

Notice of Exemption

Appendix E

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

From: (Public Agency): City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

County Clerk
County of: San Diego
1600 Pacific Highway, Suite 260
San Diego, CA 92101

(Address)

Project Title: Administrative Zoning Permit (AZP) No. 2025-0005; deviation from single-family design standards

Project Applicant: Mikha Builders LLC, Ryan Mikha, 1950 Brookhurst Dr, El Cajon, CA 92019

Project Location - Specific:

1950 Brookhurst Dr, El Cajon, CA 92019; APN: 512-130-16-00

Project Location - City: El Cajon Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

Administrative Zoning Permit No. 2025-0005 authorizes deviations from the El Cajon Municipal Code ("ECMC") section 17.140.170 design standards, including window area requirements of the single-family dwelling review procedures, on the northwestern, northeastern, and southeastern elevations of a proposed 440-square-foot accessory structure designated for private office use at a property within residential zone.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: Mikha Builders LLC, (619) 733-7636, mikharyan2020@gmail.com

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));
[X] 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:

CEQA Guidelines Section 15303, Class 3, for New Construction or Conversion of Small Structures is the appropriate exemption for the proposed project. This exemption applies because the project consists of the construction of one new small accessory structure (440 sq.ft.) for office use purposes. Furthermore, the project does not trigger any of the exceptions to the categorical exemptions listed in Section 15300.2.

Lead Agency

Contact Person: Maisa Mazzini Area Code/Telephone/Extension: 619-441-1797

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: Maisa Mazzini Date: 06/03/2025 Title: Junior 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: