



# City of El Cajon

## Planning Commission Agenda

### Tuesday, March 21, 2017 Meeting

### 7:00 PM, Council Chambers

ANTHONY SOTTILE, Chairman  
 DARRIN MROZ, Vice Chairman  
 PAUL CIRCO  
 JERRY TURCHIN  
 VERONICA LONGORIA

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA  
[www.cityofelcajon.us/your-government/departments/community-development/planning-division](http://www.cityofelcajon.us/your-government/departments/community-development/planning-division)

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

#### CHAIRPERSON'S WELCOME

#### PUBLIC COMMENT

This is the opportunity 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

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of February 21, 2017</b>

#### PUBLIC HEARINGS

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Mixed-Use Overlay</b>
<b>Request:</b>	<b>Workshop</b>
<b>CEQA Recommendation:</b>	<b>Environmental Impact Report</b>
<b>STAFF RECOMMENDATION:</b>	<b>NONE</b>
<b>Project Number(s):</b>	General Plan Amendment No. 2016-01 Zone Reclassification No. 2320 Zoning Code Update No. 432
<b>Location:</b>	City Wide
<b>Applicant:</b>	El Cajon Planning Commission
<b>Project Planner:</b>	Melissa Devine, 619.441.1733
<b>City Council Hearing Required?</b>	N/A
<b>Recommended Actions:</b>	1. Planning Commission Input is requested

*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 Friday, March 31, 2017 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.*

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Downtown Parking Availability</b>
<b>Request:</b>	<b>Initiate Downtown Master Plan Amendment</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>Accept Report and Adopt Resolution of Intent</b>
<b>Project Number(s):</b>	Specific Plan No. 182 Amendment
<b>Location:</b>	Downtown El Cajon
<b>Project Planner:</b>	Anthony Shute; 619-441-1742
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Discuss the report; and</li> <li>2. Adopt proposed resolution of intent to amend the Downtown Specific Plan (SP No. 182)</li> </ol>

OTHER ITEMS FOR CONSIDERATION

4. ELECTIONS FOR CHAIRMAN AND VICE CHAIRMAN

5. ADJOURNMENT

This Planning Commission meeting is adjourned to April 4, 2017 at 7 p.m.

*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 Friday, March 31, 2017 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.*



**MINUTES  
PLANNING COMMISSION MEETING  
February 21, 2017**

*The meeting of the El Cajon Planning Commission was called to order at 7:01 p.m.*

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE**

**COMMISSIONERS PRESENT:** Anthony SOTTILE, Chairman  
Darrin MROZ, Vice Chairman  
Paul CIRCO  
Jerry TURCHIN  
Veronica LONGORIA

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Majed Al-Ghafry, Assistant City Manager  
Anthony SHUTE, Deputy Director / Planning Commission Secretary  
Yazmin Arellano, Deputy Director / City Engineer  
Melissa Devine, Senior Planner  
Lorena CORDOVA, Associate Planner  
Barbara LUCK, Assistant City Attorney  
Ron Luis VALLES, Administrative Secretary

MROZ explained the mission of the Planning Commission.

**PUBLIC COMMENT:**

Majed AL-GHAFRY, Assistant City Manager, informed that he is leaving the City of El Cajon to be the Assistant City Manager for the City of Dallas, Texas. He commended the Commissioners and their excellent service to the City of El Cajon. Commissioners congratulated AL-GHAFRY and thanked him for his work with the City of El Cajon.

**CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of February 7, 2017</b>

Motion was made by LONGORIA, seconded by CIRCO, to adopt the minutes of the Planning Commission meeting of February 7, 2017; carried 5-0.



**PUBLIC HEARING ITEMS:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Oakdale Residences</b>
<b>Request:</b>	<b>Development of a 15-unit residential project</b>
<b>CEQA Recommendation:</b>	<b>Mitigated Negative Declaration (MND)</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	General Plan Amendment No. 2015-01; Zone Reclassification No. 2317; Planned Unit Development No. 343; Tentative Parcel Map No. 663
<b>Location:</b>	Northwest corner of Oakdale Lane and Oakdale Avenue
<b>Applicant:</b>	Gulf Development & Construction Corporation (Ray Kafaji); <a href="mailto:rkafaji@aol.com">rkafaji@aol.com</a> ; 619.665.4464
<b>Project Planner:</b>	Lorena Cordova, <a href="mailto:lcordova@cityofelcajon.us">lcordova@cityofelcajon.us</a> , 619.441.1539
<b>City Council Hearing Required?</b>	Yes   To be determined
<b>Recommended Actions:</b>	<ol style="list-style-type: none"><li>1. Conduct the public hearing; and</li><li>2. MOVE to adopt the next resolutions in order recommending City Council approval of proposed Mitigated Negative Declaration, General Plan Amendment No. 2015-01, Zone Reclassification No. 2317, Planned Unit Development No. 343, and Tentative Parcel Map No. 663, subject to conditions</li></ol>

CORDOVA summarized the agenda report in a PowerPoint presentation, and informed that the applicant made several changes to the project based on concerns addressed at the January 17, 2017 Planning Commission meeting. ARELLANO informed about traffic analysis that were made on Oakdale and Second Street.

SOTTILE opened the public hearing.

Mr. Juan QUEMADO is the project designer. He noted that they made windows higher and smaller.

Ms. Teresa WILKINSON is the environmental consultant and noted that the project was found not to have any significant impacts. They also found it was compatible with surrounding area, and said that traffic did not have significant impacts.

Mr. Victor RODRIGUEZ is the registered civil engineer and addressed parking and setbacks. He did note that the traffic signals on Second and Oakdale are not synchronized and might be adding to congestion in the area.

Ms. Brenda HARVEY, a nearby resident, emphasized concerns over traffic, and said that residents will not be using garages for parking, but for storage. In response to TURCHIN, CORDOVA replied that the CCR's noted that garages must be used for parking.



Ms. Christina BRANSCOMB addressed concerns of increased traffic and congestion.

Ms. Nicolette BARBER reiterated traffic and parking concerns and addressed the projected 120 daily trips adding to the congestion.

Mr. Frank STANGLER commended the Commissioners and staff for attention to detail, especially the windows facing the west side. He was concerned about loss of privacy.

Ms. Amethyst LAWSON noted that even though windows are higher, she was still concerned about privacy.

Ms. Peggy ARBUCKLE lives in the area and addressed privacy and traffic congestion.

Mr. Juan QUEMADO re-approached the podium. He informed that the windows on the left side could be eliminated, or they could be made higher.

MROZ noted the windows could be higher, and appreciated the applicant's willingness to work. CORDOVA noted that windows are needed for light instead of having a blank wall.

LONGORIA asked if windows could be opaque to limit views, but still have a light source.

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

CIRCO commended applicant and city for working to address concerns. He emphasized that the project will not have a significant impact to the area. TURCHIN said that the owners of the units should be entitled to sunshine and light. MROZ commended developer for making changes. LONGORIA liked the project. She suggested of adding wrought iron to top floor on the blank wall on the east elevation. She liked the windows to be opaque. She recommended that the patios facing the freeway be prevented from having unsightly materials. SOTTILE really liked the project and commended the applicant for addressing concerns.

Motion was made by SOTTILE, seconded by TURCHIN, to adopt the next resolutions in order recommending City Council approval of proposed Mitigated Negative Declaration, General Plan Amendment No. 2015-01, Zone Reclassification No. 2317, Planned Unit Development No. 343, adding conditions of that the west facing windows be opaque, wrought iron on the east elevation and no tarps or storage on the patios/balconies, and Tentative Subdivision Map No. 663; carried 5-0.

This item will be presented to the City Council at a date to be determined.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Kaminsky Auto Dealership</b>
<b>Request:</b>	<b>New automobile dealership</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Zone Reclassification No. 2322 and Specific Plan No. 529
<b>Location:</b>	1100 Wagner Drive
<b>Applicant:</b>	Gary Kaminsky; <a href="mailto:garykaninsky@toyotaofelcajon.us">garykaninsky@toyotaofelcajon.us</a> ; 619.270.3005
<b>Project Planner:</b>	Anthony Shute; <a href="mailto:tonys@cityofelcajon.us">tonys@cityofelcajon.us</a> ; 619.441.1742
<b>City Council Hearing Required?</b>	Yes   March 14, 2017
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order recommending City Council approval of proposed Zone Reclassification No. 2322 and Specific Plan No. 529, subject to conditions</li> </ol>

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

Mr. Kerry SCHIMPF, a commercial real estate broker, noted that he has been working with the Kaminsky's on this project.

Mr. Joel WAYMIRE, with Polaris Consultants, the civil engineers for the project, noted that there will be no structures on top the water main that runs under the property. In response to LONGORIA, he informed that the lighting would be facing downwards and limiting brightness to neighboring properties.

Mr. Bill FISCHBECK representing the applicant emphasized the great improvement to the area that this project will bring.

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

Commissioners commended the applicants, and what this project will bring.

Motion was made by MROZ, seconded by CIRCO, to adopt the next resolutions in order approving proposed CEQA Exemption, Zone Reclassification No. 2322, and Specific Plan No. 529, subject to conditions; carried 5-0.

<b>Agenda Item:</b>	4
<b>Project Name:</b>	Café Amor Mio
<b>Request:</b>	Café with outdoor seating and reduction in parking
<b>CEQA Recommendation:</b>	Exempt
<b>STAFF RECOMMENDATION:</b>	APPROVE
<b>Project Number(s):</b>	Conditional Use Permit No. 2235
<b>Location:</b>	182 East Main Street
<b>Applicant:</b>	Marrujo Family Properties, LLC (Arnulfo Valdez); <a href="mailto:arkysale@hotmail.com">arkysale@hotmail.com</a> ; 619.621.7642
<b>Project Planner:</b>	Spencer Hayes; <a href="mailto:shayes@cityofelcajon.us">shayes@cityofelcajon.us</a> ; 619.441.1656
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order approving proposed Conditional Use Permit No. 2235, subject to conditions</li> </ol>

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

Mr. Gabriel MARRUJO, the applicant spoke in favor. TURCHIN commended the applicant on this projects and on being a “hands-on” operator.

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

Motion was made by TURCHIN, seconded by MROZ, to adopt the next resolution in order approving proposed Conditional Use Permit No. 2235, subject to conditions; carried 5-0.

Melissa DEVINE presented a PowerPoint on the Mixed Use Overlay Project (Housing Element Rezoning), including history, designated investment areas, and next steps to the Planning Commission.

**ADJOURNMENT:**

Motion was made by TURCHIN, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 9:07 p.m. this 21st day of February until March 7, 2017; carried 5-0.

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Anthony SOTTILE, Chairman

ATTEST:

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Anthony SHUTE, AICP, Secretary





<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Mixed-Use Overlay</b>
<b>Request:</b>	<b>Workshop</b>
<b>CEQA Recommendation:</b>	<b>Environmental Impact Report</b>
<b>STAFF RECOMMENDATION:</b>	<b>None</b>
<b>Project Number(s):</b>	General Plan Amendment No. 2016-01 Zone Reclassification No. 2320 Zoning Code Update No. 432
<b>Location:</b>	Citywide
<b>Applicant:</b>	El Cajon Planning Commission
<b>Project Planner:</b>	Melissa Devine, 619.441.1773
<b>City Council Hearing Required?</b>	N/A
<b>Recommended Actions:</b>	1. Planning Commission Input is requested.

**PROJECT DESCRIPTION**

This project consists primarily of the application of a mixed-use overlay zone to key areas of the City intended to re-invigorate these areas by creating new activity centers and inject new life into older commercial areas by locating new housing in close proximity to commercial uses, public facilities, and transit where accessible. This strategy will provide new options for property owners and developers to add housing to existing commercial properties or redevelop properties with a mix of uses. This approach to planning for new investment will be sensitive to our established neighborhoods while providing adequate housing opportunities for new residents and future generations.

**WORKSHOP**

Staff is requesting input from the Planning Commission on the following:

- Comments on the overlay zone
- Comments on the areas proposed for rezoning
- Guidance on how to bring the project forward to public hearing

## **BACKGROUND**

### *Mixed-Use Overlay Zone*

The Mixed-Use Overlay Zone would allow for commercial, mixed-uses or residential use up to 40 du/acre in the areas identified on the project map (attached for reference). The areas in red are designated for the mixed-use overlay and the areas in yellow would allow a mix of uses and require residential uses in 50 percent of the floor area for any site that is completely redeveloped. The underlying zone remains in place and property owners have full flexibility to maintain or expand commercial uses or consider the addition of residential uses. This provides a full menu of options to encourage investment in these areas. Sites with underlying residential zones would only have an increased residential density, and not new commercial uses.

The mixed-use overlay zone provides for more urban infill development standards as shown in the attached code section. Modifications would be made to the overlay zone as well as to other sections of the Zoning Code to streamline development and modernize development standards.

### *Focus Areas*

#### Downtown

The Downtown Plan currently allows for mixed-use development upon approval of a Conditional Use Permit (CUP). The application of the overlay zone will make the approval of mixed-use projects consistent citywide, and also allow for residential projects in the downtown area bringing more residents into the downtown, which could enliven the primarily daytime district and help support businesses and restaurants in the area. An amendment to the Downtown Plan will be required in conjunction with this project.

#### Parkway Plaza

The entire mall site, which is governed by a specific plan, and the area around the Arnele Transit Center comprise this focus area. The area is served by transit and the mall and the surrounding area provides for a wide variety of commercial uses. The mall has an excess of parking, approximately 1,200 parking spaces. The area around the Arnele Transit Center would also require a General Plan amendment and rezone from industrial to a commercial zone to facilitate transit supportive land uses.

### Fletcher Parkway

The Fletcher Parkway corridor is a neighborhood village area with a commercial center and parks, the library, and schools within close proximity. The mixed-use overlay will allow for this area to continue to improve with new high-quality mixed-use projects.

### East Main

The East Main area is the site for a potential new hospital. The future potential for a campus type environment with new housing located close to a major new employer in the east county will provide for housing opportunities for employees to live close to work. A new hospital has the potential to be an economic driver in the region and along the East Main corridor. The overlay zone would allow for further improvement of this corridor.

### *Housing Element*

The updated Housing Element, adopted August 27, 2013, identified the need to rezone properties in order to plan El Cajon's share of housing units to meet housing needs from increasing population. There remains a housing shortfall of approximately 4,900 dwelling units, which could be achieved through the mixed-use overlay zone. This strategy is sensitive to existing neighborhoods by focusing that new growth into commercial centers and corridors and not in existing residential neighborhoods.

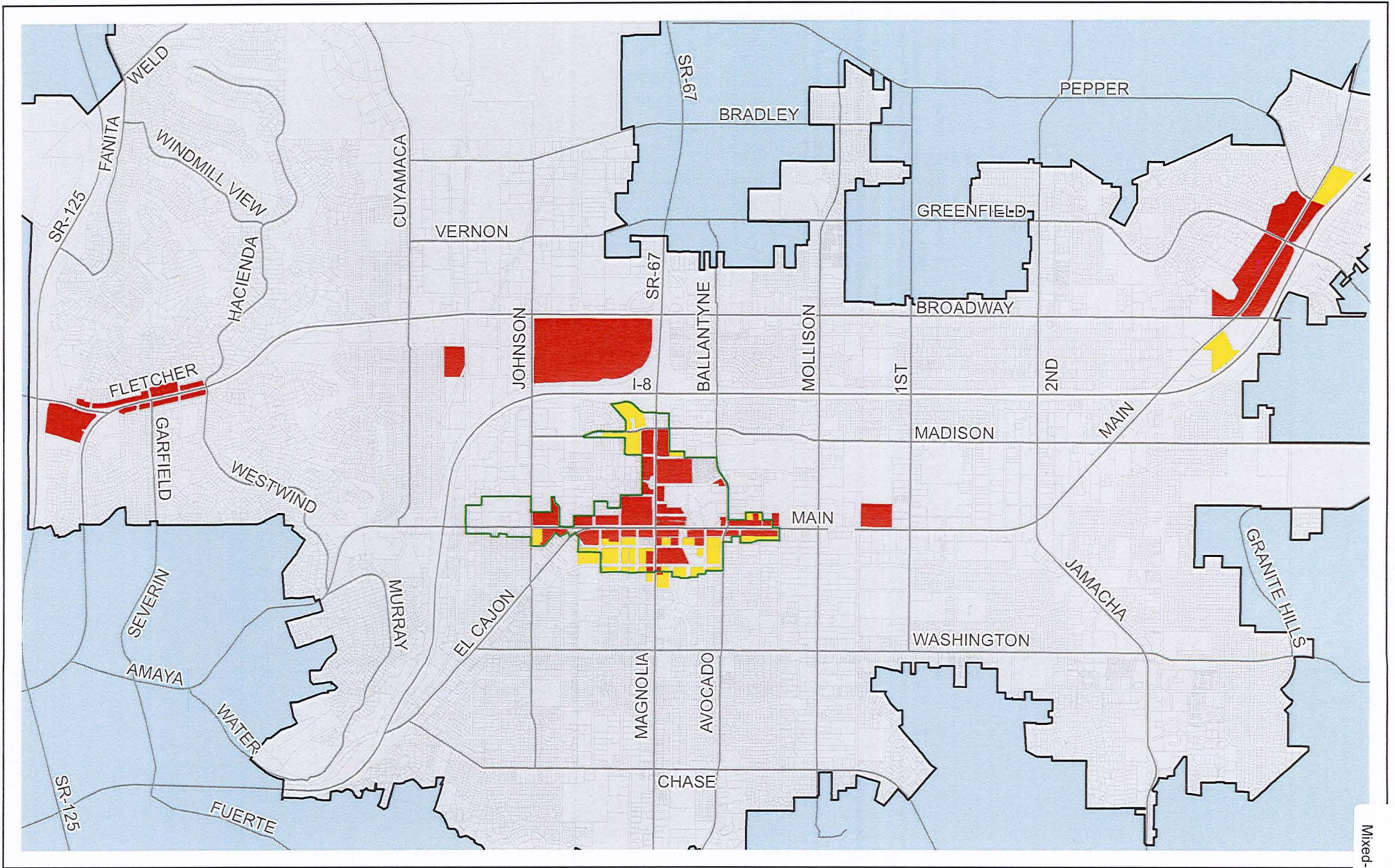
### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

No action is requested with this workshop. Thus, the activity is not subject to CEQA. A Program Environmental Impact Report was prepared, and this will be brought forward for a recommendation with the overlay zone and associated actions. The EIR will have a mitigation framework that will identify potential significant environmental impacts and how projects must adhere to specific measures in order to lessen those potential impacts. In addition, due to the infill nature of the potential projects that may result from this action, there are significant and unmitigable impacts to traffic.



**ATTACHMENTS**

1. Mixed-Use Overlay Zone Map
2. Mixed-Use Overlay Zone El Cajon Municipal Code Chapter 17.135
3. Focus Area Aerial Maps

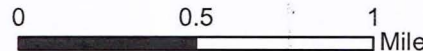


- Housing Element Rezoning Project**
- El Cajon Municipal Boundary
  - Downtown Specific Plan
- Proposed Mixed Use Zones**
- MU (Mixed-Use)
  - MU-RR (Mixed-Use Residential Required)



Date: 3/15/2017

# Mixed-Use Overlay Draft Project Map



MAP CREATED FROM SOURCES DEEMED RELIABLE BY THE CITY OF EL CAJON, INCLUDING SOME DATA PROVIDED BY A JOINT POWERS AGENCY ([WWW.SANGIS.ORG](http://WWW.SANGIS.ORG)) ([WWW.SANDAG.ORG](http://WWW.SANDAG.ORG)). EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THIS MAP. HOWEVER, THE CITY OF EL CAJON DOES NOT ASSUME ANY LIABILITY ARISING FROM ITS USE. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. PROPRIETARY INFORMATION: THE USE OF THIS INFORMATION IS PURSUANT TO SUBLICENSE AGREEMENT ONLY. ANY RESALE OR RELICENSING OF THIS INFORMATION IS PROHIBITED, EXCEPT IN ACCORDANCE WITH SUCH SUBLICENSING AGREEMENTS.



## El Cajon Municipal Code

[Up](#)   [Previous](#)   [Next](#)   [Main](#)   [Collapse](#)   [Search](#)   [Print](#)   [No Frames](#)[Title 17 ZONING](#)**Chapter 17.135 M-U (MIXED-USE) ZONE**

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**17.135.010 Intent and purpose.**

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The Mixed-Use Overlay Zone establishes zoning districts that are intended to provide for the orderly transition of certain areas of El Cajon into walkable districts that accommodate a mixture of retail, office, and residential uses, while protecting existing uses. It is further intended to protect the existing job base, develop mixed-use cores, provide transportation, pedestrian, and visual connectivity, and develop, safe, well-designed neighborhoods.

Moreover, the Mixed-Use Overlay Zone is designed to develop an urban framework to ensure the appearance, location, and scale of buildings compliment the character of the area in which they are located, ensure compatibility between existing and proposed businesses, and provide a mix of building and housing types allowing variety and choice.

The Mixed-Use Overlay Zone is an added layer of opportunity specifically designed to allow residential and mixed-use development options in existing commercial areas, and higher density residential developments in existing residential zones. Existing current underlying zoning designations remain unchanged. (Ord. 5018 § 37, 2015)

**17.135.020 Authority to approve.**

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In conjunction with the associated planning permit application, the decision-making body may approve, conditionally approve, or deny such permits. Specifically, proposed developments that are contrary to the Mixed-Use Overlay Zone intent and purpose described in Section 17.135.010 will not be approved. Furthermore, the director of community development may, at his or her discretion, refer planning permits and amendments thereto to the next higher decision-making body, which may approve, conditionally approve, or deny such permits. (Ord. 5018 § 37, 2015)

**17.135.030 Compatibility.**

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All proposed developments within the Mixed-Use Overlay Zone shall comply with all applicable requirements of this chapter. However, administrative relief may be approved from certain requirements subject to the provisions outlined below:

*Administrative relief:* Requests for administrative relief shall be considered by staff, by the Planning Commission, or by the city council in conjunction with the associated planning permit application for parking and other development standards. In order for the decision-making body to approve administrative relief, except where noted in this section, the approval body shall find that:

- A. The request will not negatively impact the appearance of the project site or the surrounding properties.
- B. The proposed project will not adversely impact and will not place undue burden on adjacent uses.
- C. Supporting evidence provided by the applicant is acceptable and sufficient to approve the administrative relief, which may include but is not limited to a traffic impact study, parking study, or other study or analysis prepared by a certified expert licensed to prepare such work. (Ord. 5018 § 37, 2015)

**17.135.040 Applicability.**

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The Mixed-Use Overlay Zone provides a development option for property owners and developers proposing projects designed to meet the intent and purpose of this chapter and shall be subject to the following permit application requirement:

- A. A Site Development Plan, pursuant to Chapter 17.65, shall be required for all proposed developments, including residential mixed-use and residential only projects with a density of up to 40 dwelling units per acre.



B. A Conditional Use Permit, pursuant to Chapter 17.50, shall be required for all proposed residential mixed-use and residential only projects with a density above 40 dwelling units per acre. (Ord. 5018 § 37, 2015)

### **17.135.050 Permitted uses.**

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Permitted uses shall include residential and those identified as permitted in the underlying zone and any applicable specific plan governing uses on the property. (Ord. 5018 § 37, 2015)

### **17.135.060 Conditional uses.**

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Conditionally permitted uses shall include residential and those uses identified as conditionally permitted uses in the underlying zone and any applicable specific plan governing uses on the property. (Ord. 5018 § 37, 2015)

### **17.135.070 Development standards.**

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Development standards shall be those identified as applicable to all new, redeveloped, or expanded development projects:

- A. Lot requirements: There is no minimum lot requirement for commercial, residential mixed-use and residential only projects with a density of up to 40 dwelling units per acre. However, the minimum lot requirement for residential mixed-use and residential only projects with a density above 40 units per acre is 1.5 acres.
- B. Building height: There shall be no maximum building height, except for structures within 100 feet of an adjacent single-family residential zone shall be limited to a height of 35 feet. The distance shall be measured from the proposed building façade to the nearest residential building.
- C. Floor-to-ceiling height: All commercial floor space provided on the ground floor of a mixed-use building must have a minimum floor-to-ceiling height of 15 feet.
- D. Setbacks:
  1. The entire building façade must abut front and street side property lines or be located within 10 feet of such property lines.
    - a. Commercial and residential mixed-use developments are encouraged to accommodate recessed store fronts, forecourts, plazas, outdoor dining areas, or other building frontage articulations.
    - b. Residential developments shall provide a residential edge which may be articulated with individual entries, stoops, porches, balconies, overhangs and other architectural devices that articulate the façade.
  2. No interior side setbacks are required, except when the proposed development abuts R-zoned property, in which case the minimum side setback shall be the same as required for a residential use on the abutting R-zoned lot.
- E. Ground-Floor Transparency.
  1. Non-residential developments: A minimum of 60 percent of the street-facing building façade between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas.
  2. Residential only developments: A minimum of 25 percent of each street-facing residential unit shall be comprised of clear, non-reflective windows.
- F. Open space/recreation area: In a residential mixed-use or residential only development, a form of open space/common recreational area or passive open space or combination thereof shall be provided. The amount or type of required open space shall be determined as part of the project review process.
- G. Trash and Recycling: Refer to Section 17.130.160 for general requirements.
- H. Residential:
  1. *Residential disclosures:* All planning permit applications for residential only or residential mixed use shall include a condition of approval for disclosure to residents clearly outlining the issues associated with living in a mixed-use environment. The language for this disclosure shall be as specified by the director of



community development. Copies of each signed disclosure shall be made available for review upon written request by the city.

2. *Notice of Airport in Vicinity:* For projects within the Gillespie Field Airport Overflight Notification Area the disclosure shall also include additional wording regarding proximity to Gillespie Field Airport, pursuant to Section 11010 of the Business and Professions Code, as follows: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. (Ord. 5018 § 37, 2015)

### **17.135.080 Off-street parking.**

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- A. Parking: Refer to Chapter 17.185 for general parking requirements.
- B. Parking Location.
  - 1. Parking shall be located to the rear or interior side of the building and not along any public street frontage.
  - 2. Wayfinding signage directing pedestrian and vehicular traffic to parking facilities is required. (Ord. 5018 § 37, 2015)

### **17.135.090 On-site lighting.**

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An on-site lighting plan shall be required for all new or expanded developments. The lighting plan shall include the following three components:

- A. Safety: The plan shall provide adequate lighting for pedestrian and vehicular safety and be sufficient to minimize security problems throughout the project, especially along building façades. Pedestrian scaled lighting should emphasize buildings, parking and other points of entry into the project.
- B. Architectural: The plan shall incorporate lighting elements in concert with the overall project theme.
- C. Special: The plan may incorporate lighting for celebratory, seasonal and/or holiday lightings that occur on holidays and/or special event days. Lighted attachments with color scenarios are encouraged in commercial and active use areas. (Ord. 5018 § 37, 2015)

### **17.135.100 Rooftop screening.**

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All mechanical equipment, appurtenances, and access areas shall be intentionally grouped and architecturally screened within fully covered enclosures consistent with the overall composition of the building. Mechanical enclosures shall have a screened or louvered top to improve views from above and to provide required air circulation. (Ord. 5018 § 37, 2015)

### **17.135.110 Signs.**

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New residential only, residential mixed-use and commercial projects developed in accordance with the Mixed-Use Overlay Zone standards shall be subject to the following sign standards specified in this section and shall require approval of a sign permit prior to the placing, erecting, moving, or alteration of any sign, unless expressly exempted by this section.

- A. Wall signs: Except as provided below, building façade signs shall be limited to a maximum sign area of two square feet of sign area per linear foot of building façade width.
- B. Projecting signs: Projecting signs may project a maximum of twenty-four inches from the building façade with a maximum sign area of ten square feet per face and are included in the calculation of the maximum allowable wall sign area. Projecting signs shall maintain a minimum ground or sidewalk clearance of eight feet.

C. Suspended signs: Suspended signs under an arcade shall be limited to one in front of each entrance to the building, shall be no wider than sixty percent of the width of the arcade, with a maximum sign area of six square feet per face, and shall maintain a minimum ground or sidewalk clearance of eight feet. Signs suspended perpendicular to the building entrance shall not be included in the calculation of the maximum cumulative wall sign area. Signs suspended parallel to the street shall be included in the calculation of the maximum collative wall sign area.

D. Freestanding signs: Freestanding signs shall be limited to monument signs, with one monument sign permitted for each street frontage of each development. The maximum height of a monument sign is eight feet, and the maximum sign area is one hundred twenty (120) square feet per face, and shall be subject to sight visibility requirements in Section 17.190.210(E)(2)(C).

E. Window signs: Window signs shall be limited to fifteen percent of the total business window sign area and shall not be located more than four feet above the adjacent sidewalk. Window signs shall not be included in the calculation of the maximum cumulative wall sign area.

F. Portable signs: One portable sign on a sign stand or sandwich board (A-frame) sign is allowed for each ground floor retail, restaurant, and personal service use (e.g. hair salons, barber shops, nail salon), and subject to the following standards:

1. Maximum sign/structure dimensions shall be 20-inches wide and 42-inches high.
2. Signs may be placed on public sidewalk, subject to issuance of an encroachment permit by the city. Sign placement must conform to Americans with Disability Act requirements at all times. Portable signs placed over a public sidewalk may only identify the business name, products, and services of the adjacent establishment for which the encroachment permit is granted. They may not include political or any other unrelated messages. Alcohol, tobacco and similar products regulated pursuant to Chapter 8.33 may not be included on signs located on the public sidewalk. A brand logo for the downtown adopted by the Property Based Improvement District or city may be included on the sign panel.

G. Sign on outdoor dining fences: One sign panel measuring a maximum of eight square feet in size and a maximum of ½ inch in thickness may be affixed to an approved outdoor dining fence when the outdoor dining area for an adjacent restaurant is less than 60 feet or more in width. Such signs shall subject to the following standards:

1. Sight lines may not be obstructed, as determined by the City Traffic Engineer.
2. Sign panels on an approved outdoor dining fence shall not be included in the maximum allowable wall signs noted above.
3. Sign panels shall be flush-mounted and made of rigid and durable materials such as metal, wood, or hard plastic. Sign panels shall be professionally printed, not hand-painted, and mounted with discreet or artistic hardware.
4. Sign panels may encroach over the public sidewalk or Prescott Promenade, subject to issuance of an encroachment permit by the city. Sign panels over a public sidewalk or Prescott Promenade may only identify the restaurant name, products and events of the restaurant holding the license to the outdoor dining area. They may not include political or any other unrelated messages. Alcohol, tobacco and similar products regulated pursuant to Chapter 8.33 may not be included on signs located on the public sidewalk or Prescott Promenade. A brand logo for the downtown adopted by the PBID or city may be included on the sign panel.

H. Menu boards/cases. Wall mounted restaurant menu boards/cases measuring four square feet or less shall not be included in the maximum square footage allowable for wall signs. Menu boards/cases shall be a maximum of three inches thick. Internal, non-animated illumination is permitted.

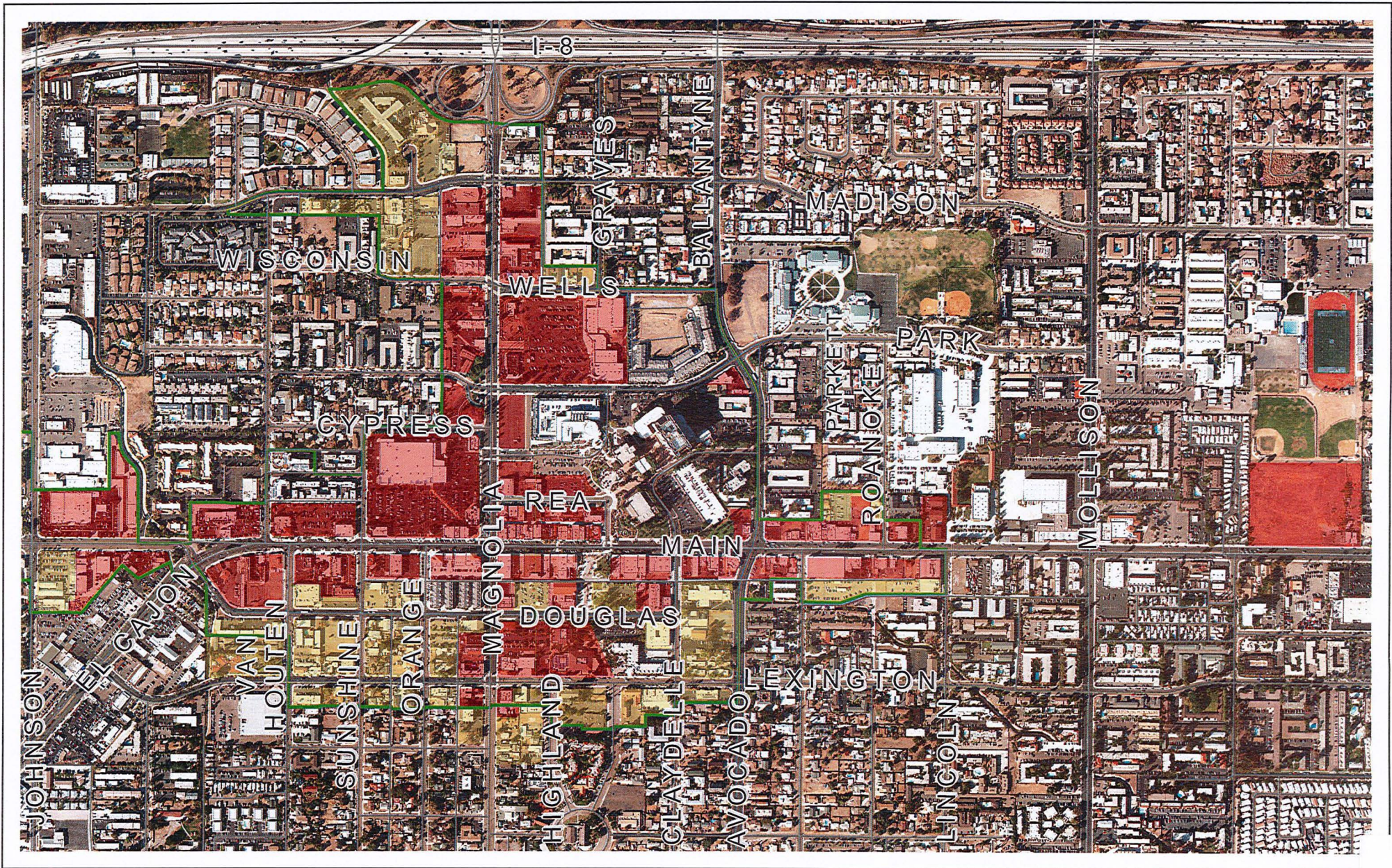
I. Animated signs. Animated window signs shall be limited to five percent of the ground floor window area, up to a maximum of four square feet and 40 linear feet per business establishment, whichever is less. Animated signs shall be included in the 15 percent maximum window area signage allowance.

J. No box or can signs, internally illuminated or not, shall be permitted. (Ord. 5018 § 37, 2015)



View the [mobile version](#).



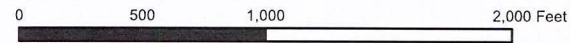


- Housing Element Rezoning Project**  
**Proposed Mixed Use Zones**
- MU (Mixed-Use)
  - MU-RR (Mixed-Use Residential Required)
  - Downtown Specific Plan



Date: 3/15/2017

## Mixed-Use Overlay Downtown Focus Area



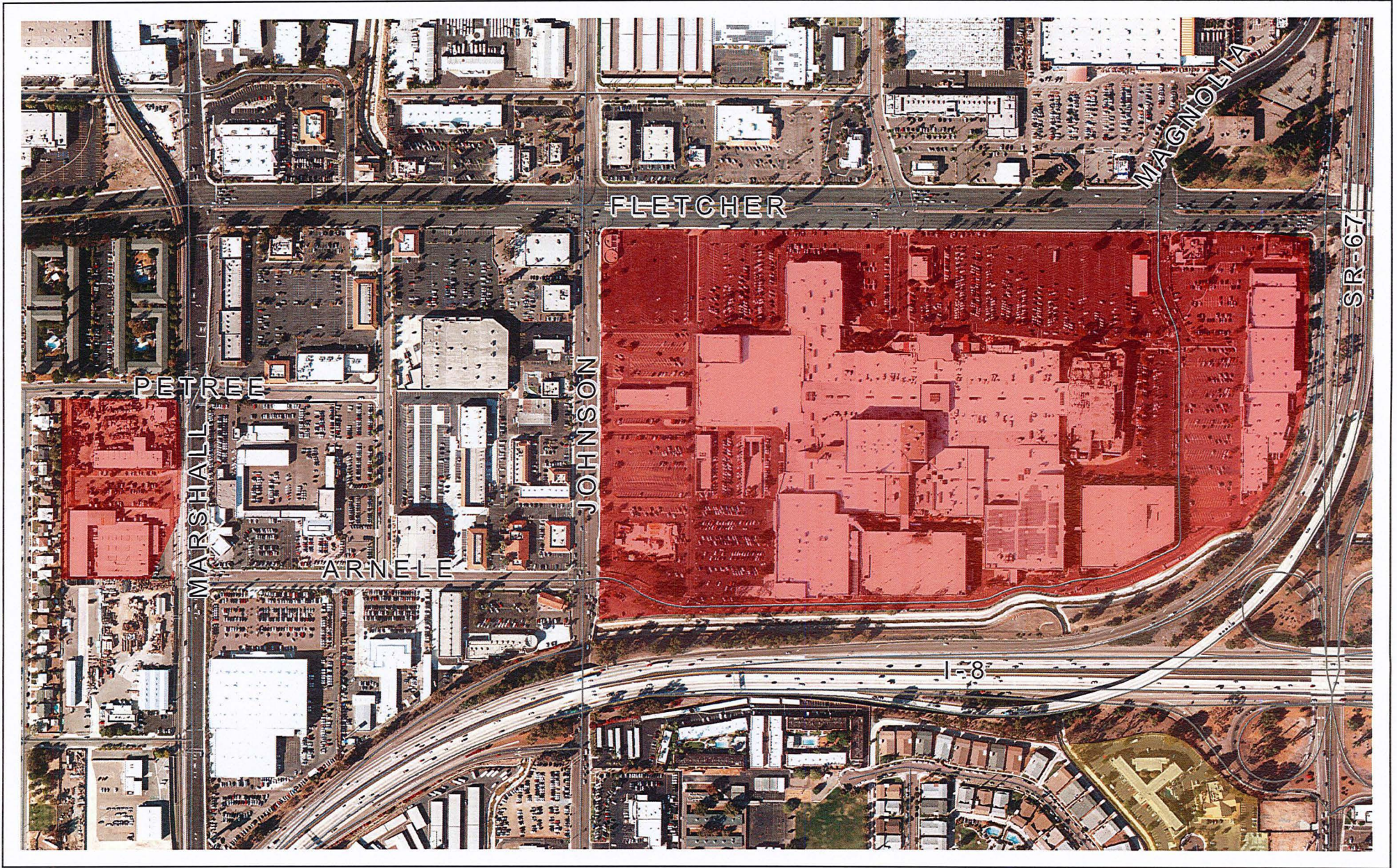
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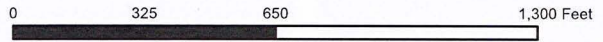


# Mixed-Use Overlay Parkway Plaza Focus Area

- Housing Element Rezoning Project**  
**Proposed Mixed Use Zones**
- MU (Mixed-Use)
  - MU-RR (Mixed-Use Residential Required)



Date: 3/15/2017



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## Mixed-Use Overlay Parkway Plaza Focus Area

### Housing Element Rezoning Project

#### Proposed Mixed Use Zones

- MU (Mixed-Use)
- MU-RR (Mixed-Use Residential Required)



Date: 3/15/2017

0 275 550 1,100 Feet

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**Housing Element Rezoning Project**

**Proposed Mixed Use Zones**

- MU (Mixed-Use)
- MU-RR (Mixed-Use Residential Required)
- El Cajon Municipal Boundary

# Mixed-Use Overlay East Main Focus Area



Date: 3/15/2017<sup>0</sup> 260 520 1,040 Feet

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<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Downtown Parking Availability</b>
<b>Request:</b>	<b>Initiate Downtown Master Plan Amendment</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>Accept Report and Adopt Resolution of Intent</b>
<b>Project Number(s):</b>	Specific Plan No. 182 Amendment
<b>Location:</b>	Downtown El Cajon
<b>Project Planner:</b>	Anthony Shute; 619-441-1742
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Discuss the report; and</li> <li>2. Adopt proposed resolution of intent to amend the Downtown Specific Plan (SP No. 182)</li> </ol>

**DESCRIPTION**

The Downtown Master Plan is intended to create a mixed-use urban village in El Cajon. It includes special development standards and design requirements for new developments and external building renovations while emphasizing a pedestrian friendly environment. Furthermore, it provides for the reduction in standard parking requirements for projects composed of retail, office, and/or residential development by conditional use permit. Moreover, a further reduction in required parking may be permitted if it can be shown that the proposed use will not result in a parking inadequacy in the downtown area.

**BACKGROUND**

In 2000, the City Council amended the Downtown Master Plan to allow an existing development that does not have the required on-site parking to expand (building or use) or a new development without providing the current number of parking spaces required, according to the Parking Standards in the Zoning Code, if a conditional use permit is approved subject to the finding that the parking shortfall will not be detrimental to adjacent uses or properties in the downtown area as a whole.

Since 2000, there have been 21 conditional use permits processed for new development or a change of use in the downtown with a request for a reduction in required parking. All of the requests have been approved for a total parking reduction of 671 parking spaces. Most of these requests were for developments in the downtown core where most of the parking is available in either public lots or in angled on-street spaces.



Many properties in the downtown core were developed without on-site parking, and this situation is common throughout the downtown. The ability to reduce, or eliminate on-site parking requirements in the downtown area is a successful mechanism to facilitate the establishment of new businesses in downtown El Cajon. It also helps to achieve the Downtown Master Plan’s primary goal of creating a diverse mixed-use urban village.

*Available Downtown Parking*

Staff’s analysis of available parking in the downtown is shown in the table below and in the attached exhibit, which indicates there are a total of 2,265 parking spaces. In the core alone, there are more than 1,000 parking spaces. Most of these spaces are used during daytime hours, however in the evening and on weekends these spaces are routinely available. The City Traffic Engineer reports that there is always a supply on Douglas Avenue (one block South of Main Street) and in the public parking lot east of Prescott Promenade. Moreover, during the peak demand period for Main Street parking, there is a 22 to 30% vacancy rate according to the 2015 “Parking Utilization Study – Weekday Conditions” by Michael Baker International.

*Downtown Core*

<b>Location</b>	<b>Number of Spaces</b>
City Hall/Police	89
Magnolia Public Parking	120
Rea Ave	40
Sulzfeld & Alley	28
Main St (Chambers to Claydelle)	134
Regional Courts	405
Prescott Promenade	65
County Library	86
Ronald Reagan Community Ctr	124
<b>Total</b>	<b>1091</b>

*Streamline Processing*

As part of the City’s strategy to create efficiencies in the development process whenever appropriate, the proposal to amend the Downtown Master Plan (SP No. 182) would streamline development processing within the most important portion of the City. At present, a conditional use permit is required to reduce the City’s suburban parking standard for a change of use or a new development in the downtown. This approach does not attract new investment in the downtown and instead, acts as a hurdle in expediting development projects. This decision step adds time to the planning entitlement process resulting in added cost and delays to development projects.

**RECOMMENDATION**

El Cajon Municipal Code section 17.70.030 provides that amendments to a specific plan may be initiated by the Planning Commission or City Council. Staff is requesting the

Planning Commission formally initiate an amendment to the Downtown Master Plan (SP No. 182) to remove the requirement for a conditional use permit for a reduction in required parking for a change of use of an existing building or expansion, and for new developments parking. Instead, staff suggests that a change of use of an existing building or expansion be allowed by right and that new developments should be addressed in the context of an urban environment and be considered in conjunction with the associated planning permit application. Furthermore, staff believes this approach for new developments would need to consider a reduction in parking will not negatively impact the appearance of the project site or the surrounding properties, and will not adversely impact and will not place undue burden on adjacent uses. Supporting evidence would likely be required which may include but not limited to a traffic impact study, parking study, or other study or analysis prepared by a certified expert licensed to prepare such work.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Initiation of these amendments is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process, which only directs staff to study and prepare potential amendments for future consideration.

#### **ATTACHMENTS**

1. Downtown Parking Exhibit
2. Proposed Resolution of Intent





## Downtown Parking and Sign Locations

-  Existing Sign Location
-  Potential Sign Location
-  Specific Plan No. 182
-  DSP Boundary
-  On Street Parallel Parking
-  On Street Angled Parking
-  No Street Parking
-  1 City Public Parking | 120 Spaces
-  2 City Hall | 85 Spaces (4 ADA) | 2 Hour
-  3 Superior Court | 388 Spaces (8 ADA & 9 Law Enforcement)
-  4 Prescott Promenade | 61 Spaces (4 ADA)
-  5 Fire Station 6 & Ronald Reagan Community Center | 124 Spaces (8 ADA & 20 Fire Dept.)
-  6 County Library | 82 Spaces (4 ADA)

Total On Street Parallel Parking: 1,184  
 Total On Street Angled Parking: 193  
 Total Public Parking Lot Spaces: 888  
 Total Public Parking Downtown: 2,265

0 125 250 500 Feet  
 1 inch = 175 feet

Source: City of El Cajon Planning Division  
 Created By: Spencer Hayes, Sarah Toma & Brandon Tobias  
 Date: 02.18.2017



**Existing Sign Design**



48" x 48"

**Proposed Sign Design**



48" x 24"

Public Parking



## PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION OF INTENTION TO INITIATE AN AMENDMENT TO SPECIFIC PLAN NO. 182 DIRECTING STAFF TO PREPARE FOR CONSIDERATION AN AMENDMENT TO REMOVE THE REQUIREMENT FOR A CONDITIONAL USE PERMIT FOR REDUCED PARKING FOR NEW DEVELOPMENTS AND CHANGE OF USE OR EXPANSION IN AN EXISTING BUILDING.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on March 21, 2017 to initiate an Amendment to Specific Plan No. 182 that proposes to include changes to the Downtown Master Plan to remove the requirement for a conditional use permit for a reduction in required parking for a change of use of an existing building or expansion, and for new developments; and

WHEREAS, as part of the City's strategy to create efficiencies in the development process whenever appropriate, the proposal to amend the Downtown Master Plan (SP No. 182) would streamline development processing within the most important portion of the City; and

WHEREAS, a change of use of an existing building or expansion could be allowed by right and that new developments should be addressed in the context of an urban environment and be considered in conjunction with the associated planning permit application; and

WHEREAS, the El Cajon Planning Commission acknowledges that the initiation of this amendment is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process, which only directs staff to study and prepare potential amendments for future consideration; and

NOW, THEREFORE, BE IT RESOLVED, that based upon said findings of fact, the El Cajon Planning Commission directs staff to prepare the following:

1. An amendment to Specific Plan No. 182 to consider revisions to no longer require a conditional use permit for reduced parking for a change of use or expansion of an existing building, or for new development; and
2. Consider that a change of use or expansion of an existing building be allowed by right; and
3. Consider that new developments should be addressed in the context of an urban environment and be considered in conjunction with the associated planning permit application with supporting documentation to reduce parking.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held March 21, 2017, by the following vote:

AYES:  
NOES:  
ABSENT:

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Anthony SOTTILE, Chairman

ATTEST:

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Anthony SHUTE, AICP, Secretary