



City of El Cajon

Planning Commission Agenda

Tuesday, September 19, 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, September 19, 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 August 15, 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, October 2, 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:	DISH Wireless Communication Facility
Request:	Establish a wireless communications facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2023-0006
Location:	180 Ballantyne Street
Applicant:	Kerrigan Diehl; kerrigan.diehl@plancominc.com ; 760-587-3003
Project Planner:	Sable Beltran, sbeltran@elcajon.gov , 619-441-1782
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. 2023-0006, subject to conditions.

OTHER ITEMS FOR CONSIDERATION

Agenda Item:	3
Project Name:	El Cajon Inn & Suites
Request:	Review of CUP-2023-0003 for a Lodging Establishment
CEQA Recommendation:	Not Subject to CEQA
STAFF RECOMMENDATION:	No Action
Location:	1368 East Main St.
Applicant:	Nilesh Patel; 858-442-2495; nilesh@stoneviewproperties.com
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	Information item. No action requested.

4. STAFF COMMUNICATIONS

5. COMMISSIONER REPORTS/COMMENTS

6. ADJOURNMENT

This Planning Commission meeting is adjourned to October 3, 2023 at 7 p.m.



MINUTES PLANNING COMMISSION MEETING August 15, 2023

The meeting of the El Cajon Planning Commission was called to order at 7:02 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Darrin MROZ (Chair)
Rebecca POLLACK-RUDE (Vice Chair)
Paul CIRCO
Anthony SOTTILE
Shannon EDISON

COMMISSIONERS ABSENT: NONE

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

Chair MROZ 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 June 20, 2023

Motion was made by CIRCO, seconded by SOTTILE, to approve the June 20, 2023 minutes; motion carried 5-0.

PUBLIC HEARING ITEM:

Agenda Item:	2	
Project Name:	1274 Oakdale Ave. (Best Inn & Suites)	
Request:	Consider amendment or revocation of Conditional Use Permit No. 252 for a lodging establishment	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	Approve Amendment	
Location:	1274 Oakdale Ave.	
Applicant:	City of El Cajon	
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov	
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 exemption and an Amendment of CUP No. 252 subject to conditions.	

ALVEY summarized the staff report through a PowerPoint presentation. ALVEY also informed COMMISSIONERS that the proposed resolution had been amended after the posting of the agenda. A copy was provided to each COMMISSIONER as well as the applicant.

COMMISSIONERS asked questions with ALVEY providing answers.

MROZ opened the public hearing.

Hotel owner representative Pooja PATEL spoke regarding the property and management's efforts since the previous meeting.

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

COMMISSIONERS discussed the item.

Motion was made by POLLACK-RUDE, seconded by EDISON, to adopt the next resolutions in order APPROVING the CEQA exemption and the amended resolution amending Conditional Use Permit No. 252 (CUP-2023-0008), subject to conditions, and directing staff to schedule a review within 180 days; motion carried 5-0.

OTHER ITEMS FOR CONSIDERATION:

Agenda Item:	3
Project Name:	Administrative Determinations Report
STAFF RECOMMENDATION:	ACCEPT REPORT
Recommended Actions:	3. Discuss the administrative determinations report; and, 4. ACCEPT report.

BELTRAN summarized the staff report through a PowerPoint presentation.

Commissioners asked questions of BELTRAN and ALVEY.

Motion was made by MROZ, seconded by CIRCO, to accept the report; motion carried 5-0.

STAFF COMMUNICATIONS:

ALVEY indicated that staff anticipates cancellation of the Planning Commission Meeting scheduled for September 5, 2023.

COMMISSIONER REPORTS/COMMENTS:

COMMISSIONERS asked questions regarding active projects with ALVEY providing answers

ADJOURNMENT:

Motion was made by POLLACK-RUDE, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 7:27 p.m. this 15th Day of August, 2023, until 7:00 p.m., Tuesday, September 5, 2023; motion carried 5-0.

Darrin MROZ, Chair

ATTEST:

Noah ALVEY, Secretary

DRAFT



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	2
Project Name:	DISH Wireless Communication Facility
Request:	Establish a wireless communications facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2023-0006
Location:	180 Ballantyne Street
Applicant:	Kerrigan Diehl; kerrigan.diehl@plancominc.com ; 760-587-3003
Project Planner:	Sable Beltran, sbeltran@elcajon.gov , 619-441-1782
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. 2023-0006, subject to conditions.

PROJECT DESCRIPTION

The applicant proposes establishing an architecturally integrated wireless communications facility consisting of the installation of three panel antennas, supporting equipment, and screening.

BACKGROUND

General Plan:	High Density Residential (HR)
Specific Plan:	182, Downtown Master Plan
Zone:	Residential, multi-family, high-rise (RM-HR)
Other City Plan(s):	CUP 854; SDP 691
Regional and State Plan(s):	N/A
Notable State Law(s):	N/A

Project Site & Constraints

The project site is 41,930 square feet (.96 acres), and includes a six-story, 11,480 square feet senior apartment complex and 51 covered parking spaces. The site is accessed via one driveway off of W D Hall Drive, adjacent to the court house, Council Chambers, and The Magnolia.

Surrounding Context

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

Direction	Zones	Land Uses
North	C-R	Court house & parking lot
South	C-R	Apartments & offices
East	RM-2200	Apartments
West	C-R	Courthouse parking structure

General Plan

The land use designation of the subject property is High Density Residential ("HR") according to the General Plan Land Use Map. The HR designation is the highest density residential category and identifies those areas in the core of the city which are suited to the most intense level of urban development.

Municipal Code/Zoning Code

The Zoning Code identifies the subject property to be within the Residential, Multi-family, High-Rise (RM-HR) zone. El Cajon Municipal Code ("ECMC") Chapter 17.140 sets no density limit for the RM-HR zone. Within the RM-HR zone, various residential uses are permitted. Pursuant to ECMC Residential Land Use Table 17.140.120, a wireless communication facility may be permitted upon approval of a CUP. Moreover, ECMC Chapter 17.245 includes special development and performance standards applicable to wireless communications facilities. The proposed facility meets all of the applicable development standards in Chapter 17.245.

Specific Plan No. 182

The property is located within the area governed by Specific Plan (SP). No. 182, the Downtown Master Plan. Pursuant to section VI(B), the maximum height of any building on any property in Special Development Area No. 9 and developed with residential uses shall be limited to 35 feet in height unless a greater height is approved by site development plan permit.

Site Development Plan Permit No. 691

The property is subject to Site Development Plan permit (SDP) No. 691 that was approved July 10, 1979. The SDP authorizes an 88-unit, six-story apartment development for low-income seniors. The SDP was amended in December, 1998 to include additional parking on the adjacent parcel to the south.

Conditional Use Permit No. 854

The property is subject to Conditional Use Permit (CUP) No. 854 that was approved June 25, 1979. The CUP authorizes construction of a senior citizen housing project with a reduction in the requested number of parking spaces.

DISCUSSION

The proposed wireless facility will upgrade the existing wireless coverage in the downtown area and provide enhanced service for wireless users. This is consistent with the General Plan goal No. 13, Objective 13-1 which is to encourage land uses that provide services on a regional basis. In addition, the project is designed to maximize coverage and minimize visual impact, consistent with goals to improve the appearance of the City. The project will not negatively impact adjacent commercial properties.

The design of the proposed wireless communication facility compliments the architectural theme of the existing structures at the project site. The applicant is proposing three panel antennas, which will be architecturally integrated and match the façade color, texture, and appearance. The proposed design meets all required development and design standards including setbacks, screening, and placement to minimize visual impact.

ECMC section 17.115.130 establishes performance standards for noise in residential zones. The most restrictive time period, between 10:00 p.m. and 7:00 a.m., restricts noise output to an hourly average of 50 decibels. ECMC chapter 17.245 sets restrictions on the hours in which routine maintenance, non-emergency visits, and emergency maintenance shall be conducted on wireless facilities in residential zones.

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 General Plan identifies the importance of securing and providing quality regional services in the City, which the proposed facility will facilitate through a more robust wireless network. The proposed facility will ensure a design which architecturally integrates the wireless communication facility with the existing apartment complex to minimize visual impacts.

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

The proposed wireless communications facility is consistent with all use and development standards for wireless facilities included in ECMC section 17.245.080. Two of the panel antennas are located on the roof of the apartment complex and one is located on the westerly façade. The associated equipment would be located on the roof of the existing building and is screened from public view. The facility will not eliminate any required parking for the existing apartments.

- 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 vicinity of the subject property is developed with commercial and residential uses. The proposed facility will adhere to ECMC Chapter 17.245 which includes the operation, maintenance and design standards for wireless facilities.

- 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 proposed wireless facility is planned and designed in consideration of existing on-site operations, functionality, concealment, and surrounding uses.

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

The proposed structure will provide expanded wireless coverage and signal strength for the surrounding area as community members and public safety personnel increasingly rely on wireless communication as an important primary and secondary means of communication. The proposed wireless facility will improve wireless service and will not have a negative impact on the physical environment or surrounding uses.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303 provides an exemption for new accessory appurtenant structures including new small equipment and facilities of less than 2,500 square feet. None of the exemption exceptions listed under CEQA Guidelines section 15300.2 exist.

PUBLIC NOTICE & INPUT

A notice of public hearing was mailed on September 7, 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 request.

RECOMMENDATION

The proposed wireless communication facility will serve the El Cajon community with improved wireless service. Further, the project design and placement ensure minimal visual impact to the surrounding community. Staff's recommendation is that the Planning Commission approve of the freestanding wireless communication facility.

PREPARED BY:



Sable Beltran
JUNIOR PLANNER

APPROVED BY:



Noah Alvey
DEPUTY DIRECTOR
OF COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Proposed Resolution APPROVING CEQA exemption
2. Proposed Resolution APPROVING CUP No. 2023-0006
3. Public Hearing Notice/Location Map
4. Aerial Photograph of Subject Site
5. Application and Disclosure Statement
6. Reduced Site Plan
7. Elevations and Renderings
8. Photo Simulations

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) FOR A NEW WIRELESS COMMUNICATION FACILITY IN THE RM-HR (RESIDENTIAL, MULTI-FAMILY, HIGH-RISE) ZONE; APN NO. 488-111-26; GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (HR)

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on September 19, 2023, to consider Conditional Use Permit No. 2023-0006 as submitted by Plancom Inc. on behalf of DISH Wireless, for an architecturally integrated wireless communication facility containing three panel antennas, supporting equipment, and screening at the property in the Residential, Multi-family, High-Rise (RM-HR) zone, on the west side of Ballantyne Street, between East Park Avenue and East Main Street, and addressed 180 Ballantyne Street, APN: 488-111-26; and

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

WHEREAS, the CEQA Section 15303 provides an exemption for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures and utility extensions; and

WHEREAS, the project proposes an architecturally integrated wireless communication facility containing three panel antennas, supporting equipment, and screening at the property at an existing apartment complex; 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; and

WHEREAS, section 15303 is an appropriate exemption for the proposed project and the record of proceedings contains evidence to support the determination that the Class 3 Categorical Exemption applies; and

WHEREAS, after considering evidence and facts, the Planning Commission did consider the proposed CEQA exemption as presented at its meeting; and

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 wireless communication facility at an existing apartment complex.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the proposed CEQA exemption for the wireless communication facility.

[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 September 19, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:

Darrin Mroz, Chair

ATTEST:

Noah ALVEY, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2023-0006 FOR A NEW WIRELESS COMMUNICATION FACILITY IN THE RM-HR (RESIDENTIAL, MULTI-FAMILY, HIGH-RISE) ZONE; APN NO. 488-111-26; GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (HR).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on September 19, 2023, to consider Conditional Use Permit No. 2023-0006, as submitted by Plancom Inc. on behalf of DISH Wireless, for an architecturally integrated wireless communication facility containing three panel antennas, supporting equipment, and screening at the property in the Residential, Multi-family, High-Rise (RM-HR) zone, on the west side of Ballantyne Street, between East Park Avenue and East Main Street, and addressed 180 Ballantyne Street, APN: 488-111-26; and

WHEREAS, the Planning Commission adopted the next resolution in order finding the proposed use is categorically exempt from environmental review in accordance with section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines; and

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

- A. The General Plan identifies the importance of securing and providing quality regional services in the City, which the proposed facility will facilitate through a more robust wireless network. The proposed facility will ensure a design which architecturally integrates the wireless communication facility with the existing apartment complex to minimize visual impacts; and
- B. The proposed wireless communications facility is consistent with all use and development standards for wireless facilities included in ECMC section 17.245.080. Two of the panel antennas are located on the roof of the apartment complex and one is located on the westerly façade. The associated equipment would be located on the roof of the existing building and is screened from public view. The facility will not eliminate any required parking for the existing apartments; and
- C. The vicinity of the subject property is developed with commercial and residential uses. The proposed facility will adhere to ECMC Chapter 17.245 which includes operation, maintenance and design standards for wireless facilities; and
- D. The proposed wireless facility is planned and designed in consideration of existing on-site operations, functionality, concealment, and surrounding uses; and

- E. The proposed structure will provide expanded wireless coverage and signal strength for the surrounding area as community members and public safety personnel increasingly rely on wireless communication as an important primary and secondary means of communication. The proposed wireless facility will improve wireless service and will not have a negative impact on the physical environment or surrounding uses.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon City Planning Commission hereby APPROVES CUP No. 2023-0006 for an architecturally integrated wireless communications facility at an existing residential site, subject to the following conditions:

1. Prior to submitting for any building permits, the applicant shall submit a revised, one page digital site plan to Planning that includes the following:
 - a. The heading "Operational Standards" and include all ongoing conditions.
 - b. The City of El Cajon planning permit title block.
 - c. Add the following note: "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 Best Management Practices (BMPs) in accordance with Appendix C (Minimum BMPs)."
2. The following are ongoing conditions of approval for this CUP:
 - a. Noise generating equipment shall comply with the noise standards as stated in ECMC section 17.115.130(C).
 - b. Security lighting shall only be illuminated with a timing device and shielding installed to limit light exposure on neighboring properties.
 - c. All wireless communications facilities and related equipment shall be maintained in good condition and free from trash, debris, and graffiti and any other form of vandalism. Any damaged wireless communications facilities or equipment shall be repaired as soon as reasonably possible so as to minimize dangerous conditions or visual blight.
 - d. Routine equipment maintenance shall only be conducted during the hours of 8 a.m. to 5 p.m. Monday through Friday.
 - e. Emergency maintenance shall only be conducted during power outages or equipment failure.

- f. Non-emergency visits, for scheduled upgrades, other than as described above in section 17.245.090, shall require 72-hour notice to the city and adjacent neighbors. No more than one (1) scheduled upgrade shall be permitted every 12 months; and
 - g. An annual statement that the wireless communications facility conforms to the current FCC safe exposure standards shall be submitted to Planning.
 - h. No advertising signs shall be placed on any facilities or equipment.
- 3. The Planning Commission may at any time during the life of this use permit, after holding a new public hearing and considering testimony as to the operation of the approved use, add additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.
- 4. The existence of this CUP shall be recorded with the County Recorder.
- 5. The proposed use shall be operated substantially as presented in the Planning Commission staff report titled CUP No. 2023-0006, dated September 19, 2023, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
- 6. If all conditions of approval have not been satisfied or if the uses approved by this CUP have not been commenced, and if no request for an extension of time has been received, within one (1) year of the approval Planning Commission or by September 19, 2024, and subsequently approved, this CUP shall be considered null and void per El Cajon Zoning Ordinance section 17.35.010.

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Proposed Planning Commission Resolution

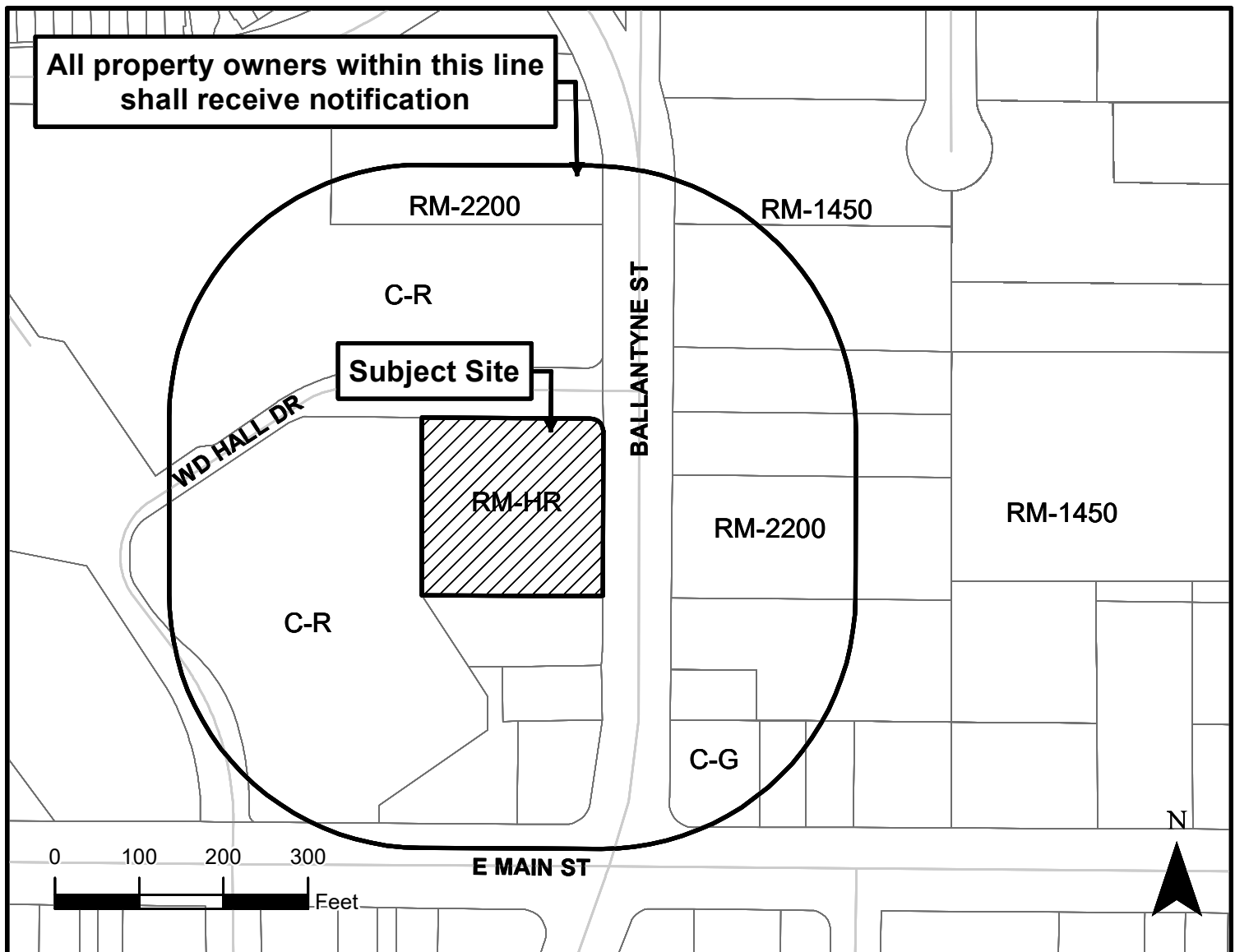
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held September 19, 2023 by the following vote:

AYES:
NOES:
ABSTAIN:

ATTEST:

Darrin MROZ, Chair

Noah ALVEY, Secretary



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT NO. 2023-0006 FOR A DISH WIRELESS
COMMUNICATIONS FACILITY AT 180 BALLANTYNE STREET**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, September 19, 2023**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **Conditional Use Permit No. 2023-0006** for an architecturally integrated wireless communications facility at the subject property addressed as 180 Ballantyne Street. 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 **SABLE BELTRAN** at 619-441-1782 or via email at sbeltran@elcajon.gov and reference "180 Ballantyne Street" in the subject line.





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): 488-111-26-00

Address: 180 Ballantyne Street, El Cajon, CA 92020

Nearest Intersection: W. Main Street

Project Description (or attach separate narrative)

Installation of an unmanned wireless facility consisting of (3) panel antennas

1 of 3 facade mounted to the existing building facade and 2 of 3 roof mounted

to the existing building with 3M reflective screening film. Associated equipment

cabinet and ancillary components roof mounted against existing mechanical screen.

Project Screening Questions

Existing use?

☐ No ☐ Yes

Modification of use?

☒ No ☐ Yes

New development or addition?

☐ No ☒ Yes

Existing Structures?

☐ No ☒ Yes

If yes, please describe:

Age of the structures: _____

Demolition or substantial modification proposed to site improvements or structures?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	_____
Tenant improvements proposed?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	_____
Existing vegetation or trees on site proposed for removal?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	_____
Proposed grading?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	_____

Rooftop Wireless Telecommunications Facility

Proposed quantities of cut and/or fill.

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

Company Name: Dish Wireless

Contact Name: Don Calabria

Mailing Address: 5701 South Santa Fe Drive, Littleton, CO 80120

Phone: _____ Email: donald.calabria@dish.com

Interest in Property: ☐ Own ☒ Lease ☐ Option

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

Company Name: Plancom, Inc.

Contact Name: Kerrigan Diehl License: _____

Mailing Address: 302 State Place, Escondido, CA 92029

Phone: 760-587-3003 Email: kerrigan.diehl@plancominc.com

Property Owner Information (if different than applicant)

Company Name: El Cajon Sr. Tower Apartments, L.P.

Contact Name: Brian Nixon - Vertical Bridge

Mailing Address: 180 Ballantyne Street, El Cajon, CA 92020

Phone: 310-291-5121 Email: _____

Hazardous Waste and Substances Statement

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

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

The development project and any alternatives proposed in this application:

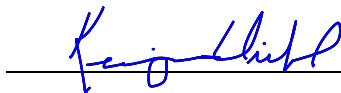
☒ is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

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

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

Authorization

Applicant Signature¹:



Date: _____

Property Owner

Signature²:

SEE ATTACHED LETTER OF AUTHORIZATION 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: PRESUB-2022-0008 DATED 1/19/2022

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: _____



City of El Cajon

Community Development Department
Planning Division
DISCLOSURE STATEMENT

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.

Dish Wireless

5701 Littleton, CO 80120

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

El Cajon Senior Towers LP

Vertical Bridge

180 Ballantyne Street, El Cajon, CA 92020

750 Park of Commerce Dr, Boca Raton, FL 33487

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.

There are no individuals having owner-

ship shares in this Community group.

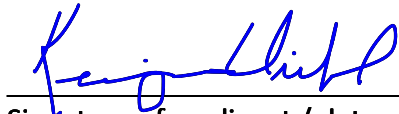
3. If any person identified pursuant to (1) above is a trust, list the name and address of any person serving as trustee or beneficiary or trustor of the trust.

n/a

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

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

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



Signature of applicant / date

Kerrigan Diehl, Plancom Inc., Agent for Dish

Print or type name of applicant

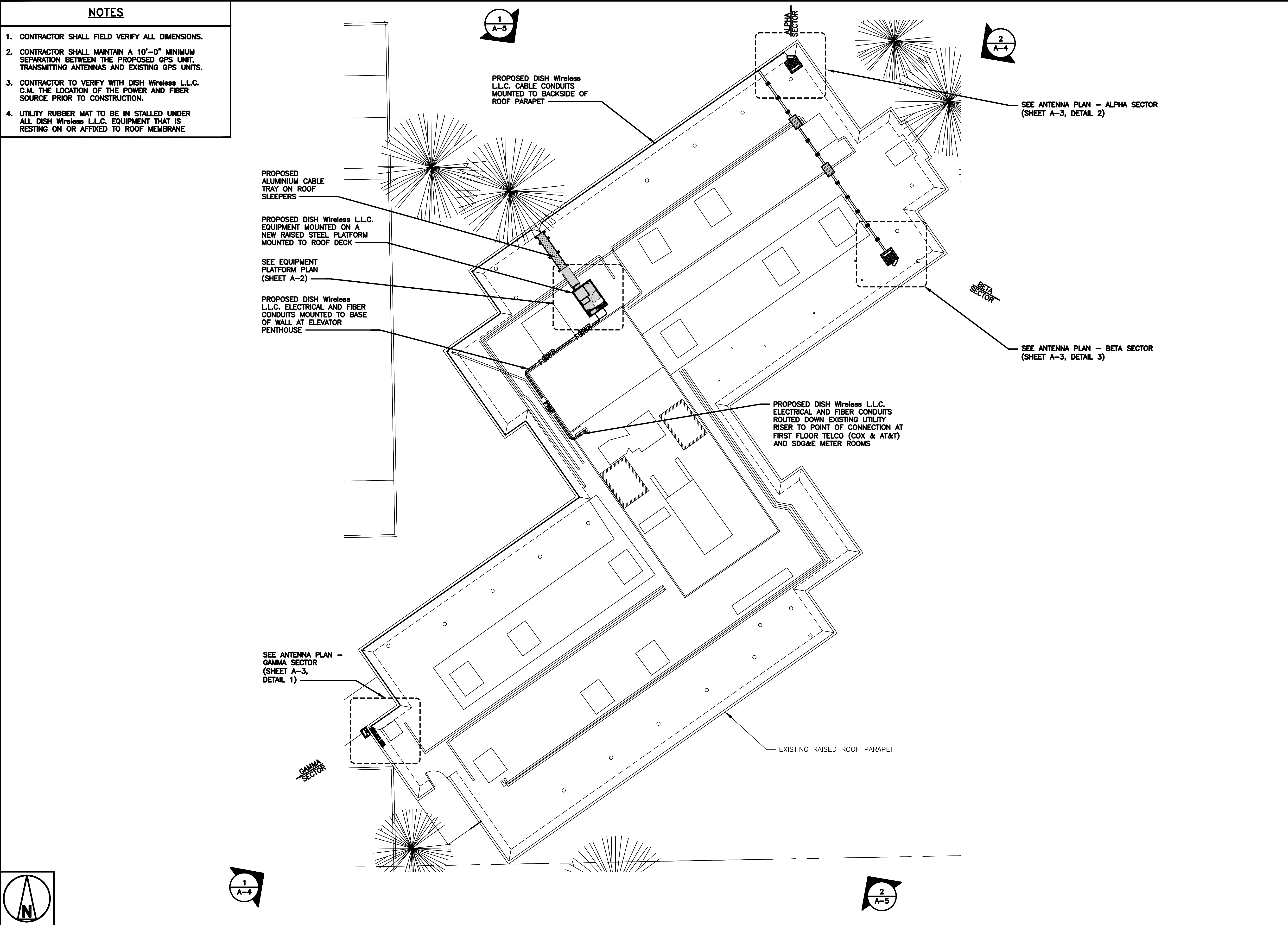
NOTE: Attach appropriate names on additional pages as necessary.

- NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

3. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.

4. UTILITY RUBBER MAT TO BE IN STALLED UNDER ALL DISH Wireless L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:

RD --- ---

RFDS REV #: ---

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/30/2021	ISSUED FOR REVIEW

DISH Wireless L.L.C.
PROJECT INFORMATION

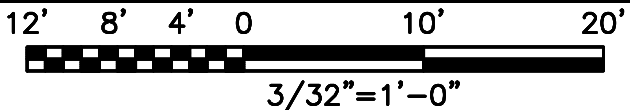
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180 BALLANTYNE ST.
EL CAJON, CA 92020

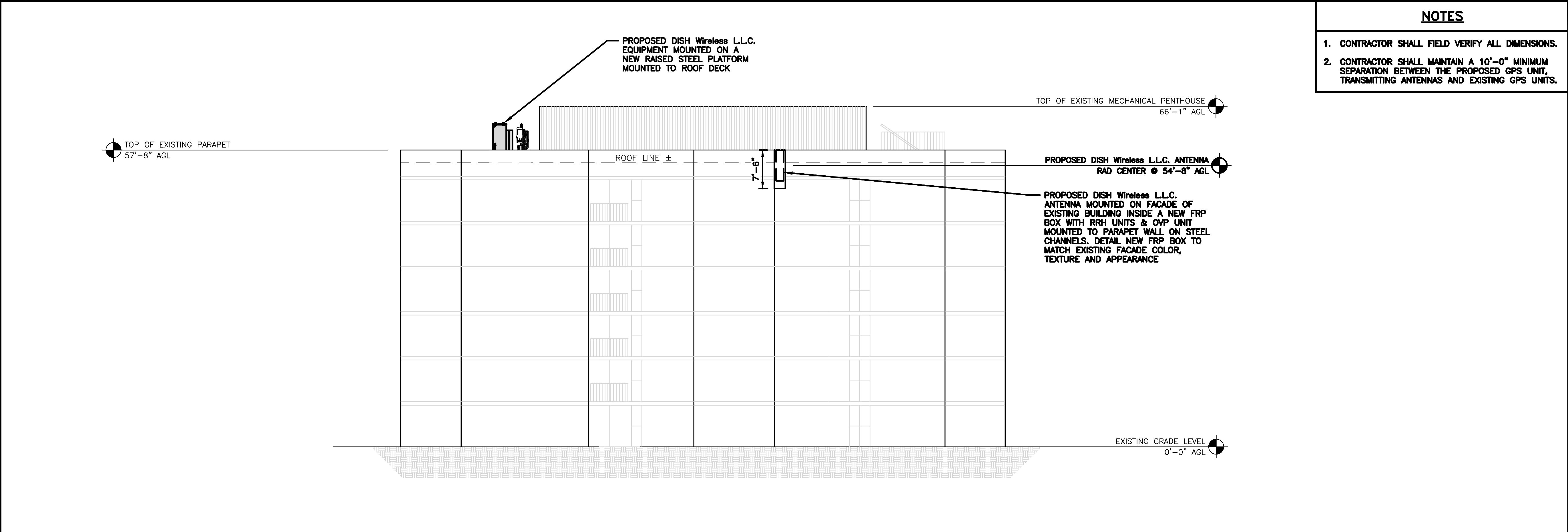
SHEET TITLE
ROOF
PLAN

SHEET NUMBER

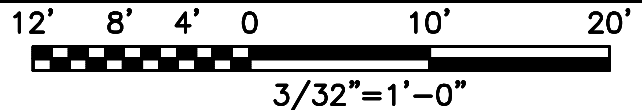
A-1.1

ROOF PLAN





BUILDING WEST ELEVATION



1

NOTES

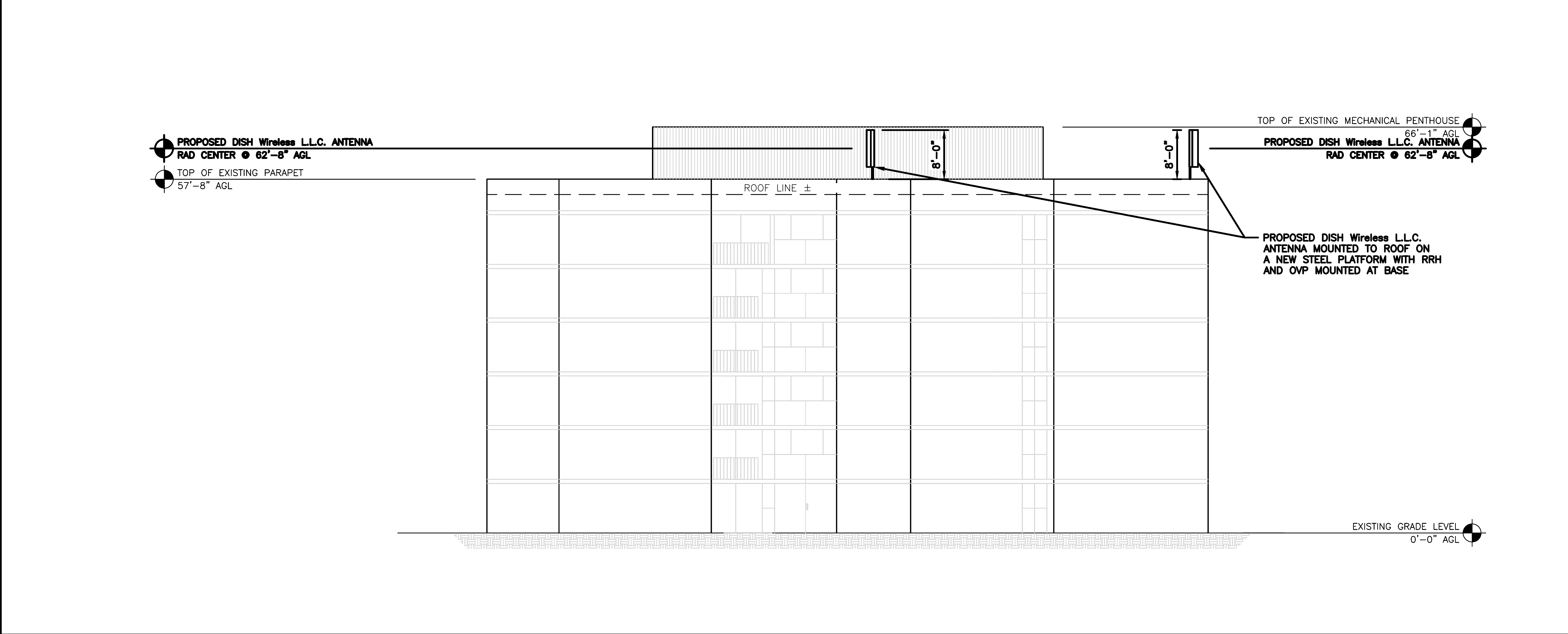
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
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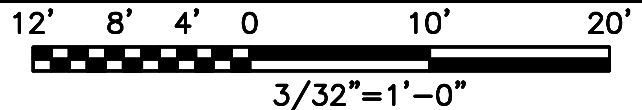
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029



BUILDING EAST ELEVATION



2

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
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DRAWN BY:	CHECKED BY:	APPROVED BY:
RD	---	---

RFDS REV #: ---

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/30/2021	ISSUED FOR REVIEW

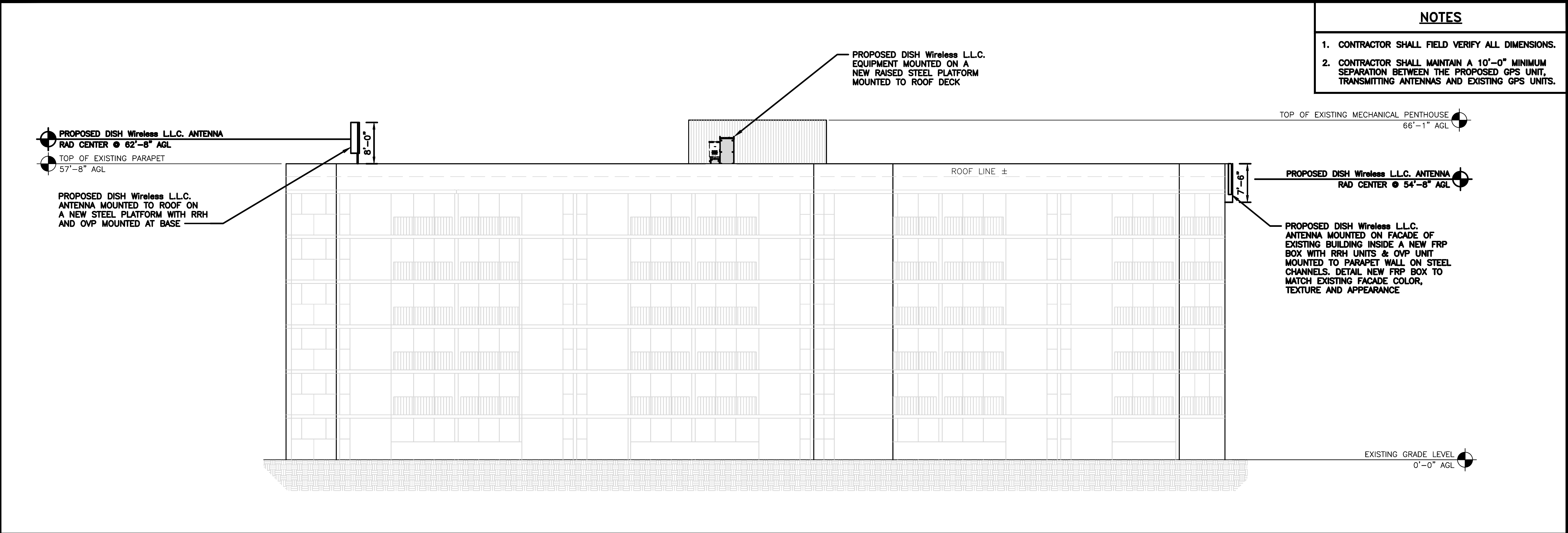
DISH Wireless L.L.C.
PROJECT INFORMATION

SDSAN00501A
180 BALLANTYNE ST.
EL CAJON, CA 92020

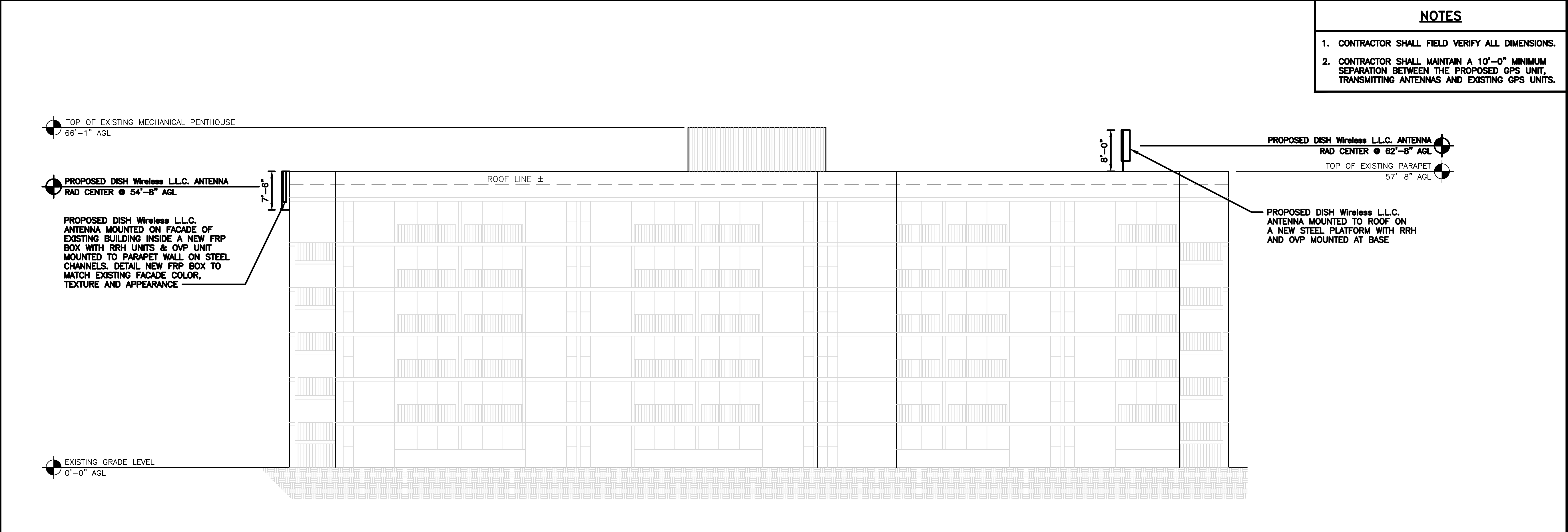
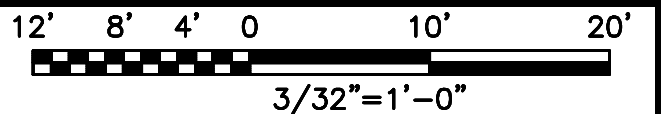
SHEET TITLE
SOUTH & WEST
ELEVATIONS

SHEET NUMBER

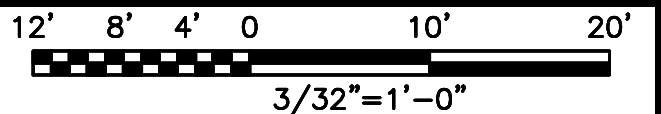
A-4



BUILDING NORTH ELEVATION



BUILDING SOUTH ELEVATION



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
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5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

NOTES

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DRAWN BY: CHECKED BY: APPROVED BY:

RD --- ---

RFDS REV #: ---

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/30/2021	ISSUED FOR REVIEW

DISH Wireless L.L.C.
PROJECT INFORMATION

SDSAN00501A
180 BALLANTYNE ST.
EL CAJON, CA 92020

SHEET TITLE
NORTH & EAST
ELEVATIONS

SHEET NUMBER

A-5

EXISTING

Photo Simulations

SDSAN00501A
180 Ballantyne St.
El Cajon, CA 92020

dish wireless



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site: Alpha sector

EXISTING

SDSAN00501A
180 Ballantyne St.
El Cajon, CA 92020

dish wireless

Proposed antenna facade mounted to existing building
inside a new FRP box finished to match existing surface

Proposed RRH and OVP units mounted to new roof sleds
behind parapet wall

These simulations are intended for graphical purposes only and not intended
to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site: Beta sector

EXISTING

SDSAN00501A
180 Ballantyne St.
El Cajon, CA 92020

dish wireless

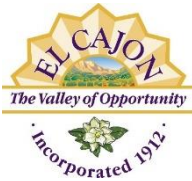
Proposed antenna facade mounted to existing building
inside a new FRP box finished to match existing surface

Proposed RRH and OVP units mounted to
new roof sleds behind parapet wall

These simulations are intended for graphical purposes only and not intended
to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site: Gamma sector



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	3
Project Name:	El Cajon Inn & Suites
Request:	Review of CUP-2023-0003 for a Lodging Establishment
CEQA Recommendation:	Not Subject to CEQA
STAFF RECOMMENDATION:	No Action
Location:	1368 East Main St.
Applicant:	Nilesh Patel; 858-442-2495; nilesh@stoneviewproperties.com
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	Information item. No action requested.

PROJECT DESCRIPTION

On May 16, 2023, the Planning Commission revoked the deemed approved status for a lodging establishment (El Cajon Inn & Suites) at 1368 East Main St. and approved Conditional Use Permit (CUP) No. 2023-0003 in order to allow the continued operation of the lodging establishment. In conjunction with the approval of CUP No. 2023-0003, the Planning Commission requested a review of the permit to confirm the completion of property maintenance, including landscaping and security fencing, and to monitor the calls for service occurring at the property.

BACKGROUND

General Plan:	General Commercial (GC)
Specific Plan(s):	Specific Plan No. 240
Zone:	General Commercial (C-G)
Other City Plan(s):	N/A
Regional and State Plan(s):	N/A

Project Site & Constraints

The subject site is approximately 0.86 acres in size and developed with a 37-unit lodging establishment (El Cajon Inn & Suites) and also has a manager/caretaker unit, however, only 35 units are currently being utilized for lodging. The motel is addressed as 1368 East Main St. and the motel rooms are located around the perimeter of the site with parking located in the interior. The site is located on the north side of East Main St. between Walter Way and East Madison Ave.

Surrounding Context

The surrounding area is mixed with residential and commercial uses. Surrounding properties are zoned and developed as follows:

Direction	Zones	Land Uses
North	RM-2200	Board and care facility
South	C-G	Hyundai car dealership and Juniper Trailer Court
West	RM-1450 & RM-2200	Apartments
East	C-G	Misc. retail uses

General Plan

The project site is designated General Commercial (GC) on the General Plan Land Use Map. The General Commercial General Plan designation is intended for general shopping or service needs for uses not typically found in shopping centers.

Specific Plan (SP) No. 240

SP No. 240 was approved by the City Council in 1977 and amended in 1980. The plan approves the location of the existing driveway for the lodging establishment and identifies interconnecting access for other properties fronting on East Main St. between Walter Way and E. Madison Ave.

General Commercial (C-G) Zone

El Cajon Municipal Code (ECMC) section 17.145.150 indicates that motels and hotels may be approved by a conditional use permit (CUP) in the C-G zone. The CUP is intended to ensure compliance with applicable development standards, use restrictions, and compatibility with surrounding properties. The existing motel was approved by Site Development Plan No. 548, prior to the requirement for a CUP. Variance No. 655 was also approved to allow a rear setback of 5 ft., rather than the typical 10 ft. setback.

CUP No. 2023-0003

On May 16, 2023, the Planning Commission revoked the deemed approved status of the existing lodging establishment and approved CUP No. 2023-0003, which allowed the lodging establishment to continue operating. The conditions of approval required the following:

- The submittal of a one-page digital site plan to the City of El Cajon.
- The completion of site enhancements (landscaping, fencing, lighting, security system, and general site maintenance).
- Sign an affidavit acknowledging the requirements and standards of the Deemed Approved Lodging Ordinance.

- Provide a monthly report to the Community Development Department listing the number of individuals participating in Emergency Housing Placement Program(s).
- Complete human trafficking training offered by CSA San Diego County, or similar human trafficking training provider.
- Complete sexual harassment training, if required, and provide copies of training certificates.

DISCUSSION

Since May 16, 2023, the applicant has completed all of the required conditions of approval. Staff conducted a site inspection on July 5, 2023, and observed the installation landscaping, fencing, lighting, security system, and general site maintenance. Staff also observed upgraded room interiors with the posting of phone numbers and websites for community resources as specified in the Operations & Management Plan. Following the site inspection, staff conducted additional virtual meetings with the applicant and the applicant's representative to address the remaining conditions of approval, and subsequently received the one-page digital site plan, signed affidavit acknowledging the requirements and standards of the Deemed Approved Lodging Ordinance, monthly reports regarding Emergency Housing Placement program participation, and completion certificates for human trafficking and sexual harassment training.


Staff conducted a review of calls for service for the 90-day period after the May 16, 2023 hearing. During that time, three calls for service related to nuisance activities were received, which when annualized would equate to 12 calls for service or 0.32 calls for service per room per year. The current volume of calls for service is below the one call per room per year threshold required with CUP No. 2023-0003.

RECOMMENDATION

No action is requested.

[The remainder of this page intentionally left blank.]

APPROVED BY:



**Noah Alvey
DEPUTY DIRECTOR
OF COMMUNITY
DEVELOPMENT**

ATTACHMENTS

1. CUP No. 2023-0003 Approval Resolution
2. Operations & Management Plan
3. CUP 2023-0003 Site Plan

PLANNING COMMISSION RESOLUTION NO. 11110

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2023-0003 FOR THE CONTINUED OPERATION OF A LODGING ESTABLISHMENT (EL CAJON INN & SUITES) LOCATED AT 1368 EAST MAIN STREET IN THE C-G (GENERAL COMMERCIAL) ZONE, APN: 489-180-75, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (GC)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on May 16, 2023, to consider Conditional Use Permit ("CUP") No. 2023-0003, as submitted by HWL Planning and Engineering on behalf of El Cajon Motel, LLC, requesting the continued operation of a lodging establishment in the General Commercial ("C-G") zone, on the north side of East Main Street between Walter Way and East Madison Ave., and addressed as 1368 East Main St.; and

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

- A. The proposed project is exempt from CEQA under sections 15301, Class 1 (Existing Facilities) which provides an exemption for the operation, maintenance, and repair of existing private structures with negligible or no expansion of use beyond that existing use;
- B. The continuation of the existing lodging establishment is consistent with the General Commercial General Plan designation which anticipates "strip commercial" areas along major streets with commercial uses, including motels and hotels. General Plan Policy 5-9.1 directs the City to improve public safety for all residents. The application of operational standards is necessary to ensure public safety, prevent nuisance activities, and consistency with General Plan goals, policies, and programs; and because the proposed site enhancements are consistent with General Plan goals to improve the appearance of the City;
- C. The proposed site plan and existing building design are consistent with applicable use and development standards because the site was granted a rear yard setback variance and because conditions of approval will ensure consistency with the applicable use and development standards;
- D. The application of performance standards, conditions of approval, and through proper implementation of the Operations and Management Plan which includes detailed registration procedures, managerial responsibilities, safety and security measures, staff training procedures, emergency contact information, and an affidavit of acknowledgement will ensure the establishment will operate in manner that is compatible with existing and planned land uses in the vicinity;
- E. The proposed operating standards and conditions will assist in improved public health, safety, and general welfare, which are designed to reduce and not

compound existing problems in the neighborhood created by the lodging establishment;

- F. A well maintained and operated lodging establishment is in the best interest of public convenience and necessity as it facilitates the temporary lodging needs of individuals within the City and as long as nuisance activities are minimized and properly managed by the operator.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES Conditional Use Permit No. 2023-0003 for the continued operation of a lodging establishment in the C-G zone, on the above described property subject to the following conditions:

1. The applicant shall submit and obtain approval of a one-page, 24" by 36" digital site plan for Conditional Use Permit No. 2023-0003 that includes the following specific notes and changes:
 - a. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable" as well as the ongoing conditions listed in condition 4.
 - b. Include the El Cajon Title Block as shown in the "Additional Requirements for Planning Permits".
2. The applicant shall complete all of the site enhancements described in the project description within the next 90 days.
3. The lodging establishment shall adhere to all provisions of the Operations and Management Plan as approved and presented to the Planning Commission on May 16, 2023, and on file in the Community Development Department. The Director of Community Development is authorized to require the Plan to be changed, updated, or refined from time to time to ensure the lodging establishment remains compatible with adjacent properties and nuisance activities are minimized.
4. A review of this conditional use permit shall be conducted in approximately 90 days to confirm the completion of proposed site enhancements described in the project description.
5. Sign an affidavit acknowledging the requirements and standards of the Deemed Approved Lodging Ordinance.
6. Provide a monthly report to the Community Development Department listing the number of individuals participating in Emergency Housing Placement Program(s).
7. Complete human trafficking training offered by CSA San Diego County, or similar human trafficking training provider.
8. Complete sexual harassment training, if required, and provide copies of training certificates.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held May 16, 2023, by the following vote:

AYES:	EDISON, MROZ, POLLACK-RUDE, SOTTILE
NOES:	NONE
ABSENT:	CIRCO



Darrin MROZ, Chair

ATTEST:



Noah ALVEY, Secretary

EL CAJON INN & SUITES



Operations & Management Plan

Business License Number: 024727

Dated: May 2023

Address: 1368 E. Main St. El Cajon, CA 92021

Telephone: 619-444-8147

Email: nilesh@stoneviewproperties.com

Property Information:

Property Name: El Cajon Inn & Suites

Property Address: 1368 E. Main St. El Cajon, CA 92021

Current Site Manager: Sunny Patel

Front Desk Number: (619) 444-8147

Number of Units: 35 rooms + manager's unit (209 sf to 387 sf)

Parking Spaces: 36 parking spaces

Current Business License Number: 024707

Insurance: State Farm

Acceptable Forms of Payment: Cash (may require additional deposit), Check, Credit Cards, Vouchers through EQUUS or PCG

Current Number of Employees: 3

General Policies and Procedures:

Acceptance of Cash: Guests paying with cash may be subject to an additional deposit and shall be notified of this policy upon check-in.

Cable TV & Internet: The property is contracted with Cox Business for cable and internet services and those services are available to all guests.

Check-In Registration Procedures: Guests shall be registered pursuant to [El Cajon Municipal Code Chapter 9.25](#), and during the check-in process, the manager shall also:

- Confirm the registering guest is 18 years or older
- Follow a Check-In Process Checklist to ensure all information is properly entered into the management software system and all required documents are prepared
- Thoroughly explain the Guest Rights and Responsibilities with the guest(s), as well as any questions the resident might have prior to check-in.
- Complete the parking permit information and issue a parking permit
- Provide a room key to the guest(s)

Check Out Procedures: During the check-out process, the manager shall:

- Follow the Check-Out Process Checklist, collect the issued room key, and ensure that a copy of the stay receipt is provided to guest(s) upon request
- Document the confirmed check-out in the management software system
- Housekeeping staff shall follow the Room Turnover Process Checklist to ensure all steps are followed between time of check-out and time of new guest check-in.

Keys and Unit Lock-out: Guests are provided with room key(s) upon arrival. Guests are responsible for notifying the front desk if they lose their key(s) or their key(s) does not work. Keys and locks are changed regularly.

Lost/Stolen Articles: The property shall not be held responsible for any lost or stolen articles. Guests are responsible to ensure that their vehicle and unit door is locked as appropriate and upon departure.

Manager Responsibility: The primary responsibility of the manager is to utilize operational training, motivation, and example to ensure that the highest level of service is afforded to each guest. The manager shall also be responsible for ensuring that all required employees complete training for human trafficking prevention. The manager administers 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 check in/check out procedures, guest processing, telephone calls, and maintain ongoing communication with the maintenance and housekeeping staff.

Occupancy: Each room shall accommodate guests according to room configuration and subject to management approval.

Parking: Parking permits shall be issued to motel guests upon check in and shall be displayed on the dashboard of the vehicle that is registered to the guest and referenced in the Guest Register. There shall be lobby signs and language in the Guest Register warning guests that vehicles that do not display a parking permit shall be towed away at the vehicle owner's expense. A vehicle shall be subject to towing and/or fined if the parking permit is not displayed or it is:

- parked backwards
- parked in a "no parking" area
- blocking an entrance or fire line
- blocking the entrance to the trash enclosure
- deemed to be not in working condition
- parked in the ADA accessible spot without proper signage
- it has expired tags

Quiet Hours: Guests are required to keep the noise level to a minimum between the hours of 10 PM and 8 AM daily. Guests may contact the site management for any disturbance matters.

Service Turnover: Housekeeping services shall comply with State and local laws and regulations. Trash shall be taken out daily and between visitor stays. Bedding and towels shall be replaced with fresh linens between visitor stays and upon request.

Smoking: In accordance with El Cajon Municipal Code Section 8.32.025.D.2.b, smoking can be permitted in up to 20 percent of guest rooms in any hotel or motel, if the hotel or motel permanently designates at least 80 percent of its guest rooms as nonsmoking rooms, appropriately signs nonsmoking rooms, and permanently removes ashtrays and matches from them. Smoking rooms shall be segregated from nonsmoking rooms on separate floors, wings, or portions of either; smoking and nonsmoking rooms shall not be interspersed. The motel operator may choose as any time to implement a 100 percent smoke free establishment. Guests shall be notified of the motel smoking policy upon check-in and signs shall be visibly posted around the property and in the rooms.

Solicit-Free Property: The property prohibits soliciting, door-to-door selling, or asking of money for any reason. Guests shall be notified of the motel solicit-free property policy upon check-in and signs shall be visibly posted around the property and in the rooms.

Unregistered Guests: Unregistered guests are not allowed on the premises.

Vouchers: As of May 2023, vouchers are accepted through two homeless housing voucher distributors: EQUUS and Public Consulting Group (PCG). Voucher information, along with recipient details, is emailed to the operator in advance of check in. The guest(s) then can be registered in accordance with the Check In Registration Procedures. For EQUUS, the operator submits an invoice for reimbursement every 1-2 months and the bill is paid either through direct deposit or check. For PCG, payment is automatically

deposited once a guest has been checked in. Acceptance of vouchers is subject to change at the discretion of the owner/operator, in accordance with State and local regulations.

Safety and Security Measures

Accident/Injury: The property shall not be responsible for accidents or injury to guests.

Additional Lighting: High intensity lighting is installed throughout the exterior of the building and positioned at all security camera locations. Exterior security lighting shall be maintained in good, working order at all times.

Business Ending Slavery and Trafficking (BEST) Certification: The owner/operator and all employees shall be certified in the 'Inhospitable to Human Trafficking' training course offered by the Business Ending Slavery and Trafficking (BEST) organization. Employees will be provided training pursuant to CA SB-970 through this course. Employees must be trained within 30 days of hire. The certification will be renewed no less than every 2 years. Link: <https://www.best-training.org/hotel-courses/>

Community Resources List (current as of May 2023): A list of community resources shall be kept in each room which provides a list of available resources and outreach programs and contact information such as phone numbers, websites, or email addresses. The list shall be provided in English and Spanish and shall be easily and readily accessible and visible upon entry into guest rooms. The list shall include, but not be limited to, the following organizations and shall include phone numbers, websites, and addresses as available. The list shall be reviewed and updated as needed, but no less than annually, to ensure up-to-date information.

- | | |
|--|---|
| ▪ El Cajon Police Non-Emergency Line | Call: 619-579-3311 |
| ▪ Crime Stoppers | Call: 888-580-8477
Website: sdcrimestoppers.org |
| ▪ San Diego County Help Line | Call: 2-1-1 or 858-300-1211
Website: 211sandiego.org |
| ▪ San Diego Access & Crisis Line | Call: 1-888-724-7240
Website: www.optumsandiego.com |
| ▪ East County Transitional Living Center | Call: 619-442-0457
Website: ectlc.org
Address: 1527 East Main Street |
| ▪ Home Start, Inc | Call: 619-430-0032
Website: home-start.org
Address: 131 Avocado Avenue |
| ▪ Crisis House | Call: 619-444-1194
Website: crisishouse.com |
| ▪ Mental Health/Substance Abuse Hotline | Call: 9-8-8 |
| ▪ Naloxone East Region Pick Up Location | Call: 619-401-3995
Address: 367 North Magnolia Avenue |

- Center for Social Advocacy - Hate Crimes and Human Trafficking Health Center
Call: 619-444-5700 or 7-1-1 if deaf, hard of hearing, or require telephone relay services
Website: c4sa.org
Address: 327 Van Houten Avenue
- National Human Trafficking Hotline
Call: 1-888-373-7888 or 7-1-1 if deaf, hard of hearing, or require telephone relay services
Text: 'BEFREE' or 'HELP' to 233733
Website: humantraffickinghotline.org

Daytime Security Patrol: Daytime security shall be provided by the site manager and/or a part-time security guard. The manager and/or guard shall regularly walk the property and provide foot patrol of the entire premises including common areas and the parking lot several times per day to ensure there are no adverse issues (i.e., drugs, prostitution, human trafficking, other illegal activities). When presented, the manager and/or security guard shall attempt to resolve issues directly; however, unresolved and/or recurring issues shall be promptly reported to the El Cajon Police Department. Violent or life-threatening situations shall be reported immediately.

'DO NOT RENT' List: The owner/operator shall maintain a "DO NOT RENT" list of individuals known to have been arrested for prostitution or other criminal activity, or otherwise known to cause a nuisance. A copy of the "DO NOT RENT" list shall be provided to law enforcement upon request by the El Cajon Police Department.

Guest Register: The site shall maintain a Guest Register of all motel guests that rent a room on the premises, at all times. A copy of the Guest Register can be provided to law enforcement upon request by the El Cajon Police Department. The Guest Register shall be maintained pursuant to [El Cajon Municipal Code Section 9.25](#) and shall include:

- The name of the registered guest(s), a copy of each registered guests' government issued ID, the date and time of arrival of each guest, room(s) assigned, and time of departure.
- The make, type, license number, issuing state and name of registered owner of any motor vehicle or trailer in the immediate possession of any guest.
- A warning to guests that vehicles that do not display a parking permit shall be towed away at the vehicle owner's expense.
- A warning that "NO vehicle shall be parked backwards. All vehicles that are backed in shall be subject to tow at vehicle owner's expense."
- A warning that unregistered visitors are not allowed on the premises.
- A warning to guests against drug use.
- A warning that all guests paying with cash shall be subject to pay a \$50 deposit.
- A statement that no one under the age of 18 shall be permitted to rent a room and that all guests under the age of 18 must be accompanied by a parent or guardian.
- A statement that guests must refrain from loud noise and loud music.
- In the event of a room or rooms being rented under a company name, the company shall be required to provide the names of all occupants and identify the primary occupant as responsible for the room. The primary occupant shall be required to provide a copy of their government issued ID.

Guest Rights and Responsibilities: Upon check-in, guests will be presented with a list of their Rights and Responsibilities for Hotel/Motel Stay. Failure to comply with the rule may lead to termination of stay. The rules are designed to ensure the safety and security of all hotel/motel guests. The document shall be acknowledged, agreed to, and signed by each registering guest. Violators of the Guest Rights and

Responsibilities may be asked to leave. Rights and responsibilities shall include, but not be limited to the following:

- Your stay at El Cajon Inn & Suites may not exceed 28 days – NO EXCEPTIONS.
- NO weapons allowed on the premises at any time. Failure to comply will result in termination of your stay.
- Recreational use of bikes, electric scooters, wagons, and/or skateboards is prohibited in the parking lot or common areas.
- NO storing of bags, boxes, debris, recycling materials, trash, or other items that belong to you or anyone else. Floors & walkways must be kept clear. Doors must be able to fully open. Failure to comply will result in termination of your stay.
- NO business or charging of any fees may take place in rooms or on the hotel premises, including but not limited to, selling or purchasing drugs, prostitution, sub-letting your hotel/motel room, or storing any other person's items in your hotel room.
- Unregistered people, pets, or vehicles are NOT allowed on the premises of El Cajon Inn & Suites.
- Loitering around the hotel will be reported to law enforcement immediately.
- You are required to cooperate with the housekeeping staff for regularly scheduled maid services to keep the units clean.
- There is a ZERO TOLERANCE policy for illegal drug use, any other illegal activity, or any act of aggression, violence, or use of profanity towards other guests or hotel/motel staff.
- Guests are PROHIBITED from disabling, destroying, or otherwise tampering with, in-room smoke detectors.
- Guests are financially responsible for damage and/or missing items from the hotel/motel room.
- Check-out is 11 AM. Late charges and/or full day's rent will be assessed past check-out time.
- Guests are encouraged to use credit cards, issued in their name, as a preferred form of payment.
- Any issues can and should be reported to the front desk, 24/7.
- Please help us keep our hotel/motel a safe, clean, and desirable place for everyone.

Overnight Security Patrol: Overnight patrol services shall be provided by a contracted vendor that shall provide four overnight patrol visits, seven days a week, between dusk and dawn. Patrol visits shall be randomly spaced at the discretion of the security officer, and the security officer shall monitor points of entry, report any security issues or concerns, and remove any trespassing violations. An activity report, including photographs, shall be maintained for each service, and provided to the hotel manager. Modifications to overnight security patrols shall be coordinated with the El Cajon Police Department.

Reporting Illegal & Suspicious Activities: It shall be the responsibility of the owner/operator and/or site manager to immediately report all illegal, and/or suspected illegal, activities including prostitution, narcotics, child endangerment, human trafficking, and all other criminal activity to the El Cajon Police Department. If any illegal substances or materials are found within a room during service turnover, the employee shall immediately report findings to the manager who shall report to law enforcement.

Security Cameras: A total of 18 security cameras are installed on the premises. The security cameras are installed on the exterior of the premises and inside the lobby to allow motel staff in the office to observe and monitor all points of entry onto the premises. Subject to guest privacy rights, access to security camera footage shall be made available to the El Cajon Police Department for criminal investigation purposes upon request. The site operator has the authority to work with the El Cajon Police Department directly to fulfill information requests. Security footage shall be retained for at least 15 days.

Signage: Conspicuous signs shall be posted and maintained across the premises advising motel guests and trespassers that the Property is under video surveillance and that illegal activity shall be reported to law enforcement. Additional signage shall include:

- As requested by the El Cajon Police Department, a sign shall be posted which reads: LETTER OF AGENCY ON FILE WITH THE EL CAJON POLICE DEPARTMENT. TRESPASSING, LOITERING, PROSTITUTION ACTIVITY, DRUGS AND WEAPONS, ARE PROHIBITED. SECURITY CAMERAS ARE LOCATED ON THE PROPERTY. ALL ILLEGAL ACTIVITY WILL BE REPORTED TO THE EL CAJON POLICE DEPARTMENT – 619-579-3311.
- Signage shall include a STOP HUMAN TRAFFICKING notice which shall be displayed within the motel lobby and any other common areas (i.e., laundry, hallways/stairwells, recreational space). https://oag.ca.gov/sites/all/files/agweb/pdfs/ht/HTPoster_ENG.pdf

Site Maintenance:

General Maintenance

Site management is responsible for day-to-day maintenance of the property. This may include, but not be limited to, minor room and/or exterior repairs or maintenance such as, changing light bulbs or painting, blind or curtain installation or repair, fire alarm battery replacement, minor plumbing repairs, and general clean up around the property. Complicated or major maintenance needs may be contracted to a third-party vendor. The site manager shall be responsible for bringing more complicated or major maintenance needs to the attention of the Owner/Operator in a timely manner.

Housekeeping

Housekeeping services shall comply with State and local laws and regulations. Trash shall be taken out daily and between visitor stays. Bedding and towels shall be replaced with fresh linens between visitor stays and upon request. Housekeeping staff is responsible for reporting disabled or missing smoke detectors, general damage, repair needs, or need for new linens, towels, or other room items to site management.

Landscape Maintenance

Landscape maintenance shall be administered by a third-party vendor. The vendor shall be responsible for cleaning planter areas and common landscape areas free of debris, weeds, and overgrowth. The vendor shall be responsible for repairs to the sprinkler system and shall replace or plant new materials as needed or as requested by site management as authorized by the Owner/Operator. The owner/operator will upgrade site landscaping in compliance with city standards. Landscaping improvements shall comply with city standards and shall be designed, installed, and maintained in a manner meant to deter loitering and trespassing.

Pest control

Pest control services shall be administered by a third-party vendor and shall be provided for both the exterior and interior spaces. Pest control services shall be conducted at least every other month, or as often as recommended by the vendor. Site management shall be responsible for contacting the vendor if additional pest control services are needed in between regularly scheduled service calls.

Contact List:

Safety and Security (current as of May 2023):

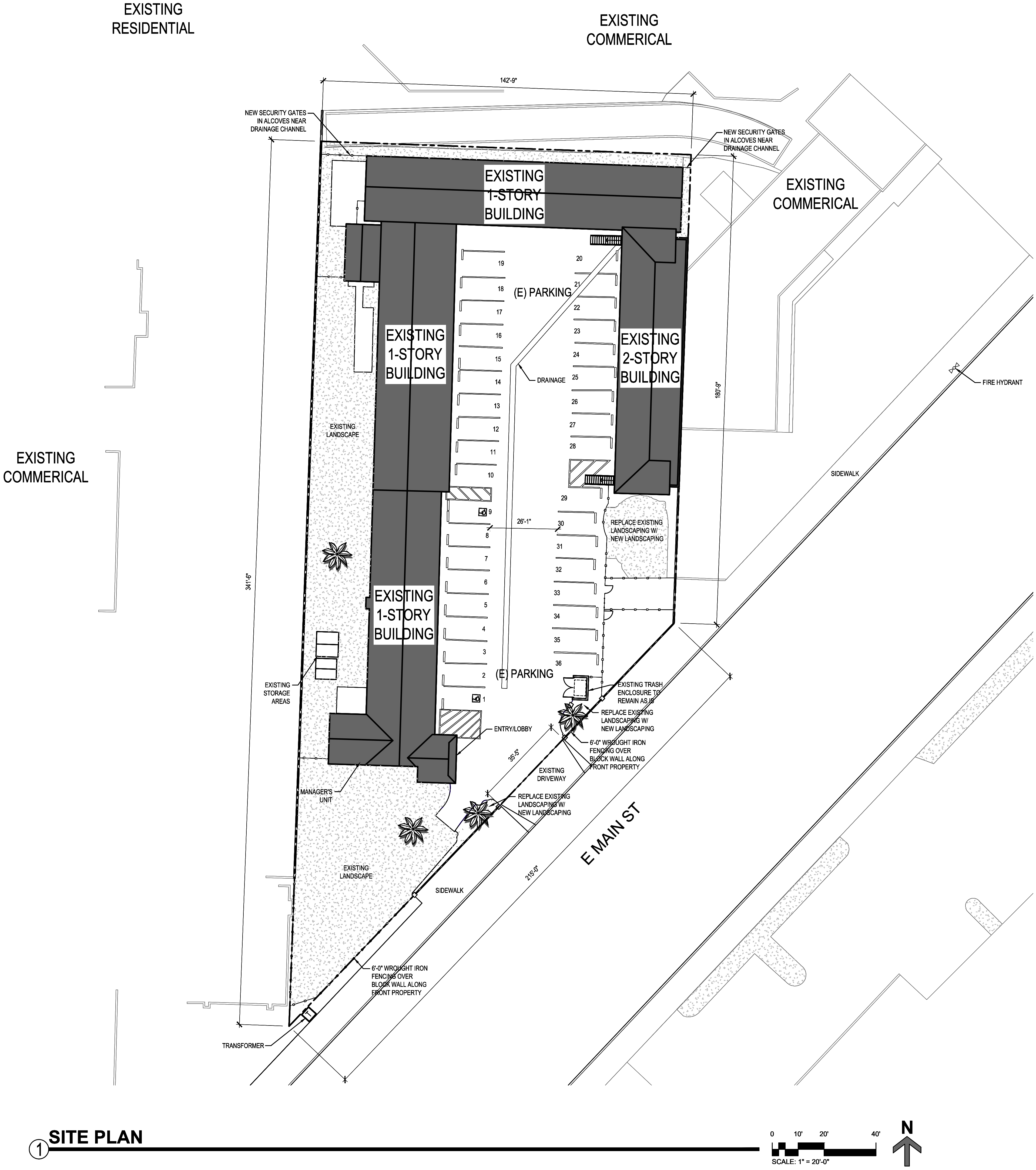
FOR EMERGENCY – POLICE, AMBULANCE, FIRE

DIAL 911

For Non-Emergency Police	619-579-3311
Overnight Security Patrol – Eagles Point Security	844-600-0400
National Human Trafficking Hotline	888-373-7888
California Coalition to Abolish Slavery and Trafficking	888-539-2373
Domestic Violence/Sexual Assault Hotline	1-888-385-4657
San Diego Access and Crisis Line	1-888-724-7240
San Diego County Crime Victim Assistant Program	619-531-4041
SDG&E – Electric or gas emergency	800-411-7343 (Electric) 800-611-7343 (Gas)

Maintenance:

Water Services – Helix Water District	619-466-0585
Cable/Internet Provider – Cox Business	619-269-2000
Trash Services – EDCO Disposal Corporation	619-287-7555
Electricity and Gas Services – SDG&E	800-336-7343



1 SITE PLAN

PROJECT TEAM

OWNER:

EL CAJON MOTEL, LLC
CONTACT: NILESH PATEL
14493 OLD CREEK ROAD
SAN DIEGO, CA 92131
T: 858-442-2495
nilesh@stoneviewproperties.com

CIVIL:

HOWES, WEILER, LANDY - PLANNING & ENGINEERING
CONTACT: SALLY SCHIFMAN
2888 LOKER AVENUE EAST, SUITE 217
CARLSBAD, CA 92010
T: 760-929-2288
sschifman@hw-pe.com

ARCHITECT:

KIRK MOELLER ARCHITECTS, INC.
CONTACT: KIRK MOELLER
2888 LOKER AVENUE EAST, STE. 220
CARLSBAD, CA 92010
T: 760-814-8128
kirk@kmarchitectsinc.com

PROJECT DESCRIPTION

EL CAJON MOTEL, LLC IS REQUESTING THE CITY OF EL CAJON PROCESS A CONDITIONAL USE PERMIT TO ALLOW THE EXISTING 35-ROOM MOTEL PLUS MANAGER'S UNIT TO CONTINUE TO OPERATE AS A 35-ROOM MOTEL PLUS MANAGER'S UNIT. THE EL CAJON INN & SUITES PROJECT WILL INCLUDE MINOR SITE IMPROVEMENTS.

PROJECT SUMMARY

ASSESSORS PARCEL NUMBER:	489-180-75
ADDRESS:	1368 E. MAIN ST. EL CAJON, CA
PROPOSED USE:	MOTEL
GROSS LOT AREA:	37,270 S.F. / 0.86 AC.
LANDSCAPE COVERAGE:	9,516 S.F. / 37,270 S.F. = 25.5%
ZONING:	C-G
GENERAL PLAN:	G-C
STORIES:	1 & 2
TYPE OF CONSTRUCTION:	V-B
EXISTING OCCUPANCY:	R-1
PROPOSED OCCUPANCY:	R-1
FIRE SPRINKLERS:	NO
FIRE ALARM:	YES
MAXIMUM HEIGHT:	36'
TOTAL # ROOMS:	35 + 1 MANAGER'S UNIT
EXISTING PARKING	
STANDARD STALL:	34 SP.
ADA STALL:	2 SP.
TOTAL:	36 SP.

GENERAL NOTES

- THIS PROJECT SHALL COMPLY WITH THE STANDARD CONDITIONS OF DEVELOPMENT FROM PLANNING COMMISSION RESOLUTION NO. 10649, AS APPLICABLE.
- A REVIEW OF THIS CONDITIONAL USE PERMIT SHALL BE CONDUCTED IN APPROXIMATELY 90 DAYS TO CONFIRM THE COMPLETION OF PROPOSED SITE ENHANCEMENTS DESCRIBED IN THE PROJECT DESCRIPTION.

LEGEND

PROPERTY LINES

EXISTING FENCE

EXISTING BLOCK WALL

ELECTRICAL TRANSFORMER:

FIRE HYDRANT:

ACCESSIBLE PARKING STALLS (9'W X 18') W/ WHEEL STOP. VAN-ACCESSIBLE STALLS ARE 12' WIDE.

VICINITY MAP

CITY OF EL CAJON

PERMIT NO. _____

APPLICANT: _____

ASSESSOR PARCEL NO(S): _____

REQUEST: _____

PC RESOLUTION No. _____ APPROVED BY: _____

CC RESOLUTION No. _____

ORDINANCE No. _____ DATE: _____

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1368 E MAIN ST. CUP
1368 E MAIN ST.
EL CAJON, CALIFORNIA

Date:	03-28-2023
Project:	1368 E MAIN ST. CUP
File:	A1.1
Revisions:	

Sheet Title:
SITE PLAN

Sheet Number:
A1.1