



City of El Cajon

Planning Commission Agenda

Tuesday, April 21, 2020 Meeting

7:00 PM, Council Chambers

DARRIN MROZ, Chair
ANTHONY SOTTILE, Vice Chair
HUMBERT CABRERA
PAUL CIRCO
REBECCA POLLACK-RUDE

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

www.cityofelcajon.us/your-government/departments/community-development/planning-division

Please note that, pursuant to the Governor of the State of California Governor's Executive Order N-29-20, and in the interest of the public health and safety, members of the Planning Commission and Staff may attend the meeting telephonically. Further, Orders from the San Diego County Health Officer prevent persons other than City officials and essentials employees to be physically present.

In accordance with the Executive Order, and in compliance with the County Health Officer's Orders, the public may view the meeting on the City's website. Please visit <https://www.cityofelcajon.us/your-government/videostreaming> for more details. To submit comments on an item on this agenda, or a Public Comment, please visit the City's website at <https://www.cityofelcajon.us/your-government/videostreaming>. Comments will be accepted up to the conclusion or the vote of each item. Comments will be limited to 300 words and will be entered into the official Commission Meeting Record.

The Planning Commission will endeavor to include all comments prior to taking actions. If you find that you are unable to submit a comment through the website, please contact the Planning Division office at 619-441-1742, not later than 5:00 p.m. prior to the start of the Planning Commission Meeting. Should technical difficulties arise, they will be resolved 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.

CONSENT

Agenda Item:	1
	Planning Commission minutes of February 18, 2020

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, May 4, 2020 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Renette Wireless Communication Facility
Request:	Freestanding light poles and a wireless communication facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Specific Plan (SP) No. 532
Location:	935 Emerald Avenue
Applicant:	Depratti Inc.; Paul Hokeness; 858-231-8889
Project Planner:	Melissa Devine; mdevine@cityofelcajon.us; 619-441-1742
City Council Hearing Required?	Yes May 12, 2020
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order RECOMMENDING City Council approval of the proposed CEQA exemption and Specific Plan (SP) No. 532, subject to conditions.

Agenda Item:	3
Project Name:	Marshall Personal Storage
Request:	Allow for increased height of personal storage facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2250
Location:	620 and 640 South Marshall Avenue
Applicant:	Robert Garmo, Marshall Lots LLC, 619.441.2500
Project Planner:	Melissa Devine, mdevine@cityofelcajon.us , 619.441.1742
City Council Hearing Required?	No
Recommended Actions:	3. Conduct the public hearing; and 4. MOVE to adopt the next resolutions in order APPROVING proposed CEQA determination and CUP-2019-0011 amending CUP No. 2250, subject to conditions.

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, May 4, 2020 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

4. OTHER ITEMS FOR CONSIDERATION

Election for Chair and Vice Chair

5. STAFF COMMUNICATIONS

Project Updates

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to May 5, 2020 at 7 p.m.



MINUTES PLANNING COMMISSION MEETING FEBRUARY 18, 2020

The meeting of the El Cajon Planning Commission was called to order at 7:00 p.m. New Planning Commissioner Rebecca POLLACK-RUDE, who was appointed by the City Council on February 11, 2020, was welcomed to the Commission.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Darrin MROZ, Chair
Humbert CABRERA
Paul CIRCO
Rebecca POLLACK-RUDE
Anthony SOTTILE

COMMISSIONERS ABSENT: None

STAFF PRESENT: Melissa DEVINE, Planning Manager
Barbara LUCK, City Attorney
Spencer HAYES, Assistant Planner
Ron Luis VALLES, Administrative Secretary

Chairman MROZ explained the mission of the Planning Commission and meeting procedures.

PUBLIC COMMENT:

There was no public comment.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of January 21, 2020

Motion was made by SOTTILE, seconded by CIRCO, to approve the January 21, 2020 minutes; carried 5-0-0.

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	Superior Car Wash Modifications
Request:	Modifications to an existing car wash
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. CUP-2019-0009 (Amendment)
Location:	816 North 2 nd Street
Applicant:	BNN Enterprises, Inc.; Ben Polis; 619-444-1222
Project Planner:	Spencer Hayes; shayes@cityofelcajon.us ; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolutions in order APPROVING the proposed CEQA exemption and Conditional Use Permit (CUP) No. CUP-2019-0009, subject to conditions.

HAYES summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolution approving the project.

Discussion ensued about entrance to car wash, application numbers, and sound wall.

The public hearing was opened.

No one spoke in favor or in opposition. [The applicant and representative were in the audience.]

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

Motion was made by CABRERA, seconded by CIRCO, to adopt the resolution approving Conditional Use Permit No. 2019-0009, subject to conditions; carried 5-0-0.

The appeal period for this item ends at 5:00 p.m., Friday, February 28, 2020.

Agenda Item:	3
Project Name:	Spanky's Pawn Shop Expansion
Request:	Expansion of a legal nonconforming use for storage
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2255
Location:	555 El Cajon Boulevard

Applicant:	TEPD Family Holdings LLC. dba Spanky's Pawn Shop; Thomas Derusseau; 619-549-7797	
Project Planner:	Spencer Hayes; shayes@cityofelcagon.us; 619-441-1656	
City Council Hearing Required?	No	
Recommended Actions:	3. Conduct the public hearing; and 4. MOVE to adopt the next resolutions in order APPROVING proposed CEQA exemption and CUP No. 2255, subject to conditions.	

HAYES summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolution approving the Conditional Use Permit.

The public hearing was opened.

Ms. Nica KNITE, project representative, objected to the payment of the fee for a conditional use permit and stated the storage containers were installed at recommendation of law enforcement agencies. She asked that the Planning Commission refund the fees.

CABRERA commended staff for working with the applicant to bring the property into compliance. He also commended work of applicant.

MROZ sought clarification about contacting staff, and KNITE noted that she has been in contact with city staff, Planning Commissioners, and City Council to resolve this.

DEVINE clarified that the code does not allow outdoor storage or storage containers and that typically the City does not refund an application unless it is withdrawn.

No one else spoke in favor or opposition.

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

Commissioners commended staff for working with applicant to resolve issues.

Motion was made by SOTTILE, seconded by MROZ, to adopt the resolution recommending approval of Conditional Use Permit No. 2255; subject to conditions, carried 4-0-1 (CABRERA, abstained).

The appeal period for this item ends at 5:00 p.m., Friday, February 28, 2020.

OTHER ITEMS FOR CONSIDERATION:

Motion was made by MROZ, seconded by CIRCO, to name ANTHONY SOTTILE as Vice Chair of the Planning Commission, carried 5-0-0.

COMMUNICATIONS:

DEVINE presented the informational items on upcoming Planning Initiatives, including the General Plan Amendments, Housing Element, Safety Element, and Environmental Justice Element, plus SB-2 Projects. Discussion ensued about Regional Housing Needs Allocation numbers, previous Housing Element and Accessory Dwelling Units.

CABRERA praised Doug BALDWIN, plans examiner, who recently retired, and also gave kudos to Dan PAVAO, Deputy Director and Building and Fire Safety Official, who will retire in June.

ADJOURNMENT:

Motion was made by MROZ, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 8:15 p.m. this 18th day of February 2020 until 7:00 p.m., Tuesday, March 4, 2020; carried 5-0-0.

Darrin MROZ, Chair

ATTEST:

Melissa DEVINE, Secretary



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	2
Project Name:	Renette Wireless Communication Facility
Request:	Freestanding light poles and a wireless communication facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Specific Plan (SP) No. 532
Location:	935 Emerald Avenue
Applicant:	Depratti Inc.; Paul Hokeness; 858-231-8889
Project Planner:	Melissa Devine; mdevine@cityofelcajon.us; 619-441-1742
City Council Hearing Required?	Yes May 12, 2020
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the proposed CEQA exemption and Specific Plan (SP) No. 532, subject to conditions.

PROJECT DESCRIPTION

This project seeks to establish a specific plan (SP) for a freestanding wireless communication facility at Renette Park. The subject site is located south of Renette Avenue between Estes Street and Emerald Avenue and addressed as 935 Emerald Avenue. The proposed new wireless communication facility consists of two field lighting poles 80 feet in height with 12 proposed panel antennas and space for potential additional antennas by other carriers, boring for cables, a new equipment enclosure and modification of the existing trash enclosure. The SP allows for a greater height than is permitted by the Wireless Communications Facilities Ordinance. The El Cajon City Council will also consider a lease agreement between the City and applicant with this action.

BACKGROUND

General Plan:	Neighborhood Park (NP)
Specific Plan:	None
Zone:	RS-6 (Residential, Single-Family, 6,000 square feet)
Other City Plan(s):	None

Regional and State Plan(s):	N/A
Notable State Law(s):	N/A

Project Site & Constraints

The project site is 4.8 acres and developed as a public neighborhood park and recreation center. The site is located within a residential neighborhood within close proximity to an elementary school, EJE Academy. The Renette Park and Recreation Center encompasses a surface parking lot, turf multi-purpose field, playground, basketball court, skate park, picnic area and recreation center building. A concrete drainage channel transitions underground at the park and traverses underneath the turf field.

Surrounding Context

The surrounding residential neighborhood is developed and zoned as follows:

Direction	Zones	Land Uses
North (across Renette Ave)	RS-6	Residential
South	RS-6, RM-2200	Residential
East (across Estes St)	RS-6, RM-2200	Residential
West (across Emerald Ave)	RS-6	Residential

General Plan

The project site is designated Neighborhood Park (NP) on the General Plan Land Use Map. The General Plan describes that the primary purpose of developed parks is for recreational uses. General Plan Objective 13-1 states that "El Cajon will solicit and encourage land uses and facilities which provide services on a region-wide basis." Increasingly, community members and emergency service providers rely on wireless coverage as the primary means of communication.

Municipal Code

The subject property is zoned RS-6 (Residential, Single-family, 6,000 square feet). The RS-6 zone allows for wireless communication facilities upon approval of a conditional use permit, in conformance with El Cajon Municipal Code (ECMC) Chapter 17.245 (Wireless Communication Facilities). Chapter 17.245 specifies the maximum height of a freestanding wireless facility is 70 feet. A specific plan (SP) is required as the mechanism to exceed the height limit. The SP is utilized as a more detailed development plan for a specific property than what is provided in Zoning Code.

DISCUSSION

The proposed wireless facility has been designed as two field lighting poles with panel antennas affixed near the top of one pole and space for the collocation of future antennas on the other pole. Each pole is a maximum of 80 feet in height. The additional height is needed to locate both the panel antennas and lights and meet wireless coverage needs in the area. A new equipment cabinet is proposed near the rear of the west-side recreation building within a landscape area in the parking lot. This cabinet is designed to match the recreation buildings. The light poles will be connected through cabling underneath the turf field.

AT&T, as the applicant, is proposing 12 panel antennas on the pole nearest parking at the northwest corner of the field. The other pole will be available for other providers to collocate on. This project design was selected after discussions with Recreation, Public Works, and Planning staff on how the wireless project could be integrated into the park while providing a meaningful benefit to park users and additional security and lighting for the park. Recreation staff identified that lighted turf fields are in high demand for youth soccer leagues in this area. The field lighting will allow for the use of these fields to be extended during the evening until 9 p.m. The lighting also has the co-benefit of extending the active use of the park and potentially discouraging undesirable activities at the park. Kennedy, Albert Van Zanten, Wells, Tuttle, and Cajon Valley Middle School Park all have lights up to 80 feet high. Furthermore, there are approved wireless facilities at Wells and Tuttle.

Wireless Communications Facilities

ECMC chapter 17.245.080 includes development and design standards applicable to all wireless communication facilities. Architectural integration is the preferred design for wireless facilities. Due to the low scale nature of the development within the area and relatively flat terrain, architectural integration was not feasible for this installation. The wireless provider needs a minimum height to clear obstructions in the area and provide improved coverage.

Freestanding facilities within the residential zones are required to be set back 20 feet from property lines and 20 feet from any adjacent residentially-zoned property. The proposed poles are set back approximately 25 feet and the antenna are set back 20 feet from the nearest property line, which is the exterior property line along Renette Avenue. The facilities are approximately 80 feet from the nearest residential property line.

Wireless facilities are required to minimize their visual impact to the maximum extent feasible, and freestanding facilities must be of an appropriate and compatible visual form within the surrounding context. The other design alternative explored was a faux tree

that would be of a height and appearance not in scale with the existing landscaping. The field lighting poles are a fixture normally found within park facilities, and while the panels are not screened from view, they are not visually obtrusive when placed on a light pole. Additional screening of the panels on the light pole would add bulk and call attention to the appearance.

The proposed equipment cabinet will be constructed and finished to match the existing recreation buildings. In addition, the project will add a cover to the existing trash enclosure.

Conditions of approval will limit the maintenance and work on the facility to respect the noise standards in the residential zone.

Lighting

The light standards are designed to minimize light and glare. The lighting manufacturer, MUSCO Lighting, has provided photometric exhibits indicating that the lighting at the nearest residential properties would be less than .5 foot candles, which is similar to what a street light would spill onto an adjacent property. In addition, the light standards once installed will be fine-tuned during evening hours to ensure optimal coverage and minimize light and glare.

Radio Frequency Emissions

The Federal Communications Commission (FCC) regulates safety related to antennas and wireless facilities. The Telecommunications Act of 1996 prohibits El Cajon from evaluating applications for these facilities based on health-related concerns, as long as the radio frequency emissions are within FCC limits. Wireless carriers must submit a report to the FCC demonstrating compliance with FCC regulations.

FINDINGS

A. The proposed specific plan serves the public interest.

The proposed specific plan will provide lighting for a multi-purpose sports field and expand wireless coverage and signal strength for the surrounding area. Community members and public safety personnel increasingly rely on wireless communication as an important primary and secondary means of communication. The proposed project to improve wireless service is in the best interest of public convenience and necessity and will have the added benefit of expanding use of the multi-purpose sports field during evening hours increasing active recreational use of the park and will not have a negative impact on the physical environment, surrounding uses, or enjoyment of Renette Park.

B. The proposed specific plan will systematically implement the city's general plan.

The project site is designated Neighborhood Park (NP) on the General Plan Land Use Map. The General Plan describes that the primary purpose of developed parks is for recreational uses. The proposed project consisting of two field lighting poles with attached wireless antenna will increase the active use of the park during early evening hours allowing for additional recreational sports play for children. The project will also increase wireless coverage within the area consistent with General Plan Objective 13-1 which states that "El Cajon will solicit and encourage land uses and facilities which provide services on a region-wide basis." Increasingly, community members and emergency service providers rely on wireless coverage as the primary means of communication.

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 application was sent July 18, 2018 and April 17, 2019 to all tenants and property owners within 300 feet of the project site to inform them and seek early input into the project.

Notice of this public hearing was published in the East County Gazette and mailed on April 2, 2020 to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices". Four public comments were received from residents and property owners near the property. One requested information but did not indicate a position, one expressed support for the additional lighting and increased use of the park, and two public comments were in opposition to the project citing concerns regarding the potential for nuisance lighting, radio frequency emissions from the antenna, and private commercial use of the park land.

In accordance with California Public Resources Code §§ 65352.3 - 65352.4, which require local governments to conduct meaningful consultation with Native American tribes prior to adoption of a specific plan, an invitation for consultation was sent to all tribes culturally affiliated with places or lands affected by the project on August 7, 2018. No

requests for consultation have been received. A tribe requested that a Native American Monitor be on-site during excavation. This has been included as part of the project proposal and will be ensured through the conditions of approval.

RECOMMENDATION

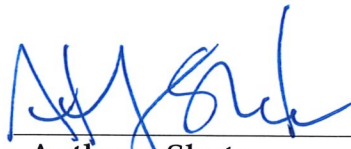
Staff recommends Planning Commission recommend City Council approval of Specific Plan No. 532 for new field lighting and a new wireless communication facility at Renette Park.

PREPARED BY:



Melissa Devine
PLANNING
MANAGER

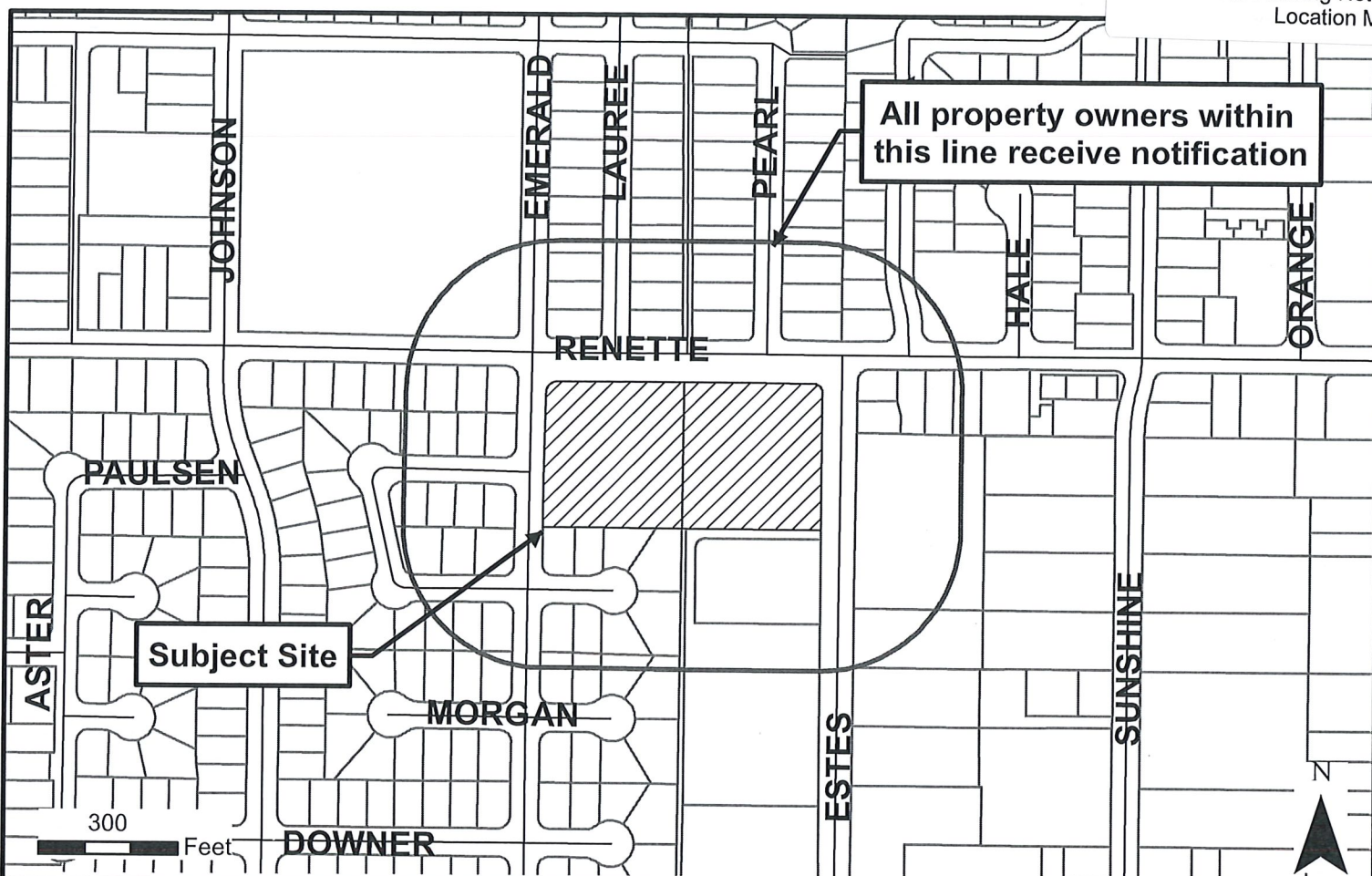
APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution RECOMMENDING approval of the CEQA Exemption
3. Proposed Resolution RECOMMENDING approval of SP No. 532
4. Aerial Photograph of Subject Site
5. Application and Disclosure Statement
6. Color Photo Simulations
7. Reduced Plans
8. Public Correspondence
9. Full Size Plans (On Commissioner's iPads)



**NOTICE OF PROPOSED
SPECIFIC PLAN
FOR NEW WIRELESS COMMUNICATION FACILITY**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, April 21, 2020**, and the El Cajon City Council will hold a public hearing at **3:00 p.m., Tuesday May 12, 2020**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **SPECIFIC PLAN NO. 532**, as submitted by Paul Hokeness of Depratti Inc. on behalf of AT&T, requesting a new wireless communication facility consisting of two field lighting poles 80 feet in height with 12 proposed panel antennas and space for potential additional antennas by other carriers, boring for cables, a new equipment enclosure and modification of the existing trash enclosure. The subject property is the Renette Park and Recreation Center and addressed as 935 Emerald Avenue. The City Council will also consider a lease agreement for the use of the park as part of this project. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The City respectfully requests that those experiencing flu-like symptoms not attend the meeting in person. The agenda report for this project will be available 72 hours prior to the public hearing at <http://www.cityofelcajon.us/your-government/calendar-meetings-list>. 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 the Project Assistance Center upon request.

Due to the highly contagious nature of the Covid-19 virus, the Planning Commission or City Council may attend the meeting telephonically. The City has provided alternative means to observe the meeting through the City's website. Please visit <https://www.cityofelcajon.us/videostreaming> for more details. Those wishing to attend the meeting may do so.

Members of the public who wish to send comments on this item, or a Public Comment, please visit our website at <https://www.cityofelcajon.us/videostreaming>. Comments will be received up to the vote or conclusion of each item. Any person wishing to comment on an item on the agenda can submit it through the website link above. The Planning Commission and City Council will endeavor to include all comments prior to taking action and will announce when the comment period for an item will conclude, prior to taking any action or concluding the discussion on the item.

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 Council, 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.cityofelcajon.us/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **MELISSA DEVINE** at 619-441-1742 or via email at mdevine@cityofelcajon.us and reference "RENETTE WIRELESS" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION 15303 (NEW CONSTRUCTION) FOR SPECIFIC PLAN NO. 532 FOR NEW LIGHT STANDARDS AND A NEW WIRELESS COMMUNICATION FACILITY AT RENETTE PARK LOCATED ON THE SOUTH SIDE OF RENETTE AVENUE BETWEEN ESTES STREET AND EMERALD AVENUE IN THE RS-6 (RESIDENTIAL, SINGLE-FAMILY, 6,000 SQUARE FOOT) ZONE; APN NOS. 492-320-01, 492-320-02; GENERAL PLAN DESIGNATION: NEIGHBORHOOD PARK (NP).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on April 21, 2020, to consider Specific Plan No. 532 for two 80-foot-high light standards and a freestanding wireless communication facility at the property on the south side of Renette Avenue between Emerald Avenue and Estes Street, and addressed 935 Emerald Avenue; and

WHEREAS, in accordance with CEQA Guidelines section 15061(b)(2), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, it is proposed that the project is exempt from CEQA under section 15303 (New Construction) of CEQA Guidelines, which allows for new accessory appurtenant structures including new small equipment facilities of less than 2,500 square feet;

WHEREAS, the project consists of two 80-foot-high field lighting poles with attached antenna, minor boring for cabling, and an approximately 144 square-foot equipment cabinet; and

WHEREAS, the site is currently developed with active use park facilities and a recreation center; and

WHEREAS, the record of proceedings contains evidence to support the determination that the Class 3 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; and

Proposed Planning Commission Resolution

WHEREAS, after considering evidence and facts, the Planning Commission did consider the proposed CEQA Categorical Exemption, section 15303 as presented at its meeting; 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 Renette Park wireless communication facility.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of the proposed CEQA exemptions for Specific Plan No. 532.

[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 21, 2020 by the following vote:

AYES:

NOES:

ABSENT:

Darrin MROZ, Chair

ATTEST:

Melissa DEVINE, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF SPECIFIC PLAN NO. 532 FOR A NEW WIRELESS COMMUNICATION FACILITY CONSISTING OF TWO FIELD LIGHTING POLES WITH ATTACHED PANEL ANTENNAS AT RENETTE PARK LOCATED ON THE SOUTH SIDE OF RENETTE AVENUE BETWEEN ESTES STREET AND EMERALD AVENUE IN THE RS-6 (RESIDENTIAL, SINGLE-FAMILY, 6,000 SQUARE FOOT) ZONE; APNS NO. 492-320-01, 492-320-02; GENERAL PLAN DESIGNATION: NEIGHBORHOOD PARK (NP).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on April 21, 2020, to consider Specific Plan No. 532 for two 80-foot-high light standards and a freestanding wireless communication facility at the property on the south side of Renette Avenue between Estes Street and Emerald Avenue, and addressed as 935 Emerald Avenue, which is in the Residential, Single-family, 6,000 square foot (RS-6) zone; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending City Council approval of a determination that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15303 (New Construction) of the CEQA Guidelines; and

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

- A. The proposed specific plan will provide lighting for a multi-purpose sports field and expand wireless coverage and signal strength for the surrounding area. Community members and public safety personnel increasingly rely on wireless communication as an important primary and secondary means of communication. The proposed project to improve wireless service is in the best interest of public convenience and necessity and will have the added benefit of expanding use of the multi-purpose sports field during evening hours increasing active recreational use of the park and will not have a negative impact on the physical environment, surrounding uses, or enjoyment of Renette Park; and
- B. The project site is designated Neighborhood Park (NP) on the General Plan Land Use Map. The General Plan describes that the primary purpose of developed parks is for recreational uses. The proposed project consisting of

two field lighting poles with attached wireless antenna will increase the active use of the park during early evening hours allowing for additional recreational sports play for children. The project will also increase wireless coverage within the area consistent with General Plan Objective 13-1 which states that "El Cajon will solicit and encourage land uses and facilities which provide services on a region-wide basis." Increasingly, community members and emergency service providers rely on wireless coverage as the primary means of communication.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby RECOMMENDS CITY COUNCIL APPROVAL of Specific Plan No. 532 for two 80-foot-high light standards and a freestanding wireless communication facility in the RS-6 zone on the above described property, subject to the following conditions:

Planning

1. Prior to the issuance of building permits:
 - a) The applicant shall submit a revised digital copy of the site plan to Planning which includes required notes.
 - b) The applicant shall provide a Federal Aviation Administration determination of no hazard to air navigation in compliance with Part 77 notice criteria or complete a self-certification agreement.
 - c) The building permit plans shall be in substantial conformance with the plans and photo simulations.
 - d) An agreement shall be provided demonstrating that a Native American Monitor will be on-site for monitoring of grading and excavation activities.
2. Prior to building permit final, the project shall pass a final planning inspection verifying that the project has been constructed in substantial conformance with the approved plans and conditions of approval.
3. The applicant shall comply with all applicable conditions listed on the Standard Conditions of Development attached to this resolution.
4. The following are ongoing conditions of approval for this specific plan.
 - a) The field lighting shall be turned off after 9 p.m. and not turned on before 7 a.m. except for emergency situations. Any modification to the lighted hours of the field will require an amendment of the specific plan.
 - b) Field lighting shall be shielded as appropriate and directed downward to the multi-purpose field to minimize light and glare.

Proposed Planning Commission Resolution

- c) Mechanical equipment shall comply with the noise standards provide in ECMC section 17.115.130(C).
- d) The routine maintenance of equipment including testing of the emergency generator shall be conducted only during the day between the hours of 8 a.m. and 5 p.m. Emergency maintenance may only be conducted during power outages or equipment failure.
- e) Scheduled upgrades other than routine maintenance are limited to once per 12 months and require 72-hour notice to the city and adjacent neighbors.
- f) Additional collocation of panel antennas on either field lighting pole shall require approval of a Substantial Conformance Review.
- g) The wireless communication facility 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.
- h) An annual statement that the wireless communications facility conforms to the current FCC safe exposure standards shall be submitted to the department of community development.
- i) The wireless facility shall be constructed and maintained as indicated on the plans and elevations approved by the Planning Commission. Construction plans shall reflect the materials and colors approved by the Planning Commission and City Council.
- j) The Planning Commission may at any time during the life of this use permit, after holding a properly noticed public hearing, at which time the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval, and after considering testimony as to the operation of the approved use, revoke the permit, or modify the permit with any additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.
- k) The existence of this conditional use permit shall be recorded with the County Recorder.
- l) The proposed use shall be operated substantially as presented in the Planning Commission staff report titled Specific Plan No. 532, dated April

21, 2020, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.

- m) The wireless communication facility shall remain free of any advertising.
- n) If the use of the facility is discontinued for more than six months, the wireless carrier will remove the panel antennas from the pole (s).

Building and Fire Safety Conditions

- 5. Comply with currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
- 6. A building permit is required for this project.

Engineering and Storm Water Conditions

- 7. Implement the Best Management Practices:
 - a) All operations shall comply with the City's Jurisdictional Runoff Management Program (JRMP) and the City's Storm Water Ordinance (Municipal Code 13.10 and 16.60) to minimize or eliminate discharges of pollutants to the storm drain system. Operations shall include implementation of Best Management Practices (BMPs) as follows:
 - b) Only rain is permitted to enter the storm drain system. Discharges (direct or by conveyance) of trash, debris, or wastewater (including washing fluids) to the storm drain system, which includes City streets and gutters, are strictly prohibited.
 - c) All trash enclosures must be designed to be secured, constructed with a grade-break or berm across the entire enclosure entrance, and covered with an impervious, fire-resistant roof in accordance with the requirements of City of El Cajon's Trash Enclosure guidelines Attachment No. 2.
 - d) For these 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.
- 8. Storm Water requirements and comments, to be completed prior to the issuance of building permits:
 - a) In accordance with the City's lot grading ordinance, no grading or soil disturbance, including clearing of vegetative matter and demolition activities, shall be done until all necessary environmental clearances are

Proposed Planning Commission Resolution

secured and an Erosion Control Plan (ECP) has been reviewed and approved by Engineering.

- b) The ECP shall control sediment and pollution and be in compliance with the City's 2015 Jurisdictional Runoff Management Plan (JRMP). The plan should show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable.

Note: Failure to comply with or implement SP conditions is considered a violation of the City's JRMP and may result in a citation with monetary fines, criminal charges, and/or revocation of permit.

- c) Any work within the City's public right of way will require the issuance of an encroachment permit.

[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 21, 2020 by the following vote:

AYES:
NOES:
ABSTAIN:

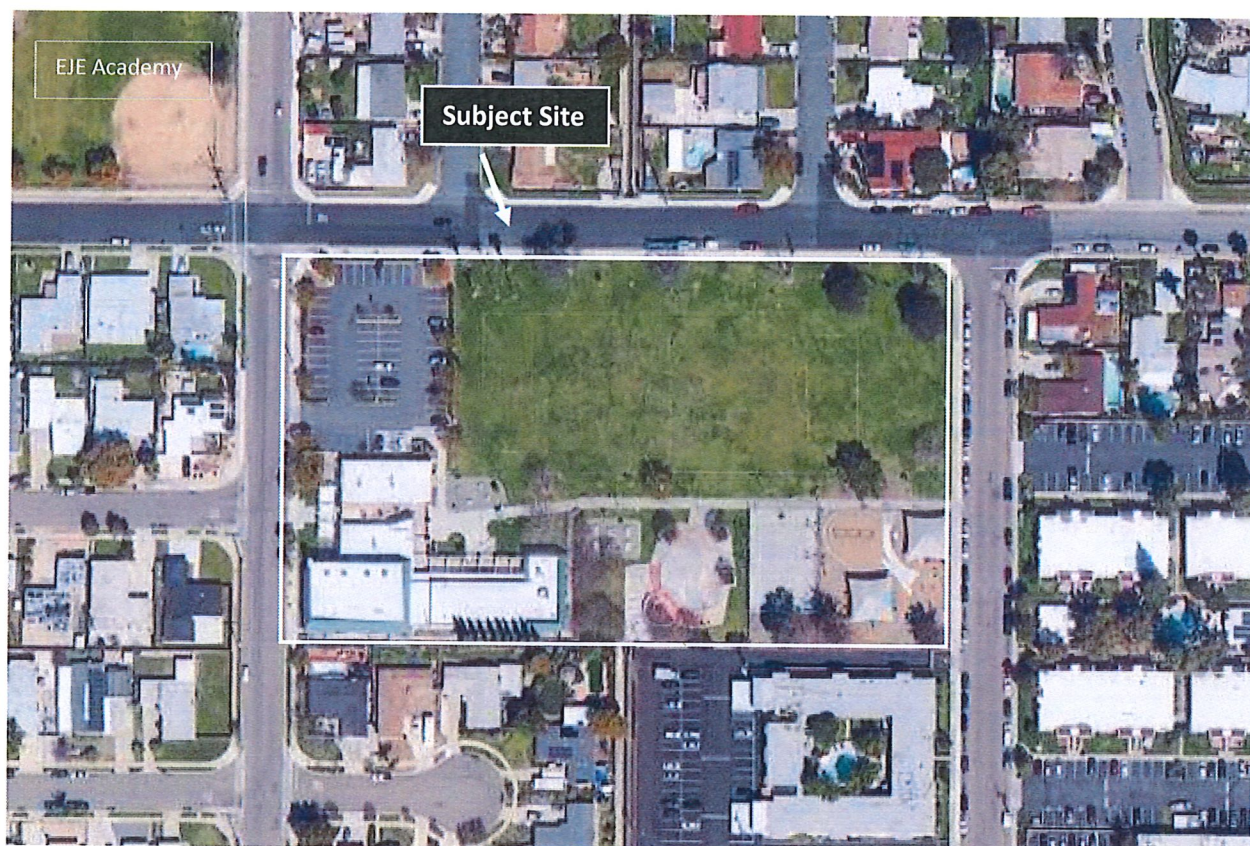
ATTEST:

Darrin MROZ, Chair

Melissa DEVINE, Secretary

Aerial Image

935 Emerald



06/13/2018



City of El Cajon

Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

<input type="checkbox"/> AZP Administrative Zoning Permit	<input type="checkbox"/> CUP Conditional Use Permit	<input type="checkbox"/> LLA Lot Line Adjustment	<input type="checkbox"/> MA Minor Amendment
<input type="checkbox"/> MUP Minor Use Permit	<input type="checkbox"/> PRD Planned Residential Development	<input type="checkbox"/> PUD Planned Unit Development	<input type="checkbox"/> SDP Site Development Plan Permit
<input checked="" 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): 492-320-01-00

Address: 935 Emerald Ave. El Cajon CA 92020

Nearest Intersection: West Renette Ave.

Project Description (or attach separate narrative)

Proposed unmanned Telecommunications Facility (New Cell Site)

New Tower (planned fully clad/barked broad leaf concealment Tree)

12 New Antennas on Tree w/24 Radios

Base Station to be Ground Mounted aside Northern Bldg. of Park to Enclosure Match

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.

Public / Government

New Cell Site in Park

Same as above

Age of the structures. TBD

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 _____ Park has Large Trees

Proposed grading? ☒ No ☐ Yes _____ Proposed quantities of cut and/or fill. Zero

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

Company Name: Depratti Inc.

Contact Name: Paul Hokeness

Mailing Address: 7990 New Salem St. - SAN DIEGO, CA 92126-1232

Phone: 858-231-8889 Email: phokeness@deprattiinc.com

Interest in Property: ☐ Own ☒ Lease ☐ Option

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

Company Name: Doing Business for AT&T Mobility

Contact Name: _____ License: _____

Mailing Address: _____

Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: The City Of El Cajon

Contact Name: Tony Shute

Mailing Address: 200 Civic Center Way El Cajon CA. 92020

Phone: 619-441-1742 Email: TShute@cityofelcajon.us

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:

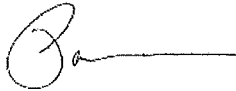
☒ is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

☐ 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: 5/26/18

Property Owner
Signature²:

PLEASE SEE NEXT PAGE

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.

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: 5/26/18

Property Owner
Signature²:



Date: 6-4-18

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.



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.

ATT MOBILITY 7337 TRADEST., 3EAST, ROOM 3684
CITY OF EL CAJON SAN DIEGO, CA 92121-4202

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

CITY OF EL CAJON

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 CITY OWNED PARK

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 CITY OWNED PARK

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.

NONE

"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

7/1/18

PAUL HOKENESS
Print or type name of applicant

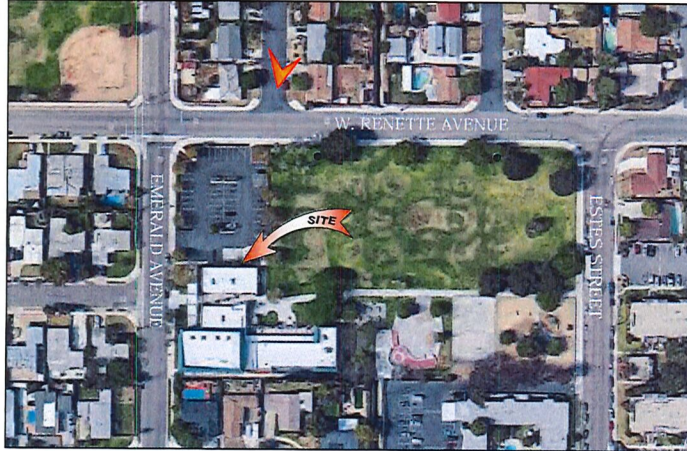
NOTE: Attach appropriate names on additional pages as necessary.



CAL01766
RENETTE PARK
935 "A" EMERALD AVE., EL CAJON, CA 92020



LOCATION



EXISTING



PROPOSED



VIEW NORTH LOOKING SOUTH



CAL01766
RENETTE PARK
935 "A" EMERALD AVE., EL CAJON, CA 92020



LOCATION



EXISTING



PROPOSED



VIEW SOUTH LOOKING NORTH



CAL01766
RENETTE PARK
935 "A" EMERALD AVE., EL CAJON, CA 92020



LOCATION



EXISTING



PROPOSED



WEST LOOKING EAST



CAL01766
RENETTE PARK
935 "A" EMERALD AVE., EL CAJON, CA 92020



LOCATION



EXISTING



PROPOSED



VIEW NORTHWEST LOOKING SOUTHEAST



CAL01766
RENETTE PARK
935 "A" EMERALD AVE., EL CAJON, CA 92020



LOCATION



EXISTING



PROPOSED



VIEW EAST LOOKING WEST

Melissa Devine

From: Joseph Lenahan <josephlenahan22@gmail.com>
Sent: Monday, April 22, 2019 8:51 AM
To: Melissa Devine
Subject: Renette Wireless Facility - Permit No. 532 - Comment for Support

Follow Up Flag: Follow up
Flag Status: Flagged

Melissa Devine,

My wife, Stacey Lenahan and myself, Joseph Lenahan - homeowners of the 596 Morgan Way, El Cajon are writing to you to express our support for permit 532. Anything that increases the parks usage makes us happy, and we love to families enjoying the park every time we pass it.

We do only have one question which is the ATT connection to the project. This will not deter our support, just interested.

If possible, we would love to continue to receive updates on this project.

Please approve this permit to better our community. Thank you

Very Respectfully,
Joseph and Stacey Lenahan

LELAND E. BIBB
NOBUKO BIBB
587 Kidd Way
El Cajon, CA 92020
619-447-0732
leebibb@sbcglobal.net

21 July 2018

City of El Cajon
Community Development
Planning Division
200 Civic Center Way
El Cajon, Ca 92020

Subject: Specific Plann No. 532
A 50 FOOT COMMERCIAL CELL TOWER IN RENETTE PARK

We oppose this project.

The only reason that AT&T can apply for erection of a 50 foot commercial cell tower in Renette Park is because the City of El Cajon has agreed to surrender park land for its erection. It seems to us that the only reason the City of El Cajon would agree to this is to gain some slight income for the city at the detriment of the nearby residents. Think first of the residents and reject this specific plan.

First, the City Attorney should review the deed and any agreement by which the city acquired the park property. In the past the city tried to repurpose land that had been given to the city on the condition that that land was for library uses only [yes, way back in 1975-76 – look it up]. You may be doing the same thing by attempting to introduce a commercial structure into the park.

If there is no prohibition in the deed or agreement to placing a commercial structure, then determine whether a commercial use is compatible to the zoning of the park.

If there is no prohibition in the zoning of the park, consider the residents of the surrounding area. We are, in effect, the owners of the park – not the city staff or the City of El Cajon. You are simply maintaining it for the residents. The city should not be placing a 50 foot commercial tower within a park which is surrounded by residentially zoned neighborhoods. We suggest that the appropriate location for a 50 foot commercial tower is within the commercial or industrial zones to the west between El Cajon Boulevard and Interstate Highway 8.

This 50 foot commercial cell tower is not wanted in this neighborhood. We oppose it.


LELAND E. BIBB


NOBUKO BIBB

Melissa Devine

From: Jone And Stan <sbrill2010@gmail.com>
Sent: Saturday, April 20, 2019 10:49 AM
To: Melissa Devine
Subject: No cell towers at Renette park

Follow Up Flag: Follow up
Flag Status: Flagged

Melissa Devine,

There are plenty of light towers at the park. In fact they just put in two or three new ones on the Renette side of the park.

We don't need 80 foot light poles with ugly cells on top of them for people to look at everyday, in a RESIDENTIAL neighborhood.

A better place would be at Estes and Chase Ave, or across the street on the little league Fields. Where they could always use more light (for those night time grand slams)!!

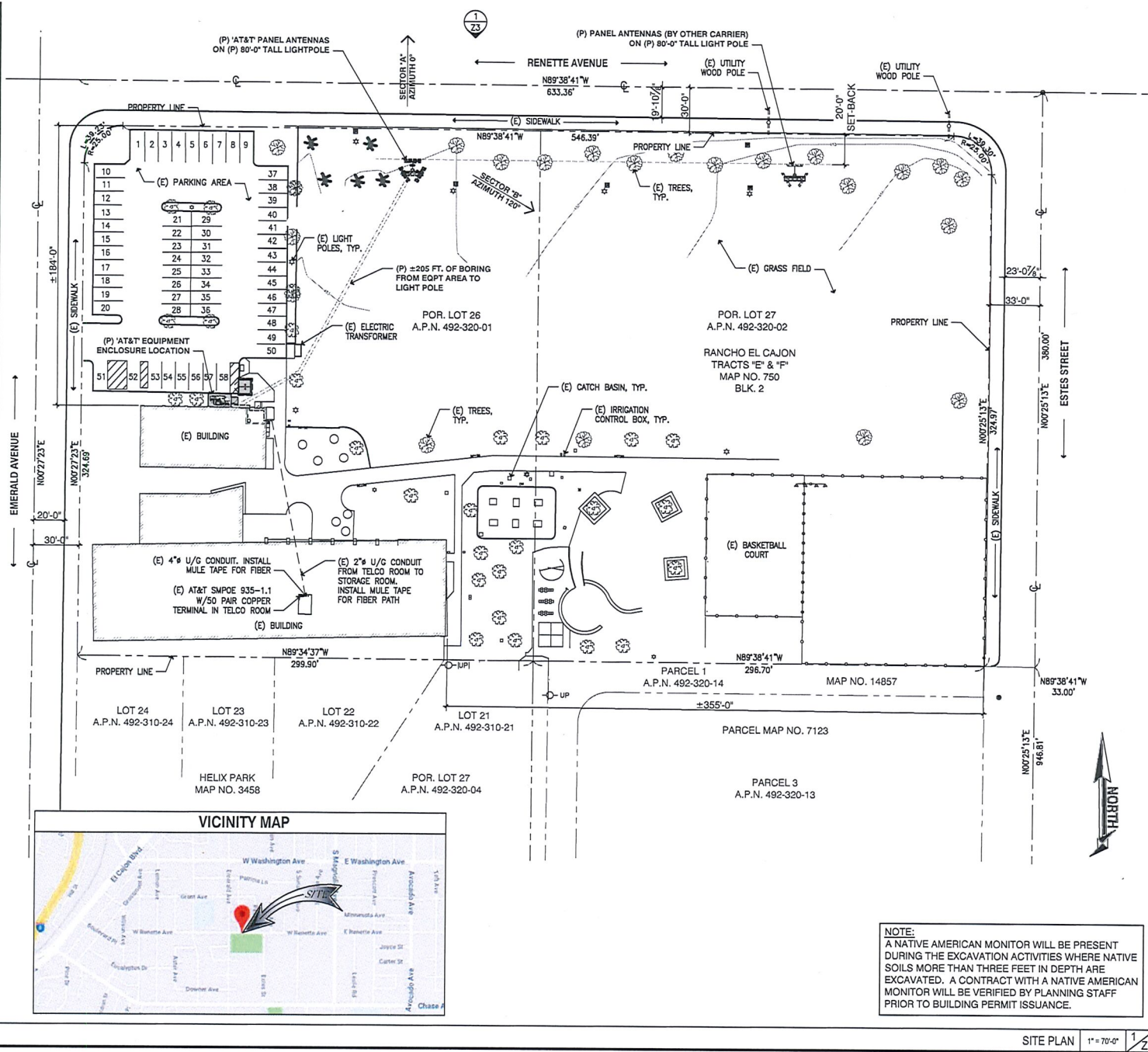
I live behind the park GYM and my cellphone works great for my business and home without any poles in the park. Plus would this mean our backyards will be lit up at night?

Thanks for your time

Stan Brill

596 Kidd Way

Sent from my iPad



PROJECT DESCRIPTION	
AT&T WIRELESS PROPOSES TO BUILD A WIRELESS COMMUNICATION FACILITY. THE SCOPE CONSISTS OF THE FOLLOWING:	
• INSTALLATION OF (2) 80'-0" TALL LIGHT POLES	
• CONSTRUCTION OF 10'-4" X 8'-10" X 8'-0" EQUIPMENT CMU WALL ENCLOSURE W/ CHAIN LINK TOPPER	
• INSTALLATION OF (4) 8'-0" PANEL ANTENNAS PER SECTOR. TOTAL OF (12)	
• INSTALLATION OF (1) GPS ANTENNA	
• INSTALLATION OF (8) REMOTE RADIO UNITS (RRU) PER SECTOR. TOTAL OF (24)	
• INSTALLATION OF (4) SURGE PROTECTOR BEHIND ANTENNAS	
• INSTALLATION OF (2) SURGE PROTECTOR BY EQUIPMENT AREA	
• INSTALLATION OF (1) POWER PLANT CABINET	
• INSTALLATION OF (4) PURCELL CABINETS	
• INSTALLATION OF (2) FIBER CABLE TRUNKS AND (12) POWER CABLE TRUNKS	
• INSTALLATION OF TELCO / FIBER SERVICE (NO TRENCHING REQUIRED)	
• INSTALLATION OF A NEW 200A ELECTRICAL SERVICE	
• INSTALLATION OF (1) GENERATOR	
• INSTALLATION OF ROOF FOR TRASH ENCLOSURE	

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

- ONLY RAIN IS PERMITTED TO ENTER THE STORM DRAIN SYSTEM. DISCHARGES (DIRECT OR BY CONVEYANCE) OF TRASH, DEBRIS, OR WASTEWATER (INCLUDING WASHING FLUIDS) TO THE STORM DRAIN SYSTEM, WHICH INCLUDES CITY STREETS AND GUTTERS, ARE STRICTLY PROHIBITED.
- ALL TRASH ENCLOSURES MUST BE DESIGNED TO BE SECURED, CONSTRUCTED WITH A GRADE-BREAK OR BERM ACROSS THE ENTIRE ENCLOSURE ENTRANCE, AND COVERED WITH AN IMPERVIOUS, FIRE-RESISTANT ROOF IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF EL CAJON'S TRASH ENCLOSURE GUIDELINES ATTACHMENT NO. 2

FOR PUBLIC WORKS REQUIREMENTS ON THE 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.

LEGEND:	
—○—	CHAIN LINK FENCE
—●—	FIELD LIGHT
—■—	FOUND MONUMENT
—□—	STREET LIGHT PULL BOX
—○—	UTILITY POLE
—☆—	LIGHT POLE
—□—	ELECTRIC METER/Vault
—○—	WATER METER
—○—	FIRE HYDRANT
—○—	POST
—□—	IRRIGATION CONTROL BOX (ICB)
—○—	NEW UG BORE
—○—	EXISTING 2" UG CONDUIT

EQUIPMENT ENCLOSURE	
BUILDING TYPE: 2A (OUTDOOR CMU WALL ENCL.)	
OCCUPANCY: U (UNMANNED)	
CONSTRUCTION TYPE: V-8	
LIGHT POLES	
BUILDING TYPE: N/A	
OCCUPANCY: N/A	
CONSTRUCTION TYPE: N/A	

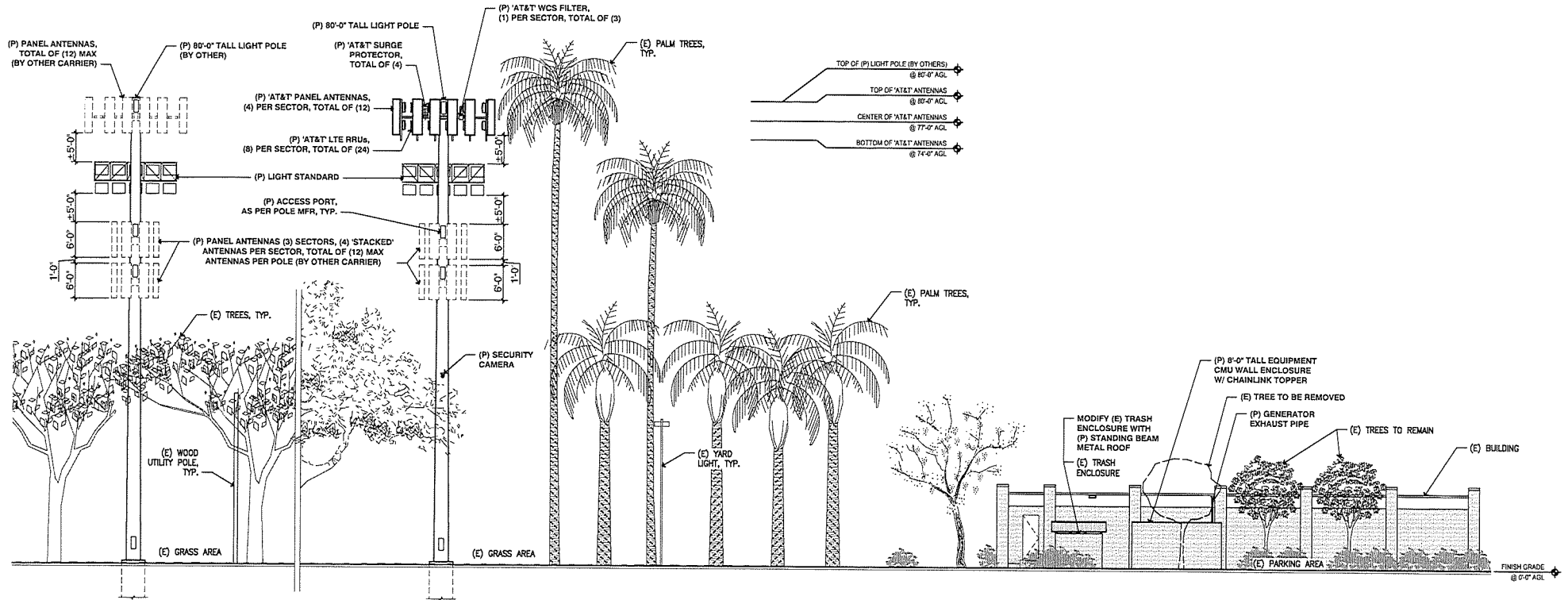
NOTES:	
1. GROSS AND NET LOT AREA (PROPOSED):	±134 SQ FT
2. NUMBER OF LOTS/DWELLING UNITS PROPOSED:	N/A
3. LOT COVERAGE (SQUARE FOOTAGE & PERCENT):	209,087 SQ FT (TOTAL)/ ±.084% (PROPOSED AREA)
4. AREA DEVOTED TO LANDSCAPING:	N/A
5. AREA DEVOTED TO COMMON RECREATION:	N/A
6. GROSS BUILDING AREA (PROPOSED):	±134 SQ FT (ENCLOSURE EXTERIOR)
7. GROSS FLOOR AREA (PROPOSED):	±113 SQ FT (ENCLOSURE INTERIOR)
8. PARKING REQUIREMENT CALCULATIONS & NUMBER OF SPACES PROVIDED:	N/A - NO PARKING IS IMPACTED

NOTE:
A NATIVE AMERICAN MONITOR WILL BE PRESENT DURING THE EXCAVATION ACTIVITIES WHERE NATIVE SOILS MORE THAN THREE FEET IN DEPTH ARE EXCAVATED. A CONTRACT WITH A NATIVE AMERICAN MONITOR WILL BE VERIFIED BY PLANNING STAFF PRIOR TO BUILDING PERMIT ISSUANCE.

CITY OF EL CAJON	
PERMIT NO. _____	
APPLICANT: <u>PAUL HOKENESS</u>	
ASSESSOR PARCEL NO(S): <u>492-320-01 AND 02</u>	
REQUEST: _____	
PC RESOLUTION NO. _____	APPROVED BY: _____
CC RESOLUTION NO. _____	DATE: _____
ORDINANCE NO. _____	

NOTES:

1. ALL CABLES WILL BE RUN UNDERGROUND FROM THE EQUIPMENT ENCLOSURE TO THE NEW LIGHT POLE. ALL CABLES WILL TRAVEL TO THE POLE SHIRT. ALL CABLES WILL RUN VERTICAL UP TO THE ANTENNA LEVEL AND BE DRESSED IN A MANNER TIGHT TO THE T-WIGS. THE ONLY COAXIAL CABLE WILL BE RUN FROM THE REMOTE ROAD INTO THE ANTENNAS AND DRESSED IN A MANNER THAT LIMITS ANY VISUAL IMPACT. ONLY ACTIVE CABLES WILL BE RUN, NO FUTURE OR GROWTH CABLE WILL BE INCORPORATED INTO THIS DESIGN.
2. TYPICAL PIER FOUNDATION WILL CONSIST OF A 6 FT. DIAMETER ROUND FOUNDATION APPROXIMATELY 30 FT. IN DEPTH. ONE FOR EACH LIGHT STANDARD. EXACT FOUNDATION DESIGN WILL BE DETERMINED AFTER A GEOTECHNICAL REPORT IS COMPLETED AND DETAILS OF THE FOUNDATION WILL BE INCLUDED IN THE CONSTRUCTION DRAWING. ALL SPOOLS WILL BE REMOVED.



NOTE:

1. PROPOSED ROOF AND EQUIPMENT ENCLOSURE TO BE PAINTED AND TEXTURE TO MATCH (E) BUILDINGS.
2. PROPOSED ANTENNAS AND EQUIPMENT ON LIGHT POLE TO BE PAINTED TO MATCH W/ LIGHT POLE.

(P) NORTH ELEVATION

NTS

1/23

CITY OF EL CAJON

PERMIT NO. _____

APPLICANT: PAUL HOKENESS

ASSESSOR PARCEL NO(S): 492-320-01 AND 02

REQUEST: _____

PC RESOLUTION NO. _____ APPROVED BY: _____

CC RESOLUTION NO. _____ DATE: _____

ORDINANCE NO. _____



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	3
Project Name:	Marshall Personal Storage
Request:	Allow for increased height of personal storage facility
CEQA Recommendation:	Subsequent Activity under previously certified EIR
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2019-0011
Location:	620 and 640 South Marshall Avenue
Applicant:	Robert Garmo, Marshall Lots LLC, 619.441.2500
Project Planner:	Melissa Devine, mdevine@cityofelcajon.us , 619.441.1742
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 and CUP-2019-0011 amending CUP No. 2250, subject to conditions.

PROJECT DESCRIPTION

This request is for an amendment to a conditional use permit authorizing a personal storage facility. Conditional Use Permit No. 2250 was approved by the Planning Commission on September 3, 2019. The personal storage facility which has yet to be constructed will be located on a vacant property on the west side of South Marshall Avenue between Palm Avenue and El Cajon Boulevard, and is addressed as 620 and 640 South Marshall Avenue. The approved project consists of a 3-story over basement 61,675 square-foot modern self-storage facility. The requested amendment would allow for an increase in height from 35 feet to 50 feet, adding an additional two stories for a total of five stories over a basement.

The project has been determined to be a subsequent activity under the certified Environmental Impact Report for the Transit District Specific Plan.

BACKGROUND

General Plan:	General Commercial (GC)
Specific Plan:	Specific Plan (SP) No. 531, Transit District Plan
Zone:	C-G (General Commercial)
Other City Plan(s):	N/A

Regional and State Plan(s):	None
Notable State Law(s):	N/A

Project Site & Constraints

The project site consists of two rectangular parcels totaling 25,694 square feet (.59-acres). The site slopes up from Marshall Avenue to the west approximately 10 to 18 feet with a steeper grade difference on the southern portion of the site. The site is vacant with the exception of some retaining walls and remaining concrete work. The building and improvements were demolished in December 2014. The property had a previous substandard abatement case due to the storage of debris and waste. It has also had several code enforcement cases for transient activity and lack of upkeep. Prior to that, the property was used for auto body repair in conjunction with the auto repair business across South Marshall Avenue. MTS right-of-way and the trolley tracks are located adjacent to the property along the eastern perimeter. Overhead SDG&E lines are located along the rear of the property within a 10-foot easement.

Surrounding Context

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

Direction	Zones	Land Uses
North	RM-2200	Automotive Repair
South	C-G	BMW Auto Dealership
East (across North Marshall Avenue)	C-G	Automotive repair
West	MTS Right-of-Way	Rail Tracks

General Plan

The subject property is within the General Commercial (GC) Land Use Designation of the General Plan. The GC land use designation is intended to accommodate a full range of commercial retail and office uses.

Specific Plan

The project site is designated for Large Format Commercial Uses within the Transit District Specific Plan (TDSP) No. 531. This site is a transition area from the larger scale commercial to the south to the planned residential uses to the north and west. Policies guide new projects to promote safety and a sense of place with ground floor activation at strategic locations. The TDSP allows for projects to seek development incentives, including height increases, in exchange for public benefits or private amenities. This is intended to incentivize development and provide flexibility where needed.

Municipal Code/Zoning Code

The subject property is within the C-G (General Commercial) zone. In accordance with the El Cajon Municipal Code (ECMC) Commercial Land Use Table section 17.145.150, a personal storage facility requires approval of a CUP. Personal storage is further regulated by ECMC Chapter 17.235 which establishes specific development standards for the use. The height limit for the C-G zone is 35 feet as measured from average grade.

DISCUSSION

After the CUP was approved for the personal storage facility, the applicant determined that due to the increasing costs of construction, an increase in net leasable area is needed in order for the project to be economically viable. The approved project maximized developable ground floor area and included a basement. Site constraints including the SDG&E overhead power lines at the rear of the property limit the building footprint. In order to increase net-leasable area, two additional upper stories are proposed, which increase the height from 35 to 50 feet. The building area will increase from 61,675 to 94,039 square feet. No changes or modifications are proposed to the site plan.

Height Increase

The requested amendment increases the overall height of the project from 35 feet maximum to 50 feet. The maximum height is measured from average grade. The site slopes up from Marshall Avenue; this means that the building has a taller appearance at street level. The building cross-sections depict the building height in relation to the street and buildings to the west. In order to minimize the appearance at the street level and keep the scale of the building more in keeping with the street width, the building steps back at the 4th and 5th stories an additional 4 feet along the majority of the frontage.

Design Quality

The building design incorporates high quality materials with a contemporary design aesthetic that is complementary to new development in the area including the BMW dealership. This quality is maintained with the modified project design. The repetition of the tower elements with spandrel windows and faux roll up doors create visual interest. The additional height is minimized through the step back in the 4th and 5th story which carries the design theme through with additional spandrel glass elements and a decorative metal canopy feature. Additional minor modifications were made to the north, south and west facades. The precision block was replaced with stucco on the west elevation facing the train tracks.

Development Incentive

The TDSP allows for development incentives including height increase in conjunction with public benefits or development incentives. Examples of these benefits in the TDSP include an enhanced public realm and green building practices. The project has been

designed to minimize energy usage with passive design elements which include awnings over windows and a covered loading area and active energy conservation elements including lighting control. The project will also provide six new street trees on Marshall Avenue, which implements the TDSP recommendations to improve the pedestrian environment along the street. Without the additional net leasable area, the project will be financially infeasible, and the vacant property, which has been a source of nuisance activity from transients, will remain vacant and a drain on resources.

FINDINGS

Pursuant to ECMC section 17.50.060, the following findings must be made in order to approve a CUP:

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

The General Commercial land use designation is intended for a wide range of commercial retail and office uses. General Plan policies state that the City shall target appropriate areas for commercial redevelopment and that all commercial developments shall adhere to sound design practices and standards of performance. The Transit District Specific Plan allows for development incentives including a height increase in order to incentivize development in the area. The project will increase the building height in conjunction with amenities including new street trees to enhance the Marshall Avenue streetscape and green building elements. The existing site has been a source of nuisance activity and the redevelopment of the site with a beneficial use will address the problems and provide a service for personal storage.

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

The overall site plan and building design is in compliance with the C-G zone and the personal storage development standards. The increase in height is allowed by the Transit District Specific Plan.

- 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 personal storage facility is a logical transition from the planned redevelopment of properties to the north with transit-supportive uses and the commercial uses to the south. The area is in transition and future planned land use in the Transit District Plan envisions an increase in overall building height within the area. Surrounding uses in the area are commercial or light industrial in nature and will not be negatively impacted by the increased building height. A ten-foot building setback along the north property line landscaped with trees will buffer any potential new residential uses to the north.

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 increase in building height for the personal storage facility has been reviewed by building, engineering and planning for compliance with all applicable regulations. The project has been recommended for approval with conditions already in place addressing on-site improvements such as lighting, parking and landscaping and right-of-way improvements. No impacts from the additional height are anticipated.

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

The project will ensure that the approved personal storage facility is financially feasible and will redevelop an existing vacant site with a modern personal storage facility.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project consists of a CUP amendment to increase the height of a previously approved personal storage facility. The project has been determined to be a subsequent activity pursuant to CEQA Guidelines section 15186 under a previously certified EIR. The project aligns with the planned land use for the subject site and no new impacts were identified. The project will comply with the mitigation framework, and all required mitigation measures have been incorporated as conditions of approval for the approved CUP.

PUBLIC NOTICE & INPUT

A notice of this public hearing for the project was mailed on April 2, 2020, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. As a public service, the notices were posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." No public correspondence was received.

RECOMMENDATION

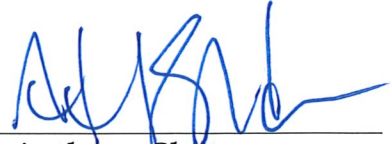
Staff recommends that Planning Commission approves CUP No. 2019-0011, an amendment to CUP No. 2250, to allow for an increase in the height of a personal storage facility yet to be constructed.

PREPARED BY:



Melissa Devine
PLANNING
MANAGER

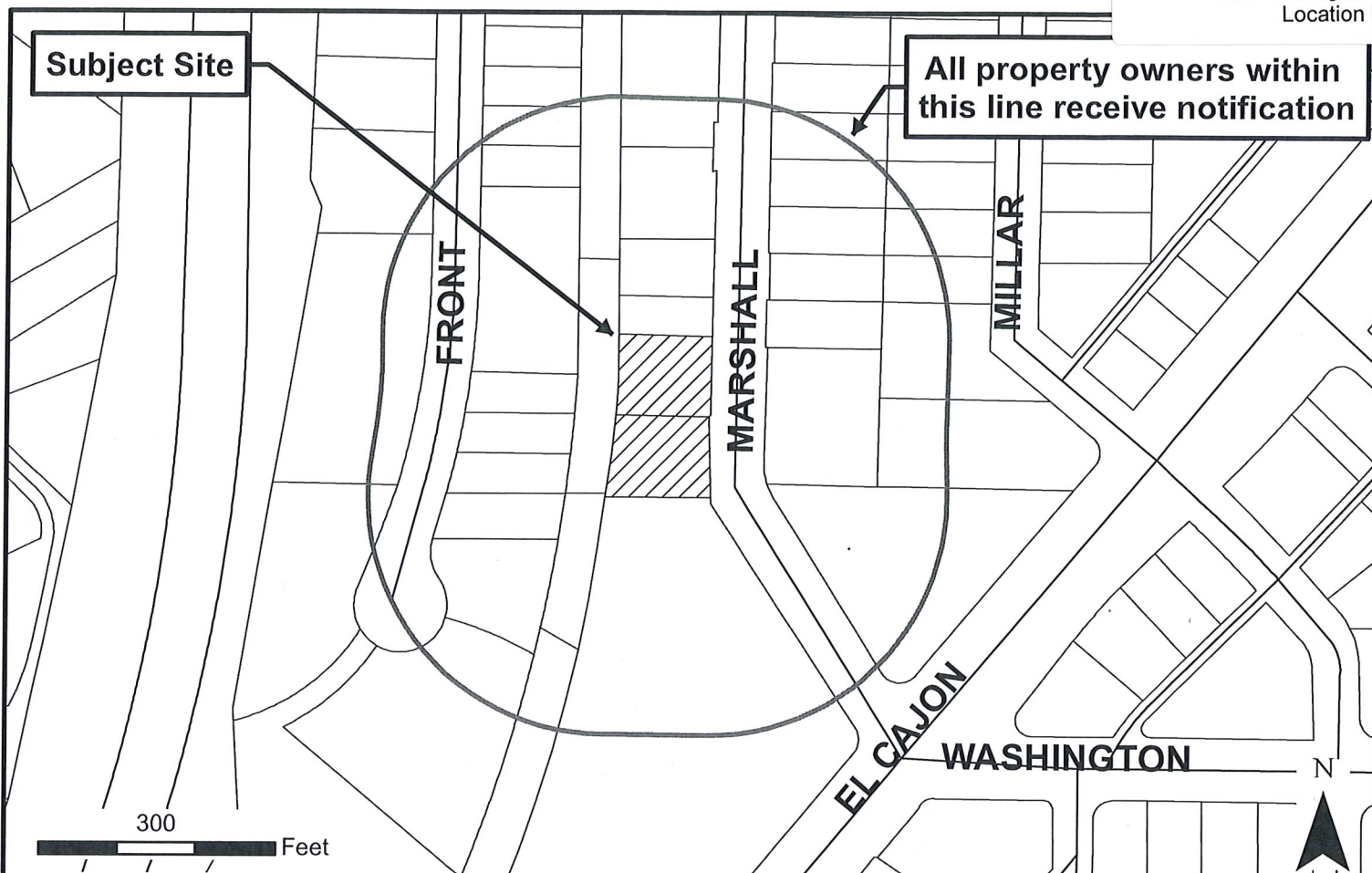
APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING the CEQA Determination
3. Proposed Resolution APPROVING CUP No. 2019-0011
4. Subsequent Activity Checklist
5. Aerial Photograph of Subject Site
6. Application and Disclosure Statement
7. Reduced Plans
8. Full Size Site Plan and Elevations (on Commissioner's iPads)



**NOTICE OF PROPOSED
AMENDMENT TO CONDITIONAL USE PERMIT
FOR MARSHALL PERSONAL STORAGE**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, April 21, 2020**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **CUP-2019-0011 AN AMENDMENT OF CONDITIONAL USE PERMIT NO. 2250**, as submitted by Robert Garmo on behalf of Marshall Lots LLC, requesting an amendment of a conditional use permit for a new personal self-storage facility to increase the height by two stories from 35 feet to 50 feet in height as measured from average grade. The property is addressed as 620 and 640 South Marshall Avenue and located on the west side of South Marshall Avenue between Palm Avenue and El Cajon Boulevard. In accordance with the California Environmental Quality Act (CEQA), this project has been determined to be a subsequent activity under the scope of the previously certified Program Environmental Impact Report SCH# 2017041047.

The public is invited to attend and participate in this public hearing. The City respectfully requests that those experiencing flu-like symptoms not attend the meeting in person. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting at <https://www.cityofelcajon.us/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 the Project Assistance Center upon request.

Due to the highly contagious nature of the Covid-19 virus, the Planning Commission may attend the meeting telephonically. The City has provided alternative means to observe the meeting through the City's website. Please visit <https://www.cityofelcajon.us/videostreaming> for more details. Those wishing to attend the meeting may do so.

Members of the public who wish to send comments on this item, or a Public Comment, please visit our website at <https://www.cityofelcajon.us/videostreaming>. Comments will be received up to the vote or conclusion of each item. Any person wishing to comment on an item on the agenda can submit it through the website link above. The Planning Commission will endeavor to include all comments prior to taking action and will announce when the comment period for an item will conclude, prior to taking any action or concluding the discussion on the item.

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.cityofelcajon.us/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **MELISSA DEVINE** at 619.441.1773 or via email at mdevine@cityofelcajon.us and reference "Marshall Storage" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING THE SUBSEQUENT ACTIVITY CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DETERMINATION FOR CONDITIONAL USE PERMIT NO. 2019-0011 FOR AN AMENDMENT TO CUP NO. 2250 TO INCREASE THE HEIGHT OF A PERSONAL STORAGE FACILITY ON THE WEST SIDE OF SOUTH MARSHALL AVENUE BETWEEN PALM AVENUE AND EL CAJON BOULEVARD IN THE C-G (GENERAL COMMERCIAL) ZONE; APN 482-650-12 AND 487-650-13; GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on April 21, 2020, to consider Conditional Use Permit (CUP) No. 2019-0011, an amendment to CUP No. 2250, for an increase in height to a personal storage facility located on the west side of South Marshall Avenue between Palm Avenue and El Cajon Boulevard, and addressed as 620 and 640 South Marshall Avenue; and

WHEREAS, in accordance with CEQA Guidelines section 15618, subsequent activities under the scope of a Program Environmental Impact Report (EIR) may be found to be within the scope of the program EIR and no new environmental document is required if the project would not have any new effects not examined in the EIR and no new mitigation measures are required; and

WHEREAS, a Program EIR was prepared for the Transit District Specific Plan and certified by the El Cajon City Council on May 8, 2018; and

WHEREAS, an environmental checklist was prepared and the project was found to be within the scope of the Program EIR and would not create any new environmental effects not examined in the Program EIR; and

WHEREAS, the environmental checklist documents compliance with the mitigation measures in the Program EIR and that the increase in height does not impact the compliance which been incorporated as conditions of approval of CUP No. 2250; and

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

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

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 CEQA determination for the Marshall Personal Storage project.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the CEQA determination for the Marshall Personal Storage project.

[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 21, 2020, by the following vote:

AYES:

NOES:

ABSENT:

Darrin MROZ, Chair

ATTEST:

Melissa DEVINE, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2019-0011 FOR AN AMENDMENT TO CUP NO. 2250 TO INCREASE THE HEIGHT OF A PERSONAL STORAGE FACILITY ON THE WEST SIDE OF SOUTH MARSHALL AVENUE BETWEEN PALM AVENUE AND EL CAJON BOULEVARD IN THE C-G (GENERAL COMMERCIAL) ZONE; APN 482-650-12 AND 487-650-13; GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on April 21, 2020, to consider Conditional Use Permit (CUP) No. 2019-0011, an amendment to CUP No. 2250, to increase the height of a personal storage facility located on the west side of South Marshall Avenue between Palm Avenue and El Cajon Boulevard, and addressed as 620 and 640 South Marshall Avenue; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order determining that the project is a subsequent activity under the scope of a previously certified Program Environmental Impact Report prepared for the Transit District Specific Plan; and

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

- A. The General Commercial land use designation is intended for a wide range of commercial retail and office uses. General Plan policies state that the City shall target appropriate areas for commercial redevelopment and that all commercial developments shall adhere to sound design practices and standards of performance. The Transit District Specific Plan allows for development incentives including a height increase in order to incentivize development in the area. The project will increase the building height in conjunction with amenities including new street trees to enhance the Marshall Avenue streetscape and green building elements. The existing site has been a source of nuisance activity and the redevelopment of the site with a beneficial use will address the problems and provide a service for personal storage.
- B. The overall site plan and building design is in compliance with the C-G zone and the personal storage development standards. The increase in height is allowed by the Transit District Specific Plan.

- C. The personal storage facility is a logical transition from the planned redevelopment of properties to the north with transit-supportive uses and the commercial uses to the south. The area is in transition and future planned land use in the Transit District Plan envisions an increase in overall building height within the area. Surrounding uses in the area are commercial or light industrial in nature and will not be negatively impacted by the increased building height. A ten-foot building setback along the north property line landscaped with trees will buffer any potential new residential uses to the north.
- D. The increase in building height for the personal storage facility has been reviewed by building, engineering and planning for compliance with all applicable regulations. The project has been recommended for approval with conditions already in place addressing on-site improvements such as lighting, parking and landscaping and right-of-way improvements. No impacts from the additional height are anticipated. The personal storage facility will redevelop an existing vacant site with a modern personal storage facility.
- E. The project will ensure that the approved personal storage facility is financially feasible and will redevelop an existing vacant site with a modern personal storage facility.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings, the El Cajon Planning Commission hereby APPROVES CUP No. 2019-0011, an amendment to CUP No. 2250, to increase the height of a personal storage facility in the C-G zone on the above described property subject to the conditions of approval of CUP No. 2250 except as amended by this resolution and subject to the following additional or modified conditions of approval:

1. The site shall be developed and operated in substantial conformance with conditions as presented in the Planning Commission staff report titled Conditional Use Permit No. 2019-0011, dated April 21, 2020, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
2. 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. Conditional Use Permit No. 2250 as modified by CUP no. 2019-0011 will expire April 21, 2022 unless an extension of time is received.

Proposed Planning Commission Resolution

3. 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.

{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 21, 2020, by the following vote:

AYES:

NOES:

ABSENT:

Darrin MROZ, Chair

ATTEST:

Melissa DEVINE, Secretary



Project Assistance Center
ENVIRONMENTAL CHECKLIST

Environmental Checklist Subsequent Environmental Review for Program Environmental Impact Reports: Transit District Specific Plan SCH# 2017041047

CEQA guidelines 15168 specify that subsequent activities under the scope of a Program Environmental Impact Report (EIR) may be found to be within the scope of the program EIR and no new environmental document is required if the project would not have any new effects not examined in the EIR and no new mitigation measures are required. The checklist provides an evaluation of the site and activity to determine whether the environmental effects were covered in the previously certified EIR. The previously certified EIR is incorporated into this determination by reference. The certified Final EIR is on file with the Community Development Department at 200 Civic Center Way El Cajon, CA 92020.

Date: April 13, 2020
Project Title: Marshall Personal Storage
Project Number: CUP-2019-0011, Amendment of CUP No. 2250
Project Location: 620 & 640 South Marshall Avenue
Project Applicant: Marshall Lots LLC Robert Garmo
Project Description: Increase in height from 35 feet to 50 feet, adding an additional two stories for a total of five stories over basement for approved personal storage facility.

Does the project differ in any way from the previously approved project?

The project requests additional building height from 35 feet to 50 feet for a total of five stories over basement. The property was planned for Large Format Commercial Uses in the TDSP. A self-storage facility is consistent with the planned land uses anticipated for the project site and the increase in height is permitted by the TDSP as a development incentive and thus consistent with the planned land use and intensity examined in the TDSP EIR.

Would the project have any new effects not analyzed under the Program EIR?

No additional impacts are anticipated.

X	NONE			
	Aesthetics	Agriculture & Forestry Resources		Air Quality
	Biological Resources	Cultural Resources		Geology & Soils
	Greenhouse Gas Emissions	Hazards & Hazardous Materials		Hydrology & Water Quality
	Land Use & Planning	Mineral Resources		Noise
	Population & Housing	Public Services		Recreation
	Transportation & Traffic	Tribal Cultural Resources		Utilities/Service Systems

Have all mitigation measures been satisfied?

The mitigation compliance as described below was assessed as part of the original project. No additional compliance is required. All of the compliance measures were made conditions of approval of CUP No. 2250 and will continue to be conditions of approval of the project with CUP-2019-011.

Mitigation Compliance				
		Description of project compliance	Compliance	
MM-AQ-1	Air Quality Impact Analysis for projects with more than 258 units	The project would not result in any residential units.	Yes	X
			No	
MM-AQ-2	Natural gas fueled fireplaces	There are no proposed fireplaces.	Yes	X
			No	
MM-AQ-3	Sensitive receptor within 500 feet of mobile sources Screening Map	The project would not place sensitive receptors within 500 feet of Interstate 8 and is not one the parcels listed.	Yes	X
			No	
MM-CUL-1	Evaluation of historical resources	There are no existing structures on the property.	Yes	X
			No	
MM-CUL-2	Potential for archeological resources	There is grading that may extend further than 3 feet into native soil. A project condition has been added to	Yes	X
			No	

		require an archeological and Native American monitor.		
MM-CUL-3	Potential for archeological resources on undeveloped sites	No known archeological resources located in the vicinity.	Yes	X
			No	
MM-CUL-4	Evaluation of potential paleontological resources where grading results in excavation of over 1,000 cubic yards	The project site appears to be partially underlain by the Friars formation. Over 10,000 cubic yards are proposed to be excavated. A project requirement will be made a condition of approval for a paleontological monitor to be on-site during grading.	Yes	X
			No	
MM-HAZ-1	Potential for hazardous materials Phase 1 ESA for conversion from industrial or commercial to residential	The proposed use does not involve sensitive receptors. There are no known hazards on the site.	Yes	X
			No	
MM-HYD-1	Potential for cumulative flooding Project review by City Engineer	A condition of approval will require a Drainage Study prior to approval of the Grading and Drainage Plans. The drainage study shall include all tributary areas and adequately address the impacts to surrounding properties and to the City drainage system and provide and any need on or off-site drainage facilities.	Yes	X
			No	
MM-NOS-1	Potential for exposure to noise	No noise sensitive uses or exterior use areas are proposed.	Yes	X
			No	
MM-NOS-2	Noise attenuation for HVAC	Regulatory Compliance through ECMC 17.115.130H. This will be confirmed during the building permit review process.	Yes	X
			No	
MM-NOS-3	Pile driving or blasting requires a noise and vibration analysis	The project proposes shoring requiring pile driving. A project condition of approval will require a noise and vibration analysis prior to building permit issuance.	Yes	X
			No	
MM-NOS-4			Yes	X

	Sensitive receptors in vibration areas Screening Map	This project does not proposed a sensitive receptor use.	No	
MM-NOS-5	Construction noise plan with 112 feet of a noise-sensitive receptor	The project site is not within 112 feet of a noise-sensitive receptor.	Yes	X
			No	

Determination:

X	The Project is a subsequent activity within the scope of the program EIR. The project would not result in any new environmental effects. The project has complied with all applicable mitigation measures and no new mitigation measures are required.
	The Project would have effects not examined in the program EIR or new mitigation measures would be required. An Initial Study Must be prepared.

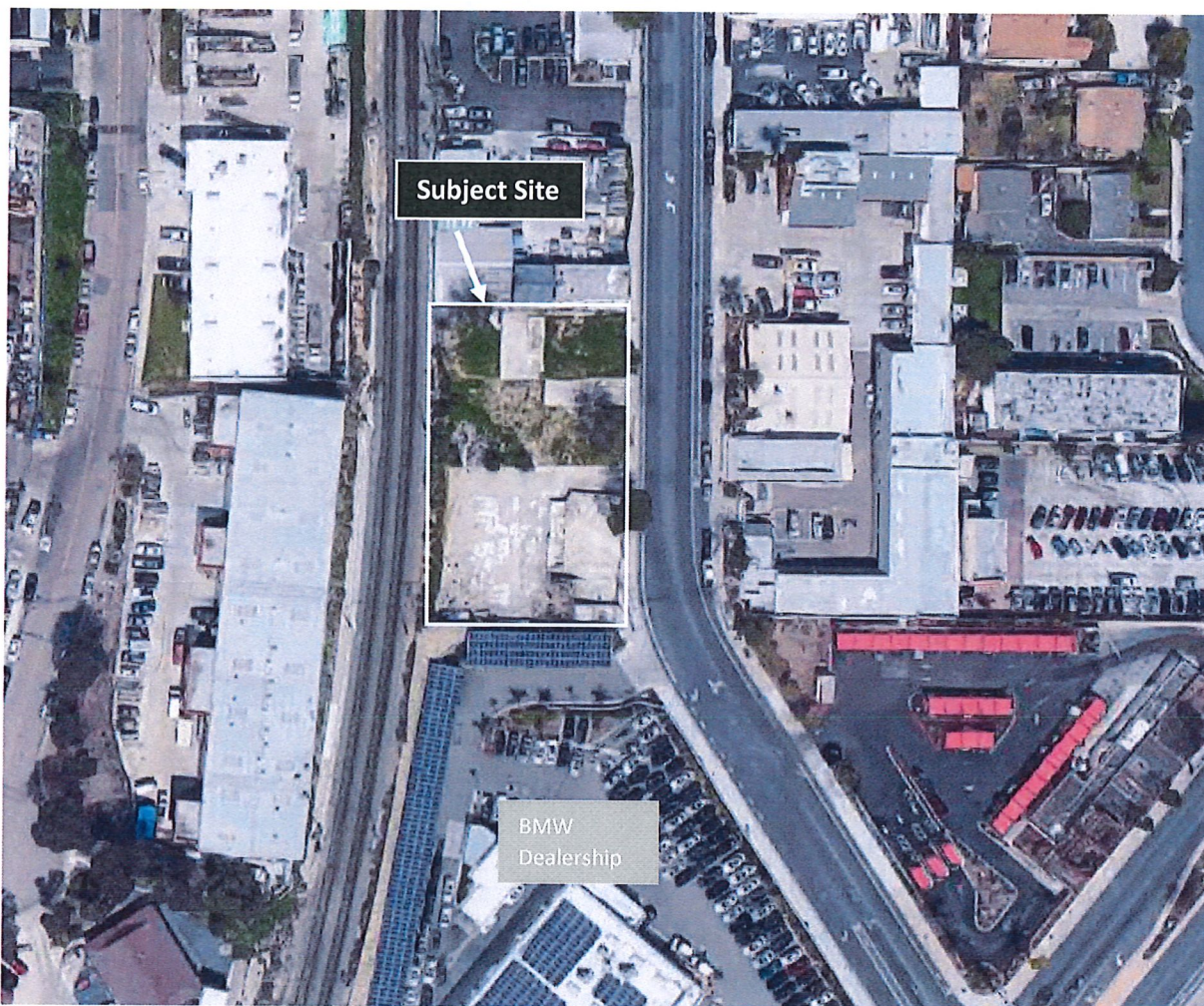

Melissa Devine Planning Manager
4.15.20

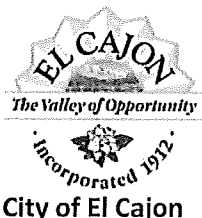
Signature
Name & Title
Date

Place completed checklist in the project file.

Aerial Image

620 and 640 South Marshall Avenue





Project Assistance Center
PLANNING PERMIT APPLICATION

CUP-2019-0011

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 checked="" type="checkbox"/> Other: Amendment to CUP 2550	

Project Location

Parcel Number (APN): 48765012 & 48765013

Address: 620 & 640 South Marshall Ave

Nearest Intersection: South Marshall Avenue & El Cajon Boulevard

Project Description (or attach separate narrative)

This application is an amendment to CUP 2250. The amendment includes the addition of a 4th and 5th floor.

The additional height is needed in order to make the project viable due to a loss of square footage from an

unrecorded power easement at the rear of the property and prohibitive construction costs. The additional height

allows the project to continue and meet the key goals of the TDSP. The massing of the project will (cont'd. See attached)

Project Screening Questions

Existing use?

☐ No ☐ Yes

Modification of use?

☐ No ☐ Yes

New development or addition?

☐ No ☒ Yes

Existing Structures?

☒ No ☐ Yes

If yes, please describe:

Age of the structures: _____

Demolition or substantial modification proposed to site improvements or structures? ☐ No ☐ Yes _____

Tenant improvements proposed? ☐ No ☐ Yes _____

Existing vegetation or trees on site proposed for removal? ☐ No ☐ Yes _____

Proposed grading? ☐ No ☒ Yes _____ Proposed quantities of cut and/or fill.
See civil sheets from original submittal

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

Company Name: Marshal Lots, LLC

Contact Name: Robert Garmo

Mailing Address: 124 West Main Street, Ste 200, El Cajon CA

Phone: 619-441-2500 Email: robert@garmolaw.com

Interest in Property: ☒ Own ☐ Lease ☐ Option

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

Company Name: Jordan Architects Inc

Contact Name: David Meinecke License: C12923

Mailing Address: 131 Calle Iglesia, Ste 100, San Clemente CA 92672

Phone: 949-388-8090 Email: dave@jordanarchitects.com

Property Owner Information (if different than applicant)

Company Name: _____

Contact Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Hazardous Waste and Substances Statement

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

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

The development project and any alternatives proposed in this application:

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

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

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

Authorization

Applicant Signature¹: _____  Date: 12/17/2019

Property Owner
Signature²: _____  Date: 12/17/2019

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: 10/04/2018

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.

Marshal Lots LLC	124 W Main Street, Suite 200, El Cajon CA 92020

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

Marshall Lots LLC	124 W Main Street, Suite 200, El Cajon CA 92020
SAS Attisha LLC	7640 University Ave, Suite A, La Mesa, CA 91942

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.

Sam Samad Attisha 7640 University Ave. Ste. A, La Mesa, CA 91942

Robert Garmo 124 W Main Street, Ste 200, El Cajon, CA 92020


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

12/17/2019

Robert Garmo
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

**620 & 640 S. MARSHALL AVE,
EL CAJON, CA 92020**



OWNER
MARSHALL LOTS, LLC
10 WEST MAIN STREET, SUITE 202
CLAYTON, CA 94520
TELEPHONE: (916) 441-2500
CONTACT: ROBERT GARRO
EMAIL: rgarro@marshallots.com

ARCHITECT
BRUCE JORDAN ARCHITECT
137 CALLE CUEVA, SUITE 303,
SAN CLEMENTE, CA 92673
TELEPHONE: 949-339-0040
CONTACT: DAVID NICHOLS
FAX/MAIL: 949-339-0036
EMAIL: dave@brucejordanarchitect.com

CIVIL ENGINEER
OMEGA ENGINEERING CONSULTANTS
640 VIKINGDALE AVE, SUITE B
SAN JEROME, CA 92118
TELEPHONE: 950-644-8022 ext. 18
CONTACT: COLE STAFFORD
EMAIL: cole@omegaeengineering.com

LANDSCAPE ARCHITECT
STEVE AMLES
P.O. BOX 1030
RANCHO SANTA ANA, CA 92707
TELEPHONE: 949-478-7400
CONTACT: DREW WILES
EMAIL: dave@steveamles.com

		REQUIRED	PROVIDED
ZONE		C-G (GENERAL COMMERCIAL)	
GENERAL PLAN DESIGNATION		GENERAL COMMERCIAL	
APN		48765012 & 48765013	
OVERLAY		TRANSIT DISTRICT SPECIFIC PLAN	
STRUCTURE HEIGHT		35 FT.	60 FT.
FLOOR AREA RATIO (F.A.R.)		N/A	3.7
LOT COVERAGE		N/A	16,858 (66%)
LANDSCAPE AREA		10 SQ.FT. PER 1 PARKING STALL; ALL SETBACK FULLY LANDSCAPED	7,807 S.F. (30%)
IMPERVIOUS AREA		N/A	
SETBACKS :			
	FRONT	10 FT.	10 FT.
	SIDE	10 FT.	10 FT.
	REAR	10 FT.	13 FT.
	IF ABUTTING MAIN STREET	10 FT.	10 FT.
PARKING SPACES		1 SPACE/250 S.F. OF OFFICE = 4 SPACES + 2 SPACES CLOSE TO BLDG. ENTRANCES TOTAL = 6 SPACES	10 SPACES
PARKING SIZE		STANDARD: 10'X20'	STANDARD: 10'X20'

SITE DATA		
LOT AREA	25,694	SQ. FT.
	0.59	ACRES
PARKING SPACES PROVIDED		
STANDARDS	7	
ACCESSIBLE	2	
CLEAN AIR PARKING	1	
TOTAL	10	

	SELF STORAGE	OFFICE	TOTAL
BASEMENT	16,858		16,858
1st FLOOR	10,225	876	11,101
2nd FLOOR	16,858		16,858
3rd FLOOR	16,858		16,858
4th FLOOR	16,182		16,182
5th FLOOR	16,182		16,182
TOTAL GROSS AREA:			94,039
EST.NET STORAGE AREA	75,231		

BUILDING CONSTRUCTION TYPE: IIB
 OCCUPANCY CLASSIFICATION: S-1,
 BUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM
 IN ACCORDANCE WITH NFPA 13.

A1	ARCHITECTURAL	CIVIL
A1.1	COVER SHEET.	T0 F4 TITLE.
A1.2	SITE PLAN.	T0 F4 CONSTRUCTIONS MAP.
A1.3	FIRE ACCESS PLAN.	T0 F4 CONCEPTUAL GRADING PLAN.
A1.4	FLOOR PLANS - BASEMENT.	T0 F4 SITE SECTIONS.
A1.5	FLOOR PLANS - 1ST FLOOR.	TENTATIVE MAP SHEETS.
A1.6	FLOOR PLANS - LOGGED PLAN.	T0 F4 TITLE.
A1.7	FLOOR PLANS - 2ND FLOOR.	T0 F4 CONSTRUCTIONS MAP.
A1.8	FLOOR PLANS - 3RD FLOOR.	T0 F4 TENTATIVE MAP.
A1.9	FLOOR PLANS - 4TH FLOOR.	T0 F4 SECTIONS.
A1.10	FLOOR PLANS - CHITLOOR.	LANDSCAPE
A1.11	OFFICE FLOOR PLAN.	L1 CONCEPT LANDSCAPE PLAN.
A1.12	ROOF PLAN.	
A1.13	SECTIONS.	
A1.14	ELEVATIONS - EAST.	
A1.15	ELEVATIONS - SOUTH.	
A1.16	ELEVATIONS - WEST.	
A1.17	ELEVATIONS - NORTH.	
A1.18	TYPICAL DETAILS.	
A1.19	LOFTING PLAN.	
A1.20	DETAILS.	
A1.21	PERSPECTIVE RENDERING.	

PERMIT #: _____

APPLICANT: MARSHALL LOTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY _____

ASSESSORS PARCEL NO(S): 487-650-12 & 13 _____

REQUEST: _____

PC RESOLUTION No: _____ APPROVED BY: _____

CC RESOLUTION No: _____ _____

ORDINANCE No: _____ DATE: _____

jordan
ARCHITECTS, INC.
101 CALLE DEL MAR, SUITE 100
SAN CLEMENTE,
CA 92672-7041
Telephone: (949) 441-1101
Facsimile: (949) 441-1100

MARSHAL LOTS LLC
MARSHALL SELF STORAGE
EL CAJON, CA

COVER SHEET

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JOB NUMBER: 18-921
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DATE: 03/18/2020

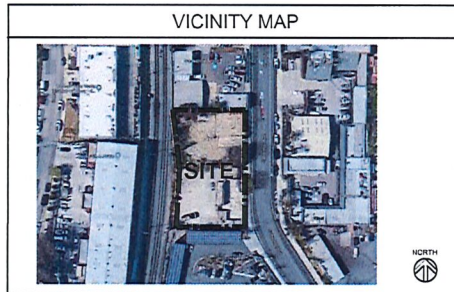
A.

BASIS OF DESIGN		
ZONE	REQUIRED	PROVIDED
GENERAL PLAN DESIGNATION	C-G (GENERAL COMMERCIAL)	
APN	48755012 & 48755013	
OVERLAY	TRANSIT DISTRICT SPECIFIC PLAN	
STRUCTURE HEIGHT	35 FT.	60 FT.
FLOOR AREA RATIO (F.A.R.)	N/A	3.7
LOT COVERAGE	N/A	16,858 (66%)
LANDSCAPE AREA	10 SQ.FT. PER 1 PARKING STALL; ALL SETBACK FULLY LANDSCAPED	7,807 S.F. (30%)
IMPERVIOUS AREA	N/A	
SETBACKS:		
FRONT	10 FT.	10 FT.
SIDE	10 FT.	10 FT.
REAR	10 FT.	13 FT.
IF ABUTTING MAIN STREET	10 FT.	10 FT.
PARKING SPACES	1 SPACE/250 S.F. OF OFFICE = 4 SPACES + 2 SPACES CLOSE TO BLDG. ENTRANCES TOTAL = 6 SPACES	10 SPACES
PARKING SIZE	STANDARD: 10'X20'	STANDARD: 10'X20'

SITE DATA		
LOT AREA	25,694	SQ. FT.
	0.59	ACRES
PARKING SPACES PROVIDED		
STANDARDS	7	
ACCESSIBLE	2	
CLEAN AIR PARKING	1	
TOTAL	10	

BUILDING AREA TABULATIONS (Square Feet)			
	SELF STORAGE	OFFICE	TOTAL
BASEMENT	16,858		16,858
1st FLOOR	10,225	876	11,101
2nd FLOOR	16,858		16,858
3rd FLOOR	16,858		16,858
4th FLOOR	16,182		16,182
5th FLOOR	16,182		16,182
TOTAL GROSS AREA:			94,039
EST. NET STORAGE AREA	75,231		

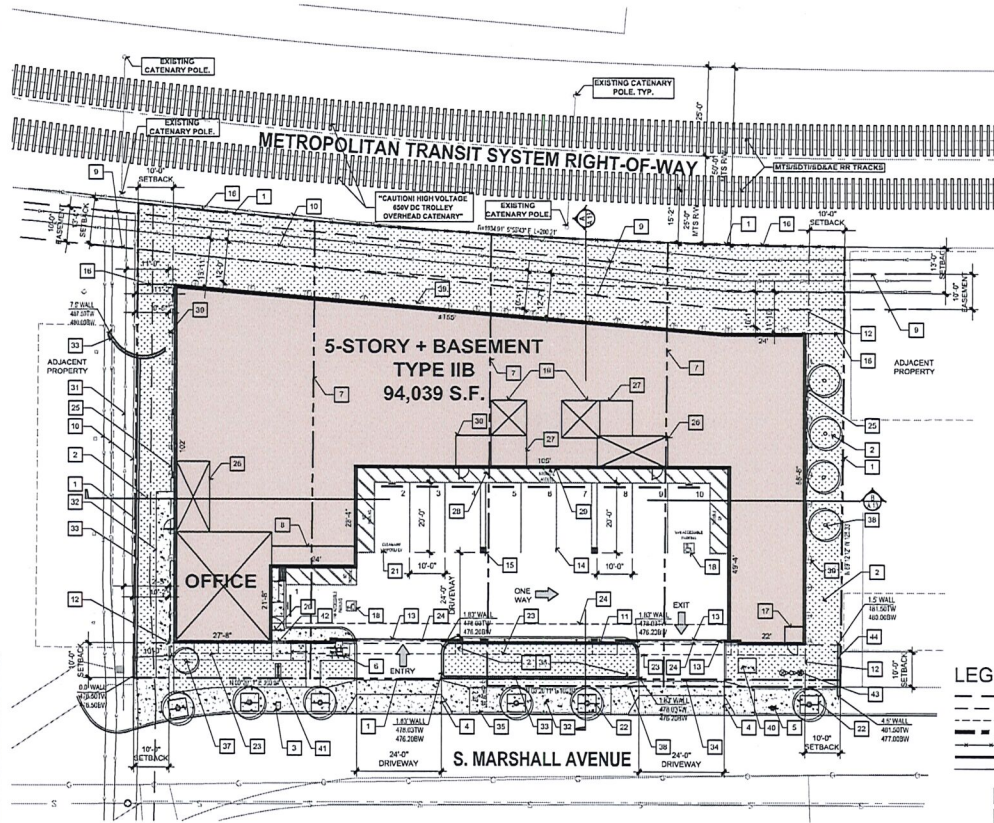
BUILDING CONSTRUCTION TYPE: IIB
OCCUPANCY CLASSIFICATION: S-1
BUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM
IN ACCORDANCE WITH MEBA 10



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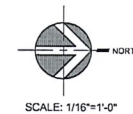
MARSHAL LOTS LLC
MARSHALL SELF STORAGE
EL CAJON, CA

101 CALLE GUERRA, SUITE 100
SAN DIEGO, CA 92104
TEL: 619-594-7741
FAX: 619-594-7742



LEGEND

---	EASEMENT
---	SETBACK
---	PROJECTION ABOVE
---	PROPERTY LINE
---	FENCE
---	BUILDING WALL
---	OVERHEAD POWER LINE
---	LANDSCAPE
---	CONCRETE



SITE PLAN

JOB NUMBER: 18-021
SCALE: AS NOTED
DATE: 03/18/2020

A.2

KEY NOTES

- PROPERTY LINE.
- LANDSCAPE AREA. SEE LANDSCAPE PLANS.
- WATER METER. SEE CIVIL.
- NEW CURB CUT.
- NEW FIRE HYDRANT.
- BICYCLE RACK.
- EXISTING INTERIOR LOT LINE. TO BE CONSOLIDATED.
- NEW 6'X4' TRASH AND RECYCLING ENCLOSURE.
- 10'-0" POWER LINE EASEMENT.
- EXISTING POWER TRANSMISSION LINES & POLES.
- 1ST FLOOR MASONRY WALL.
- SETBACK.
- NEW OVERHEAD AUTOMATIC GATE.
- 10'X20' PARKING/LOADING SPACE.
- NEW COLUMN. EXACT LOCATION TBD.
- NEW 6 FEET WROUGHT IRON FENCE. SEE DETAIL SHEET.
- FIRE RIDGE.
- VAN ACCESSIBLE 10'X20' PARKING/LOADING SPACE.
- ELEVATOR LOCATION.
- OFFICE ENTRANCE.
- CLEAN AIR VEHICLE PARKING SPACE. TYP.
- PROPOSED STREET TREES.
- AWNING PROJECTION ABOVE.
- 3RD - 5TH FLOOR PROJECTION ABOVE.
- PROJECTION ABOVE.
- STAIR LOCATION.
- MECHANICAL ROOM.
- ACCESSIBLE PATH OF TRAVEL.
- STORAGE ACCESS.
- ELECTRICAL ROOM.
- PROPOSED LINE RELOCATION.
- PROPOSED SIDEWALK. SEE CIVIL.
- NEW RETAINING WALL. SEE CIVIL.
- FUTURE PROPERTY LINE ADJUSTMENT.
- EXISTING CURB.
- BIO-RETENTION BASIN. SEE CIVIL.
- BMP FREEWELL. SEE CIVIL.
- EXISTING PROPERTY LINE TO BE ADJUSTED.
- SHORED WALL WITH PILES. SEE CIVIL.
- TRANSFORMER LOCATION.
- BACKFLOW PREVENTER.
- PEDESTRIAN ACCESS.
- FIRE SERVICE BACKFLOW W/FDC.
- EXISTING RETAINING WALL TO REMAIN.

CITY OF EL CAJON

PERMIT #:

APPLICANT: MARSHALL LOTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

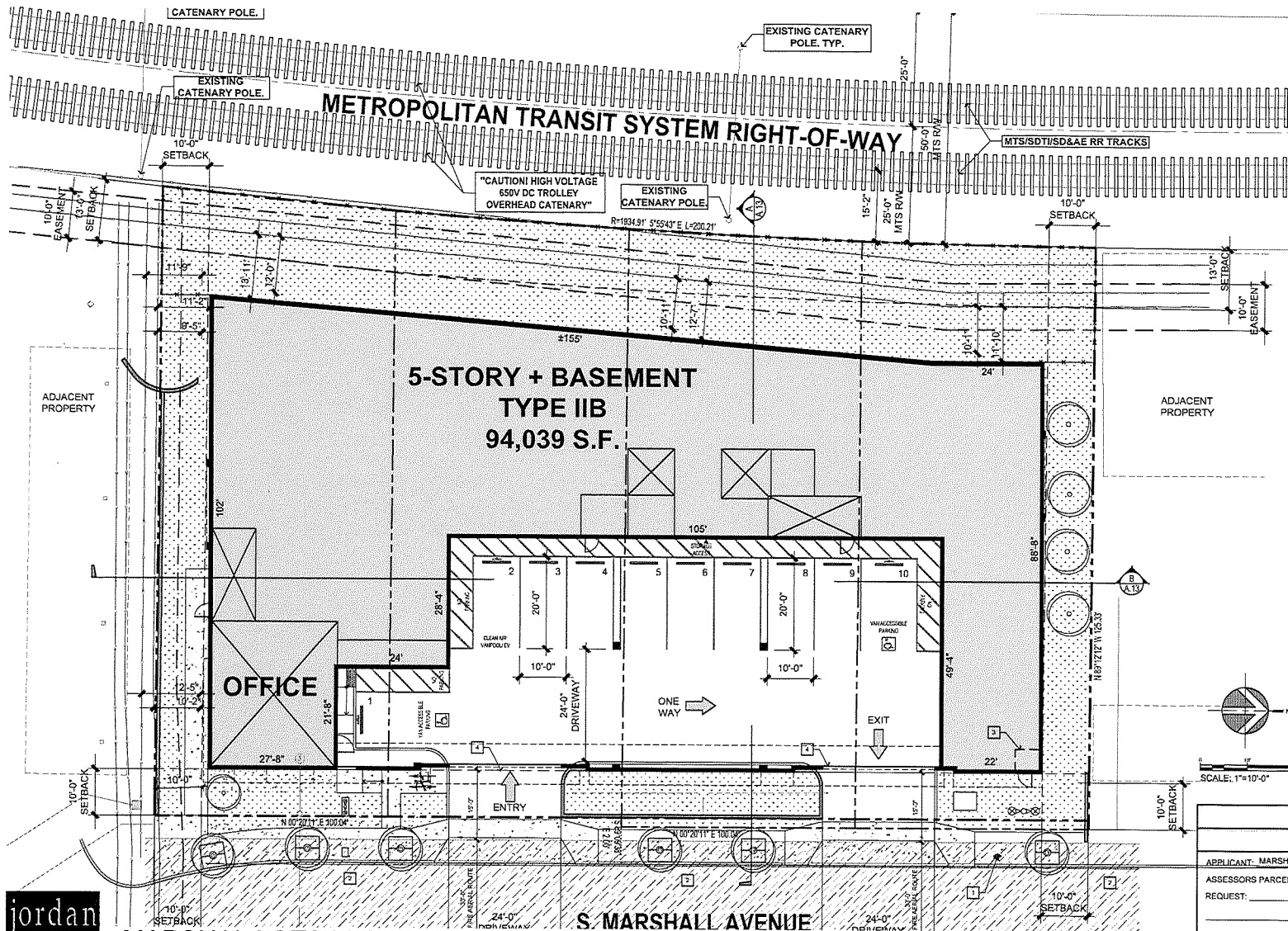
ASSESSORS PARCEL NO(S): 487-550-12 & 13

REQUEST:

PC RESOLUTION No: APPROVED BY:

CC RESOLUTION No: DATE:

ORDINANCE No:



KEY NOTES	
1	FIRE HYDRANT
2	AERIAL FIRE ROUTE
3	FIRE RISER
4	KNOT BOX

NOTED TO PLAN

- SITE AND BUILDING DESIGN SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE 2015 IBC.
- PURSUANT TO IFC SECTION 903.2.5(5), AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13, 2016 EDITION, SHALL BE PROVIDED THROUGHOUT GROUP 5-1 SELF-STORAGE OCCUPANCIES.
- BUILDING CONSTRUCTION TYPE IIB.
- A SECONDARY MEANS OF ACCESS SHOULD BE PROVIDED WITH A MINIMUM 25'-0" UNOBSTRUCTED WIDTH.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPROVED LOADS OF FIRE APPARATUS (RICKS USE) AND SHALL BE SURFACED.
- FIRE ACCESS ROAD TURNING RADI SHALL BE A MINIMUM OF 40 FEET INSIDE AND 60 FEET OUTSIDE MEASURED FROM THE SAME POINT.
- ACCESS ROADWAYS AT LEAST 75 FEET WIDE BUT LESS THAN 32 FEET WIDE SHALL HAVE AT LEAST ONE SIDE OF THE ROAD MARKED AS FIRE LANE.
- OPTICOM SENSOR UNIT REQUIRED FOR ALL MEANS OF ACCESS AND KNOT BOX FOR ALL SECONDARY EMERGENCY ENTRANCES.
- FIRE HYDRANTS SHALL NOT BE LOCATED MORE THAN 300 FEET APART.
- BUILDING CONSTRUCTION TYPE: IIB.
- OCCUPANCY CLASSIFICATION: S-1.
- MAX ALLOWED STORAGE HEIGHT: 8'-0".
- BUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.

CITY OF EL CAJON	
PERMIT #:	
APPLICANT: MARSHALL LOTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	
ASSESSORS PARCEL NO(S): 487-650-12 & 13	
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CC RESOLUTION No: _____	
ORDINANCE No: _____	
APPROVED BY:	DATE:

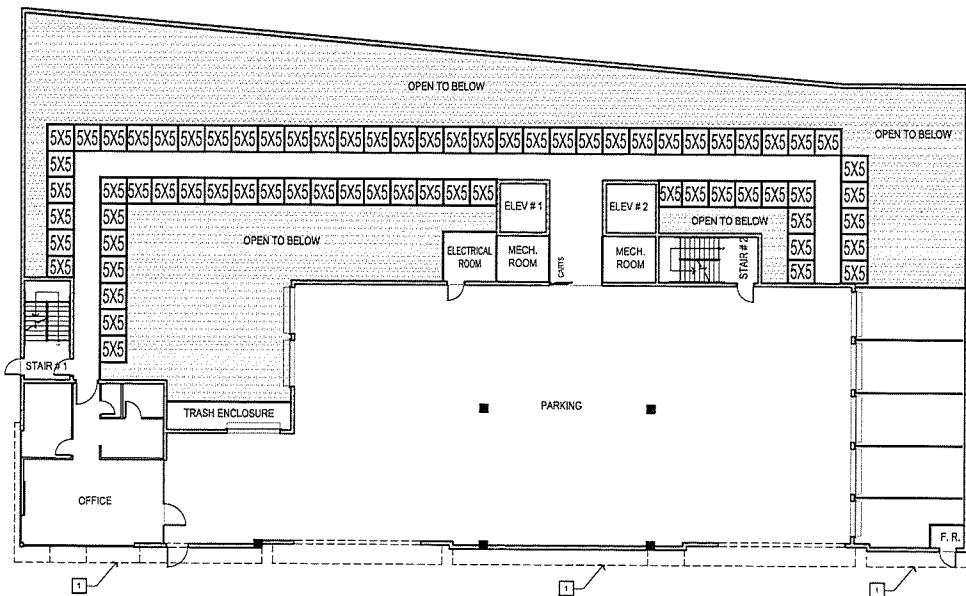
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EL CAJON, CA

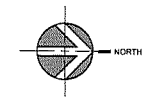
FIRE ACCESS PLAN

JOB NUMBER: 18-921
SCALE: AS NOTED
DATE: 03/18/2020


A.3



1ST FLOOR LOCKER PLAN ①
3/32" = 1'-0"



KEY NOTES

-  CLIMATE CONTROL AREA
- 1 PROJECTION ABOVE.
- 2 PROJECTION BELOW.
- 3 SPANDREL GLASS.
- 4 BREAK-AWAY WINDOW PANEL.
- 5 FAUX TREES ON ROOF DECK.
- 6 PARAPET BELOW.
- 7 4TH AND 5TH FLOOR ABOVE.



MARSHAL LOTS LLC
MARSHALL SELF STORAGE
 EL CAJON, CA

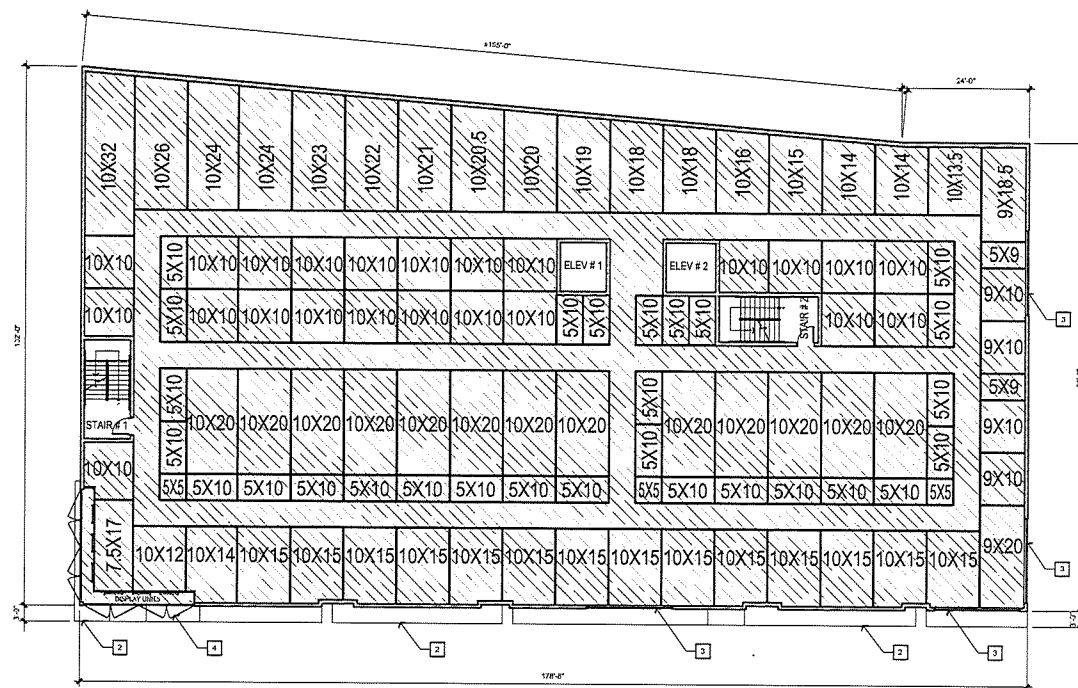
FLOOR PLANS

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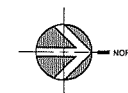
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A.6


CITY OF EL CAJON	
PERMIT #:	
APPLICANT: MARSHALL LOTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	
ASSESSORS PARCEL NO(S): 487-650-12 & 13	
REQUEST:	
PC RESOLUTION No: _____	
CC RESOLUTION No: _____	
ORDINANCE No: _____	
APPROVED BY:	DATE:



2ND FLOOR PLAN 1
3/32" = 1'-0"



KEY NOTES

-  CLIMATE CONTROL AREA
- 1 PROJECTION ABOVE.
- 2 PROJECTION BELOW
- 3 SPANDREL GLASS.
- 4 BREAK-AWAY WINDOW PANEL
- 5 FAUX TREES ON ROOF DECK.
- 6 PARAPET BELOW.
- 7 4TH AND 5TH FLOOR ABOVE.

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MARSHAL LOTS LLC
MARSHALL SELF STORAGE
EL CAJON, CA

FLOOR PLANS

JOB NUMBER: 18-921
SCALE: AS NOTED
DATE: 03/18/2020

A.7

CITY OF EL CAJON

PERMIT #: _____

APPLICANT: MARSHALL LOTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ASSESSORS PARCEL NO(S): 487-650-12 & 13

REQUEST:

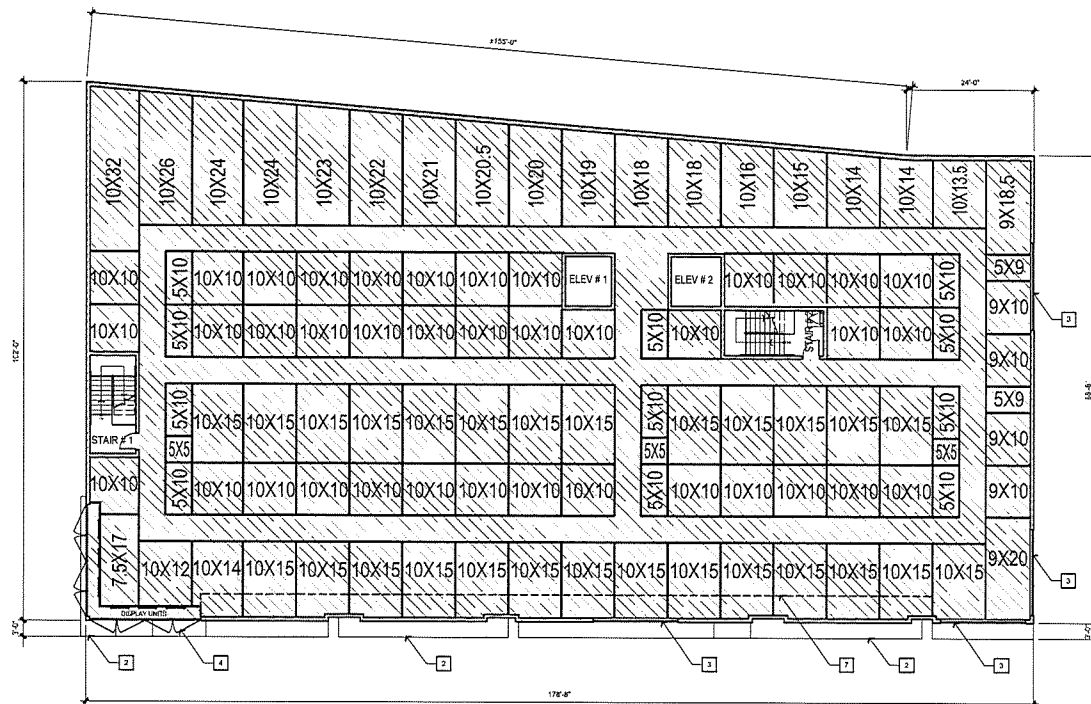
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
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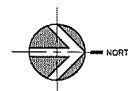
DATE:



3RD FLOOR PLAN ①
3/32" = 1'-0"

KEY NOTES

-  CLIMATE CONTROL AREA
- 1 PROJECTION ABOVE.
- 2 PROJECTION BELOW
- 3 SPANDREL GLASS.
- 4 BREAK-AWAY WINDOW PANEL
- 5 FAUX TREES ON ROOF DECK
- 6 PARAPET BELOW.
- 7 4TH AND 5TH FLOOR ABOVE.



CITY OF EL CAJON

PERMIT #: _____

APPLICANT: MARSHALL LOTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ASSESSORS PARCEL NO(S): 487-650-12 & 13

REQUEST: _____

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APPROVED BY: _____

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DATE: _____

ORDINANCE No: _____

DATE: _____



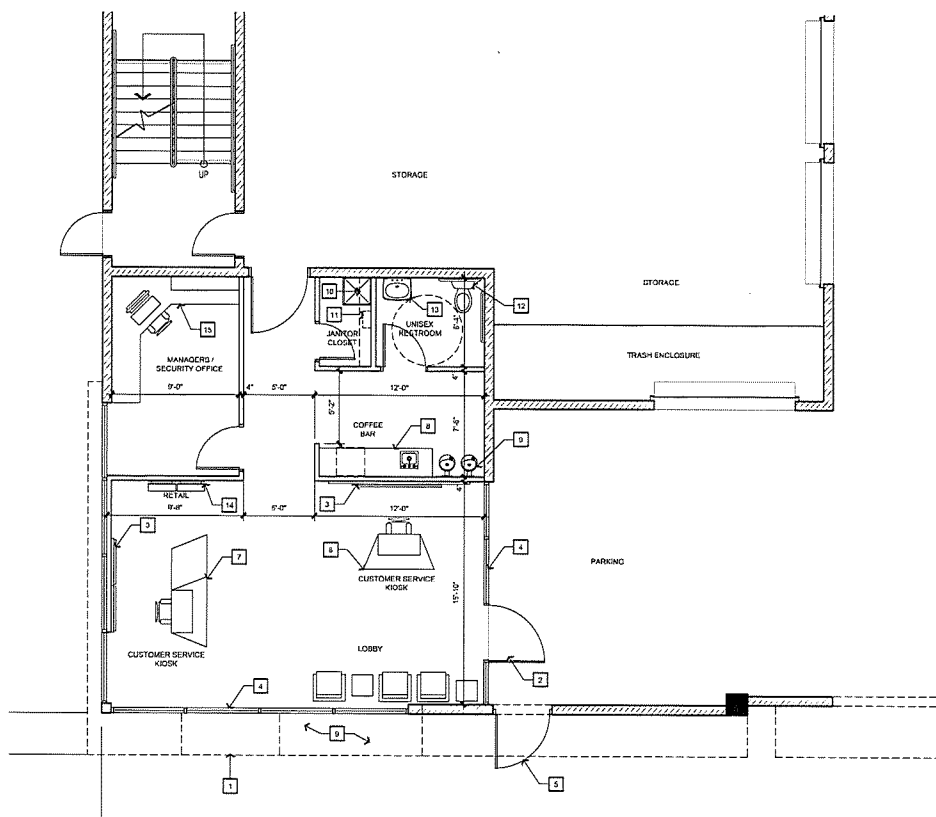
MARSHAL LOTS LLC
MARSHALL SELF STORAGE
EL CAJON, CA

FLOOR PLANS

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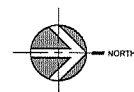
A.8



OFFICE FLOOR PLAN 1
1/4" = 1'-0"

KEY NOTES

- 1 PROJECTION OF CANOPY ABOVE.
- 2 OFFICE ENTRANCE.
- 3 INTERIOR FEATURE WALL.
- 4 ALUMIN. & GLASS STOREFRONT. SEE ELEVATIONS.
- 5 PEDESTRIAN ACCESS.
- 6 CUSTOMER SERVICE COUNTER.
- 7 CUSTOMER SERVICE COUNTER - ACCESSIBLE.
- 8 COUNTER UNDERCOUNTER REFRIGERATOR & SINK.
- 9 WATER FOUNTAIN.
- 10 FLOOR MOUNT W/D SINK.
- 11 WATER HEATER.
- 12 TOILET, TYP.
- 13 SINK, TYP.
- 14 RETAIL SHELVES.
- 15 OFFICE DESK.



CITY OF EL CAJON

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REQUEST:

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ORDINANCE No: DATE:



MARSHAL LOTS LLC
MARSHALL SELF STORAGE
EL CAJON, CA

OFFICE FLOOR PLAN

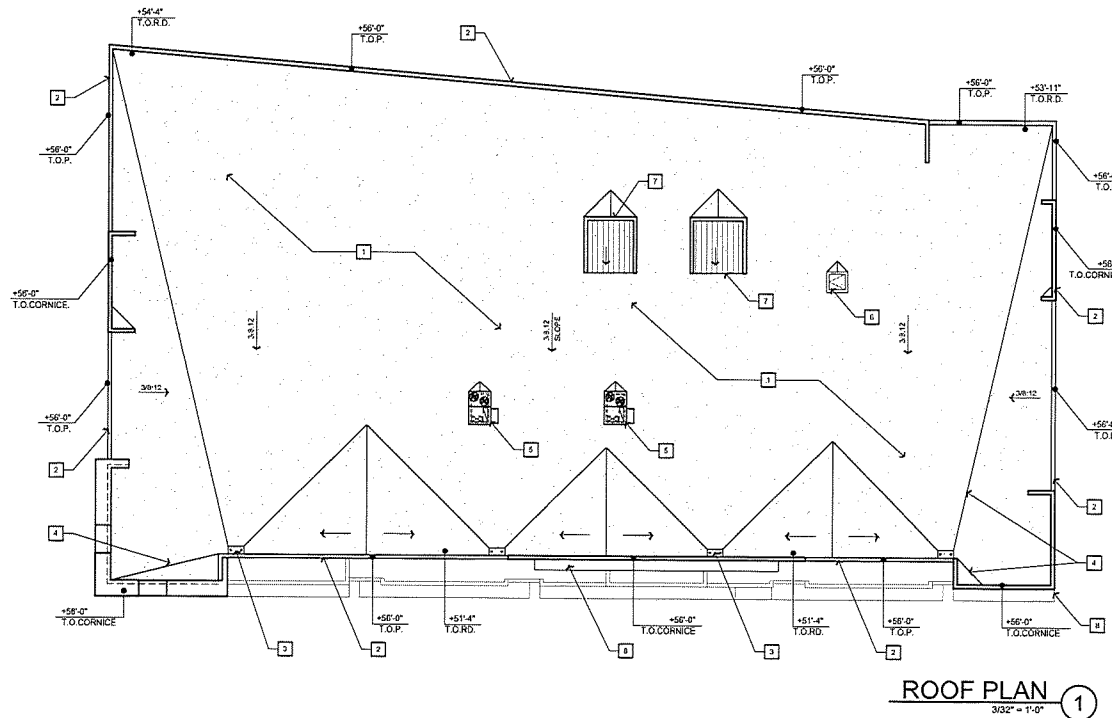
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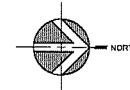
DATE: 03/18/2020

A.11

MARSHAL LOTS LLC
MARSHALL SELF STORAGE
EL CAJON, CA



ROOF PLAN
3/32" = 1'-0" ①



KEY NOTES

- 1 TPO ROOFING SYSTEM
- 2 PARAPET
- 3 ROOF DRAIN TYP.
- 4 ROOF CRICKET TYP.
- 5 HVAC UNIT, EXACT LOCATION TO BE DETERMINED.
- 6 ROOF ACCESS
- 7 ELEVATOR SHAFT
- 8 AWNING BELOW

CITY OF EL CAJON

PERMIT #: _____

APPLICANT: MARSHALL LOTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ASSESSORS PARCEL NO(S): 487-650-12 & 13

REQUEST: _____

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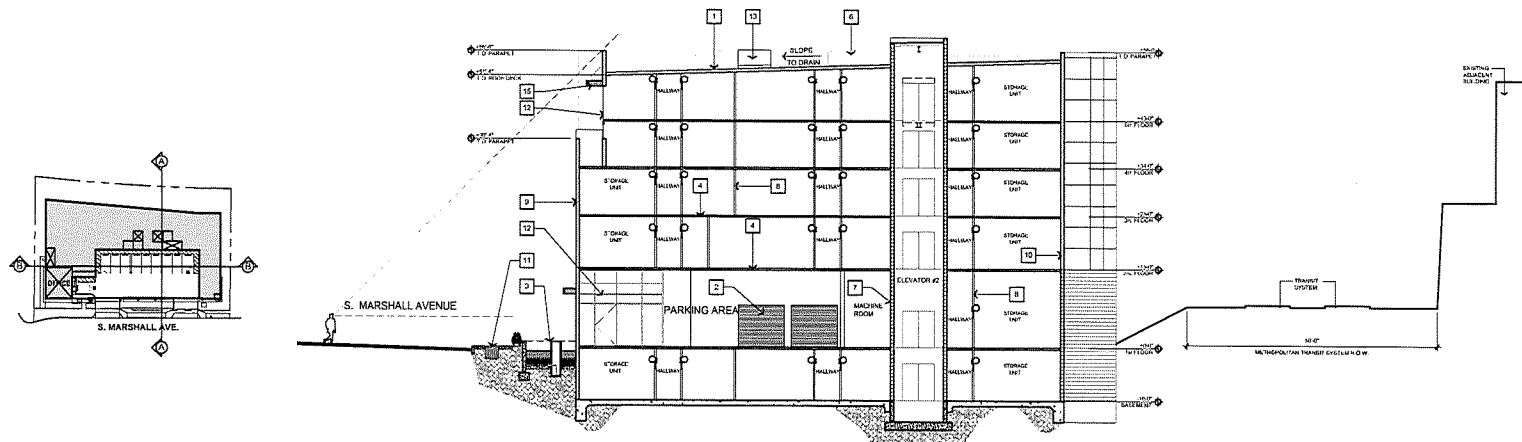
ROOF PLAN

JOB NUMBER: 18-921

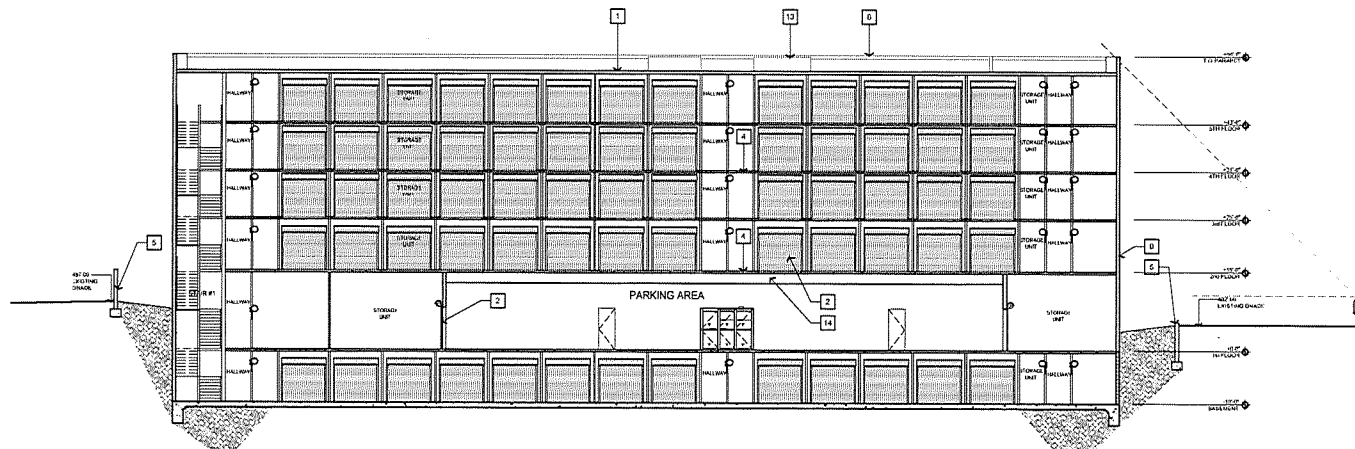
SCALE: AS NOTED

DATE: 03/18/2020

A.12



CROSS SECTION A
3/32" = 1'-0"



CROSS SECTION B
3/32" = 1'-0"

KEY NOTES

- 1 T.P.O. ROOFING SYSTEM
- 2 ROLL-UP DOOR
- 3 BIORETENTION BASIN, SEE CIVIL
- 4 POUR-IN PLACE CONC. SLAS OVER METAL DECK
- 5 RETAINING WALL AND LANDSCAPE AREA, SEE CIVIL
- 6 PARAPET BEYOND
- 7 GUM ELEVATOR SHAFT
- 8 INTERIOR PARTITION, TYP.
- 9 STUCCO EXTERIOR WALL SYSTEM, TYP.
- 10 GUM WALL, TYP.
- 11 PLANTER AND SHRUBS, SEE LANDSCAPE
- 12 ALUMINUM STOREFRONT SYSTEM
- 13 TOP MOUNTED HVAC UNIT
- 14 EXPOSED STRUCTURAL BEAM
- 15 METAL CANOPY

CITY OF EL CAJON

PERMIT #:

APPLICANT: MARSHALL LOTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ASSESSORS PARCEL NO(S): 487-650-12 & 13

REQUEST:

PC RESOLUTION No:

APPROVED BY:

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ORDINANCE No:

DATE:

JOB NUMBER: 18-921

SCALE: AS NOTED

DATE: 03/19/2020

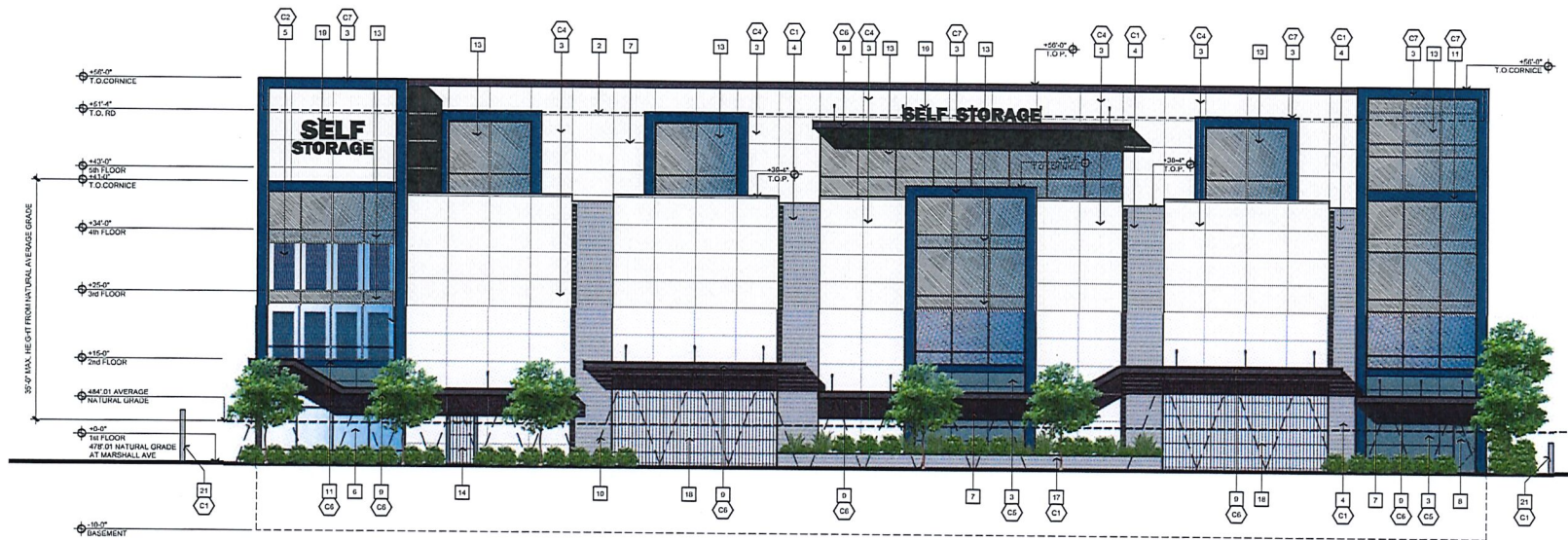
A.13



MARSHAL LOTS LLC
MARSHALL SELF STORAGE
EL CAJON, CA

BUILDING SECTIONS

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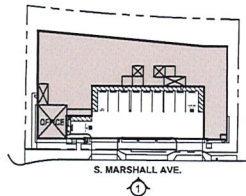


EAST ELEVATION - S. MARSHALL AVE.

1/8" = 1'-0"

1

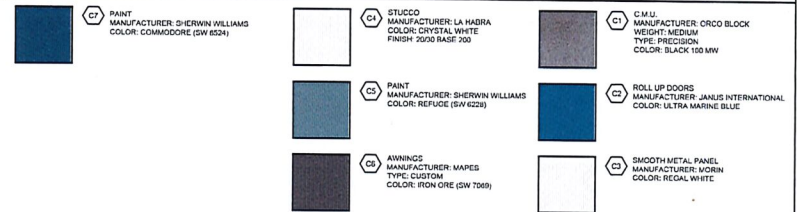
KEY MAP



KEYNOTES

- | | | |
|----------------------------------|--|-------------------------------|
| 1 PARAPET LINE BEYOND | 11 ARCHITECTURAL BAND | 20 6" TALL WROUGHT IRON FENCE |
| 2 ROOF LINE BEHIND | 12 METAL PANEL | 21 RETENTION WALL |
| 3 STUCCO FINISH | 13 SPANDREL GLASS PANEL | |
| 4 CMU WALL | 14 PEDESTRIAN ACCESS | |
| 5 FAUX ROLL-UP DOOR BEHIND GLASS | 15 NOT USED | |
| 6 ALUMINUM AND GLASS STOREFRONT | 16 LIGHT FIXTURE | |
| 7 STUCCO REVEAL CHANNEL | 17 CONCRETE PLANTER, SEE CIVIL | |
| 8 EXTERIOR METAL DOOR | 18 OVERHEAD ROLL-UP GATE | |
| 9 PRE-FINISHED METAL CANOPY | 19 SIGN LOCATION, WILL COMPLY WITH THE CITY SIGNAGE PROGRAM DESIGN REQUIREMENTS, UNDER SEPARATE PERMIT, SHOWN FOR DESIGN PURPOSES ONLY | |
| 10 CANOPY DOWNLIGHTS | | |

COLOR & MATERIAL BOARD



MARSHAL LOTS LLC
MARSHALL SELF STORAGE
 EL CAJON, CA

ELEVATIONS - EAST

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JOB NUMBER: 18-921
 SCALE: AS NOTED
 DATE: 03/18/2020

A.14

CITY OF EL CAJON

PERMIT #:

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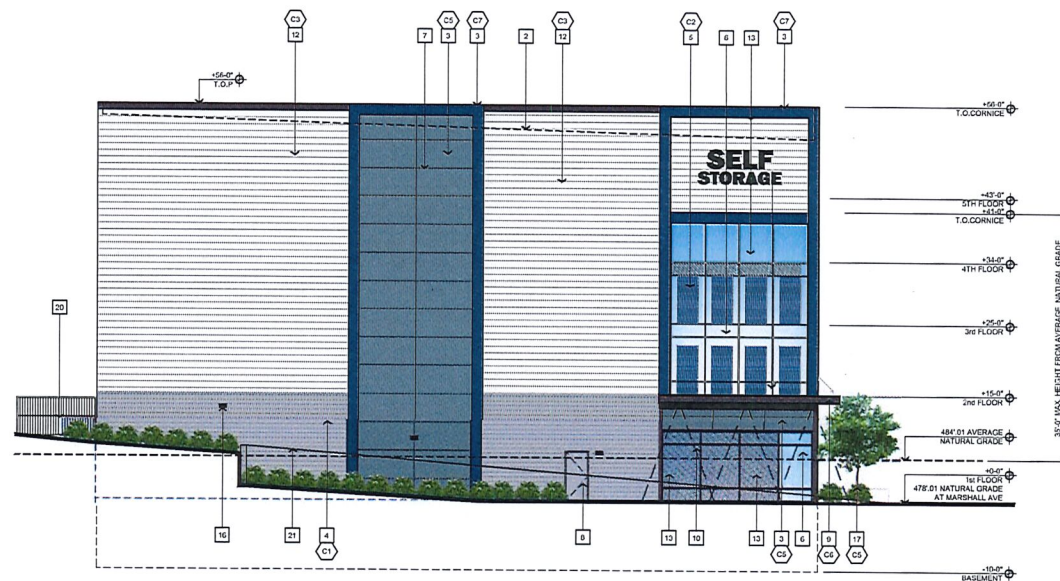
ASSESSORS PARCEL NO(S): 487-650-12 & 13

REQUEST:

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SOUTH ELEVATION ②
1/8" = 1'-0"

KEY MAP	KEYNOTES	COLOR & MATERIAL BOARD
<p>S. MARSHALL AVE.</p> <p>NORTH</p>	<p>1 PARAPET LINE BEYOND</p> <p>2 ROOF LINE BEHIND</p> <p>3 STUCCO FINISH</p> <p>4 CMU WALL</p> <p>5 FAUX ROLL-UP DOOR BEHIND GLASS</p> <p>6 ALUMINUM AND GLASS STOREFRONT</p> <p>7 STUCCO REVEAL CHANNEL</p> <p>8 EXTERIOR METAL DOOR</p> <p>9 PRE-FINISHED METAL CANOPY</p> <p>10 CANOPY DOWNLIGHTS</p> <p>11 ARCHITECTURAL BAND</p> <p>12 METAL PANEL</p> <p>13 SPANDREL GLASS PANEL</p> <p>14 PEDESTRIAN ACCESS</p> <p>15 NOT USED</p> <p>16 LIGHT FIXTURE</p> <p>17 CONCRETE PLANTER. SEE CIVIL</p> <p>18 OVERHEAD ROLL-UP GATE</p> <p>19 SIGN LOCATION. WILL COMPLY WITH THE CITY SIGNAGE PROGRAM DESIGN REQUIREMENTS. UNDER SEPARATE PERMIT, SHOWN FOR DESIGN PURPOSES ONLY.</p> <p>20 6" TALL WROUGHT IRON FENCE</p> <p>21 RETENTION WALL</p>	<p>COLOR & MATERIAL BOARD</p> <p>① PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: COMMANDER (SW 6234)</p> <p>② STUCCO MANUFACTURER: LA HABRA COLOR: CRYSTAL WHITE FINISH: 3020 BASE 200</p> <p>③ C.M.U. MANUFACTURER: ORCO BLOCK WEIGHT: MEDIUM TYPE: PRECISION COLOR: BLACK 150 MW</p> <p>④ PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: REFUGE (SW 6228)</p> <p>⑤ ROLL UP DOORS MANUFACTURER: JAKUS INTERNATIONAL COLOR: ULTRA MARINE BLUE</p> <p>⑥ AWNINGS MANUFACTURER: MAPES TYPE: CUSTOM COLOR: IRON ORE (SW 7069)</p> <p>⑦ SMOOTH METAL PANEL MANUFACTURER: MORN COLOR: REGAL WHITE</p>



MARSHAL LOTS LLC
MARSHALL SELF STORAGE
 EL CAJON, CA

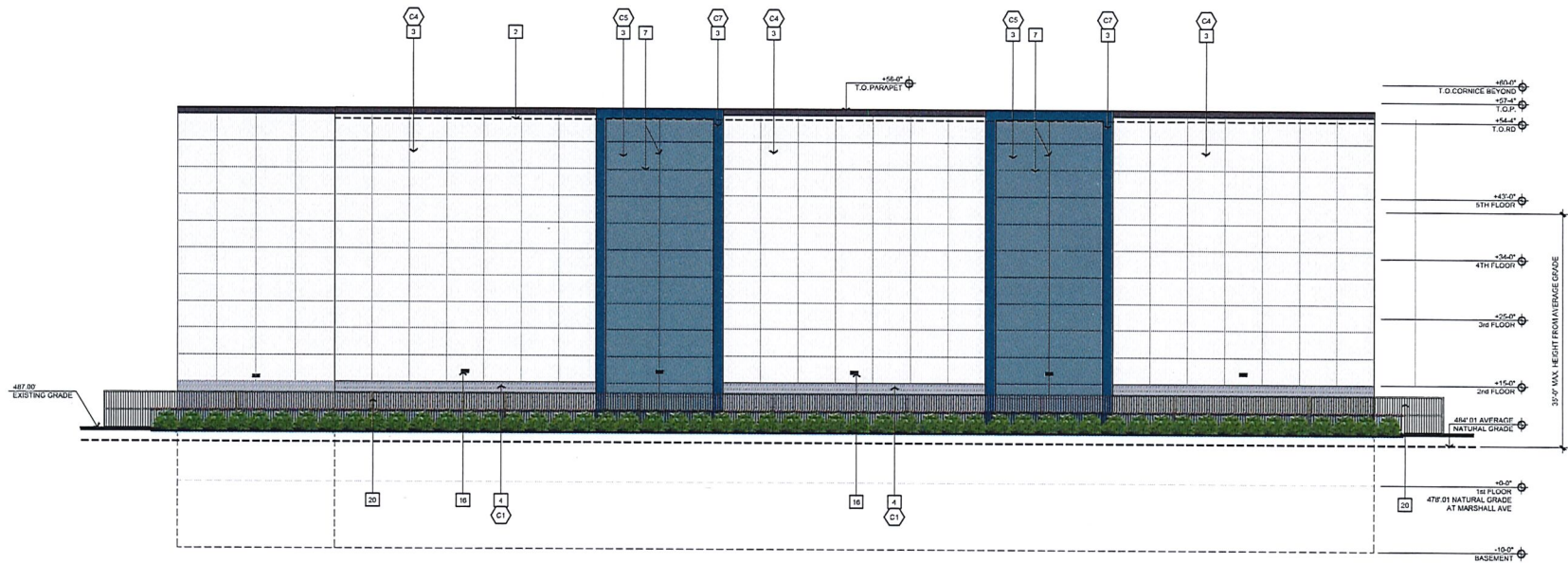
ELEVATIONS - SOUTH

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WEST ELEVATION 3
1/8" = 1'-0"

KEY MAP	KEYNOTES	COLOR & MATERIAL BOARD
	<p>1 PARAPET LINE BEYOND 2 ROOF LINE BEHIND 3 STUCCO FINISH 4 CMU WALL 5 FAUX ROLL-UP DOOR BEHIND GLASS 6 ALUMINUM AND GLASS STOREFRONT 7 STUCCO REVEAL CHANNEL 8 EXTERIOR METAL DOOR 9 PRE-FINISHED METAL CANOPY 10 CANOPY DOWNLIGHTS</p> <p>11 ARCHITECTURAL BAND 12 METAL PANEL 13 SPANDREL GLASS PANEL 14 PEDESTRIAN ACCESS 15 NOT USED 16 LIGHT FIXTURE 17 CONCRETE PLANTER, SEE CIVIL 18 OVERHEAD ROLL-UP DATE 19 SIGN LOCATION, WILL COMPLY WITH THE CITY SIGNAGE PROGRAM DESIGN REQUIREMENTS, UNDER SEPARATE PERMIT, SHOWN FOR DESIGN PURPOSES ONLY</p> <p>20 6" TALL WROUGHT IRON FENCE 21 RETENTION WALL</p>	<p>COLOR & MATERIAL BOARD</p> <p>1. PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: COMMODORE (SW 6524)</p> <p>2. STUCCO MANUFACTURER: LA HABRA COLOR: CRYSTAL WHITE FINISH 2030 BASF 303</p> <p>3. PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: REFUGE (SW 6228)</p> <p>4. AWINGS MANUFACTURER: MAPES TYPE: CUSTOM COLOR: IRON ORE (SW 7069)</p> <p>5. CMU MANUFACTURER: ORCO BLOCK WEIGHT: MEDIUM TYPE: PRECISION COLOR: BLACK 100 MW</p> <p>6. ROLL UP DOORS MANUFACTURER: JANUS INTERNATIONAL COLOR: ULTRA MARINE BLUE</p> <p>7. SMOOTH METAL PANEL MANUFACTURER: MORN COLOR: REGAL WHITE</p>



MARSHAL LOTS LLC
MARSHALL SELF STORAGE
EL CAJON, CA

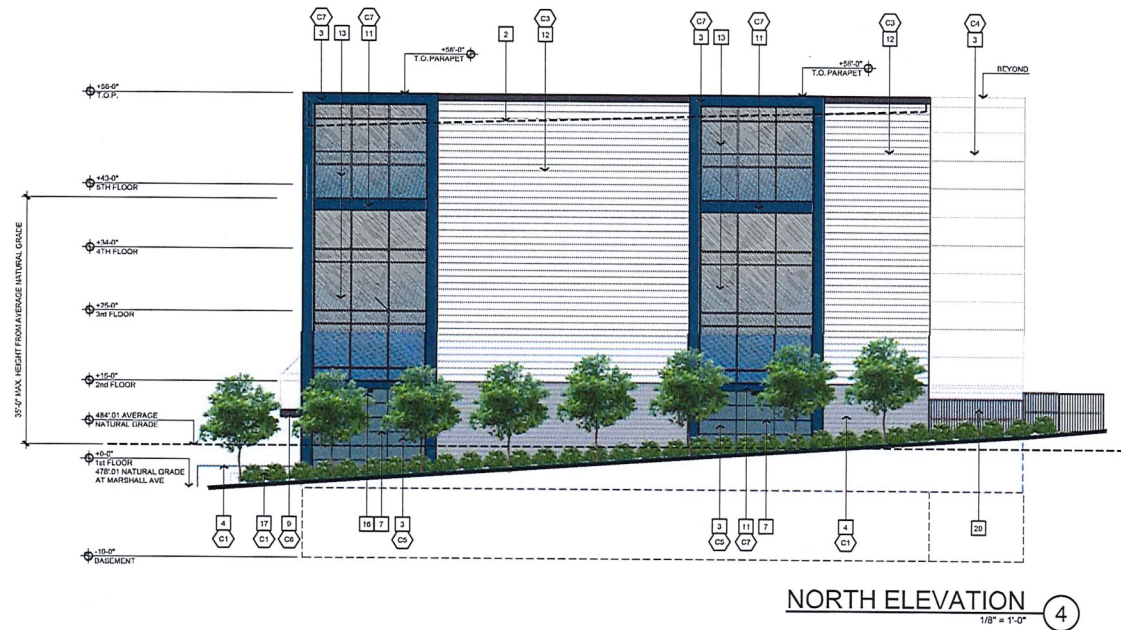
ELEVATIONS - WEST

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A.16

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NORTH ELEVATION 4
1/8" = 1'-0"

KEY MAP	KEYNOTES	COLOR & MATERIAL BOARD
	<p>1 PARAPET LINE BEYOND 2 ROOF LINE BEHIND 3 STUCCO FINISH 4 CMU WALL 5 FAUX ROLL-UP DOOR BEHIND GLASS 6 ALUMINUM AND GLASS STOREFRONT 7 STUCCO REVEAL CHANNEL 8 EXTERIOR METAL DOOR 9 PRE-FINISHED METAL CANOPY 10 CANOPY DOWNLIGHTS</p> <p>11 ARCHITECTURAL BAND 12 METAL PANEL 13 SPANDREL GLASS PANEL 14 PEDESTRIAN ACCESS 15 NOT USED 16 LIGHT FIXTURE 17 CONCRETE PLANTER, SEE CIVIL 18 OVERHEAD ROLL-UP GATE 19 SIGN LOCATION, WILL COMPLY WITH THE CITY SIGNAGE PROGRAM DESIGN REQUIREMENTS, UNDER SEPARATE PERMIT, SHOWN FOR DESIGN PURPOSES ONLY.</p> <p>20 6" TALL WROUGHT IRON FENCE 21 RETENTION WALL</p>	<p>C7 PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: COMMANDO (SW 624)</p> <p>C1 STUCCO MANUFACTURER: LA HABRA COLOR: CRYSTAL WHITE FINISH: 2030 BASE 700</p> <p>C2 PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: REFUGE (SW 6228)</p> <p>C3 AWNINGS MANUFACTURER: MAPES TYPE: CUSTOM COLOR: IRON ORE (SW 7069)</p> <p>C4 C.M.U. MANUFACTURER: ORCO BLOCK WEIGHT: MEDIUM TYPE: PRECISION COLOR: BLACK 100 MW</p> <p>C5 ROLL UP DOORS MANUFACTURER: JANUS INTERNATIONAL COLOR: ULTRA MARINE BLUE</p> <p>C6 SMOOTH METAL PANEL MANUFACTURER: MORN COLOR: REGAL WHITE</p>



MARSHALL LOTS LLC
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ELEVATIONS - NORTH

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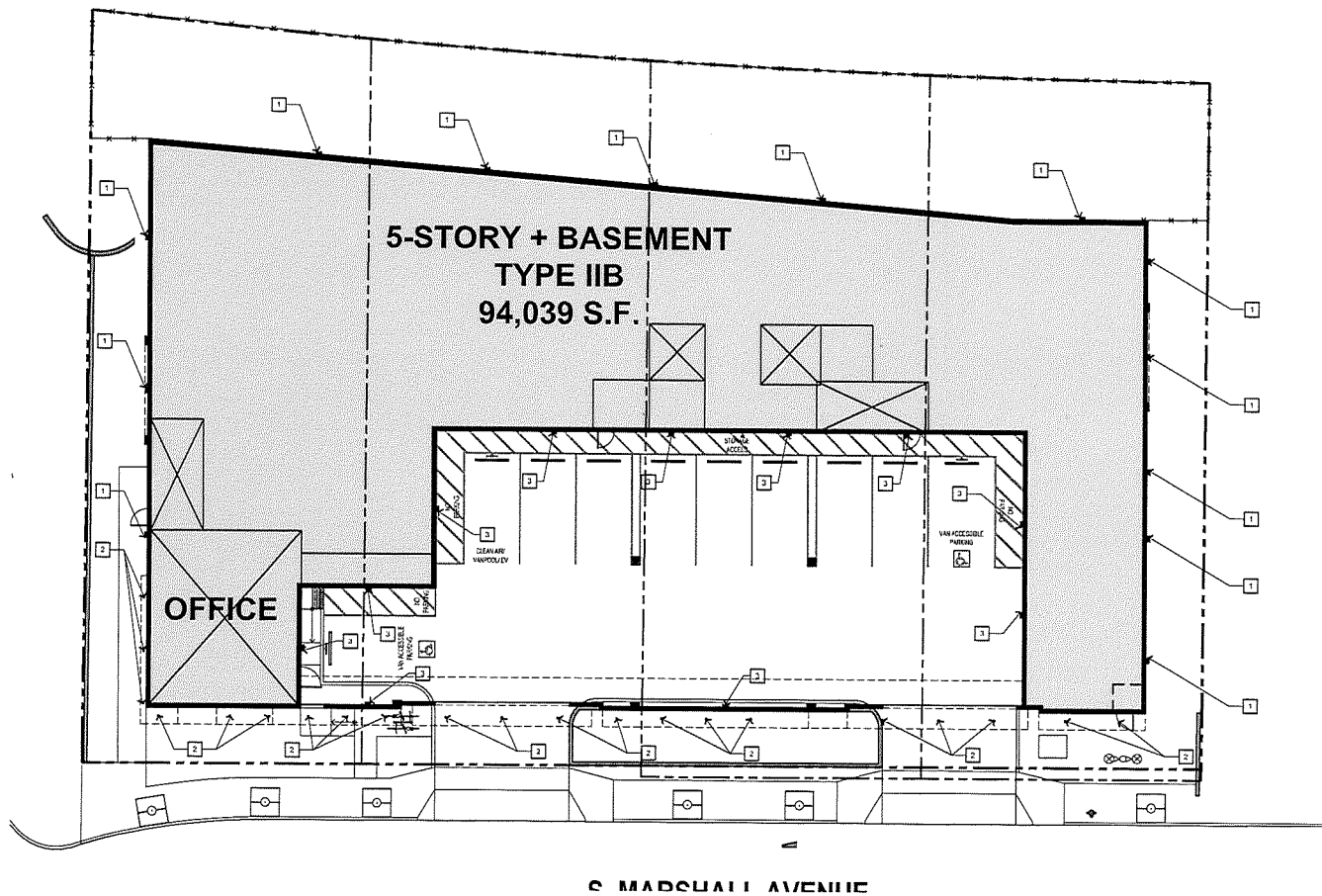
A.17

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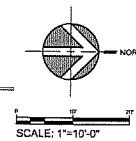
KEY NOTES

- 1 ACCENT LIGHT FIXTURE MOUNTED ON BUILDING WALL. SEE DETAIL SHEET.
- 2 WALLPACK FIXTURE MOUNTED ON BUILDING WALL @ 30'-0" O.C. MAX. SEE DETAIL SHEET.
- 3 AWNING DOWNLIGHT. SEE DETAIL SHEET.

5-STORY + BASEMENT
TYPE IIB
94,039 S.F.

OFFICE

S MARSHALL AVENUE



CITY OF EL CAJON

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LIGHTING PLAN

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