



Community Development

December 19, 2024

Robert Garmo
5464 Grossmont Center Drive Suite 300
La Mesa, CA 91942

Re: Planning Commission Action Regarding El Cajon Senior Living Facility -
Conditional Use Permit No. 2023-0004 at 1163 North Second Street

Dear Robert Garmo:

At its meeting held December 17, 2024, the El Cajon Planning Commission considered your above referenced application and then adopted Resolution Nos. 11157 and 11158, approving Conditional Use Permit No. 2023-0004. Copies of the resolutions are enclosed for your reference.

Please read the enclosed documents and retain for your files. Conditions of approval with time limits must be addressed within the time stated. If needed, a time extension should be requested pursuant to El Cajon Municipal Code §17.35.020.

If you have any questions about the enclosed resolutions, please contact me at 619.441.1742.

Sincerely,

Noah Alvey
Planning Commission Secretary

Enclosure: Resolution Nos. 11157 and 11158

PLANNING COMMISSION RESOLUTION NO. 11157

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") CATEGORICAL EXEMPTION 15332 (IN-FILL DEVELOPMENT) FOR CONDITIONAL USE PERMIT NO. 2023-0004 FOR A 156-BED RESIDENTIAL CARE FACILITY IN THE GENERAL COMMERCIAL ("C-G") ZONE; GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL ("GC"); AT 1163 NORTH SECOND STREET; ASSESSOR PARCEL NUMBER: 484-232-27-00.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on December 17, 2024, to consider Conditional Use Permit ("CUP") No. 2023-0004 for a 156-bed residential care facility with public and private improvements, including driveway and sidewalks, fencing, lighting, and landscaping, on the east side of North Second Street between Sumner and Persimmon Avenues at 1163 North Second Street, Assessor Parcel Number 484-232-27; and

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

WHEREAS, it is proposed that the project is categorically exempt from the environmental review requirements of CEQA pursuant to section 15332 (In-fill Development) of the CEQA Guidelines, which allows for in-fill development in urbanized areas, as the record of proceedings contains evidence to support the determination that the Class 32 Categorical Exemption applies; and

WHEREAS, no evidence of any condition described in State CEQA Guidelines section 15300.2 providing an exception to the use of a categorical exemption was presented in proceedings; and

WHEREAS, after considering evidence and facts, the Planning Commission considered Categorical Exemption, section 15332 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 residential care facility.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the proposed CEQA exemption for a residential care facility at the above-described property.

Section 3. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, and costs, including attorneys' fees, against the City or its agents, officers or employees, relating to this CEQA Determination, and relating to the approval of Conditional Use Permit No. 2023-0004, including, but not limited to, any action to attach, set aside, void, challenge, or annul the Approval and/or CEQA Determination. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorneys' fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by the applicant.

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Planning Commission Resolution No. 11157

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held December 17, 2024, by the following vote:

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



Paul CIRCO, Vice Chair

ATTEST:



Noah ALVEY, Secretary

PLANNING COMMISSION RESOLUTION NO. 11158

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2023-0004 FOR A 156-BED RESIDENTIAL CARE FACILITY IN THE GENERAL COMMERCIAL ("C-G") ZONE; GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL ("GC"); AT 1163 NORTH SECOND STREET; ASSESSOR PARCEL NUMBER: 484-232-27-00.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on December 17, 2024, to consider Conditional Use Permit ("CUP") No. 2023-0004 for a 156-bed residential care facility with public and private improvements, including driveway and sidewalks, fencing, lighting, and landscaping, on the east side of North Second Street between Sumner and Persimmon Avenues at 1163 North Second Street, Assessor Parcel Number 484-232-27-00; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order finding that the proposed use is categorically exempt from environmental review in accordance with California Environmental Quality Act ("CEQA") Guidelines section 15332, Class 32, In-fill Development; and

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

- A. The General Plan Land Use designation of General Commercial anticipates a variety retail and office uses, including institutional uses such as hospitals and care facilities. General Plan Objective 9-4 states that commercial development shall be subject to sound design requirements and strict standards of performance. Further, Policy 9-4.3 states, "Commercial establishments shall be carefully integrated with the surrounding area. Conflicts with residential or other sensitive land uses should be minimized." The proposed care facility will be required to comply with commercial performance standards and the building design is recessed into the existing slope in order to minimize conflicts with adjacent residential uses.
- B. The proposed care facility—incorporating the proposed and conditioned improvements to landscaping and trash enclosure—is consistent with applicable use and development standards. Exterior elevations reflect a contemporary Italianate style and include upgraded stone veneer finishes, cement plaster, and wooden pergolas that help integrate the structure with the adjacent residential neighborhood.
- C. The care facility will be required to implement an Operations Plan to reduce calls for service. The Operations Plan is expected to reduce calls for service to a level that is consistent with other commercial developments that are similar in size. The proposed use will be compatible with existing and planned land uses if calls for service remain low and do not result in longer response times for surrounding

uses. If aspects of the operation become incompatible, conditions of approval can be reviewed and modified by the Planning Commission.

- D. The standard conduct of the care facility is not expected to generate noise, dust, fumes, vibration, odors, other hazards, or traffic. The parking demand study prepared by a licensed traffic engineer finds that the building can accommodate anticipated traffic and parking demands. Operations are also subject to performance standards in the Zoning Code, and any deficiencies can be addressed through regular code compliance.
- E. Regional population forecasts anticipate a 27.1% increase in the number of city residents age 65 and older by 2050 (San Diego Association of Governments, Series 15 Regional Forecast). The proposed care facility is in the best interest of public convenience and necessity by fulfilling the needs of an aging population requiring assisted living accommodations.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES Conditional Use Permit No. 2023-0004 for a residential care facility, on the above-described property, subject to the following conditions:

Planning

- 1. The applicant shall comply with all conditions listed in the "Standard Conditions of Development" adopted by Planning Commission Resolution No. 10649 as applicable.
- 2. All construction and improvements shall be in accordance with governing codes, ordinances, and statutes and building permits shall be obtained. Construction plans shall be in substantial conformance with the Conditional Use Permit architectural plans included in the Planning Commission agenda report, incorporated herein by reference as Exhibit "A."
- 3. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
 - a. Submit a Landscape Documentation Package ("LDP") for review and approval in conformance with the requirements of El Cajon Municipal Code ("ECMC") Chapter 17.195 and the City of El Cajon Landscape Design Manual.
 - b. Submit a lighting plan in accordance with ECMC section 17.130.150. The plan shall include the location of all external lighting elements and their respective design.
 - c. Comply with Part 77 notification requirements to the Federal Aviation Administration ("FAA") for Gillespie Field pursuant to ECMC chapter 17.260. Provide a "Determination of No Hazard to Air Navigation" from the FAA or complete the self-certification.
 - d. Fencing shall be consistent with El Cajon Municipal Code section 17.130.170.

4. Prior to building permit final, the following shall be completed:
 - a. Complete the installation of the approved landscaping and irrigation system reflected in the approved LDP and submit a Certificate of Completion with all necessary attachments including a soil management report.
 - b. Pass a planning inspection verifying completion of all private improvements as identified in the plans.
 - c. Satisfy all requirements contained in this resolution of approval.
5. The residential care facility shall comply with the following ongoing conditions of approval:
 - a. The use shall be operated in a manner that is compatible at all times with surrounding properties and uses.
 - b. Landscaping and irrigation systems shall be maintained in conformance with the approved LDP and the Water Efficient Landscape Ordinance. All landscaped areas shall be sufficiently watered and periodically fertilized to establish and maintain healthy growth, and shall be maintained in a neat litter and weed free condition. All plants shall be pruned and trimmed as necessary, and upon notification by the Planning Division, all plant materials that have died or failed to show healthy growth shall be replaced by plants of the same or similar species. Replacement by more drought resistant plants may also be approved.
 - c. Appropriate licensing through the California Department of Social Services shall be maintained at all times.
 - d. The current contact information for the on-duty residential care facility manager shall be on file with the City. An on-site manager shall be present 24-hours per day.
 - e. The on-site non-emergency medical transportation van shall be stored within the on-site garage when not in use.
6. The residential care facility shall maintain an Operations Plan which, at minimum, incorporates the 14 programs, policies, and procedures outlined in the "Strategy to Reduce EMS Calls at the proposed Assisted Living Facility, located at 1163 North Second Street, El Cajon" included in the Planning Commission agenda report. A copy of the Operations Plan together with any vendor contracts necessary to demonstrate compliance shall be available for periodic City review.

Engineering

7. 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 to the satisfaction of the City Engineer.
8. Submit a Drainage Study, Soils Report, Cost Estimates, and appropriate Storm Water Intake Forms together with a Grading and Drainage Plan prepared by a Civil Engineer, registered in the State of California for review and approval. No grading or soil disturbance, including clearing of vegetative matter, shall be done until all necessary environmental clearances are secured and the Grading and Drainage Plan and Erosion Control Plan have been reviewed by the City. The plans shall comply with the City of El Cajon Jurisdictional Runoff Management Program. In accordance with ECMC Chapter 16.60, the project is a Priority Development Project and must further include, a Storm Water Mitigation Plan, Storm Water Pollution Prevention Plan from the San Diego Regional Water Quality Control Board, Storm Water Facilities and Maintenance Agreement, and Storm Water Operations and Maintenance Agreement to the satisfaction of the City Engineer.
9. Construct street improvements on North Second Street. A detailed scaled drawing showing the plan and profile and typical sections of the public street, curb and gutter, and drainage facilities, as required, shall be prepared by a Civil Engineer registered in the State of California and shall be submitted to the City for approval. All damaged concrete curb and gutter, and sidewalk shall be repaired and existing facilities in conflict with construction relocated as necessary. Improvements shall specifically include:
 - a. Closure and replacement of the two (2) unused driveways along North Second Street with full height curb, gutter, and PCC sidewalk in accordance with San Diego Regional Standard Drawing G-03.
 - b. Installation of a driveway with 2:1 sidewalk transitions for ADA compliance in accordance with San Diego Regional Standard Drawing G-26 at the project access.
 - c. Connection to the sewer manhole to the satisfaction of the City Engineer.
10. No plan reflecting improvements on separate private property may be approved until all necessary easements, agreements, or instruments permitting the installation, and assuring the maintenance of, such improvements as are reviewed and approved by the City. Alternatively, the proposed storm drain system on adjacent private property may be routed directly to the public Right of Way to the satisfaction of the City Engineer.

General

11. The applicant shall post a speed limit sign along the alley.
12. Deliveries to the residential care facility shall only occur between the hours of 8:00 a.m. and 5:00 p.m.
13. Emergency calls for City Police, Fire, and Emergency Medical Services shall not exceed 27 calls per year. The City shall retain the right to recover its costs for all calls for service exceeding 27 calls per year by way of the city's nuisance abatement procedure.
14. A review of this conditional use permit shall be conducted by the Planning Commission should calls for City Police, Fire, and Emergency Medical Services exceed 27 calls per year. The review shall be a duly noticed public hearing before the Planning Commission. After considering testimony as to the operation of the approved use at the hearing, the Planning Commission may 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 modification of the conditions of approval.
15. The number and types of units and beds shall be consistent with the Conditional Use Permit architectural plans and shall not be changed without prior City approval. Formal amendment of the Conditional Use Permit may be required.
16. If all conditions of approval have not been satisfied or if the uses approved by this CUP have not been commenced, and if no request for an extension of time has been received, within two (2) years of the approval by the Planning Commission or by December 17, 2026, and subsequently approved, this CUP shall be considered null and void in accordance with El Cajon Zoning Code section 17.35.010.
17. The existence of this conditional use permit shall be recorded on title with the County Recorder.

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Planning Commission Resolution No. 11158

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held December 17, 2024, by the following vote:

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



Paul CIRCO, Vice Chair

ATTEST:



Noah ALVEY, Secretary