

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: San Diego

1600 Pacific Highway, Suite 260

San Diego, CA 92101

From: (Public Agency): City of El Cajon

200 Civic Center Way

El Cajon, CA 92020

(Address)

Project Title: Administrative Zoning Permit No. 2024-0003

Project Applicant: IL Total Design and Build, Rummy Dechner, 2417 Haas Street, Escondido, CA 92025

Project Location - Specific:

829 Wakefield Court, El Cajon, CA 92020; Assessor Parcel Number 481-110-29-00

Project Location - City: El Cajon

Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

Administrative Zoning Permit No. 2024-0003 authorizes a modification of the El Cajon Municipal Code ("ECMC") section 17.140.170(E)(6) architectural relief and projection standard pursuant to ECMC section 17.14.170(H) to allow a wall plane of 35 feet, 9 inches with an 18 inch deep by 8 foot wide bay window along the front elevation and a waiver of said standard along the rear elevation facing a retaining wall.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: Creative Design and Build, Guy Madar; 310-282-7376

Exempt Status: **(check one):**

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: Section 15303, New Construction or Conversion of Small Structures

Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed project is exempt from the provisions CEQA according to section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines which exempts the construction and location of limited numbers of new, small facilities or structures including, specifically, a "single-family residence, or a second dwelling unit in a residential zone." Consistent with the exemption, the Administrative Zoning Permit authorizes an alternative design for an Accessory Dwelling Unit, the second dwelling unit to be established on the property. There is no evidence that any of the section 15300.2 conditions precluding the use of an exemption exist. Therefore, section 15303 is an appropriate exemption.

Lead Agency


Contact Person: Mike Viglione

Area Code/Telephone/Extension: 619-441-1773

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 4/22/2024 Title: Senior Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____