RE: 4/AD1.4. |
| D | SPILL RESPONSE SIGN, RE: 3/AD1.4. |

GREASE INTERCEPTOR SIZING

| | |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| 3-COMP SINK | EXISTING MOP SINK |
| 18"x24"x14" = 6084 CU.IN 3840X 3 SINKS = 18,144 CU.IN 18,144/ 231 = 78.5 GPM (78.5 X 0.75)/2 = 29.4 GPM | 24"x24"x10" = 5,760 CU.IN 8,640/ 231 = 24.9 GPM (24.9 X 0.75)/2 = 9.3 GPM TOTAL GPM= 39 GPM (USE 40 GPM INTERCEPTOR) |

FLOOR PLAN LEGEND

| | |
|--|--------------------------------|
| | NEW 2 X 4 STUD WALL @ 16" O.C. |
| | EXISTING WALL TO REMAIN |
| | EXISTING WALL TO BE DEMOLISHED |

FOOD SERVICE EQUIPMENT SCHEDULE

| MK. | QTY | EQUIPMENT | TYPE OF DRAIN | WATER | | | | REMARKS |
|-----|-----|-------------------------------------------------------------------------------------|----------------------------------------------------------------|-------|------|--------|----------|-----------------------------------------------------------------------------------------------------------|
| | | | | HOT | COLD | DIRET | INDIRECT | |
| 1 | 1 | GREASE TRAP | | | | | | SEE 1/AD1.4 & 1/AD1.1 |
| 2 | 1 | THREE COMPARTMENT SINK | CONNECTED TO FLOOR SINK THEN TO GREASE TRAP (SEE HEALTH NOTES) | 1/2" | 1/2" | | 1 1/2" | 18"x24"x14" W/ 18" DRAIN BOARD ON EACH SIDE AND 8" SPLASH. MEETS FHP-883, DRAINS TO FLOOR SINK. SEE 4/T-1 |
| 3 | 1 | ONE COMPARTMENT FOOD PREP SINK | 12X12X12 FS | | | | | SEE 11/T-1 |
| 4 | 1 | 6'X2'6" WORK TABLE | --- | | | | | STAINLESS STEEL, NSF |
| 5 | 1 | PREP TABLE | --- | | | | | SEE 10/T-1 |
| 6 | 2 | SPLASH GUARD | --- | | | | | SEE 5/T-1 |
| 7 | 1 | GAS FRYER | --- | | | | | SEE 6/T-1 |
| 8 | 1 | CASH REGISTER | --- | | | | | |
| 9 | 1 | GAS WATER HEATER | | | 3/4" | | | SEE 5/AD1.1 |
| 10 | 2 | 48"x18", 6 TIERS, NSF SHELVES | | | | | | STAINLESS STEEL, SEE 3/T-1 96 LINEAR FEET (TOTAL) PROVIDED DRY STORAGE |
| 11 | 2 | FLOOR SINK | | | | | | |
| 12 | 2 | STAINLESS STEEL SPLASH GUARD | | | | | | STAINLESS STEEL, SEE 4/T-1 |
| 13 | 1 | HAND WASH SINK | SEWER | 1/2" | 1/2" | 1 1/2" | | SOAP AND TOWEL DISPENSER PROVIDED BY GENERAL CONTRACTOR, SEE 1/T-1 |
| 14 | 1 | FLOOR MOUNTED MOP SINK AND FAUCET | CONNECTED TO GREASE TRAP, SEE HEALTH NOTES | 1/2" | 1/2" | 2" | | NON-POROUS W./ VACUUM BREAKER FAUCET. SEE 9/T-1. |
| 15 | 1 | 6'X2'-6" WORK TABLE | --- | | | | | STAINLESS STEEL, NSF |
| 16 | 1 | EXISTING 100 AMPS 3 PHASE ELECTRIC PANEL | | | | | | |
| 17 | 1 | AIR CURTAIN | | | | | | FAN MUST BE ACTIVATED VIA A MICRO SWITCH. SEE DETAIL 7/T-1 |
| 18 | 2 | HAND SOAP AND PAPER TOWEL DISPENSER | | | | | | |
| 19 | 1 | NSF IDW - COMMERCIAL REFRIGERATORS, MODEL NO: GCG-10-F334B | SELF CONTAINED | | | | | 54.8" HEIGHT X 25" WIDTH X 24.29 DEPTH |
| 20 | 2 | MIXER | | | | | | SEE DETAIL 2/T-1 |
| 21 | 1 | 12' LONG HOOD | | | | | | SEE T-2 |
| 22 | 1 | COVERED GREASE BIN | | | | | | SEE 2/AD1.4 |
| 23 | 1 | 11'X7.5' Heatcraft PRO3 -WALK-IN COOLER, NSF, MODEL PTN052L6B, NORLAKE, KOLD LOCKER | | | | | | |
| 24 | 1 | 3'LONG X 2'-6"WIDE X 2'-10" HIGH ADA CHECK OUT COUNTER | | | | | | SEE 2/AD1.1 |
| 25 | 1 | 6'LONG X 2'-6"WIDE X 40" HIGH CHECK OUT COUNTER | | | | | | |
| 26 | 1 | FLOOR DRAIN | CONNECTED TO GREASE TRAP | | | | | |
| 27 | 1 | 8'X4'X82"HIGH PIZZA OVEN | | | | | | SEE 8/T-1 |
| 28 | 1 | FLOOR DRAIN | CONNECTED TO SEWER | | | | | |
| 29 | 1 | HOT HOLDING UNIT (FWE; MODEL: TS-1633-36P) | | | | | | |
| 30 | 1 | DOUGH SHEETER (SOMERSET) CDR-2000; ANSI/NSF | | | | | | |
| 31 | 1 | 4 BURNER STOVE WITH OVEN (SOUTHBEND; MODEL: 4365 A) | | | | | | |

FINISH SCHEDULE

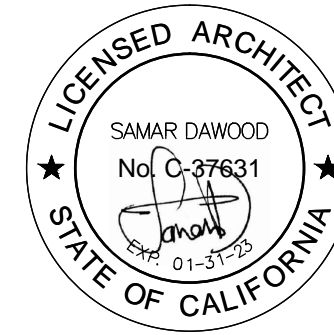
| AREA | FLOOR | BASE | WALL | CEILING |
|--------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| FOOD PREP AREA & KITCHEN | FLOOR TILE | 4" CONTINUOUS TILE COVE WITH 3/8" MIN. RADIUS UP WALL OR UP TOE/KICK OR COUNTER OR EQUIPMENT THAT SETS FLUSH ON THE FLOOR *** | PAINTED GYPSUM BOARD SMOOTH LIGHT COLOR SEMI-GLOSS ENAMEL W/ F.R.P. BOARD BEHIND ALL SINKS (MIN. 8" HIGH) AND STAINLESS STEEL AT HOOD WALL. | T-BAR W/ACOUSTIC CEILING TILE. SMOOTH, NON-ABSORBANT, AND WASHABLE. |
| RESTROOMS | FLOOR TILE | 4" SELF COVING QUARRY TILE, 3/8" MIN. RADIUS. | PAINTED GYPSUM BOARD SMOOTH LIGHT COLOR SEMI-GLOSS ENAMEL W/ 4" F.R.P. BOARD WAINSCOTING. | PAINTED GYPSUM BOARD SMOOTH LIGHT COLOR SEMI-GLOSS ENAMEL. |
| DINING AREA | CONTINUOUS QUARRY TILE | 4" CONTINUOUS SELF COVE UP WALL QUARRY TILE ENAMEL. | COMMERCIAL INTERIOR FINISH | T-BAR W/ACOUSTIC CEILING TILE. |
| JANITORIAL AREA | CONTINUOUS QUARRY TILE | 4" CONTINUOUS SELF COVE UP WALL QUARRY TILE ENAMEL (3/8" MIN RADIUS COVED BASE) | F.R.P. BOARD | PAINTED GYPSUM BOARD SMOOTH LIGHT COLOR SEMI-GLOSS ENAMEL. |

REMARKS
NOTE: ALL WALLS AND CEILING MUST BE 70% LIGHT-REFLECTED
F.R.P. MEANS FIBER GLASS REINFORCED PANELS

- ** IF NO PLUMBING FIXTURES IN ROOM.
- *** A ROOM WHERE FOOD IS STORED ONLY IN UNOPENED BOTTLES, CANS, CARTON RACKS, OR OTHER ORIGINAL SHIPPING CONTAINERS.
- **** IF UNABLE TO COVE UP TO THE EQUIPMENT THEN A CURB (MIN 2") IS TO BE CONSTRUCTED TO SET THE EQUIPMENT ON. ONCE CURVE IS CONSTRUCTED. THEN COVE THE FLOOR MATERIAL UP THE CURB WITH A MIN.3/8" RADIUS COVE.

| REV. | DATE: |
|------|---------------------------------|
| 1 | 02/24/2020 Health Correction |
| 2 | 03/06/2020 City Correction |

SIGNATURE



ARCHITECT
SAMAR DAWOOD
935 JAMACHA RD, UNIT B
EL CAJON, CA 92019

BOTANI FAMILIA PIZZARIA
665 JAMACHA RD.
EL CAJON, CA 92019

PROPOSED
EQUIPMENT AND
FLOOR PLAN

01/14/2020 1ST REVIEW

SHEET NO.

A-2.0

Census Tract 156.01

| License Number | Status | License Type | Primary Owner | Premises Addr. | Business Name |
|----------------|--------|--------------|-----------------------------------|--------------------------------------------|------------------------|
| 43829 | ACTIVE | 51 | ELKS LODGE EL CAJON 1812 | 1400 E WASHINGTON AVE,EL CAJON, CA 92019 | EL CAJON ELKS LODGE |
| 43829 | ACTIVE | 58 | ELKS LODGE EL CAJON 1812 | 1400 E WASHINGTON AVE,EL CAJON, CA 92019 | EL CAJON ELKS LODGE |
| 535307 | ACTIVE | 41 | M AND W SUSHI INC | 749 JAMACHA RD,EL CAJON, CA 92019 | HANA SUSHI |
| 567370 | ACTIVE | 41 | CHIPOTLE MEXICAN GRILL INC | 225 JAMACHA RD, STE 105,EL CAJON, CA 92019 | CHIPOTLE MEXICAN GRILL |
| 569413 | ACTIVE | 58 | RESTAURANT INVESTMENT GROUP, INC. | 773-783 JAMACHA RD,EL CAJON, CA 92019 | JUNCTION BAR & GRILL |
| 569413 | ACTIVE | 47 | RESTAURANT INVESTMENT GROUP, INC. | 773-783 JAMACHA RD,EL CAJON, CA 92019 | JUNCTION BAR & GRILL |
| 569413 | ACTIVE | 77 | RESTAURANT INVESTMENT GROUP, INC. | 773-783 JAMACHA RD,EL CAJON, CA 92019 | JUNCTION BAR & GRILL |
| 602373 | ACTIVE | 42 | NECTARZ, INC. | 759 JAMACHA RD,EL CAJON, CA 92019 | HARVEST RANCH |

CA ABC Report - On-sale Authorizations

| County | Population | County Ratio On-sale | Census Tract | Tract Population | Authorized On-sale |
|-----------|------------|----------------------|--------------|------------------|--------------------|
| SAN DIEGO | 3315404 | 739 | 156.01 | 6340 | 8 |
| SAN DIEGO | 3315404 | 739 | 165.04 | 7171 | 9 |



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

| | |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agenda Item: | 5 |
| Project Name: | Naranca 3-Unit Development |
| Request: | New common interest development for three single-family detached residences |
| CEQA Recommendation: | Exempt |
| STAFF RECOMMENDATION: | RECOMMEND CITY COUNCIL APPROVAL |
| Project Number(s): | Planned Unit Development (PUD) No. 2020-0001 Tentative Parcel Map (TPM) No. 2021-0002 |
| Location: | 1325 Naranca Avenue |
| Applicant: | Rabie Mikha; rabie.mikha@gmail.com; 619-729-5953 |
| Project Planner: | Spencer Hayes; shayes@elcajon.gov; 619-441-1656 |
| City Council Hearing Required? | Yes August 9, 2022 |
| Recommended Actions: | <ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the CEQA exemption, PUD No. 2020-0001, and TPM No. 2021-0002, subject to conditions. |

PROJECT DESCRIPTION

This project proposes a common interest development of three single-family detached residences intended for home ownership on a .43-acre site, currently vacant, and addressed as 1325 Naranca Avenue. In addition to the proposed residences, the project includes a four-lot subdivision with three residential parcels and one common parcel including a private driveway and parking, landscaping, and other public and private improvements.

BACKGROUND

| | |
|------------------------------------|----------------------------------------------------|
| General Plan: | Low Density Residential (LR) |
| Specific Plan: | None |
| Zone: | Residential, Multi-family, 6,000 sq. ft. (RM-6000) |
| Other City Plan(s): | N/A |
| Regional and State Plan(s): | N/A |
| Notable State Law(s): | Subdivision Map Act |

Project Site & Constraints

The subject property is 18,808 square feet (.43 acres) and located on the south side of Naranca Avenue between North Second and Grape Streets. Recently, a dilapidated single-family dwelling and detached accessory structure were demolished at the site.

The property includes a sizable easement for Forester Creek, represented as a hatched line on project plans. Project plans also display the 1% Annual Flood Hazard (Zone X) area according to the Federal Emergency Management Agency (FEMA). The base flood elevation at this location is 482 feet and project plans show building pads above base flood elevation (486 and 487 feet).

Surrounding Context

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

| Direction | Zones | Land Uses |
|-----------|--------------|-----------------------------------------------|
| North | RM-6000 | Mixed residential |
| South | Interstate 8 | Interstate freeway |
| East | RM-6000 | Mixed residential |
| West | C-G | Single-family residences & religious facility |

General Plan

The subject property is designated Low Density Residential ("LR") on the General Plan Land Use Map. The LR designation is intended for residential density between three to ten dwelling units per acre.

Goal 5 of the General Plan calls for a broad range of housing types to be made available to meet the housing needs of various age and income groups. The Housing Element identifies the need to accommodate residential units at all income levels. The proposed project will include market rate for sale housing units that will contribute to meeting the goal of fulfilling regional housing needs. The subject site is not listed in the Housing Element site inventory.

Municipal Code

The subject property is within the RM-6000 (Residential, Multi-family, 6,000 square foot) zone, which is consistent with the LR General Plan designation. This allows for one single-family residence per 6,000 square feet of lot area; the RM-6000 zone also requires detached units.

The Planned Unit Development ("PUD") ordinance allows for comprehensively planned development and provides flexibility in order to encourage imaginative design and planning. Specific development standards apply to PUD developments and include parking, recreation and landscaped areas, building construction, utility systems, trash collection and Covenants, Conditions and Restrictions ("CC&Rs").

Subdivision Ordinance/ Subdivision Map Act

A tentative parcel map is proposed to create real property. The four-lot subdivision proposes one common lot and three residential lots. The authority and procedures for the processing of a tentative parcel map are found in the California Subdivision Map Act, and the City of El Cajon Subdivision Ordinance (Title 16 of the El Cajon Municipal Code). The Planning Commission's role in analyzing and making a decision regarding a proposed tentative parcel map is described in Chapter 16.24 of the El Cajon Municipal Code ("ECMC").

Flood Damage Prevention Ordinance

El Cajon Municipal Code Chapter 15.14 provides standards to minimize public and private losses due to flood conditions in specific areas. Areas within Zone X, and where base flood elevation is known, new residential developments are required to either: 1) construct the first floor one foot above base flood elevation and provide certification by a registered professional engineer or surveyor, verified by the building inspector, or 2) utilize construction methods and design which would equalize hydrostatic flood forced (openings in the foundation system). In this case, building pads are shown above base flood elevation and elevations certificates are required in conditions of approval.

DISCUSSION

Land Use

The proposed project consists of three two-story, single-family, detached residences with attached two-car garages. The proposed residential product is in character with the surrounding neighborhood and will provide additional for sale housing options. The project will result in a density of approximately seven dwellings units per acre (du/acre), which is well within the density expected in the LR (3-10 du/acre) General Plan designation. There are quite a few similar PUD developments in the Bostonia area along Naranca, Marline, and Peach Avenues—all within the same RM-6000 zone and each yielding three units.

Site Design

Two of the three proposed single-family residences front on a private driveway; the third is oriented towards Naranca Avenue with a garage opening toward the private driveway. Each residence will have a two-car garage, uncovered visitor parking along the private driveway, and a private back yard. Concrete sidewalks are required to connect parking with building entrances. Due to the size of the project and the location of guest parking, staff is recommending that the proposed driveway provide access to the guest parking spaces, rather than a separate sidewalk. The findings for the PUD require that the elimination of the interior project sidewalk be approved as an alternative development standard.

Recreational open space requirements are met with private rear yards and exterior yard landscaped areas. Trash and recycling will be individual containers stored on concrete pads within the private yard areas. A common interest development—such as a PUD—requires the formation of a homeowner’s association ("HOA") with CC&Rs to ensure the maintenance of common areas. A forth common lot will be owned and maintained by the HOA, which will be responsible for ongoing maintenance. The common lot includes the private driveway and visitor parking in the proposed development.

The individual lots range from 3,842 to 5,252 square feet; the variation is primarily due to the large easement area for Forester Creek. Side yard setbacks are approximately five feet for each unit, and rear yard setbacks are at least 14 feet. Each home shares the same design and footprint (only with a different orientation) and two-story design at a height of 20 feet. The project proposes a six-foot wood boundary fence. It is noteworthy to mention that the City Council has required more substantial fencing material such as decorative masonry, concrete panel, or vinyl. Additionally, retaining walls are shown along portions of the project boundary, not exceeding two feet in height.

The proposed project is very similar to other PUDs in the vicinity. The closest of which, addressed off of Treetop Lane, is approximately 150 east on Naranca Avenue and also includes three single-family homes with common lot for recreational space and a private street.

Design and Architecture

The proposed residences are consistent with new single-family and ADU projects within the City. The primary finish is stucco with large window trim features in a complementary color. Due to the height limit of 20 feet in the RM-6000 zone and the two-story product, the roofline has a very shallow pitch. In terms of color, the proposed elevations show tan and brown earth tones. Each residence is 2,202 square feet with three bedrooms on the second story

Development Standards

| Development Standard | PUD (RM-6000) | Proposed Project |
|-----------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Lot Requirements | Sub-lots determined by PUD | 3,842 to 5,252 sq. ft. |
| Density | 1 unit per 6,000 sq. ft. | 1 unit per 6,269 sq. f.t |
| Setbacks | Front building – 20 ft. Garage – 20 ft. Other setbacks determined by PUD | Front Building – 20 ft. Garage – 20 ft. Rear – 14 ft. Side – 5 ft. |
| Lot Coverage | Maximum 40% - 100% of buildings and driveways and 50% of private street counted | 33.8% |
| Building Height | Maximum 20 ft. | 20 ft. |

| Development Standard | PUD (RM-6000) | Proposed Project |
|-------------------------------------------------|--------------------------------|----------------------------------|
| Covered Parking | 2 spaces per unit = 6 | 2-car garage per unit = 6 spaces |
| Visitor Parking | 1 space per unit = 3 | 3 spaces |
| Supplemental Parking | .5 space per unit = 4 | 4 spaces |
| Waste Collection | Individual or Common | Individual |
| Walls and Fencing | Project Boundary Wall or Fence | 6 ft. wood fence |
| Open Space, recreational areas, and landscaping | 1,000 sq. ft. per unit | 1,025 to 1,800 sq. ft. per unit |
| Streets and driveways | 24 ft. wide | 24 ft. wide |
| Lighting | Lighting plan required | Condition of approval |

FINDINGS

Planned Unit Development No. 2020-0001

A. The density of the proposed PUD is consistent with the general Plan.

The proposed project density is consistent with the pending Low Density Residential designation of the General Plan. Furthermore, the project would facilitate the development of the site with residential uses in conformance with Housing Element policies to increase the number of housing units.

B. The approval of any alternative development standards for the proposed PUD is in the public interest.

The project proposes to accommodate pedestrian access through the private street as a separate concrete sidewalk is not necessary to serve the three residences. No other alternative development standards are proposed.

C. The proposed PUD is compatible with surrounding development.

The proposed PUD is similar to other common interest development projects in the vicinity and provides for home ownership opportunities. Therefore, the proposed project is compatible with surrounding development.

D. The location of structures, private streets, driveways, and parking spaces on the proposed PUD site plan will not result in unauthorized parking which would block or hamper vehicular movement or unnecessarily affect visibility on the private street or driveway.

The design of the proposed project provides sufficient parking with adequate space for vehicle back-up and maneuvering. Proposed structures and other elements of the project would not have a negative effect on visibility.

Tentative Subdivision Map No. 2021-0002

Section 66474 of the Subdivision Map Act and section 16.12.080 of the ECMC state that the City shall deny approval of a parcel map if the city's legislative body makes any of the following findings:

A. The proposed map is not consistent with the General Plan and any applicable specific plan.

The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City.

B. The design or improvement of the proposed subdivision is not consistent with the General Plan, and the site is not physically suitable for the type of development and proposed density.

The proposed parcel map design results in a common interest residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is generally level and physically suited for the type of development as well as the density of the development that is proposed for this property.

C. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site has no habitat value and is located in an urbanized area. Furthermore, the subject property is in a disturbed condition, surrounded by urban development, not environmentally sensitive, and there are no fish or wildlife populations that would be harmed by the existing residential development of the subject property.

D. The design of the subdivision or type of improvements is likely to cause serious health problems.

The design of the subdivision and type of improvements are required to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Furthermore, the units are separated to allow air flow through and around the units.

E. The design of the subdivision or type of improvements will conflict with easements acquired by the public at large for access through or use of property within the subdivision.

The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map, and there are no existing easements that will be affected because the map will establish new easements for public utilities, private road access, the private storm drain, and landscape maintenance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15332 (In-fill Development Projects). The following measuring criteria for a Class 32 exemption apply: the project is consistent with the General Plan designation; the proposal is within the city limits on a site less than five acres, surrounded

by substantially urban uses; the project site has no value as natural habitat; approval would not result in significant effects related to traffic, noise, air, or water quality; and, the site can be adequately served by required utilities. Therefore, section 15332 is an appropriate exemption for this project.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on July 7, 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.

RECOMMENDATION

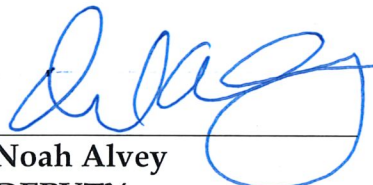
Staff is recommending approval of the project. The proposed three for sale units increases home ownership in El Cajon in conformance with Housing Element policies to increase the number of housing units available to all income levels.

PREPARED BY:




Spencer Hayes
ASSOCIATE
PLANNER

REVIEWED BY:



Noah Alvey
DEPUTY
DIRECTOR OF
COMMUNITY
DEVELOPMENT

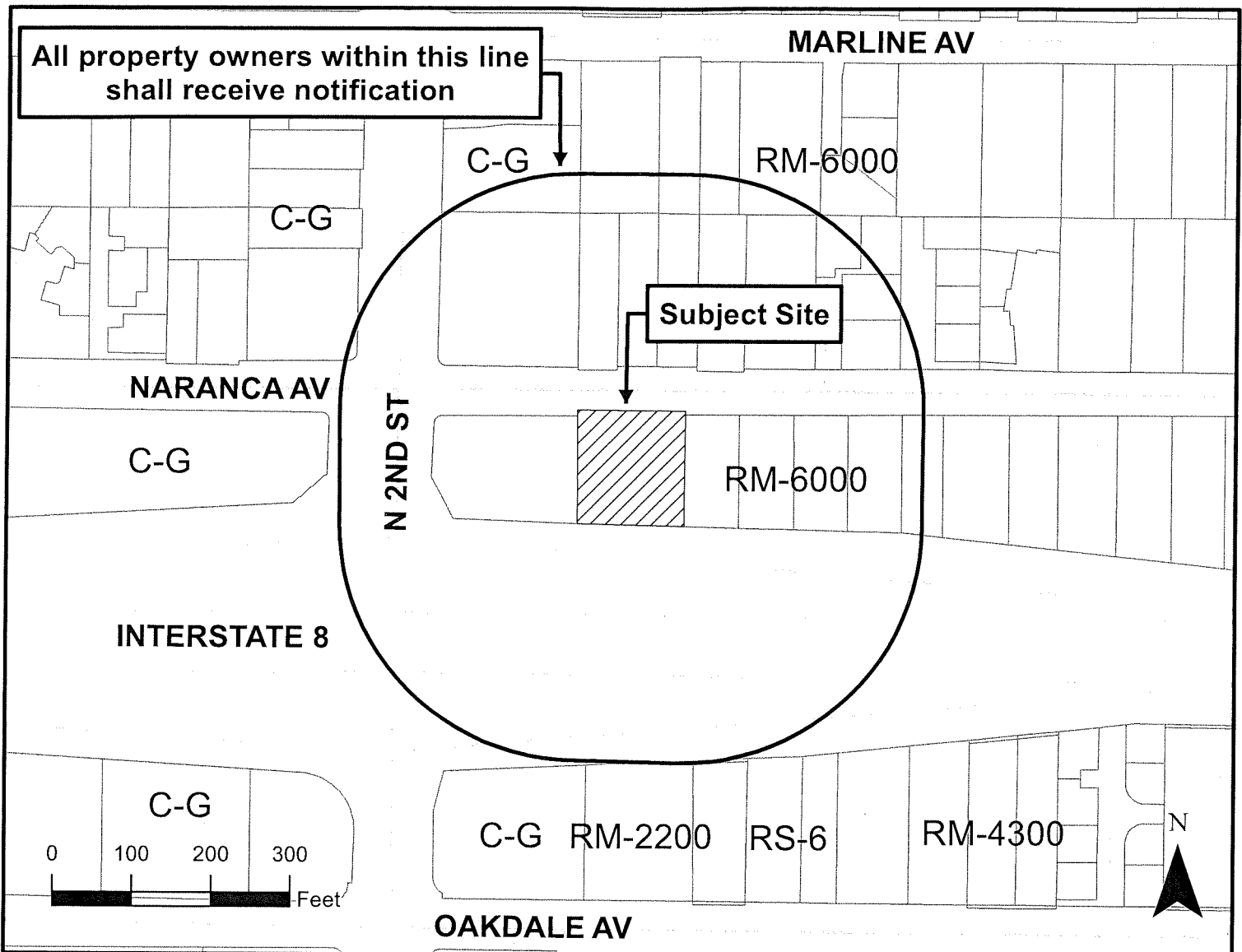
APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution Recommending City Council Approval of the CEQA Exemption
3. Proposed Resolution Recommending City Council Approval of PUD No. 2020-0001
4. Proposed Resolution Recommending City Council Approval of TPM No. 2021-0002
5. Application & Disclosure Statement
6. Project Plans and Elevations
7. Tentative Parcel Map



**NOTICE OF PROPOSED
PLANNED UNIT DEVELOPMENT AND TENTATIVE PARCEL MAP
FOR THREE SINGLE-FAMILY RESIDENCES**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, July 19, 2022** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

PLANNED UNIT DEVELOPMENT NO. 2020-0001 AND TENTATIVE PARCEL MAP NO. 2021-0001, as submitted by Rabie Mikha for a common-interest development consisting of three detached single-family residences and one common lot with a private driveway, landscaping and parking. The subject property located on the south side of Naranca Avenue between North Second and Grape Streets, and addressed as 1325 Naranca Avenue, APN 489-121-02-00. 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 **SPENCER HAYES** at 619-441-1742 or via email at shayes@elcajon.gov and reference "PUD-2020-0001" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CATEGORICAL EXEMPTION 15332 (IN-FILL DEVELOPMENT PROJECTS) FOR PLANNED UNIT DEVELOPMENT NO. 2020-0001 AND TENTATIVE PARCEL MAP NO. 2021-0002, FOR THE NARANCA THREE-UNIT RESIDENTIAL DEVELOPMENT, ON THE SOUTH SIDE OF NARANCA AVENUE BETWEEN NORTH SECOND AND GRAPE STREETS; APN: 489-121-02-00; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on July 19, 2022, to consider Planned Unit Development (PUD) No. 2020-0001 and Tentative Parcel Map (TPM) No. 2021-0002, for a three-unit residential development and four-lot residential subdivision, in the RM-6000 (Residential, Multi-family, 6,000 square foot) zone, on property located on the south side of Naranca Avenue between North Second and Grape Streets, and addressed as 1325 Naranca Avenue; and

WHEREAS, in accordance with California Environmental Quality Act ("CEQA") Guidelines section 15061(b)(2), the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, the proposed project is exempt from CEQA under section 153322 (In-fill Development Projects) of CEQA Guidelines, which allows for in-fill development in urbanized areas, because the following conditions are satisfied: 1) the subject site is zoned consistent with the General Plan designation of Low Density Residential (LR) and the project facilitates development of the site with residential uses in conformance with Housing Element policies; 2) the subject site is located within the City limits, is 18,808 square feet, and is surrounded by urban uses; 3) the subject site and surrounding area have historically been used for residential and various commercial uses and is void of natural vegetation; there is no record of endangered, rare, or threatened species in the general vicinity, and staff observed no protected or mitigable wildlife habitat on the subject site or within the immediate vicinity; 4) the public circulation system has sufficient capacity to accommodate multiple modes of transportation and would not be overwhelmed by the addition of three residential units; development of small in-fill residential sites, in accordance with governing standards and regulations, is not expected to substantially increase vehicle trips beyond designed capacities or affect air quality or noise; and the development will be designed to satisfy all applicable storm water regulations established in El Cajon Municipal Code Chapter 16.60; and 5) all required utilities and public services have served and will serve the subject site as well as the surrounding area; and

WHEREAS, none of the conditions in section 15300.2, which provide exceptions for categorical exemptions exist; and

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

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

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the proposed Categorical Exemption section 15332 for the Naranca Three-unit Residential Development.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES of the proposed Categorical Exemption section 15332 for Planned Unit Development No. 2020-0001 and Tentative Parcel Map No. 2021-0002.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 19, 2022, by the following vote:

AYES:

NOES:

ABSENT:

Darrin MROZ, Chairperson

ATTEST:

Noah ALVEY, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF PLANNED UNIT DEVELOPMENT NO. 2020-0001 FOR A THREE-UNIT COMMON-INTEREST DEVELOPMENT IN THE RM-6000 (RESIDENTIAL, MULTI-FAMILY, 6,000 SQ. FT.) ZONE; APN: 489-121-02-00; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on July 19, 2022, and considered the project for Planned Unit Development ("PUD") No. 2020-0001 (PUD-2020-0001), as submitted by Rabie Mikha, requesting approval of a three-unit PUD in the RM-6000 zone, on property located on the south side of Naranca Avenue between North Second and Grape Streets, and addressed as 1325 Naranca Avenue; and

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

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending to the El Cajon City Council approval of the proposed CEQA 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 proposed project density is consistent with the pending Low Density Residential designation of the General Plan. Furthermore, the project would facilitate the development of the site with residential uses in conformance with Housing Element policies to increase the number of housing units.
- B. The project proposes to accommodate pedestrian access through the private street as a separate concrete sidewalk is not necessary to serve the three residences. No other alternative development standards are proposed.
- C. The proposed PUD is similar to other common interest development projects in the vicinity and provides for home ownership opportunities. Therefore, the proposed project is compatible with surrounding development.

- D. The design of the proposed project provides sufficient parking with adequate space for vehicle back-up and maneuvering. Proposed structures and other elements of the project would not have a negative effect on visibility.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby RECOMMENDS CITY COUNCIL APPROVAL of PUD-2020-0001 for a three-unit common-interest residential development in the RM-6000 zone on the above described property, subject to the following conditions:

Planning

1. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall submit and obtain approval of a one-page, digital site plan for PUD-2020-0001 that reflects the following specific notes and changes:
 - a. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable."
 - b. Include the following note: "Separate utility connections shall be provided for each unit in the approved PUD."
 - c. Include the following note: "The private garages shall be maintained as available for the parking of two automobiles at all times."
 - d. The revised site plan shall reflect the required notes enumerated under the Engineering and Storm Water heading below.
2. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
 - a. Submit the required copies of the recorded final parcel map. The map shall be in conformance with the approved PUD-2020-0001 site plan.
 - b. Record the final map for Tentative Parcel Map ("TPM")-2021-0002.
 - c. Provide a preconstruction elevation certificate, completed by a registered professional engineer or surveyor, to the Floodplain Administrator in Planning.
 - d. Submit a lighting plan in accordance with El Cajon Municipal Code section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning approval of the plan is required before building permit issuance.
 - e. The approved building material types and colors of all exterior elevations shall be shown on the construction drawings submitted for building

- permits and shall be in substantial conformance with the materials approved by the City Council.
- f. Submit a letter indicating proof of trash and recycling collection services from the City's solid waste collection contractor (EDCO).
 - g. Comply with the Engineering comments to the satisfaction of the City Engineer and the Director of Community Development.
 - h. Submit a Landscape Documentation Package ("LDP") and Certificate of Completion in conformance with the requirements of Chapter 17.195 and section 17.60.180 of the Zoning Code, and the State's revised Model Water Efficient Landscape Ordinance, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual. The LDP plans shall be consistent with the approved PUD site plan and TPM. Indicate a dedicated water meter for the irrigation of any common area landscaping.
3. Prior to building permit final, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
- a. Submit a Certificate of Completion for landscape improvements pursuant to Zoning Code section 17.195.330.
 - b. Obtain approval of the landscaping improvements.
 - c. Obtain staff approval of the improvements in the common areas of the development.
 - d. Upon completion of the structures, the elevation of the lowest floors shall be certified by a registered professional engineer or surveyor and verified by the building inspector to be properly elevated. Such certification shall be provided to the Floodplain Administrator in Planning.
4. Submit one electronic copy of the draft of the Declaration of Covenants, Conditions and Restrictions ("CC&Rs") for the common ownership and maintenance of the project for approval by Planning, Storm Water, and the City Attorney. Prior to the granting of a certificate of occupancy of any units the applicant shall record the CC&Rs and submit one electronic copy (PDF format) of the recorded document to Planning. The CC&Rs shall include the maintenance of the private street, sidewalks, driveways, common lighting, common fencing, storm water facilities, and required landscape areas including street yards and the common recreation lot, and shall contain the following language:
- a. "This entire project and property shall be subject to all of the conditions and restrictions contained within the resolution adopted by the City of El Cajon which approved the tentative subdivision map for the project, as well as, being subject to all the conditions and restrictions contained in any permits issued for the project which were approved by the City of El Cajon, along with accompanying site plans, elevations and landscape plans."

- b. "The City of El Cajon is hereby given supervisory jurisdiction over the enforcement of the provisions of this Declaration dealing with maintenance, cleanliness and repair of the landscape and pavement maintenance easement, and exterior appearance of the project. In the event of breach of any duty pertaining to such maintenance, cleanliness, repair or exterior appearance, the City of El Cajon may give written notice of such breach to the Association or Owners, together with a demand upon them to remedy such breach. If they refuse to do so, or fail to take appropriate action within 30 days of the receipt of such notice, the City of El Cajon shall have the standing and the right (but not the obligation) to both bring an action in a court of proper jurisdiction to enforce the provisions of this Declaration and/or initiate abatement proceedings pursuant to the ordinances of the City of El Cajon. Nothing contained herein shall limit any other right or remedy which the City may exercise by virtue of authority contained in ordinance or state law."
- c. "The City Attorney of El Cajon must give prior approval to any amendments to this Declaration of Covenants, Conditions and Restrictions which deal with any of the following topics:
 - i. "Amendments with regard to the fundamental purpose for which the project was created (such as a change from residential use to a different use), and amendments which would affect the ability of the City of El Cajon to approve or disapprove external modifications to the project.
 - ii. "Amendments with regard to the supervisory jurisdiction for enforcement granted to the City of El Cajon by this Declaration.
 - iii. "Property maintenance obligations, including maintenance of landscaping, sidewalks, and driveways, and cleanliness or repair of the project."
- d. "No alteration or modification shall be made to the landscape and pavement maintenance easement which is contrary to the development plan approved by and on file with the City of El Cajon without the approval of the City."
- e. "Parking shall only occur in the approved parking spaces and individual private garages depicted on the final approved PUD-2020-0001 site plan. No on-site parking is permitted outside designated parking spaces."
- f. "A minimum of two garage parking spaces at each unit shall be maintained and available for parking."

Engineering and Storm Water

Public Improvements

5. Dedicate or provide an additional 5-feet of public street right-of-way along Naranca Avenue, as necessary, to provide an ultimate right-of-way width of 30-feet from centerline along Naranca Avenue.
6. Remove the existing chain link fence from the public right-of-way on Naranca Avenue.
7. The driveway on Naranca Avenue shall be in accordance with San Diego Regional Standard Drawings G-14 A, including 2:1 sidewalk transitions for ADA compliance. Edge of driveways shall be a minimum of 3-feet from the property line and all obstructions. The driveway shall be a minimum 24'/30' curb cut. Repair all damaged concrete curb and gutter and sidewalk pursuant to City of El Cajon Standards.

Prior to issuance of Building Permit and Encroachment Permit, the applicant or contractor shall prepare a detailed scaled drawing with dimensions of the proposed driveway and sidewalk installation showing the location of the public street right-of-way, property lines, face of curb, all physical obstructions, including but not limited to, utility poles, telephone and cable TV equipment, fencing, etc. along with any required offsets in accordance with San Diego Regional Standard Drawings (SDRSD) G-15 and G-16.

These details shall be shown on a separate Grading and Drainage Plan, but may also be included with the building permit plan set. An Engineer's scale shall be used for all drawings submitted to the Engineering for review.

Encroachment Permit Required

8. An Encroachment Permit is required prior to any work within the public right-of-way. Submittal of a detailed drawing described above, a traffic control plan, an insurance certificate and (non-blanket) endorsements in accordance with policy D-3, proof of business license, contractor's license and the review fees. Contact Engineering for additional information.
9. Install separate gravity sewer services, water services (including meters) and other utilities to each parcel with a building unit in accordance with the Municipal Code. Wet-tap fees are required. The proposed sewer and water laterals serving the parcel shall be private and shall be approved by Building. A double cleanout is required at the property line for all sewer laterals. Maintenance of the private sewer and water laterals shall be the responsibility of the homeowners. Connections to the City sewer system and payment of connection fees are required with Building Permits.
10. Install an LED public streetlight on Naranca Avenue located at twenty-five (25)-

Proposed Planning Commission Resolution

feet east of the westerly property line pursuant to City Standard FS-303. Provide a detailed scaled drawing that shows the new streetlight location, service point, and pull boxes.

11. Close all unused existing driveways and replace with full height curb and gutter and PCC sidewalk per City Standards.
12. Stub any new underground utility services out at the property line.
13. Repair all damaged curb, gutter, and sidewalk.
14. No sheet flow is allowed over the proposed driveway and sidewalk.

Map Requirements

15. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.
16. Submit a County Tax Certificate valid at the time of map recordation.
17. Set survey monuments and guarantee setting of any deferred monuments.
18. Submit Will-Serve letters from Helix Water District, SDG&E, and AT&T.
19. Submit signature omission letters from all public easement holders who do not have a signature block on the map.
20. Submit a letter stating if the required public improvements listed in 6, 7, 10, 11 and 13 above will be completed prior to recording the Map or deferred by a Subdivision Agreement.
21. Municipal Code section 16.16.060 provides that, in lieu of constructing the required improvements prior to recording of the final map, the subdivider may enter into an agreement which guarantees construction within one year. Such agreement shall be accompanied by improvement security in accordance with Municipal Code section 16.16.080 and a certificate of insurance provided by the subdivider in accordance with City Council Policy D-3.
22. The lot without a building unit is to be designated as a non-buildable lot for ingress and egress, water, sewer, and other utility purposes, for the common use and benefit of the other lots.
23. Underground all new utility distribution facilities within the subdivision boundaries, including services to all new and existing buildings, in accordance with City Municipal Code sections 16.16.040(D) and 16.52.010. Evidence of arrangements to underground utilities must be provided.
24. Add the following notes to the PUD site plan:

“All operations must be in compliance with the City’s Storm Water Ordinance (Municipal Code Chapters 13.10 and 16.60) to minimize or eliminate pollutant discharges to the storm drain system.

For Engineering and Storm Water requirements on this Planning Action, please refer to the Conditions of Approval. This Site Plan may not clearly show existing or proposed improvements in the public right-of-way and should not be used for public improvement construction purposes."

Storm Water Requirements & Conditions

25. In accordance with the City of El Cajon Municipal Code Chapter 16.60, and based on the initial submittal, this project falls into a Standard Development Project category.

- a. Incorporation of New Development Best Management Practices ("BMPs"), composed of site design and source control BMPs. All applicable storm water BMPs features shall be shown on site plans and landscaping plans.
- b. Standard Development Projects shall complete Forms I-1, I-2, I-4 and I-5 and implement applicable BMPs in Forms I-4 and I-5. Please refer to the City of El Cajon BMPs Design Manual. The design manual can be found on the City of El Cajon website at:

www.elcajon.gov/i-want-to/view/documents-forms-library/-folder-137

26. The plans shall show that all new roof drains, driveways, parking areas, sidewalks and other impervious areas will drain to sufficiently sized and designed landscaped areas so as to incorporate Low Impact Development ("LID") BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100; located at:

www.swrcb.ca.gov/rwqcb9/water_issues/programs/stormwater/docs/2015-1118_AmendedOrder_R9-2013-0001_COMPLETE.pdf

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

www.sandiegocounty.gov/content/sdc/dpw/watersheds/susmp/lid.html

Private Development Engineering Requirements & Conditions

27. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the State of California, along with adequate test borings.

28. Submit a Drainage Study and a Grading and Drainage Plan along with an Erosion Control Plan prepared by a Civil Engineer, registered in the State of California. No grading or soil disturbance, including clearing of vegetative matter, shall be done until all necessary environmental clearances are secured and the Grading and Drainage Plan and Erosion Control Plan have been reviewed by the City.

These plans shall be based on the preliminary soils report and in conformance with the City of El Cajon Jurisdictional Runoff Management Program (JRMP) and Standard Urban Storm Water Mitigation Plan Ordinance (SUSMP) which require additional water quality management measures and future ongoing maintenance even after completion of the project to prevent, treat, or limit the amount of storm water runoff and pollution from the property.

The Erosion Control Plan shall show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable and will not cause or contribute to an exceedance of receiving water quality objectives throughout project construction.

The Drainage Study shall include all related tributary areas and adequately address the impacts to the surrounding properties and to the City drainage system. The developer shall provide any needed public and private drainage facilities, including off site drainage facilities (as determined by the study). If public drainage facilities are required, the required improvements need to be included in improvement plans, prepared by a Civil Engineer, registered in the State of California, and submitted to the City for approval. Note: If the Drainage Study indicates the existing downstream drainage system is inadequate for the proposed density of the subdivision, a reduction in intensity and/or hard surface coverage of the subdivision may be required.

Building Safety

29. Comply with Currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
30. A Building permit is required for this project.
31. All new residential structures shall be provided with approved automatic fire sprinkler systems
32. All new residential structures shall be provided with California State Fire Marshal approved smoke and carbon monoxide detection where required.
33. Any proposed vehicle gates require knox key-switch and Opticom sensors.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 19, 2022 by the following vote:

AYES:

NOES:

ABSENT:

Darin MROZ, Chairman

ATTEST:

Noah ALVEY, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE PARCEL MAP NO. 2021-0002 FOR A FOUR-LOT SUBDIVISION ON THE SOUTH SIDE OF NARANCA AVENUE BETWEEN NORTH SECOND AND GRAPE STREETS, APN: 489-121-02-00; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on July 19, 2022, to consider Tentative Parcel Map ("TPM") No. 2021-0002, as submitted by Rabie Mikha, for the Naranca Three-Unit Development project, requesting a four-lot residential subdivision in the RM-6000 (Residential, Multi-family, 6,000 square foot) zone; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the proposed Planned Unit Development ("PUD") for a three-unit residential common interest development; and

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

- A. The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City;
- B. The proposed subdivision map design results in a common interest residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is generally level and physically suited for the type of development as well as the density of the development that is proposed for this property;
- C. The project site has no habitat value and is located in an urbanized area. Furthermore, the subject property is in a disturbed condition, surrounded by urban development, not environmentally sensitive, and there are no fish or wildlife populations that would be harmed by the existing residential development of the subject property;
- D. The design of the subdivision and type of improvements are required to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Furthermore, the units are separated to allow air flow through and around the units;

Proposed Planning Commission Resolution

- E. The proposed map will not conflict with easements of record, easements established by court judgment, or acquired by the public at large, for access through or use of property within the proposed map, and there are no existing easements that will be affected because the map will establish new easements for public utilities, private road access, the private storm drain, and landscape maintenance.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby RECOMMENDS that the City Council APPROVE Tentative Parcel Map No. 2021-0002 for a four-lot subdivision, including one common lot, in the RM-6000 zone on the above described property, subject to the following conditions:

1. The applicant shall comply with all Engineering requirements as indicated in the conditions included to the resolution recommending City Council approval of the PUD No. 2020-0001.
2. Prior to the issuance of building permits for PUD No. 2020-0001, or as otherwise determined by the Director of Public Works, the final map for TPM No. 2021-0002 shall be recorded and the appropriate number of copies returned to the City.
3. The final map shall be in substantial conformance with the approved site plan for PUD No. 2020-0001 and TPM No. 2021-0002, except as modified by this resolution.
4. Prior to acceptance of the final map by the City Council, a common lot maintenance easement shall be depicted on the map. The common lot maintenance easement shall be depicted over all front yard landscaped areas, private driveways, and the common lot at the site, as depicted on the TPM.
5. The final map shall be accepted by the City Council and prepared for recordation in accordance with El Cajon Municipal Code Chapter 16.20.
6. The recordation of the final map shall be in accordance with the time limits permitted in Government Code section 66452.6 et seq.

[The remainder of this page intentionally left blank.]

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held July 19, 2022, by the following vote:

AYES:
NOES:
ABSTAIN:

Darin MROZ, 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 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 checked="" 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 checked="" 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): 489-121-02-00

Address: 1235 NARANCA AVENUE, EL CAJON, CA 92021

Nearest Intersection: 2nd STREET

Project Description (or attach separate narrative)

1. DEMOLISH EXISTING S.F.R. (854 S.F.), DRIVEWAY AND CONCRETE WALKWAY.

2. NEW CONSTRUCTION OF IDENTICAL 3-HOUSES, SHARED DRIVEWAY, SITE IMPROVEMENTS.

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:

RESIDENTIAL

DEMOLISH EXISTING, NEW 3-HOUSES

Age of the structures: 1940

| | | | |
|-------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------------|-----------------------------------------|
| Demolition or substantial modification proposed to site improvements or structures? | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | DEMOLISH EXISTING, NEW 3-HOUSES |
| Tenant improvements proposed? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes | |
| Existing vegetation or trees on site proposed for removal? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes | |
| Proposed grading? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> 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: _____

Contact Name: **RABIE MIKHA**

Mailing Address: **1639 JACKSON HILL CT., EL CAJON CA 92021**

Phone: **619-729-5953** Email: **RABIE.MIKHA@GMAIL.COM**

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: _____

Contact Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous

chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

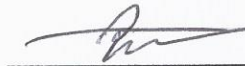
☒ is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

☐ is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature¹:



Date: 11/11/2020

Property Owner
Signature²:



Date: 11/11/2020

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: _____

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: _____



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.

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |

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

| | |
|---------------------------------------|------------------------------------|
| <u>Rabie Mikha & Rand Zuhair</u> | <u>Ayman Mika & Rasha Mika</u> |
| <u>Samer Mikha & Alisia Alyas</u> | _____ |

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.

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |

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.

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |

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.

 11/11/2020

Signature of applicant / date

Rabie Mikha

Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

| CONSTRUCTED IMPERVIOUS SURFACE AREA TABLE | | | | |
|-------------------------------------------|----------------------------------------|---------------------------------------------|--------------------------|----------------------------------|
| SITE ID | IMPERVIOUS ITEM | DIMENSIONS | NEW OR REPLACED ARE (SF) | EXISTING AREA TO BE REMOVED (SF) |
| ① | BUILDINGS | PER PLAN | 4,503 | 1,008 |
| ② | COVERED PATIO/COVERED ENTRY | PER PLAN | 381 | 182 |
| ③ | CONC. WALKWAY | PER PLAN | 850 | 815 |
| ④ | (N)CONC. DRIVEWAY (E)CONC. DRIVEWAY | THE AREA BETWEEN THE PROPERTY LINE & STREET | 260 79 | 79 |
| ⑤ | (N)CONC. DRIVEWAY/ GUEST PARKING | PER PLAN | 2,951 | |
| TOTAL | | | 9,024 | 2005 |

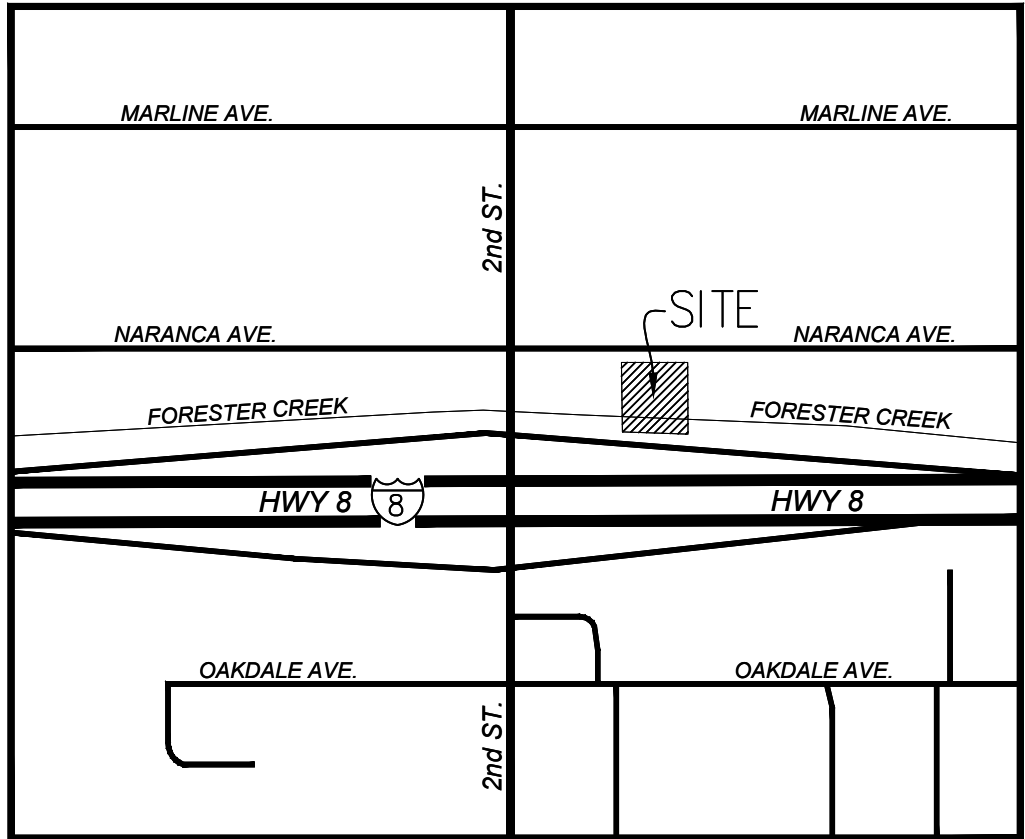
| CONSTRUCTED PERVIOUS SURFACE AREA TABLE | | | | |
|-------------------------------------------------------|----------------|------------|--------------------------|--------------------|
| SITE ID | PERVIOUS ITEM | DIMENSIONS | NEW OR REPLACED ARE (SF) | EXISTING AREA (SF) |
| ⑥ | LANDSCAPE/DIRT | PER PLAN | 4,237 | 11,396 |
| TOTAL | | | 4,999 | 11,396 |
| TOTAL PERVIOUS AREA EXCLUDE DRAINAGE CHANNEL EASEMENT | | | | |

LEGEND

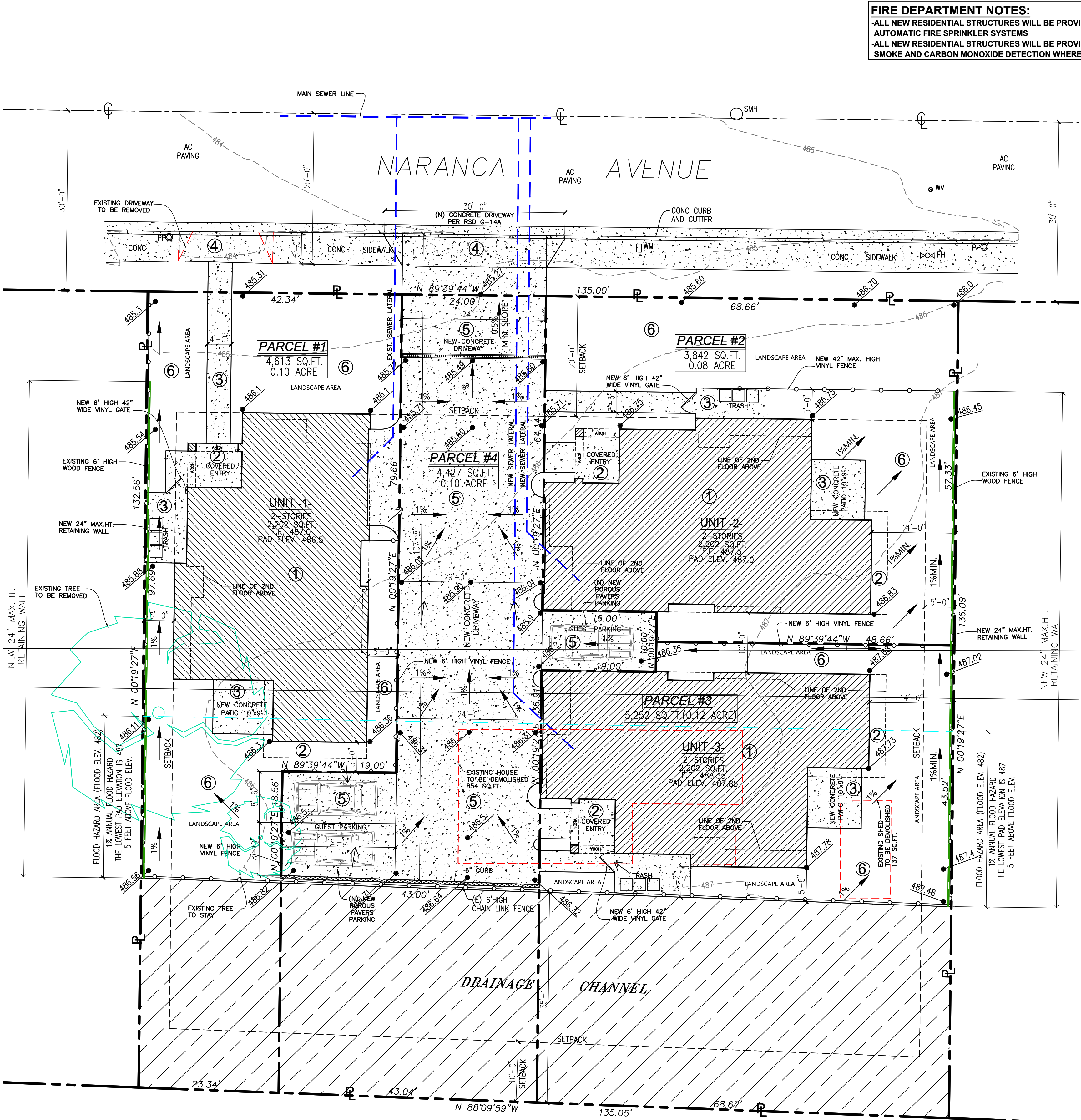
| | |
|------------------------------------|--|
| BUILDING WALL | |
| CONCRETE SURFACE | |
| DRIVEWAY PER RSD G-14A | |
| VINYL FENCE | |
| EXISTING BUILDING TO BE DEMOLISHED | |

LEGEND AND ABBREVIATIONS

| | |
|------|------------------|
| --- | PROPERTY LINE |
| AC | ASPHALT |
| CLF | CHAIN LINK FENCE |
| CONC | CONCRETE |
| FF | FINISH FLOOR |
| FH | FIRE HYDRANT |
| PP | POWER POLE |
| SMH | SEWER MANHOLE |
| TR | TREE |
| WF | WOOD FENCE |
| WM | WATER METER |
| WV | WATER VALVE |

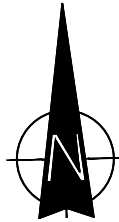


VICINITY MAP
NOT TO SCALE



SITE PLAN

SCALE: 1"=10'



FIRE DEPARTMENT NOTES:
-ALL NEW RESIDENTIAL STRUCTURES WILL BE PROVIDED WITH APPROVED AUTOMATIC FIRE SPRINKLER SYSTEMS
-ALL NEW RESIDENTIAL STRUCTURES WILL BE PROVIDED WITH CSFM APPROVED SMOKE AND CARBON MONOXIDE DETECTION WHERE REQUIRED

PROJECT DESCRIPTION:

- DEMOLISH EXISTING S.F.R. (854 S.F.), DRIVEWAY AND CONCRETE WALKWAY.
- NEW CONSTRUCTION OF IDENTICAL 3-HOUSES, SHARED DRIVEWAY, AND SITE IMPROVEMENTS.
- PUD PERMIT & TENTATIVE PARCEL MAP.

SCOPE OF WORK:

- 4 LOT PLANNED UNIT DEVELOPMENT SUBDIVISION.
- (3) DETACHED SINGLE FAMILY DWELLINGS AND (1) COMMON DRIVEWAY LOT.

LEGAL INFORMATION:

LOT 18 IN BLOCK 7 OF BOSTONIA ACRES, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1833, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 21, 1925

PROJECT ADDRESS:

1325 NARANCA AVENUE
EL CAJON, CA 92021

A.P.N. #:

489-121-02-00

OWNER:

MIKHA FAMILY
1639 JACKSON HILL CT.
EL CAJON CA 92021
TEL (619) 729-5953

DESIGNER:

PLAN PREPARED BY:
RABIE MIKHA
CELL:(619) 729-5953

ZONING:

RM-6000 RESIDENTIAL, MULTI FAMILY,
LOT SIZE : 0.43 ACRES,
18,808 / 6,000 = 3.13 UNITS

LOT COVERAGE:

LOT SIZE : 18,808 SQUARE FT.
LOT COVERAGE : 40% (7,523 S.F.)
TOTAL LOT COVERAGE : 4,707 S.F. (25%)

SETBACKS, BUILDING HEIGHT:

FRONT : 20'
EXTERIOR SIDE : 10'
INTERIOR SIDE : 5'
REAR : 20'
MAX. BUILDING HT. : 20'

FLOOD HAZARD AREA:

1% ANNUAL FLOOD HAZARD PER FEMA.(ZONE X)

BUILDING AREA'S:

UNIT'S LIVING AREA:
1ST FLOOR : 977 S.F.
2ND FLOOR : 1,225 S.F.
TOTAL LIVING AREA : 2,202 S.F.

GARAGE : 456 S.F.
COVERED ENTRY : 66 S.F.

TOTAL LIVING AREA (1,2 & 3) : 6,606 SQ.FT.

CITY OF EL CAJON

PERMIT NO. _____

APPLICANT: RABIE MIKHA

ASSESSOR PARCEL NO(S): 489-121-02-00

REQUEST: PLANNED UNIT DEVELOPMENT (PUD-2020-0001)

TENTATIVE PARCEL MAP (TPM-2021-0002)

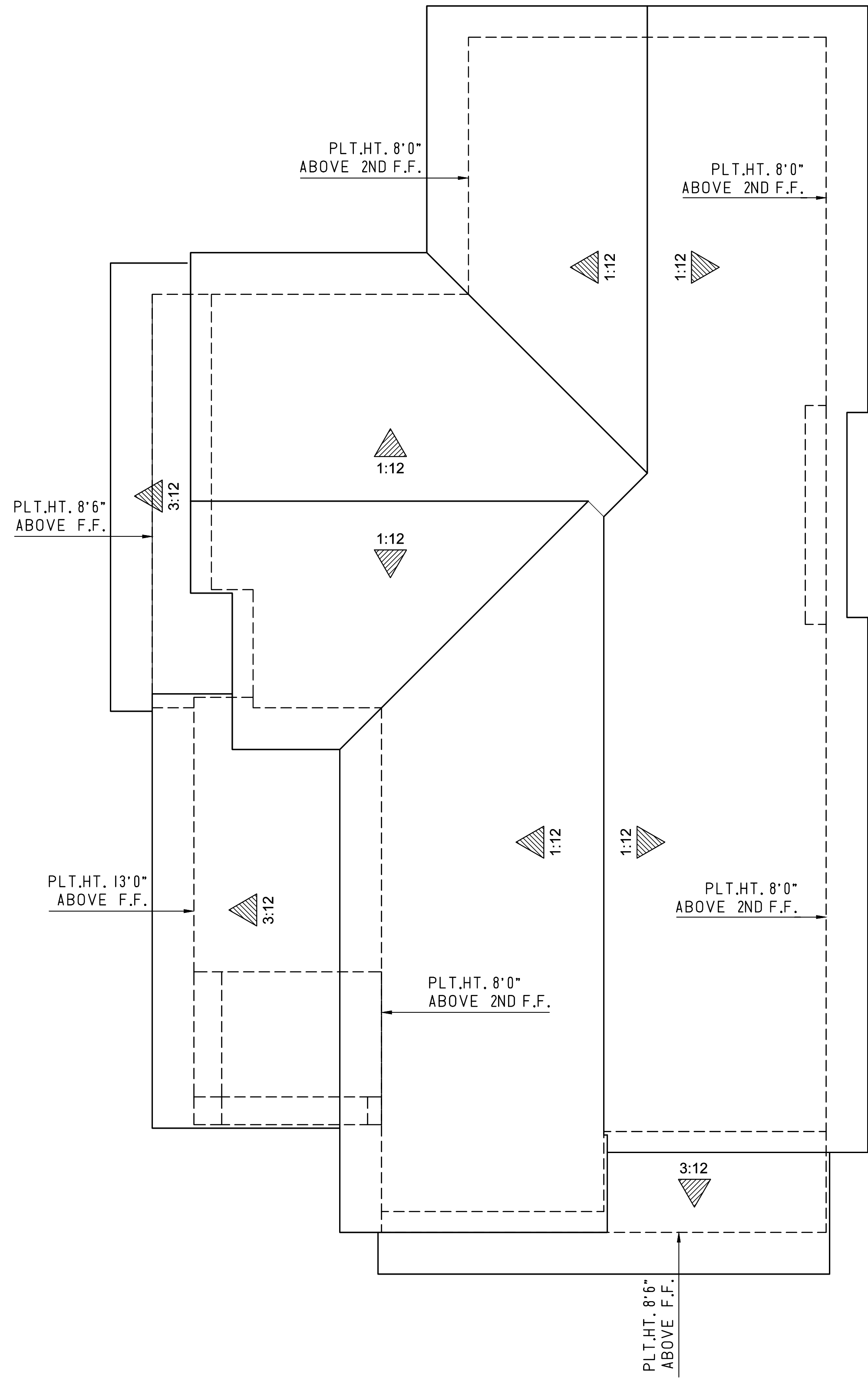
PC RESOLUTION No. _____

APPROVED BY: _____

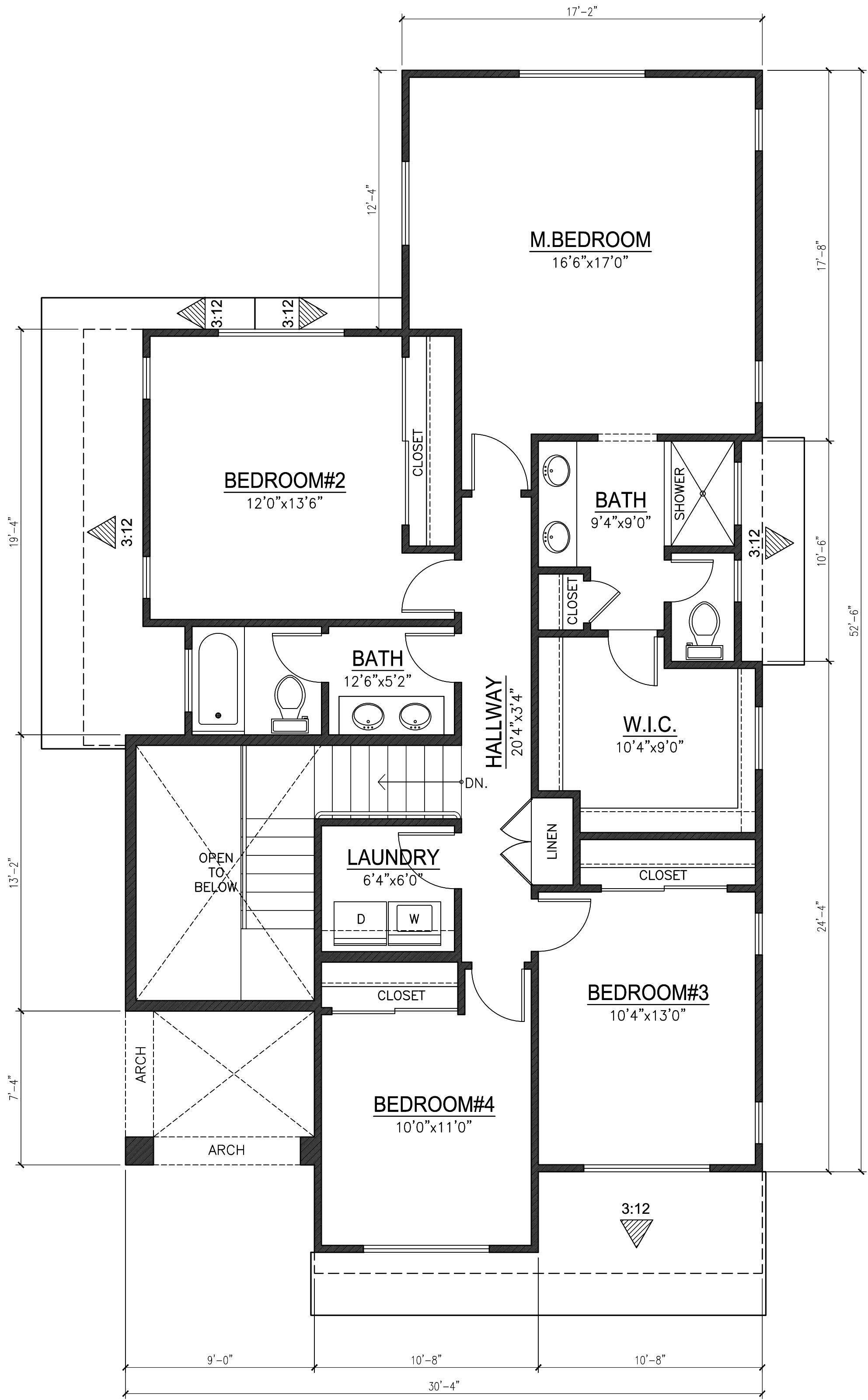
CC RESOLUTION No. _____

ORDINANCE No. _____

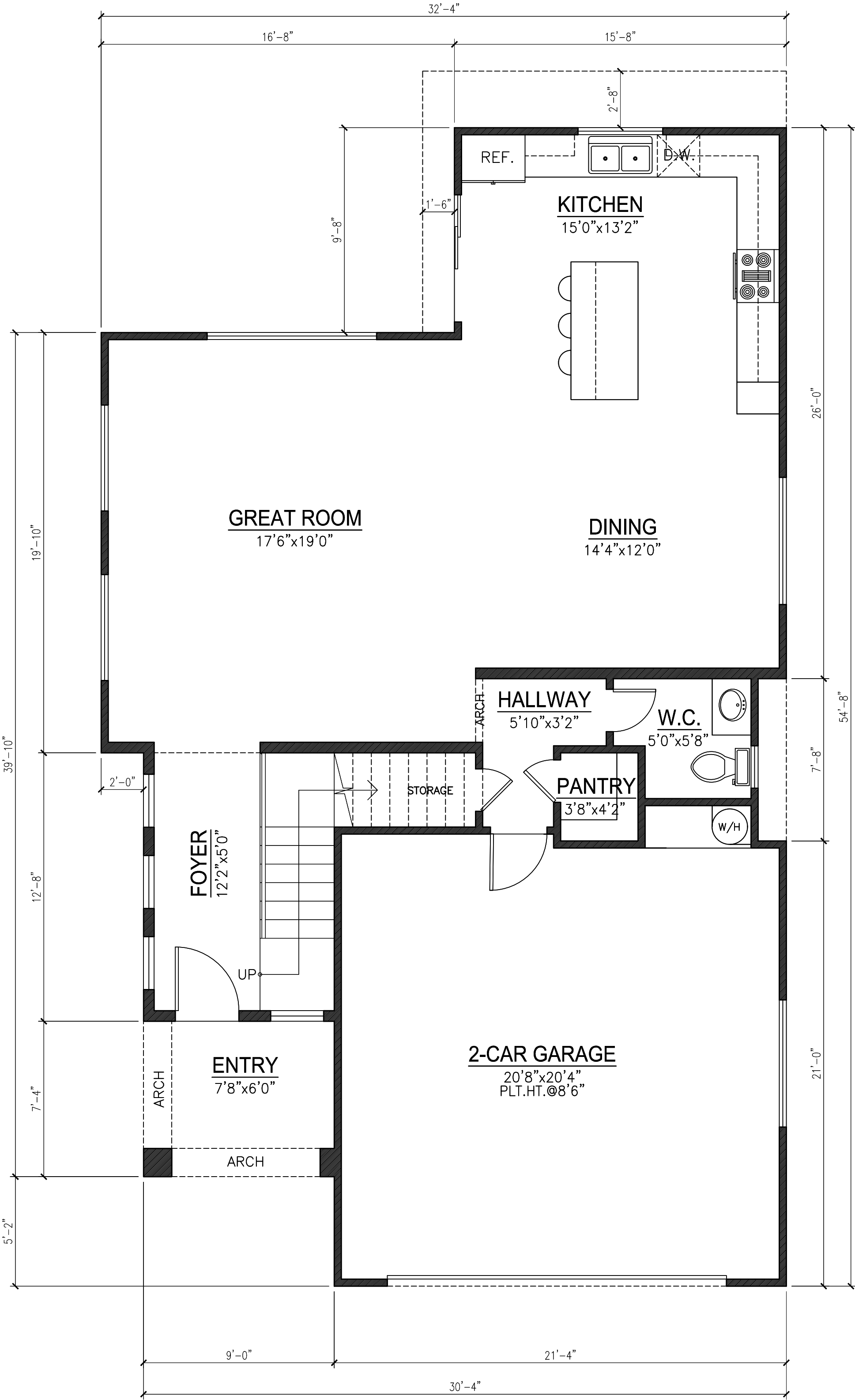
DATE: _____



ROOF PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

UNITS: 2 & 3

NOTE: ALL UNITS ARE SAME LAYOUT, EXCEPT AT THE GARAGE DOOR (UNIT-1-) LOCATION, AND HOUSE POSITION.

| BUILDING AREA'S: | |
|--------------------------------------------|--------------|
| UNIT'S LIVING AREA | |
| 1ST FLOOR | : 977 S.F. |
| 2ND FLOOR | : 1,225 S.F. |
| TOTAL LIVING AREA | : 2,202 S.F. |
| | |
| GARAGE | : 456 S.F. |
| COVERED ENTRY | : 66 S.F. |
| | |
| TOTAL LIVING AREA (1,2 & 3) : 6,606 SQ.FT. | |

REVISIONS

PLANS DESIGNED AND PREPARED BY:
RABIE MIKHA
TELL: (619) 729-5953

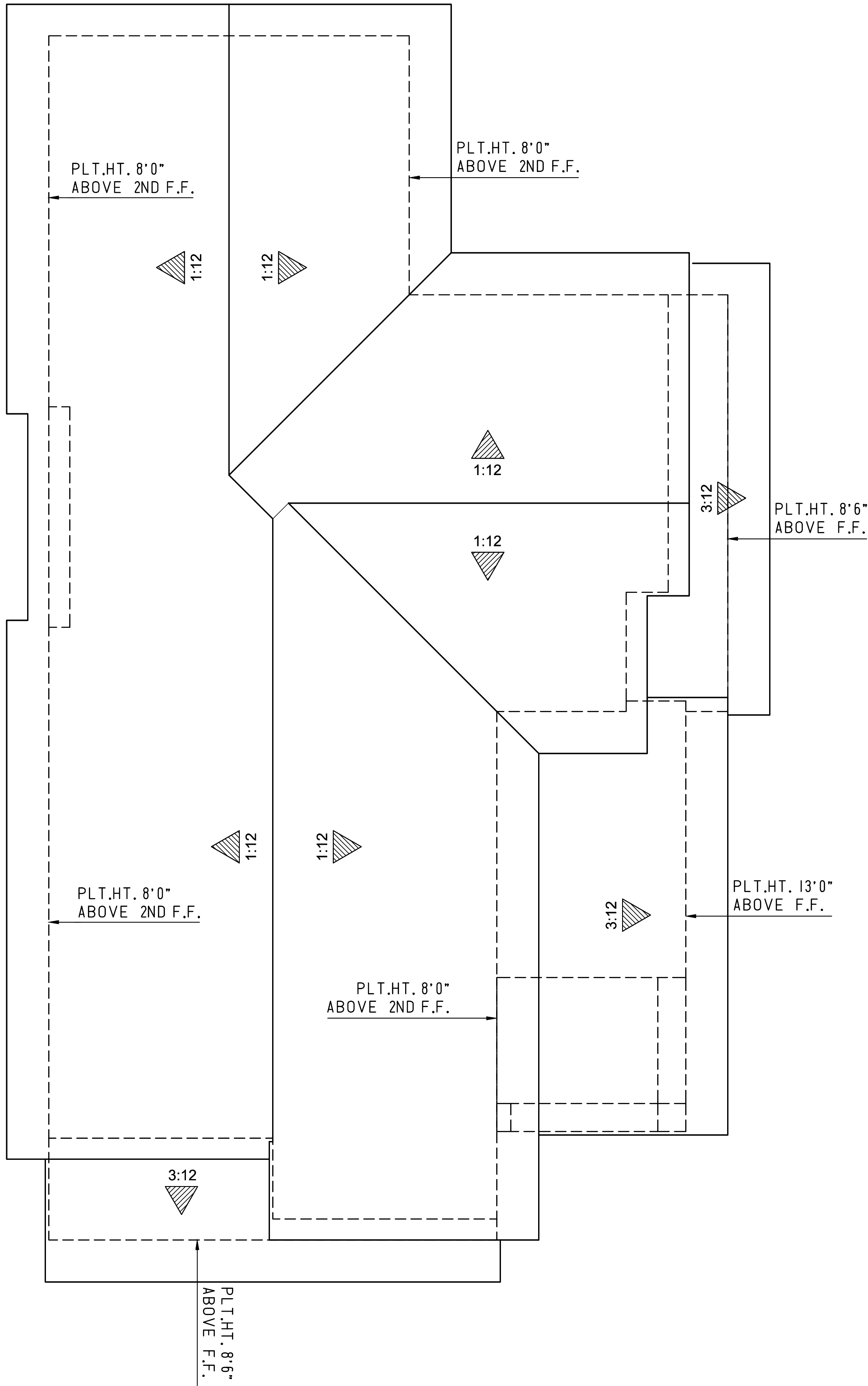
PROJECT:
MIKHA HOMES
1325 NARANCA AVENUE
EL CAJON, CA 92021

UNITS: 2 & 3
FLOOR PLANS
ROOF PLAN

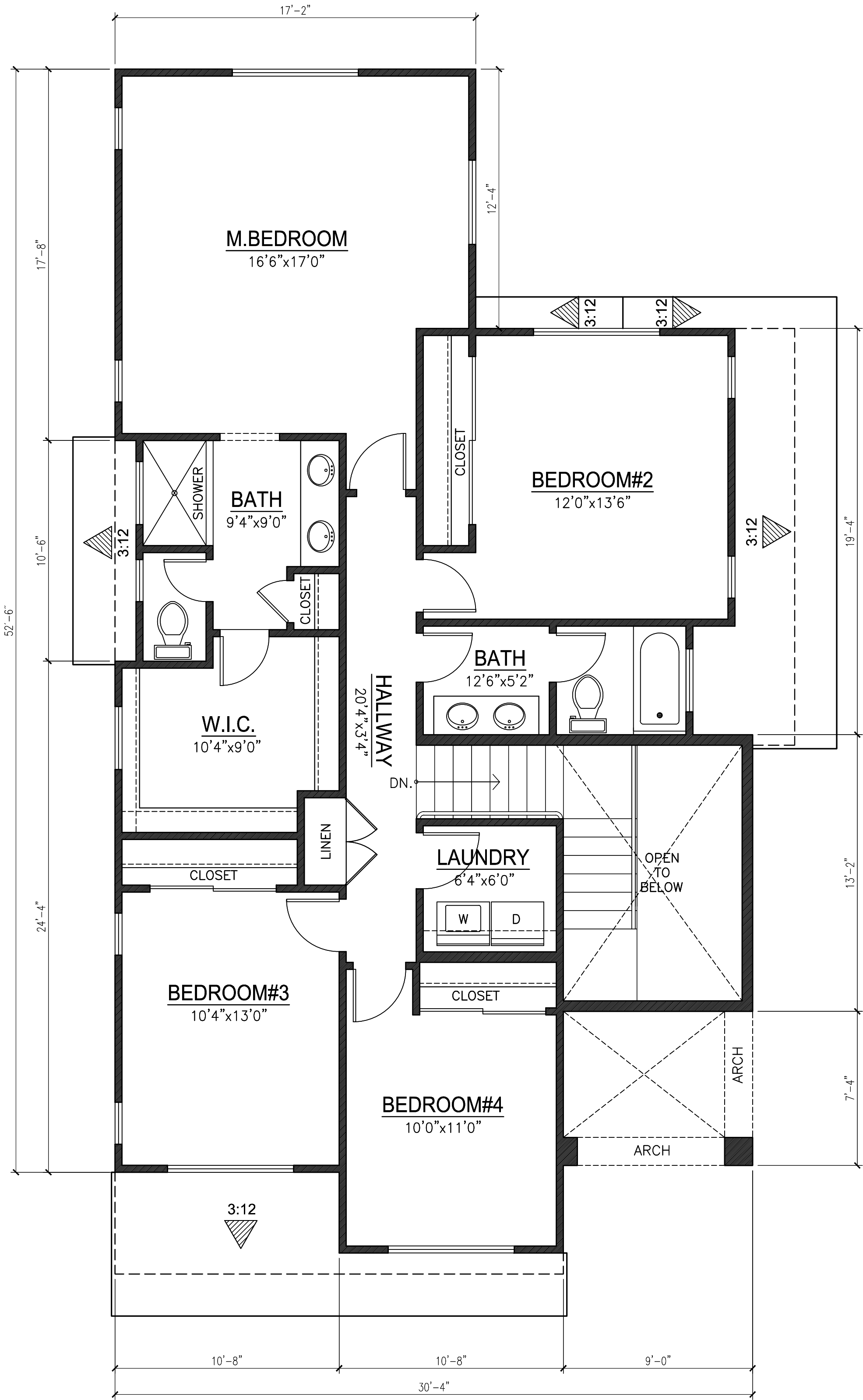
| | |
|---------|------------|
| DRAWN | R.M. |
| DATE | 03-14-2021 |
| SCALE | |
| JOB NO. | |
| SHEET | |

A-2

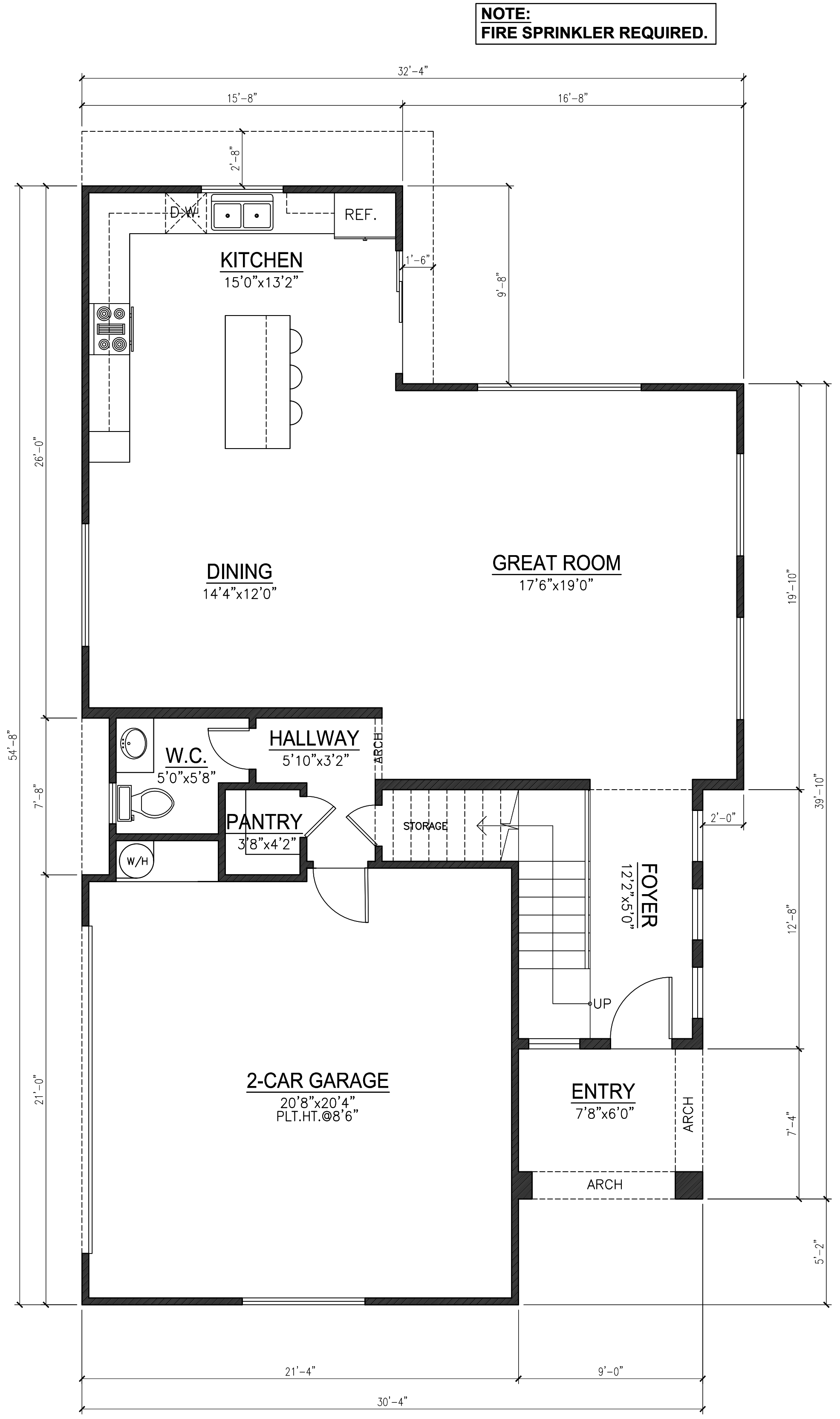
OF SHEETS



ROOF PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

UNIT: 1

NOTE: ALL UNITS ARE SAME LAYOUT,
EXCEPT AT THE GARAGE DOOR (UNIT-1-)
LOCATION, AND HOUSE POSITION.

NOTE:
FIRE SPRINKLER REQUIRED.

BUILDING AREA'S:
UNIT'S AREA:
LIVING AREA:
1ST FLOOR : 995 S.F.
2ND FLOOR : 1,214 S.F.
TOTAL LIVING AREA : 2,209 S.F.
GARAGE : 470 S.F.
COVERED ENTRY : 66 S.F.
TOTAL LIVING AREA (1,2 & 3) : 6,627 SQ.FT.

REVISIONS

PLANS DESIGNED AND
PREPARED BY:
RABIE MIKHA
TELL: (619) 729-5953

PROJECT:
MIKHA HOMES
1325 NARANCA AVENUE
EL CAJON, CA 92021

UNIT: 1
FLOOR PLANS
ROOF PLAN

| | |
|---------|------------|
| DRAWN | R.M. |
| DATE | 03-14-2021 |
| SCALE | |
| JOB NO. | |
| SHEET | |

A-3

OF SHEETS

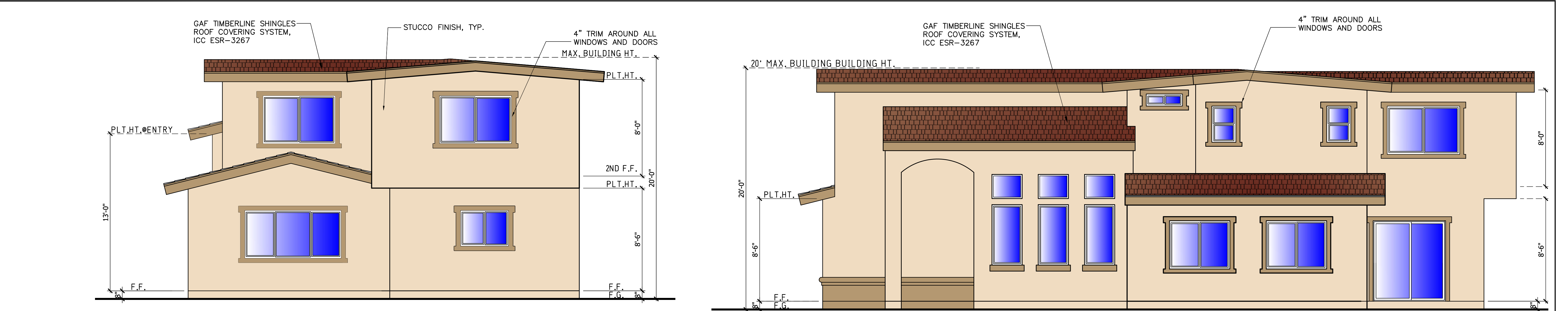


UNIT -2-

STREET ELEVATION

SCALE: 1/4"=1'-0"

UNIT -1-



REAR ELEVATION

SCALE: 1/4"=1'-0"

RIGHT SIDE ELEVATION

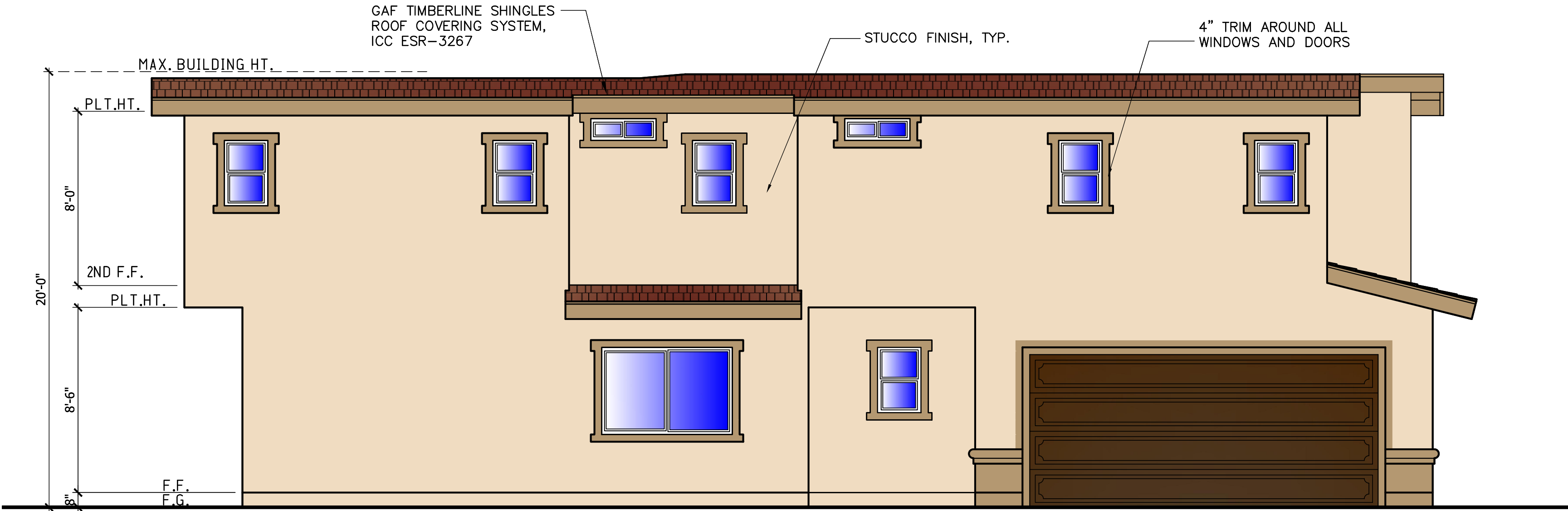
SCALE: 1/4"=1'-0"

COLOR & MATERIAL BOARD

WALLS:
OMEGA PRODUCTS' COLORTEK STUCCO
437_ROUGH_KHAKI

TRIMS & SOFFITS:
OMEGA PRODUCTS' COLORTEK STUCCO
409_TOFFEE_CRUNCH

ROOF:
TIMBERLINE® AS II SHINGLES
COLOR/FINISH: HICKORY



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

UNIT -1-

REVISIONS

| | |
|--|--|
| | |
| | |
| | |
| | |

PLANS DESIGNED AND
PREPARED BY:
RABIE MIKHA
TELL: (619) 729-5953

PROJECT:

MIKHA HOMES

1325 NARANCA AVENUE
EL CAJON, CA 92021

COLOR STREET ELEVATION
ELEVATION UNIT -1-

DRAWN R.M.

DATE 03-14-2021

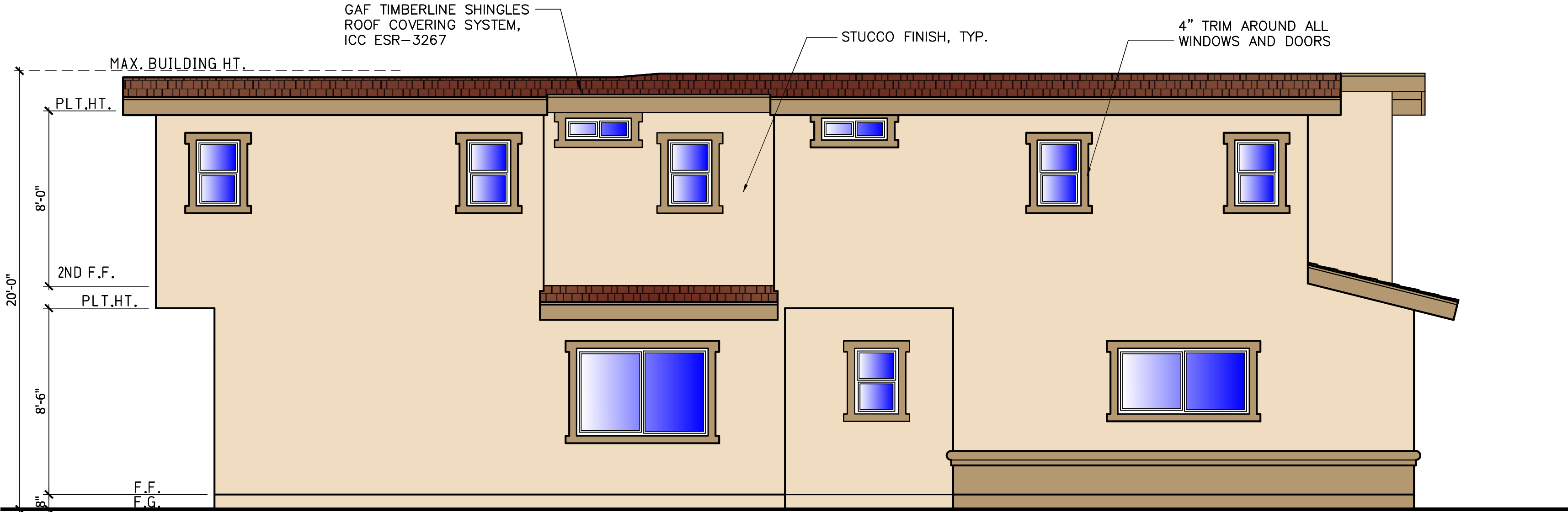
SCALE

JOB NO.

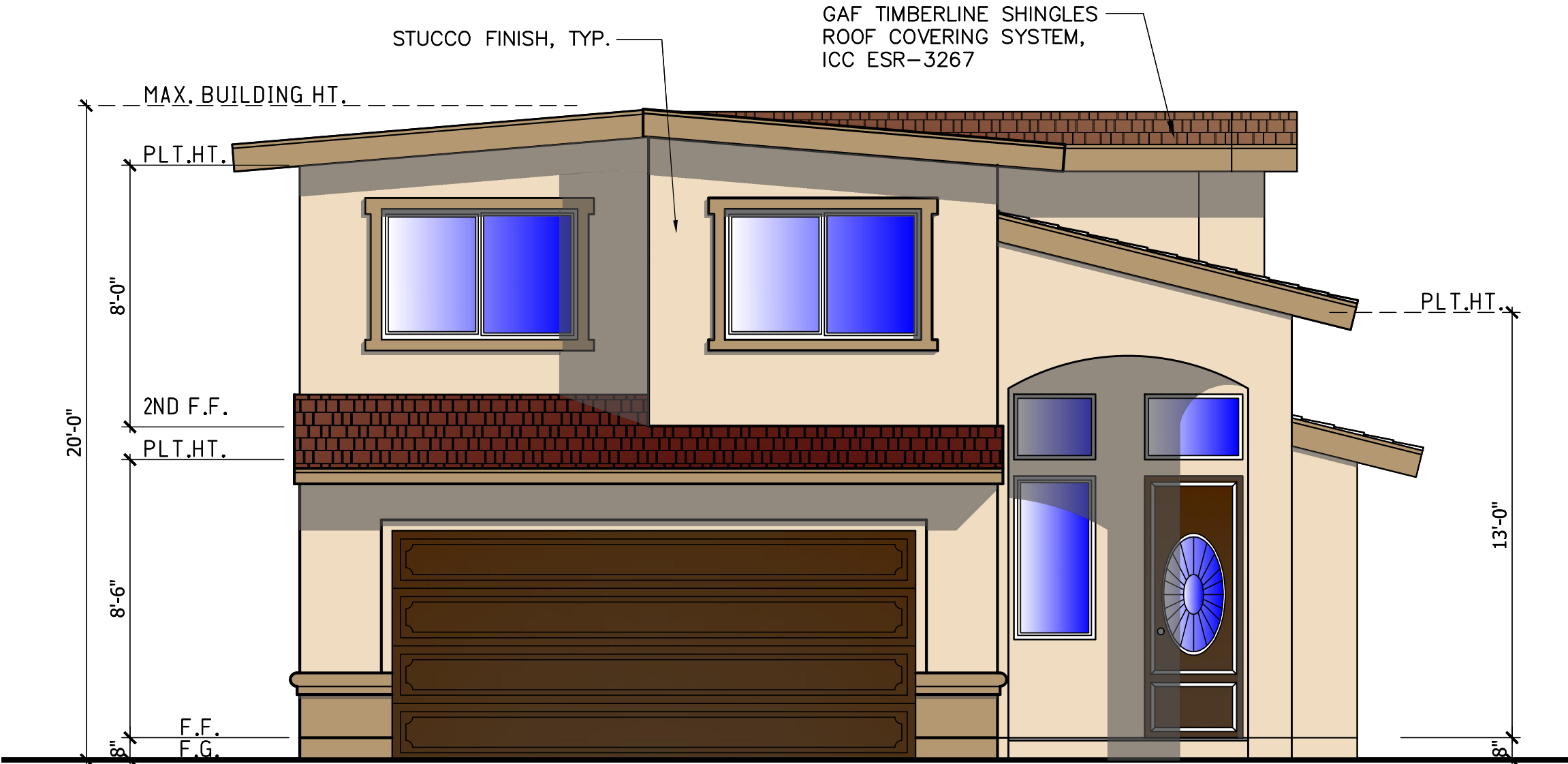
SHEET

A-4

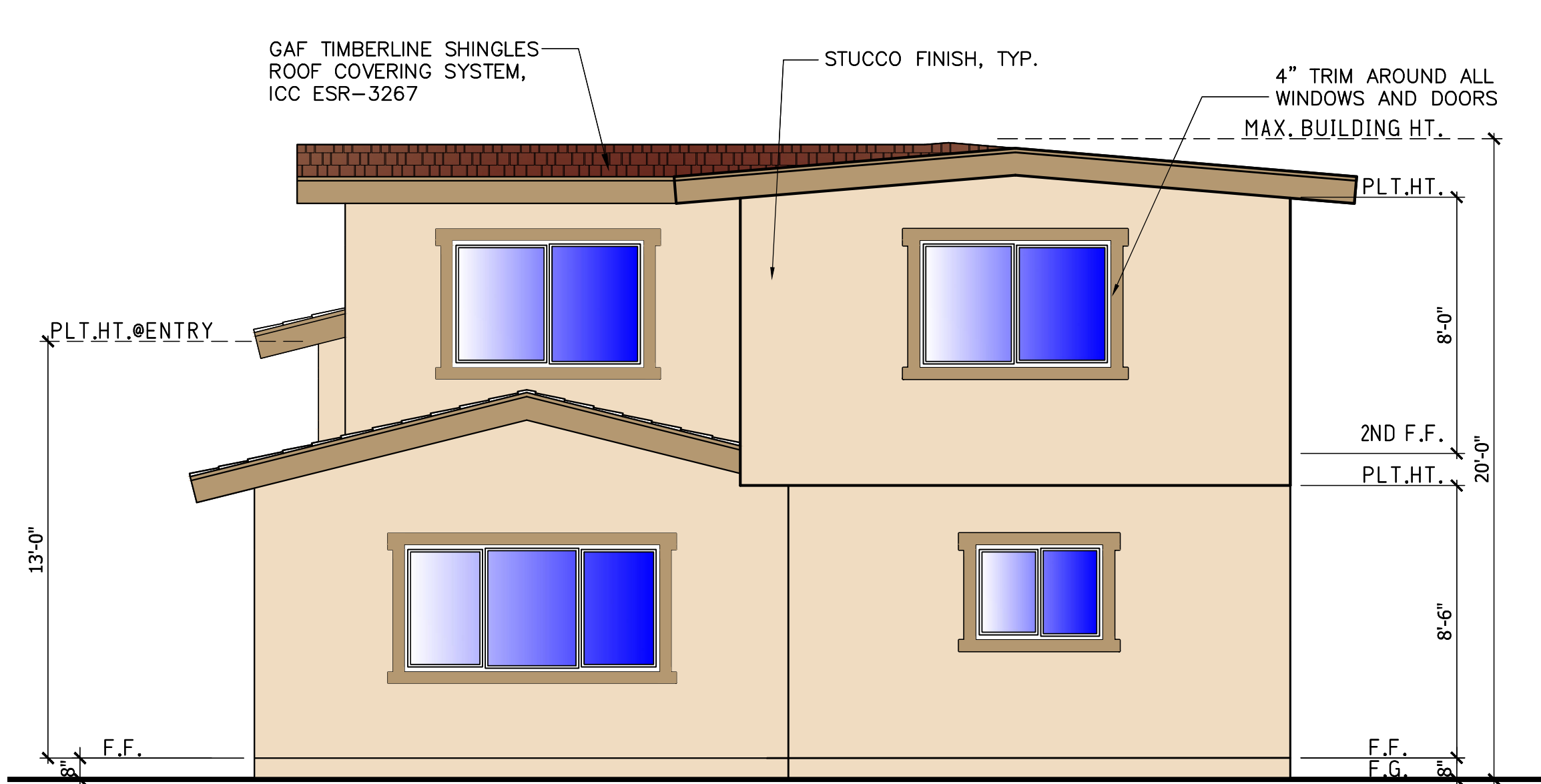
OF SHEETS



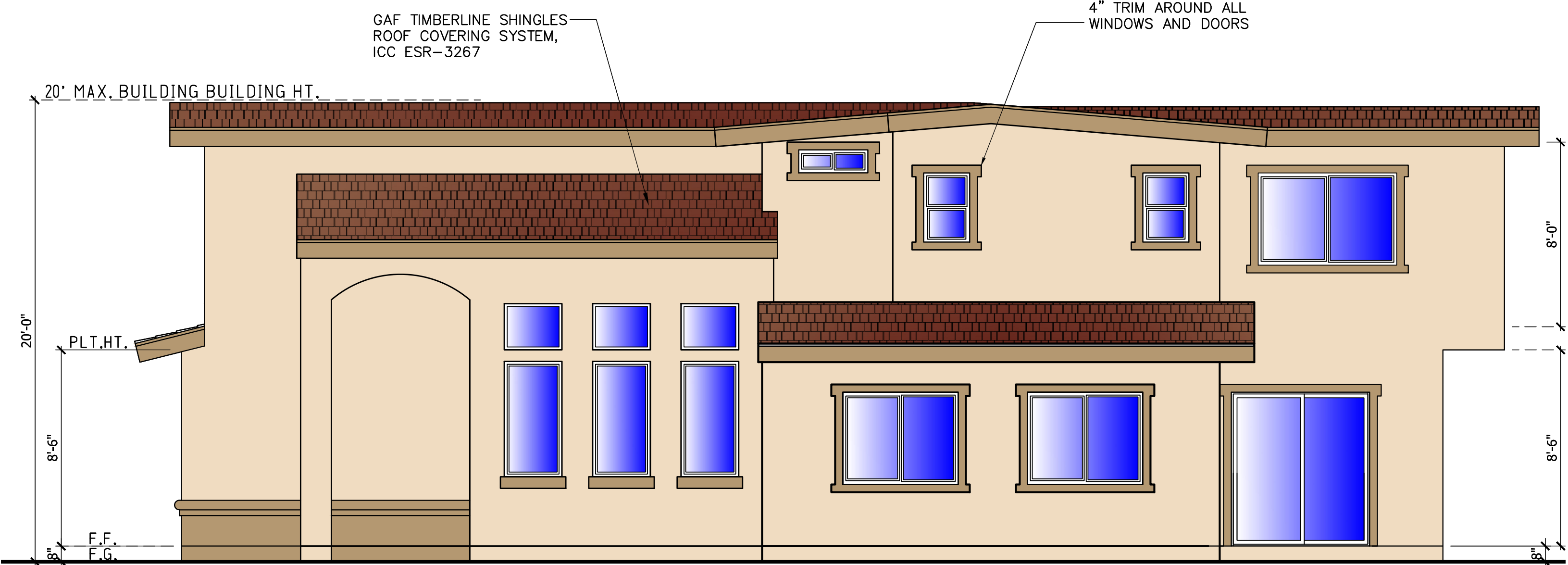
LEFT/RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



RIGHT/LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

UNITS: 2 & 3

| | |
|------------------------------------------------------------------------|------------|
| REVISIONS | |
| | |
| | |
| | |
| | |
| PLANS DESIGNED AND PREPARED BY: RABIE MIKHA TELL: (619) 729-5953 | |
| PROJECT: MIKHA HOMES 1325 NARANCA AVENUE EL CAJON, CA 92021 | |
| UNITS: 2 & 3 ELEVATIONS | |
| DRAWN | R.M. |
| DATE | 03-14-2021 |
| SCALE | |
| JOB NO. | |
| SHEET | |
| A-5 | |
| OF | SHEETS |

PROJECT DESCRIPTION:

- 1. DEMOLISH EXISTING S.F.R. (854 S.F.), DRIVEWAY AND CONCRETE WALKWAY.
- 2. NEW CONSTRUCTION OF IDENTICAL 3-HOUSES, SHARED DRIVEWAY, AND SITE IMPROVEMENTS.
- 3. TENTATIVE PARCEL MAP.

SCOPE OF WORK:

- 4 LOT PLANNED UNIT DEVELOPMENT SUBDIVISION.
- (3) DETACHED SINGLE FAMILY DWELLINGS AND
- (1) COMMON DRIVEWAY LOT.

LEGAL INFORMATION:

LOT 18 IN BLOCK 7 OF BOSTONIA ACRES, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1833, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 21, 1925

PROJECT ADDRESS:

1325 NARANCA AVENUE
EL CAJON, CA

A.P.N #:

489-121-02-00

ZONING:

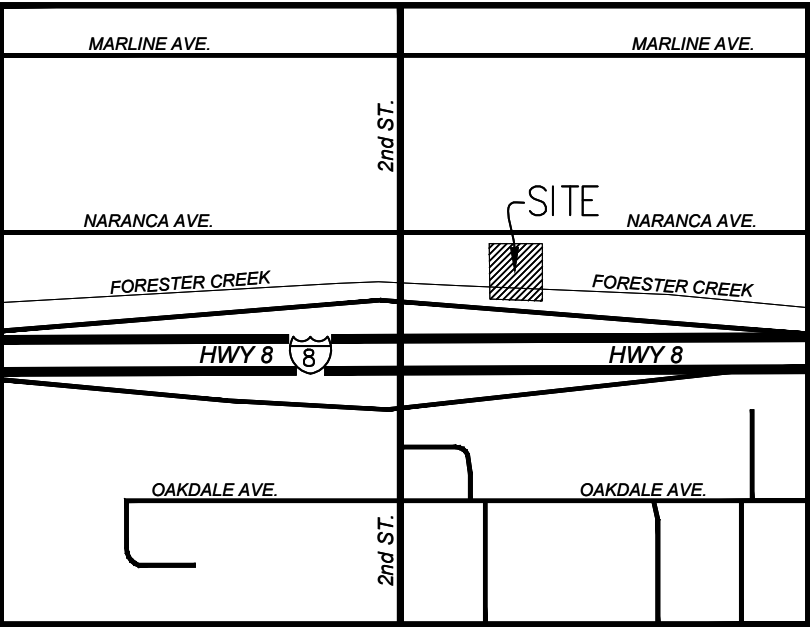
RM-6000 RESIDENTIAL, MULTI FAMILY,
LOT SIZE : 0.43 ACRES,
18,810 / 6,000 = 3.13 UNITS

OWNER/APPLICANT:

RABIE MIKHA SIGNATURE_____

LEGEND AND ABBREVIATIONS

| | |
|------|------------------|
| --- | PROPERTY LINE |
| AC | ASPHALT |
| CLF | CHAIN LINK FENCE |
| CONC | CONCRETE |
| FF | FINISH FLOOR |
| FH | FIRE HYDRANT |
| PP | POWER POLE |
| SMH | SEWER MANHOLE |
| TR | TREE |
| WF | WOOD FENCE |
| WM | WATER METER |
| WV | WATER VALVE |



VICINITY MAP
NOT TO SCALE

CITY OF EL CAJON

PERMIT NO. _____

APPLICANT: RABIE MIKHA

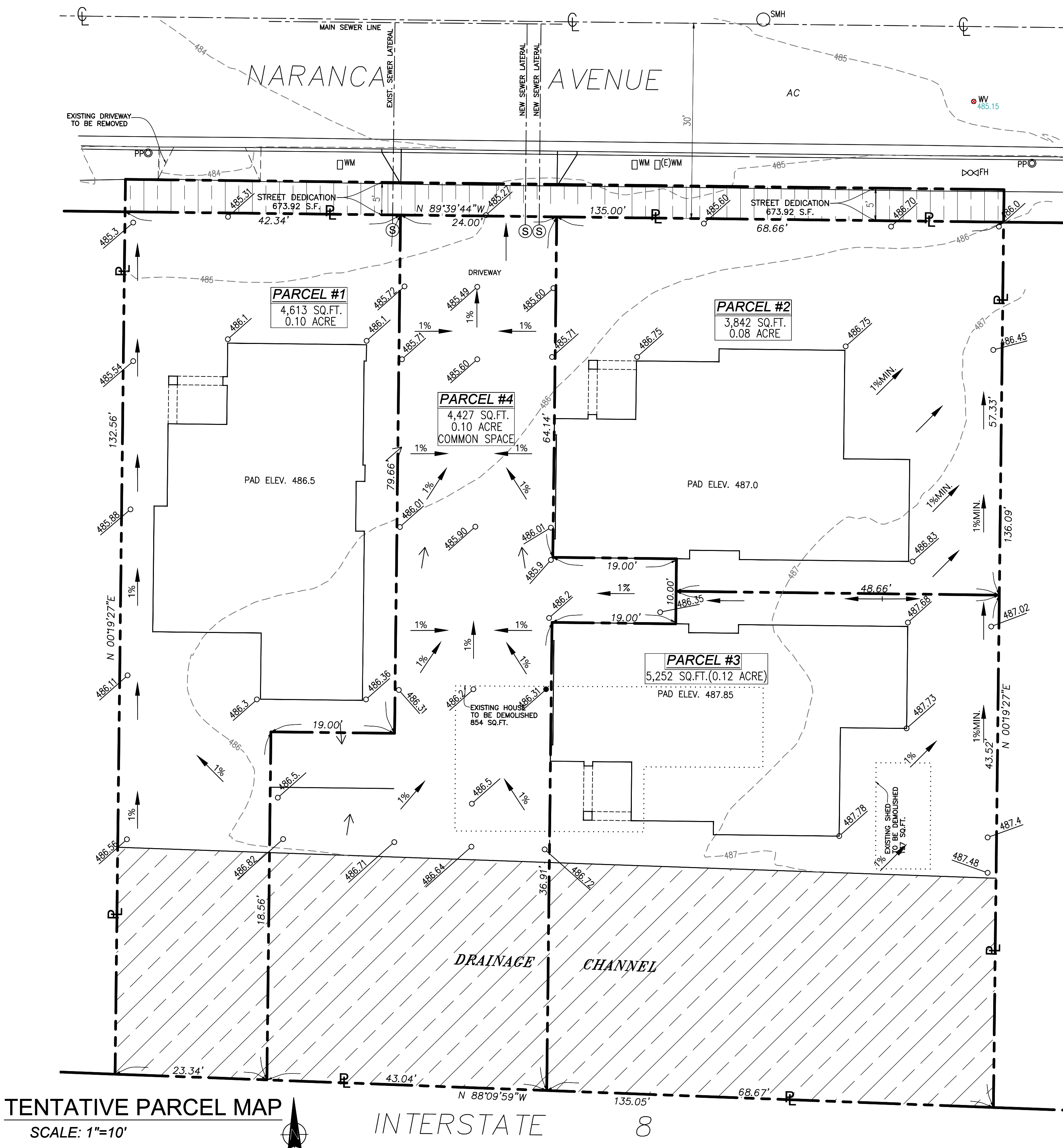
ASSESSOR PARCEL NO(S): 489-121-02-00

REQUEST: TENTATIVE PARCEL MAP (TPM)

PC RESOLUTION No. _____ APPROVED BY: _____

CC RESOLUTION No. _____

ORDINANCE No. _____ DATE: _____



CIREMELE SURVEYING INC.
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(760) 489-2200
CIRSURVEY@SBCGLOBAL.NET

