



City of El Cajon

Planning Commission Agenda

Tuesday, April 4, 2023 Meeting

7:00 PM

DARRIN MROZ, Chair
REBECCA POLLACK-RUDE, Vice Chair
PAUL CIRCO
SHANNON EDISON
ANTHONY SOTTILE

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, April 4, 2023. 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 March 7, 2023

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 Monday, April 17, 2023, 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:	Palms Residence Single Room Occupancy (SRO)	
Request:	Motel conversion to single-room occupancy residence	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	
Project Number(s):	Conditional Use Permit (CUP) No. 2022-0014	
Location:	1349 East Main Street	
Applicant:	Mardesich Family Trust; mardesichfamilytrust@gmail.com ; 619-913-6431	
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 resolutions in order approving CUP No. 2022-0014, subject to conditions.	

Agenda Item:	3	
Project Name:	Vista de Luna	
Request:	Motel conversion to single-room occupancy	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	
Project Number(s):	Conditional Use Permit (CUP) No. 2022-0010 and Minor Amendment (MA) No. 2023-0002	
Location:	588 North Mollison Avenue	
Applicant:	Vista International, Inc., Scott Tulk, scott@vistagroup.ca ; 403-973-8300	
Project Planner:	Mike Viglione, mviglione@elcajon.gov , 619-441-1773	
City Council Hearing Required?	No	
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order approving the CEQA determination, CUP No. 2022-0010, and MA No. 2023-0002, subject to conditions.	

3. OTHER ITEMS FOR CONSIDERATION

4. STAFF COMMUNICATIONS

5. COMMISSIONER REPORTS/COMMENTS

6. ADJOURNMENT

This Planning Commission meeting is adjourned to April 18, 2023 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 Monday, April 17, 2023, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.



MINUTES **PLANNING COMMISSION MEETING** **March 7, 2023**

The meeting of the El Cajon Planning Commission was called to order at 7:09 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Rebecca POLLACK-RUDE (Vice Chair)
 Shannon EDISON
 Anthony SOTTILE

COMMISSIONERS ABSENT: Darrin MROZ (Chair)
 Paul CIRCO

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

Vice Chair POLLACK-RUDE 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 February 7, 2023

Motion was made by SOTTILE, seconded by EDISON, to approve the February 7, 2023 minutes; motion carried 3-0, with CIRCO and MROZ absent.

PUBLIC HEARING ITEM:

Agenda Item:	2	
Project Name:	Homecoming Fireworks – Granite Hills High School	
Request:	Review conditions of approval for Homecoming Fireworks at Granite Hills High School	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	ACCEPT REPORT	
Project Number:	Conditional Use Permit (CUP) No. 1026	
Location:	1719 East Madison Avenue	
Applicant:	Granite Hills High School (Al Guerra); 619-593-5500; aguerra@guhsd.net	
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov	
City Council Hearing Required?	No	
Recommended Actions:	1. Discuss the report; and 2. ACCEPT report.	

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

POLLACK-RUDE opened the public hearing.

Neighboring property owner Tina SHAW spoke with concerns about notifications from the School.

Bryan SNOW, representing Shadow Mountain Community Church, spoke in support.

Al GUERRA, representing Granite Hills High School Associated Student Body (ASB), assured COMMISSIONERS and City staff that School staff will follow the conditions of the Conditional Use Permit.

COMMISSIONERS discussed the item, asking ALVEY questions.

Motion was made by SOTTILE, seconded by POLLACK-RUDE, to accept the staff report and direct staff to amend the Conditional Use Permit; motion carried 2-1, with EDISON dissenting. LUCK notified COMMISSIONERS that the motion fails and that any votes today to approve would have to be a quorum of 3.

COMMISSIONERS discussed the recommendation further, with ALVEY answering questions regarding zoning code updates.

Motion was made by SOTTILE, seconded by EDISON, to accept the staff report, and to direct staff to amend the zoning code regarding fireworks displays; motion carried 3-0, with CIRCO and MROZ absent.

OTHER ITEMS FOR CONSIDERATION:

There were no other items for consideration.

STAFF COMMUNICATIONS:

There were no staff communications.

COMMISSIONER REPORTS/COMMENTS:

There were no commissioner reports or comments.

ADJOURNMENT:

Motion was made by POLLACK-RUDE, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 7:55 p.m. this 7th Day of March, 2023, until 7:00 p.m., Tuesday, March 21, 2023; motion carried 3-0, with CIRCO and MROZ absent.

Rebecca POLLACK-RUDE, Vice Chair

ATTEST:

Noah ALVEY, Secretary



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	2	
Project Name:	Palms Residence Single Room Occupancy (SRO)	
Request:	Motel conversion to single-room occupancy residence	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	
Project Number(s):	Conditional Use Permit (CUP) No. 2022-0014	
Location:	1349 East Main Street	
Applicant:	Mardesich Family Trust; mardesichfamilytrust@gmail.com ; 619-913-6431	
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 resolutions in order approving CUP No. 2022-0014, subject to conditions.	

PROJECT DESCRIPTION

The applicant proposes the conversion of an existing 11-unit motel—the Rancho San Diego Inn & Suites, El Cajon—to a single room occupancy ("SRO") residence. The subject property is located on the south side of East Main Street between Melody Lane and East Madison Avenue and is addressed as 1349 East Main Street. The SRO project includes the conversion of all 11 units for extended stay. The site includes an existing laundry room, maintenance room, manager's office, and detached storage structure. The storage structure is proposed to be removed for the construction of a new trash enclosure. An SRO requires approval of a conditional use permit ("CUP") by the Planning Commission, and the City has authorized the conversion of three motels to SROs in the past.

BACKGROUND

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

There is no development or building permit on file for the subject property because the property and surrounding area was annexed in 1956. County Assessor data indicates that the motel was constructed in 1950. Since its construction, the City has issued a handful of permits for miscellaneous repairs.

Project Site & Constraints

The project site is 11,291 square feet (.26 acres), and the existing building area is roughly 3,500 square feet. The site includes 10 angled parking spaces, one Americans with Disability Act ("ADA") parking space, and roughly 2,380 square feet of landscaped area (including the area behind the existing motel). The site is accessed via one driveway off of East Main Street. The parking configuration and vehicle circulation are constrained due to the width of the parcel and placement of the existing motel; there are no feasible parking configurations which retain a majority of the onsite parking and address vehicle turnaround.

Surrounding Context

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

Direction	Zones	Land Uses
North	C-G	Trailer park
South	C-G & RM-2200	Vacant commercial & apartments
East	C-G	Hotel
West	C-G	Vacant commercial

General Plan

The land use designation of the subject property is General Commercial ("GC") according to the General Plan Land Use Map. The GC designation is intended to accommodate a range of commercial uses such as office and retail. Additionally, various other commercial uses, including motels, hotels and SROs, may be found consistent with findings for approval of a conditional use permit.

Municipal Code/Zoning Code

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

DISCUSSION

The proposed project consists of the conversion of an existing 11 room motel into an 11 unit single-room occupancy residential establishment. The project includes 11 rental units, a manager's office, and common amenities such as a laundry room and outdoor recreation space. The rental unit breakdown is as follows:

Unit	Quantity	Size (sq. ft.)	Kitchenette
1 through 10	10	250	Yes
11	1	630	Yes

Including the ADA parking space, the project will maintain a ratio of one parking space per unit. A bicycle rack with three spaces is also proposed. The site will undergo enhancements to the interior and exterior and planned improvements can be found in project plans attached to this report.

Interior Improvements

The units will be upgraded with new appliances—such as a space-efficient refrigerator and microwave oven—shelving, and storage in order to be utilized as habitable space. A full list of updates to the interior can be found on sheet A20 of the project plans. Additionally, a Physical Elements Report ("PER") is proposed as a condition of approval to assess the existing structural elements (roof, foundation, electrical, plumbing) and identify any necessary improvements. The PER will be submitted for review and approval to the satisfaction of the City's Building Official.

Exterior Improvements

Exterior improvements include: refinished building façade with horizontal cement board siding, stucco, decorative and security-minded wrought-iron fencing, and new windows, and new security doors. Exterior elevations and colored renderings are included on sheets A30 through A33 of the project plans. Further, the project proposes to demolish a detached storage structure in order to construct a new trash enclosure. Currently, trash and recycling bins are not located within an enclosure.

Amenities

Enhancements to the property will include upgrades to common spaces such as the laundry room and outdoor recreation area. The outdoor recreation area includes a new canopy cover, outdoor sink, and gas barbeque. Installation of a bike rack for three bicycles is also proposed.

Operations

The applicant has submitted a draft SRO Operational Management Plan (the "Plan"). The Plan identifies standard procedures for checking in and out of the facility. The Plan also addresses operations, safety and security, and building maintenance. As a recommended condition of approval, the management plan must be reviewed and approved by the Community Development Director and Police Chief prior to commencement of operations. The Plan states that the manager's normal hours are between 9:00 am and 5:00 pm daily, but that the Manager, their agent, or maintenance staff will be reachable on a 24-hour basis.

Performance Standards

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

- Maximum of 11 rental units
- Minimum/maximum lease term
- Maximum number of occupants
- Maintain a minimum of 11 parking spaces
- Maintain common amenities including on-site laundry and outdoor recreation area
- Rehabilitate and maintain landscaping

Police Recommendation

The El Cajon Police Department (PD) was asked to review and comment on the proposed SRO. The PD did not express any concerns or objections to an SRO. Staff however recommend the inclusion the following operating conditions to align with previous SRO approvals:

- Police calls for service shall not exceed 22 per calendar year
- Units cannot be rented for hourly, daily and/or weekly rates
- A manager, or their agent, shall be available on a 24-hour basis
- Property must be certified and participate in the Crime Free Multi-Housing Program
- Current contact information for the property manager and property owner shall be kept on file with the Community Development and Police Departments

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

Deemed Approved Lodging Establishment Ordinance

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

FINDINGS

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

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

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

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

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

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

The proposed Palms Residence Operational Management Plan will be reviewed and must be approved by the Community Development Director and Chief of Police prior to the commencement of the SRO. The ongoing performance standards ensure the SRO does not become a nuisance to the surrounding community.

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

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

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the provisions of the CEQA according to sections 15301 and 15302 of the CEQA Guidelines. Section 15301 provides an exemption for the conversion of existing facilities involving the permitting of existing private structures with negligible or no expansion of use beyond that existing use. Section 15302 provides an exemption of replacement or reconstruction where the new structure will be located

on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The project includes the conversion of an existing motel to a single-room occupancy residence. Therefore, sections 15301 and 15302 are appropriate exemptions for the proposed project.

PUBLIC NOTICE & INPUT

A notice of public hearing was mailed on March 24, 2023, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue. No public comments have been received for this permit application.

RECOMMENDATION

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

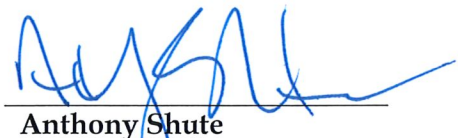
PREPARED BY:

REVIEWED BY:

APPROVED BY:



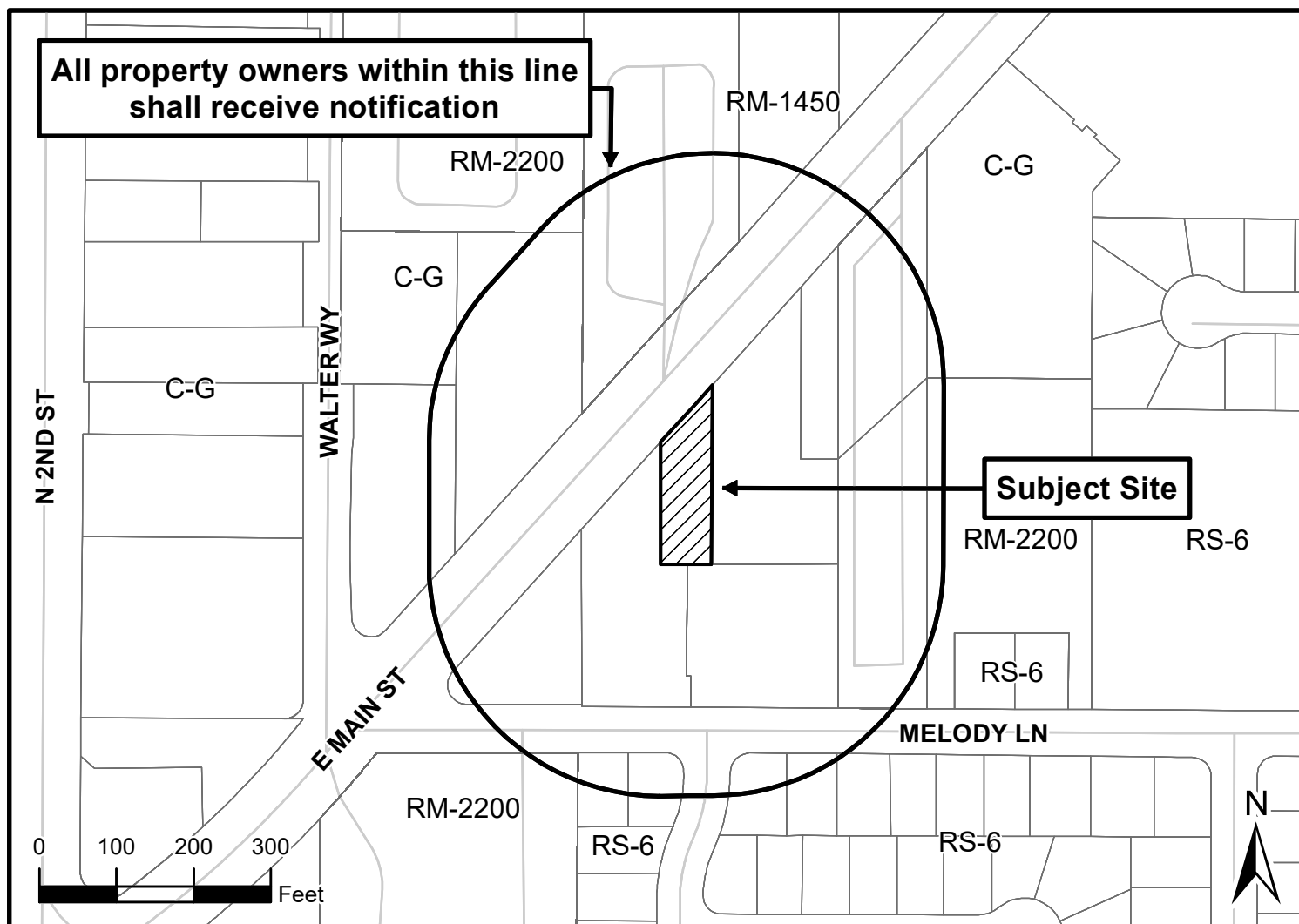
Spencer Hayes
ASSOCIATE
PLANNER

Noah Alvey
DEPUTY DIRECTOR OF
COMMUNITY
DEVELOPMENT

Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolutions of APPROVAL for CUP No. 2022-0014
3. Aerial Photograph of Subject Site
4. Application and Disclosure Statement
5. Palms Residence Project Description for SRO Designation
6. Palms Residence Draft Operational Management Plan
7. SRO Plans, Elevations & Colored Renderings



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT
PALM RESIDENCE SINGLE ROOM OCCUPANCY HOUSING**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, April 4, 2023** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

CONDITIONAL USE PERMIT (CUP) NO. 2022-0014, as submitted by HWL Planning and Engineering on behalf of Mardesich Family Trust, for conversion of an existing 11-unit motel into 11 single room occupancy housing units. The project is located on the south side of East Main Street between Melody Lane and East Madison Avenue, and is addressed as 1349 East Main Street, APN 489-180-39-00. 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-2022-0014" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTIONS 15301 (EXISTING FACILITIES) AND 15302 (REPLACEMENT OR RECONSTRUCTION) FOR CONDITIONAL USE PERMIT NO. 2022-0014 FOR THE CONVERSION OF AN EXISTING MOTEL TO A SINGLE ROOM OCCUPANCY ON THE SOUTH SIDE OF EAST MAIN STREET BETWEEN MELODY LANE AND EAST MADISON AVENUE IN THE GENERAL COMMERCIAL (C-G) ZONE, APN: 489-180-39-00, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (GC)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on April 4, 2023, to consider Conditional Use Permit ("CUP") No. 2022-0014, as submitted by HWL Planning and Engineering on behalf of the Mardesich Family Trust, requesting approval of a single-room occupancy ("SRO") at an existing motel in the General Commercial ("C-G") zone, on the south side of East Main Street between Melody Lane and East Madison Avenue, APN: 489-180-39-00; and

WHEREAS, in accordance with CEQA Guidelines section 15061(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 sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) of CEQA Guidelines. Section 15301 provides an exemption for the conversion of existing facilities involving the permitting of existing private structures with negligible or no expansion of use beyond that existing use. Section 15302 provides an exemption for replacement or reconstruction when the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. CUP No. 2022-0014 proposes conversion of an existing motel to a single-room occupancy residence for extended stay with on-site improvements. Therefore, sections 15301 and 15302 are appropriate exemptions for the proposed project, as the record of proceedings contains evidence to support the determination that the Class 1 & 2 Categorical Exemption applies; and

WHEREAS, no evidence was presented in proceedings that any of the conditions exist to provide exceptions to categorical exemptions as described in CEQA Guidelines section 15300.2, exist.

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

Proposed Planning Commission Resolution

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 exemption for the Palms Residence SRO project.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the proposed CEQA exemption for the conversion of the existing motel to the Palms Residence SRO.

[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 April 4, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:

Darrin MROZ, Chairperson

ATTEST:

Noah ALVEY, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION REVOKING DEEMED APPROVED STATUS AND APPROVING CONDITIONAL USE PERMIT NO. 2022-0014 FOR THE CONVERSION OF AN EXISTING MOTEL TO A SINGLE ROOM OCCUPANCY ON THE SOUTH SIDE OF EAST MAIN STREET BETWEEN MELODY LANE AND EAST MADISON AVENUE IN THE GENERAL COMMERCIAL (C-G) ZONE, APN: 489-180-39-00, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (GC)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on April 4, 2023, to consider Conditional Use Permit ("CUP") No. 2022-0014, as submitted by HWL Planning and Engineering on behalf of the Mardesich Family Trust, requesting approval of a single-room occupancy ("SRO") at an existing motel in the General Commercial ("C-G") zone, on the south side of East Main Street between Melody Land and East Madison Avenue, APN: 489-180-39-00; and

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

- A. The proposed SRO creates additional opportunities for transitional as well as permanent housing for low income households. Furthermore, SRO units can be leveraged in preventing homelessness. Additionally, the project aligns with the City's Goals to rehabilitate substandard properties;
- B. The project site will undergo physical improvements to meet standards for permanent housing as an SRO in accordance with the Municipal Code and the California Building Code;
- C. The proposed Palms Residence Operational Management Plan will be reviewed and must be approved by the Community Development Director and Chief of Police prior to the commencement of the SRO. The ongoing performance standards ensure the SRO does not become a nuisance to the surrounding community;
- D. The site will undergo a Physical Elements Report ("PER") review to assess the existing conditions of the site. The PER will serve to identify all necessary improvements to ensure housing codes are met to the Building Official's satisfaction. If the establishment does become a nuisance, the CUP serves as a mechanism of accountability and may be revoked;
- E. The Palms Residence SRO conversion provides another option for those with transitional housing needs. Additionally, it requires the overall conditions of the property be improved which will help minimize the calls for public safety and use of City resources.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES Conditional Use Permit No. 2022-0014 for a single-room occupancy in the C-G zone, on the above described property subject to the following conditions:

Planning

1. The site shall be operated as an SRO use which is considered a residential type of development.
2. The SRO shall be limited to a maximum of 11 rental units and amenities, as shown in CUP-2022-0014 project plans.
3. The Permittee shall provide a PER on the status of the physical condition of the project including: building foundations and walls, roofs, electrical systems, plumbing systems, mechanical systems, recreational facilities, parking and other paved areas and drainage facilities, etc. The report shall be prepared by California-licensed structural or civil engineer or contractor and shall include a detailed evaluation of the existing physical elements, a recommendation on their status (including any necessary repairs or replacement, either immediate or in the future) and a signed certification of the findings.
4. The Permittee shall be required to make the improvements according to the PER to the satisfaction of the City's Building Official.
5. Each room shall be limited to a maximum of two occupants.
6. Unit sizes and bed counts shall be maintained as shown in the entitlement floor plans.
7. Each unit shall contain a kitchenette. Kitchenettes shall be required to contain a sink with garbage disposal, a countertop, refrigerator, and cooking appliance.
8. Each unit shall include a bathroom and contain a sink, toilet, and shower or bathtub.
9. Each unit shall contain a closet/storage space.
10. The project shall maintain approximately 700 square feet of outdoor common area and on-site laundry facilities.
11. The project shall rehabilitate and maintain approximately 2,400 square feet of landscaping.
12. The project shall provide a common laundry facility with at least one washer and dryer.
13. The development shall maintain a minimum of 11 parking stalls for the exclusive use of the SRO in accordance with the project site plan.
14. The exterior illumination level around the building perimeter and in the parking lot shall be maintained at a minimum of one foot-candle at grade during all hours of darkness.

15. The establishment shall be limited to 22 police calls per service per calendar year. Additional calls for service may result in the review, reconditioning, and/or revocation of this conditional use permit.
16. The establishment shall not rent any rooms available for hourly, daily and/or weekly rates.
17. The establishment shall be required to have a month-to-month lease agreement at minimum for each tenant.
18. The establishment shall have a manager, or their agent, available on a 24-hour basis.
19. The establishment shall be required to be certified and participate in the Crime Free Multi-Housing Program, adhering to all the standard rules and regulations.
20. The current contact information for the property manager and property owner shall be kept on file with the Community Development and Police Department at all times.
21. Prior to SRO operations, the operator shall submit a final management plan to the City for review and approval by the Community Development Director and Police Chief. The management plan shall address operations, safety and security, and building maintenance.
22. The site manager or their agent shall be accessible as outlined in the approved management plan. The management shall be solely responsible for the enforcement of all rules reviewed and approved by the City as part of the Conditional Use Permit.
23. Outdoor storage shall be prohibited including residents' personal items.
24. The use shall be operated in a manner that is compatible at all times with surrounding properties and uses.
25. Prior to commencing the operations of the SRO, the applicant shall submit a revised, one page digital site plan to Planning that includes conditions nos. 1 through 24 above under the header "Ongoing Conditions of Approval."
26. Prior to final inspection and the operation of the SRO, the applicant shall complete the following:
 - A. Provide a Physical Elements Report to the City's Building Official and complete any necessary repairs.
 - B. Obtain approval of a building permit, if determined necessary.
 - C. Pass a site inspection by the City Building Official.
 - D. Pass a site inspection by the project planner.
 - E. Comply with all applicable conditions listed in the attached "Standard Conditions of Development."

Engineering and Storm Water

27. Add the following note to Conditional Use Permit No. 2022-0014 Site Plan and implement applicable Best Management Practices as a condition of the CUP:

“All operations shall comply with the City’s Jurisdictional Runoff Management Program ("JRMP") and the City’s Storm Water Ordinance (Municipal Code Chapters 13.10 and 16.60) to minimize or eliminate discharges of pollutants to the storm drain system. Operations shall include implementation of industrial Best Management Practices ("BMPs") in accordance with Appendix C (Minimum BMPs).”

28. The proposed trash enclosure shall be upgraded as necessary to comply with City of El Cajon Trash Enclosure Attachment No. 2 guidelines available to the public through the City’s website at <https://www.elcajon.gov/i-want-to/view/documents-forms-library/-folder-137>. The trash enclosure otherwise be of sufficient size to accommodate all necessary refuse containers.

Building

30. Comply with all governing codes, ordinances, and statutes in effect at the time of application for construction permits, including, but not necessarily limited to the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
31. Unless an approved fire sprinkler system is installed, and consistent with the currently approved occupancy, lease agreements shall not exceed 6 months with subsequent/extended lease agreements renewing month-to-month.

General

32. The existence of this conditional use permit shall be recorded with the County Recorder.
33. The SRO shall be developed and operated in substantial conformance with conditions as presented in the Planning Commission staff report titled Conditional Use Permit No. 2022-0014, dated April 4, 2023, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
34. If this permit is not legally exercised within two years of project approval, and a written request for an extension of time has not been received and subsequently approved by the Planning Secretary within the same time period, this conditional use permit shall be considered null and void pursuant to El Cajon Zoning Code section 17.35.010.
35. The Planning Commission may at any time during the life of this use permit, after holding a properly noticed public hearing, and after considering testimony as to the operation of the approved use, revoke the permit, or modify the permit with any

additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare. At such hearing the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval.

36. If this Conditional Use Permit is revoked, any subsequent use of the property must comply with the currently adopted El Cajon Zoning Code.
37. Deemed Approved Lodging Establishment status for operation of a motel in the C-G zone on property located at 1349 East Main Street shall terminate upon use in reliance of this Conditional Use Permit pursuant to El Cajon Municipal Code section 17.212.110.

[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 April 4, 2023, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chairperson

ATTEST:

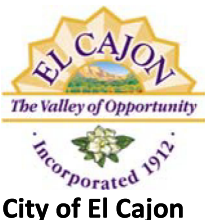
Noah ALVEY, Secretary

Aerial Image

CUP-2022-0014

Palm Residence Single Room Occupancy





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): 489-180-39

Address: 1349 E. Main Street, El Cajon, CA 92021

Nearest Intersection: E. Main Street at Melody Lane

Project Description (or attach separate narrative)

See attached.

Project Screening Questions

Existing use?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, please describe: <u>Motel; 10 units plus a manager's suite</u>
Modification of use?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<u>Converting Motel to SRO Hotel</u>
New development or addition?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	_____
Existing Structures?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Age of the structures: <u>1951</u>

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 checked="" type="checkbox"/> Yes	Installation of efficiency kitchens in each unit; upgrades to laundry facilities; general interior improvements
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: Mardesich Family Trust

Contact Name: Kristin Brantz

Mailing Address: P.O. Box 533, Rancho Santa Fe, CA 92067

Phone: 619-913-6431 Email: mardesichfamilytrust@gmail.com

Interest in Property: ☒ Own ☐ Lease ☐ Option

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

Company Name: HWL Planning and Engineering

Contact Name: Sally Schiffman License: n/a

Mailing Address: 2888 Loker Avenue East, Suite 217, Carlsbad CA 92010

Phone: 760-953-8566 Email: sschifman@hwl-pe.com

Property Owner Information (if different than applicant)

Company Name: same as above

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: *Kristin Brantz* Date: Feb 28, 2022
[Print Name \(Feb 28, 2022 01:24 PM\)](#)

Property Owner
Signature²: _____ Date: _____

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.

Mardesich Family Trust, PO Box 533 Rancho Santa Fe, CA 92067

_____	_____
_____	_____

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

Mardesich Family Trust, PO Box 533 Rancho Santa Fe, CA 92067

_____	_____
_____	_____

2. If any person identified pursuant to (1) above is a corporation or partnership, list the names and addresses of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

n/a

_____	_____
_____	_____

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

Kristin Brantz, Trustee

_____	_____
_____	_____

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.

Kristin Brantz
Kristin Brantz (Feb 28, 2022 07:47 PST)

Signature of applicant / date

Feb 28, 2022

Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.






Disclosure statement

Final Audit Report

2022-02-28

Created:	2022-02-24
By:	Sally Schifman (sschifman@hwl-pe.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAejhhLjIG_N4FBRtPFfiYPaxoGGEIg8Dh

"Disclosure statement" History

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-  Document e-signed by Kristin Brantz (mardesichfamilytrust@gmail.com)
Signature Date: 2022-02-28 - 3:47:21 PM GMT - Time Source: server
-  Agreement completed.
2022-02-28 - 3:47:21 PM GMT






Planning Permit Application

Final Audit Report

2022-02-28

Created:	2022-02-24
By:	Sally Schifman (sschifman@hwl-pe.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAACfQSC818kQRobR5p7wp2fFVvaaWL2D1F

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Signature Date: 2022-02-28 - 3:54:02 PM GMT - Time Source: server
-  Agreement completed.
2022-02-28 - 3:54:02 PM GMT

CONDITIONAL USE PERMIT

Palm Residence

A Single Room Occupancy Project
1349 E. Main Street, EL Cajon CA 92021
December 2022

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EXECUTIVE SUMMARY

Mardesich Family Trust (applicant) is requesting the City of El Cajon (City) process a Conditional Use Permit (CUP) to allow the existing 11-room motel located at 1349 E. Main Street (APN: 489-180-39) to operate as a Single Room Occupancy (SRO) Hotel. The Palm Residence SRO Hotel Project (Project) will include interior and exterior site improvements, including, but not limited to, installation of efficiency kitchens in each unit, improvements to the shared laundry facilities, and upgrades to common areas such as the building office, parking lot, and outdoor landscaping.

Existing Conditions

- Site Size: 0.26 acres (11,291 sf)
- Motel Rooms: 11
- Buildings: 1 single-story building (~3,500 sf)
- Vehicle Parking: 11 spaces (1.0 per room)
- Land Use: General Commercial
- Zoning: General Commercial

Existing Motel Amenities/Site Improvements

- Patio/BBQ area
- On-site laundry facilities
- On-site parking
- Security cameras
- Landscaping
- Signage

Proposed Conditions (no change)

- Site Size: 0.26 acres (11,291 sf)
- Motel Rooms: 11

- Buildings: 1 single-story building (~3,500 sf)
- Vehicle Parking: 11 spaces (1.0 per room)
- Land Use: General Commercial
- Zoning: General Commercial

Proposed Project Amenities

- Picnic and barbeque/gathering area
- In-unit efficiency kitchens
- On-site laundry facilities
- Assigned, on-site parking
- Access to Wifi
- In-room heating and AC controls
- Security cameras located throughout the property
- 24/7 Access to Management
- Building Office

Proposed Site Improvements

Exterior site improvements may include, but not be limited to:

- New paint
- Concrete Masonry Unit repairs
- New siding and/or stucco
- Roofing repairs
- Parking lot repairs, including repaving, restriping, and/or space labeling
- New dumpster area with trash enclosure to meet code standards
- New bicycle racks
- Renovated landscaping
- Pest control treatments
- Installation of energy efficient lighting
- Upgrades to the security camera system

Interior improvements may include, but not be limited to:

- New paint
- Drywall repair
- New flooring
- Installation of efficiency kitchens in all units, with space for a small refrigerator, a sink, cooking facilities (i.e., microwave), a food preparation counter, shelving, and storage cabinets and drawers
- Updated bathroom fixtures and countertops
- Installation of energy efficient lighting
- Replacement of ineffective A/C with heat units
- Renovated management office
- Repairs to or replacement of existing laundry equipment
- Installation of counter space and shelving in the shared laundry facilities
- Pest control treatments

1.0 INTRODUCTION

1.1 Overview

Mardesich Family Trust (applicant) is requesting the City of El Cajon (City) process a Conditional Use Permit (CUP) to allow the existing 11-room motel located at 1349 E. Main Street (APN: 489-180-39) to operate as a Single Room Occupancy (SRO) Hotel. The Palm Residence SRO Hotel Project (Project) will include interior and exterior site improvements, including, but not limited to, the following: installation of efficiency kitchens in each unit; improvements to the shared laundry facilities; installation of bicycle racks; a new trash enclosure; and upgrades to common areas such as the building office, parking lot, outdoor landscaping, and picnic and barbeque area. Figure 1: Location Map shows the project location.

The project site is approximately 0.26 acres in size and contains one, one-story structures. The existing motel contains a total of approximately 3,500 square feet (sf) of gross building area and includes 11 units, and a manager's office. Each of the rooms are approximately 250 sf and similar in layout. The units are typical motel rooms and include a full bathroom, a closet, 1 bed, a desk or small table, a dresser, a counter area with microwave, a small refrigerator, a television, and an air conditioning with heat unit.

There are limited on-site amenities, including on-site laundry facilities, a picnic and barbeque/gathering area, and a security system located throughout the property and parking lot. There are a total of 11 parking spaces on the property, or 1.0 per room. The site is accessed via one driveway from E. Main Street. The Project site is depicted in Figure 2: Project Aerial and photos of the property are provided in Figure 3: Existing Site Photographs.

The Project site has operated as a motel since the 1950s, providing a low-cost, transient lodging option in El Cajon, with 2022 nightly rates offered at approximately \$85, weekly rates offered at approximately \$500, or monthly rates offered at approximately \$1350. Over the years, demand for long-term, low-cost housing has grown exponentially. The property was acquired by the Mardesich family in 1992 and has since continued operating as a motel serving primarily long-term (weekly or monthly) guests.

Approving the Palm Residence SRO units will permit the motel to operate as a property offering a lower cost and stable long-term living situation (six-months or longer). This will allow for a greater variety of housing availability for lower economic segments of the community. Although the proposed project will not offer social or transitional support services, the proposed physical improvements and changes to the management operations will result in an enhancement for guests and have a positive influence on the surrounding community when compared to the existing transient operations. The city of El Cajon has approved multiple SRO hotels since 2017. Similar upgrades and renovations that were proposed as a part of those SRO hotels are also being proposed for the Palm Residence Project.

1.2 Current Land Use and Zoning Designation

The Project site has a General Plan land use designation General Commercial and is zoned General Commercial. Figure 5: Zoning Map depicts the zoning designation for the Project site and surrounding area.

Figure 1: Location Map

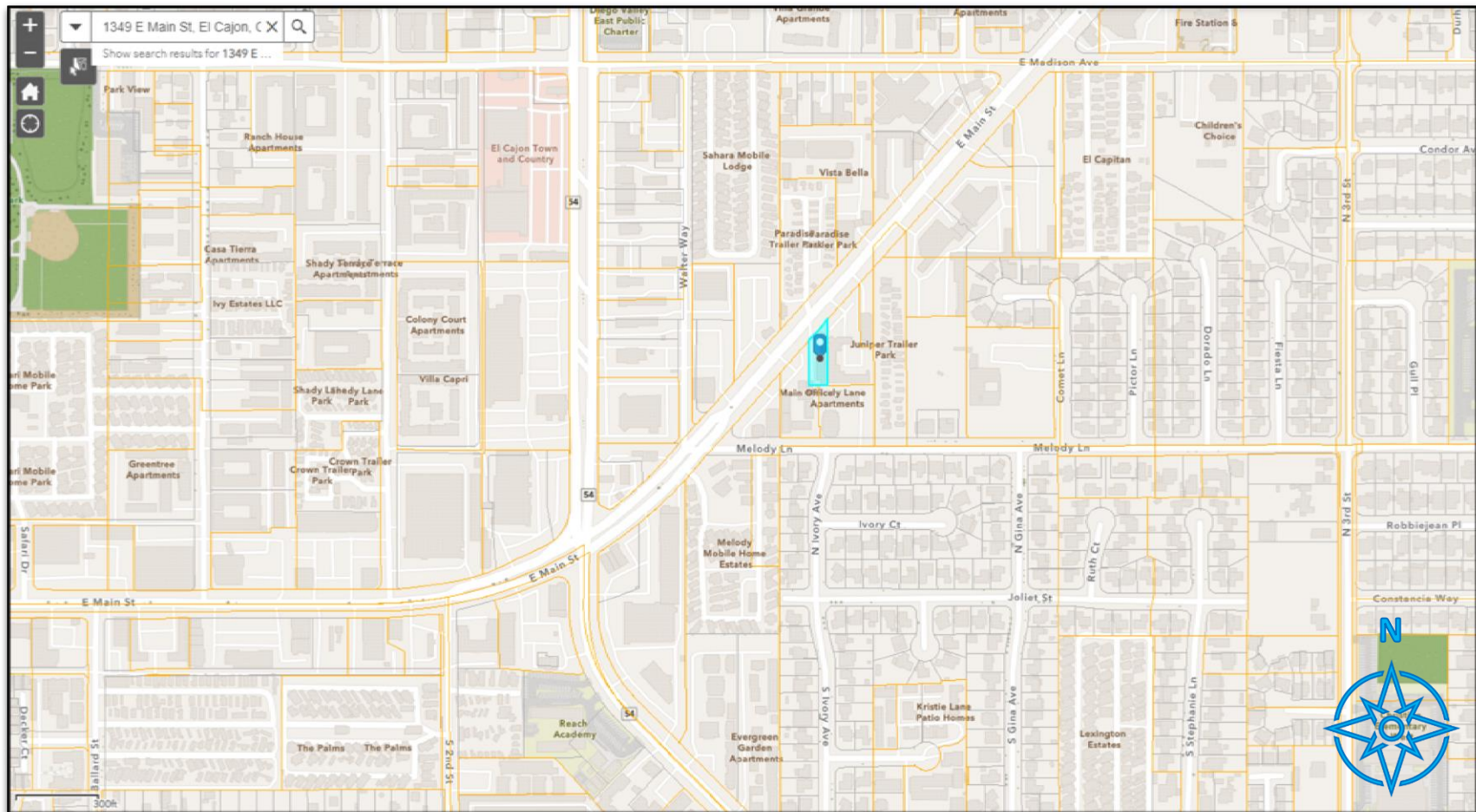


Figure 2: Project Aerial



Figure 3: Existing Site Photographs - Interior

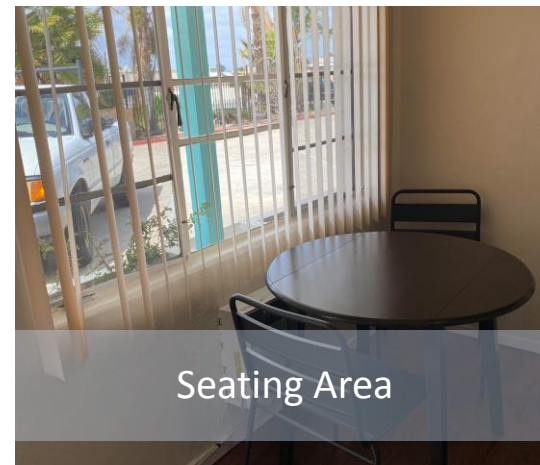
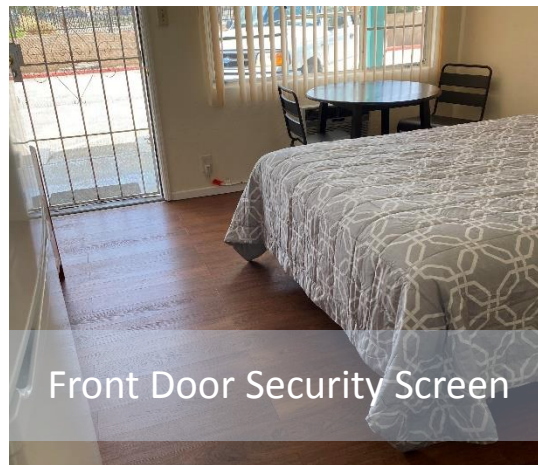


Figure 4: Existing Site Photographs - Exterior



Front Patio and Office Entrance

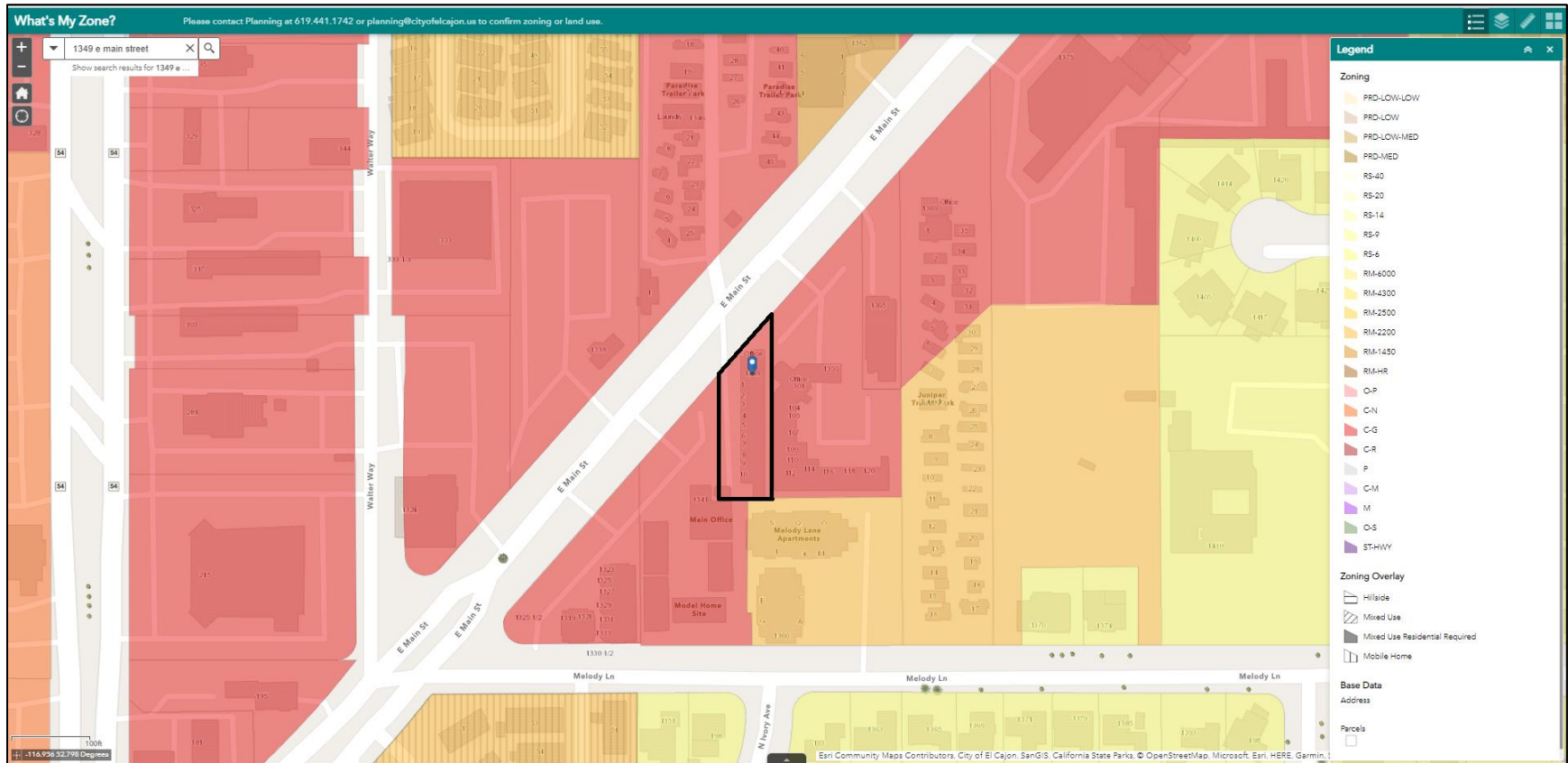


Front of Units and Parking Spaces



Driveway, Landscaping, and Dumpsters

Figure 5: Zoning Map



1.3 Site Location and Context

The Project site is ideally situated for operating as an SRO residential facility due to its proximity to multiple retail, restaurant, and community-serving commercial businesses (ideal for use by residents and as a source of jobs), and convenient access to Interstate 8 (I-8).

The Project site is an irregularly shaped, flat, 0.26-acre property consisting of one parcel (APN: 489-180-39) located along E. Main Street, in an area zoned for general commercial. The property is fully developed.

a. Adjacent and Surrounding Land Uses

Surrounding land uses include: vacant commercial land (most recently used as a car sales lot) and the Paradise Trailer Park to the north, across E. Main Street; a Rancho San Diego Inn & Suites abutting the site to east; Melody Lane Apartments and vacant land abutting the site to the south; and an unused parking lot to the west which was previously associated with the now-vacant parcel to the south.

Land uses within 0.25 miles of the Project site include: mobile home parks and multi-family housing to the north; commercial retail buildings to the northeast, trailer parking and storage, a church (St. John's Evangelical Lutheran Church), and single family homes to the east; single family homes to the south across Melody Lane; and a wide variety of regional- and community-serving commercial to the west (primarily north and south along N. 2nd Street and west along Main Street.

b. Existing Transportation System

Roadways. I-8, a major east-west interstate freeway, is located north of the Project site, with the nearest eastbound onramp 0.5

miles to the northeast along Main Street and the nearest westbound onramp 0.75 miles to the north along N. 2nd Street. The Project site is fronted by E. Main Street. The nearest bus stop to the project site is also located at the corner of E. Main Street and Melody Lane, 500 feet southwest of the site.

2.0 PROPOSED PROJECT

The applicant is requesting approval to allow the existing 11-room motel to operate as an SRO hotel. The Project will include interior and exterior site improvements, including, but not limited to, the following: installation of efficiency kitchens in each unit; improvements to the shared laundry facilities; installation of bicycle racks; a new trash enclosure; and upgrades to common areas such as the building office, parking lot, outdoor landscaping, and the picnic and barbeque/gathering area, as detailed below.

SRO properties include small, studio-type units intended for one or two persons. SRO facilities can provide a low-cost living option for individuals or small households with very low or extremely low incomes. Traditional motels allow for short term stays (30 days or less). SRO motels allow occupants to stay for an extended period (more than 30 days) and typically require that occupants enter into a long-term agreement to stay for a minimum of 6 months.

Typically, units are small, ranging from 200-400 square feet, and contain partial, efficient kitchen facilities, a full bathroom, a closet for clothing and storage, and living space to create a self-sufficient unit. Social, transitional, and/or support services are not a defined part of an SRO motel; however, these projects provide for an increase in low-cost housing while offering the benefits of a stable and long-term living situation.

2.1 Proposed Site Improvements

The owner proposes to make comprehensive site improvements. Exterior renovations, interior upgrades, and improvements to the common areas will improve the tenant living experience.

a. Exterior Renovations

Proposed exterior site improvements will be undertaken as needed, and may include, but not be limited to:

- New paint
- Concrete Masonry Unit repairs
- New siding and/or stucco
- Roofing repairs
- Parking lot repairs, including repaving, restriping, and/or space labeling
- New dumpster area with trash enclosure to meet code standards
- New bicycle racks
- Renovated landscaping
- Pest control treatments
- Installation of energy efficient lighting
- Upgrades to the security camera system

The existing landscaping is in good condition on most of the project site. Areas to be re-landscaped will comply with the city-approved plant palette.

b. Interior Renovations

Through 70 years of use as a short-term motel, the interior of the units has been subject to high levels of wear and tear. The most recent renovations to the property occurred in 2003. The owner will conduct unit-by-unit assessments and work with the city to determine appropriate upgrades. Interior building improvements

will include high-quality products, and may include, but not be limited to:

- New paint
- Drywall repair
- New flooring
- Installation of efficiency kitchens in all units, with space for a small refrigerator, a sink, cooking facilities (i.e., microwave), a food preparation counter, shelving, and storage cabinets and drawers
- Updated bathroom fixtures and countertops
- Installation of energy efficient lighting
- Replacement of ineffective A/C with heat units
- Renovated building office
- Repairs to or replacement of existing laundry equipment
- New countertop and additional shelving in laundry room
- Pest control treatments

To meet State and City regulations pertaining to living standards, all units will contain an efficiency kitchen. Efficiency kitchens offered in each unit will include a small refrigerator, sink, a cooking facility that has electrical service of 120 volts, a food preparation counter, and storage cabinets and drawers. In addition to unit upgrades, the building office area will be renovated to better accommodate the long-term nature of the operations. The new office will function as an area to work with prospective tenants during the application process and assist with guest services.

c. Parking

There are currently a total of 11 parking spaces on site, which provides 1.0 parking spaces per room. For perspective, this is higher than the average parking accommodations for SRO hotels in the region. The table below provides hypothetical parking requirements

for an 11-unit SRO hotel under the different regional example city standards.

City	Parking Standard	Requirement for an 11-unit SRO Hotel
Oceanside	0.2 per unit	2
Encinitas	1 per 3 units, plus 1 per 2 employees	4
Shasta	1 per 3 units, plus 1 per 2 employees	4
Murrieta	1 per 3 units, plus 2 for on-site management	5
Fullerton	0.5 per unit	5
Escondido	1 per unit, plus 1 guest per 8 units	12

d. Common Area Amenities

Common area upgrades are also proposed to enhance the living experience of tenants. Some of the upgrades may include, but not be limited to:

- Renovated office
- Renovated shared laundry facilities
- Renovated patio/barbeque area with seats and shade structures
- New patio furniture
- New bicycle parking
- New trash enclosure

2.2 Site Operations and Management

The proposed Project will implement operational procedures to be consistent with long-term living.

Tenant Screening. The tenant screening process to be implemented in accordance with the Federal Fair Housing Act and State and local fair housing and civil rights laws. All applications will be submitted to CoreLogic Safe Rent, or other similar third-party rental applicant screening company where all applications are evaluated based on a rental scoring system. The scoring system is based on real data and statistical data such as payment history, quantity and type of accounts, outstanding debt, and age of accounts. Every applicant is treated objectively because each application is scored statistically in the same manner.

Rates and Housing Assistance. Units at Palm Residence will be offered to the public at market rate determined based on comparable rates in the general region. Additionally, the Project owner is open to participating in housing programs such as the Section 8 (Housing Choice Voucher) Program and the Veterans Affairs Supportive Housing (VASH) program, which provides rental assistance to veterans and offer ongoing VA case management and supportive services.

Manager Responsibility. The primary responsibility of the manager is to utilize training, motivation, and example to ensure that the highest level of service is afforded to each guest. The manager manages the day-to-day operations of the property by overseeing the safety programs, marketing plans, property maintenance and security. The manager is responsible for representing the property's service commitment to guests. They handle all move in/ move out procedures, guest processing, telephone calls, and maintains ongoing communication with the maintenance staff.

Security Patrol. The manager or caretaker shall be available 24/7 to receive and respond to resident telephone calls, and other emergencies. Should an incident be reported, a patrol visit shall be made by the Manager, the Manager's Agent, or a security officer from a hired patrol company to walk the property and ensure that all doors and common areas are secured. An activity report is documented immediately after each service.

Security Cameras. There are eight cameras installed throughout the property in common areas and on the exterior of the buildings. The monitor and dvr is installed in the building office and video is available, both pre-recorded and real-time, in the office or outside of the office via online or cell phone application to enable management or staff members to always view the recording 24/7. Video footage is saved for 2 weeks, at which point it is then recorded over. The location/placement of cameras will be coordinated with the city police department, as necessary.

Locks. All units will be equipped with both a deadbolt and security latch to provide a safe and secure environment for tenants. If a tenant becomes locked out, the tenant will need to notify the manager to be let back in. If a unit key is lost, the tenant will be required to pay a fee to replace the lost key and/or install a new lock.

Visitors. They may have overnight guests for no more than seven nights in any month, and no more than two overnight guests at a time, unless they receive approval from the management beforehand. Management does not require guests to sign a visitor log but rather asks tenants to abide by the honor system of reporting. All tenants must obtain approval from the management prior to adding or removing an occupant to/from the contract.

Tenants are responsible for informing visitors of the property policies.

Smoking. Smoking in units is prohibited. If smoking in the units occurs, the tenants will be required to forfeit their security deposit due to damages and cleanup caused by smoking. Tenants are responsible for informing visitors of property policies.

3.0 JUSTIFICATION FOR APPROVAL

The proposed SRO hotel, as described and conditionally approved, would enhance the site and area aesthetics, promote the orderly development of the project area, and would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

The overall purpose of a SRO designation is to provide a community additional affordable multi-family housing opportunities by allowing existing, and usually degraded, hotels and motels to be operated as an apartment complex. SRO properties can provide residents of the community that are transitioning out of homelessness, or are struggling to keep from becoming homeless, an opportunity to live in an affordable and stable long-term rental situation. SRO hotels are an effective method to meet the housing needs of low-income individuals and small households. Rental rates for SRO units are typically lower than standard housing simply because they are the most basic form of housing available.

The City of El Cajon conducted an update to the City's Housing Element in 2013 to follow State law. California State law specifies that through the Housing Element jurisdictions must identify sites to be made available through appropriate zoning and implement development standards to encourage and facilitate the development of housing for all economic segments of the

community. This includes single- family homes, multi-family housing, second family units, manufactured housing, residential care facilities, emergency shelters, transitional housing, supportive housing, SRO units, and farmworker housing.

Prior to the update of the City’s Housing Element, no provisions for SRO’s had been identified. Therefore, the Housing Element included the following:

“To address this constraint, the City will amend the Zoning Code to facilitate the provision of SROs. SROs will be defined and listed as an allowable use within the C-G, General Commercial zone, subject to approval of a CUP (Program 18).”

As a result, the Zoning Code was amended to include the provision of SROs within the Commercial Land Use Table in Section 17.145.150.

Additionally, the City definitions in Municipal Code updated the definition of “Multi-unit residence” to state the following:

“A building or portion thereof that contains more than one dwelling space, each of which consists of independent living facilities for one or more persons, including but not limited to single-room occupancy hotels (SROs), congregate care facilities other than those conducted in single-family residential structures, and dormitories.”

The project would involve renovations to an existing motel. No expansion of the existing structure is proposed. The use of the site as an SRO hotel will generally be consistent with the existing use, except for allowing for tenants to legally stay for longer durations (more than 30 days).

Although no social, transitional or support services will be offered, by creating a long-term living situation, tenants will invest more into

making the community a safer and more appealing place to live when compared to the transient visitors of a motel. The shift from temporary to permanent living have the potential to reduce calls to public services such as Police, Fire, and medical services, thereby reducing costs to the city.

Palm Residence

Single Room Occupancy Hotel

Operations and Management Plan 2022

Property Information

- Property Name: Palm Residence Single Room Occupancy Hotel
- Property Address: 1349 E. Main Street, El Cajon CA 92021
- Office Phone Number: (619) 951-8965
- Number of Units: 11 total
- General Manager (Offsite): Owner / Kristin Brantz, Trustee of the Mardesich Family Trust, and/or Property Management Company TBD
- Current Business License Number: 025700
- Insurance: Property Insurance, General Liability Insurance
- Acceptable Form of Payments: Personal Check, , Money Order, Cashier's Check, Online Zelle or Bill Pay
- Current Number of Employees: 0

Amenities

- **Resident Laundry:** The Property owns two (2) washers and two (2) dryers for the residents to use. The laundry room is secured with a key for entry and always has surveillance. Currently, residents can access the laundry room 24/7 and enjoy a rate of \$1.50 per wash and \$1.25 per dry. All residents are aware that they are responsible for any loss or damaged items while using the laundry room. The Property has a contract with Quik Tech, Inc., 885 Hilltop Drive, Chula Vista, California 91911, to collect coins and for commercial washer and dryer service. Quick Tech, Inc.'s name and phone is posted in the laundry room should residents need assistance with the coin box or the washers and dryers, or, need to report service issues.
- **Pet Policy:** The property does not allow pets, or any animals, including, but not limited to, dogs and cats or other mammals, birds, reptiles, amphibians, fish and invertebrates unless the pet is registered as a service animal or emotional support animal.
- **Parking:** There are a total of 11 parking stalls at the property. One parking stall is dedicated for a disabled parker. All residents are assigned a stall and receive a parking permit when they sign their lease. Residents must be always responsible for their vehicles.
- A vehicle will be subject to towing and/or fined by the Management if:
 - the parking permit is not displayed.
 - it has expired tags.
 - it is parked in a no parking area.
 - it is blocking an entrance or fire line.
 - it is blocking the entrance to the garbage enclosure.
 - it is deemed to be not in working condition.
 - It is parked in the handicap spot.
- **Cable TV & Wi-Fi:** The property is contracted with Cox for TV Essential cable television service.

Residents are responsible for paying for their percentage share of the TV Essential cable television service. Residents who want upgraded cable television service or internet/Wi-Fi service must sign-up with Cox as the customer of record to pay Cox directly for such service(s). If there is ever an issue with any TV Essential service, we request that the residents contact the manager or offsite property management company.

- **Utilities:** Mardesich Family Trust, or, dba Palm Residence, is the customer of record for all utilities, except for, upgraded cable television services and WIFI services. Residents are charged for their percentage share of water, sewer, and trash. Their share is calculated using the authorized occupant method. The authorized occupant method uses the number of authorized occupants residing in Resident's unit as compared to all authorized occupants in all units in the Property as of the first day of the month. A deduction of 20% for estimated common area charges is made before calculating Resident's bill. Gas and electric are not charged to residents at this time, however, should submetering be installed where an individual utility meter is connected to each unit to measure each unit's actual gas and/or electric consumption, then residents will be charged for their metered share or shall pay for such utility directly to the utility company. Submetering will promote energy conservation.
- **Storage Unit:** The property does not provide any common storage room for the residents. However, each unit does have a closet with shelving, and upper cabinets in the room, which can be used for storage.

Policy and Procedures

- **Occupancy Limits:** The Property allocates occupancy limits of no more than 2 persons per room.
- **Visitors:** Residents are responsible for informing visitors of the property's rules and policies. They may have overnight guests for no more than 7 nights in any month, and no more than two overnight guests at a time, unless they receive approval from the management beforehand. Management does not require guests to sign a visitor log and asks residents to abide by the honor system of reporting. All residents must obtain approval from the management prior to adding or removing an occupant to/ from the contract.
- **Unit Lock-out:** Residents are responsible to contact a locksmith if they lost their keys after hours; residents are responsible for all fees.
- **Quiet Hours:** Residents are required to keep the noise level to a minimum between the hours of 10:00 pm and 8:00 am daily. Residents are encouraged to contact the management during business hours for any disturbance matters.
- **Smoke Free:** Smoking in units is prohibited. Residents are responsible for informing visitors of property policies. Due to damages and cleanup caused by smoking in units, the resident will be required to forfeit the security deposit.
- **Garbage:** All residents are required to carry their trash and recycling from their units to the garbage enclosure. Garbage or recycling must be placed inside the appropriate dumpster. For any large items, residents must contact the management to arrange for the removal.
- **Solicit-Free Community:** The property prohibits soliciting, door-to-door selling or asking of money for any reason.
- **Neighbor Dispute:** Residents are encouraged to contact the management regarding any disputes amongst neighbors if the issue is not resolved amongst themselves.

- **Condition of Unit:** During the move in process, the resident(s) and management are required to conduct a move-in condition report.
- **Unit Inspection:** The property reserves the right to inspect any unit for preventative maintenance issues provided that a 24-hour notice to enter has been delivered.
- **Lost/Stolen Articles:** The property will not be held responsible for any loss of stolen articles. Residents are responsible to ensure that their unit door is locked before leaving.
- **Accident/Injury:** The property will not be responsible for accidents or injury to residents.

Leasing/Management Office

- **Operating Hours:** 9:00 am to 5:00 pm daily by phone and in-person by appointment only; Manager, or Manager's agent is also available after hours as necessary.
- **Manager Responsibility:** The primary responsibility of the manager is to utilize training, motivation, and example to ensure that the highest level of service is afforded to each resident. The manager manages the day-to-day operations of the property by overseeing the safety programs, marketing plans, property maintenance and security. The manager is responsible for representing the property's service commitment to residents. They handle all move in/ move out procedures, resident processing, telephone calls, and maintains ongoing communication with maintenance.
- **Property Logs:** The manager is required to record incidents and occurrences at the Property. Written logs are used to report activity and parties involved, location, date and time, with employee initials. Property logs are available for viewing by the city staff upon request.
- **Manager Acknowledgement:** Manager acknowledges that in the event of a change in manager or management company, the new manager will notify the city that they are aware, understand and will enforce this plan.

Resident Move-in / Move-out Procedures

Move-In Procedures

- Manager follows the Lease Process Checklist to ensure all information is properly entered into the management software program and all required documents are prepared.
- Manager schedules a lease signing appointment and provides a lease draft to the future resident.
- The unit is inspected by the manager to ensure all appliances, lighting and plumbing are working properly.
- Pre-move-in condition photos are taken and uploaded to the management software program.
- During the lease signing process, the manager thoroughly explains the terms of the lease, the house rules, addendums, and communication guidelines with the resident, as well as answering any questions the resident might have prior to signing.
- Parking permit information is completed, and a permit is issued.
- A copy of the signed lease is provided to all the residents.
- Proof of renter's insurance with minimum liability of \$100,000 per occurrence and a maximum

deductible of \$2,500 is received by the manager.

- The balance of the security deposit and the first month's rent is received by the manager (certified funds only).
- Manager and residents inspect the unit, and the move-in/move-out condition inspection form is filled out and signed.
- Manager provides keys to the resident before exiting the unit.
- Manager uploads all documentation into the management software program and provides the originals to the management company corporate office.

Move-Out Procedures

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

Security and Safety

Calls and Incident Reports

Company: Manager handles security and safety calls.

Contact: Kristin Brantz, Trustee or Property Management Company TBD

The Manager provides the following service for the Property:

- The manager or manager's agent shall be available 24/7 to receive and respond to resident telephone calls, reported incidents, and other emergencies. Should an incident be reported, a visit shall be made by the Manager, the Manager's Agent, or a security officer from a hired patrol company to walk the property, and ensure that all doors and common areas are secured.
- An activity report that provides the patrol time and notes is delivered immediately after each incident that's serviced.
- Upon an alarm of fire, the security officer, manager, or manager's agent shall respond to the building or area of concern and contact the fire department immediately. The security officer's, manager's, or agent's knowledge of the buildings, fire alarm panel locations and key systems are pertinent for ensuring a quick response to a potential situation. Upon investigation, the security officer, manager, or agent can then cancel or continue response from Fire Department. Other primary functions of the security officer, manager, or manager's agent during an alarm of fire are listed in the fire protocol below.

Fire Protocol

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

Incident Protocol

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

Security System

- **Cameras:** There are a total of 8 cameras installed throughout the common area and on the exterior of the building. The monitor and dvr is installed in the building office and video is

available, both pre-recorded and real-time, either in the office or outside of the office via online or cell phone application to enable management, agents, or staff members to always view the recording 24/7. Saved video footage is accessible for two weeks. The system is an HD Network Video Recorder. The location/placement of cameras will be coordinated with the city police department, as necessary.

- **Locks:** All units are equipped with a stout door along with both deadbolt and security latch to provide a safe and secure environment for residents; however, none of the doors have the capability to automatically close itself. In the case a resident becomes locked out, the resident will need to notify the manager and, either pay a lock fee of \$35.00 to replace a lost key or hire a lock service to gain entry and to make a new key at resident's expense.
- **Security Screens:** All units are equipped with steel security screen doors with deadbolt locks.
- **Windows:** All windows are equipped with a lock. Damages to the windows caused by resident will be charged a damaged fee for replacement and labor.
- **Fire and Gas Detectors:** Each unit has a 10 year battery-operated fire and gas detector. Fire and gas detectors are tested each month.
- **Crime Incident:** Identify the situation and Call 911. Contact the on-call property supervisor. Assist emergency services with location and details of the incident. Complete and send the incident report to the supervisor, then upload it to the management software program. Follow up with authorities, log additional information and notify supervisor. Follow instructions for serving applicable notices to residents.

Leasing Procedures

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

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

Property Maintenance

- Maintenance technician is on-site to provide preventive maintenance throughout the property as needed
- Porter/Janitor is onsite as needed.
- Landscaping services are provided as needed.
- Pest control is provided once a month or as needed.
- Property Manager is also available after hours, as necessary.

Maintenance Request for Repair Process

- Maintenance requests can be submitted online at palmresidencemanagement@gmail.com, or directly to the manager, but they must be in writing.
- Resident must state if they will or will not allow the maintenance technician to enter the unit if the resident is not present.
- Manager inspects the issue prior to scheduling, so accurate information is provided to the maintenance department.
- Manager enters the details of the issue into the maintenance scheduling software program.
- Maintenance requests are scheduled in the order received; emergencies excepted.
- Maintenance coordinator schedules appointment for the maintenance technician and advises manager so resident can be advised of the date and timeframe the maintenance technician will arrive.

- Manager follows up with the resident after the work is designated as completed by the maintenance technician as part of our customer service process.

Contact List

FOR EMERGENCY - POLICE, AMBULANCE, FIRE

DIAL 911

SECURITY, Manager, and/or, Security Company TBD

619-951-8965

EL CAJON POLICE (NON-ER)

619-579-3311

POISON CONTROL

1 (800) 222-1222

CHILD PROTECTIVE SERVICES

1 (800) 344-6000

ADULT PROTECTIVE SERVICES

1 (800) 510-

2020 (San Diego County)ANIMAL CONTROL
and press 1

619-299-7012

MAINTENANCE EMERGENCY LINE

619-951-8965

PLUMBER, Pride Plumbing Inc.

619-713-5177

TOWING, Speedee Towing

(619) 519-8200

LOCKSMITH, Lynn's Locksmith Service

619-447-7332

PEST CONTROL, Gunn Pest Control

619-715-3862

PROPERTY MANAGEMENT COMPANY

N/A, or, TBD when applicable

LEASING OFFICE

PROPERTY MANAGER, Kristin Brantz

619-951-8965

Manager's Acknowledgement

Manager's Name: Kristin Brantz, Trustee of the Mardesich Family Trust

Contact: 24/7 call 619-951-8965

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

Manager's Signature: _____

Date: _____

"ALL OPERATIONS SHALL COMPLY WITH THE CITY'S JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM (JRMP) AND THE CITY'S STORM WATER ORDINANCE (MUNICIPAL CODE 13.10 AND 16.60) TO MINIMIZE OR ELIMINATE DISCHARGES OF POLLUTANTS TO THE STORM DRAIN SYSTEM. OPERATIONS SHALL INCLUDE IMPLEMENTATION OF COMMERCIAL BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:

- A. ONLY RAIN IS PERMITTED TO ENTER THE STORM DRAIN SYSTEM. DISCHARGES (DIRECT OR BY CONVEYANCE) OF TRASH, DEBRIS, VEHICLE FLUIDS, OR WASTEWATER (INCLUDING WASHING FLUIDS) TO THE STORM DRAIN SYSTEM ARE STRICTLY PROHIBITED.
- B. SWEEP OR VACUUM TO CLEAN OUTDOOR AREAS (TRASH ENCLOSURES, SIDEWALKS AND PARKING LOTS). POWER WASHING IN OUTDOOR AREAS IS STRICTLY PROHIBITED.
- C. MAINTAIN PARKING AREA TO BE FREE FROM TRASH AND PETROLEUM LEAKS.
- D. PROVIDE SUFFICIENT TRASH RECEPTACLES.
- E. DISPOSE OF WASTE PROPERLY.
- F. ALL DUMPSTERS USED BY THIS PROJECT SHALL HAVE LOCKABLE LIDS. ALL LIDS ON ALL DUMPSTERS SHALL REMAIN CLOSED WHILE DUMPSTER IS NOT DIRECTLY IN USE AND LOCKED AFTER BUSINESS HOURS. ALL DUMPSTERS SHALL BE PROPERLY STORED INSIDE OF A BUILDING OR IN A COVERED TRASH ENCLOSURE.
- G. ALL TRASH ENCLOSURES MUST BE SECURED, COVERED WITH AN IMPERVIOUS ROOF, AND CONSTRUCTED WITH A GRADE-BREAK ACROSS THE ENTIRE ENTRANCE IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLIC WORKS STORM WATER ATTACHMENT NO.2 (AVAILABLE TO THE PUBLIC THROUGH THE CITY'S WEBSITE).
- H. ALL STORM WATER RUNOFF TREATMENT CONTROL MECHANISMS (SUCH AS CATCH BASINS, INLET HYDROCARBON FILTERS AND/OR LOW IMPACT DEVELOPMENT (LID) BMPs) EMPLOYED IN THE PARKING LOT USED BY THE BUSINESS SHALL BE MAINTAINED TO BE IN GOOD WORKING ORDER AND REPLACED AS NECESSARY. SEE MANUFACTURER'S RECOMMENDATIONS FOR MAINTENANCE AND REPLACEMENT.

FOR PUBLIC WORKS REQUIREMENTS ON THIS PLANNING ACTION PLEASE REFER TO THE CONDITIONS OF APPROVAL. THIS SITE PLAN MAY NOT CLEARLY SHOW EXISTING OR PROPOSED IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY AND SHOULD NOT BE USED FOR PUBLIC IMPROVEMENT CONSTRUCTION PURPOSES."

SITE KEYNOTES

- 1 EXISTING BUILDING TO BE INTERIORLY REMODELED.
2 EXISTING 5'-6" HIGH 8' CMU WALL TO REMAIN.
3 EXISTING 3'-0" GATE TO REMAIN.
4 EXISTING 2'-0" GATE TO REMAIN.
5 EXISTING OUTSIDE SINK TO REMAIN.
6 EXISTING BAR-B-QUE TO REMAIN.
7 EXISTING GAS LINE TO REMAIN.
8 EXISTING HOSE BIB TO REMAIN.
9 NEW LOCATION OF EXISTING 3 CUBIC BIN STRUCTURE.
10 NEW TRASH ENCLOSURE TO MEET ALL BUILDING CODE REQUIREMENTS.
11 NEW LOCATION OF EXISTING 2 CUBIC BIN STRUCTURE.
12 NEW PAIR OF 3'-0" WIDE x 6'-0" HIGH GATES.
13 NEW TRASH ENCLOSURE ROOF OUTLINE.
14 EXISTING PLANTER TO HAVE NEW LANDSCAPE DESIGN. NEW TREES TO BE 15 GAL SIZE AND NEW SHRUBS TO BE 5 GAL SIZE.
15 EXISTING CURB CUT TO REMAIN.
16 EXISTING STREET TRAFFIC SIGNAL LOCATION TO REMAIN.
17 EXISTING WATER METER LOCATION.
18 EXISTING BUSINESS SIGN TO BE REMOVED.
19 EXISTING ICE PLANTS TO BE REPLACED WITH NEW LANDSCAPE.
20 NEW LANDSCAPE AREA.
21 EXISTING 8' LOW WALL TO REMAIN (STONE VENEER OUTSIDE NEW STUCCO INSIDE WITH A NEW 2'-0" HIGH WROUGHT IRON FENCE ABOVE EXISTING WALL.
22 EXISTING HOSE BIB TO REMAIN.
23 EXISTING ELECTRICAL METER TO REMAIN.
24 EXISTING CLOSET WATER HEATER TO REMAIN.
25 DASH LINE INDICATES EXISTING ROOF OVERHANG.
26 EXISTING GRADE AREA TO REMAIN.
27 EXISTING CONCRETE AREA TO REMAIN.
28 EXISTING PLANTER TO HAVE NEW LANDSCAPE DESIGN.
29 EXISTING SMALL PLANTER AREA TO REMAIN.
30 EXISTING CONCRETE WALKWAY TO REMAIN.

- 31 EXISTING 4x4 POST TO REMAIN WITH NEW STONE BASE.
32 EXISTING CONCRETE PARKING AREA TO REMAIN.
33 EXISTING 3'-6" HIGH CMU WALL WITH 36" HIGH WROUGHT IRON FENCE TO REMAIN.
34 EXISTING 6'-0" HIGH WROUGHT IRON FENCE TO REMAIN.
35 EXISTING 6'-0" HIGH CMU WALL WITH 36" HIGH WROUGHT IRON FENCE TO REMAIN.
36 EXISTING 6'-0" HIGH CMU WALL WITH NEW 36" HIGH WROUGHT IRON FENCE ABOVE.
37 EXISTING 3'-6" HIGH CMU WALL WITH NEW 36" HIGH WROUGHT IRON FENCE ABOVE.
38 NEW 6' HIGH CURB.
39 EXISTING 6'-0" HIGH CMU WALL TO REMAIN.
40 NEW 6'-0" HIGH CMU WALL AT NEW TRASH ENCLOSURE.
41 NEW ADA ACCESS AISLE.
42 NEW ADA WHEEL STOP.
43 NEW 6'-0" HIGH WROUGHT IRON FENCE.
44 NEW 1'-0"-0" HIGH 3" STEEL TUBES.
45 NEW 3'-0" GATE.
46 NEW SHADE CANOPY OR SIMILAR.
47 NEW 3 BICYCLE PARKING AREA.
48 NEW 4'-0" ROUND TABLES AND CHAIRS.
49 NEW LOCATION FOR A NEW CLUSTER BOX UNIT FOR MAIL AND NEW CONCRETE WALKWAY.
50 NEW DOUBLE 4'-0" WIDE GATE.
51 NEW METAL BUSINESS SIGN ALONG CURVED PORTION OF WALL PLACED AT 1/8 PORTION OF WALL AND READS "PALM RESIDENCE".
52 EXISTING 3'-0" LOW WALL TO REMAIN.

SHEET INDEX

- A10 OVERALL NEW SITE PLAN
A11 OVERALL DEMOLITION SITE PLAN
A20 OVERALL FLOOR PLAN & ENLARGED PLAN
A30 EXISTING/PROPOSED OVERALL WEST ELEVATIONS & PARTIAL ENLARGED WEST ELEVATIONS
A31 EXISTING/PROPOSED OVERALL EAST ELEVATIONS & PARTIAL EXISTING/PROPOSED NORTH & SOUTH ELEVATIONS
A32 COMMON AREA FENCE & GATE ELEVATIONS & TRASH ENCLOSURE
A33 3D RENDER IMAGES

L1 EXISTING LANDSCAPE & IRRIGATION PLAN.
L2 PROPOSED LANDSCAPE & IRRIGATION PLAN.

SITE PLAN LEGEND

- EXISTING BUILDING
EXISTING CONCRETE DRIVEWAY
EXISTING CONCRETE WALKWAY
NEW CONCRETE DRIVEWAY
EXISTING LANDSCAPE AREA

BUILDING DATA

OWNER INFORMATION: MARDESICH FAMILY SUBTRUST
ATTN: KRISTIN BRANTZ, TRUSTEE
PO BOX 533
RANCHO SANTE FE, CA. 92067
1349 E. MAIN ST.
EL CAJON, CA. 92021
484-180-34-00

SITE ADDRESS: TR 355 BLK 13* LOT 3* FOR*

LEGAL DESCRIPTION: C-6

TYPE OF CONSTRUCTION: V-B

OCCUPANCY CLASSIFICATION: R-3

LOT AREA: 11,291 S.F.

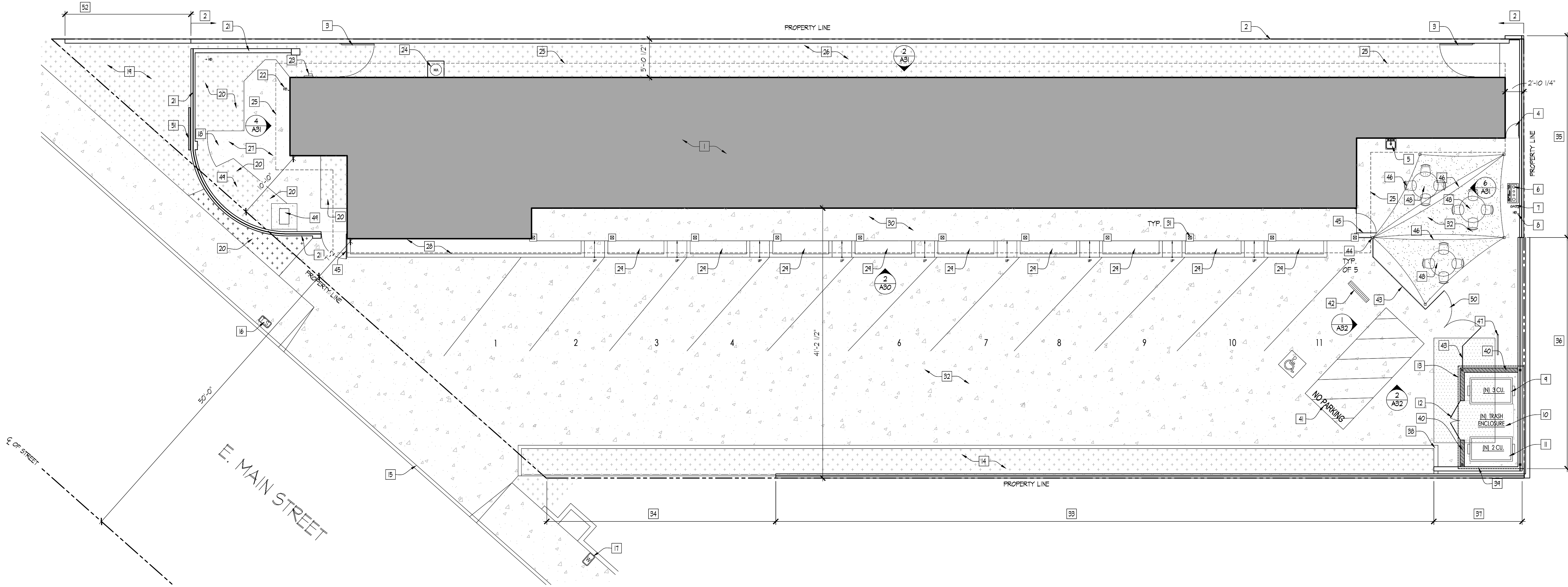
LOT COVERAGE: 3,514 S.F. (BUILDING)
138 S.F. (TRASH ENCLOSURE)
3,641 S.F. (TOTAL=0.28%)

LANDSCAPE AREA: 2,386 S.F.

COMMON RECREATION AREA: 678 S.F.

GROSS BUILDING AREA: 3,514 S.F.

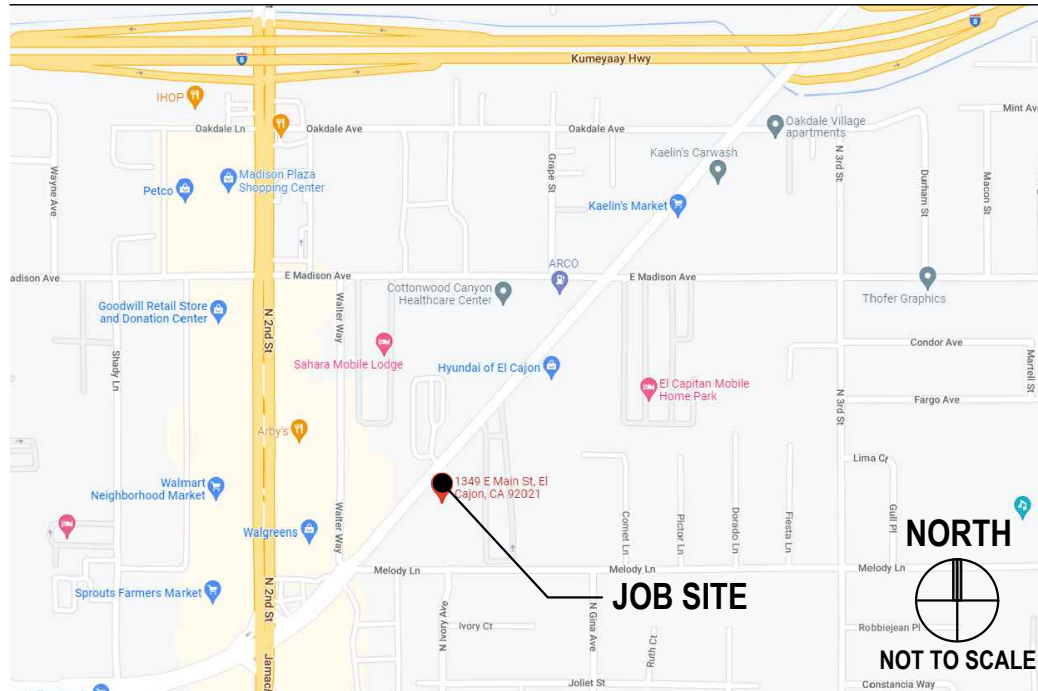
PARKING CALCULATION: (1 PARKING STALL PER UNIT (11 UNITS))
11 PARKING SPACES PROVIDED
10 STANDARD SPACES
1 ACCESSIBLE SPACE
3 BICYCLE PARKING SPACES



OVERALL NEW SITE PLAN



VICINITY MAP



<div><div>SDS</div><div>SALDIVAR DESIGN STUDIO www.saldivardesignstudio.com 619.955.3517</div><div>SINGLE ROOM OCCUPANCY RESIDENCES 1349 E. MAIN ST. EL CAJON, CA. 92021</div><div>SHEET TITLE OVERALL NEW SITE PLAN</div><div>SHEET NUMBER A10</div></div>	<div>CITY OF EL CAJON</div> <div>PERMIT NO. 2022-0014 (CUP-2022-0014)</div> <div>APPLICANT:</div> <div>ACCESSOR PARCEL NO(S): 484-180-34-00</div> <div>REQUEST: CONVERSION OF AN 11-ROOM MOTEL TO SINGLE ROOM OCCUPANCY (SRO) RESIDENCES</div>	
	<div>PC RESOLUTION NO.</div> <div>CC RESOLUTION NO.</div> <div>ORDINANCE NO.</div>	<div>APPROVED BY:</div> <div>DATE: 12.21.22</div>

DEMOLITION SITE KEYNOTES

- 1

EXISTING BUILDING TO BE INTERIORLY REMODELED.
- 2

EXISTING 5'-6" HIGH 8" C.M.U. WALL TO REMAIN.
- 3

EXISTING 3'-0" GATE TO REMAIN.
- 4

EXISTING 2'-0" GATE TO REMAIN.
- 5

EXISTING OUTSIDE SINK TO REMAIN.
- 6

EXISTING BAR-B-QUE TO REMAIN.
- 7

EXISTING GAS LINE TO REMAIN.
- 8

EXISTING HOSE BIB TO REMAIN.
- 9

EXISTING CANOPY TO BE DEMOLISHED.
- 10

EXISTING 3'-3" GATE TO BE DEMOLISHED.
- 11

EXISTING SHED TO BE DEMOLISHED.
- 12

EXISTING 3 CUBIC BIN TO BE RELOCATED.
- 13

EXISTING 2 CUBIC BIN TO BE RELOCATED.
- 14

EXISTING PLANTER TO BE REPLACED WITH NEW LANDSCAPE DESIGN.
- 15

EXISTING TREES / SHRUBS IN PLANTER TO BE REMOVED.
- 16

EXISTING DRIVEWAY TO REMAIN.
- 17

EXISTING TRAFFIC SIGNAL LOCATION.
- 18

EXISTING WATER METER LOCATION.
- 19

EXISTING BUSINESS SIGN TO BE REMOVED.
- 20

EXISTING ICE PLANTS TO BE REPLACED WITH NEW LANDSCAPE.
- 21

EXISTING DIRT AREA TO HAVE NEW LANDSCAPE. EXISTING HOSE BIB TO REMAIN.
- 22

EXISTING 8" LOW WALL TO REMAIN (STONE VENEER OUTSIDE NEW STUCCO INSIDE WITH A NEW 2'-0" HIGH WROUGHT IRON FENCE ABOVE EXISTING WALL).
- 23

EXISTING HOSE BIB TO REMAIN.
- 24

EXISTING CIRCUIT BREAKER BOX AND ELECTRICAL METER TO REMAIN.
- 25

EXISTING 40 GALLON WATER HEATER TO REMAIN.
- 26

DASH LINE INDICATES EXISTING ROOF OVERHANG.
- 27

EXISTING DIRT AREA TO REMAIN.
- 28

EXISTING CONCRETE AREA TO REMAIN.
- 29

EXISTING PLANTER TO BE REPLACED WITH NEW LANDSCAPE DESIGN.
- 30

EXISTING SHRUB TO BE REMOVED; HIBISCUS TO REMAIN.
- 31

EXISTING SMALL PLANTER AREA TO REMAIN.
- 32

EXISTING CONCRETE WALKWAY TO REMAIN.
- 33

EXISTING 4x4 POST TO REMAIN.
- 34

EXISTING CONCRETE PARKING AREA & DESIGNATED ENTERTAINMENT AREA TO REMAIN.
- 35

EXISTING 3'-6" HIGH CMU WALL WITH 36" HIGH WROUGHT IRON FENCE TO REMAIN.
- 36

EXISTING 6'-0" HIGH WROUGHT IRON FENCE TO REMAIN.
- 37

EXISTING 3'-6" HIGH CMU WALL WITH 36" HIGH WROUGHT IRON FENCE TO REMAIN.
- 38

EXISTING 6'-0" HIGH CMU WALL.
- 39

EXISTING 3'-6" HIGH CMU WALL.
- 40

NOT USED.
- 41

EXISTING 6'-0" HIGH CMU WALL TO REMAIN.
- 42

EXISTING ADA FLOOR SYMBOL TO BE RELOCATED.
- 43

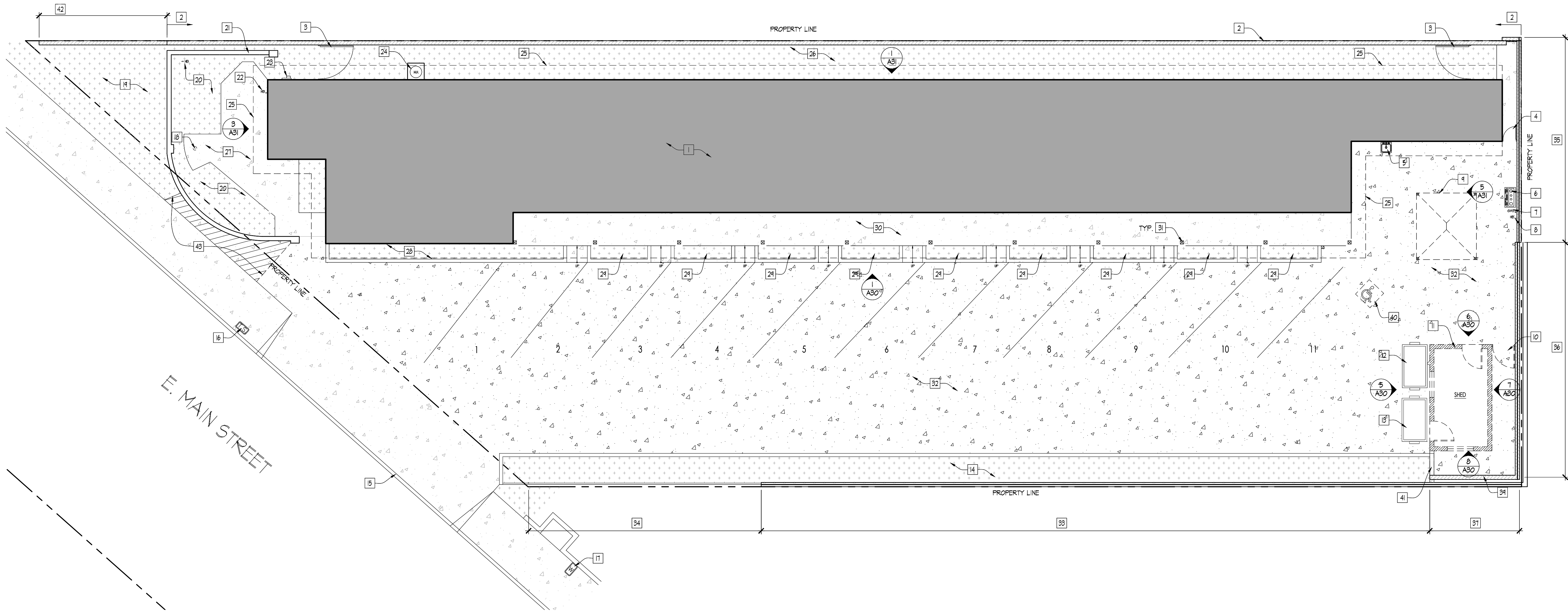
PORTION OF EXISTING 6'-0" HIGH CMU WALL TO BE DEMOLISHED.
- 44

PORTION OF EXISTING 3'-0" WALL TO REMAIN.
- 45

EXISTING CONCRETE TO BE DEMOLISHED AND PREPARED TO RECEIVE NEW LANDSCAPE FOR ADDED CURB APPEAL.

SITE PLAN LEGEND

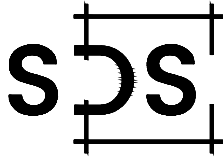
- EXISTING STRUCTURE TO BE DEMOLISHED
- EXISTING BUILDING
- EXISTING CONCRETE DRIVEWAY
- EXISTING CONCRETE WALKWAY
- NEW CONCRETE DRIVEWAY



OVERALL DEMOLITION SITE PLAN



1/8" = 1'-0"



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SINGLE ROOM
OCCUPANCY RESIDENCES

1349 E. MAIN ST.
EL CAJON, CA 92021

SHEET TITLE

OVERALL DEMOLITION SITE PLAN

SHEET NUMBER

A11

CITY OF EL CAJON

PERMIT NO. 2022-0014 (CUP-2022-0014)

APPLICANT: _____

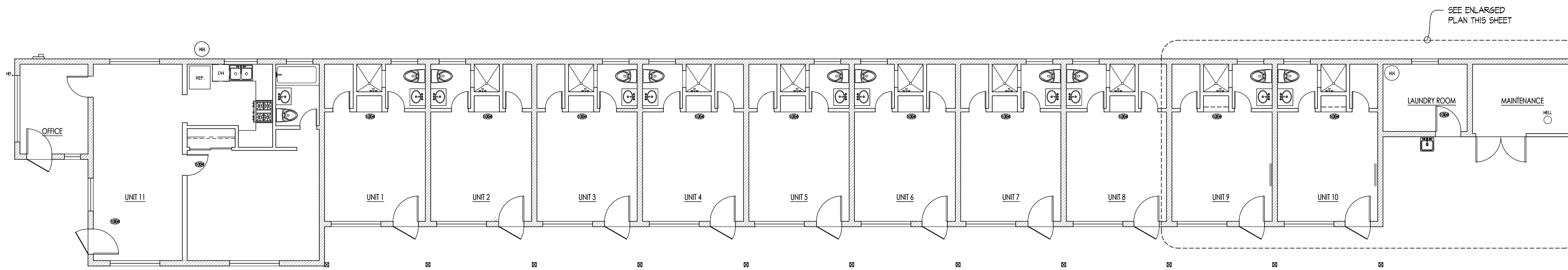
ACCESSOR PARCEL NO(S): 484-180-34-00

REQUEST: CONVERSION OF AN 11-ROOM MOTEL TO SINGLE ROOM OCCUPANCY (SRO) RESIDENCES

PC RESOLUTION NO. _____ APPROVED BY: _____

CC RESOLUTION NO. _____

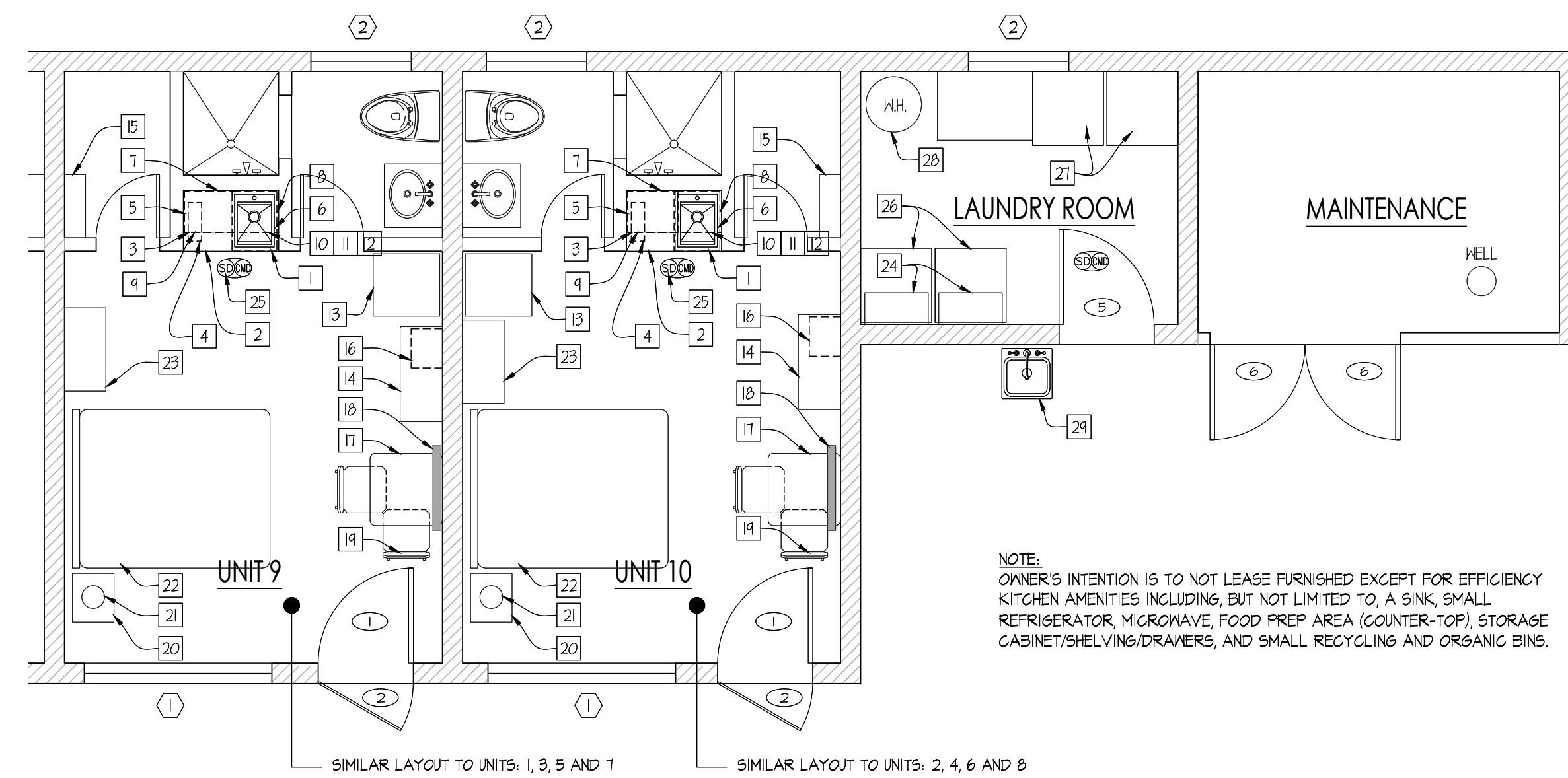
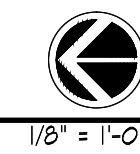
ORDINANCE NO. _____ DATE: 12.21.22



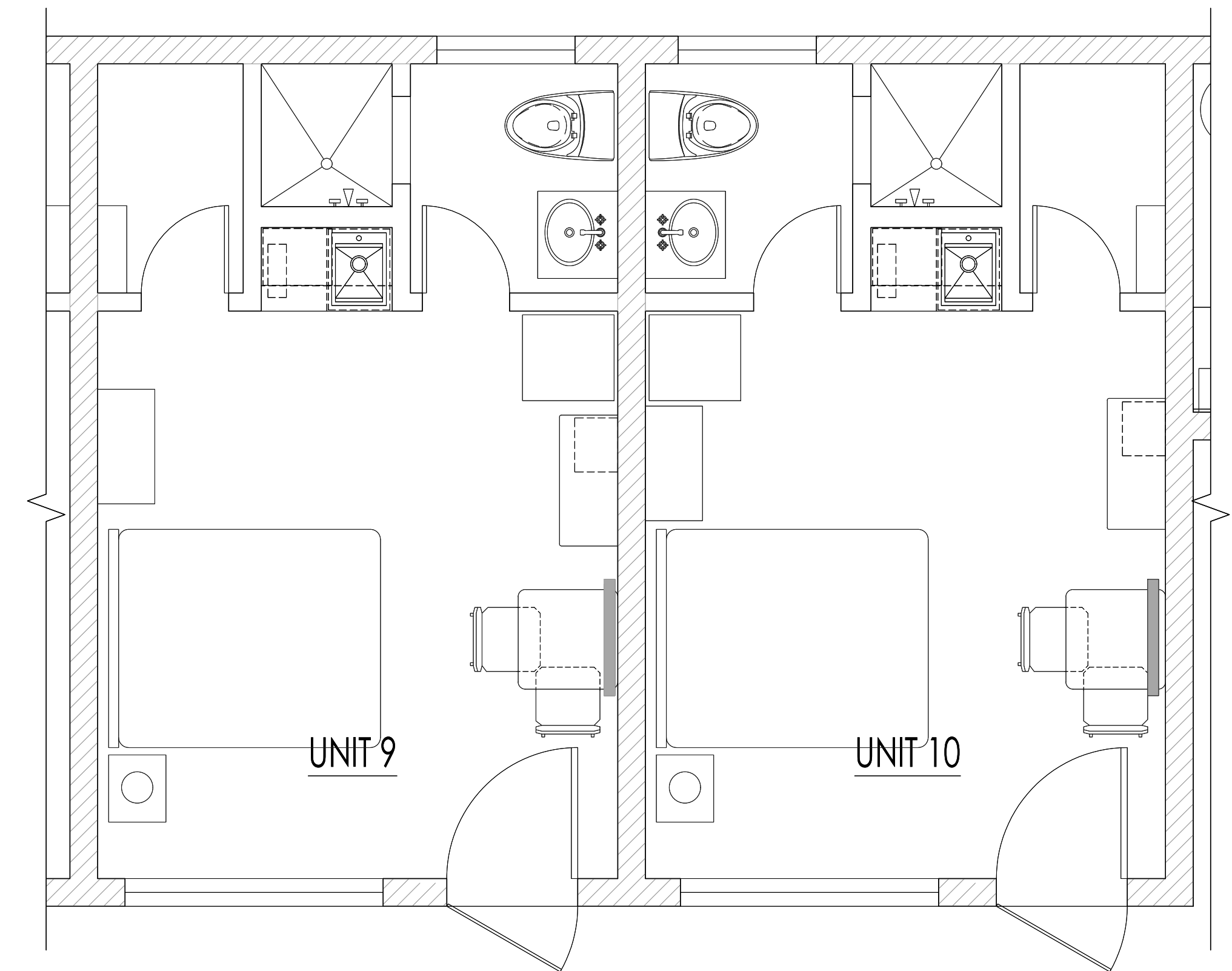
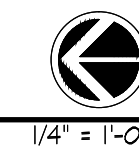
FLOOR PLAN LEGEND	
	EXISTING 2X WOOD STUD WALL.
	EXISTING 8" C.M.U. WALL TO REMAIN.
	CARBON MONOXIDE DETECTOR
	CARBON MONOXIDE / SMOKE DETECTOR
DOOR LEGEND	
	NEW 3'-0" x 6'-8" ENTRY DOOR.
	NEW 3'-0" x 6'-8" SECURITY SCREEN DOOR.
	EXISTING 2'-0" x 6'-8" BATHROOM DOOR TO REMAIN.
	EXISTING 2'-0" x 6'-8" CLOSET DOOR TO REMAIN.
	EXISTING 3'-0" x 6'-8" LAUNDRY DOOR TO REMAIN.
	NEW 3'-0" x 6'-8" MAINTENANCE DOORS.
WINDOW LEGEND	
	NEW 5'-11" x 4'-2" SLIDING WINDOW
	EXISTING 3'-2" x 2'-11" SLIDING WINDOWS

FLOOR PLAN KEYNOTES	
1	NEW PULLOUT DRAWER WITH RECYCLING BINS 1 GREEN, 1 BLUE.
2	NEW BASE DRAWERS.
3	EXISTING COUNTER-TOP.
4	NEW COFFEE MAKER.
5	NEW COFFEE MAKER MUGS HOOKS.
6	NEW 15"x20" WORKSTATION SINK WITH DISH GRID & CUTTING BOARD COVER. LOCATION TO BE DETERMINED BASED ON EXISTING PLUMBING.
7	EXISTING 110 V ELECTRIC PLUG.
8	NEW DISH TOWEL HOOK.
9	NEW MICROWAVE.
10	NEW SHELF FOR MICROWAVE AND DISH STORAGE.
11	NEW SHELF FOR COOKWARE.
12	NEW DOORS ON UPPER STORAGE CABINET.
13	NEW SMALL REFRIGERATOR.
14	NEW ELFA CLASSIC OPEN KITCHEN SHELVEING 4-5 TIER.
15	NEW 5 TIER SHELVEING.
16	NEW 1 GALLONS TRASH CAN, FOR REFERENCE ONLY
17	NEW SQUARE TABLE, FOR REFERENCE ONLY
18	NEW WALL MOUNTED T.V. FOR REFERENCE ONLY
19	NEW CHAIRS, FOR REFERENCE ONLY
20	NEW NIGHT STAND, FOR REFERENCE ONLY
21	NEW LAMP, FOR REFERENCE ONLY
22	NEW 60"x80" QUEEN BED, FOR REFERENCE ONLY
23	NEW 5 DRESSER DRAWER, FOR REFERENCE ONLY
24	NEW COUNTER FOR CLOTHES.
25	LOCATION OF SMOKE & CARBON MONOXIDE DETECTOR.
26	EXISTING SPEED QUEEN COMMERCIAL WASHER.
27	EXISTING SPEED QUEEN COMMERCIAL DRYER.
28	EXISTING WATER HEATER.
29	EXISTING OUTDOOR SINK TO REMAIN.

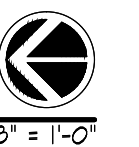
OVERALL FLOOR PLAN



ENLARGED EXAMPLE OF UNITS 9 & 10 FULLY FURNISHED TO SHOW FEASIBLE LAYOUT AND LAUNDRY ROOM & MAINTENANCE FLOOR PLAN WITH KEYNOTES




ENLARGED UNITS 9 & 10 FLOOR PLAN



 S&S SALDIVAR DESIGN STUDIO www.saldivardesignstudio.com 619.955.3517 SINGLE ROOM OCCUPANCY RESIDENCES 1349 E. MAIN ST. EL CAJON, CA. 92021 SHEET TITLE: OVERALL FLOOR PLAN ENLARGED FLOOR PLAN SHEET NUMBER: A20	CITY OF EL CAJON			
	PERMIT NO. <u>2022-0014 (CUP-2022-0014)</u>			
	APPLICANT: _____			
	ACCESSOR PARCEL NO(S): <u>484-180-34-00</u>			
REQUEST: <u>CONVERSION OF AN 11-ROOM MOTEL TO SINGLE ROOM OCCUPANCY (SRO) RESIDENCES</u>				
PC RESOLUTION NO. _____ APPROVED BY: _____				
CC RESOLUTION NO. _____				
ORDINANCE NO. _____ DATE: <u>12.21.22</u>				


2 EXISTING SINGLE GASEMENT WINDOW TO BE REPLACED
3 EXISTING DOUBLE GASEMENT WINDOW WITH FIXED WINDOW TO BE REPLACED
4 EXISTING THROUGH NALL AC UNIT TO BE RELOCATED BELOW WINDOW
5 EXISTING SECURITY DOORS TO BE REPLACED FOR ALL UNITS
6 EXISTING THROUGH NALL AC UNIT TO REMAIN
7 NEW HORIZONTAL FIBER CEMENT SIDING
8 NEW STUCCO OVER EXISTING CMU NALL
9 NEW SECURITY DOORS TO BE INSTALLED
4 NEW SINGLE HUNG WINDOW
0 NEW SLIDING WINDOWS THROUGHOUT ALL WEST ELEVATION
1 NEW LOCATION OF EXISTING THROUGH NALL AC UNIT
2 NEW STONE COLUMN BASE WITH CONCRETE CAP
3 EXISTING BATHROOM WINDOWS TO REMAIN
4 EXISTING UNIT II DOUBLE GASEMENT WINDOW REPLACED
5 EXISTING UNIT II DOUBLE GASEMENT WITH FIXED WINDOW REPLACED
6 EXISTING WATER HEATER CLOSET TO REMAIN
7 NEW SLIDING WINDOW AT UNIT II
8 EXISTING GATE TO REMAIN
9 EXISTING OFFICE FIXED WINDOW TO BE REPLACED
20 EXISTING UNIT II DOUBLE GASEMENT WINDOW TO BE REPLACED
21 EXISTING DOOR TO BE REPLACED
22 NEW OFFICE SLIDER FIXED SLIDER WINDOW
23 NEW UNIT II SLIDER WINDOW
24 EXISTING EAST BLOCK NALL ELEVATION TO REMAIN AND BE PAINTED
25 EXISTING BACK GATE TO REMAIN
26 EXISTING 8" CMU NALL TO REMAIN
27 NEW DOORS
28 EXISTING 3'-0" HIGH WROUGHT IRON FENCE
29 NEW 410'-0" HIGH 3" STEEL TUBE
30 NEW COMMON AREA GATE
31 NEW 3'-0" WROUGHT IRON FENCE ABOVE EXISTING CMU NALL
32 NEW TRASH ENCLOSURE STANDS SEAM METAL ROOF
33 EXISTING 6'-0" CMU NALL WITH STUCCO FINISH TO MATCH TRASH
ENCLOSURE STUCCO FINISH
34 NEW 6'-0" WROUGHT IRON FENCE SEPARATING COMMON AREA AND
PARKING
35 NEW DOUBLE 3'-0" WIDE WROUGHT IRON GATE
36 NEW TRASH ENCLOSURE CMU NALL, 8" CMU NALL 6' HIGH WITH STUCCO
FINISH ON EXTERIOR FACE ONLY.
37 NEW TRASH ENCLOSURE METAL DOORS
38 EXISTING CMU NALL TO BE PAINTED
39 EXISTING WROUGHT IRON FENCE
40 EXISTING CMU LOW NALL
41 EXISTING PLANTER CURB
42 NEW BICYCLE RACK 38" BIKE RACK
43 EXISTING GATE
44 NEW DOOR, NO SECURITY SCREEN, DOOR STYLE T.B.D.
45 NEW COURTYARD GATE



<div> S&S SALDIVAR DESIGN STUDIO www.saldivardesignstudio.com 619.955.3517 SINGLE ROOM OCCUPANCY RESIDENCES 1349 E. MAIN ST. EL CAJON, CA. 92021 SHEET TITLE EXISTING / NEW EXTERIOR ELEVATIONS SHEET NUMBER A30</div>	<div>CITY OF EL CAJON</div> <div>PERMIT NO. <u>2022-0014 (CJP-2022-0014)</u></div> <div>APPLICANT: _____</div> <div>ACCESSOR PARCEL NO(S): <u>484-180-34-00</u></div> <div>REQUEST: <u>CONVERSION OF AN II-ROOM MOTEL TO SINGLE ROOM OCCUPANCY (SRO) RESIDENCES</u></div> <div>PC RESOLUTION NO. _____</div> <div>CC RESOLUTION NO. _____</div> <div>ORDINANCE NO. _____</div>	<div>APPROVED BY: _____</div> <div>DATE: <u>12.21.22</u></div>
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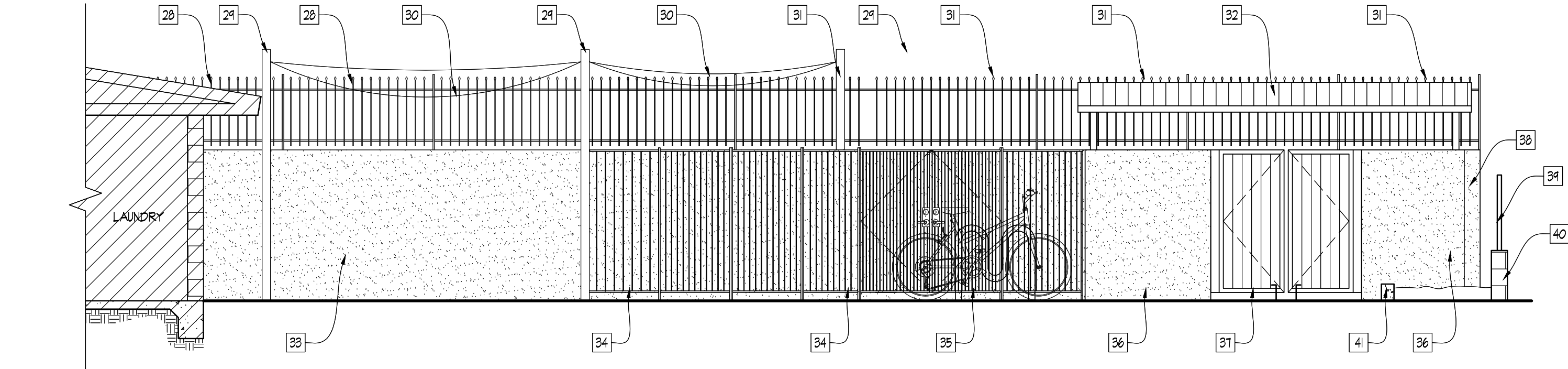
1 EXISTING SINGLE CASEMENT WINDOW TO BE REPLACED
2 EXISTING DOUBLE CASEMENT WINDOW WITH FIXED WINDOW TO BE REPLACED
3 EXISTING THROUGH WALL AG UNIT TO BE RELOCATED BELOW WINDOW
4 EXISTING SECURITY DOORS TO BE REPLACED FOR ALL UNITS
5 EXISTING THROUGH WALL AG UNIT TO REMAIN
6 NEW HORIZONTAL FIBER CEMENT SIDING
7 NEW STUCCO OVER EXISTING CMU WALL
8 NEW SECURITY DOORS TO BE INSTALLED
9 NEW SINGLE HUNG WINDOW
10 NEW SLIDING WINDOWS THROUGHOUT ALL WEST ELEVATION
11 NEW LOCATION OF EXISTING THROUGH WALL AG UNIT
12 NEW STONE COLUMN BASE WITH CONCRETE CAP
13 EXISTING BATHROOM WINDOWS TO REMAIN
14 EXISTING UNIT II DOUBLE CASEMENT WINDOW REPLACED
15 EXISTING UNIT II DOUBLE CASEMENT WITH FIXED WINDOW REPLACED
16 EXISTING WATER HEATER CLOSET TO REMAIN
17 NEW SLIDING WINDOW AT UNIT II
18 EXISTING GATE TO REMAIN
19 EXISTING OFFICE FIXED WINDOW TO BE REPLACED
20 EXISTING UNIT II DOUBLE CASEMENT WINDOW TO BE REPLACED
21 EXISTING DOOR TO BE REPLACED
22 NEW OFFICE SLIDER FIXED SLIDER WINDOW
23 NEW UNIT I SLIDER WINDOW
24 EXISTING EAST BLOCK WALL ELEVATION TO REMAIN AND BE PAINTED
25 EXISTING BACK GATE TO REMAIN
26 EXISTING 8" C.M.U. WALL TO REMAIN
27 NEW DOORS
28 EXISTING 3'-0" HIGH WROUGHT IRON FENCE
29 NEW 4'-0" HIGH 3" STEEL TUBE
30 NEW COMMON AREA GATE
31 NEW 3'-0" WROUGHT IRON FENCE ABOVE EXISTING CMU WALL
32 NEW TRASH ENCLOSURE STANDING SEAM METAL ROOF
33 EXISTING 6'-0" CMU WALL WITH STUCCO FINISH TO MATCH TRASH
ENCLOSURE STUCCO FINISH
34 NEW 6'-0" WROUGHT IRON FENCE SEPARATING COMMON AREA AND
PARKING
35 NEW DOUBLE 3'-0" WIDE WROUGHT IRON GATE
36 NEW TRASH ENCLOSURE CMU WALL, 8" CMU WALL 6' HIGH WITH STUCCO
FINISH ON EXTERIOR FACE ONLY.
37 NEW TRASH ENCLOSURE METAL DOORS
38 EXISTING CMU WALL TO BE PAINTED
39 EXISTING WROUGHT IRON FENCE
40 EXISTING CMU LOW WALL
41 EXISTING PLANTER CURB
42 NEW BICYCLE RACK 38" BIKE RACK
43 EXISTING GATE
44 NEW DOOR NO SECURITY SCREEN DOOR STYLE T.B.D.
45 NEW COURTYARD GATE



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	PERMIT NO. <u>2022-0014 (CUP-2022-0014)</u>
	APPLICANT: _____
	ACCESSOR PARCEL NO(S): <u>484-180-34-00</u>
	REQUEST: <u>CONVERSION OF AN 11-ROOM MOTEL TO SINGLE ROOM OCCUPANCY (SRO) RESIDENCES</u>
PC RESOLUTION NO. _____ APPROVED BY: _____	
CC RESOLUTION NO. _____	
ORDINANCE NO. _____ DATE: <u>12.21.22</u>	

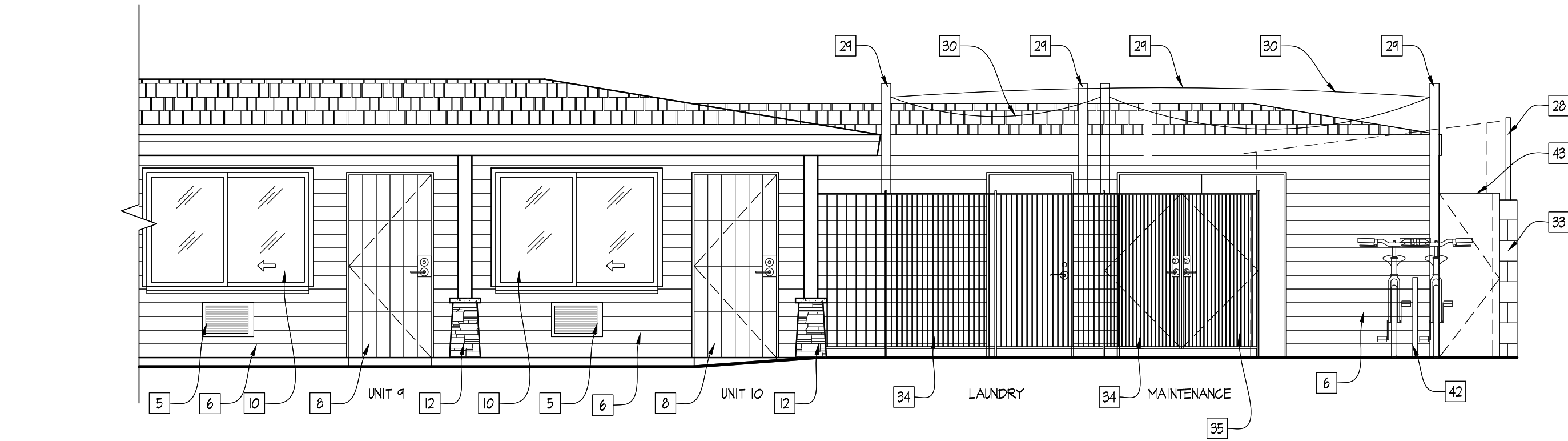
EXTERIOR ELEVATION & BUILDING SECTION KEYNOTES

- 1
- EXISTING SINGLE CASEMENT WINDOW TO BE REPLACED
- 2
- EXISTING DOUBLE CASEMENT WITH FIXED WINDOW TO BE REPLACED
- 3
- EXISTING THROUGH WALL AC UNIT TO BE RELOCATED BELOW WINDOW
- 4
- EXISTING SECURITY DOORS TO BE REPLACED FOR ALL UNITS
- 5
- EXISTING THROUGH WALL AC UNIT TO REMAIN
- 6
- NEW HORIZONTAL FIBER CEMENT SIDING
- 7
- NEW STUCCO OVER EXISTING CMU WALL
- 8
- NEW SECURITY DOORS TO BE INSTALLED
- 9
- NEW SINGLE HANG WINDOW
- 10
- NEW SLIDING WINDOWS THROUGHOUT ALL WEST ELEVATION
- 11
- NEW LOCATION OF EXISTING THROUGH WALL AC UNIT
- 12
- NEW STONE COLUMN BASE WITH CONCRETE GAP
- 13
- EXISTING BATHROOM WINDOWS TO REMAIN
- 14
- EXISTING UNIT II DOUBLE CASEMENT WINDOW REPLACED
- 15
- EXISTING UNIT II DOUBLE CASEMENT WITH FIXED WINDOW REPLACED
- 16
- EXISTING WATER HEATER CLOSET TO REMAIN
- 17
- NEW SLIDING WINDOW AT UNIT II
- 18
- EXISTING GATE TO REMAIN
- 19
- EXISTING OFFICE FIXED WINDOW TO BE REPLACED
- 20
- EXISTING UNIT II DOUBLE CASEMENT WINDOW TO BE REPLACED
- 21
- EXISTING DOOR TO BE REPLACED
- 22
- NEW OFFICE SLIDER FIXED SLIDER WINDOW
- 23
- NEW UNIT II SLIDER WINDOW
- 24
- EXISTING EAST BLOCK WALL ELEVATION TO REMAIN AND BE PAINTED
- 25
- EXISTING BACK GATE TO REMAIN
- 26
- EXISTING 8' CMU WALL TO REMAIN
- 27
- NEW DOORS
- 28
- EXISTING 3'-0" HIGH WROUGHT IRON FENCE
- 29
- NEW 4'-0"-0" HIGH 3" STEEL TUBE
- 30
- NEW COMMON AREA CANOPY
- 31
- NEW 3'-0" WROUGHT IRON FENCE ABOVE EXISTING CMU WALL
- 32
- NEW TRASH ENCLOSURE STANDING SEAM METAL ROOF
- 33
- EXISTING 6'-0" CMU WALL WITH STUCCO FINISH TO MATCH TRASH ENCLOSURE STUCCO FINISH
- 34
- NEW 6'-0" WROUGHT IRON FENCE SEPARATING COMMON AREA AND PARKING
- 35
- NEW DOUBLE 3'-0" WIDE WROUGHT IRON GATE
- 36
- NEW TRASH ENCLOSURE CMU WALL. 8' CMU WALL 6' HIGH WITH STUCCO FINISH ON EXTERIOR FACE ONLY.
- 37
- NEW TRASH ENCLOSURE METAL DOORS
- 38
- EXISTING CMU WALL TO BE PAINTED
- 39
- EXISTING WROUGHT IRON FENCE
- 40
- EXISTING CMU LOW WALL
- 41
- EXISTING PLANTER CURB
- 42
- NEW BICYCLE RACK 38" BIKE RACK
- 43
- EXISTING GATE
- 44
- NEW DOOR, NO SECURITY SCREEN, DOOR STYLE T.B.D.
- 45
- NEW COURTYARD GATE



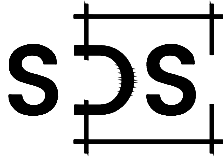
PROPOSED COMMON AREA EXTERIOR ELEVATION

1/8"=1'-0"



PROPOSED COMMON AREA EXTERIOR ELEVATION

1/8"=1'-0"



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SINGLE ROOM
OCCUPANCY RESIDENCES

1349 E. MAIN ST.
EL CAJON, CA. 92021

SHEET TITLE
NEW COMMON AREA EXTERIOR
ELEVATIONS

SHEET NUMBER

A32

CITY OF EL CAJON

PERMIT NO. 2022-0014 (CUP-2022-0014)

APPLICANT:

ACCESSOR PARCEL NO(S): 484-180-34-00

REQUEST: CONVERSION OF AN 11-ROOM MOTEL TO SINGLE ROOM OCCUPANCY (SRO) RESIDENCES

PC RESOLUTION NO. APPROVED BY:

CC RESOLUTION NO.

ORDINANCE NO. DATE: 12.21.22

"ALL OPERATIONS SHALL COMPLY WITH THE CITY'S JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM (JRMF) AND THE CITY'S STORM WATER ORDINANCE (MUNICIPAL CODE 13.10 AND 16.60) TO MINIMIZE OR ELIMINATE DISCHARGES OF POLLUTANTS TO THE STORM DRAIN SYSTEM. OPERATIONS SHALL INCLUDE IMPLEMENTATION OF COMMERCIAL BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:

- A. ONLY RAIN IS PERMITTED TO ENTER THE STORM DRAIN SYSTEM. DISCHARGES (DIRECT OR BY CONVEYANCE) OF TRASH, DEBRIS, VEHICLE FLUIDS, OR WASTEWATER (INCLUDING WASHING FLUIDS) TO THE STORM DRAIN SYSTEM ARE STRICTLY PROHIBITED.
- B. SWEEP OR VACUUM TO CLEAN OUTDOOR AREAS (TRASH ENCLOSURES, SIDEWALKS AND PARKING LOTS). POWER WASHING IN OUTDOOR AREAS IS STRICTLY PROHIBITED.
- C. MAINTAIN PARKING AREA TO BE FREE FROM TRASH AND PETROLEUM LEAKS.
- D. PROVIDE SUFFICIENT TRASH RECEPTACLES.
- E. DISPOSE OF WASTE PROPERLY.
- F. ALL DUMPSTERS USED BY THIS PROJECT SHALL HAVE LOCKABLE LIDS. ALL LIDS ON ALL DUMPSTERS SHALL REMAIN CLOSED WHILE DUMPSTER IS NOT DIRECTLY IN USE AND LOCKED AFTER BUSINESS HOURS. ALL DUMPSTERS SHALL BE PROPERLY STORED INSIDE OF A BUILDING OR IN A COVERED TRASH ENCLOSURE.
- G. ALL TRASH ENCLOSURES MUST BE SECURED, COVERED WITH AN IMPERVIOUS ROOF, AND CONSTRUCTED WITH A GRADE-BREAK ACROSS THE ENTIRE ENTRANCE IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLIC WORKS STORM WATER ATTACHMENT NO.2 (AVAILABLE TO THE PUBLIC THROUGH THE CITY'S WEBSITE).
- H. ALL STORM WATER RUNOFF TREATMENT CONTROL MECHANISMS (SUCH AS CATCH BASINS, INLET HYDROCARBON FILTERS AND/OR LOW IMPACT DEVELOPMENT (LID) BMPs) EMPLOYED IN THE PARKING LOT USED BY THE BUSINESS SHALL BE MAINTAINED TO BE IN GOOD WORKING ORDER AND REPLACED AS NECESSARY. SEE MANUFACTURER'S RECOMMENDATIONS FOR MAINTENANCE AND REPLACEMENT.

FOR PUBLIC WORKS REQUIREMENTS ON THIS PLANNING ACTION PLEASE REFER TO THE CONDITIONS OF APPROVAL. THIS SITE PLAN MAY NOT CLEARLY SHOW EXISTING OR PROPOSED IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY AND SHOULD NOT BE USED FOR PUBLIC IMPROVEMENT CONSTRUCTION PURPOSES."

SITE KEYNOTES

- EXISTING BUILDING TO BE INTERIORLY REMODELED.
- EXISTING 5'-6" HIGH 8" CMU WALL TO REMAIN.
- EXISTING 3'-0" GATE TO REMAIN.
- EXISTING 2'-0" GATE TO REMAIN.
- EXISTING OUTSIDE SINK TO REMAIN.
- EXISTING BAR-B-QUE TO REMAIN.
- EXISTING GAS LINE TO REMAIN.
- EXISTING HOSE BIB TO REMAIN.
- NEW LOCATION OF EXISTING 3 CUBIC BIN STRUCTURE.
- NEW TRASH ENCLOSURE.
- NEW LOCATION OF EXISTING 2 CUBIC BIN STRUCTURE.
- NEW PAIR OF 3'-0" WIDE x 6'-0" HIGH GATES.
- NEW TRASH ENCLOSURE ROOF OUTLINE.
- EXISTING PLANTER TO HAVE NEW LANDSCAPE DESIGN.
- EXISTING CURB CUT TO REMAIN.
- EXISTING STREET TRAFFIC SIGNAL LOCATION TO REMAIN.
- EXISTING WATER METER LOCATION.
- EXISTING BUSINESS SIGN TO BE REMOVED.
- EXISTING ICE PLANTS TO BE REPLACED WITH NEW LANDSCAPE.
- NEW LANDSCAPE AREA.
- EXISTING 8' LOW WALL TO REMAIN (STONE VENEER OUTSIDE NEW STUCCO INSIDE WITH A NEW 2'-0" HIGH WROUGHT IRON FENCE ABOVE EXISTING WALL).
- EXISTING HOSE BIB TO REMAIN.
- EXISTING ELECTRICAL METER TO REMAIN.
- EXISTING CLOSET WATER HEATER TO REMAIN.
- DASH LINE INDICATES EXISTING ROOF OVERHANG.
- EXISTING GRADE AREA TO REMAIN.
- EXISTING CONCRETE AREA TO REMAIN.
- EXISTING PLANTER TO HAVE NEW LANDSCAPE DESIGN.
- EXISTING SMALL PLANTER AREA TO REMAIN.
- EXISTING CONCRETE WALKWAY TO REMAIN.
- EXISTING 4x4 POST TO REMAIN WITH NEW STONE BASE.

- EXISTING CONCRETE PARKING AREA TO REMAIN.
- EXISTING 3'-6" HIGH CMU WALL WITH 36" HIGH WROUGHT IRON FENCE TO REMAIN.
- EXISTING 6'-0" HIGH WROUGHT IRON FENCE TO REMAIN.
- EXISTING 6'-0" HIGH CMU WALL WITH 36" HIGH WROUGHT IRON FENCE TO REMAIN.
- EXISTING 6'-0" HIGH CMU WALL WITH NEW 36" HIGH WROUGHT IRON FENCE ABOVE.
- EXISTING 3'-6" HIGH CMU WALL WITH NEW 36" HIGH WROUGHT IRON FENCE ABOVE.
- NEW 6' HIGH CURB.
- EXISTING 6'-0" HIGH CMU WALL TO REMAIN.
- NEW 6'-0" HIGH CMU WALL AT NEW TRASH ENCLOSURE.
- NEW ADA ACCESS AISLE.
- NEW ADA WHEEL STOP.
- NEW 6'-0" HIGH WROUGHT IRON FENCE.
- NEW 1'-0"-0" HIGH 3" STEEL TUBES.
- NEW 3'-0" GATE.
- NEW SHADE CANOPY OR SIMILAR.
- NEW 3 BICYCLE PARKING AREA.
- NEW 4'-0" ROUND TABLES AND CHAIRS.
- NEW LOCATION FOR A NEW CLUSTER BOX UNIT FOR MAIL AND NEW CONCRETE WALKWAY.
- NEW DOUBLE 4'-0" WIDE GATE.
- NEW METAL BUSINESS SIGN ALONG CURVED PORTION OF WALL PLACED AT 1/3 PORTION OF WALL AND READS "PALM RESIDENCE".
- EXISTING 3'-0" LOW WALL TO REMAIN.

SHEET INDEX

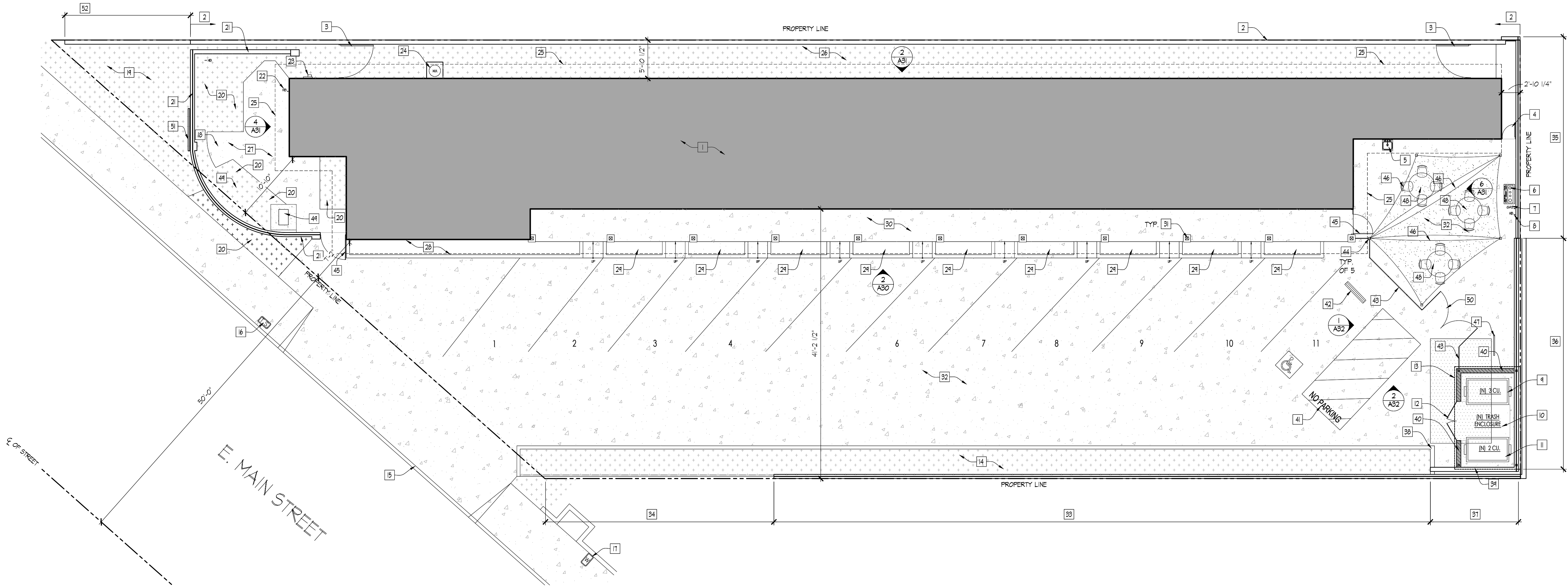
- A10 OVERALL NEW SITE PLAN
A11 OVERALL DEMOLITION SITE PLAN
A20 OVERALL FLOOR PLAN & ENLARGED PLAN
A30 EXISTING/PROPOSED OVERALL WEST ELEVATIONS & PARTIAL ENLARGED WEST ELEVATIONS
A31 EXISTING/PROPOSED OVERALL EAST ELEVATIONS & PARTIAL EXISTING/PROPOSED NORTH & SOUTH ELEVATIONS
A32 COMMON AREA FENCE & GATE ELEVATIONS & TRASH ENCLOSURE 3D RENDER IMAGES
L1 EXISTING LANDSCAPE & IRRIGATION PLAN.
L2 PROPOSED LANDSCAPE & IRRIGATION PLAN.

SITE PLAN LEGEND

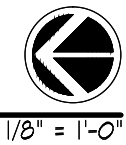
- EXISTING BUILDING
EXISTING CONCRETE DRIVEWAY
EXISTING CONCRETE WALKWAY
NEW CONCRETE DRIVEWAY
EXISTING LANDSCAPE AREA

BUILDING DATA

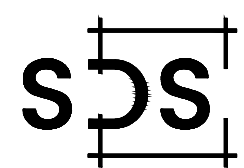
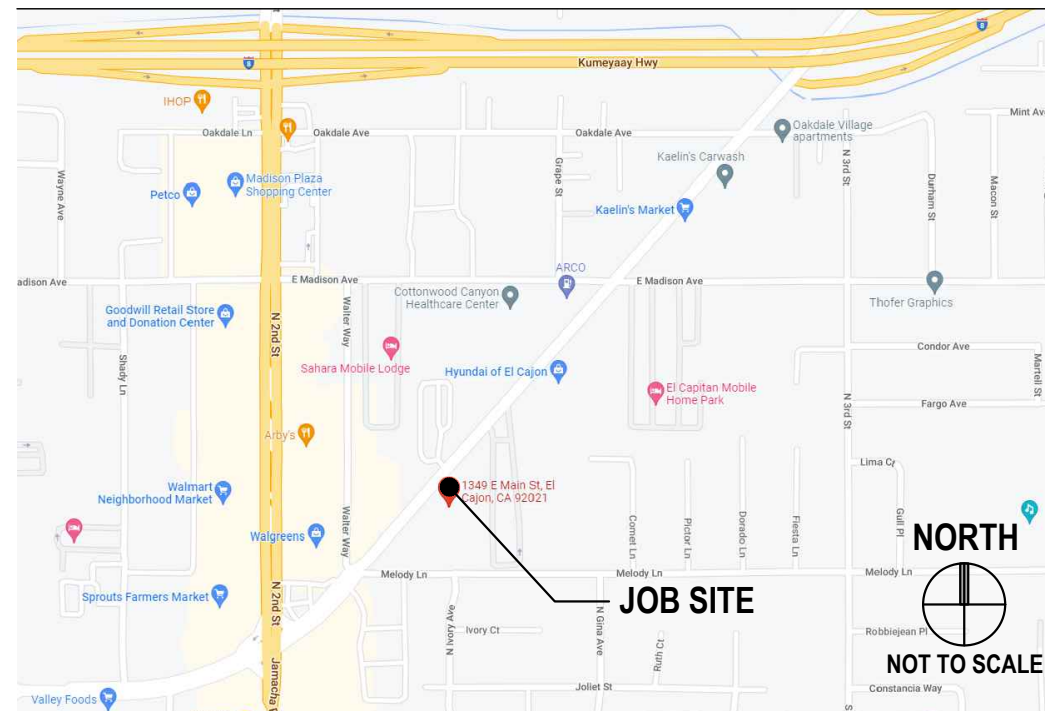
- OWNER INFORMATION: MARDESICH FAMILY SUBTRUST
ATTN: KRISTIN BRANTZ, TRUSTEE
PO BOX 533
RANCHO SANTE FE, CA. 92067
1349 E. MAIN ST.
EL CAJON, CA. 92021
484-180-34-00
- SITE ADDRESS:
- APN: 484-180-34-00
- LEGAL DESCRIPTION: TR 355 BLK 13* LOT 3* FOR*
- ZONE: C-6
- TYPE OF CONSTRUCTION: V-B
- OCCUPANCY CLASSIFICATION: R-3
- LOT AREA: 112,919 S.F.
- LOT COVERAGE: 3514 S.F. (BUILDING)
138 S.F. (TRASH ENCLOSURE)
3647 S.F. (TOTAL=0.28%)
- LANDSCAPE AREA: 2386 S.F.
- COMMON RECREATION AREA: 678 S.F.
- GROSS BUILDING AREA: 3514 S.F.
- PARKING CALCULATION: (1 PARKING STALL PER UNIT (11 UNITS))
11 PARKING SPACES PROVIDED
10 STANDARD SPACES
1 ACCESSIBLE SPACE
3 BICYCLE PARKING SPACES



OVERALL NEW SITE PLAN



VICINITY MAP



SALDIVAR DESIGN STUDIO
www.saldivardesignstudio.com
619.955.3517

SINGLE ROOM
OCCUPANCY RESIDENCES

1349 E. MAIN ST.
EL CAJON, CA. 92021

SHEET TITLE

OVERALL NEW SITE PLAN

SHEET NUMBER

A10

CITY OF EL CAJON

PERMIT NO. 2022-0014 (CUP-2022-0014)

APPLICANT:

ACCESSOR PARCEL NO(S): 484-180-34-00

REQUEST: CONVERSION OF AN 11-ROOM MOTEL TO SINGLE ROOM OCCUPANCY (SRO) RESIDENCES

PC RESOLUTION NO. APPROVED BY:

CC RESOLUTION NO.

ORDINANCE NO. DATE: 12.21.22



2 MAIN BUILDING 3D RENDER



1 STREET VIEW 3D RENDER



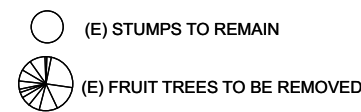
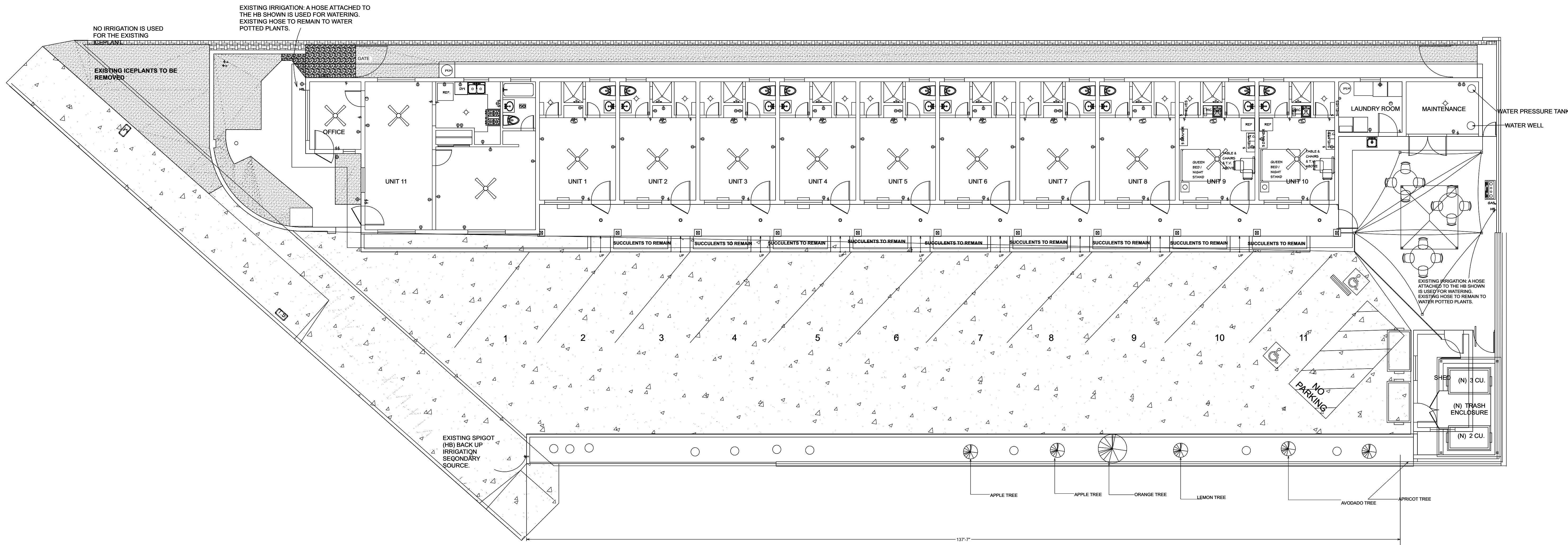
3 COMMON AREA / REAR BUILDING 3D RENDER

BENJAMIN MOORE
BLEEKER BEIGE (HC-80)
MAIN BUILDING COLOR

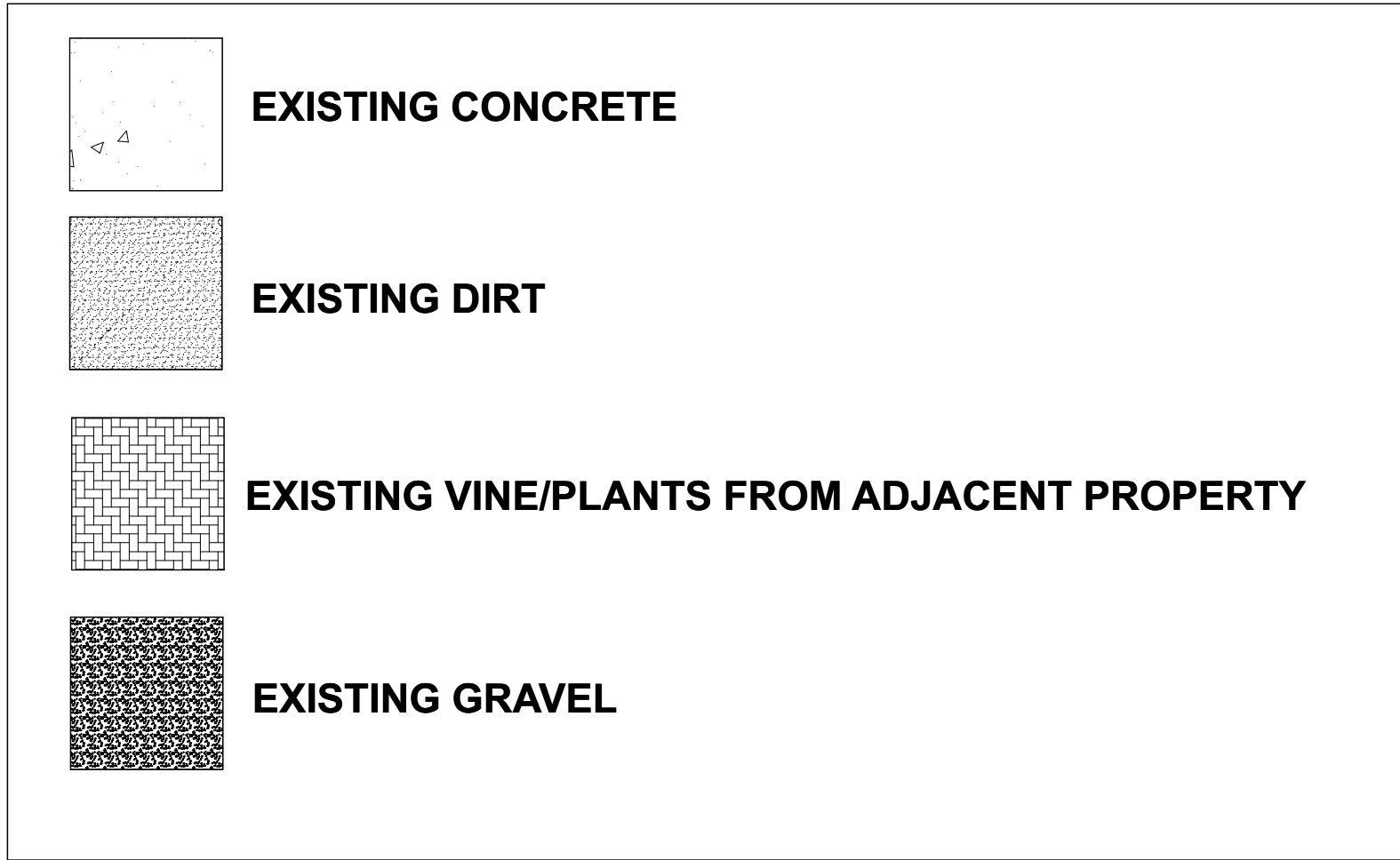
BENJAMIN MOORE
CHANTILLY LACE (2121-70)
ACCENT COLOR

BENJAMIN MOORE
CLASSIC GRAY (OC-23)
COMMON AREA WALLS &
TRASH ENCLOSURE WALLS

<div><div><div><div><div></div><div>S&S</div></div></div><div><div><div><div></div><div>SALDIVAR DESIGN STUDIO</div><div>www.saldivardesignstudio.com</div><div>619.955.3517</div></div><div><div>SINGLE ROOM OCCUPANCY RESIDENCES</div><div>1349 E. MAIN ST. EL CAJON, CA. 92021</div></div><div><div>SHEET TITLE</div><div>3D RENDER IMAGES</div></div><div><div>SHEET NUMBER</div><div>A33</div></div></div></div></div></div>	<div>CITY OF EL CAJON</div> <div>PERMIT NO. <u>2022-0014 (CUP-2022-0014)</u></div> <div>APPLICANT: _____</div> <div>ACCESSOR PARCEL NO(S): <u>404-180-34-00</u></div> <div>REQUEST: <u>CONVERSION OF AN 11-ROOM MOTEL TO SINGLE ROOM OCCUPANCY (SRO) RESIDENCES</u></div> <div>PC RESOLUTION NO. _____ APPROVED BY: _____</div> <div>CC RESOLUTION NO. _____</div> <div>ORDINANCE NO. _____ DATE: <u>12.21.22</u></div>
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LANDSCAPE AND IRRIGATION KEY



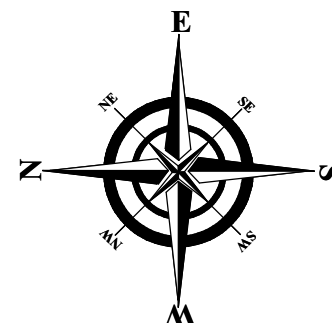
NOTE:
ALL NEW TREES TO BE 15 GAL. SIZE AND ALL NEW SHRUBS
TO BE 5 GAL. SIZE.

*ALL OPERATIONS SHALL COMPLY WITH THE CITY'S JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM (JUMP) AND THE CITY'S STORM WATER ORDINANCE (MUNICIPAL CODE 8.10 AND 8.50) TO MINIMIZE OR ELIMINATE DISCHARGES OF POLLUTANTS TO THE STORM DRAIN SYSTEM. OPERATIONS SHALL INCLUDE IMPLEMENTATION OF COMMERCIAL BEST MANAGEMENT PRACTICES (CBMP) AS FOLLOWS:

- ONLY RAIN IS PERMITTED TO ENTER THE STORM DRAIN SYSTEM. DISCHARGES (DIRECT OR BY CONVEYANCE) OF TRASH, DEBRIS, VEHICLE FLUIDS, OR WASTEWATER (INCLUDING MASHING FLUIDS) TO THE STORM DRAIN SYSTEM ARE STRICTLY PROHIBITED.
- SWEEP OR VACUUM TO CLEAN OUTDOOR AREAS (TRASH ENCLOSURES, SIDEWALKS AND PARKING LOTS). POWER MASHING IN OUTDOOR AREAS IS STRICTLY PROHIBITED.
- MAINTAIN PARKING AREA TO BE FREE FROM TRASH AND PETROLEUM LEAKS.
- PROVIDE SUFFICIENT TRASH RECEPTACLES.
- DISPOSE OF WASTE PROPERLY.
- ALL DUMPSTERS USED BY THIS PROJECT SHALL HAVE LOCKABLE LIDS. ALL LIDS ON ALL DUMPSTERS SHALL REMAIN CLOSED WHILE DUMPSTER IS NOT DIRECTLY IN USE AND LOCKED AFTER BUSINESS HOURS. ALL DUMPSTERS SHALL BE PROPERLY STORED INSIDE OF A BUILDING OR IN A COVERED TRASH ENCLOSURE.
- ALL TRASH ENCLOSURES MUST BE SECURED, COVERED WITH AN IMPERVIOUS ROOF, AND CONSTRUCTED WITH A GRADE-BREAK ACROSS THE ENTIRE ENTRANCE IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLIC WORKS STORM WATER ATTACHMENT NO.2 (AVAILABLE TO THE PUBLIC THROUGH THE CITY'S WEBSITE).
- ALL STORM WATER RUNOFF TREATMENT CONTROL MECHANISMS (SUCH AS CATCH BASINS, INLET HYDROCARBON FILTERS AND/OR LOW IMPACT DEVELOPMENT (LID) BMPs) EMPLOYED IN THE PARKING LOT USED BY THE BUSINESS SHALL BE MAINTAINED TO BE IN GOOD WORKING ORDER AND REPLACED AS NECESSARY. SEE MANUFACTURER'S RECOMMENDATIONS FOR MAINTENANCE AND REPLACEMENT.

FOR PUBLIC WORKS REQUIREMENTS ON THIS PLANNING ACTION PLEASE REFER TO THE CONDITIONS OF APPROVAL. THIS SITE PLAN MAY NOT CLEARLY SHOW EXISTING OR PROPOSED IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY AND SHOULD NOT BE USED FOR PUBLIC IMPROVEMENT CONSTRUCTION PURPOSES.*

EXISTING LANDSCAPE AND IRRIGATION PLAN
1/8"=1'



REVISION TABLE	
NUMBER	DATE
REVISION BY	
DESCRIPTION	

CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS AT THE
JOB SITE AND NOTIFY OWNER OF ANY
DIMENSIONAL ERRORS, OMISSIONS OR
DISCREPANCIES BEFORE BEGINNING OR
FABRICATING ANY WORK.

22-1116 MAIN ST.
APN: 489-180-39-00
PERMIT: 2022-0014(CUP-2022-0014)

DRAWINGS PROVIDED BY:

DATE:

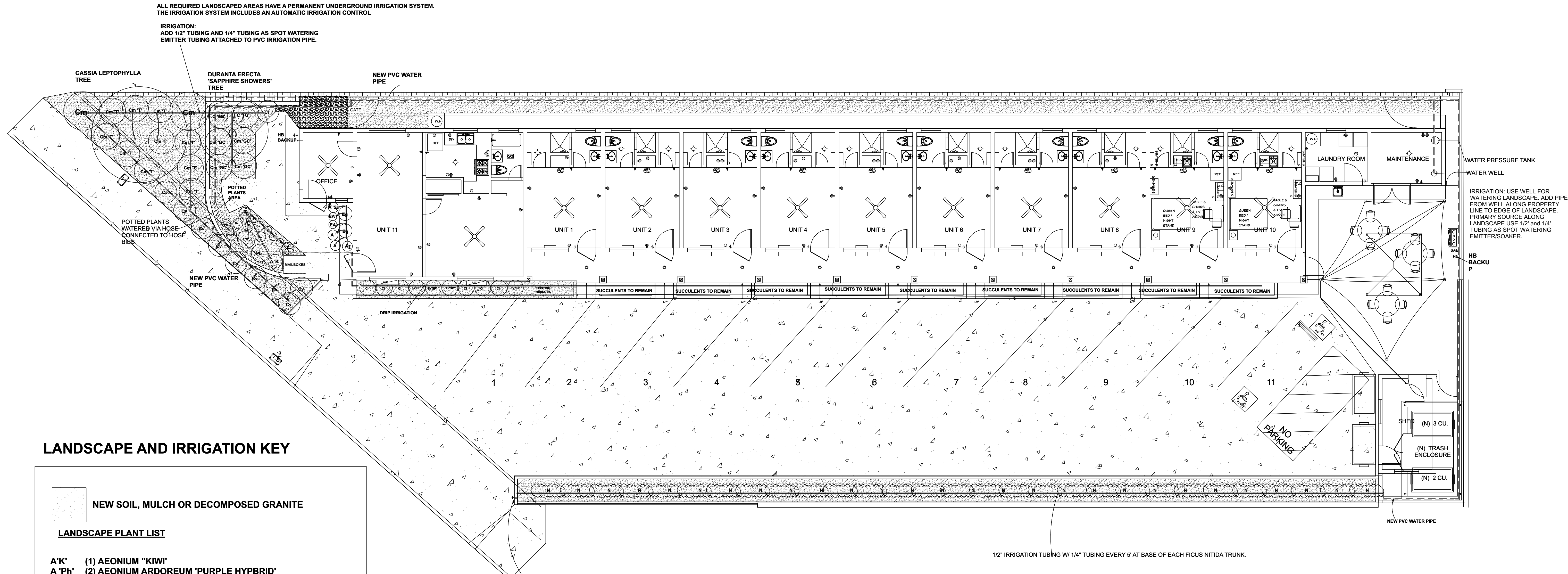
12/15/22

SCALE:

1/8"=1'

SHEET:

L1



LANDSCAPE AND IRRIGATION KEY

NEW SOIL, MULCH OR DECOMPOSED GRANITE

LANDSCAPE PLANT LIST

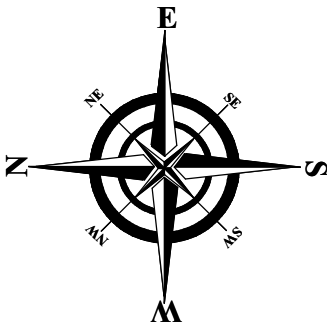
- A'K' (1) AEONIUUM "KIWI"
A'Ph' (2) AEONIUUM ARDOREUM 'PURPLE HYPBRID'
A'S' (1) AEONIUUM 'SUNBURST'
A'M' (1) AGAVE AMERICANA 'MEDIOPICTA ALBA' (TUXEDO) SMALL AMERICANA VARIEGATED
- A (5) AGAVE 'BLUE GLOW'
Br (1) BEAUCARNEA RECURVATA
(1) CASSIA LEPTOPHYLLA TREE
Cm (2) CARISSA MACROCARPA (5-7'H/W SHRUB)
Cm'GC' (4) CARISSA MACROCARPA 'green carpet' (1 1/2'H X 4' W)
Cm'T' (10) CARISSA MACROCARPA 'TUTTLE' (2-3'H X 3-5' W)
Cm'TG' (2) CARISSA 'Taupata Gold' (2-3'H X 3-5' W)
Ci (10) CUPHEA IGNEA
Cv (9) CALLISTEMON VIMINALIS 'LITTLE JOHN'
- (1) DURANTA ERECTA 'SAPPHIRE SHOWERS' (TREE)
E'A' (2) ECHEVERIA 'AFTERGLOW'
Ec (2) ECHEVERIA 'CRIMSON TIDE'
Eg (2) ECHINOCACTUS GRUSONII
- K (3) KALENCHOE LUCIAE
- Pb (1) PEDILANTHUS BRACATEATUS
Sn (1) SEDUM NUSSBAUMERIANUM
Ss (1) SENECIO SERPENS
- TX'SP' (4) TECOMA X 'SPARKLETTE'
- N (28) FICUS NITIDA HEDGES

NOTE:
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PROPOSED LANDSCAPE AND IRRIGATION PLAN
1/8"=1'



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY OWNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

22-1116 MAIN ST.
APN: 489-180-39-00
PERMIT: 2022-0014(CUP-2022-0014)

DRAWINGS PROVIDED BY:

DATE:

12/15/22

SCALE:

1/8"=1'

SHEET:

L2



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	3	
Project Name:	Vista de Luna	
Request:	Motel conversion to single-room occupancy	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	APPROVE	
Project Number(s):	Conditional Use Permit (CUP) No. 2022-0010 and Minor Amendment (MA) No. 2023-0002	
Location:	588 North Mollison Avenue	
Applicant:	Vista International Inc., Scott Tulk, scott@vistagroup.ca ; 403-973-8300	
Project Planner:	Mike Viglione, mviglione@elcajon.gov , 619-441-1773	
City Council Hearing Required?	No	
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolutions in order approving the CEQA determination, CUP No. 2022-0010, and MA No. 2023-0002 subject to conditions.	

PROJECT DESCRIPTION

The project proposes conversion of the existing motel (former Econo Lodge) at 588 North Mollison Avenue, located on the west side of North Mollison Avenue between Interstate 8 and East Madison Avenue, to single-room occupancy ("SRO") residences. The proposed SRO includes 74 single-room occupancy units and one manager's unit for extended stay. The SRO also includes laundry facilities, a communal kitchen, resident lobby, swimming pool and spa, and an active recreation area. An SRO requires approval of a Conditional Use Permit ("CUP") by the Planning Commission. A Minor Amendment ("MA") is also required to authorize the SRO under Specific Plan ("SP") No. 106.

BACKGROUND

General Plan:	GC (General Commercial)
Specific Plan:	Specific Plan (SP) No. 106
Zone:	C-G (General Commercial)
Other City Plan(s):	N/A
Regional and State Plan(s):	N/A
Notable State Law(s):	N/A

The existing 72 room motel was approved with amendment of SP No. 106 in February, 1978. The SP authorizes 73 rooms but a first floor guest room was converted to breakfast room in 2012 with a building permit. At the time of construction the motel was a permitted use in the Commercial-Tourist zone and now operates as a deemed approved lodging establishment pursuant to El Cajon Municipal Code ("ECMC") Chapter 17.212.

Project Site & Constraints

The subject property is a component parcel of a commercial site that totals approximately 2.80 acres on the west side of North Mollison Avenue between Interstate 8 and East Madison Avenue. The commercial site is comprised of three separate parcels with three different owners. The subject 1.51 acre parcel is addressed as 588 North Mollison Avenue and is developed with a two-story, 72 room motel and 100 parking spaces. There is a mixed use development consisting of an automotive fueling station with 17 age restricted senior apartments at 596 North Mollison Avenue and a fast food restaurant at the property addressed as 584 North Mollison Avenue. The commercial site is parallel to Interstate 8 and abuts the eastbound off-ramp. Access to the commercial site is provided via two driveways directly off North Mollison Avenue. The subject property is at the interior, westernmost portion of the commercial site and relies on easements across separate private property for access to North Mollison Avenue.

Surrounding Context

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

Direction	Zones	Land Uses
North	N/ A	Interstate 8
South	RM-2200	Townhomes
East	C-G	Automotive fueling station; Restaurant
West	RS-6	Single-family residential

General Plan

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

other commercial uses, including motels, hotels and SRO's, may be found consistent with the approval of a Conditional Use Permit.

Municipal Code/Zoning Code

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

Specific Plan No. 106

SP No. 106, as amended, authorizes a 73-unit motel and automotive fueling station with 17 age restricted senior apartments. The SP also provides for interconnecting access and 12 shared parking spaces between 588 and 596 North Mollison Avenue though Minor Amendments to CUP No. 1805 for the fueling station depict a reduction to 10 shared spaces. Pursuant to ECMC section 17.70.080 and SP No. 106, all uses, buildings, and structures within the area of the SP shall be in conformance with its provisions.

DISCUSSION

The project proposes the conversion of an existing 72 room motel into 75 SRO residences. The project includes 74 rental units plus one on-site manager's unit. The three additional units result from conversions of the second floor linen/laundry room, second floor meeting room, and conversion of the first floor breakfast room. The rental unit breakdown is as follows:

Unit Type	Quantity	Size (sq. ft.)	Kitchenette
1	1	361	Yes
2	68	356	Yes
3	1	351	Yes
4	1	356	Yes
5	1	358	Yes
6	1	356	Yes
7	1	424	Yes
Manager's	1	457	Yes

The project will continue to provide parking at a ratio of one parking space per unit with one additional space per 300 square feet of office or restaurant area as required for hotels and motels. A total of 81 spaces, including three (3) accessible spaces, will remain for the exclusive use of the SRO after accounting for a shared parking agreement with the mixed-use fueling station and senior living facility. Also proposed are two bicycle racks with sufficient space for 12 bicycles. North Mollison Avenue is identified as, and already includes, a Class II bicycle facility (bicycle lane) in the adopted Active Transportation Plan.

The site will also undergo interior and exterior enhancements to improve the physical condition of the property. Complete details of improvements can be found in the attached project description. A site plan showing the site layout is also included as an attachment to this report.

Interior Improvements

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

Exterior Improvements

Exterior improvements include upgrades to the building facades consisting of new paint and signage as well as stucco repair, roofing repairs, improved security cameras, and energy efficient lighting. Some improvements, including painting, are complete and depicted in the attached photographs. Other exterior improvements include the upgrade of the trash enclosure and repair of the parking lot. Standard conditions of approval will require parking lot lighting to be sufficient for pedestrian and vehicular safety.

Amenities

The SRO includes laundry facilities, a communal kitchen, swimming pool and spa, and an active recreation area with "multi-use sport court (i.e., pickle ball, basketball)." Enhancements are also proposed to the lobby to facilitate its use as an administrative space and leasing office for SRO management.

Operations

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

Performance Standards

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

- Maximum of 74 rental units and one on-site manager's unit.
- Maximum number of occupants is two people per bed.

- Maximum unit sizes per type (see table on page 3).
- Maintain a minimum of 76 parking spaces for the exclusive use by the SRO.
- Maintain all common areas including the communal kitchen and gathering space, on-site laundry facility, pool, and active recreation area.
- Maintain 2,376 square feet of landscaping.

Police Recommendation

The El Cajon Police Department ("PD") was asked to review and comment on the proposed SRO. The PD did not express any concerns or objections to an SRO. Staff however recommend the inclusion the following operating conditions to align with previous SRO approvals:

- Police calls for service shall not exceed 75 per calendar year.
- Units cannot be rented for hourly, daily and/or weekly rates.
- The establishment shall be required to have a month-to-month lease agreement at minimum for each tenant.
- On-site resident manager shall be available on a 24-hour basis.
- Property must be certified and participate in the Crime Free Multi-Housing Program.
- Current contact information for the property manager and property owner shall be kept on file with the Community Development and Police Departments.

Specific Plan Minor Amendment

ECMC Chapter 17.57 provides for minor physical changes to an existing project, provided the proposed changes do not raise significant new issues or create significant effects through an administrative process called Minor Amendment. Changes proposed through this process must also be consistent with the intent and character of the approved project entitlement. The intent of the MA is to provide reasonable flexibility through a Community Development Director approval so as to respond to changing markets and regulations. Since ECMC section 17.70.080 and SP No. 106 restrict the use and configuration of the subject property, a MA is required with the CUP to authorize the SRO.

A MA does not require specific findings but rather determinations that the request is consistent with the limitations in ECMC section 17.57.025 and the Planning Division Policy A-17 measuring criteria adopted by City Council Ordinance No. 4984. The previously described interior and exterior modifications for the proposed SRO do not increase floor area, reduce minimum parking, or landscaping. Similarly, the SRO is requested with a Conditional Use Permit application in accordance with ECMC section 17.145.150 and therefore neither an increase in housing density or the substitution of a

conditional use are proposed as is prohibited in the aforementioned limitations. Consequently a resolution affirming these determinations and approving the MA is attached.

Deemed Approved Lodging Establishment Ordinance

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

FINDINGS

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

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

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

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

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

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

The proposed Vista de Luna Operational Management Plan will be reviewed and must be approved by the Community Development Director and Chief of Police prior to the commencement of the SRO. The ongoing performance standards ensure the SRO does not become a nuisance to the surrounding community.

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

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

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

The Vista de Luna SRO conversion provides another option for those with transitional housing needs. Additionally, it requires the overall condition of the property be improved which will help minimize the calls for public safety and use of resources.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the provisions of the California Environmental Quality Act ("CEQA") according to sections 15301 and 15302 of the CEQA Guidelines. Section 15301 provides an exemption for the conversion of existing facilities involving the permitting of existing private structures with negligible or no expansion of use beyond that of the existing use. Section 15302 provides an exemption for replacement or reconstruction where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The project proposes the conversion of an existing motel to single-room occupancy lodging within an existing structure. Expansions of the use are negligible in that the three additional SRO rooms are offset by the reduction of commercial land use via the elimination of a conference room, laundry facility, and public breakfast room. Therefore, sections 15301 and 15302 are appropriate exemptions for the proposed project.

PUBLIC NOTICE & INPUT

A notice of public hearing was mailed on March 24, 2023, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue. No public comments have been received for this permit application.

RECOMMENDATION

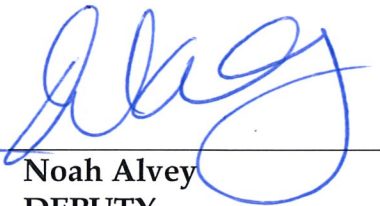
The proposed SRO can be an effective method to meet affordable housing needs of extremely low income households. Furthermore, the existing buildings will be upgraded to enhance the property overall while operational standards will ensure that the site will not weigh on public resources. Staff recommends that the Planning Commission approve the CUP and Minor Amendment subject to conditions.

**PREPARED
BY:**



**Michael
Viglione
SENIOR
PLANNER**

REVIEWED BY:



**Noah Alvey
DEPUTY
DIRECTOR OF
COMMUNITY
DEVELOPMENT**

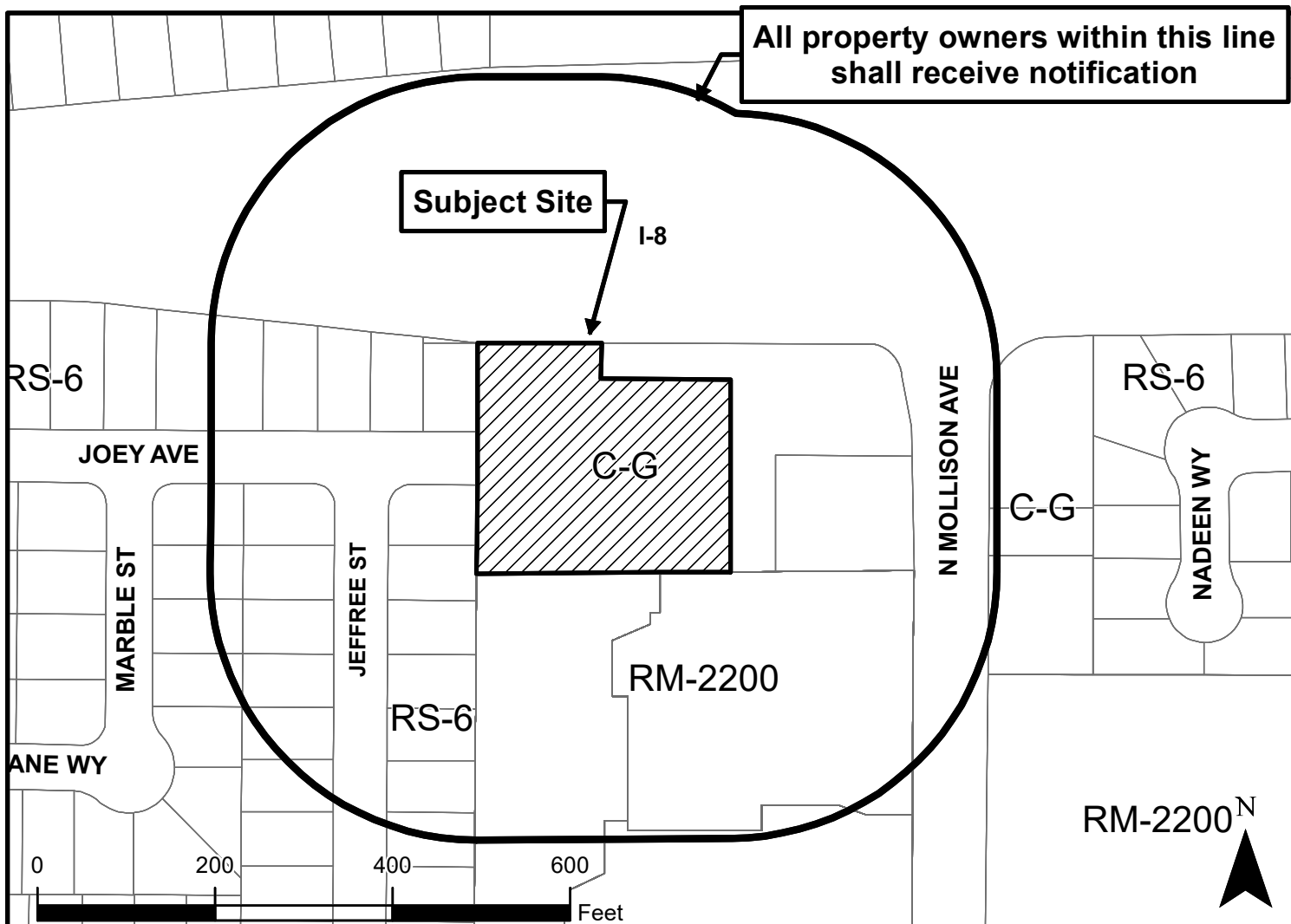
APPROVED BY:



**Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT**

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution of APPROVAL of the CEQA Determination
3. Proposed Resolution of APPROVAL for CUP No. 2022-0010
4. Proposed Resolution of APPROVAL for MA No. 2023-0002
5. Aerial Photograph of Subject Site
6. Application and Disclosure statement
7. Vista de Luna Project Description for SRO Designation
8. Vista de Luna Operational Management Plan
9. Site Images
10. SRO Plans



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT
FOR SINGLE ROOM OCCUPANCY HOUSING**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, April 4, 2023** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

CONDITIONAL USE PERMIT (CUP) NO. 2022-0010, as submitted by Vista International, Inc., for conversion of an existing 72-unit motel into 75 single room occupancy housing units. The subject property is located on the west side of North Mollison Avenue between Interstate 8 and East Madison Avenue, and is addressed as 588 North Mollison Avenue, Assessor Parcel Number 483-380-40-00.

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 **MICHAEL VIGLIONE** at 619-441-1773 or via email at mviglione@elcajon.gov and reference "CUP-2022-0010" in the subject line.

PLANNING COMMISSION RESOLUTION NO. 11008

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTIONS 15301 (EXISTING FACILITIES) AND 15302 (REPLACEMENT OR RECONSTRUCTION) FOR CONDITIONAL USE PERMIT NO. 2022-0010 AND MINOR AMENDMENT NO. 2023-0002 TO SPECIFIC PLAN NO. 106 FOR THE CONVERSION OF AN EXISTING MOTEL TO A SINGLE-ROOM OCCUPANCY IN THE GENERAL COMMERCIAL (C-G) ZONE, APN: 483-380-40-00, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on April 4, 2023, to consider Conditional Use Permit ("CUP") No. 2022-0010, together with Minor Amendment No. 2023-0002 to Specific Plan No. 106, as submitted by Scott Tulk on behalf of Vista International Inc., requesting approval of single-room occupancy ("SRO") at an existing motel in the General Commercial ("C-G") zone, on the west side of North Mollison Avenue between Interstate 8 and East Madison Avenue, and addressed as 588 North Mollison, APN: 483-380-40-00; 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, it is proposed that the project is exempt from the provisions CEQA according to sections 15301 and 15302 of the CEQA Guidelines. Section 15301 provides an exemption for the conversion of existing facilities involving the permitting of existing private structures with negligible or no expansion of use beyond that of the existing use. Section 15302 provides an exemption for replacement or reconstruction where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The project proposes the conversion of an existing motel to single-room occupancy lodging within an existing structure for extended stay with on-site improvements. Expansions of the use are negligible in that the three additional SRO rooms are offset by the reduction of commercial intensity via the elimination of a conference room, laundry facility, and public breakfast room. Therefore, sections 15301 and 15302 are appropriate exemptions for the proposed project, as the record of proceedings contains evidence to support the determination that the Class 1 & 2 Categorical Exemption applies; and

WHEREAS, no evidence was presented in proceedings that any of the conditions which provide exceptions to categorical exemptions as described in CEQA Guidelines section 15300.2, exist; and

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 exemption for the Vista de Luna SRO.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the proposed CEQA exemption for the conversion of the existing motel to the Vista de Luna SRO.

[The remainder of this page intentionally left blank.]

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held April 4, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:

Darrin MROZ, Chair

ATTEST:

Noah ALVEY, Secretary

PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION REVOKING DEEMED APPROVED STATUS AND APPROVING CONDITIONAL USE PERMIT NO. 2022-0010 FOR THE CONVERSION OF AN EXISTING MOTEL TO A SINGLE ROOM OCCUPANCY ON THE WEST SIDE OF NORTH MOLLISON AVENUE BETWEEN INTERSTATE 8 AND EAST MADISON AVENUE IN THE GENERAL COMMERCIAL (C-G) ZONE, APN: 483-380-40-00, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on April 4, 2023, to consider Conditional Use Permit ("CUP") No. 2022-0010, together with Minor Amendment No. 2023-0002 to Specific Plan ("SP") No. 106, as submitted by Scott Tulk on behalf of Vista International Inc., requesting approval of single-room occupancy ("SRO") residences at an existing motel in the General Commercial ("C-G") zone, on the west side of North Mollison Avenue between Interstate 8 and East Madison Avenue, and addressed as 588 North Mollison, APN: 483-380-40-00; and

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

- A. The proposed SRO creates additional opportunities for transitional as well as permanent housing for low income households. Furthermore, SRO units can be leveraged in preventing homelessness. Additionally, the project aligns with the City's Goals to rehabilitate substandard properties;
- B. The project site will undergo physical improvements to meet standards for permanent housing as an SRO in accordance with the Municipal Code and the California Building Code;
- C. The proposed Vista de Luna Operational Management Plan will be reviewed and must be approved by the Community Development Director and Chief of Police prior to the commencement of the SRO. The ongoing performance standards ensure the SRO does not become a nuisance to the surrounding community;
- D. The site will undergo a Physical Elements Report ("PER") review to assess the existing condition of the site. The PER will serve to identify all necessary improvements to ensure housing codes are met to the Building Official's satisfaction. If the establishment does become a nuisance, the CUP serves as a mechanism of accountability and may be revoked;
- E. The Vista de Luna SRO conversion provides another option for those with transitional housing needs. Additionally, it requires the overall condition of the property be improved which will help minimize the calls for public safety and use of resources.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES Conditional Use Permit No. 2022-0010 for a single-room occupancy in the C-G zone, on the above described property subject to the following conditions:

Planning

1. The site shall be operated as a SRO use which is considered a residential type of development.
2. The SRO shall be limited to a maximum of 74 rental units and one additional on-site manager unit.
3. The Permittee shall provide a PER on the status of the physical condition of the project including: building foundations and walls, roofs, electrical systems, plumbing systems, mechanical systems, recreational facilities, parking and other paved areas and drainage facilities, etc. The report shall be prepared by California-licensed structural or civil engineer or contractor and shall include a detailed evaluation of the existing physical elements, a recommendation on their status (including any necessary repairs or replacement, either immediate or in the future) and a signed certification of the findings.
4. The Permittee shall be required to make the improvements according to the PER to the satisfaction of the City's Building Official.
5. Each room shall be limited to a maximum of two people per bed.
6. Unit sizes and bed counts shall be maintained as shown in the entitlement floor plans.
7. Each unit shall contain a kitchenette. Kitchenettes shall be required to contain a sink with garbage disposal, a countertop, refrigerator, and cooking facility.
8. Each unit shall include a bathroom and contain a sink, toilet, and shower or bathtub.
9. Each unit shall contain a closet/storage space.
10. The project shall maintain approximately 750 square feet of indoor common area which shall include the communal kitchen and on-site laundry facilities.
11. The project shall maintain outdoor recreational spaces, including pool, spa, and multi-use sport court as shown in the entitlement site plan. All necessary equipment for its use shall be provided and maintained.
12. The project shall maintain 2,376 square feet of landscaping in good condition.
13. The project shall provide a common laundry facility. The laundry facility shall include and maintain a sufficient number of washers and dryers.
14. The development shall maintain a minimum of 81 parking spaces for the exclusive use of the SRO per the project parking diagram.

15. The exterior illumination level around the building perimeter and in the parking lot shall be maintained at a minimum of one foot-candle at grade during all hours of darkness.
16. The establishment shall be limited to 75 police calls for service per calendar year. Additional calls for service may result in the revocation of this conditional use permit.
17. The establishment shall not rent any rooms available for hourly, daily and/or weekly rates.
18. The establishment shall be required to have a month-to-month lease agreement, at minimum, for each tenant.
19. The establishment shall have a resident manager available on a 24-hour basis.
20. The establishment shall be required to be certified and participate in the Crime Free Multi-Housing Program, adhering to all the standard rules and regulations.
21. The current contact information for the property manager and property owner shall be kept on file with the Community Development and Police Department at all times.
22. Prior to SRO operations, the operator shall submit a management plan to the City for review and approval by the Community Development Director and Police Chief. The management plan shall address operations, safety and security, and building maintenance.
23. The establishment shall provide on-site management on a 24-hour per day basis at all times. The management shall be solely responsible for the enforcement of all rules reviewed and approved by the City as part of the Conditional Use Permit.
24. Outdoor storage shall be prohibited including residents' personal items.
25. The owner/operator of an SRO shall execute a deed restriction to the satisfaction of the City Attorney ensuring the facility complies with California Government Code section 65580 et seq. regarding affordability.
26. The use shall be operated in a manner that is compatible at all times with surrounding properties and uses.
27. Prior to commencing the operations of the SRO, the applicant shall submit a revised, one page digital site plan to the Planning Division that includes condition nos. 1 through 26 above under the heading "Ongoing Conditions of Approval." The Site Plan shall also be revised as follows:
 - a. All information from the Cover Sheet with the exception of the vicinity maps and deferred submittals shall be included.
 - b. A total parking demand of 76 stalls shall be shown in the parking calculations.
 - c. The limits of the SP No. 106 shall be identified.
 - d. The specific use of 596 North Mollison and its address shall be called out.

- e. All easements and other property rights reservation areas shall be identified.
28. Prior to final inspection and the operation of the SRO, the applicant shall complete the following:
- A. Provide a Physical Elements Report to the City's Building Official and complete any necessary repairs.
 - B. Obtain approval of a building permit, if determined necessary.
 - C. Pass a site inspection by the City Building Official.
 - D. Pass a site inspection by the project planner.
 - E. Comply with all applicable conditions listed in the attached "Standard Conditions of Development."

Engineering and Storm Water

29. Comply at all times with the City's Jurisdictional Runoff Management Program and Storm Water Ordinance as applicable. The following note shall be added to the CUP No. 2022-0010 Site Plan and applicable Best Management Practices ("BMPs") implemented as a condition of the CUP:
- "All operations shall comply with the City's Jurisdictional Runoff Management Program (JRMP) and the City's Storm Water Ordinance (Municipal Code Chapters 13.10 and 16.60) to minimize or eliminate discharges of pollutants to the storm drain system. Operations shall include implementation of industrial BMPs in accordance with Appendix C (Minimum BMPs).
30. The trash enclosure(s) shall be upgraded as necessary to comply with the City of El Cajon Trash Enclosure Attachment No. 2 guidelines available to the public through the City's website at <https://www.elcajon.gov/i-want-to/view/documents-forms-library/-folder-137>. The trash enclosure shall otherwise be of sufficient size to accommodate all necessary refuse containers.
31. Conduct a video inspection of the existing sewer lateral(s) pursuant to El Cajon Municipal Code section 13.37.040 and submit an inspection report to City for review. Any necessary repair and/or replacements shall be completed in accordance with ECMC section 13.37.060.

Building Safety

32. Comply with all governing codes, ordinances, and statutes in effect at the time of application for construction permits, including, but not necessarily limited to, the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.

33. Unless an approved fire sprinkler system is installed, and consistent with the currently approved occupancy, lease agreements shall not exceed 6 months with subsequent/extended lease agreements renewing month-to-month.

General

34. Comply with the Helix Water District comments and conditions identified in the comment letter dated August 2, 2022, as applicable.
35. The existence of this conditional use permit shall be recorded with the County Recorder.
36. The SRO shall be developed and operated in substantial conformance with conditions as presented in the Planning Commission staff report titled CUP No. 2022-0010, dated April 4, 2023, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
37. If this permit is not legally exercised within one year of project approval, and a written request for an extension of time has not been received and subsequently approved by the Planning Secretary within the same time period, this conditional use permit shall be considered null and void pursuant to El Cajon Zoning Code section 17.35.010.
38. The Planning Commission may at any time during the life of this use permit, after holding a properly noticed public hearing, and after considering testimony as to the operation of the approved use, revoke the permit, or modify the permit with any additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare. At such hearing the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval.
39. If this Conditional Use Permit is revoked, any subsequent use of the property must comply with the currently adopted El Cajon Zoning Code.
40. Deemed Approved Lodging Establishment status for operation of a motel in the C-G zone on property located 588 North Mollison shall terminate upon use in reliance of this Conditional Use Permit pursuant to El Cajon Municipal Code section 17.212.110.

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Planning Commission Resolution No.

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held April 4, 2023, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chairperson

ATTEST:

Noah ALVEY, Secretary

PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION APPROVING MINOR AMENDMENT NO. 2023-0002 TO SPECIFIC PLAN NO. 106 FOR THE CONVERSION OF AN EXISTING MOTEL TO A SINGLE ROOM OCCUPANCY ON THE WEST SIDE OF NORTH MOLLISON AVENUE BETWEEN INTERSTATE 8 AND EAST MADISON AVENUE IN THE GENERAL COMMERCIAL (C-G) ZONE, APN: 483-380-40-00, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL.

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on April 4, 2023, to consider Minor Amendment No. 2023-0002 to Specific Plan ("SP") No. 106, together with Conditional Use Permit ("CUP") No. 2022-0010, as submitted by Scott Tulk on behalf of Vista International Inc., requesting approval of single-room occupancy ("SRO") at an existing motel in the General Commercial ("C-G") zone, on the west side of North Mollison Avenue between Interstate 8 and East Madison Avenue, and addressed as 588 North Mollison, APN: 483-380-40-00; 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 is exempt from the provisions of the California Environmental Quality Act ("CEQA") according to sections 15301 and 15302 of the CEQA Guidelines. Section 15301 provides an exemption for the conversion of existing facilities involving the permitting of existing private structures with negligible or no expansion of use beyond that of the existing use. Section 15302 provides an exemption for replacement or reconstruction where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. None of the exemptions listed under CEQA Guidelines section 15300.2 exists.
- B. The proposed project proposes the conversion of an existing motel to a single-room occupancy lodging establishment within the existing structure. No increase in floor area nor reduction in required minimum parking or landscaping is proposed consistent with El Cajon Municipal Code section ("ECMC") 17.57.025 limitations and Planning Division Policy A-17 measuring criteria.
- C. The proposed SRO is requested through a Conditional Use Permit application in accordance with ECMC section 17.145.150 and therefore neither an increase in housing density or the substitution of a conditional use are proposed consistent

with ECMC section 17.57.025 limitations and Planning Division Policy A-17 measuring criteria.

- D. The proposed project includes only minor interior physical changes which do not create significant effects. Moreover, the project is in the best interest of public convenience and necessity because the SRO creates additional opportunities for transitional as well as permanent housing for low income households. Furthermore, SRO units can be leveraged in preventing homelessness. Additionally, the project aligns with the City's Goals to rehabilitate substandard properties.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES Minor Amendment No. 2023-0002 to SP No. 106 for an SRO at an existing motel in the C-G zone, on the above described property subject to all conditions of CUP No. 2022-0010.

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Planning Commission Resolution No.

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held April 4, 2023, by the following vote:

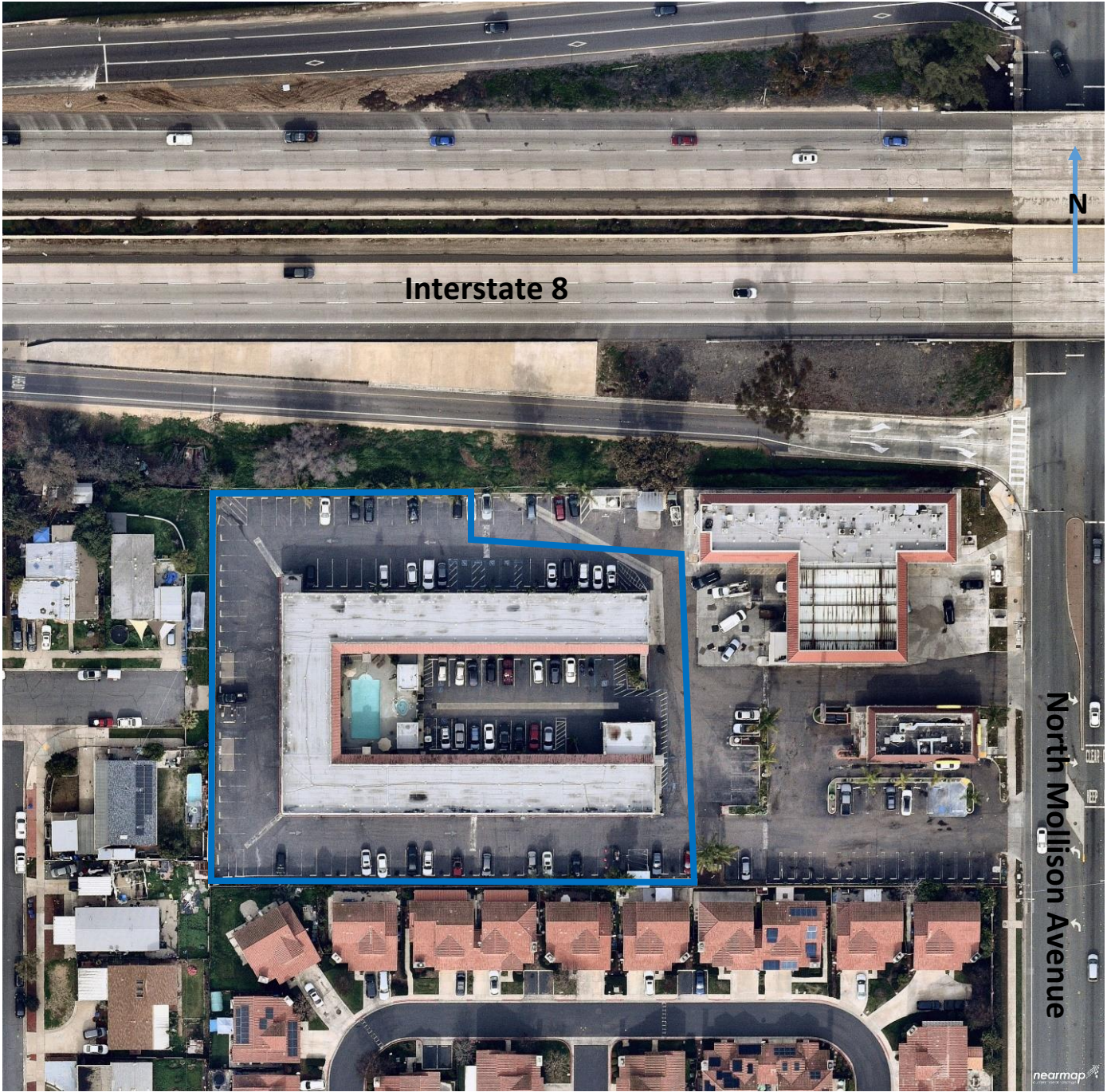
AYES:
NOES:
ABSENT:

Darrin MROZ, Chair

ATTEST:

Noah ALVEY, Secretary

Site Aerial





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): 483-380-40-00

Address: 588 N. Mollison Avenue, El Cajon

Nearest Intersection: Friendly Circle

Project Description (or attach separate narrative)

Vista de Luna

See attached Project Description

Project Screening Questions

Existing use?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, please describe: _____ From existing hotel to SRO units _____ Age of the structures: <u>appx. 42 years</u>
Modification of use?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	
New development or addition?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	
Existing Structures?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	

Demolition or substantial modification proposed to site improvements or structures?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	_____
Tenant improvements proposed?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Room and site upgrades
Existing vegetation or trees on site proposed for removal?	<input 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: Vista International, Inc.

Contact Name: Scott Tulk

Mailing Address: 380 Dry Creek Road, Monterey, CA 93940

Phone: 403-973-8300 Email: scott@vistagroup.ca

Interest in Property: ☐ Own ☐ Lease ☒ Option

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

Company Name: Howes, Weiler, Landy (HWL) Planning & Engineering

Contact Name: Sally Schiffman, Senior Planner License: _____

Mailing Address: 2888 Loker Avenue East, Ste 217; Carlsbad, CA 92010

Phone: 760-953-8566 Email: sschifman@hwl-pe.com

Property Owner Information (if different than applicant)

Company Name: Vista International, Inc.

Contact Name: Dominick Veliko-Shapko (Signatory)

Mailing Address: 380 Dry Creek Rd, Monterey, CA 93940

Phone: 403-973-8300 Email: scott@vistagroup.ca

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:

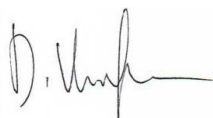
☒ is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

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

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

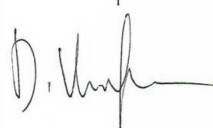
Authorization

Applicant Signature¹: _____



Date: May 16, 2022

Property Owner
Signature²: _____



Date: May 16, 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: _____



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 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 checked="" type="checkbox"/> Other: <u>Specific Plan Amendment to SP No. 106</u>	

Project Location

Parcel Number (APN): 483-380-40-00

Address: 588 N. Mollison Avenue, El Cajon

Nearest Intersection: Friendly Circle

Project Description (or attach separate narrative)

Vista de Luna - Please see attached Project Description

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:

Transient Hotel

From transient hotel to SRO hotel units

Age of the structures: approx. 42 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 _____

Room and site upgrades _____

Proposed quantities of cut and/or fill. _____

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

Company Name: Vista International Inc.

Contact Name: Scott Tulk

Mailing Address: 380 Dry Creek Rd, Monterey, CA 93940

Phone: 403-973-8300 Email: scott@vistagroup.ca

Interest in Property: ☐ Own ☐ Lease ☒ Option

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

Company Name: Howes, Weiler, Landy (HWL) Planning & Engineering

Contact Name: Sally Schiffman, Senior Planner License: _____

Mailing Address: 2888 Loker Avenue East, Ste 217, Carlsbad, CA 92010

Phone: 760-953-8566 Email: sschifman@hwl-pe.com

Property Owner Information (if different than applicant)

Company Name: Vista International Inc.

Contact Name: Dominick Veliko-Shapko (Signatory)

Mailing Address: 380 Dry Creek Rd, Monterey, CA 93940

Phone: 403-973-8300 Email: scott@vistagroup.ca

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: scott tulke Date: May 11, 2022

Property Owner
Signature²: D. V. [Signature] Date: May 11, 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.

Dominick Veliko Shapko 340 Dry creek Rd
Monterey CA 93940

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

Same as above

2. If any person identified pursuant to (1) above is a corporation or partnership, list the names and addresses of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

N/A

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

N/A

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

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

N/A

"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.

D. Veliko
Signature of applicant / date

Jan 25 / 2022

Dominick Veliko-Shapko
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

Conditional Use Permit Specific Plan Amendment

VISTA DE LUNA

A Single Room Occupancy Project
588 N. Mollison Avenue, El Cajon CA 92021
February 2023

OWNER/APPLICANT

Vista International
Signatory: Dominick Veliko Shapko
380 Dry Creek Road
Monterey, CA 93940
(619) 756-5858

APPLICANT REPRESENTATIVE/PLANNING

Howes, Weiler, Landy – Planning & Engineering
Project Manager: Sally Schiffman
2888 Loker Avenue East, Suite 217
Carlsbad, CA 92010
(760) 929-2288

ARCHITECT

Kirk Moeller Architects, Inc.
Contact: Justin Freeman
2888 Loker Avenue East, Suite 220
Carlsbad, CA 92010
(760) 814-8128

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EXECUTIVE SUMMARY

Vista International (applicant) is requesting the City of EL Cajon (City) process a Conditional Use Permit Specific Plan Amendment (CUPSPA) to allow the existing hotel located at 588 N. Mollison Avenue (APN: 483-380-40) to operate as a 74-room, plus 1 manager's apartment, Single Room Occupancy (SRO) Hotel. The Vista de Luna Project (Project) will include interior and exterior site improvements, including, but not limited to, installation of efficiency kitchens in each unit, the expansion of shared laundry facilities, the renovation of an outdoor pool and spa, and upgrades to communal areas such as the building lobby, parking lot, and outdoor landscaping.

Existing Conditions

The existing hotel contains the following:

- Site Size: 1.6 acres
- Hotel Rooms: 69 rooms, 5 apartment suites, manager's unit
- Buildings: One 2-story buildings (32,142 sf)
- Vehicle Parking: 100-101 spaces (1.3 per room)
- Land Use: GC General Commercial
- Zoning: C-G General Commercial
- Specific Plan No. 106

Existing Hotel Amenities/Site Improvements

- Gated Community Pool/Jacuzzi
- Kitchenettes in each room
- On-site laundry facilities
- On-site parking
- Security patrol
- Landscaping

- Signage

Proposed Project

The proposed project will contain the following:

- Site Size: 1.6 acres
- SRO Hotel Units: 74 rooms plus 1 manager's apartment
- Buildings: One 2-story buildings (32,142 sf)
- Vehicle Parking: 100-91 spaces (1.3-2 per unit)
- Land Use: GC General Commercial
- Zoning: C-G General commercial
- Amended Specific Plan No. 106 to allow for SRO hotel units

Proposed Project Amenities

Resident amenities will include:

- Community Pool/Jacuzzi
- Community Common Area Courtyard with seating, shading, and a multi-use sport court (i.e., pickle ball, basketball)
- Community Gym
- Community Kitchen with Stove and Oven
- In-unit efficiency kitchens
- On-site laundry facilities
- Assigned, on-site parking
- Paid utilities (water, sewer, trash, electricity)
- Access to Wifi
- In-room heating and AC controls
- Regular security patrol, including security cameras located throughout the property
- On-site management
- Resident lobby

Proposed Site Improvements

Exterior site improvements will be undertaken as needed, and may include, but not be limited to:

- New paint
- Stucco repairs
- Roofing repairs
- New property signage (rebranding)
- Pool area repairs
- Parking lot repairs, including repaving, restriping, and/or space labeling
- Retrofitted dumpster area to meet code standards
- Repaired or Replaced fencing in kind
- Renovated landscaping
- Pest control treatments
- Installation of energy efficient lighting
- Upgrades to the security camera system

Interior building improvements will be undertaken as needed, and may include, but not be limited to:

- New paint
- Drywall repair
- New flooring
- Renovated lobby
- Installation of efficiency kitchens in all units, with space for a small refrigerator, a sink, cooking facilities (i.e., microwave), a food preparation counter, and cabinets
- Updated bathroom fixtures and countertops
- Expansion of shared laundry facilities as needed
- Pest control treatments
- Installation of energy efficient lighting
- Replacement of ineffective A/C units

1.0 INTRODUCTION

1.1 Overview

Vista International (applicant) is requesting the City of El Cajon (City) process a ~~Conditional Use Permit~~Specific Plan Amendment (SPACUP) to allow the existing hotel located at 588 N. Mollison Avenue (APN: 483-380-40) to operate as a 74-room, plus 1 manager's apartment, Single Room Occupancy (SRO) Hotel. The Vista de Luna Project (Project) will include interior and exterior site improvements, including, but not limited to, installation of efficiency kitchens in each unit, the expansion of shared laundry facilities, the renovation of an outdoor pool and spa, and upgrades to communal areas such as the building lobby, parking lot, and outdoor landscaping. **Figure 1: Vicinity Map** depicts the project location.

The project site is approximately 1.6 acres in size and contains one, two-story structures. The existing hotel contains a total of approximately 32,142 square feet (sf) of gross building area and includes 74 units, which range in size from approximately 351 sf to 424 sf. There is also a manager's apartment that is approximately 457 sf. Each of the rooms are similar in layout and the units are typical hotel rooms and include a full bathroom, a closet, 1-2 beds, a desk, a small dresser/counter area with mini-fridge and microwave, a television, and air conditioning unit. On-site amenities including a gated pool area, on-site laundry facilities, and a security system located throughout the property and parking lot. There are a total of ~~100-101~~ parking spaces ~~on-allocated to~~ the property, or 1.3 per room. Access to the site is via Mollison Avenue and the site shares access with a gas station (Highway Fuel and Market) and a drive through fast food restaurant (Los Garcia's Taco Shop). The Project site is depicted in **Figure 2: Project Aerial** and photos of the property are provided in **Figure 3: Existing Site Photographs** and **Figure 4: Existing Site Photographs – On-site Amenities**.

The Project site has historically operated as a hotel, providing a low-cost transient lodging option in El Cajon. Over the years the buildings have degraded and not well maintained, resulting in low-ratings and lower-than-average occupancy. In 2022, the applicant purchased the property. The new owners are bringing their many years of experiences to the Project and are committed to operating the SRO at high standards, with a focus on safe, clean, and ~~long-term~~stable living.

Most recently, Vista International has proven their dedication to quality and a willingness to work with public agencies through the approval of three SRO hotels in the city of El Cajon. As the first applications ever submitted in El Cajon for SRO hotels, Vista International invested ample time and finances to ensure that the project exceeded the expectations of city staff and decision-makers. Similar upgrades and renovations proposed as a part of those SRO hotels are proposed for the Vista de Luna Project.

Approving the Vista de Luna SRO units will permit the hotel to operate as a property offering a lower cost and stable ~~long-term~~ living situation ~~(six-months-or-longer)~~. This will allow for a greater variety of housing availability for lower economic segments of the community. Although the proposed project will not offer social or transitional support services, the proposed physical improvements and changes to the management operations will result in an enhancement for guests and have a positive influence on the surrounding community when compared to the existing transient operations.

1.2 Current Land Use and Zoning Designation

The Project site has a General Plan land use designation and is zoned General Commercial. It is also part of Specific Plan No. 106. **Figure 5: Zoning Map** shows the zoning designations for the project site and surrounding area.

Figure 1: Vicinity Map

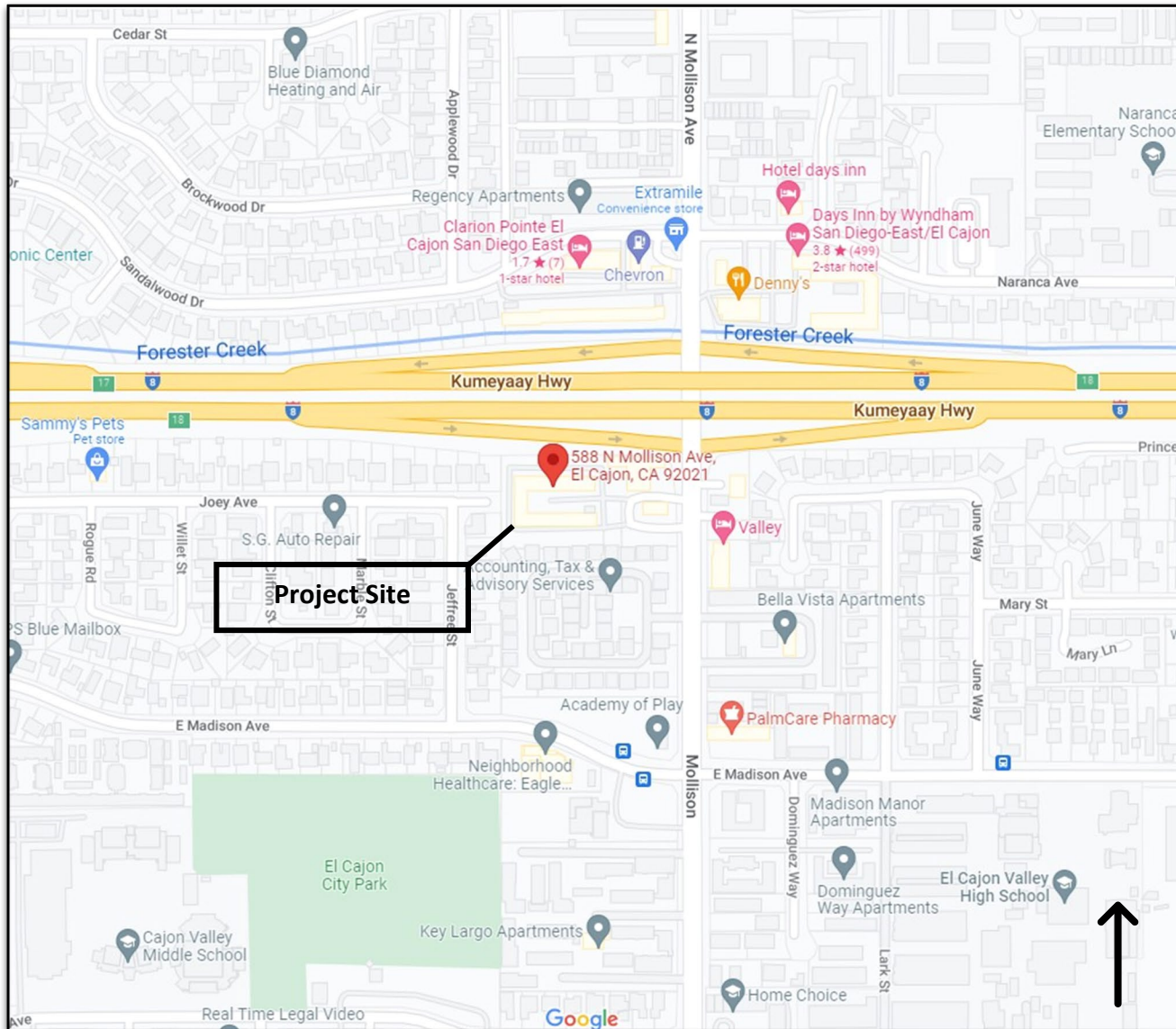


Figure 2: Project Aerial

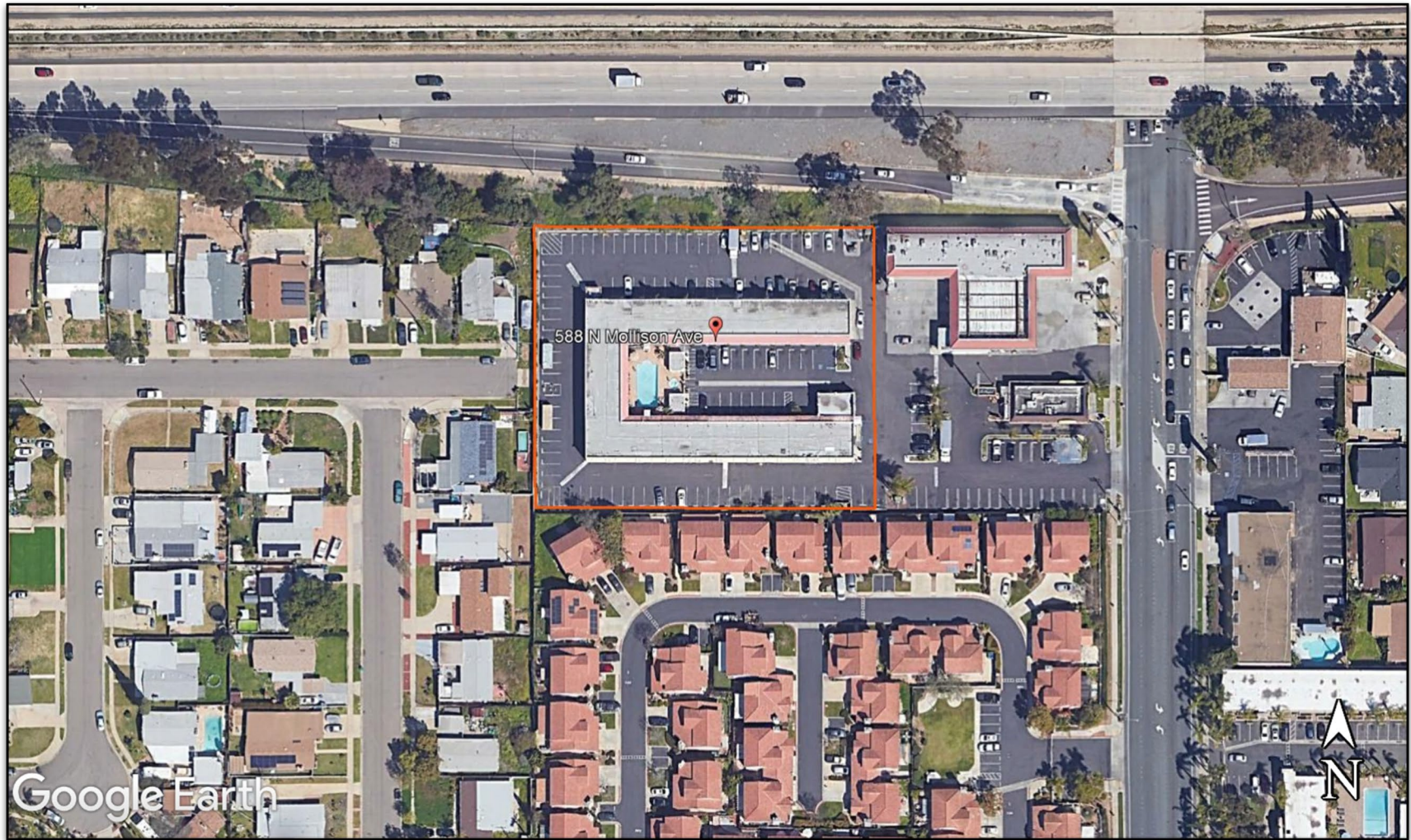


Figure 3: Existing Site Photographs



**Front of Building
Looking West**



**Front of Building
Lobby**



**Front of Building
Looking Northwest**



**North Elevation
Looking Southeast**



Courtyard Parking

Figure 4: Existing Site Photographs – On-site Amenities

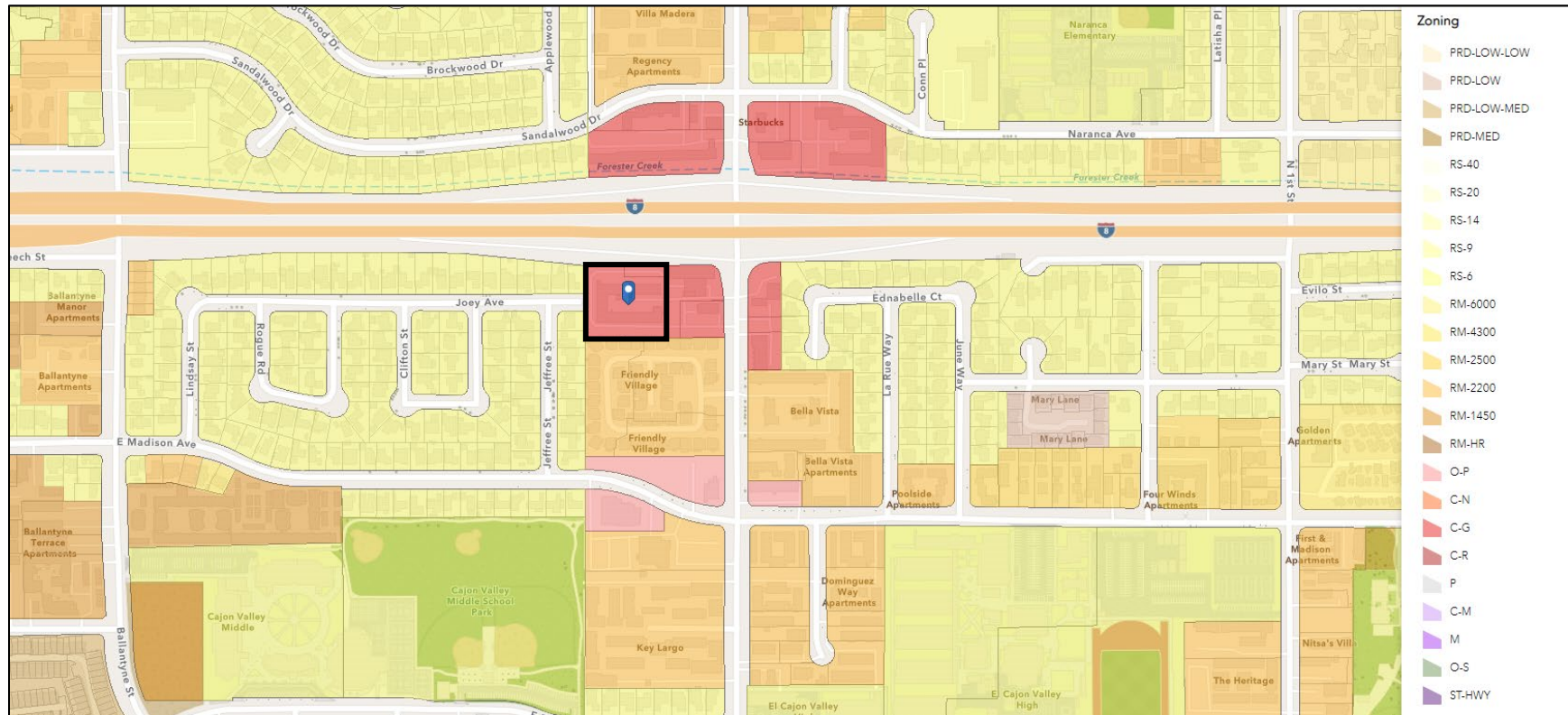


Lobby



Pool Area

Figure 5: Zoning Map



1.3 Site Location and Context

The Project site is ideally situated for operating as an SRO residential facility due to its proximity to multiple retail, restaurant, and community-serving commercial businesses (ideal for use by residents and as a source of jobs), and convenient access to Interstate 8 (I-8).

The Project site is a rectangular shaped, flat, 1.6-acre property consisting of one parcel (APN: 483-380-40) located along I-8 at Mollison Avenue, in an area zoned for general commercial. The property is fully developed with landscaped areas along the property perimeter and in the center courtyard portion of the hotel.

The site shares access to/from Mollison Avenue with a gas station and convenience store, 10 senior housing units located above the convenience store, and a drive through fast food restaurant. The project site was established under Specific Plan No. 106, initially adopted and established in 1977, with an existing sit-down restaurant, a proposed drive-through fast food restaurant, and a proposed hotel. In 2000, the Specific Plan was amended to remove the sit-down restaurant and replace it with a gas station with convenience store. In 2010, the 10 senior housing units were approved by Ordinance No. 4949.

a. Adjacent and Surrounding Land Uses

Surrounding land uses include: the I-8 freeway to the north, with commercial buildings beyond the freeway and accessible via Mollison Avenue; commercial business across Mollison to the east, with single family home beyond; multifamily apartment to the southeast and abutting the property to the south; and single-family homes abutting the property to the west.

Land uses within 0.5 miles of the Project site include: a wide variety of community serving retail shopping centers to the north and south along Mollison Avenue; a mix of multi-family apartment complexes

and single-family residential neighborhoods in all directions; and El Cajon City Park to the southwest. Naranca Elementary School is 0.5 miles to the northeast, El Cajon Valley High School is 0.4 miles to southeast, and Cajon Valley Middle School is 0.5 miles to the southwest. See **Figure 1: Vicinity Map**.

2.0 PROPOSED PROJECT

The applicant is requesting approval of a Specific Plan Amendment to allow the existing hotel to operate as an SRO Hotel. The Project will include interior and exterior site improvements, including, but not limited to, installation of efficiency kitchens in each unit, the renovation of the outdoor pool, and upgrades to communal areas such as the shared laundry facilities, building lobby, and upgraded outdoor landscaping, as detailed below.

SRO unit properties include small, studio-type units intended for one or two persons. SRO facilities can provide a low-cost living option for individuals or small households with very low or extremely low incomes. Traditional hotels allow for short term stays (30 days or less)-), whereas SRO hotels allow occupants to stay for an extended period (more than 30 days) and typically require that occupants enter into a long-term agreement to stay for a minimum of 6 months. Typically, units are small, ranging from 200-400 square feet, and contain partial, efficient kitchen facilities, a full bathroom, a closet for clothing and storage, and living space to create a self-sufficient unit. Social, transitional, and/or support services are not a defined part of an SRO hotel; however, these projects provide for an increase in low-cost housing while offering the benefits of a stable and long-term living situation.

2.1 Proposed Site Improvements

The new owner proposes to make comprehensive site improvements. Exterior renovations, interior upgrades, and

improvements to the communal areas will create a high-quality living experience.

a. Exterior Renovations

Exterior site improvements will be undertaken as needed, and may include, but not be limited to:

- New paint
- Stucco repairs
- Roofing repairs
- Rebranded property signage
- Pool/Jacuzzi area repairs
- Parking lot repairs, including repaving, restriping, and/or space labeling
- Retrofitted dumpster area to meet code standards
- Repaired or Replaced stairwells in kind
- Repaired or Replaced fencing in kind
- Renovated landscaping
- Pest control treatments
- Installation of energy efficient lighting
- Upgrades to the security camera system

Most of the existing landscaping is in good condition. Areas that need re-landscaping will comply with the city-approved plant palette.

b. Interior Renovations

Through years of use as a short-stay hotel, the interior of the units has been subject to high levels of wear and tear. The new ownership team will conduct unit-by-unit assessments to determine appropriate upgrades. Interior building improvements will include high-quality products, and may include, but not be limited to:

- New paint

- Drywall repair
- New flooring
- Renovated tenant lobby
- Installation of or upgrades to efficiency kitchens in all units, with space for a small refrigerator, a sink, cooking facilities (i.e., microwave), a food preparation counter, and cabinets
- Updated bathroom fixtures and countertops
- Repairs to or replacement of existing laundry equipment
- Pest control treatments
- Installation of energy efficient lighting
- Replacement of ineffective A/C units

To meet State and City regulations pertaining to living standards, all units will contain an efficiency kitchen. Efficiency kitchens offered in each unit will include a small refrigerator, sink, a cooking facility that has electrical service of 120 volts, a food preparation counter, and storage cabinets. In addition to unit upgrades, the lobby area will be renovated to better accommodate the ~~long-term~~ nature of the operations. The new lobby will function as an office to work with prospective tenants during the application process and assist with guest services.

c. Parking

There are currently a total of ~~100-101~~ parking spaces on site, which provides 1.3 parking spaces per room. At the request of City staff, 10 parking spaces are proposed to be removed from the interior courtyard parking area to create additional, common area courtyard for residents. With the removal of these parking spaces, the project will have 91 parking spaces for use by the residents (1.2 per unit). The Project site will exceed the City's 1:1 ratio of parking spaces to rooms. The parking lot is accessed from Mollison Avenue and security cameras are located throughout the lot for a high level of safety and security.

d. Open Space/Common Areas and Tenant Amenities

Open space and common areas are also proposed to enhance the living experience of tenants and to attract and retain high quality tenants. Specific open space and/or common areas are depicted on the Site Plan contained in the application plan set. Open space and common areas may include, but not be limited to:

- Community Pool/Jacuzzi
- Community Common Area Courtyard with seating, shading, and a multi-use sport court (i.e., pickle ball, basketball)
- Community Gym
- Community Kitchen with Stove and Oven
- On-site laundry facilities
- Resident lobby

Other tenant amenities will include:

- Assigned, on-site parking
- Paid utilities (water, sewer, trash, electricity)
- Access to Wifi
- In-room heating and AC controls
- Regular security patrol, including security cameras located throughout the property
- On-site management

2.2 Site Operations

a. Owner Background

Vista International Inc. is a privately owned real estate investment company ~~based out of Calgary, Canada where it owns multi-unit properties totaling 300 residential apartments, along with commercial, office, and retail space. Vista International has been~~ which has grown rapidly ~~growing~~ in California since 2013, currently holding more than 16 residential apartment properties in the San

Diego region totaling more than 733 units. ~~Their portfolio includes numerous properties in the Monterey Bay area, as well as on the island of Maui in Hawaii.~~

Vista International has obtained approval for three SRO hotels in the City of El Cajon, one in the City of Oceanside, one in the City of Vista, and is currently pursuing approval of additional SRO hotel projects in the cities of Chula Vista, Escondido, ~~and Oceanside, San Diego, and Vista~~ San Diego. The first of the El Cajon projects was approved in 2017, with the most recent El Cajon approval obtained in 2020. All three of the El Cajon SRO hotels have been successfully operating with no violations of their conditions of approval. Vista International has a proven track record as a residential property company that will oversee the transition of the existing hotel to an SRO hotel with professionalism and effectiveness.

b. Operations and Maintenance Plan

The proposed Project will implement operational procedures to be consistent with long-term SRO Hotel living.

Tenant Screening. The tenant screening process to be implemented in accordance with the Federal Fair Housing Act and State and local fair housing and civil rights laws. All applications will be submitted to CoreLogic Safe Rent, a third-party rental applicant screening company where all applications are evaluated based on a rental scoring system. The scoring system is based on real data and statistical data such as payment history, quantity and type of accounts, outstanding debt, and age of accounts. Every applicant is treated objectively because each application is scored statistically in the same manner.

Rates and Housing Assistance. Units at Vista de Luna will be offered to the public at market rate determined based on comparable rates in the general region. Additionally, the Project owner intends to participate in housing programs such as the Section 8 (Housing

Choice Voucher) Program and the Veterans Affairs Supportive Housing (VASH) program, which provides rental assistance to veterans and offer ongoing VA case management and supportive services.

On-Site Management. It is the intent of the Project owner to provide on-site management at this SRO Hotel. To demonstrate how the proposed Project will provide high quality management procedures for a safe and secure property, a selected list of management policies and procedures are provided below.

- **Manager Responsibility:** The primary responsibility of the manager is to utilize training, motivation, and example to ensure that the highest level of service is afforded to each guest. The manager manages the day-to-day operations of the property by overseeing the safety programs, marketing plans, property maintenance and security. The manager is responsible for representing the property's service commitment to guests. They handle all move in/ move out procedures, guest processing, telephone calls, and maintains ongoing communication with the maintenance staff.
- **Security Patrol:** Regular Patrol Service will be provided by a contracted vendor that will provide 4 patrol visits conducted by 1 guard between the hours of 8 pm and 6 am the next day. Patrol is defined as walking the property, ensuring that all doors and pool areas are secured and responding to occupant telephone calls and other emergencies during patrol hours. An activity report is delivered immediately after each service.
- **Security Cameras:** There are cameras installed throughout the property in common areas and on the exterior of the buildings. The monitor is installed in the leasing office area

to enable staff members to always view the recording. Video footage is saved for 2 weeks, at which point it is then recorded over.

- **Locks:** All units will be equipped with both deadbolt and security latch to provide a safe and secure environment for guests; however, none of the doors have the capability to automatically close itself. In the case a tenant becomes locked out, the tenant will need to notify the manager and pay a lock fee \$10.00 to replace lost key.
- **Visitors:** Tenants are responsible for informing visitors of the property's rules and policies. They may have overnight guests for no more than 7 nights in any month, and no more than two overnight guests at a time, unless they receive approval from the management beforehand. Management does not require guests to sign a visitor log and asks tenants to abide by the honor system of reporting. All tenants must obtain approval from the management prior to adding or removing an occupant to/ from the contract.
- **Smoking:** Smoking in units is prohibited. Tenants are responsible to inform visitors of property policies. Due to damages and cleanup caused by smoking in the unit, the guest will be required to forfeit the security deposit.

3.0 JUSTIFICATION FOR APPROVAL

The City of El Cajon conducted an update to the City's Housing Element in 2013 to comply with State law. California State law specifies that through the Housing Element jurisdictions must identify sites to be made available through appropriate zoning and implement development standards to encourage and facilitate the development of housing for all economic segments of the community. This includes single- family homes, multi-family

housing, second family units, manufactured housing, residential care facilities, emergency shelters, transitional housing, supportive housing, SRO units, and farmworker housing.

Prior to the update of the City's Housing Element, no provisions for SRO's had been identified. Therefore, the Housing Element included the following:

"To address this constraint, the City will amend the Zoning Code to facilitate the provision of SROs. SROs will be defined and listed as an allowable use within the C-G, General Commercial zone, subject to approval of a CUP (Program 18)."

As a result, the Zoning Code was amended to include the provision of SROs within the Commercial Land Use Table in Section 17.145.150.

Additionally, the City definitions in Municipal Code updated the definition of "Multi-unit residence" to state the following:

"A building or portion thereof that contains more than one dwelling space, each of which consists of independent living facilities for one or more persons, including but not limited to single-room occupancy hotels (SROs), congregate care facilities other than those conducted in single-family residential structures, and dormitories."

The purpose of an SRO hotel is to be an effective method to meet the housing needs of low-income individuals and small households. Rental rates for SRO units are typically lower than standard housing simply because they are the most basic form of housing available. The proposed SRO hotel, as described and conditionally approved, would enhance the site and area aesthetics, promote the orderly development of the project area, and would not be detrimental or

injurious to property and improvements in the neighborhood or to the general welfare of the city.

The project would involve renovations to an existing hotel and no expansions of the existing structures are proposed. The use of the site as an SRO hotel will generally be consistent with the existing use, except for allowing for tenants to stay for longer durations (~~6+~~ more than 30 days).

Although no social, transitional or support services will be offered, by creating a ~~long-term~~ stable living situation, tenants will invest more into making the community a safer and more appealing place to live when compared to the transient visitors of a hotel. The shift from temporary to permanent living have the potential to reduce calls to public services such as Police, Fire, and medical services, thereby reducing costs to the city.

Furthermore, the SRO hotel would continue to produce an environment of stable and desirable character, would not cause traffic congestion on the surrounding streets, and would include adequate on-site circulation for vehicles and pedestrians. Allowing the Project to operate as an SRO is consistent with the surrounding residential uses of this area as the mix of commercial uses are light and would not be a detriment to the future tenants. Allowing the Project to operate as an SRO in the manner described in this application would be a benefit to the future tenants of the Project and to the City of El Cajon.



ONSITE OPERATIONS AND MANAGEMENT PLAN

Business License Number: TBD

Revised: March 31, 2022

588 N. Mollison Avenue
El Cajon, CA 92021

VistaDeLuna@vistainternational.org
Phone: 619-873-0446

Property Information

- Property Name: Vista De Luna
- Property Address: 588 N Mollison Avenue, El Cajon, CA 92021
- Office Phone Number: 619-873-0446
- Number of Units: 74 plus a manager's apartment
- Supervisor: Ashley Teyechea
- Assistant Supervisor: Sabrina Ortiz
- Property Manager: TBD
- Unit Types: Studio (324 square feet) and a manager's apartment
- Current Business License Number: TBD
- Insurance: Property Insurance, General Liability Insurance, Workmen Compensation Insurance.
- Rent Management System: AppFolio Property Software
- Acceptable Form of Payments: Check, Online, Money Order, Cash Pay slip
- Current Number of Employees: 5

Amenities

- **Resident Laundry:** The Property has a contract with Wash Multifamily Laundry Systems to lease the five washers and five dryers for the residents to use. Currently, residents can access the laundry room 24/7 and enjoy a rate of \$1.75 per wash and \$1.50 per dry. All residents are aware that they are responsible for any loss or damaged items while using the laundry room.
- **Pool:** The pool area is open daily for use between the hours of 9 am – 8 pm. There is no lifeguard on duty, however there are surveillance cameras directed towards the pool area. All residents are required to sign a pool addendum form at their move in, which acknowledges that all residents and their guests accept all liabilities for pool use.
- **Pet Policy:** The property only allows cats and dogs, unless the pet is registered as an ESA or a service animal. There is an additional deposit of \$500.00 and a monthly pet rent of \$30.00 per pet with a max of two animals per unit.
- **Parking:** There are a total of 96 parking stalls at the property. There are also an additional six stalls dedicated for a disabled parker. All residents are assigned a stall and receive a parking permit when they sign their lease. Residents are responsible for their vehicles and the vehicles of their guest.

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

- the parking permit is not displayed.

- it has expired tags.
- it is parked in a no parking area.
- it is blocking an entrance or fire line.
- it is blocking the entrance to the garbage enclosure
- it is deemed to be not in working condition.
- It is parked in the handicap spot.
- **Kitchenettes:** Vista De Luna has 75 kitchenette units. The kitchenettes include a refrigerator, sink, garbage disposal, microwave, and an electric cooktop.
- **Cable TV & Wi-Fi:** The property is contracted with Cox for cable and internet service. Tenants can also request service with AT&T except it is not fiber optics. If there is ever an issue with service, we request the residents contact their provider.
- **Utilities:** Water/Trash/Sewer are sub-metered by RUBS, Electricity is metered to each unit and provided by Vitality Energy.
- **Storage Unit:** The property does not provide any common storage room for the residents. However, each unit does have a large closet with upper cabinets, which can be used for storage.

Policy and Procedures

- **Occupancy Limits for Each Unit Type:** The Property allocates occupancy limits for each unit type. For a studio, 2 persons per bed, no more than 2 beds in a studio.
- **Visitors:** Residents are responsible for informing visitors of the property's rules and policies. Guest(s) staying over 14 days cumulative or longer during any 12-month period, without the OWNER'S written consent, shall be considered a breach of agreement. RESIDENT shall pay additional rent at the rate of \$100.00 per month, for the period that each additional guest in excess of the tenants and pets listed on the lease.
- **Unit Lock-out:** Residents are responsible to contact a locksmith if they lost their keys after hours; residents are responsible for all fees.
- **Quiet Hours:** Residents are required to keep the noise level to a minimum between the hours of 10 pm – 8 am daily. The Property is contracted with a patrol service company that conducts site visits four times nightly. Residents are encouraged to contact the management during business hours for any disturbance matters.
- **Smoke Free:** Smoking is prohibited in units. There is a designated smoking area on the Southeast side of the property. Residents are responsible to inform visitors of property policies. Due to damages and cleanup caused by smoking in the unit, the resident will be required to forfeit the security deposit.
- **Garbage:** All residents are required to carry their trash and recycling from their

units to the garbage enclosure. Garbage or recycling must be placed inside the appropriate dumpster. For any large items, residents must contact the management to arrange for the removal. Remote trash cans are to be used for pet waste and mail trash and not household trash.

- **Solicit-Free Community:** The property prohibits soliciting, door-to-door selling or asking of money for any reason.
- **Neighbor Dispute:** Residents are encouraged to contact the management regarding any disputes amongst neighbors if the issue is not resolved amongst themselves.
- **Condition of Unit:** During the move in process, the resident(s) and management are required to conduct a move-in condition report.
- **Unit Inspection:** The property reserves the right to inspect any unit for preventative maintenance issues provided that a 24-hour notice to enter has been delivered.
- **Lost/Stolen Articles:** The property will not be held responsible for any loss of stolen articles. Residents are responsible to ensure that their unit door is locked before leaving.
- **Accident/Injury:** The property will not be responsible for accidents or injury to residents.

Leasing Office

- **Operating Hours:** 8:00 am to 5 pm daily; Manager is also available after hours as necessary.
- **After Hours Call Center:** For maintenance emergencies tenant can call 1-833-808-0077.
- **Manager Responsibility:** The primary responsibility of the manager is to utilize training, motivation, and example to ensure that the highest level of service is afforded to each resident. The manager manages the day-to-day operations of the property by overseeing the safety programs, marketing plans, property maintenance and security. The manager is responsible for representing the property's service commitment to residents. They handle all move in/ move out procedures, resident processing, telephone calls, and maintains ongoing communication with the maintenance staff.
- **Property Logs:** The manager is required to record incidents and occurrences at the Property. Written logs are used to report activity and parties involved location, date and time, and employee initials. Property logs are available for viewing by the city staff upon request.
- **Manager Acknowledgement:** Manager acknowledges that in the event of a change in manager or management company, the new manager will notify the city that they are aware, understand and will enforce this plan.

Resident Move-in / Move-out Procedures

Move-In Procedures

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

Move-Out Procedures

- Manager follows the Turnover Process Checklist to ensure all steps are followed from the time a notice to vacate is received to the time the new resident moves in.
- When a written notice to vacate is received by the manger, the manager prepares a confirmation letter which contains rent amount details for the final month, specifics for required inspections including civil code section 1950.5(b)(1)-(4) information, state law (AB 2521) information, resident move-out preparation form and a statement of current balances if applicable.
- Manager provides a copy of the confirmation letter to the resident and accepts the completed form from the resident. This form is uploaded to the management software program.
- Manager schedules an inspection within 7 days after receiving notice to begin the turnover process.
- Manager begins marketing the unit to prospective residents.

- Manager contacts the resident to schedule a pre-move out inspection as per civil code section 1950.5(b)(1)-(4), during which time the resident is informed of possible withholdings of their security deposit for any visible damages including the cleanliness of the unit.
- Final inspection is done when keys are surrendered to the manager. During this inspection, move-out condition photos are taken and the move-in/move-out condition inspection form is filled out and signed.
- Manager uploads the photos into the management software program.
- Unit Turnover process continues.
- Within 10 days of move out, the manager provides accounting with the finalized details of the security deposit holdings/charges.
- Accounting reconciles the account and provides the vacated residents with a statement of the breakdown of charges as well as any refund due if applicable.

Security and Safety

- **Patrol Service: Eagle Point Security (844)- 600-0400**

Name: Eagle Point Security

Contact: Matt Knittle

Eagle Point Security is a contracted vendor that provides the security services for the Property, including:

- Unarmed security patrols up to three visits conducted by 1 guard between the hours of 8 pm to 6 am of the following day.
- Patrol is defined as walking the property, ensuring that all doors and pool areas are secured, responding to resident telephone calls and other emergencies during patrol hours.
- An activity report that provides the patrol times and notes is delivered daily before 8:30 am.
- Providing a visible deterrent for property crimes and crime against the client, which include criminal mischief, making graffiti, larceny, burglary, criminal tampering, trespass, and criminal trespass, misapplication of property. The terms are limited to the property of the client, so long as the property is located within the geographical area.
- Upon an alarm of fire, the security officer shall respond to the building or area of concern and contact the fire department immediately. The officer's knowledge of the buildings, fire alarm panel locations and key systems are pertinent for ensuring a quick response to a potential situation. Upon investigation, the Security Officer can then cancel or continue response from Fire Department. Other primary functions of the Security Officer during an alarm of.

- **Fire Protocol:**

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

- **Incident Protocol:**

- An incident should be filled out by the property manager immediately when an incident occurs.
- If it is an employee incident a copy should be sent to Ashley Teyechea immediately.
- If the incident involves a unit a copy of the incident report should be uploaded in the tenants AppFolio profile.
- If the incident is property specific a copy of the report should be attached to the property under attachments.

- **Security Cameras:** There are a total of 7 cameras installed throughout the property. The monitor is installed in the leasing office area to enable staff members to always view the recording.

- **Locks:** All units are equipped with a stout door along with a deadbolt to provide a safe and secure environment for residents; however, none of the doors have the capability to automatically close itself. In the case a resident becomes locked out, the resident will need to notify the manager and pay a lock fee \$10.00 to replace lost key.

- **Windows:** All windows are equipped with a lock. Damages to the windows caused by resident will be charged a damaged fee for replacement and labor.

- **Fire Detectors:** Each unit has a battery-operated fire detector. Fire detectors are replaced at each turnover and tested on our annual inspections.

- **Crime Incident:** Identify the situation and Call 911. Contact the on-call property supervisor. Assist emergency services with location and details of the incident. Complete and send the incident report to the supervisor, then upload it to the management software program. Follow up with authorities, log additional

information and notify supervisor. Follow instructions for serving applicable notices to residents.

Leasing Procedures

- Manager follows the Application Processing Checklist to ensure all Fair Housing practices are followed, information is properly entered into the management software program and all required documents are prepared.
- Manager begins marketing the unit when availability and rent ready date is known.
- Prospect contact information is entered into management software program according to Fair Housing practices and appointments are scheduled accordingly.
- Tours of the property and available units are conducted during business hours by appointment.
- Interested prospects provide completed application packets and income verification documentation according to the Rental Policy Statement.
- Fee for processing credit screening is collected, or paid online, and receipt is given to the prospect.
- Prospects fill out an application online at Borbaproperty.com. Property manager than screens the applicant once documentation has been provided online and application fee has been paid.
- Prospect is notified and if accepted, a security deposit and an offer to rent are placed in person with certified funds only.
- Prospect receives a lease online through their tenant portal and all documentation is collected in the management software program. A physical copy of the lease can be signed rather than a digital if requested.
- Manager follows all the steps of the Application Processing Checklist through the Move-In procedure.

Resident Selection Criteria and Privacy Policy

- The Rental Matrix was established to ensure that all applicants receive equal consideration in determining their eligibility to rent in the community.
- Each adult (18 years or older) must fill out an individual application packet, provide proof of income documentation, and must present a government issued photo identification.
- Each applicant must have a good credit rating established which will be verified through AppFolio. The lease decision is based upon a combined lease score of all applicants.
- Applicants' employment and/or other source of income must be verifiable: these include recent paycheck stubs, bank statements, government payments, proof of retirement income, certified offer of employment and award letters.

- Rental references are verified: Failure to pay rent on time, failure to give a full 30-day notice, any evictions on applicant's record shall be cause for rejection of the application.
- Criminal convictions for manufacturing and/or distribution of illegal controlled substances will disqualify the applicant.
- If the prospect is rejected by AppFolio, they will be contacted and informed of the decision. Property manager also sends out an adverse action letter to the prospect.
- All documentation is stored in the AppFolio Property Management

Property Maintenance

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

Maintenance Request for Repair Process

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

Contact List

FOR EMERGENCY – POLICE, AMBULANCE, & FIRE

DIAL 911

Safety and Security

EAGLE'S POINT (SECURITY)	844-600-0400
EL CAJON POLICE (NON-ER)	619-579-3311
POISON CONTROL	800-222-1222
CHILD PROTECTIVE SERVICES	800-344-6000
ADULT PROTECTIVE SERVICES	800-510-2020
ANIMAL CONTROL	619-441-1580

Maintenance

MAINTENANCE EMERGENCY LINE	833-808-0077
POOL – LOLLAPOOLOOZA POOLS	760-721-2904
ATC PLUMBING	619-571-1245
WESTERN TOWING	619-297-8697
PRO LOCKSMITH	619-892-7269
DOUG'S BUGS	619-787-2456
WHITE HORSE ELECTRICAL	619-721-4631

Property Management Company

VISTA INTERNATIONAL INC	833-808-0077
LEASING OFFICE	619-873-0446
ASHLEY TEYECHEA (SUPERVISOR)	951-551-9597
ASHLEY@VISTAINTERNATIONAL.ORG	
SABRINA ORTIZ (ASSISTANT PROPERTY SUPERVISOR)	619-392-7135

Manager's Acknowledgement

Manager's Name: _____

Contact Information: _____

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

Manager's Signature: _____

Date: _____



NORTH ELEVATION

VISTA DE LUNA SRO PROJECT

588 N. MOLLISON AVE.
EL CAJON, CA

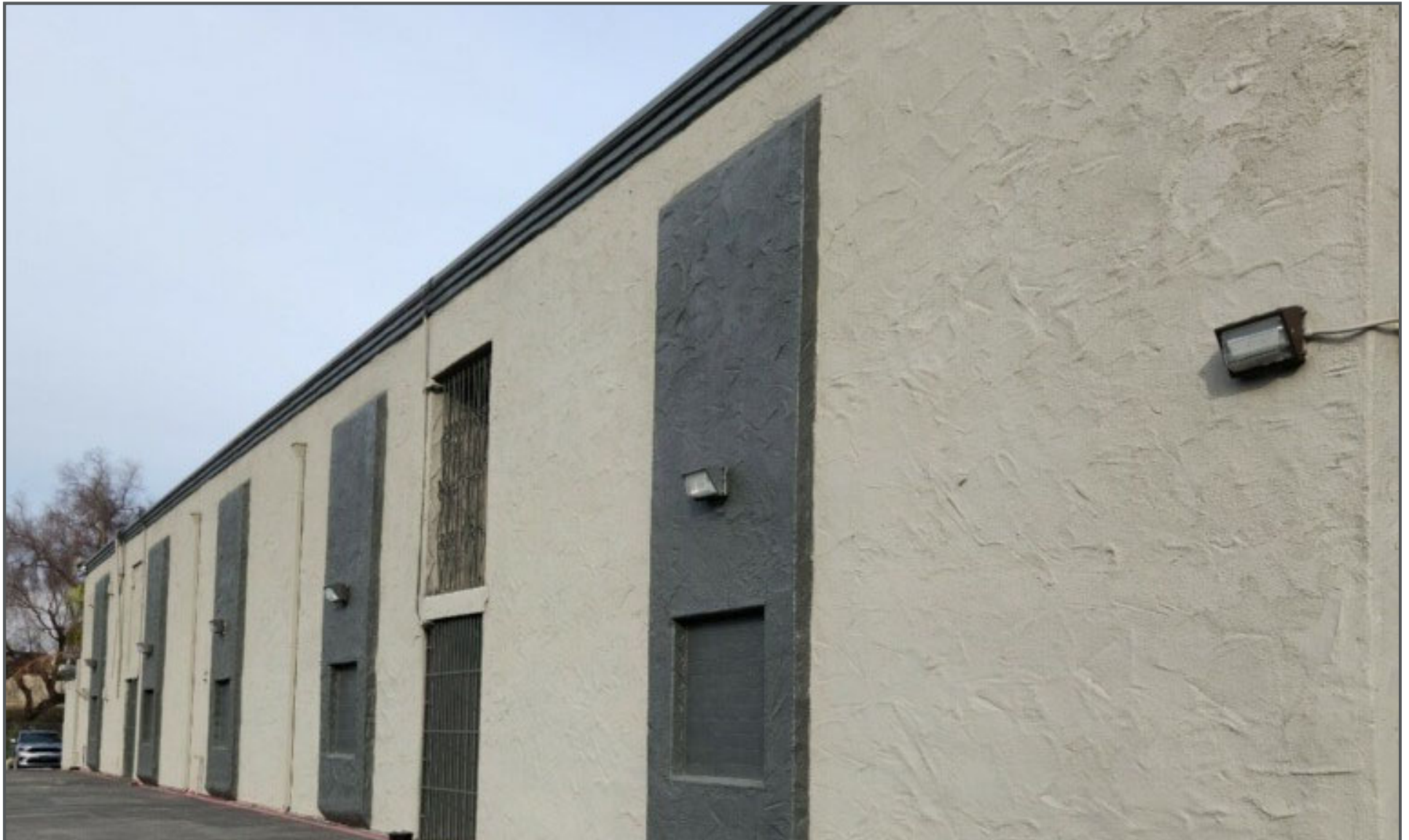




EAST ELEVATION

VISTA DE LUNA SRO PROJECT

**588 N. MOLLISON AVE.
EL CAJON, CA**





SOUTH ELEVATION

VISTA DE LUNA SRO PROJECT

**588 N. MOLLISON AVE.
EL CAJON, CA**





WEST ELEVATION

VISTA DE LUNA SRO PROJECT

588 N. MOLLISON AVE.
EL CAJON, CA





EXISTING PLANTERS

VISTA DE LUNA SRO PROJECT

588 N. MOLLISON AVE.
EL CAJON, CA

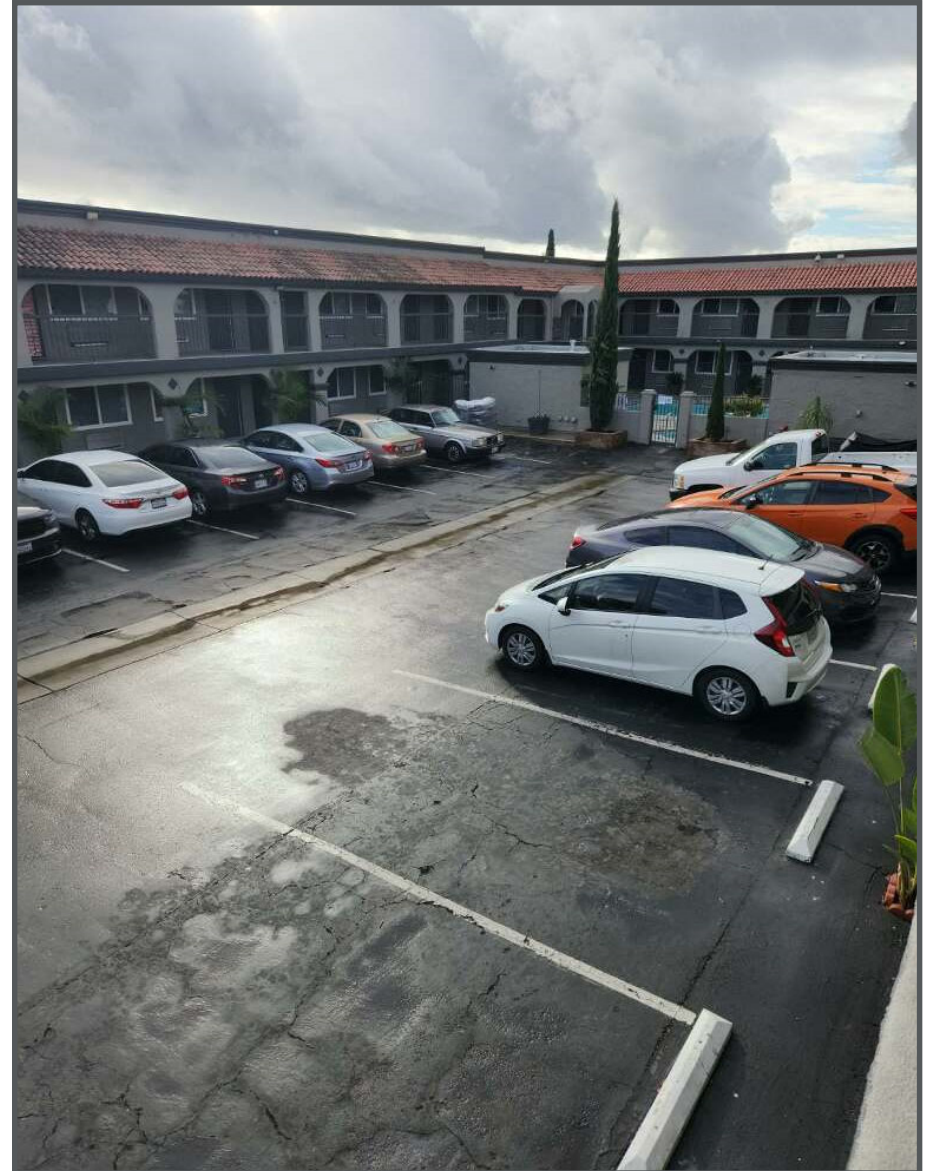
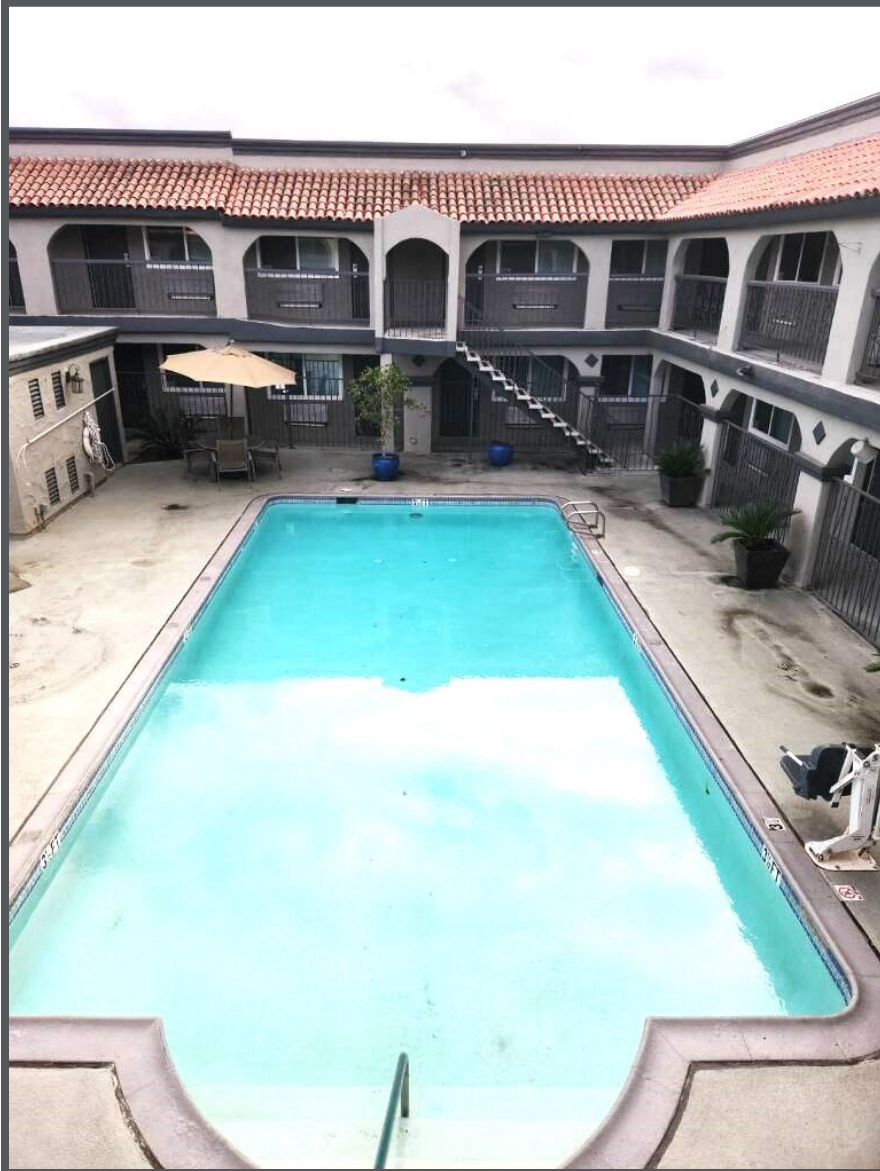




POOL AND FUTURE RECREATION AREA

VISTA DE LUNA SRO PROJECT

588 N. MOLLISON AVE.
EL CAJON, CA





KIRK MOELLER ARCHITECTS, INC.
2888 LOKER AVE. EAST, STE 220
CARLSBAD, CA 92010
KIRK@KMARCHITECTSINC.COM
760-614-8128

ALL IDEAS, DESIGNS AND DIRECTION INDICATED WITHIN THESE DRAWINGS ARE THE PROPERTY OF KIRK MOELLER ARCHITECTS, INC. AND ARE INTENDED TO BE ASSOCIATED WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF KIRK MOELLER ARCHITECTS, INC. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



VISTA DE LUNA SRO
588 N. MOLLISON AVE
EL CAJON, CALIFORNIA

Date:	3-30-22
Project:	VISTA DE LUNA SRO
File:	A0.1
Revisions:	
PLAN CHECK #1 10-20-2022	
PLAN CHECK #2 12-23-2022	

Sheet Title:
COVER SHEET

Sheet Number:

A0.1

VISTA DE LUNA SINGLE ROOM OCCUPANCY (SRO)

588 N. MOLLISON AVENUE
EL CAJON, CA

<p>VICINITY MAP</p>	<p>CODES</p> <p>2019 CALIFORNIA RESIDENTIAL CODE</p> <p>2019 CALIFORNIA BUILDING CODE</p> <p>2019 CALIFORNIA FIRE CODE</p> <p>2019 CALIFORNIA PLUMBING CODE</p> <p>2019 CALIFORNIA MECHANICAL CODE</p> <p>2019 CALIFORNIA ELECTRICAL CODE</p> <p>2019 CALIFORNIA ENERGY CODE</p> <p>2019 CALIFORNIA EXISTING BUILDING CODE</p> <p>2019 CALIFORNIA GREEN BUILDING STANDARDS CODE</p>	<p>PROJECT INFORMATION</p> <p>ASSESSORS PARCEL NUMBER: 483-380-40-00</p> <p>ADDRESS: 588 N. MOLLISON AVE EL CAJON, CA 92021</p> <p>GROSS LOT AREA: 65,722 S.F. / 1.51 AC.</p> <p>BUILDING / LOT COVERAGE: 16,147 S.F. / 65,722 S.F. = 24.6%</p> <p>COMMON/RECREATION AREA: 4,838 S.F. / 65,722 S.F. = 7.4%</p> <p>LANDSCAPE AREA: 2,376 S.F. / 65,722 S.F. = 3.6%</p> <p>TYPE OF CONSTRUCTION: V-B</p> <p>OCCUPANCY: R-2</p> <p>PROPOSED USE: SINGLE ROOM OCCUPANCY</p> <p>FIRE SPRINKLERS: NOT DETERMINED</p> <p>FIRE ALARM: NOT DETERMINED</p> <p>STORIES: 2</p> <p>BUILDING AREAS (EXISTING):</p> <p>BUILDING - 75 UNITS TOTAL 32,142 S.F.</p> <p>LEVEL 1 - 36 UNITS 16,147 S.F.</p> <p>LEVEL 2 - 39 UNITS 15,995 S.F.</p> <p>EXISTING PARKING</p> <p>STANDARD STALL: 75 SP.</p> <p>SHARED STALLS W/ NEIGHBORING PROPERTY PER JOINT USE PARKING AGREEMENT: (DOC 2001-0313948) 10 SP.</p> <p>ADA STALL: 6 SP.</p> <p>TOTAL: 91 SP.</p> <p>PER CBC 1109A.3, ACCESSIBLE PARKING STALLS SHALL BE 2% OF STANDARD STALLS</p> <p>78 STALLS REQUIRED PARKING (1 PER UNIT AND 1 PER 300 SF OF AREA DEVOTED TO OFFICE AND SHARED LOUNGE) TABLE CMC 17.165.190 COMMERCIAL ZONE PARKING REQUIREMENTS</p> <p>PROPOSED BICYCLE RACKS: 2 RACKS</p> <p>NEW STALLS: 12 SP.</p>	<p>PROJECT DIRECTORY</p> <p>OWNER: VISTA INTERNATIONAL, INC. SIGNATORY: DOMINICK VELIKO SHAPKO CONTACT: SCOTT TULAK 380 DRY CREEK ROAD MONTEREY, CA 93940 T: 619-756-5858 scott@vistagroup.ca</p> <p>CIVIL: HOWES, WEILER, LANDY - PLANNING & ENGINEERING CONTACT: SALLY SCHIFMAN 2888 LOKER AVENUE EAST, SUITE 217 CARLSBAD, CA 92010 T: 760-929-2288 sschifman@hwl-pe.com</p> <p>ARCHITECT: KIRK MOELLER ARCHITECTS, INC. CONTACT: KIRK MOELLER 2888 LOKER AVENUE EAST, SUITE 220 CARLSBAD, CA 92010 T: 760-803-8006 kirk@kmarchitectsinc.com</p>	<p>SHEET INDEX</p> <p>ARCHITECTURAL</p> <p>A0.1 COVER SHEET</p> <p>A1.1 SITE PLAN</p> <p>A2.1 BUILDING A LEVEL 1 FLOOR PLAN</p> <p>A2.2 BUILDING A LEVEL 2 FLOOR PLAN</p> <p>A3.1 EXTERIOR ELEVATIONS</p> <p>A3.2 EXTERIOR ELEVATIONS</p> <p>A3.3 COLORED ELEVATIONS - SITE PHOTOGRAPHS</p> <p>A5.1 UNIT TYPE PROFILES</p> <p>C1.0 TOPOGRAPHIC SURVEY</p>																												
<p>REGIONAL MAP</p>	<p>UNIT TYPE SCHEDULE</p> <table><tr><th>UNIT TYPES</th><th>QUANTITY</th><th>NET SQUARE FOOTAGE</th></tr><tr><td>1</td><td>1</td><td>+/- 361 SF</td></tr><tr><td>2</td><td>68</td><td>+/- 356 SF</td></tr><tr><td>3 - CONVERTED UNIT</td><td>1</td><td>+/- 351 SF</td></tr><tr><td>4 - CONVERTED UNIT</td><td>1</td><td>+/- 356 SF</td></tr><tr><td>5 - CONVERTED UNIT</td><td>1</td><td>+/- 358 SF</td></tr><tr><td>6</td><td>1</td><td>+/- 356 SF</td></tr><tr><td>7 - CONVERTED UNIT</td><td>1</td><td>+/- 424 SF</td></tr><tr><td>MANAGER'S APARTMENT</td><td>1</td><td>+/- 457 SF</td></tr></table>	UNIT TYPES	QUANTITY	NET SQUARE FOOTAGE	1	1	+/- 361 SF	2	68	+/- 356 SF	3 - CONVERTED UNIT	1	+/- 351 SF	4 - CONVERTED UNIT	1	+/- 356 SF	5 - CONVERTED UNIT	1	+/- 358 SF	6	1	+/- 356 SF	7 - CONVERTED UNIT	1	+/- 424 SF	MANAGER'S APARTMENT	1	+/- 457 SF			<p>SUMMARY OF PROJECT DESCRIPTION</p> <p>EXISTING HOTEL TO BE REPURPOSED TO SINGLE ROOM OCCUPANCY (SRO) FACILITY. EXISTING BUILDINGS AND PROPERTY TO REMAIN. NEW PROPOSED COUNTERTOPS AND ACCESSORIES TO BE ADDED TO EXISTING ROOMS PER FLOOR PLANS, +/- 11 SF PER UNIT. EXISTING LOBBY AND RECEPTION AREA TO REMAIN.</p> <p>NOTE: NO MECHANICAL, PLUMBING, ELECTRICAL, OR GRADING IS PROPOSED TO THIS PROJECT.</p>	<p>LEGAL DESCRIPTION</p> <p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:</p> <p>PARCEL A: PARCEL 1 OF PARCEL MAP NO. 7956, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO OCTOBER 19, 1978.</p> <p>PARCEL B-1: A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITY, VEHICULAR AND PEDESTRIAN PEDESTRIAN TRAFFIC AND FOR PARKING PURPOSES OVER, UNDER, ACROSS, AND THROUGH THAT PORTION OF PARCEL NO. 2 OF SAID PARCEL MAP NO. 7956, DESCRIBED AS FOLLOWS: FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL NO. 2; THENCE ALONG A PORTION OF THE SOUTH LINE OF SAID PARCEL NO. 2, SOUTH 88° 57' 13" WEST, 150.00 FEET; THENCE ALONG THE EAST LINE OF SAID PARCEL NO. 2, SOUTH 01° 03' 17" EAST, 14.00 FEET; THENCE SOUTH 88° 57' 13" WEST 26.00 FEET, MORE OR LESS, TO A LINE EASTERLY OF, PARALLEL WITH, AND MEASURED 29.00 FEET AT RIGHT ANGLE TO THE WEST LINE OF SAID PARCEL NO. 2; THENCE ALONG SAID LINE SOUTH 01° 02' 47" EAST, 125.00 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID PARCEL NO. 2; THENCE SOUTH 88° 57' 13" WEST, 29.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL NO. 2; THENCE ALONG THE WESTERLY LINE THE WESTERLY LINE OF SAID PARCEL NO. 2 THE FOLLOWING (3) COURSES AND DISTANCES: NORTH 01° 02' 47" WEST, DISTANCES, NORTH 01° 02' 47" WEST, 47" WEST, 211.80 FEET, SOUTH 88° 57' 35" WEST 144.89 FEET AND NORTH 01° 02' 25" WEST 33.00 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL NO. 2; THENCE ALONG THE NORTH LINE OF PARCEL NO. 2; THENCE ALONG THE NORTH LINE OF SAID PARCEL NO. 2, NORTH 88 DEG. 57' 35" EAST 173.00 FEET MORE OR LESS TO A LINE 35° EAST 173.00 FEET MORE OR LESS TO A LINE EASTERLY OF PARALLEL WITH, AND MEASURED 29.00 FEET AT RIGHT ANGLES TO THE LINE MEASURED 29.00 FEET AT RIGHT ANGLES TO THE LINE RECITED ABOVE AS HAVING A BEARING OF NORTH 01° 02' 47" WEST; THENCE ALONG SAID BEARING OF NORTH 01° 02' 47" WEST; THENCE ALONG SAID LINE SOUTH 01° 02' 47" EAST 150.00 FEET MORE OR LESS TO A LINE NORTHERLY OF, PARALLEL WITH, AND MEASURED 10.20 FEET AT RIGHT ANGLE TO THAT PORTION OF THE SOUTH LINE OF SAID PARCEL NO. 2, SHOWN ON SAID PARCEL MAP NO. 7956 AS HAVING A BEARING AND DISTANCE OF NORTH 88° 57' 13" EAST, 150.00 FEET; THENCE ALONG SAID LINE NORTH 88 DEG. 57' 13" EAST, 73.00 FEET; THENCE NORTH 01° 02' 47" WEST 5.00 FEET; THENCE NORTH EAST, 73.00 FEET; THENCE NORTH 01° 02' 47" WEST 5.00 FEET; THENCE NORTH 88° 57' 13" EAST 104.00 FEET, MORE OR LESS, TO THE EAST LINE OF SAID PARCEL 13" EAST 104.00 FEET, MORE OR LESS, TO THE EAST LINE OF SAID PARCEL, EAST 104.00 FEET, MORE OR LESS, TO THE EAST LINE OF SAID PARCEL NO. 2; THENCE SOUTH 01° 03' 17" EAST 15.20 FEET MORE OR LESS, TO THE POINT OF SOUTH 01° 03' 17" EAST 15.20 FEET MORE OR LESS, TO THE POINT OF BEGINNING.</p> <p>PARCEL B-2: AN EASEMENT FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER, ALONG AND ACROSS THE NORTHERLY 14.00 FEET OF THE WESTERLY 150.00 FEET OF THE EASTERLY 152.00 FEET OF THE SOUTHERLY 125.00 FEET OF LOT 19 OF SUBDIVISION NO. 1 OF CHASE RANCHO, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1327, FILED IN THE OFFICE OF THE COUNTY OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 4, 1911.</p>
UNIT TYPES	QUANTITY	NET SQUARE FOOTAGE																														
1	1	+/- 361 SF																														
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7 - CONVERTED UNIT	1	+/- 424 SF																														
MANAGER'S APARTMENT	1	+/- 457 SF																														
<p>DEFERRED SUBMITTALS</p> <p>- N/A</p> <p>SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. (SECTION 107.3.4.1)</p>	<p>TOTAL UNITS</p> <p>74 + 1 MANAGER'S APARTMENT = 75</p>																															



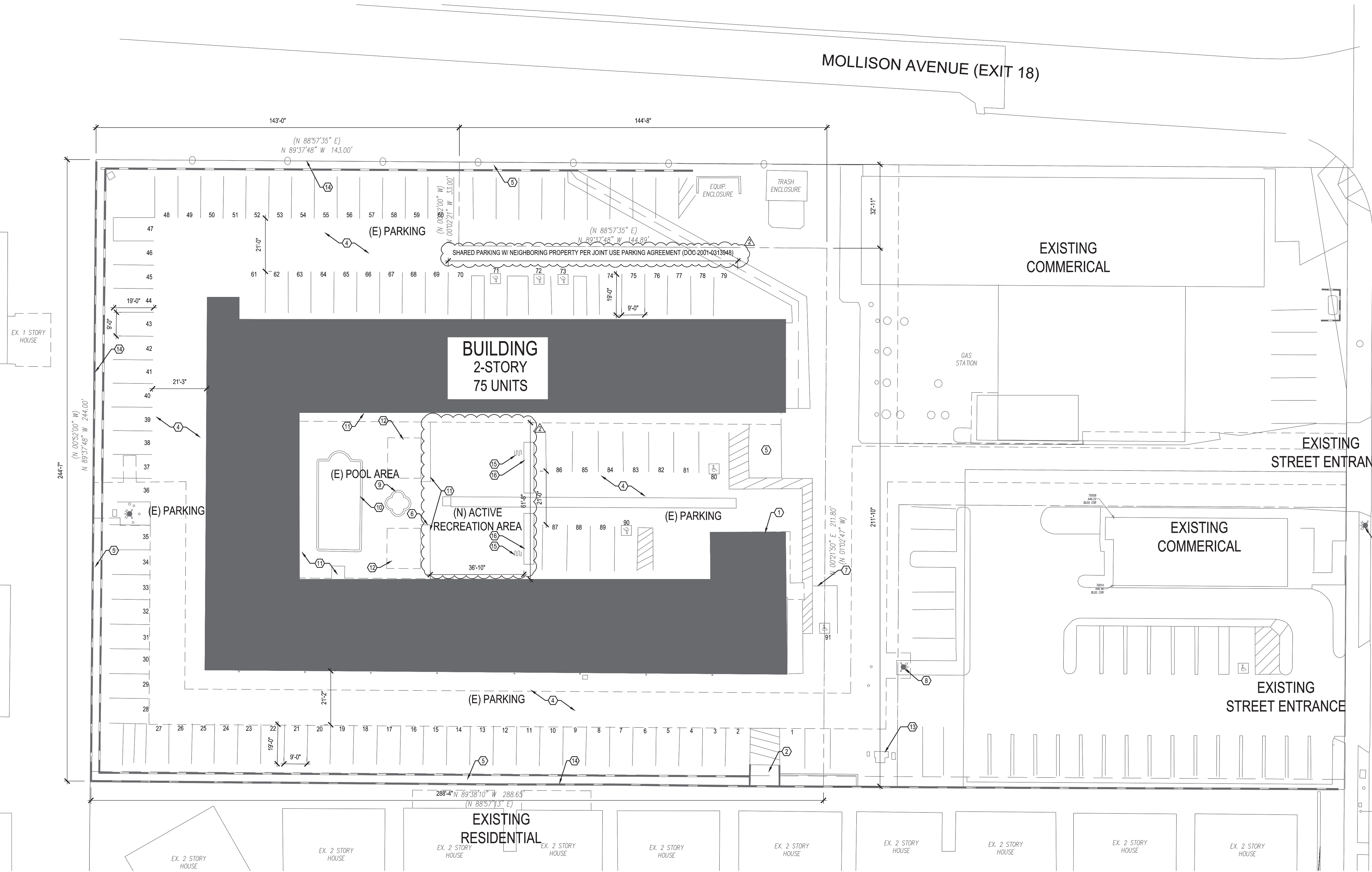
VISTA DE LUNA SRO
588 N. MOLLISON AVE
EL CAJON, CALIFORNIA

Date:	3-30-2021
Project:	VISTA DE LUNA SRC
File:	A1.
Revisions:	
1	PLAN CHECK #1 10-20-2021
2	PLAN CHECK #2 12-23-2021

Sheet Title:
SITE PLAN

Sheet Number: 1

A1.1



SITE PLAN



Exhibit	P.C.	Date	C.C.	Date	CITY OF EL CAJON
					SPECIFIC PLAN NO. _____
					Planning Commission Date _____ _____ City Council Date _____ _____
					ORDINANCE No. _____

LEGEND

PROPERTY LINES	
FENCE	
ELECTRICAL TRANSFORMER:	
FIRE HYDRANT:	
ACCESSIBLE PARKING STALLS (9'W X 18'L) W/ WHEEL STOP. VAN-ACCESSIBLE STALLS ARE 12' WIDE.	

KEYNOTES



- 1 EXISTING PORT COCHERE TO REMAIN
- 2 EXISTING TRASH ENCLOSURE TO REMAIN
- 3 NOT USED
- 4 EXISTING ASPHALT PAVING PARKING LOT, TYP.
- 5 EXISTING SITE LANDSCAPE TO REMAIN
- 6 EXISTING POOL ENTRANCE WITH GATE
- 7 EXISTING ADA PARKING SIGN
- 8 EXISTING FIRE HYDRANT
- 9 EXISTING JACUZZI
- 10 EXISTING POOL
- 11 EXISTING FENCE SURROUNDING POOL AREA
- 12 EXISTING POOL EQUIPMENT
- 13 EXISTING ELECTRICAL TRANSFORMER
- 14 EXISTING RETAINING WALL AND FENCE, SEE CIVIL PLANS FOR HEIGHT AND MATERIAL
- 15 NEW BICYCLE RACKS (6 SPACES PER RACK)
- 16 NEW PLANTER BOXES TO MATCH EXISTING PLANTERS / SITE LANDSCAPING. SEE



ALL IDEAS, DESIGNS AND DIRECTION INDICATED WITHIN THESE DRAWINGS ARE THE PROPERTY OF KIRK MOELLER ARCHITECTS, INC. AND ARE INTENDED TO BE ASSOCIATED WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF KIRK MOELLER ARCHITECTS, INC. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



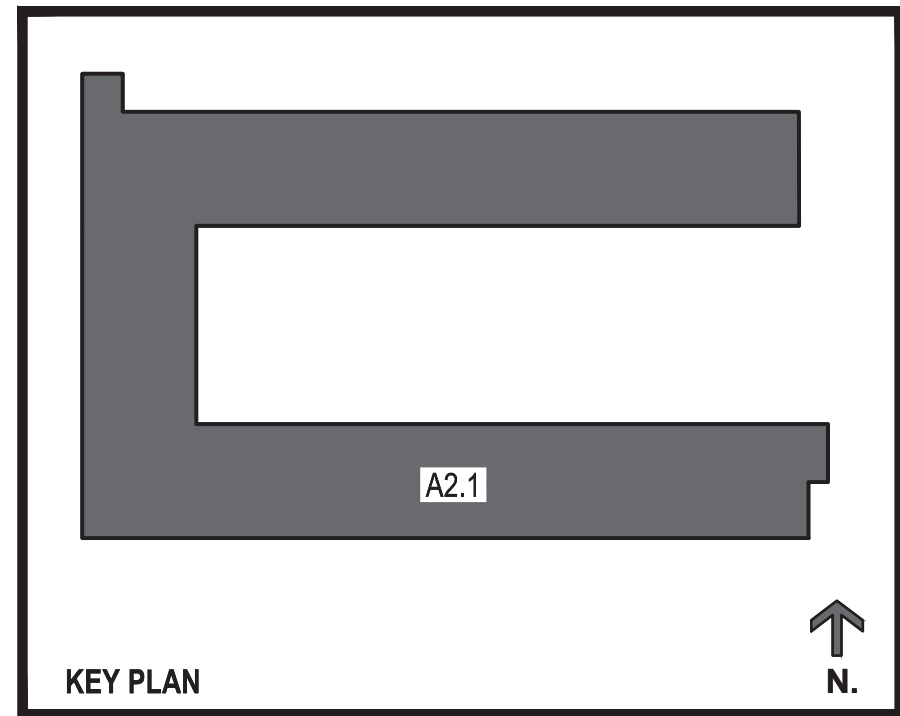
VISTA DE LUNA SRO
588 N. MOLLISON AVE
EL CAJON, CALIFORNIA

Date:	3-30-22
Project:	VISTA DE LUNA SRO
File:	A2.1
Revisions:	
	PLAN CHECK #1 10-20-2022
	PLAN CHECK #2 12-23-2022

Sheet Title:
**LEVEL 1
FLOOR PLAN**

Sheet Number:

A2.1



GENERAL NOTES

1. WHEN SERVING MORE THAN 19 SPRINKLER HEADS, AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, NON PROPRIETARY OR REMOTE. STATION SERVICE, OR SHALL BE PROVIDED WITH A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.
2. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN THE CBC
3. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CELINGS SHALL BE PROTECTED AS REQUIRED IN THE CBC.
4. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
5. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENINGS FOR EMERGENCY ESCAPE GRADE LEVEL OPENINGS SHALL BE 5 SQUARE FEET. (CFC 1030.2)
6. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. (CFC 1030.3)
7. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE FOLLOWING DIMENSIONS: THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. (CFC 1030.2)
8. FOR ADDITIONAL INFORMATION ON DOORS & WINDOWS, SEE DOOR & WINDOW NOTES ON SHEET A5.1 AND A5.2.
9. PORTABLE FIRE EXTINGUISHERS WILL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH SECTION 906.
10. FIRE RISER LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
11. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
12. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
13. PENETRATIONS OF FIRE-RESISTIVE WALLS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECTION R302.4.
14. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 903.1.1.
15. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE FOUNDATION, GRIDLINE, OR FACE OF WALL FRAMING U.N.O.
16. ALL WALL FINISHES TO MATCH ADJACENT PER OWNER.
17. USABLE SPACE UNDER STAIRS TO RECEIVE 1/2" MINIMUM DRYNESS PER CBC R302.7.
18. ELECTRICAL BOXES IN FIRE RATED WALLS SHALL BE STEEL OR LISTED FIRE RATED EQUAL AND THE ANNULAR SPACE BETWEEN THE MEMBERS AND BOX SHALL NOT EXCEED 1/8".
19. ALL UNITS TO BE ASSESSED FOR NEEDED UPGRADES AS IDENTIFIED IN KEYNOTES LISTED BELOW.
20. NO PERMANENT PROVISIONS FOR FOOD PREPARATION AND COOKING WILL BE PROVIDED.

FIRE NOTES

1. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19.
2. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.
3. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33, INCLUDING CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
4. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE PREMISES. IDENTIFICATION SHALL BE IN ACCORDANCE WITH CFC SECTION 3315.1.
5. WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CIRC TABLE 803.11 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY.
6. DUMPSTERS AND TRASH CONTAINERS EXCEEDING 15 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF STRUCTURES. LESS PROTECTED BY AN APPROVED FIRE-RESISTANT SYSTEM OR LOCATED IN A TYPE I OR IA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3.
7. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND TELEPHONE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.
8. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY AND CFC 308.
9. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.

UNIT WALL SEPARATION NOTE

1. CONTRACTOR TO VERIFY THAT ALL EXISTING UNIT SEPARATION WALLS COMPLY W/ CURRENT BUILDING CODE AND ICC REPORTS FOR RESIDENTIAL SEPARATION WALLS
2. THE SEPARATION WALLS SHALL HAVE A MINIMUM RATING OF 1 HOUR AT WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING.
3. SEPARATION WALLS SHALL ALSO CONTAIN A MINIMUM STC RATING OF 50.

UNIT FLOOR / CEILING SEPARATION NOTE


1. CONTRACTOR TO VERIFY THAT ALL EXISTING UNIT SEPARATION FLOORS/CEILINGS COMPLY W/ CURRENT BUILDING CODE AND ICC REPORTS FOR RESIDENTIAL SEPARATION FLOORS/CEILINGS.
2. THE SEPARATION WALLS SHALL HAVE A MINIMUM RATING OF 1 HOUR AT FLOORS/CEILINGS SEPARATING DWELLING UNITS IN THE SAME BUILDING.
3. SEPARATION FLOORS/CEILINGS SHALL ALSO CONTAIN A MINIMUM STC RATING OF 50.

WALL LEGEND

EXISTING 2X4 INTERIOR/ EXTERIOR WALL

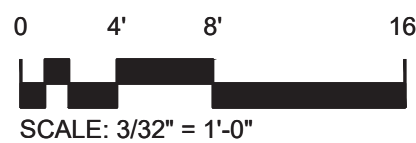
NEW 2X4 INTERIOR/ EXTERIOR WALL

KEYNOTES

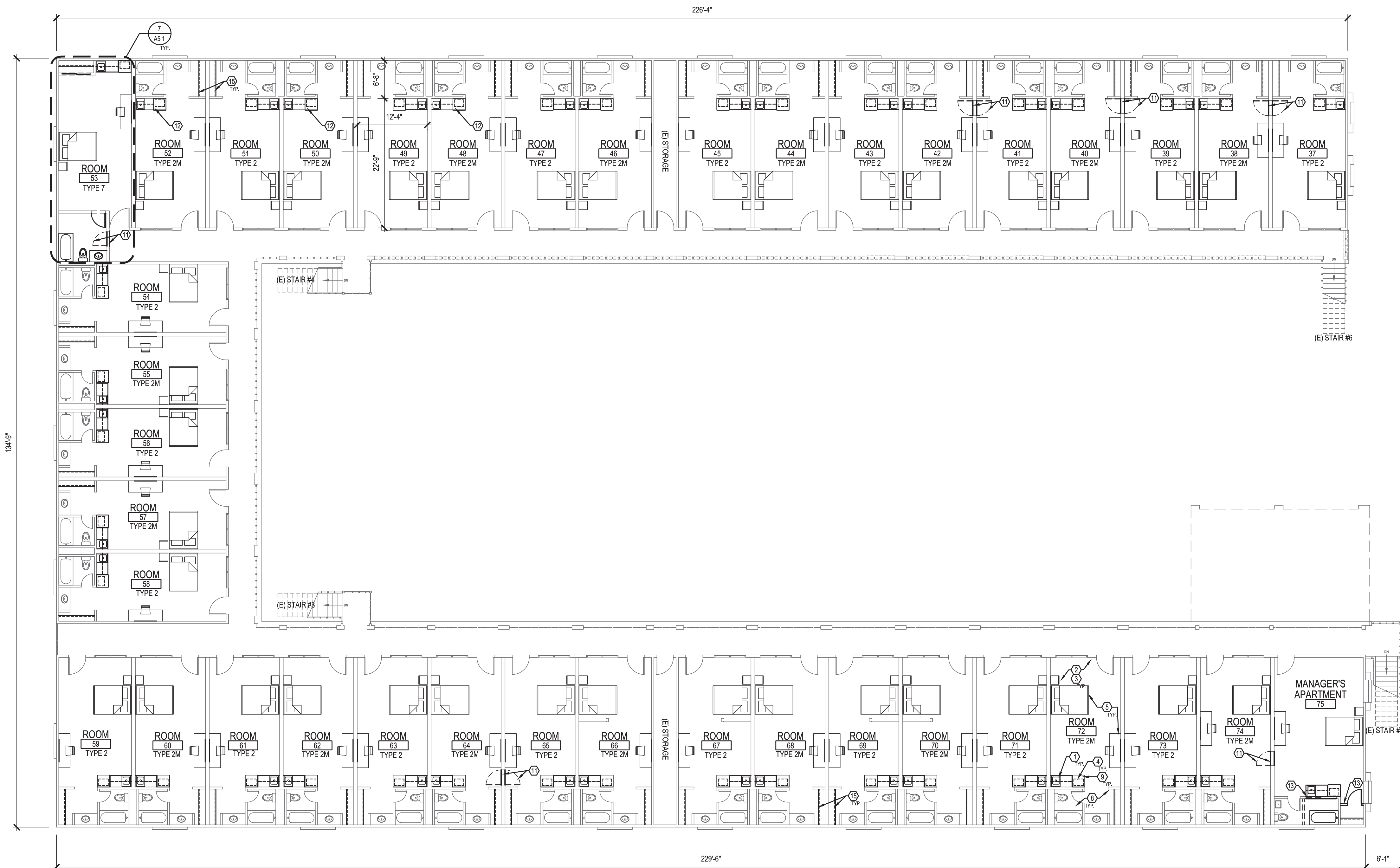
- ① NEW COUNTERTOP, SINK AND MILLWORK TO BE ADDED, AS NEEDED
- ② NEW CARPET / FLOORING TO REPLACE EXISTING, AS NEEDED
- ③ NEW PAINT, COLOR APPROVED BY CLIENT
- ④ NEW MICROWAVE ON UPPER SHELF, AS NEEDED
- ⑤ NEW FURNITURE, AS NEEDED
- ⑥ EXISTING BALCONY TO ACCESS ROOMS
- ⑦ EXISTING STAIRS TO REMAIN, REPAIR AND REFINISH AS NEEDED
- ⑧ EXISTING FIXTURES AND FINISHES TO REMAIN, REPLACE AS NEEDED
- ⑨ NEW MINI REFRIGERATOR, AS NEEDED
- ⑩ EXISTING WALL AND WINDOW TO BE REMOVED
- ⑪ EXISTING DOOR TO BE REMOVED AND IN-FILLED BY NEW INTERIOR WALL
- ⑫ EXISTING MILLWORK TO BE REPAIRED OR REPLACED
- ⑬ NEW INTERIOR WALL TO BE ADDED
- ⑭ NEW BATHROOM TOILET, BATHTUB, SINK, COUNTERTOP AND MILLWORK TO BE ADDED
- ⑮ NEW CLOSET 

LEVEL 1 FLOOR PLAN

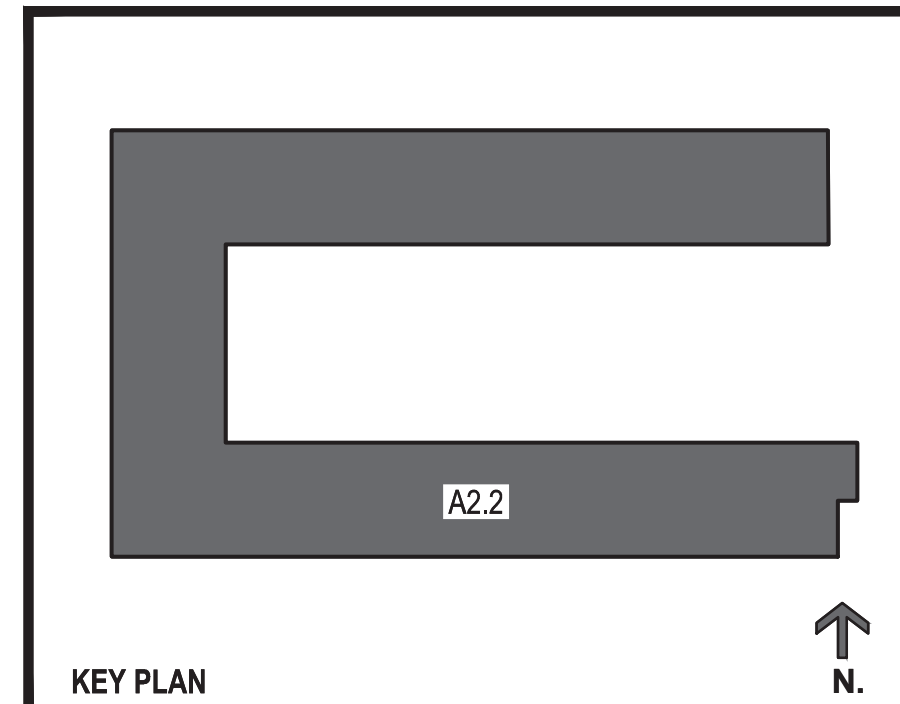
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KEY PLAN



1 LEVEL 2 FLOOR PLAN



GENERAL NOTES

- WHEN SERVING MORE THAN 19 SPRINKLER HEADS, AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, NON PROPRIETARY OR REMOTE, STATION SERVICE, OR SHALL BE PROVIDED WITH A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.
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- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING FOR EMERGENCY ESCAPE GRADE LEVEL OPENINGS SHALL BE 5 SQUARE FEET. (CFC 1030.2)
- EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. (CFC 1030.3)
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE FOLLOWING DIMENSIONS: THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. (CFC 1030.2)
- FOR ADDITIONAL INFORMATION ON DOORS & WINDOWS, SEE DOOR & WINDOW NOTES ON SHEET A5.1 AND A5.2.
- PORTABLE FIRE EXTINGUISHERS WILL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH SECTION 906.
- FIRE RISER LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
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- WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.11 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY.
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
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UNIT WALL SEPARATION NOTE

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- SEPARATION WALLS SHALL ALSO CONTAIN A MINIMUM STC RATING OF 50.

UNIT FLOOR / CEILING SEPARATION NOTE

- CONTRACTOR TO VERIFY THAT ALL EXISTING UNIT SEPARATION FLOORS/CEILINGS COMPLY W/ CURRENT BUILDING CODE AND ICC REPORTS FOR RESIDENTIAL SEPARATION FLOORS/CEILINGS.
- THE SEPARATION WALLS SHALL HAVE A MINIMUM RATING OF 1 HOUR AT FLOORS/CEILINGS SEPARATING DWELLING UNITS IN THE SAME BUILDING.
- SEPARATION FLOORS/CEILINGS SHALL ALSO CONTAIN A MINIMUM STC RATING OF 50.

WALL LEGEND

- EXISTING 2X4 INTERIOR/ EXTERIOR WALL
- NEW 2X4 INTERIOR/ EXTERIOR WALL

KEYNOTES

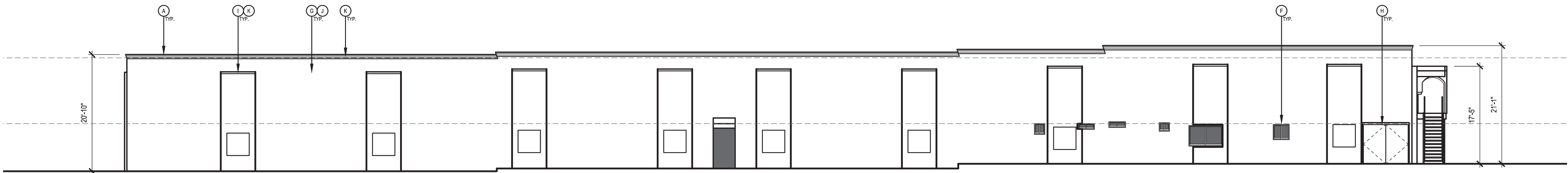
- NEW COUNTERTOP, SINK AND MILLWORK TO BE ADDED, AS NEEDED
- NEW CARPET / FLOORING TO REPLACE EXISTING, AS NEEDED
- NEW PAINT, COLOR APPROVED BY CLIENT
- NEW MICROWAVE ON UPPER SHELF, AS NEEDED
- NEW FURNITURE, AS NEEDED
- EXISTING BALCONY TO ACCESS ROOMS
- EXISTING STAIRS TO REMAIN, REPAIR AND REFINISH AS NEEDED
- EXISTING FIXTURES AND FINISHES TO REMAIN, REPLACE AS NEEDED
- NEW MINI REFRIGERATOR, AS NEEDED
- EXISTING WALL AND WINDOW TO BE REMOVED
- EXISTING DOOR TO BE REMOVED AND IN-FILLED BY NEW INTERIOR WALL
- EXISTING MILLWORK TO BE REPAIRED OR REPLACED
- NEW INTERIOR WALL TO BE ADDED
- NEW BATHROOM TOILET, BATHTUB, SINK, COUNTERTOP AND MILLWORK TO BE ADDED
- NEW CLOSET

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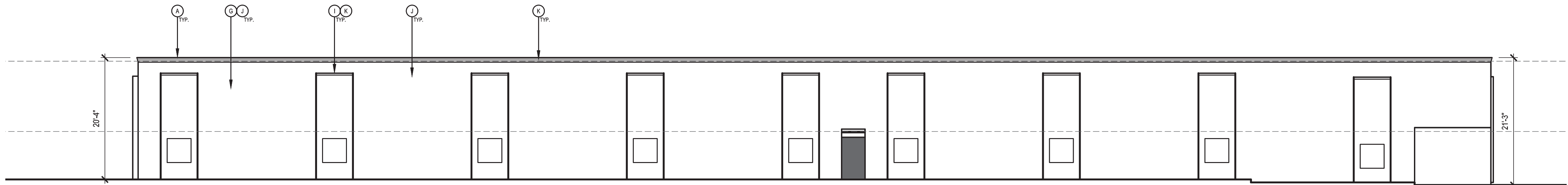
Date: 3-30-22
Project: VISTA DE LUNA SRO
File: A3.1
Revisions:
PLAN CHECK #1 10-20-2022
PLAN CHECK #2 12-23-2022

Sheet Title:
**BUILDING
ELEVATIONS**

Sheet Number:
A3.1



1 NORTH ELEVATION



2 SOUTH ELEVATION

GENERAL NOTES

1. T.O.P. = TOP OF PARAPET ELEVATION.
2. F.F.E. = FINISH FLOOR ELEVATION.
3. ALL NOTES ARE TYPICAL.
4. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS U.N.O.
5. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
6. ALL ROOF MOUNTED EQUIPMENT TO BE SCREENED BY BUILDING PARAPET.

PAINT HATCH LEGEND

- MAIN BODY PAINT PER DURAMAX FLAT LIGHT GRAY (J)
- FASCIA/TRIM PAINT PER DURAMAX SATIN DARK GRAY (K)

COLOR/ MATERIAL SCHEDULE

- (A) EXISTING ROOF TO BE REPAIRED AS NEEDED
- (B) EXISTING COVERED ENTRY TO REMAIN, REPAIR AS NEEDED
- (C) EXISTING GUARDRAIL TO REMAIN, REPAIR AS NEEDED, TYP.
- (D) EXISTING BALCONY TO ACCESS ROOMS
- (E) EXISTING SIGNAGE TO BE REBRANDED AS NEEDED
- (F) EXISTING WINDOW TO REMAIN, REPLACE AS NEEDED, TYP.
- (G) EXISTING WALL FINISH TO REMAIN, REPAIR AS NEEDED, TYP.
- (H) EXISTING DOOR TO REMAIN, REPLACE AS NEEDED, TYP.
- (I) EXISTING EXTERIOR ARCHITECTURAL ELEMENT TO BE REFINISHED AS NEEDED
- (J) NEW PAINT (MAIN BODY) - DURAMAX FLAT LIGHT GRAY
- (K) NEW PAINT (FASCIA/ TRIM) - DURAMAX SATIN DARK GRAY
- (L) EXISTING STORAGE AREA TO REMAIN, REPAIR AS NEEDED

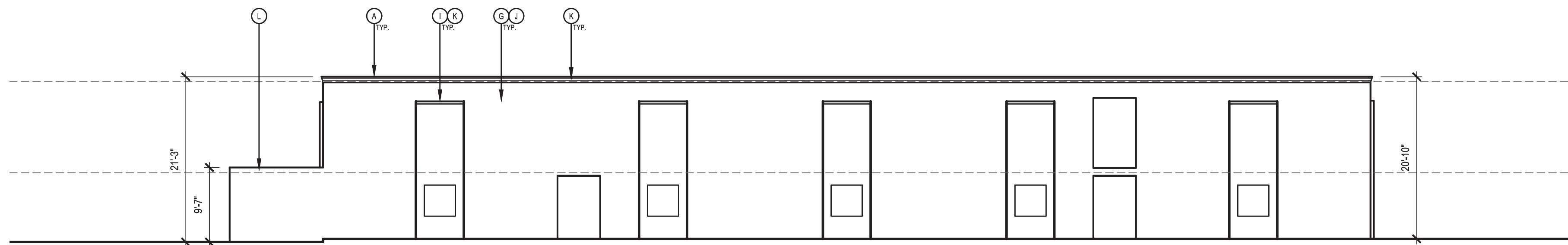


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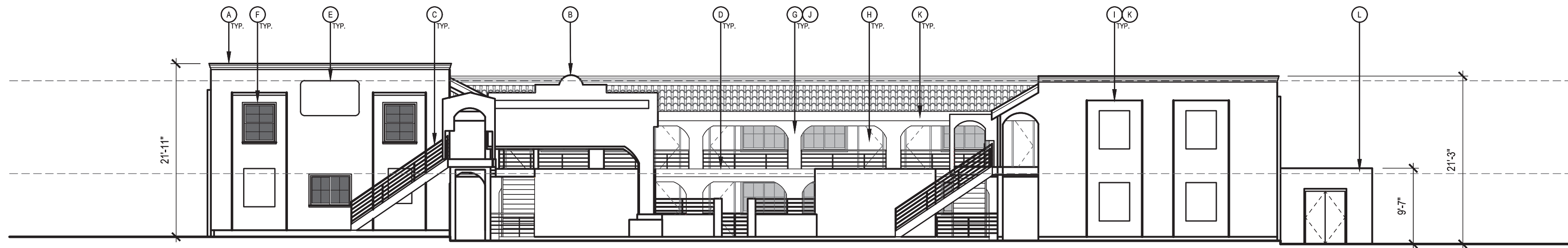
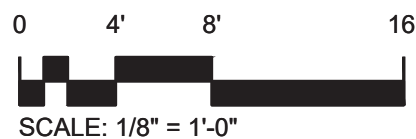
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Project: VISTA DE LUNA SRO
File: A3.2
Revisions:
PLAN CHECK #1 10-20-2022
PLAN CHECK #2 12-23-2022

Sheet Title:
BUILDING 100
ELEVATIONS

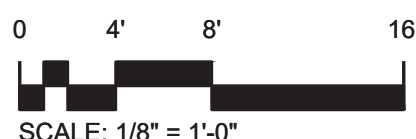
Sheet Number:
A3.2



1 EAST ELEVATION






2 WEST ELEVATION




GENERAL NOTES

1. T.O.P. = TOP OF PARAPET ELEVATION.
2. F.F.E. = FINISH FLOOR ELEVATION.
3. ALL NOTES ARE TYPICAL.
4. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS U.N.O.
5. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
6. ALL ROOF MOUNTED EQUIPMENT TO BE SCREENED BY BUILDING PARAPET.

PAINT HATCH LEGEND

-  MAIN BODY PAINT PER DURAMAX FLAT LIGHT GRAY (J)
-  FASCIA/TRIM PAINT PER DURAMAX SATIN DARK GRAY (K) 

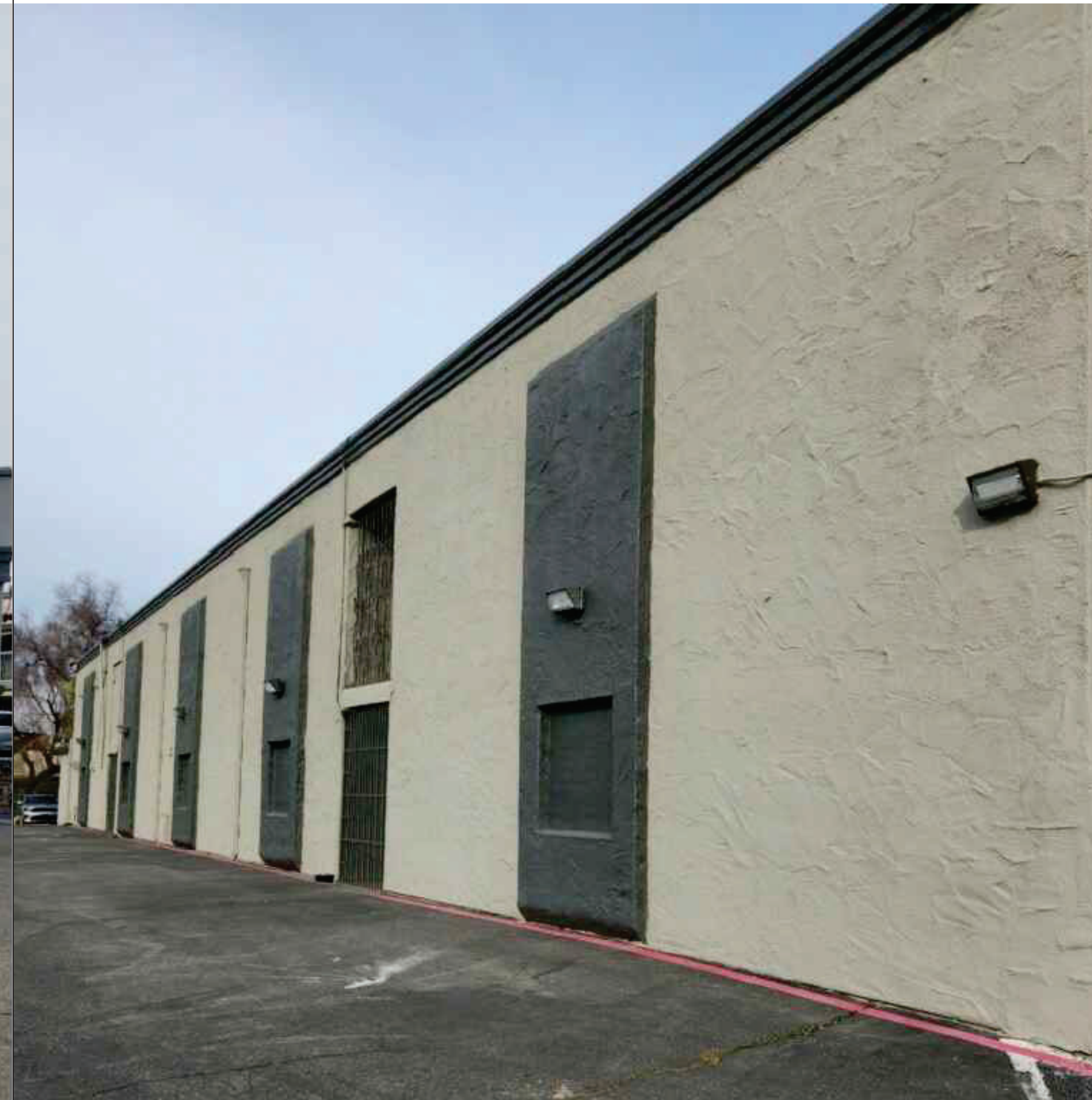
COLOR/ MATERIAL SCHEDULE

- (A) EXISTING ROOF TO BE REPAIRED AS NEEDED
- (B) EXISTING COVERED ENTRY TO REMAIN, REPAIR AS NEEDED
- (C) EXISTING GUARDRAIL TO REMAIN, REPAIR AS NEEDED, TYP.
- (D) EXISTING BALCONY TO ACCESS ROOMS
- (E) EXISTING SIGNAGE TO BE REBRANDED AS NEEDED
- (F) EXISTING WINDOW TO REMAIN, REPLACE AS NEEDED, TYP.
- (G) EXISTING WALL FINISH TO REMAIN, REPAIR AS NEEDED, TYP.
- (H) EXISTING DOOR TO REMAIN, REPLACE AS NEEDED, TYP.
- (I) EXISTING EXTERIOR ARCHITECTURAL ELEMENT TO BE REFINISHED AS NEEDED
- (J) NEW PAINT (MAIN BODY) - DURAMAX FLAT LIGHT GRAY
- (K) NEW PAINT (FASCIA/ TRIM) - DURAMAX SATIN DARK GRAY 
- (L) EXISTING STORAGE AREA TO REMAIN, REPAIR AS NEEDED



SOUTHWEST ELEVATION

5



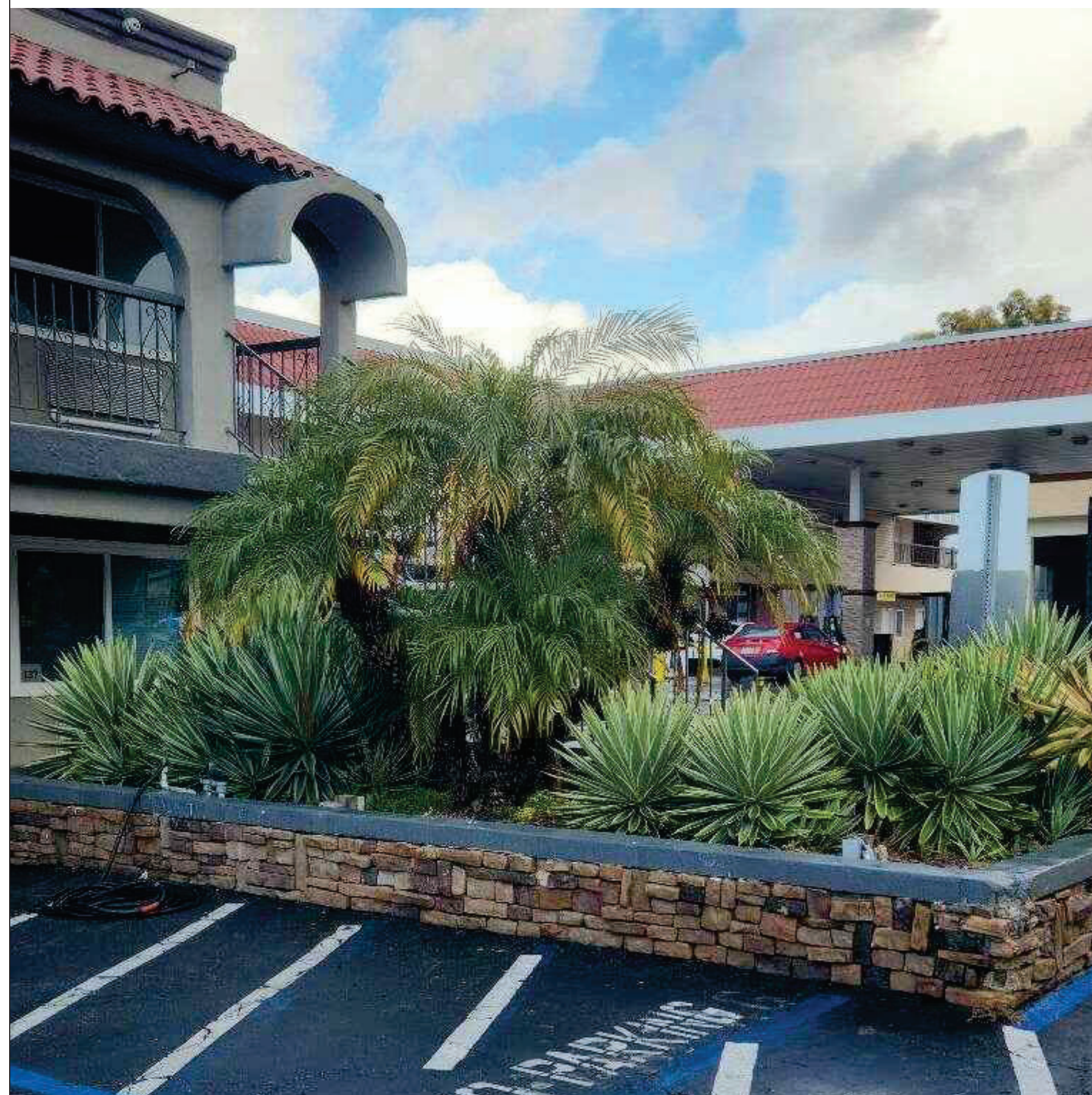
EAST ELEVATION

3



NORTH ELEVATION

1



COURTYARD ELEVATION - EXISTING PLANTER

6



NORTHWEST ELEVATION

4



SOUTH ELEVATION

2



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588 N. MOLLISON AVE
EL CAJON, CALIFORNIA

te:	3-30-22
ject:	VISTA DE LUNA SRO
e:	A3.3
visions:	
PLAN CHECK #1	10-20-2022
PLAN CHECK #2	12-23-2022

COLORED ELEVATIONS - SITE PHOTOS

Sheet Number: 2

A3.3

											
UNIT TYPE 7 - CONVERTED (+/- 424 SF)	1/4"=1'-0"	7		1/4"=1'-0"	5		1/4"=1'-0"	3		1/4"=1'-0"	1
				1/4"=1'-0"	6		1/4"=1'-0"	4		1/4"=1'-0"	2
			UNIT TYPE 6 (+/- 356 SF)	1/4"=1'-0"	6	UNIT TYPE 4 - CONVERTED (+/- 356 SF)	1/4"=1'-0"	4	UNIT TYPE 2 & 2M (+/- 356 SF)	1/4"=1'-0"	2



KIRK MOELLER ARCHITECTS, INC.
2888 LOKER AVE. EAST, STE 220
CARLSBAD, CA 92010
KIRK@KMAARCHITECTSINC.COM
760-614-8128

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VISTA DE LUNA SRO
588 N. MOLLISON AVE
EL CAJON, CALIFORNIA

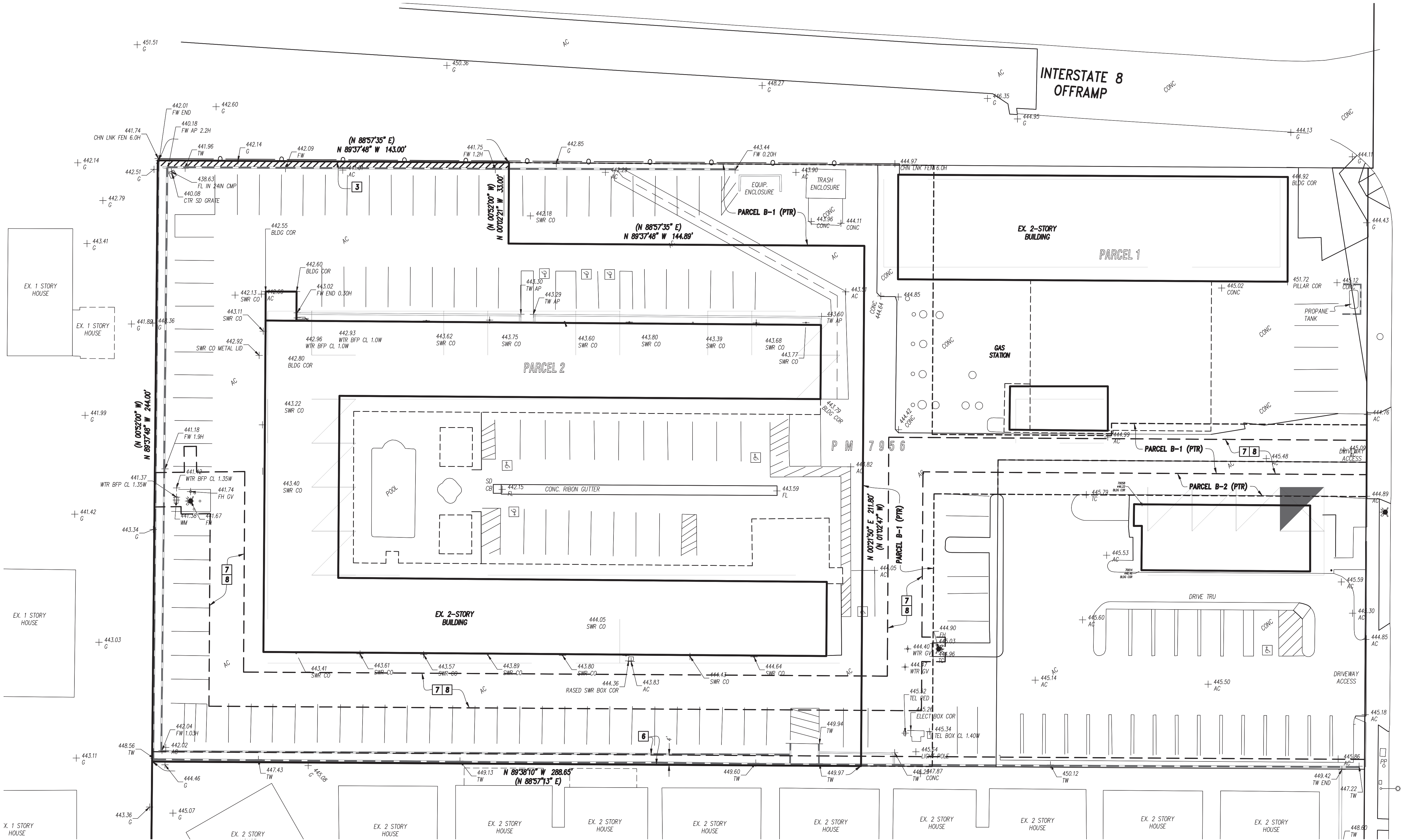
Date: 3-30-22
Project: VISTA DE LUNA SRO
File: A5.1
Revisions:
PLAN CHECK #1 10-20-2022
PLAN CHECK #2 12-23-2022

Sheet Title:
UNIT TYPE PROFILES

Sheet Number:
A5.1

TOPOGRAPHIC SURVEY

588 N. Mollison Ave., El Cajon, CA



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
PARCEL 1 OF PARCEL MAP NO. 7956, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO: OCTOBER 19, 1978.

PARCEL B-1:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITY, VEHICULAR AND PEDESTRIAN TRAFFIC AND FOR PARKING PURPOSES OVER, UNDER, ACROSS, AND THROUGH THAT PORTION OF PARCEL NO. 2 OF SAID PARCEL MAP NO. 7956, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL NO. 2; THENCE ALONG A PORTION OF THE SOUTH LINE OF SAID PARCEL NO. 2, SOUTH 88° 57' 13" WEST, 150.00 FEET; THENCE ALONG THE EAST LINE OF SAID PARCEL NO. 2, SOUTH 01° 03' 17" EAST, 14.00 FEET; THENCE SOUTH 88° 57' 13" WEST 26.00 FEET, MORE OR LESS, TO A LINE EASTERLY OF, PARALLEL WITH, AND MEASURED 29.00 FEET AT RIGHT ANGLE TO THE WEST LINE OF SAID PARCEL NO. 2; THENCE ALONG SAID LINE SOUTH 01° 02' 47" EAST, 125.00 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID PARCEL NO. 2; THENCE SOUTH 88° 57' 13" WEST, 29.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL NO. 2; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL NO. 2 THE FOLLOWING (3) COURSES AND DISTANCES: NORTH 01° 02' 47" WEST,

TITLE REPORT EXCEPTIONS:

THE FOLLOWING ARE EASEMENTS OR SERVITUDES AS DISCLOSED BY PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY ORDER NO. 00174343-993-S02-CFU, EFFECTIVE MARCH 25, 2022.

[] INDICATE SURVEYOR'S NOTE. ITEM NO. WITH SQUARE () INDICATES PLOTTED HEREON.

- EASEMENT(S) OR RIGHT(S) OF WAY FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED AND/OR RESERVED IN VARIOUS DEEDS OF RECORD:
PURPOSE: INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO OVER, UNDER, ALONG AND ACROSS THE EASEMENT PARCEL(S) HEREIN DESCRIBED
AFFECTS: PARCELS B-1 AND B-2
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO FLUME COMPANY
PURPOSE: RIGHT OF WAY FOR PIPE LINES AND AQUEDUCTS
RECORDING NO: IN VARIOUS DEEDS OF RECORD
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. [NOT PLOTTABLE]

TITLE REPORT EXCEPTIONS (CONT'D):

THE FOLLOWING ARE EASEMENTS OR SERVITUDES AS DISCLOSED BY PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY ORDER NO. 00174343-993-S02-CFU, EFFECTIVE MARCH 25, 2022.

[] INDICATE SURVEYOR'S NOTE. ITEM NO. WITH SQUARE () INDICATES PLOTTED HEREON.

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: APRIL 20, 1973
RECORDING NO: 73-105281 OF OFFICIAL RECORDS
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: HELIX WATER DISTRICT
PURPOSE: PIPELINES AND INCIDENTAL PURPOSES
RECORDING DATE: DECEMBER 22, 1978
RECORDING NO: 78-551071 OF OFFICIAL RECORDS
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO,

ASSESS
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