

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 (AZP) No. 2025-0006; deviation from single-family design standards

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

Project Location - Specific:

2070 East Madison Avenue, El Cajon, CA 92019; APN: 508-120-09-00

Project Location - City: El Cajon

Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

Administrative Zoning Permit No. 2025-0006 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 all elevations of a proposed 528-square-foot accessory structure designated for enclosed garage 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, mlkharyan2020@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));

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 (528 sq.ft.) for enclosed garage 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: 06/30/2025 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: _____